COLLIER COUNTY
Collier County Hearing Examiner

AGENDA

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

August 10, 2023

9: 00 AM

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

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

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

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

1. Pledge of Allegiance

2. Review of Agenda

3. Advertised Public Hearing

A. Petition No. DR-PL20220006120 - Chokoloskee Church of God - A request for approval of a site plan with deviations from (1) LDC section 4.02.02 to allow a reduction in the minimum lot size requirement from 1.0 acres to ±0.847 acres; (2) from LDC section 4.06.02.C to allow for the buffer on the northern property line to be eliminated for ±67 feet from the western property line, and to allow the buffer on the northern property line to be reduced from 10 feet to 7.9 feet where there is an existing building and to allow two existing air conditioning pads to remain within the buffer; and (3) from LDC section 5.03.02.H to eliminate the requirement for a wall on the eastern border of the property where it abuts a residential use for the redevelopment of the Chokoloskee Church of God, consisting of ±0.847 acres and located at 1236, 1244, and 1250 Demere Lane, Chokoloskee, in Section 31, Township 53 South, Range 29 East, Collier County, Florida. [Coordinator: Eric Ortman, Planner III] Commissioner District 5

B. Petition No. VA-PL20220007504 – 14690 and 14694 Beaufort Circle – Request for an after-the-fact variance from LDC 3.05.07.H.1.h.iii to allow a decorative wall built closer to a preserve than allowed by reducing the required preserve setback from five feet to zero feet on a ±0.27-and-±0.38-acre property, respectively, located at 14690 and 14694 Beaufort Circle, also known as Lots 377 and 378, Indigo Preserve subdivision, in Section 34, Township 48 South, Range 26 East, Collier County, Florida. [Coordinator: Eric Ortman, Planner III] Commissioner District 3

C. Petition No. PL20220006949- Request for an insubstantial change to the I-75/Collier Boulevard Commercial Center Planned Unit Development (PUD) by adding a deviation from LDC Section 5.06.04 to allow one pole or ground sign up to 18 feet and six inches in height and 132 square feet in size facing Davis Boulevard for Parcel ID No. 34690080008. The subject PUD is within Activity Center #9 and comprises 19.54± acres located at the southwest corner of Davis Boulevard and Collier Boulevard in Section 3, Township 50 South, Range 26 East, Collier County, Florida. [Coordinator: John Kelly, Planner III] Commission District 1

4. Other Business

5. Public Comments

6. Adjourn

08/10/2023

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.A
Doc ID: 26129
Item Summary: Petition No. DR-PL20220006120 - Chokoloskee Church of God - A request for approval of a site plan with deviations from (1) LDC section 4.02.02 to allow a reduction in the minimum lot size requirement from 1.0 acres to ±0.847 acres; (2) from LDC section 4.06.02.C to allow for the buffer on the northern property line to be eliminated for ±67 feet from the western property line, and to allow the buffer on the northern property line to be reduced from 10 feet to 7.9 feet where there is an existing building and to allow two existing air conditioning pads to remain within the buffer; and (3) from LDC section 5.03.02.H to eliminate the requirement for a wall on the eastern border of the property where it abuts a residential use for the redevelopment of the Chokoloskee Church of God, consisting of ±0.847 acres and located at 1236, 1244, and 1250 Demere Lane, Chokoloskee, in Section 31, Township 53 South, Range 29 East, Collier County, Florida. [Coordinator: Eric Ortman, Planner III] Commissioner District 5

Meeting Date: 08/10/2023

Prepared by:
Title: Operations Analyst – Planning Commission
Name: Diane Lynch
07/14/2023 2:43 PM

Submitted by:
Title: Zoning Director – Zoning
Name: Mike Bosi
07/14/2023 2:43 PM

Approved By:

Review:

Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	07/14/2023 6:16 PM
Operations & Regulatory Management	Michael Stark	Review Item	Completed	07/17/2023 2:55 PM
Zoning	Ray Bellows	Review Item	Completed	07/18/2023 9:12 AM
Planning Commission	Diane Lynch	Additional Reviewer	Completed	07/25/2023 5:21 PM
Zoning	Mike Bosi	Division Director	Completed	08/02/2023 1:39 PM
Hearing Examiner	Andrew Dickman	Meeting Pending	08/10/2023 9:00 AM	

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: ZONING DIVISION – ZONING SERVICES SECTION
GROWTH MANAGEMENT DEPARTMENT

HEARING DATE: AUGUST 10, 2023

SUBJECT: CHOKOLOSKEE CHURCH OF GOD, INC., SITE PLAN WITH DEVIATIONS, DR-PL20220006120

PROPERTY OWNER/AGENT:

Applicant/Owner:
Chokoloskee Church of God
1236 Demere Lane
Chokoloskee, FL., 34138

Agent:
Jessica Harrelson
Peninsula Engineering
2600 Golden Gate Parkway
Naples, FL., 34105

REQUESTED ACTION:

The applicant requests that the Collier County Hearing Examiner consider a Site Plan with Deviations for the Redevelopment (DR) petition to construct a new church building for the Chokoloskee Church of God. To facilitate this redevelopment project, the petitioner requests approval of a site plan with deviations pursuant to LDC 10.02.03.F. and seeks three deviations. Deviation #1, from LDC section 4.02.02, seeks to allow a reduction in the minimum lot size requirement from 1.0 acres to ±0.847 acres. Deviation #2, from LDC 5.03.02.H, requests eliminating the requirement for a wall along the eastern property line where the church (non-residential) abuts a residential use. Deviation #3, from LDC 4.02.06.C, seeks to allow for the buffer on the northern property line to be eliminated for ±67 feet from the western property line and to allow the buffer on the north property line to be reduced from 10 feet to 7.9 feet where there is an existing building, and to allow two existing air conditioning pads to remain within the buffer.

GEOGRAPHIC LOCATION:

The Chokoloskee Church is located at 1236, 1244, and 1250 Demere Lane on Chokoloskee Island (commonly known as Chokoloskee) and consists of four contiguous parcels totaling ±0.847 acres. Demere Lane is about one-quarter of a mile south of the island's northern terminus and abuts Smallwood Drive, the island's main road. Chokoloskee is connected to the mainland via a causeway and lies approximately 2.5 miles southeast of Everglades City. The four parcels that comprise the subject property are in Section 36, Township 53 South, Range 29 East of Collier County, Florida. (*See location map below and site plan on page 3).*

Attachment: DR-PL20220006120 Chokoloskee Church Staff Report (26129 : PL20220006120 Chokoloskee Church of God)

Figure 1 – Site Location Map

Petition Number: PL20220006120

Attachment: DR-PL20220006120 Chokoloskee Church Staff Report (26129 : PL20220006120 Chokoloskee

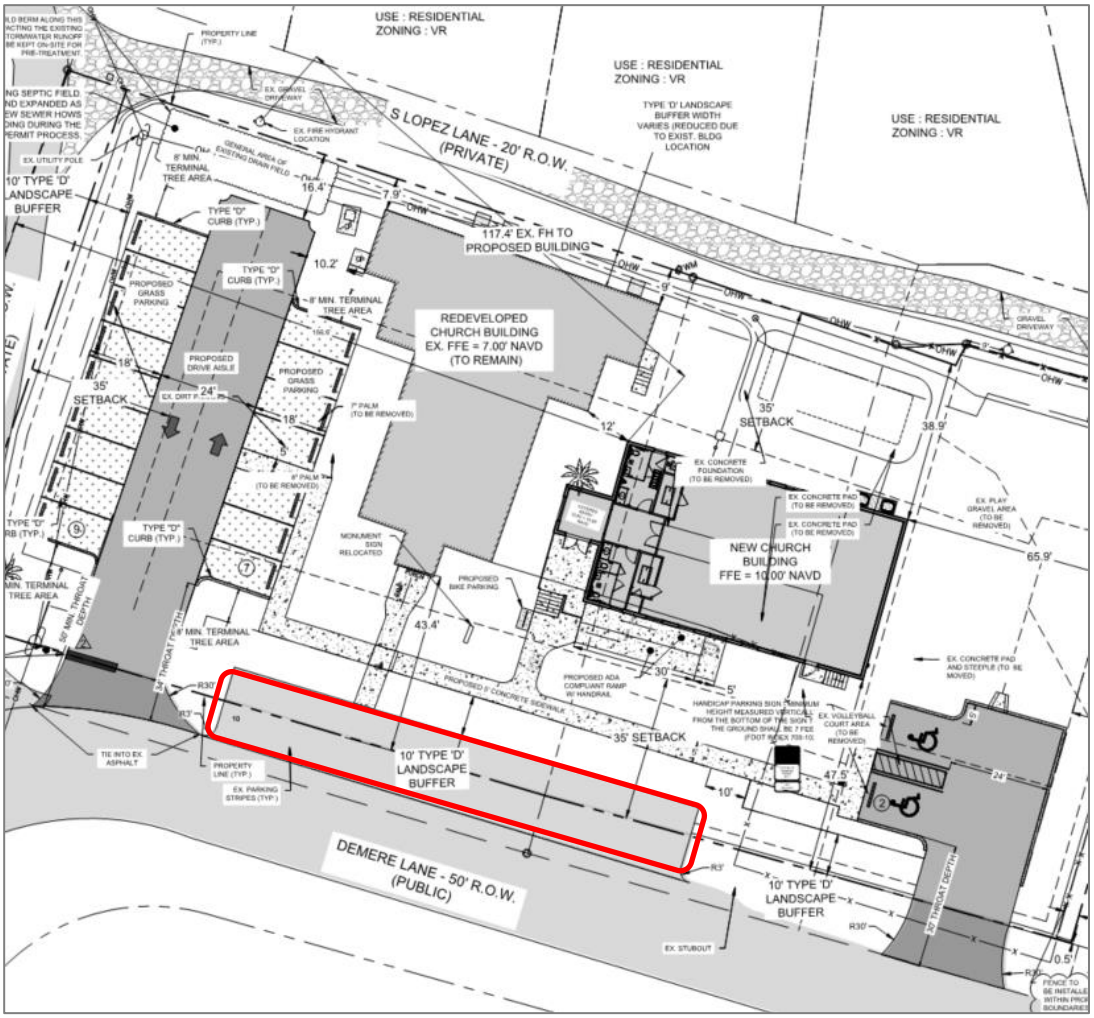


Figure 2 – Site Plan – Attachment 1 Contains the Entire Site Plan

As shown in Figure 2 above and excluding the two structures, the lighter gray shaded area marks existing concrete, The darker gray shaded area marks the proposed concrete. The lighter-shaded concrete in the red box is primarily within the Demere Lane right-of-way. It may have existed since 1961, when the current concrete church structure was built. Still, the 1973 aerial in Figure 3 (courtesy of the Florida Department of Transportation) clearly shows this pavement which later became parking spaces. These spaces are not part of the proposed DR and associated site plan and are not included in the calculations for required parking.

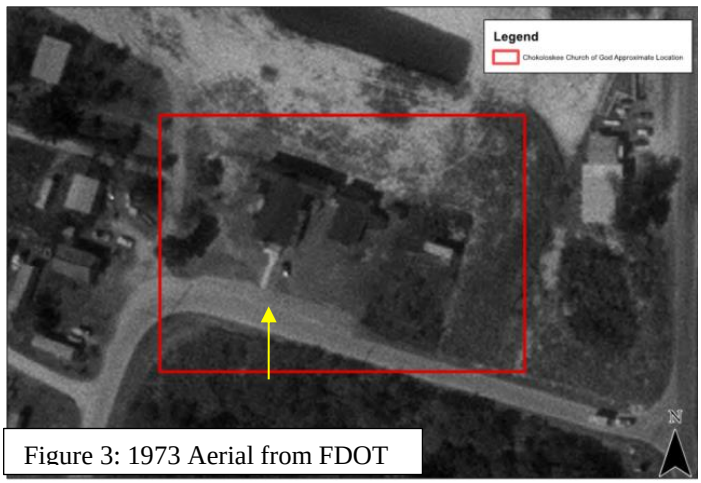


Figure 3: 1973 Aerial from FDOT

Attachment: DR-PL20220006120 Chokoloskee Church Staff Report (26129 : PL20220006120 Chokoloskee Church of God)

PURPOSE AND DESCRIPTION OF PROJECT:

A Site Plan with Deviations for Redevelopment (DR) provides a means for a redevelopment project to seek dimensional deviations (excluding height), architectural deviations, and deviations from site features, including but not limited to landscaping, parking, and buffers when the passing of time has rendered certain existing buildings, structures, or site features non-conforming.

The original church, built circa 1913, was destroyed by a hurricane and replaced with a wooden church building. In 1961, a concrete structure replaced the wooden structure, which remains intact today. A second building on the property was used as a multi-purpose building. That building was severely damaged during Hurricane Irma and was torn down in 2017. The church wishes to build a new church building where the multi-purpose building was and convert the existing church to its multi-purpose building. The proposed church, with 3,116 square feet under air, will be 232 square feet (8%) larger than the existing church, which has 2,884 square feet under air. The number of seats will remain the same.

Churches are now conditional uses in Village Residential (VR) zoning districts. The original church predated zoning regulations for Collier County (established as a county in 1923); therefore, the church is permitted as a conditional use. The subject property is ±0.847 acres which is smaller than the one (1) acre minimum now required by LDC 4.02.02 for a conditional use in a VR district. Deviation #1 is required to allow the +0.847-acre parcel to suffice for the minimum one-acre requirement. The applicant seeks two other deviations, one for a wall requirement and one for buffers discussed below.

SURROUNDING LAND USE AND ZONING:

This section of the staff report identifies the land uses and zoning classifications for properties surrounding the subject property's boundaries. The subject property is zoned Village Residential (VR), and except for a ±0.36-acre General Commercial zoning district and a ±1.26-acre Mobile Home district, the church is surrounded a VR zoning. See Figure 4 on the next page.

North: Village Residential (VR) – single-family homes and vacant lots
East: Village Residential (VR) – one parcel, then a small General Commercial (C-4) zoning district
South: Village Residential (VR) – single-family homes and vacant lots
West: Village Residential (VR) – single-family homes and vacant lots

Attachment: DR-PL20220006120 Chokoloskee Church Staff Report (26129 : PL20220006120 Chokoloskee Church of God)



Figure 4: Collier County GIS

APPLICANT'S JUSTIFICATIONS FOR REQUESTED DEVIATIONS:

The petitioner seeks three (3) deviations from the Land Development Code (LDC) requirements. The deviations are listed below with staff analysis and recommendations.

Proposed Deviation #1: Allow a reduction in the minimum lot size from 1.0 acre to ±0.847 acres. (LDC 4.02.02)

The four parcels comprising the subject property total ±0.847 acres which is 0.153 acres (15%) less than the required one-acre minimum parcel size. Deviation #1 seeks to allow the continued existence of the ±0.847-acre property as a legal non-conforming lot.

Petitioner's Justification*: The site has been developed with a church since the early 1900s and is a designated Collier County Historical site. The intent is to build the new sanctuary building in the location of a previous multi-purpose building that was demolished due to significant hurricane damage in 2017. The number of seats within the church is not increasing. The site's redevelopment will allow the new sanctuary building to be constructed to current Florida Building Code (FBC) requirements and be designed with on-site parking and sidewalks to accommodate pedestrians.*

Staff Analysis and Recommendation: The church has existed and has been used for over 100 years. The proposed project will build a new, slightly larger church (232 sq. ft.) built to current FBC requirements. The number of seats in the church is not changing. As a by-product of building a new church, the

Attachment: DR-PL20220006120 Chokoloskee Church Staff Report (26129 : PL20220006120 Chokoloskee Church of God)

congregation will be able to replace the multi-purpose building it lost during Hurricane Irma by repurposing the current church. With the number of seats remaining unchanged and ample unused space on the property, the slightly smaller parcel size will have no negative impacts on surrounding property owners. Staff sees no detrimental impact to the surrounding area should the deviation be approved and recommends **APPROVAL** of this deviation.

Proposed Deviation #2: Eliminate Wall Requirement (LDC 5.03.02.H)

Deviation 2 seeks the elimination of the wall requirement between residential and non-residential development.

Petitioner's Justification*: The church has existed since 1913; there has never been a wall separating the church from the surrounding residences or road right-of-ways. The church was constructed before most, if not all, of the surrounding houses. A wall surrounding the church would give an unwelcoming feel to the church. Three sides of the church are separated from residences by right-of-ways. A 15-foot Type B buffer is being proposed on the fourth side where there is a residence. There is vegetation between the church and the house and one mature tree.*

Staff Analysis and Recommendation: The church is a long-standing institution in Chokoloskee, built over 100 years ago. Aside from minor improvements (chain link fence, basketball court, and small playground) and removing the accessory building badly damaged by Hurricane Irma in 2017, little has changed on the church property. Searching the records found a single code case (closed in 2003) for a sign. Staff has received zero complaints regarding the project. Staff agrees that, in this case, a wall would not lend aesthetic appeal nor provide a welcoming vista. The church abuts a public right-of-way on three sides; there will be buffers on each of these three sides. On the fourth side, where the wall would go, the applicant proposes installing a 15-foot Type B buffer with 10-foot trees and a row of shrubs four feet on-center and five feet tall when planted. Staff sees no detrimental impact to the surrounding area should the deviation be approved and recommends **APPROVAL** of this deviation.

Proposed Deviation #3: Reduced Landscape Buffer (LDC 4.06.02.C)

Deviation 3 seeks to eliminate the 10-foot Type D buffer along the northern property line where there is an existing drain field in the northwest corner of the property (±67 feet) and to reduce the buffer from 10 feet to 7.9 where there is an existing building, and to allow two existing air conditioning pads for the structure to remain within the buffer. See the red boxes in Figure 5.

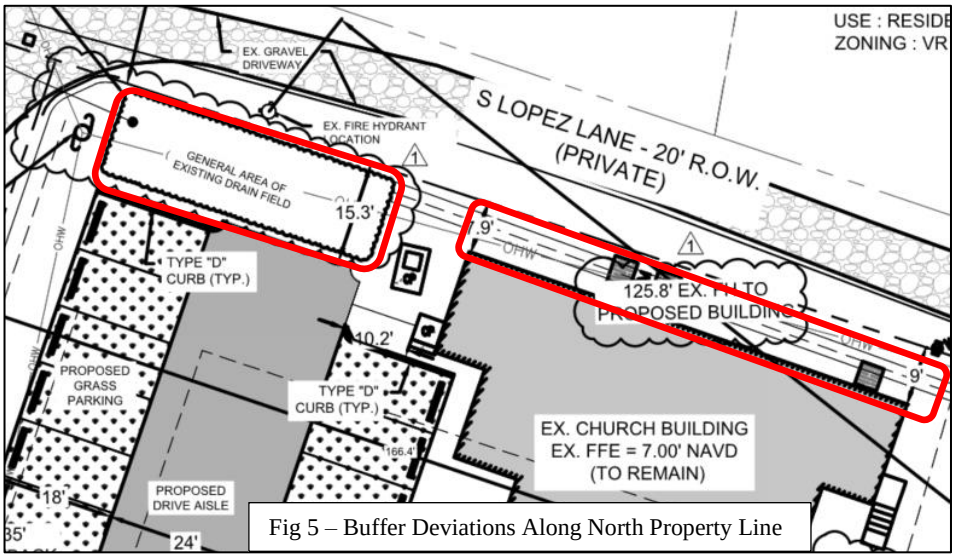


Fig 5 – Buffer Deviations Along North Property Line

Attachment: DR-PL20220006120 Chokoloskee Church Staff Report (26129 : PL20220006120 Chokoloskee Church of God)

Petitioner's Justification*: The required buffer cannot be provided when there is an existing drain field within the northwest corner of the site. The current sanctuary building also prevents the ability to provide a 10' buffer along the northern property line; therefore, a reduction in the width of the required buffer is being sought in the location of the existing building. Two air conditioner pads for the existing building also exist within the proposed northern buffer; these pads cannot be relocated. The required Type D buffer will be provided along the remainder of the north property line.*

Staff Analysis and Recommendation: The eastern edge of the drain field is approximately 67 feet from the western property line. Trees in Type D buffers are required to be spaced no more than 30' on center. Type D buffers also require a double-row hedge adjacent to vehicular use areas like parking lots. This deviation will result in 2 fewer trees in the North buffer. Due to the location of the parking lot, most of the required hedges will not be installed. However, staff supports this deviation due to the damage to drainfields that can result from digging and root intrusion. Final decisions on the exact plantings and spacing will be determined during SDP.

Where the existing church building is within 7.9 to 9.0 feet from the property, it is not possible to fully comply with the required 10-foot Type D buffer. The same number of trees, or an equivalent planting, will be planted in this buffer section with a reduced width. Final decisions on the actual plantings will occur during the SDP process. Staff sees no detrimental impact to the surrounding area should the deviation be approved and recommends **APPROVAL** of this deviation.

STAFF ANALYSIS:

Staff has reviewed the requested deviations against the established criteria for Site Plans with Deviations in LDC Section 10.02.03.F.7 and provides the following analysis.

a. Land uses and densities within the development shall be consistent with the zoning district's permitted and approved conditional uses.

The proposed church and the existing church, proposed to be converted to a multi-purpose building, are permitted conditional uses. No population density is associated with a church; the setbacks of the zoning district control development density. Setbacks for the proposed church are more than double what the code requires.

The church has existed for more than 100 years; the size of the congregation has not significantly increased in recent years. With 100 years of history, the church has become an institution of Chokoloskee and a complement to the surrounding lands' uses and intensities.

b. The proposed development is consistent with the Growth Management Plan.

Built circa 1913, the existing church is a permitted conditional use as it was constructed prior to Collier County being established as a county which occurred on May 8, 1923. A multi-purpose building is considered an accessory use to a church and a permitted conditional use. Since the use is permitted, it must also be consistent with the Growth Management Plan.

c. The development shall have a beneficial effect both upon the area in which it is proposed to be established and upon the entire unincorporated area.

Not including a new church built to current FBC standards, the net effect of the proposed project is the addition of a multi-purpose building that may increase opportunities as a meeting place for island residents. Staff believes the proposed project is replacing like with like and will continue to complement the surrounding land uses and the whole island. Therefore, the church will remain consistent with the GMP, specifically Objective 5, whose purpose is to implement land use policies that promote sound

Attachment: DR-PL20220006120 Chokoloskee Church Staff Report (26129 : PL20220006120 Chokoloskee Church of God)

planning, protect environmentally sensitive lands and habitat for listed species while protecting private property rights, ensure compatibility of land uses and further the implementation of the Future Land Use Element.

d. The total land area within the development and the area devoted to each functional portion of the development shall be adequate to serve its intended purpose.

The yellow polygon to the right represents the church property; the purple square represents the approximate location of the new church building. Within the purple square is the concrete slab for the former multi-purpose building and a basketball court, both of which are to be removed. A playground (red triangle), which is to remain, is to the right of the purple square. Parking (green rectangles) will be provided to the left of the current church building with handicapped parking below the proposed new church.

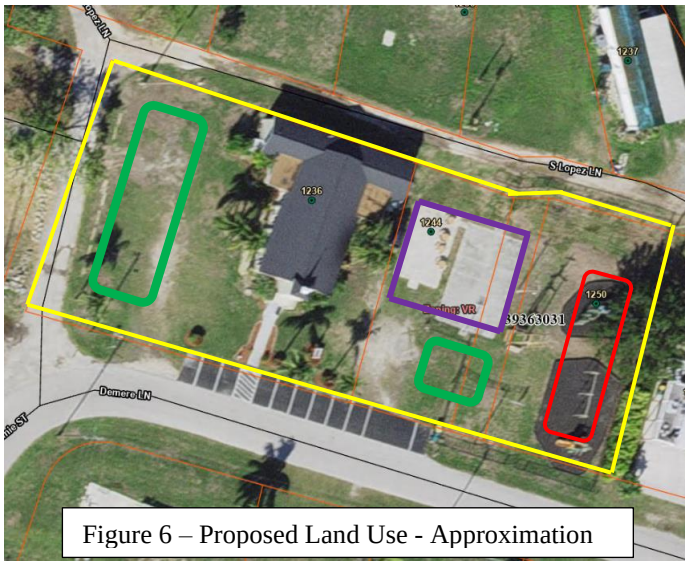


Figure 6 – Proposed Land Use - Approximation

The space for the new church is roughly a repurposing of the land formerly devoted to the basketball court and multi-purpose building. Figure 6 shows that there is ample room for the project without infringing on the right of surrounding property owners.

e. Streets, utilities, drainage facilities, recreation areas, sizes, yards, architectural features, vehicular parking and loading facilities, sight distances, landscaping, and buffers shall be appropriate for the particular use.

There will be no change to the streets surrounding the proposed project. Any utility or drainage work will occur either within the property or the roadway right-of-way. No change is proposed to the current playground area. The new building's actual setbacks (yards) are twice what the LDC requires. Architectural features are not required as part of this petition and will be determined during SDP. Any potential impact on sight distances from the required buffering will be resolved during SDP. Landscape buffers will be new to the property, and allowing the two requested deviations to be accepted will meet code requirements.

f. Visual character of the project shall be equal to or better in quality than that required by the development standards for the zoning district. The visual character of the project shall be better in quality than the existing project before redevelopment and after it was first permitted.

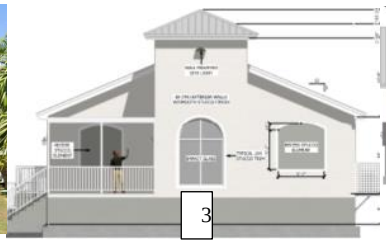
Photo 1 below is a street-side view of the church; photo 2 is a street-side view of the home adjacent to the church to the east.


1

Attachment: DR-PL20220006120 Chokoloskee Church Staff Report (26129 : PL20220006120 Chokoloskee Church of God)

Photos 3 and 4 are front and side renderings of the proposed new church, which will be similar in its overall appearance to the existing church. The new structure will be at least equal, and likely better, than the existing surrounding structures and will enhance the overall visual appearance of the area.


2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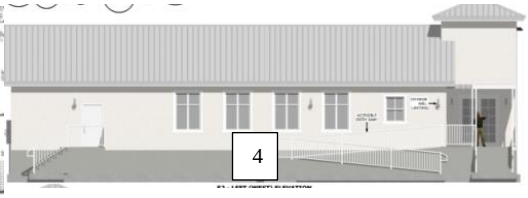
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g. Areas proposed for common ownership shall be subject to a reliable and continuing maintenance guarantee.

At the time of Site Development Plan Amendment and Building Permit processing, the proposed development improvement is subject to reliable and continuing maintenance requirements and standard confirmation and authorization of common ownership.

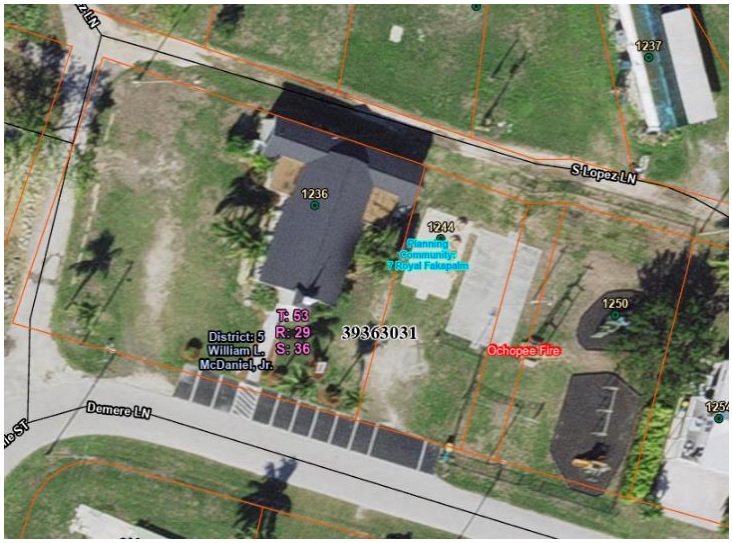
h. Deviations shall be delineated in the petition and shall be the minimum required to achieve the project's goals and comply with these standards.

Staff finds that the deviations are delineated. The first deviation, minimum lot size, is the minimum deviation possible as the parcel size cannot change. The third deviation, the modified buffer on the northern property line, is also the minimum deviation possible as the drain field cannot be planted on, and the existing building cannot be moved. The second deviation, to eliminate the wall requirement, may not be the minimum deviation possible, but from an effective and aesthetic viewpoint may be the most logical. As previously mentioned, there has never been a wall around the church property, which may be viewed as an uninviting vista. Secondly, a 15-foot Type B buffer is being proposed in place of the wall, providing a more aesthetically pleasing landscape.

I. The petitioner has provided enhancements to the development.

The project will include landscaped buffers surrounding the property where currently there is scant landscaping.

The project will also add handicapped parking, sidewalks, and a multi-purpose building that may also be used for some community events.



j. Approval of the deviations will not have an adverse effect on adjacent properties.

The deviation to allow the new church to be built on the ±0.847-acre property is the smallest possible deviation as the parcel size cannot be changed.

The buffer deviations are the smallest possible given the restrictions due to the current development on the property built. Adjacent properties will benefit by having landscaping (buffers) where formerly there was none.

Approval of the third deviation, substituting a landscape buffer to eliminate the wall requirement, will provide a more aesthetically appealing view from the neighboring property.

Attachment: DR-PL20220006120 Chokoloskee Church Staff Report (26129 : PL20220006120 Chokoloskee Church of God)

Landscape Review: The applicant requests a deviation related to a portion of the North buffer. The remainder of the North buffer and the buffers along the other perimeters labeled on the site plan (sheet 4) and the landscape plan are consistent with the LDC. A full review of the landscape plan will occur at the time of SDP submittal.

Environmental Review: Environmental Planning staff has reviewed this petition. The request is to construct a new church sanctuary damaged by Hurricane Irma. The property was initially developed in 1913. A preservation area is not required since the property has been cleared and does not contain native vegetation or listed species. This project does not require Environmental Advisory Council (EAC) review, as this project did not meet the EAC scope of land development project reviews identified in Section 2-1193 of the Collier County Codes of Laws and Ordinances.

Conservation and Coastal Management Element (CCME): Environmental review staff has found this project to be consistent with the Conservation & Coastal Management Element (CCME). The project site is not required to set aside a preserve area, as no native vegetation exists onsite.

STAFF RECOMMENDATION:

Staff recommends that the Collier County Hearing Examiner **approve** the Chokoloskee Church of God, Site Plan with Deviations, DR-PL20220006120, with the condition that deviations be limited to what is depicted on:

1. Site Development Plans titled "Site Development Plans for the Chokoloskee Church of God" digitally signed on July 7, 2023, by Kevin McVicker, Professional Engineer License 51436.
2. Landscape Plan for Chokoloskee Church of God, Project #CHCH-001-001, digitally signed February 16, 2023, by Steve Sammons, Registered Landscape Architect, License #LA0001394.

Attachments: A. Site Development Plans for DR-PL20220006120 dated July 7, 2023
B. Landscape Plans for DR-PL20220006120 dated February 16, 2023
C. Applicant Backup Materials
D. Legal Advertisement

Attachment: DR-PL20220006120 Chokoloskee Church Staff Report (26129 : PL20220006120 Chokoloskee Church of God)

SITE DEVELOPMENT PLANS FOR THE

CHOKOLOSKEE CHURCH OF GOD

LOCATED IN COLLIER COUNTY, FLORIDA

SECTION 36, TOWNSHIP 53 SOUTH, RANGE 29 EAST

Kevin McVicker

Digitally signed by Kevin McVicker
Date: 2023.07.07 13:51:16 -04'00'

PROPERTY OWNER

CHOKOLOSKEEE CHURCH OF GOD
P.O. BOX 368
CHOKOLOSKEE, FL 34138

PROPERTY INFORMATION	
PROPERTY ADDRESS	1236 DEMERE LN, OCHOPEE, FL 34141
FOLIO ID	26081200007, 26081600005, 26081560006, 26081520004
ZONING	VR (RESIDENTIAL)
FLOOD ZONE	AE 9' & 10'
FEMA PANEL NUMBER	12071C1105H
FLOOD PANEL EFFECTIVE DATE	05/06/2012
FIRE SPRINKLERS?	YES
BUILDING FLOOR AREA PER FBC	3,116 SF
BUILDING CONSTRUCTION TYPE	II - B



LOCATION MAP
N.T.S.



VICINITY MAP
N.T.S.

INDEX OF SHEETS

1. COVER SHEET & INDEX OF SHEETS
2. GENERAL NOTES
3. EXISTING CONDITIONS & AERIAL PLAN
4. MASTER SIGNAGE & STRIPING SITE PLAN
5. MASTER DRAINAGE & GRADING PLAN
6. MASTER UTILITY PLAN
7. GENERAL DETAILS
8. EROSION CONTROL & SWPPP

KEVIN McVICKER No. 51436 STATE OF FLORIDA PROFESSIONAL ENGINEER

FORT CONSTRUCTION GROUP OF SOUTH FLORIDA, INC.
A DESIGN / BUILD COMPANY
CALIC. NO. 32301
28290 Old 41 Road • Unit #16
Naples, Florida 34135
O: 239.301.4947 F: 239.301.4953

Project Name & Address
"A New Worship Center For"
CHOKOLOSKEE CHURCH OF GOD
1236 DeMere Lane

Drawn by: | Project No. | Check by:

No.	Issue	Date
1		
2		
3		
4		

No.	Revision	By	Date
1			
2			
3			
4			

Scale: SEE PL
Sheet Name: COVER SHEET

SHEET 1

Attachment: Attachment 1 - site development plans 070723 (26129 : PL20220006120 Chokoloskee Church

GENERAL NOTES

1. VERTICAL DATUM: ALL ELEVATIONS REFERENCE NAVD-88 VERTICAL DATUM. REFERENCE THE DATUM CONVERSION AT THE BOTTOM OF THE SHEET TO CONVERT FROM NGVD TO NAVD.
2. A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE WITH COLLIER COUNTY ENGINEERING SERVICES PRIOR TO THE START OF CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DEVIATION IN PLAN INFORMATION SHALL BE REPORTED TO THE ENGINEER AND OWNER'S REPRESENTATIVE IMMEDIATELY.
4. CONTRACTOR IS REQUIRED TO OBTAIN WRITTEN APPROVAL FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS FROM THE ENGINEER AND OWNER. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK.
5. COLLIER COUNTY, FLORIDA POWER AND LIGHT, CENTURYLINK, COMCAST, OR OTHER ENTITIES MAY HAVE EXISTING UTILITIES ADJACENT TO AND/OR WITHIN THE PROPOSED CONSTRUCTION AREA. CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITIES TO LOCATE AND/OR RELOCATE THEIR FACILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. THESE CONSTRUCTION DOCUMENTS ARE NOT INTENDED TO BE ALL INCLUSIVE OF EXISTING FACILITIES OR MATERIALS TO BE REMOVED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTING CONDITIONS WITH REGARD TO THE SITE MODIFICATIONS NECESSARY TO ACCOMMODATE THE PROPOSED IMPROVEMENTS.
7. OPERATION AND OWNERSHIP OF THE MASTER SURFACE WATER MANAGEMENT SYSTEM LOCATED ON THE SUBJECT PROPERTY SHALL BE THE RESPONSIBILITY OF THE RESPECTIVE PROPERTY OWNER.
8. THE RESPECTIVE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE INFRASTRUCTURE ON SITE, THE OPEN SPACE AREAS, PAVED AREAS, ETC.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING COPIES OF AND COMPLYING WITH ALL PERMITS OBTAINED BY THE PROPERTY OWNER, AND POST ALL PERMITS AT THE JOB SITE.
10. PRIOR TO COMMENCEMENT OF GENERAL CONSTRUCTION ACTIVITY APPROPRIATE EROSION CONTROL DEVICES SHALL BE INSTALLED TO CONTROL AND REDUCE SOIL EROSION AND SEDIMENT TRANSPORT TO OFF-SITE AREAS. THE CONTRACTOR SHALL MAINTAIN THESE DEVICES THROUGHOUT THE DURATION OF CONSTRUCTION OR AS NOTED ON THE EROSION CONTROL PLAN SHEET. ALL DEVICES SHALL REMAIN IN PLACE UNTIL THE SURROUNDING AREAS ARE ESTABLISHED. REFERENCE EROSION CONTROL PLAN.
11. THE REVIEW AND APPROVAL OF THESE IMPROVEMENT PLANS DOES NOT AUTHORIZE THE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EXISTING EASEMENTS OF RECORD.
12. DURING CONSTRUCTION, ALL DRAINAGE INLET OPENINGS WITHIN OPEN SPACE AREAS SHALL BE COVERED WITH FILTER FABRIC (MIRAFI 140N OR APPROVED EQUAL) TO PREVENT DEBRIS AND FILL FROM FALLING INTO THE INLET.
13. ALL DISTURBED AREAS SHALL RECEIVE SEED AND MULCH AT A MINIMUM. EXCEPT WHERE SPECIFICALLY IDENTIFIED AS A PAY ITEM FOR A PARTICULAR AREA, SEED AND MULCH IS INCIDENTAL TO THE PROJECT.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF THE EXISTING STREETS ADJACENT TO THE PROJECT. ALL TRAFFIC MAINTENANCE CONTROL SHALL BE IN ACCORDANCE WITH FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS. TRAFFIC CONTROL OPERATION PROCEDURES SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION.
15. ALL EXOTIC VEGETATION AS DEFINED BY COLLIER COUNTY LAND DEVELOPMENT CODE SHALL BE REMOVED FROM THE SITE AND SUBSEQUENT ANNUAL EXOTIC REMOVAL SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
16. ALL SLOPES SHALL BE SEEDED, SODDED OR VEGETATED AS DIRECTED BY OWNER WITHIN 7 DAYS OF FINAL GRADING.
17. TRASH PICK-UP TO BE PROVIDED BY COLLIER COUNTY WASTE MANAGEMENT.
18. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FROM THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY. ACCORDINGLY, THE CONTRACTOR IS ALSO RESPONSIBLE FOR CREATING, IMPLEMENTING, AND MAINTAINING A STORMWATER POLLUTION PREVENTION PLAN PER THE REQUIREMENTS OF THE NPDES GENERAL PERMIT.
19. THE LOCATIONS OF EXISTING UTILITIES AND STORM SEWER SHOWN WITHIN THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED FROM AVAILABLE DRAWINGS AND SURVEY INFORMATION, AND DO NOT NECESSARILY REPRESENT ALL EXISTING INFRASTRUCTURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS PRIOR TO CONSTRUCTION AND PROVIDE IN WRITING ANY DISCREPANCIES TO THE DESIGNER OR ENGINEER OF RECORD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE ANY INFRASTRUCTURE DAMAGED DURING CONSTRUCTION TO EXISTING CONDITIONS OR BETTER.
20. THE CONTRACTOR SHALL ACCURATELY PLOT THE LOCATIONS AND DEPTHS OF ALL IMPROVEMENTS INSTALLED ON A FINAL SET OF RECORD DRAWINGS WHICH SHALL BE DELIVERED TO THE ENGINEER.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL TREES, BRUSH, STUMPS, DEBRIS AND EXISTING INFRASTRUCTURE NOT REQUIRED TO REMAIN IN THE PROPOSED CONSTRUCTION AREA. ALL MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
22. PERIMETER BERMS SHALL BE MAINTAINED ALONG ALL PROJECT BOUNDARIES, UNLESS OTHERWISE SHOWN ON SITE PLANS.
23. CONTRACTOR SHALL REMOVE TOPSOIL AND ORGANIC MATTER FROM SITE PRIOR TO PLACING FILL.
24. CONTRACTOR SHALL WRAP ALL STORM WATER REINFORCED CONCRETE PIPE (RCP) JOINTS WITH FILTER FABRIC (MIRAFI OR APPROVED EQUAL).
25. ALL PROPOSED CONDUITS SHALL EXTEND 5 FEET BEYOND THE EDGE-OF-PAVEMENT, BACK-OF-CURB OR BACK-OF-SIDEWALK AT EACH END.
26. CONTRACTOR SHALL CONSTRUCT ALL SIDEWALKS SO THAT LONGITUDINAL SLOPES DO NOT EXCEED 1:20 (UNLESS HANDRAILS ARE PROVIDED), CROSS-SLOPES DO NOT EXCEED 1:50 (2% MAX), AND ALL LANDINGS OR TURN-AROUND AREAS (5' SQUARE MIN) SHALL NOT EXCEED 1:50 (2% MAX) IN ALL DIRECTIONS PER A.D.A.
27. AT A MINIMUM A FIVE FOOT STRIP OF SOD SHALL BE INSTALLED AROUND ALL DRAINAGE STRUCTURES LOCATED WITHIN OPEN SPACE AREA.
28. "EXISTING" REFERS TO FACILITIES AND/OR PROJECTS EITHER PREVIOUSLY CONSTRUCTED OR TO BE CONSTRUCTED UNDER SEPARATE PERMIT OR SITE DEVELOPMENT PLAN.
29. "FUTURE" REFERS TO FACILITIES AND/OR PROJECTS TO BE CONDUCTED UNDER SEPARATE PERMIT OR SITE DEVELOPMENT PLAN.
30. POTABLE WATER SERVICE FOR THE OVERALL PROJECT WILL BE PROVIDED BY EVERGLADES CITY UTILITIES. SEWER SERVICE FOR THE OVERALL PROJECT WILL BE PROVIDED BY A PRIVATE ONSITE SEPTIC SYSTEM.
31. ALL MATERIALS AND CONSTRUCTION METHODS USED FOR THE PROPOSED IMPROVEMENTS SHALL CONFORM TO THE APPROVED TECHNICAL SPECIFICATIONS PROVIDED BY THE DESIGNER OR ENGINEER OF RECORD AND UTILITY PROVIDER, AND ALL FEDERAL, STATE AND LOCAL REGULATIONS.
32. ALL ADA TRUNCATED DOMES/ADA TACTILE SURFACES SHALL BE CONSTRUCTED TO MEET ADA (AMERICANS WITH DISABILITIES ACT) GUIDELINES, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT YEAR FDOT STANDARD PLANS INDEX 522-002.
33. REINFORCED CONCRETE PIPE SHALL MEET THE REQUIREMENTS OF ASTM DESIGNATION C76, CLASS III, WALL THICKNESS B, UNLESS OTHERWISE NOTED. WHERE TOP OF PIPE EXTENDS INTO ROADWAY SUBGRADE, CLASS IV RCP SHALL BE USED.
34. COUNTY ROW PERMIT IS REQUIRED FOR ANY CONSTRUCTION/MAINTENANCE WORK PROPOSED WITHIN ANY COUNTY PUBLIC ROADWAY ROW.

UTILITY AND SERVICES DIRECTORY

POTABLE AND NON-POTABLE WATER
CITY OF EVERGLADES
102 COPELAND AVE N
EVERGLADES CITY, FL 34139
TEL: 239-695-3781

ELECTRIC
FLORIDA POWER AND LIGHT COMPANY
4105 15th AVE SW
NAPLES, FL 34116
PHONE (239) 353-6045

TELEPHONE
CENTURYLINK
P.O. BOX 370
FORT MYERS, FLORIDA 33902-0270
PHONE (239) 338-2114

CABLE TELEVISION
COMCAST CABLE COMMUNICATIONS
12600 WESTLINKS DR.
FORT MYERS, FL 33913
PHONE (239) 432-1806

FIRE PROTECTION
GREATER NAPLES FIRE RESCUE DISTRICT
14575 COLLIER BLVD
NAPLES, FLORIDA 34119
PHONE (239) 774-2800

UTILITY LOCATING SERVICE
SUNSHINE STATE ONE CALL CENTER
PHONE (800) 432-4770
(MINIMUM 48 HOURS NOTICE REQUIRED)

UTILITY NOTES

1. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE COLLIER COUNTY UTILITIES STANDARDS MANUAL AND TECHNICAL SPECIFICATIONS.
2. STATIONING BASED ON ℄ RIGHT-OF-WAY.
3. DO NOT TIE-IN WATER MAINS UNTIL LINES HAVE BEEN CLEARED AND CLEARANCE HAS BEEN GIVEN BY COLLIER COUNTY UTILITIES.
4. TEMPORARY BACKFLOW DEVICE MAY BE NECESSARY AT OPTION OF FIRE DISTRICT.
5. WHEN DEFLECTING WATER MAIN, DO NOT EXCEED MANUFACTURER'S RECOMMENDED MAXIMUM RATE OF DEFLECTION.
6. ALL WATER SERVICE SLEEVES SHALL BE 4" PVC W/ 24" COVER BASED ON FINISH GRADE. (SEE DETAIL)
7. EXISTING REFERS TO FACILITIES EITHER PREVIOUSLY CONSTRUCTED OR TO BE CONSTRUCTED UNDER SEPARATE SITE DEVELOPMENT PLAN.
8. IRRIGATION DESIGN IS BY OTHERS.
9. THE IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER,OR ITS SUCCESSORS.
10. ALL CONDUITS FOR OTHER UTILITIES SHALL BE PLACED A MINIMUM OF 18" VERTICAL SEPARATION AND 5' HORIZONTAL SEPARATION FROM POTABLE WATER, FORCE MAINS & SANITARY SEWER.
11. ALL CONDUITS AND CASINGS SHALL EXTEND 5 FEET BEYOND THE EDGE OF PAVEMENT, BACK OF CURB OR BACK OF SIDEWALK AT EACH END.
12. COLLIER COUNTY REQUIRES 48 HOURS NOTICE TO BE PRESENT FOR THE FOLLOWING:
    1) HOT TAPS TO POTABLE WATER LINES LARGER THAN 6" AND WASTEWATER SYSTEMS LINES GREATER THAN 4".
    2) MASTER METER AND BYPASS PIPING.
    3) JACK & BORE CASINGS.
    4) PRESSURE TESTS.
    5) INFILTRATION/EXFILTRATION TESTS.
    6) LIFT STATION INSTALLATION PRIOR TO COVER-UP AND START-UP.
    7) LIFT STATION START-UP.
    8) LAMPING OF SEWER LINES.
    9) PIGGING AND FLUSHING OF WASTEWATER LINES, FORCE MAINS, POTABLE WATER MAINS AND NON-POTABLE IRRIGATION LINES.
    NOTE: FULL BORE FLUSHING AND PIGGING OF POTABLE WATER LINES NEED ONLY WATER DEPARTMENT INSPECTION.
    10) TELEVISION VIDEO TAPING OF WASTEWATER LINES AT END OF CONSTRUCTION AND THE WARRANTY PERIOD ("IN OFFICE REVIEW").
    11) CONFLICT CONSTRUCTION.
    12) CONNECTIONS TO EXISTING POTABLE WATER, NON-POTABLE IRRIGATION WATER AND WASTEWATER SYSTEMS.
    13) 8" DIAMETER OR LARGER CASING INSTALLATIONS.
    14) OTHER SPECIAL REQUIREMENTS AS SPECIFIED BY THE COUNTY STAFF AT THE TIME OF CONSTRUCTION DOCUMENT APPROVAL.
    15) CHLORINATION OF WATER LINES AND REFLUSHING OF LINE AFTER CHLORINATION (NEEDS ONLY WATER DEPARTMENT INSPECTION ONLY).
    16) INSTALLATION OF TEMPORARY METERS/BACKFLOWS.
    17) BACTERIOLOGICAL SAMPLING (NEEDS WATER DEPARTMENT INSPECTION ONLY).
    18) HOT TAPS TO ANY WATER CONCRETE MAINS, PRESSURE TESTS ON LINES 20" AND GREATER, AND CONNECTIONS TO EXISTING POTABLE SYSTEMS GREATER THAN 12" NEED TO BE INSPECTED BY THE WATER DEPARTMENT AND CDES.
    19) FIRE FLOW TESTING.
13. WATER AND WASTEWATER SYSTEM WITHIN THE R.O.W. OR DESIGNATED COLLIER UTILITY EASEMENTS SHALL BE OWNED AND MAINTAINED BY THE COLLIER COUNTY WATER/SEWER DISTRICT.
14. UNLESS OTHERWISE NOTED ALL BENDS ARE 22.5° MJ.
15. ALL MATERIALS AND CONSTRUCTION METHODS USED FOR THE PROPOSED IMPROVEMENTS SHALL CONFORM TO THE APPROVED TECHNICAL SPECIFICATIONS PROVIDED BY THE DESIGNER OR ENGINEER OF RECORD AND UTILITY PROVIDER, AND ALL FEDERAL, STATE AND LOCAL REGULATIONS.
16. CONTRACTOR SHALL REFERENCE THE COLLIER COUNTY UTILITIES STANDARDS MANUAL (LATEST APPROVED EDITION) FOR DETAILS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL POTABLE WATER, FIRE AND WASTEWATER UTILITIES FOR THIS PROJECT.
17. A UTILITY PRE-CONSTRUCTION MEETING SHALL TAKE PLACE PRIOR TO START OF UTILITY CONSTRUCTION.
18. APPROVED FITTINGS SHALL BE USED TO MAINTAIN PLAN ALIGNMENT OF PROPOSED POTABLE WATER, FIRE, AND SANITARY SEWER MAINS. CONTRACTOR SHALL PREPARE RECORD DRAWINGS OF ALL FITTINGS.
19. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE MINIMUM COVER OF ALL PROPOSED MAINS, REGARDLESS OF EXISTING GRADE. COVER FOR MAINS AND PVC WATER CASINGS SHALL BE SET A MINIMUM OF 30 INCHES MEASURED FROM FINAL FINISHED GRADE, UNLESS OTHERWISE NOTED.
20. CONTRACTOR SHALL CONSTRUCT ALL PROPOSED POTABLE WATER, FIRE AND WASTEWATER APPURTENANCES INCLUDING METER BOXES, BLOW-OFFS, VALVE BOXES, AIR RELEASE VALVES, FIRE HYDRANTS, ETC. TO FINISHED GRADE. CONTRACTOR SHALL COORDINATE DURING THE CONSTRUCTION STAKEOUT AND PRIOR TO CONSTRUCTION OF SAID APPURTENANCES WITH OWNER AND ENGINEER REGARDING FINISHED GRADE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE CONSTRUCTION OF SAID APPURTENANCES ARE SET TO FINISHED GRADE.
21. BURIED WATER MAIN AND FORCE MAIN, EXCEPT THOSE INSTALLED BY DIRECTIONAL DRILL OR JACK-AND-BORE METHODS, SHALL BE MARKED USING METALIZED WARNING TAPE. THE METALIZED WARNING TAPE SHALL BE PLACED IN THE PIPE TRENCH AT TWO FEET (2) BELOW GRADE OR ONE-HALF THE DEPTH OF THE PIPE'S BURY, WHICHEVER IS LESS, AND LABELED EITHER "WATER MAIN" OR "WASTEWATER FORCE MAIN" AS APPLICABLE.
22. ELECTRONIC MARKERS (SEE COUNTY APPROVED PRODUCT LIST, APPENDIX F) SHALL BE PLACED TWENTY-FOUR INCHES (24") BELOW FINAL GRADE, ABOVE THE MAINS, AT ALL BENDS OR CHANGES IN ALIGNMENT, VALVES, AND EVERY TWO HUNDRED FIFTY FEET (250')
23. ALL PRIMARY ELECTRIC SERVICE UTILITIES AND FACILITIES SHALL BE OWNED AND MAINTAINED BY FLORIDA POWER & LIGHT (FPL), ITS SUCCESSORS AND ASSIGNS.
24. FIRE HYDRANTS SHALL NOT BE OBSTRUCTED VISUALLY OR FUNCTIONALLY BY VEGETATION. A CLEARING OF 3 FEET TO EACH SIDE, REAR AND TO THE STREET SHALL BE MAINTAINED.
25. THE WATER MAIN TAP, SLEEVE, POLYTUBING, METER BOX ETC. SHALL BE CONSTRUCTED BY THE SITE CONTRACTOR AT TIME OF WATER MAIN INSTALLATION.
26. PUBLIC UTILITIES SHALL INSTALL WATER METERS 2" AND SMALLER.
27. METERS SHALL BE SIZED BY PUBLIC UTILITIES.
28. ALL SEWER LINES, FORCE MAINS, LATERALS AND SERVICES THAT ARE DESIGNATED TO BE ABANDONED SHALL EITHER BE COMPLETELY REMOVED, OR FLUSHED CLEAN AND FILLED WITH GROUT, PRIOR TO GROUT FILL. SEWER LINES, FORCE MAINS, LATERALS AND SERVICES TO BE ABANDONED SHALL BE FLUSHED CLEAN TO REMOVE WASTEWATER AND SOLIDS. CONTRACTOR IS RESPONSIBLE FOR SECURING AND PROVIDING FLUSHING WATER, COLLECTION OF FLUSH WATER/WASTEWATER, AND DISPOSAL. THE CLEANING OF THESE PIPING SYSTEMS SHALL COMPLY WITH ALL LOCAL AND DEP REQUIREMENTS.
29. ALL IRRIGATION SERVICE SLEEVES SHALL BE 4" PVC W/ 24" COVER BASED ON FINISH GRADE. CAP ENDS AND MARK ENDS "IRRIGATION"
30. PRIOR TO THE ACCUMULATION OF COMBUSTIBLE BUILDING MATERIALS ON SITE, PROPOSED FIRE HYDRANTS MUST BE OPERABLE AND BE ABLE TO PROVIDE THE MINIMUM REQUIRED FIRE FLOWS, AND IMPROVED STABILIZED EMERGENCY APPARATUS ACCESS WAYS (MIN 20-FEET WIDE) MUST BE AVAILABLE TO WITHIN 100-FEET OF STRUCTURES.
31. ALL IRRIGATION PIPING SHALL BE COLORED PANTONE PURPLE 522C.
32. FIRE HYDRANT SHALL BE MARKED WITH AN APPROVED REFLECTOR AFFIXED TO THE ROADWAY SURFACE WHERE REQUIRED BY THE AHS.
33. ALL COUNTY-OWNED SEWER CLEANOUTS SHALL BE PROVIDED WITH AN ELECTRONIC MAKER AND CONCRETE COLLAR AS SHOWN IN UTILITIES DETAIL DRAWINGS. ELECTRIC MARKER SHALL BE PLACED 24 INCHES BELOW FINAL GRADE AT THE CLEAN OUT, FOR COUNTY INSPECTOR TO SEE DURING FINAL PLUMBING TIE-IN INSPECTION.

CERTIFICATION/SUBSTANTIAL COMPLIANCE NOTES

IN ACCORDANCE WITH COLLIER COUNTY PUBLIC UTILITIES STANDARDS AND PROCEDURES ORDINANCE No. 2004-31 AND LATEST COLLIER COUNTY LAND DEVELOPMENT CODE AT THE TIME OF COUNTY PERMIT APPROVAL, THE CONTRACTOR SHALL PROVIDE THE FOLLOWING REQUIRED ITEMS TO THE ENGINEER OF RECORD, AS APPLICABLE.

1.) TEST REPORTS:
- A. DENSITY REPORTS:
  1. COMPACTED FILL (FOR BUILDING PADS, PIPE BEDDING AND BACKFILL)
  2. STABILIZED SUBGRADE.
  3. LIMEROCK BASE.
  4. TRENCH
- B. BACTERIOLOGICAL.
- C. BACKFLOW DEVICE.
- D. LIFT STATION STARTUP
- E. LIFT STATION ELECTRICAL SERVICE WIRING AND VOLTAGE DROP.

2.) AGENCY APPROVALS:
- A. FIRE DEPARTMENT.
  1. FIRE LINE CONSTRUCTION, IF APPLICABLE.
  2. FIRE HYDRANT AND THRUST BLOCK INSPECTION, IF APPLICABLE.

3.) RECORD DRAWING:
THE CONTRACTOR SHALL PROVIDE A FINAL SET OF RECORD DRAWINGS TO CIVIL ENGINEER. RECORD DRAWINGS SHALL BE CERTIFIED BY A REGISTERED LAND SURVEYOR AND ACCURATELY SHOW ALL ABOVE- GROUND HORIZONTAL LOCATIONS, AND BELOW-GROUND HORIZONTAL AND VERTICAL LOCATIONS AT AREAS EXPOSED OR MARKED BY THE UTILITY CONTRACTOR FOR THE FOLLOWING. NOT ALL ITEMS LISTED BELOW ARE APPLICABLE TO THIS FINAL SITE PLAN. CONTRACTOR SHALL COORDINATE WITH CIVIL ENGINEER FOR FINAL VERIFICATION.
- A. POTABLE WATER AND WASTEWATER.
  1. LOCATIONS AND ELEVATIONS OF ALL PRESSURE PIPE LINES AT EVERY 200 LF ALONG PIPE LINE AND AT EACH PIPE ELBOW AND FITTING LOCATION.
  2. LOCATIONS OF ALL METER AND VALVE BOXES, AIR RELEASE VALVES, BLOW-OFFS, FIRE HYDRANTS AND BACTERIAL SAMPLE POINTS, ETC.
  3. INVERTS, RIM ELEVATIONS AND LOCATIONS FOR ALL LIFT STATIONS.
  4. LOCATIONS FOR ALL LIFT STATION ELECTRICAL CONTROL PANELS AND TRANSFORMERS.
  5. INVERTS (AT BOTH ENDS), PIPE SLOPES, RUN LENGTHS AND LOCATIONS FOR ALL SEWER MAIN STUB-OUTS.
  6. LOCATIONS OF SEWER LATERALS.
  7. INVERTS AND LOCATIONS FOR ALL CLEAN-OUTS
- B. PAVING AND DRAINAGE:
  1. INVERT, GRATE AND INLET ELEVATIONS OF ALL WATER MANAGEMENT STRUCTURES, INCLUDING ALL CONTROL STRUCTURES, CATCH BASINS, JUNCTION BOXES, HEADWALLS, MITERED ENDS, AND THE LIKE. WEIR AND BLEED-DOWN DIMENSIONS AND ELEVATIONS SHALL BE INCLUDED FOR ALL CONTROL STRUCTURES.
  2. CENTERLINE ELEVATIONS ON ALL OPEN SWALES AT HIGH AND LOW POINTS AND AT EVERY 100 LF ALONG SWALE CENTERLINE.

4.) CONTRACTOR SHALL COORDINATE AND VERIFY PROCEDURES IN ACCOMMODATING REQUIRED RECORD DRAWING INFORMATION WITH CIVIL ENGINEER AND SURVEYOR PRIOR TO CONSTRUCTION.

ROADWAY PAVING AND RESTORATION NOTES

ASPHALTIC CONCRETE PAVEMENT MAY BE CONSTRUCTED IN TWO LIFTS.

5-1/2" LIMEROCK BASE MATERIAL MAY BE SUBSTITUTED AS AN ALTERNATE DESIGN TO THE 12" STABILIZED SUBGRADE. ALL SPECIFICATIONS FOR LIMEROCK BASE MATERIAL SHALL BE ADHERED TO.

12" STABILIZED SUBGRADE SHALL EXTEND 1 FOOT BEYOND EDGE-OF-PAVEMENT OR BACK-OF-CURB ON ALL TYPICAL ROADWAY SECTIONS. SEE SECTION DETAILS

AT A MINIMUM ONE FOOT OF STRIP SOD SHALL BE PLACED ALONGSIDE ALL EDGE-OF-PAVEMENT, BACK-OF-CURB, BACK-OF-SIDEWALK OR BACK-OF-HANDSCAPE UNLESS OTHERWISE NOTED ON LANDSCAPE ARCHITECT'S PLANS.

CLEARING NOTE

CONTRACTOR SHALL VERIFY WITH DEVELOPER FOR REMOVAL OF ANY EXISTING LANDSCAPING OR RETAINED VEGETATION THAT IS NOT IN DIRECT CONFLICT WITH THE PROPOSED IMPROVEMENTS.

RIP-RAP NOTE

ANY/ALL RIP-RAP WORK SHALL CONFORM TO FDOT SPECIFICATION 524-001 "DITCH PAVEMENT AND SODDING"; UNLESS OTHERWISE APPROVED IN WRITING BY COLLIER COUNTY AND/OR ENGINEER.

UTILITY NOTE

ALL COSTS AND EXPENSES OF ANY AND ALL REPAIRS, REPLACEMENTS, MAINTENANCE AND RESTORATIONS OF ABOVE GROUND IMPROVEMENTS PERMITTED WITHIN A CUE SHALL BE THE SOLE FINANCIAL RESPONSIBILITY OF THE GRANTOR, ITS SUCCESSORS OR ASSIGNS.

RECYCLING NOTE

RECYCLING WILL BE PROVIDED VIA ROLL CART COLLECTION TO BE SET OUT ON THE DAY OF PICK-UP. THE RECYCLING ROLL CARTS WILL BE STORED INSIDE THE BUILDING WHEN THE CARTS ARE NOT OUT FOR PICK-UP. RECYCLING ROLL CARTS SHALL MEET THE REQUIREMENTS AND SPECIFICATIONS IN THE NON-RESIDENTIAL RECYCLING ORDINANCE, 04-50.

GREATER NAPLES FIRE RESCUE DISTRICT
FIRE AND LIFE SAFETY
2700 N Horseshoe Dr. • Naples, FL 34104
Phone: (239)774-2800 Fax: (239)774-3116

Hydrant Flow Test

Date: 3/11/22 Time: 8:24AM Tested By: Insp. Taylor
Location: 1236 Deprave Ln - Chokoloskee Church of God
Requested By: Richard DuBois, E.I., RDA Consultin Engineer Date: 3/10/22
Email: richarddubois@rdall.com Phone: 239-640-1551
Comments:

Hydrant Flow Discharge

Static Pressure: 56 Residual Pressure: 46
Port Size: 6x4 Flow PSI: 13 GPM: 693
Port Size: Flow PSI: GPM:
Total Flow: 693
Fire Flow @ 20 PSI Residual: 1560

Inspector comments: Completed as requested

Fire Official's Signature

Note: GNFD uses Telog flow test equipment; all tests are performed in accordance with NFPA 291 and manufacturers recommendations.

Inspection Fee: $ 150.00
Paid By: Credit Card Check Check #: 22083 Date Received: 3/14/2022

Professionalism ~ Integrity ~ Compassion

(4)

FORT CONSTRUCTION GROUP OF SOUTH FLORIDA, INC.
A DESIGN / BUILD COMPANY
28290 Old 41 Road • Unit #16
Bonita Springs, FL 34135
239.301.2047 • F: 239.301.4063
RA LIC. NO. 33931

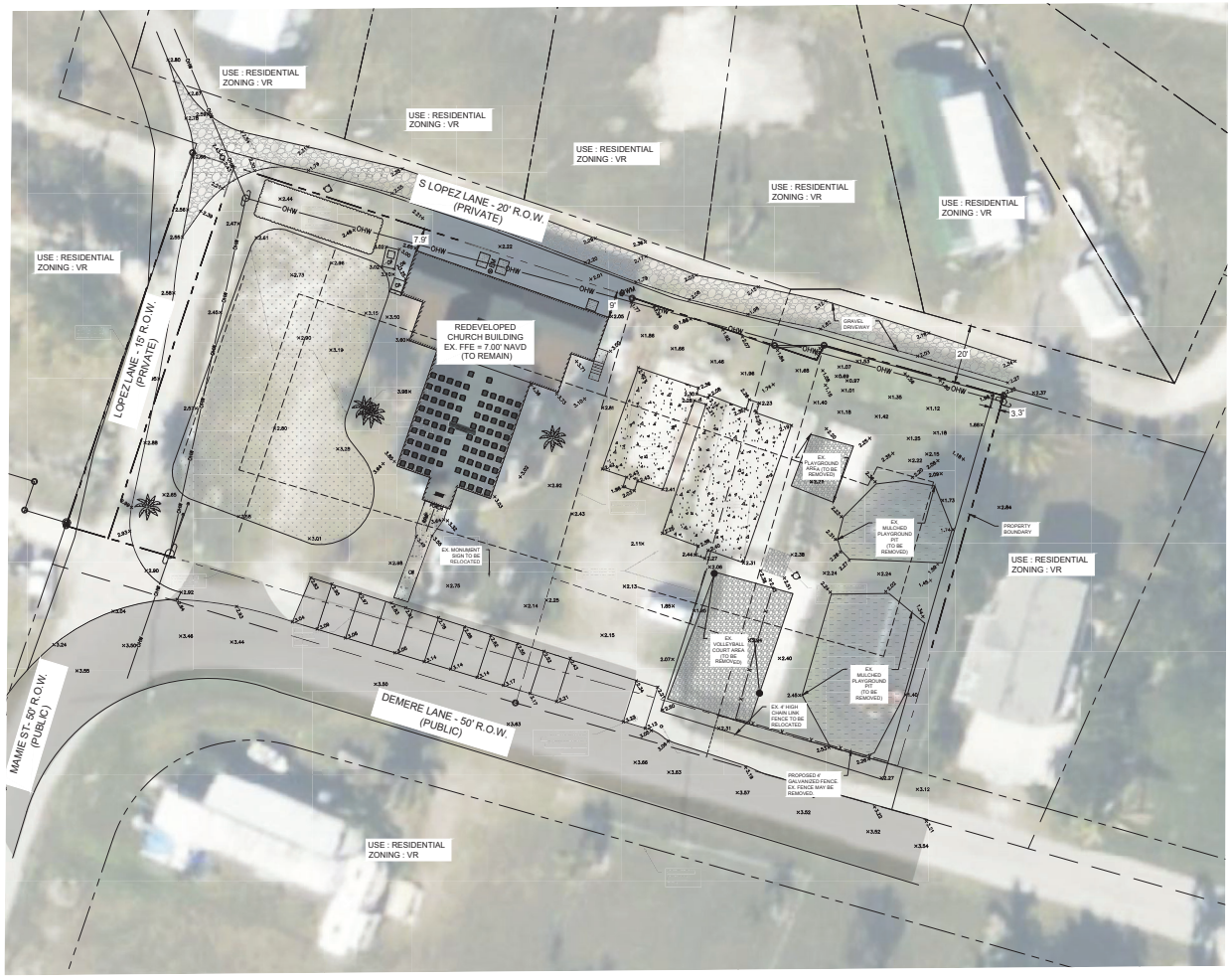
Project Name & Address
"A New Worship Center For"
CHOKOLOSKEE CHURCH OF GOD
1236 DeMere Lane

No.	Issue	Date
1		
2		
3		
4		

No.	Revision	By:	Date
1	ADDRESS PER FIRE COMMENTS (EMAIL 3/10/2022)	JMT	3/10/22
2	ADDRESS PER FIRE COMMENTS (EMAIL 3/11/2022)	JMT	3/11/22
3			
4			

Drawn by: Check by:
Project No.
Scale: SEE PLA
Sheet Name: GENERAL NOTES
SHEET 2

Attachment: Attachment 1 - site development plans 070723 (26129 : PL20220006120 Chokoloskee Church



N

0 10' 20' 40'

SCALE: 1" = 20'

LEGEND

EX	EXISTING
x.xx	EXISTING GROUND ELEVATION
x.xx	PROPOSED GROUND ELEVATION
	EXISTING ASPHALT SURFACES
	PROPOSED ASPHALT SURFACES
	EXISTING DIRT PARKING
	PROPOSED GRASS PARKING
	EXISTING VOLLEY BALL COURT AND PLAY AREA
	EXISTING MULCHED PLAYGROUND PIT
	EXISTING CHURCH BUILDING
	PROPOSED CHURCH BUILDING
	EXISTING CONCRETE TO BE REMOVED
	EXISTING CONCRETE TO REMAIN

3.A.b

STATE OF FLORIDA PROFESSIONAL ENGINEER

FORT CONSTRUCTION GROUP
OF SOUTH FLORIDA, INC.
A DESIGN / BUILD COMPANY
CA LIC. NO. 32031
28290 Old 41 Road - Unit #16
Naples, Florida 34135
O: 239.301.4947 F: 239.301.4953

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Project Name & Address

"A New Worship Center For"
CHOKOLOSKEE CHURCH OF GOD
1236 DeMere Lane
Chokoloskee, Collier County, FL 34141

Check by:

No.	Revision	By	Date
1			
2			
3			
4			
5			

Project No.

No.	Issue	Date
1		
2		
3		
4		
5		

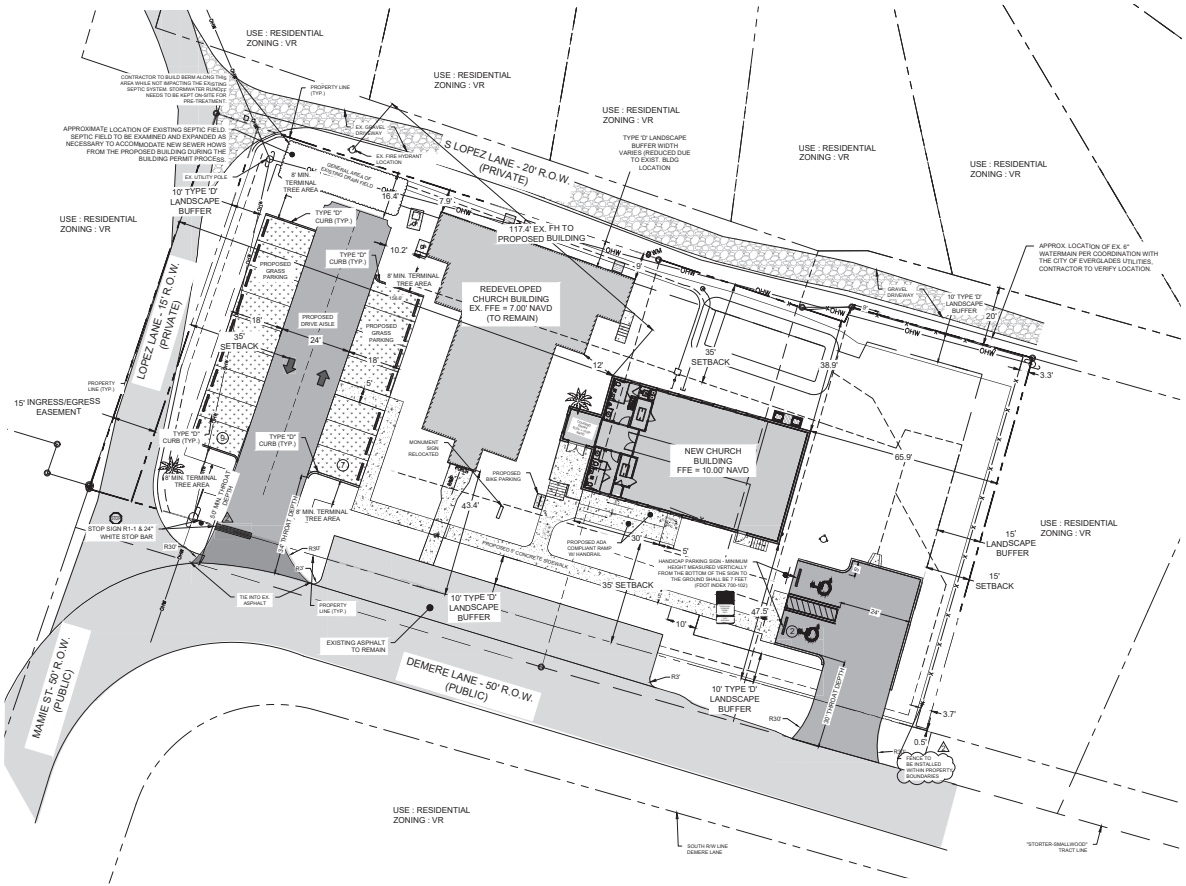
Drawn by:

Scale: SEE PLAN

Sheet Name: EX. CONDITIONS AND AERIAL PLAN

SHEET 3

Attachment: Attachment 1 - site development plans 070723 (26129 : PL20220006120 Chokoloskee Church



N

0 10' 20' 40'

SCALE: 1" = 20'

LEGEND

EX	EXISTING
+XX.X	EXISTING GROUND ELEVATION
XX.X	PROPOSED GROUND ELEVATION
	EXISTING ASPHALT SURFACES
	PROPOSED ASPHALT SURFACES
	EXISTING DIRT PARKING
	PROPOSED GRASS PARKING
	EXISTING VOLLEY BALL COURT AND PLAY AREA
	EXISTING MULCHED PLAYGROUND PIT
	EXISTING CHURCH BUILDING
	PROPOSED CHURCH BUILDING
	EXISTING CONCRETE TO BE REMOVED
	EXISTING CONCRETE TO REMAIN

ADJACENT ZONING AND LAND USE

	ZONING	LAND USE
N	VR	R.O.W., RESIDENCES
S	VR	R.O.W., RESIDENCES
E	VR	RESIDENCES
W	VR	R.O.W., RESIDENCES

SITE DEVELOPMENT REGULATIONS

DEVELOPMENT STANDARDS	REQUIRED	PROVIDED
MINIMUM LOT WIDTH (FT)	60	175
MIN. LOT AREA (SF)	6,000	36,895
MAX. BUILDING COVERAGE	NONE	17.6%
MAX. BUILDING HEIGHT (FT)	<35	22.17
FRONT STREET SETBACK (SOUTH) (FT)	35	47.5
REAR STREET SETBACK (NORTH) (FT)	35	38.9
SIDE SETBACK (EAST) (FT)	15	65.9
FRONT SETBACK (WEST) (FT)	35	156.7
NORTH LANDSCAPE BUFFER (VR TO R.O.W.)	10' TYPE "D"	10' TYPE "D"
WEST LANDSCAPE BUFFER (VR TO R.O.W.)	15' TYPE "E"	15' TYPE "E"
EAST LANDSCAPE BUFFER (VR TO VR)	15' TYPE "E"	15' TYPE "E"
SOUTH LANDSCAPE BUFFER (VR TO R.O.W.)	10' TYPE "D"	10' TYPE "D"

EXISTING LAND USE SUMMARY

CATEGORY	TOTAL SQUARE FOOTAGE (SF)	TOTAL ACREAGE (AC)	% OF TOTAL ACREAGE
BUILDING ROOF AREA	3,384 (3,884 SF AC AREA)	0.08	9%
PAVEMENT / SIDEWALK / OLD FOUNDATION	2,873	0.06	7%
OPEN SPACE	32,604	0.75	84%
TOTAL IMPERVIOUS AREA	6,257	0.14	16%
TOTAL PERVIOUS AREA	32,604	0.75	84%
TOTAL SITE	38,661	0.89	100%

PROPOSED LAND USE SUMMARY

CATEGORY	TOTAL SQUARE FOOTAGE (SF)	TOTAL ACREAGE (AC)	% OF TOTAL ACREAGE
PROPOSED BUILDING ROOF AREA	3,116	0.07	8%
EXISTING BUILDING ROOF AREA	3,384 (2,884 SF AC AREA)	0.08	9%
PAVEMENT / SIDEWALK / MISC. IMPERVIOUS AREA	9,266	0.21	24%
OPEN SPACE	22,862	0.53	59%
TOTAL IMPERVIOUS AREA	15,766	0.36	41%
TOTAL PERVIOUS AREA	22,862	0.53	59%
TOTAL SITE	38,661	0.89	100%

PARKING SUMMARY

BUILDING USE	DESCRIPTION	MINIMUM REQUIRED SPACES	SPACES REQUIRED	SPACES PROVIDED
EXISTING CHURCH	2,884 SF AC AREA/ 0 SEAT CHURCH	3 FOR EACH 7 SEATS IN CHAPEL	0 * (3/7) = 0 SPACES	0
PROPOSED CHURCH	3,116 SF AC AREA/ 62 SEAT CHURCH	3 FOR EACH 7 SEATS IN CHAPEL	62 * (3/7) = 26.6 SPACES = 27 SPACES	18 (INCLUDING 2 HC SPACE)

NOTE:
1. PARKING SPACE REQUIREMENT PER SECTION 4.05.00 G. OF COLLIER COUNTY LAND DEVELOPMENT CODE.
2. PLEASE NOTE THAT THE EXISTING CHURCH IS BEING CONVERTED INTO AN ACTIVITY HALL AND WILL ONLY BE UTILIZED ON SPECIAL OCCASIONS. THEREFORE, THE EXISTING CHURCH BUILDING WAS NOT INCLUDED IN THE PARKING CALCULATIONS.
3. PER THE COLLIER COUNTY LAND DEVELOPMENT CODE, UP TO 70% OF THE PROVIDED PARKING SPACES MAY BE GRASS PARKING. THE MAXIMUM ALLOWABLE GRASS PARKING FOR THE PROPERTY IS 27*0.7=18.9=18 GRASS PARKING SPACES. THERE ARE CURRENTLY 16 GRASS PARKING SPACES PROPOSED.
4. EXISTING CHURCH BUILDING WILL ONLY BE USED AT AN EVENT SPACE AND WILL NOT GENERATE NEED FOR PARKING DURING THE STANDARD OPERATIONS OF THE CHURCH.
5. SPACES PROVIDED ARE PER THE APPROVED APR (PL20230002940).

STRIPING, MARKING, AND SIGNAGE REQUIREMENTS

1. FINAL PAVEMENT MARKINGS IN ROADWAYS SHALL BE IN ACCORDANCE WITH FDOT DESIGN STANDARD PLAN INDEX 711-001.
2. PERMANENT THERMOPLASTIC MARKINGS SHALL NOT BE INSTALLED WITHIN 30 DAYS OF FINAL ASPHALT PLACEMENT. CONTRACTOR SHALL PROVIDE TEMPORARY STRIPING (PAINTED) FOR ANY SECTION FOR THE ROAD OPEN FOR USE WITHIN 30 DAYS OF PLACEMENT OF FINAL ASPHALT SURFACES, AND PROVIDE FINAL THERMOPLASTIC STRIPING AFTER A 30-DAY PERIOD.
3. ALL PROPOSED SIGNS SHALL BE IN ACCORDANCE WITH FDOT DESIGN STANDARD PLAN INDEX 700-010, CURRENT YEAR.
4. ROADWAY SIGNAGE AND PAVEMENT MARKINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FDOT DESIGN STANDARDS, AND COLLIER COUNTY DESIGN CRITERIA.
5. ALL NON-HANDICAP PARKING STRIPING SHALL BE 6" WIDE, PAINTED WHITE.

EXOTIC VEGETATION REMOVAL NOTE

1. ALL PROHIBITED EXOTIC VEGETATION SHALL BE REMOVED FROM THE SITE AND IT SHALL BE MAINTAINED FREE OF EXOTICS IN PERPETUITY.

RIGHT-OF-WAY NOTE

1. COUNTY PERMIT TO PERFORM WORK AND/OR MAINTENANCE IN PUBLIC RIGHT-OF-WAY IS REQUIRED.

GRASS PARKING NOTES

1. GRASS PARKING SHALL BE COMPACTED, STABILIZED, WELL DRAINED AMD SURFACED WITH A DURABLE AND MAINTAINED GRASS COVER.
2. DRIVEWAYS, HANDICAPPED SPACES, AND ACCESS DRIVE AISLES SHALL BE PAVED.
3. PARKING SPACES SHALL BE 9'x18' AND DELINEATED USING 4" WIDE PAVERS.

FIRE FLOW CALCULATION

NFPA CONSTRUCTION TYPE = II-B
BUILDING SQUARE FOOTAGE = 3,116 SF
BUILDING SPRINKLERED = YES
REQUIRED FIRE FLOW BASED ON CONSTRUCTION TYPE = 1,000 GPM (MIN.)
FLOW AVAILABLE BASED ON FLOW TEST = 580 GPM

NOTE
REQUIRED FIRE FLOW DETERMINED FROM NFPA 1, TABLE 18.4.5.1.2.
FIRE FLOW TEST COMPLETED BY THE NORTH COLLIER FIRE RESCUE DISTRICT 3/17/2022.

FORT CONSTRUCTION GROUP OF SOUTH FLORIDA, INC
A DESIGN / BUILD COMPANY
28290 Old 41 Road • Unit #16
Naples, Florida 34135
CA/C NO. 0000000

No. 51436 STATE OF FLORIDA PROFESSIONAL ENGINEER

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Project Name & Address
"A New Worship Center For"
CHOKOLOSKEE CHURCH OF GOD
1236 DeMere Lane

No.	Issue	Date	Drawn by:

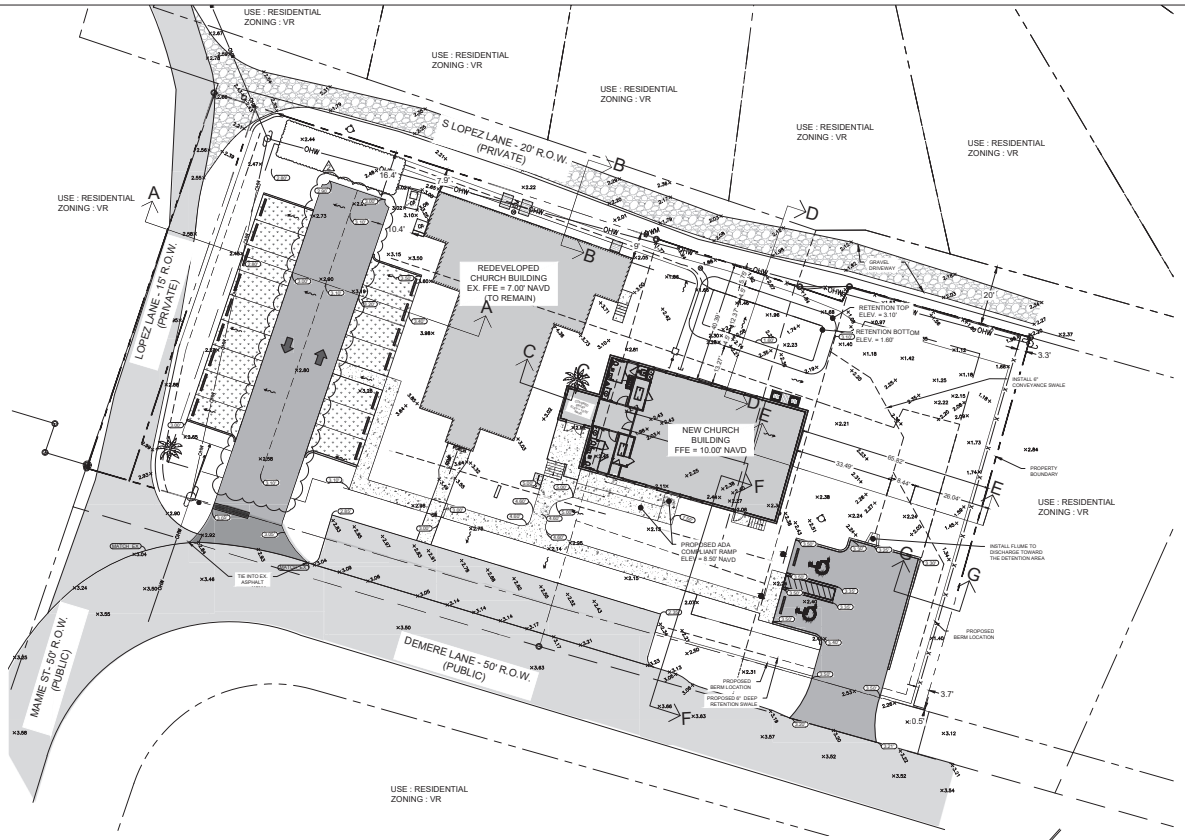
No.	Revision	Date	By	Check by:
1	AGENCY COMMENTS - PHASE 1 REVIEW	07/23/2025	JRC	
2	AGENCY COMMENTS - PHASE 2 REVIEW	09/22/2025	JRC	

Project No.

Scale: SEE PL
Sheet Name:
MASTER SIGNA
& STRIPING SI
PLAN

SHEET 4

Attachment: Attachment 1 - site development plans 070723 (26129 : PL20220006120 Chokoloskee Church



N

0 10' 20' 40'

SCALE: 1" = 20'

LEGEND

EX	EXISTING
x.xx	EXISTING GROUND ELEVATION
x.xx	PROPOSED GROUND ELEVATION
	EXISTING ASPHALT SURFACES
	PROPOSED ASPHALT SURFACES
	EXISTING DIRT PARKING
	PROPOSED GRASS PARKING
	EXISTING VOLLEY BALL COURT AND PLAY AREA
	EXISTING MULCHED PLAYGROUND PIT
	EXISTING CHURCH BUILDING
	PROPOSED CHURCH BUILDING
	EXISTING CONCRETE TO BE REMOVED
	EXISTING CONCRETE TO REMAIN

WATER QUALITY VOLUME CALCULATIONS ⚠

EXISTING IMPERVIOUS AREA ONSITE = 6,057 SF
PROPOSED IMPERVIOUS AREA ONSITE = 15,799 SF
PROPOSED PERCENTAGE OF ADDITIONAL IMPERVIOUS AREA = [(15,799-6,057) / (6,057)] * 100%
PROPOSED PERCENTAGE OF ADDITIONAL IMPERVIOUS AREA = 160%

REQUIRED TREATMENT = 1.5" OVER THE ADDITIONAL IMPERVIOUS AREA
ADDITIONAL IMPERVIOUS AREA = 15,833 - 6,057 SF = 9,742 SF
REQUIRED TREATMENT = (1.5/12) FT * 9,742 SF = 1,218 CF OR 0.028 AC-FT

PROVIDED TREATMENT IN DRY RETENTION SWALE:
LENGTH = 230'
TOP WIDTH = 3.0'
DEPTH = 0.5'
VOLUME PROVIDED = 2 * (½) *(TOP WIDTH / 2) * DEPTH * LENGTH
VOLUME PROVIDED = 2 * (½) * (3.0/2) * 0.5 * 230
VOLUME PROVIDED = 173 CF

PROVIDED TREATMENT IN DRY RETENTION AREA:
TOP AREA = 1,019 SF
BOTTOM AREA = 491 SF
DEPTH = 1.5'

VOLUME PROVIDED = ((TOP AREA +BOTTOM AREA)/2) * DEPTH
VOLUME PROVIDED = ((1,019+491)/2) * 1.5
VOLUME PROVIDED = 1,132 CF

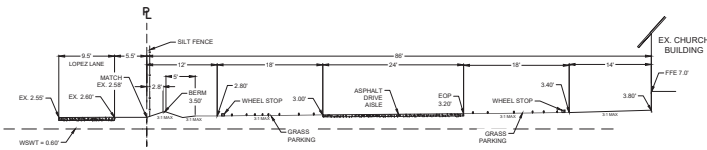
TOTAL VOLUME PROVIDED = 173 CF + 1,132 CF = 1,305 CF

THE VOLUME PROVIDED IS GREATER THE THE VOLUME REQUIRED. THEREFORE, WATER QUALITY VOLUME HAS BEEN ACHIEVED.

SURFACE WATER MANAGEMENT SUMMARY ⚠

	ELEVATION (FT-NAVD)
CONTROL ELEVATION	0.60'
10-YEAR 24-HOUR PEAK STAGE	2.37'
MINIMUM DRIVE AISLE ELEVATION	2.37'
25-YEAR 3-DAY PEAK STAGE	3.07'
100-YEAR 3-DAY (NO DISCHARGE) PEAK STAGE	3.38'
MINIMUM FINISHED FLOOR ELEVATION (FT-NAVD)	10.00'
MINIMUM PERIMETER BERM ELEVATION	3.50'

FEMA ELEVATION = AE 9.0' & 10.0'
FEMA MAP NUMBER: 12021C1109H
DATED: MAY 16, 2012



CROSS-SECTION A-A
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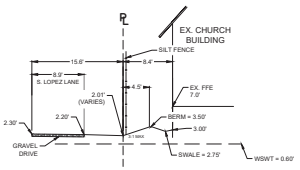

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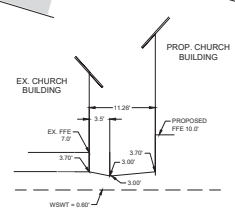

CROSS-SECTION C-C
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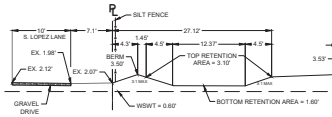

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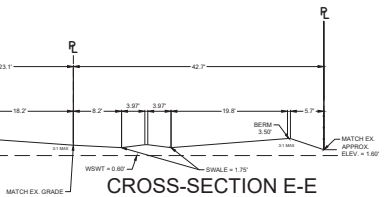

CROSS-SECTION E-E
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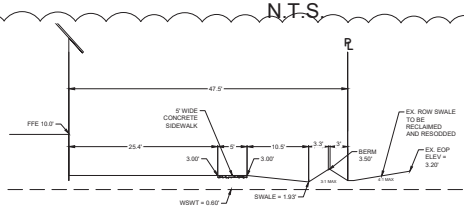

ROW RESTORATION CROSS-SECTION F-F
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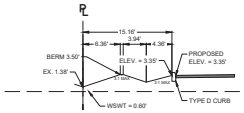

CROSS-SECTION G-G
N.T.S.

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A DESIGN / BUILD COMPANY
28290 Old 41 Road • Unit #16
Naples, Florida 34135
CA/GC NO. 2020011

No. 51436 STATE OF FLORIDA PROFESSIONAL ENGINEER

Project Name & Address
"A New Worship Center For"
CHOKOLOSKEE CHURCH OF GOD
1236 DeMere Lane

No.	Issue	Date

Drawn by:

No.	Revision	By:	Date
1			

Check by:

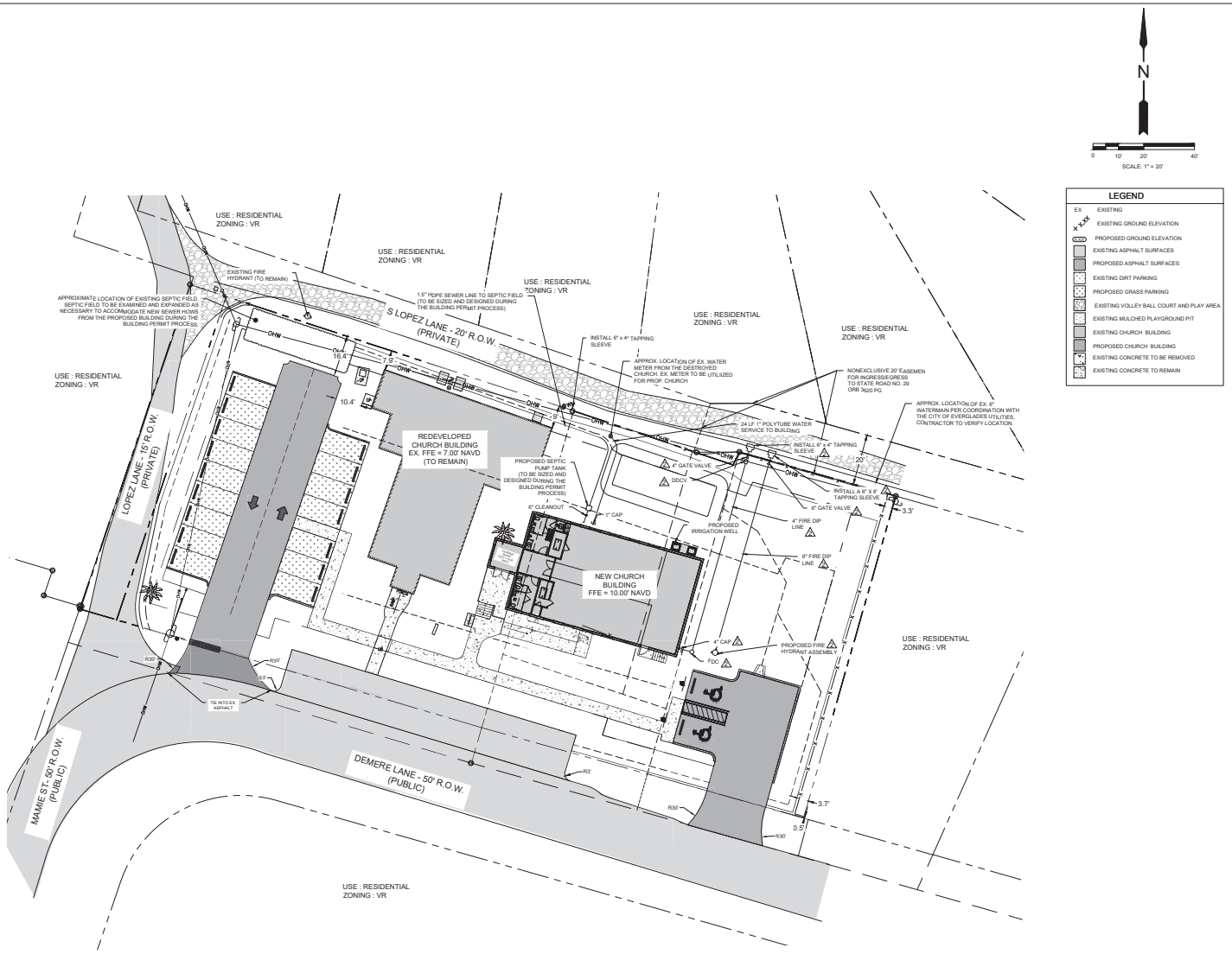
Project No.

Scale: SEE PL

Sheet Name:
MASTER DRAINA
& GRADING PL

SHEET 5

Attachment: Attachment 1 - site development plans 070723 (26129 : PL20220006120 Chokoloskee Church



3.A.b

No. 51436
STATE OF FLORIDA
PROFESSIONAL ENGINEER

FORT CONSTRUCTION GROUP OF SOUTH FLORIDA, INC.
A DESIGN / BUILD COMPANY
CA LIC. NO. 30201
28290 Old 41 Road • Unit #16
Naples, Florida 34135

Project Name & Address
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CHOKOLOSKEE CHURCH OF GOD
1236 DeMere Lane

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Project No.
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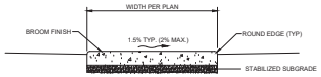
SHEET 6

Attachment: Attachment 1 - site development plans 070723 (26129 : PL20220006120 Chokoloskee Church

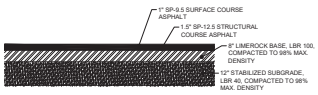


NOTES:

1. SIDEWALK SHALL BE CONSTRUCTED IN CONFORMANCE WITH F.D.O.T. STANDARD INDEX 522-001.
2. COMPACT FILL AREAS TO MINIMUM 95% OF AASHTO T99 DENSITY.
3. SIDEWALK SHALL HAVE CONTRACTION JOINTS SPACED EQUALLY TO THE SIDEWALK WIDTH AND HAVE EXPANSION JOINTS EVERY 120' MAXIMUM.
4. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS.
5. SIDEWALKS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:48 (2%) PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 403.3
6. CURB RAMPS SHALL BE CONSTRUCTED IN CONFORMANCE WITH ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 406 AND F.D.O.T. STANDARD INDEX 522-002.

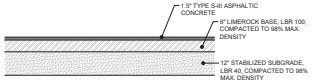
TYPICAL ONSITE 4" CONCRETE SIDEWALK DETAIL

NTS



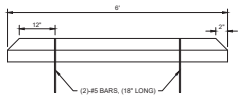
TYPICAL PUBLIC ROADWAY ROW PAVEMENT SECTION

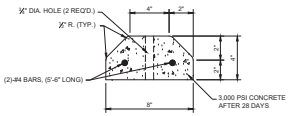
NTS



TYPICAL ONSITE PAVEMENT SECTION

NTS





TYPICAL PRECAST CONCRETE WHEEL STOP

NTS

DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS SHALL CONFORM TO FDOT INDEX 522-002

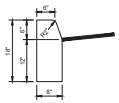
REFER TO FDOT DESIGN STANDARDS, LATEST EDITION, FOR DETAILS

DETECTABLE WARNINGS AND SIDEWALK CURB RAMP DETAIL REFERENCE

DRIVEWAY CROSSWALKS SHALL GENERALLY CONFORM TO FDOT INDEX 711-001.

REFER TO FDOT DESIGN STANDARDS, LATEST EDITION, FOR DETAILS.

STANDARD CROSSWALK DETAIL REFERENCE



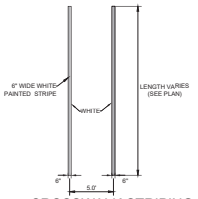
TYPE "D"

CONCRETE CURB NOTES:

1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 P.S.I. IN 28 DAYS UNLESS OTHERWISE NOTED.
2. CURB SHALL BE CONSTRUCTED IN CONFORMANCE WITH F.D.O.T. INDEX 520-001
3. CURB SHALL HAVE EXPANSION JOINTS INSTALLED AT ALL INLETS AND EVERY ±500'.

CURB DETAILS

NTS

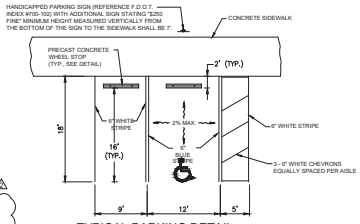


CROSSWALK STRIPING DETAIL

NTS

NOTES:

1. REFERENCE FDOT STANDARD DETAIL PLANS, CURRENT YEAR, INDEX 711-001 FOR ADDITIONAL INFORMATION REGARDING STRIPING.

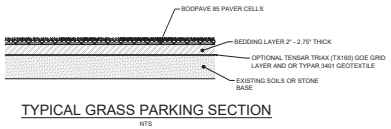


TYPICAL PARKING DETAIL

N.T.S.

HANDICAP PARKING DETAIL REFERENCE:

1. HANDICAP PARKING SPACES TO BE CONSTRUCTED AND STRIPED PER FDOT STANDARD PLANS INDEX 711-001, FDOT STANDARD PLANS INDEX 711-102, AND COLLIER COUNTY, LDC.
2. HANDICAPPED PARKING SIGN TO BE PROVIDED (REFERENCE F.D.O.T. STANDARD INDEX #700-102) WITH ADDITIONAL SIGN STATING "$250 FINE". THE MINIMUM HEIGHT MEASURED VERTICALLY FROM THE BOTTOM OF THE SIGN TO THE SIDEWALK SHALL BE 7 FEET.



TYPICAL GRASS PARKING SECTION

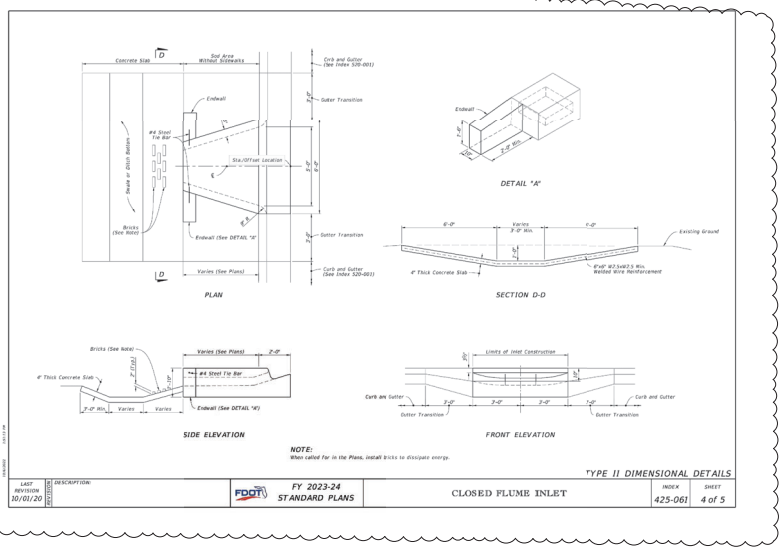
NTS

SIGNAGE LEGEND	
STOP	30" x 30" STOP SIGN (R1-1) WITH 24" SOLID WHITE STOP BAR
HANDICAP PARKING SIGN (R7-4)	

ALL SIGNAGE TO BE IN ACCORDANCE WITH FDOT STANDARD PLAN INDEX 700-010 AND INDEX 700-102, CURRENT YEAR.

THROUGH LANE ARROW NOTE

1.) THROUGH LANE ARROW STRIPING TO BE INSTALLED BASED ON FDOT STANDARD PLANS INDEX 711-001. STREET FLOW. THE THROUGH LANE ARROWS SHALL BE STRIPED WITH THERMOPLASTIC STRIPING OR CREATED WITH COLOR DYED PAVERS AT THE OWNERS DISCRETION.



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A DESIGN / BUILD COMPANY
GA LIC. NO. 33201
28290 Old 41 Road • Unit #16
Bonita Springs, Florida 34135 941.992.4063

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Project Name & Address

"A New Worship Center For"
CHOKOLOSKEE CHURCH OF GOD
1236 DeMere Lane

No.	Issue	Date
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Drawn by:

No.	Revision	By	Date
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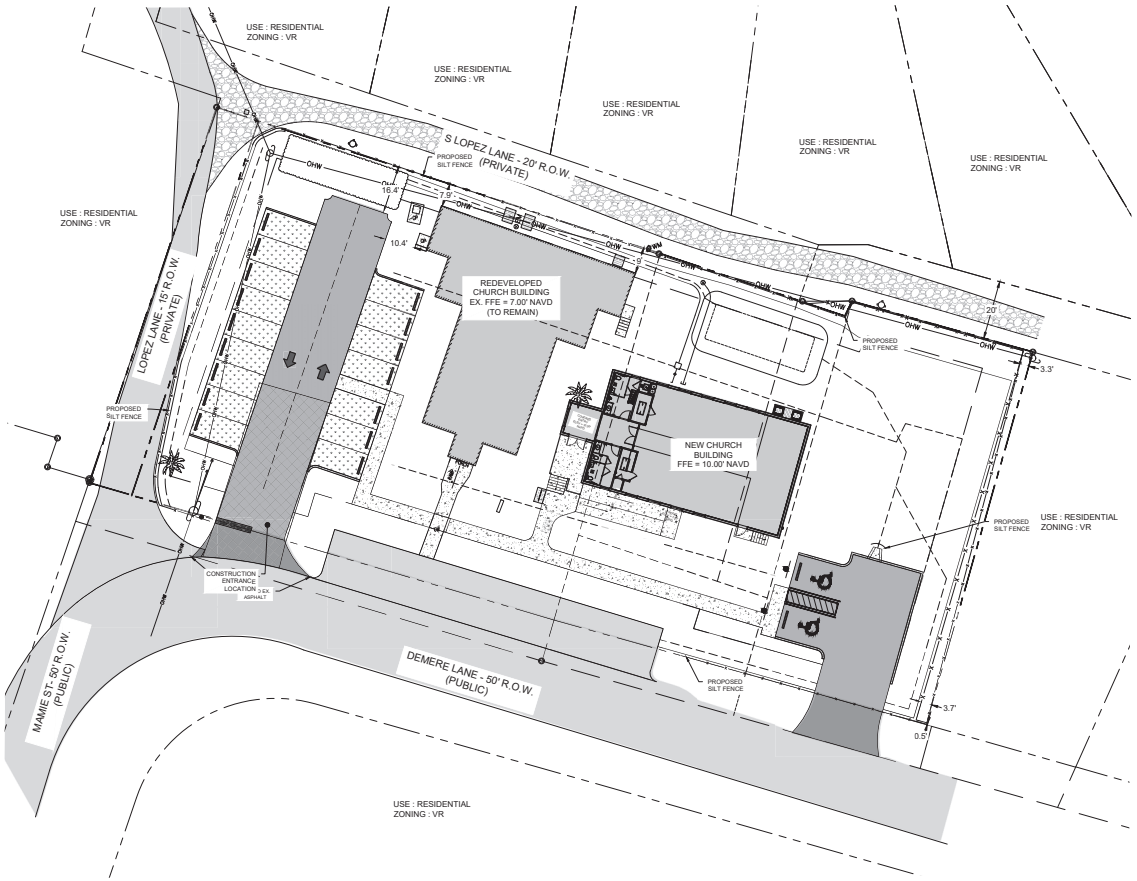
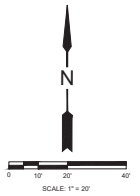
Sheet Name:
GENERAL DETAI

SHEET 7

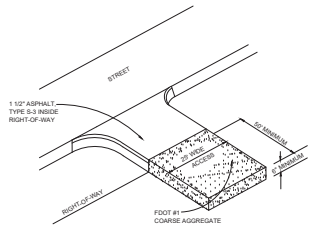
Attachment: Attachment 1 - site development plans 070723 (26129 : PL20220006120 Chokoloskee Church



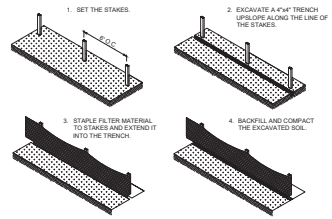


LEGEND

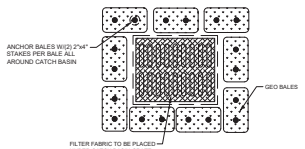
- EX EXISTING
- XXX EXISTING GROUND ELEVATION
- XXX PROPOSED GROUND ELEVATION
- EXISTING ASPHALT SURFACES
- PROPOSED ASPHALT SURFACES
- EXISTING DIRT PARKING
- PROPOSED GRASS PARKING
- EXISTING VOLLEY BALL COURT AND PLAY AREA
- EXISTING MULCHED PLAYGROUND PIT
- EXISTING CHURCH BUILDING
- PROPOSED CHURCH BUILDING
- EXISTING CONCRETE TO BE REMOVED
- EXISTING CONCRETE TO REMAIN
- PROPOSED VEHICLE USE LANDSCAPE AREA
- PROPOSED BUILDING FOUNDATION LANDSCAPE AREA
- IRRIGATION MAIN LINE
- PROPOSED SILT FENCE



GRAVEL OR PAVED CONSTRUCTION ENTRANCE DETAIL (RUBBLE STRIP)
N.T.S.



TYPICAL SILT FENCE DETAIL
N.T.S.



INLET PROTECTION DETAIL
N.T.S.

STORM WATER POLLUTION PREVENTION NOTES

GENERAL REQUIREMENTS

1. INSTALL EROSION CONTROL DEVICES AROUND THE PROJECT BOUNDARY AND AS NEEDED TO PREVENT SOIL FROM LEAVING THE SITE.
2. EROSION CONTROL DEVICES WILL BE BUILT TO PREVENT SOIL FROM LEAVING THE SITE AND SHALL BE INSTALLED PRIOR TO ANY SITE GRUBBING AND/OR DEMOLITION.
3. STABILIZE ALL PERIMETER BERMS AND SLOPES TO PROTECT AGAINST EROSION.
4. WRAP INLET GRATES WITH FILTER FABRIC UNTIL THE DRAINAGE AREA TO EACH INLET IS STABILIZED WITH EITHER PAVEMENT OR SOD
5. MAINTAIN SILT FENCE, HAY BALES, FILTER FABRIC, AND ALL OTHER EROSION CONTROL DEVICES UNTIL STABILIZATION IS ESTABLISHED TO PREVENT SOIL FROM LEAVING THE SITE.
6. INSTALL ALL EROSION CONTROL DEVICES AS PER F.D.O.T. DESIGN STANDARD
7. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, STABILIZE THE AFFECTED AREA BY WETTING OR OTHER ACCEPTABLE METHODS.
8. REMOVE ALL SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 12 INCHES OR ONE-HALF THE DEPTH OF THE SILTATION CONTROL DEVICE.
9. REMOVE SILTATION ACCUMULATIONS IN ANY DRAINAGE PIPE AFFECTED BY CONSTRUCTION ACTIVITIES ON THE SITE PRIOR TO COMPLETION OF CONSTRUCTION.
10. MAINTAIN ALL BERM ELEVATIONS DURING CONSTRUCTION.
11. LOCATIONS OF EROSION CONTROL DEVICES MAY BE ADJUSTED DUE TO FIELD CONDITIONS.
12. DETAILS REPRESENT TYPICAL MEASURES FOR THE SITUATION DEPICTED. BASED ON SITE CONDITIONS ALL DETAILS MAY NOT BE APPLICABLE TO THE PROJECT. USE APPROPRIATE DETAIL FOR SITUATION ENCOUNTERED ON SITE.
13. BARRIERS ARE TO BE HIGHLY VISIBLE WITH BRIGHTLY COLORED ALL-WEATHER MESH MATERIAL OR EQUIVALENT, AND THE STAKES SHALL BE NO MORE THAN 10' APART.
14. PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY, APPROPRIATE EROSION CONTROL DEVICES SHALL BE INSTALLED TO CONTROL AND REDUCE SOIL EROSION AND SEDIMENT TRANSPORT TO OFF-SITE ARES. THE CONTRACTOR SHALL MAINTAIN THESE DEVICES THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEVICES SHALL REMAIN IN PLACE UNTIL THE SURROUNDING AREAS ARE ESTABLISHED.
15. THE FOLLOWING MINIMUM REQUIREMENTS ARE RECOMMENDED:
(REFERENCE FLORIDA DEVELOPMENT MANUAL, FDEP, PPS 6-301 TO 6-500
A) BMP 1.01 - TEMPORARY GRAVEL CONSTRUCTION ENTRANCE.
B) BMP 1.05 - GEO BALE BARRIER
C) BMP 1.06 - SILT FENCE
D) BMP 1.08 - STORM INLET DRAIN PROTECTION
16. APPROPRIATE INLET PROTECTION TO PREVENT EROSION IS REQUIRED FOR ALL INLETS THROUGHOUT SITE CONSTRUCTION.

WORK WITHIN PUBLIC RIGHTS-OF-WAY

17. WORK SHALL NOT COMMENCE WHEN A MAJOR RAINFALL EVENT IS PREDICTED IN THE LOCAL 10-DAY FORECAST.
18. WORK SHALL BE PHASED AS NEEDED TO LIMIT THE DURATION OF LAND DISTURBING ACTIVITIES IN ANY WORK ZONE TO 10 CALENDAR DAYS OR LESS, EXCEPT AS OTHERWISE STATED BELOW
19. SLOPES 4:1 TO 3:1 SHALL BE STABILIZED WITH STABILIZED SOD
20. SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH RIP-RAP, AS SHOWN ON THE PLANS.
21. SLOPES SHALL BE STABILIZED IMMEDIATELY UPON FINISH GRADING.
22. STORMWATER BMPS FOR A GIVEN WORK ZONE MAY BE REMOVED IMMEDIATELY FOLLOWING FINAL STABILIZATION.

No. 51436
STATE OF FLORIDA
PROFESSIONAL ENGINEER

FORT CONSTRUCTION GROUP
OF SOUTH FLORIDA, INC
A DESIGN / BUILD COMPANY
CA/LIC. NO. CGC1527911
28290 Old 41 Road • Unit #16
Naples, Florida 34135

THESE PLANS ARE THE PROPERTY OF FORT CONSTRUCTION GROUP OF SOUTH FLORIDA, INC. AND ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN PERMISSION OF FORT CONSTRUCTION GROUP OF SOUTH FLORIDA, INC. ANY UNAUTHORIZED USE OF THESE PLANS WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO FORT CONSTRUCTION GROUP OF SOUTH FLORIDA, INC. AND USER SHALL INDEMNIFY AND HOLD HARMLESS FORT CONSTRUCTION GROUP OF SOUTH FLORIDA, INC. FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM. ANY REUSE OF THESE PLANS FOR ANOTHER PROJECT, EXTENSION OF THIS PROJECT OR ANY OTHER PROJECT WITHOUT THE WRITTEN VERIFICATION OR ADAPTATION BY FORT CONSTRUCTION GROUP OF SOUTH FLORIDA, INC. WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO FORT CONSTRUCTION GROUP OF SOUTH FLORIDA, INC. AND USER SHALL INDEMNIFY AND HOLD HARMLESS FORT CONSTRUCTION GROUP OF SOUTH FLORIDA, INC. FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

Project Name & Address
"A New Worship Center For"
CHOKOLOSKEE CHURCH OF GOD
1236 DeMere Lane
Chokoloskee, Florida

Drawn by:	Project No.	Check by:

No.	Issue	Date
1		
2		
3		
4		

No.	Revision	By	Date
1			
2			
3			
4			

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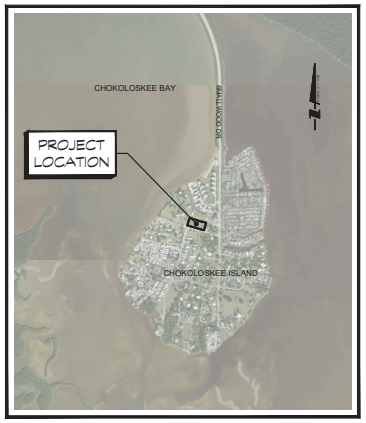
8

Attachment: Attachment 1 - site development plans 070723 (26129 : PL20220006120 Chokoloskee Church

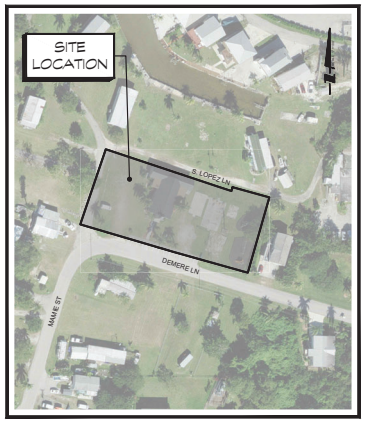
SITE DEVELOPMENT PLAN FOR

CHOKOLOSKEE CHURCH OF GOD

PART OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 29 EAST,
COLLIER COUNTY, FLORIDA



VICINITY MAP



LOCATION MAP

OWNER/DEVELOPER

CHOKOLOSKEE CHURCH OF GOD

1250 DEMERE LN
CHOKOLOSKEE, FL 34138

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY STEVE SAMMONS USING A *SHA-1* AUTHENTICATION CODE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE *SHA-1* AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES

LEGAL DESCRIPTION:

BUILDING SUMMARY:

NOTES:

PENINSULA ENGINEERING
CIVIL ENGINEERING · LANDSCAPE ARCHITECTURE
ENVIRONMENTAL CONSULTING · LAND PLANNING ·
SITE PLANNING · CONSTRUCTION MANAGEMENT ·
OWNER REPRESENTATIVE

2600 Golden Gate Parkway
Naples, Florida 34105
Phone: 239.403.6700 Fax: 239.261.1797
Email: info@pen-eng.com Website: www.pen-eng.com
Florida Engineering Certificate of Authorization #28275
Florida Landscape Certificate of Authorization #LC26000632

PROJECT:
CHOKOLOSKEE CHURCH OF GOD

PLAN TITLE:
CODE MINIMUM PLANS

SHEET TITLE:
COVER

SHEET INDEX:

SHEET INDEX

SHEET NO.	SHEET ID	SHEET TITLE	SHEET REV
01	L-1	COVER	0
02	L-2	CODE MINIMUM LANDSCAPE PLAN	1
03	L-3	CODE MINIMUM NOTES AND DETAILS	1
04	L-4	CODE MINIMUM IRRIGATION PLAN	1

REVISIONS:

REV. NO.	DESCRIPTION	SHEETS AFFECTED	DATE
1	REVISIONS PER COUNTY COMMENTS DATED 11/8/2022	L-2,L-3,L-4	2/16/2023

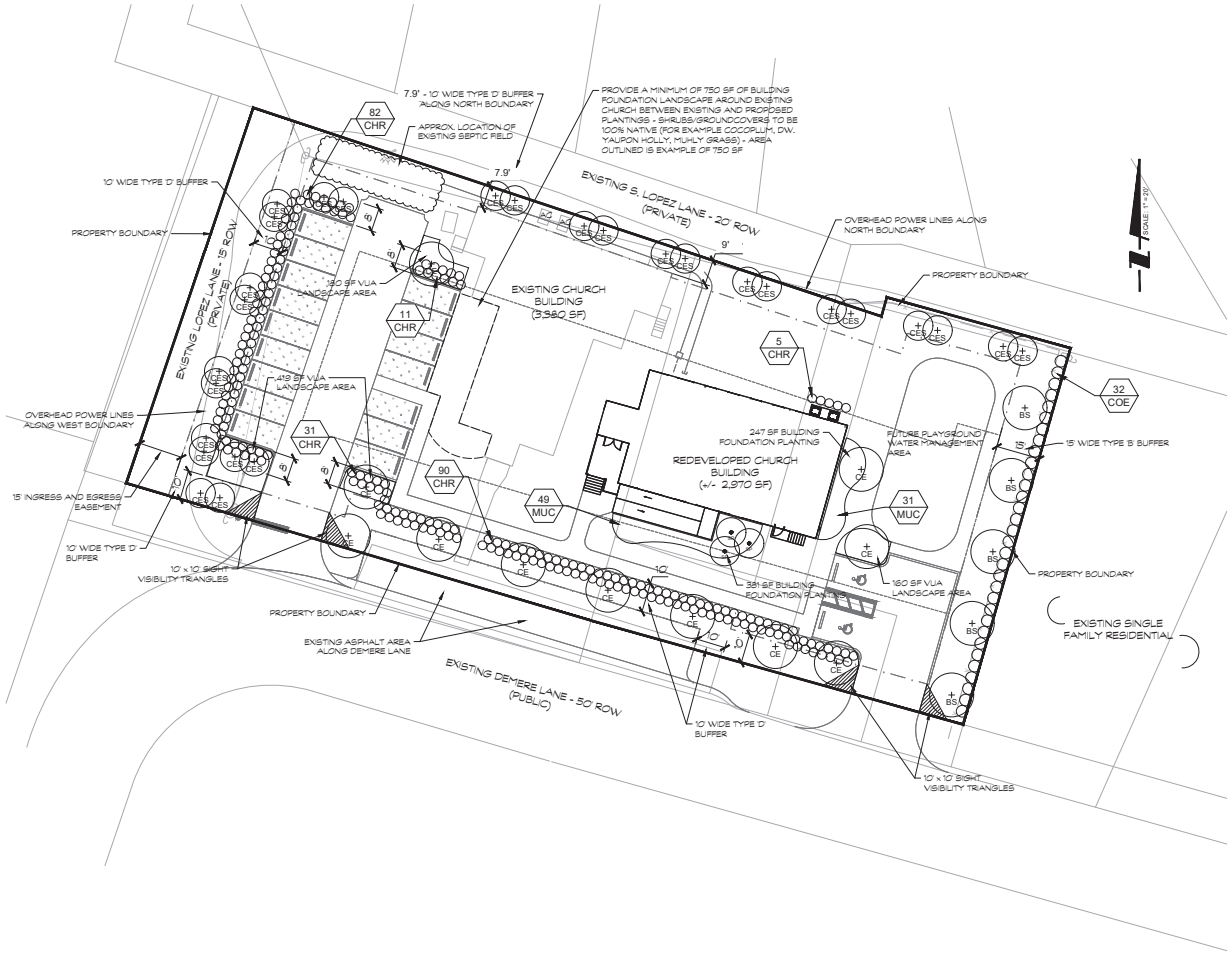
DESIGN TEAM:
DRAWN BY: STEVE SAMMONS

PROFESSIONAL SEALS:
LANDSCAPE ARCHITECT: STEVE SAMMONS
FLORIDA LICENSE NUMBER: LA0001394

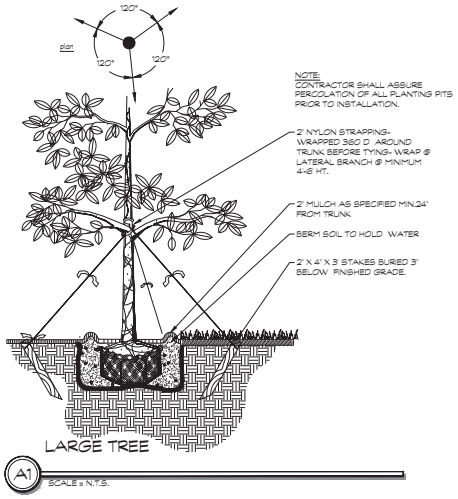
Digitally signed by Steve P Sammons
Reason: This item has been digitally signed and sealed by Steve P Sammons on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Date: 2023.02.16 15:14:33 -05'00'

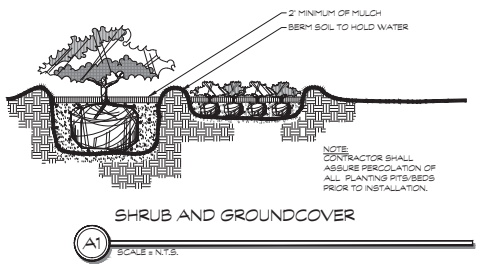
PROJECT FILE INFORMATION:
FILE DATE: OCTOBER 2022
FILE NUMBER: P-CHCH-001-001-CV

PROJECT NUMBER:	SET NUMBER:	SHEET ID:
CHCH-001-001	001	L-1



Attachment: Attachment 2 - Landscape Plans 021623 (26129 : PL20220006120 Chokoloskee Church of





Code Minimum Plant List

Trees and Palms

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	NATIVE
5	BS	Bursera simaruba	Gumbo Limbo	10' ht / 1-3/4" cal (12" above grade) / 4' spr minimum	Y
11	CE	Conocarpus erectus	Green Buttonwood	10' ht / 1-3/4" cal (12" above grade) / 4' spr minimum	Y
28	CES	Conocarpus erectus var. sericeus	Silver Buttonwood	10' ht / 1-3/4" cal (12" above grade) / 4' spr minimum	Y
3	SP	Sabal palmetto	Sabal Palm	10',12',14' CT cluster of 3	Y

Shrubs and Groundcover

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	NATIVE
219	CHR	Chrysobalanus icaco	Cocoplum	24" ht. / 36" OC	Y
32	COE	Conocarpus erectus	Green Buttonwood	5' ht. / 48" OC	Y
80	MUC	Muhlenbergia capillaris	Muhly Grass	1 gal. / 36" OC	Y

Miscellaneous

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	NATIVE
	SOD		Bahia Sod	All disturbed landscape areas outside shrub beds	
			Mulch (all proposed plant beds)	Shredded eucalyptus or approved equal	

Note: Provide 24" radius of rip rap or river rock around each yard drain located in mulch beds (if applicable).
Note: See building foundation landscape calculations for existing church below - add allowance for additional plantings as needed.

LANDSCAPE NOTES

1. QUALITY: PLANT MATERIALS USED TO MEET THE REQUIREMENTS OF THIS PLAN SHALL MEET THE STANDARDS FOR FLORIDA NO.1 OR BETTER AS SET OUT IN GRADES AND STANDARDS FOR NURSERY PLANTS, PART I AND PART II, DEPARTMENT OF AGRICULTURE, STATE OF FLORIDA (AS AMENDED). ROOT BALL SIZES ON ALL TRANSPLANTED MATERIAL SHALL ALSO MEET STATE STANDARDS.
2. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO ESTABLISHED HORTICULTURAL METHODS AND STANDARDS.
3. OF CODE REQUIRED VEGETATION, MAINTAIN 100% FLORIDA NATIVE TREES AND 100% NATIVE SHRUBS.
4. THIS PLANTING PLAN IS FOR THE PURPOSES OF REVIEW BY COLLIER COUNTY, AND IS SCHEMATIC IN NATURE INTENDED TO SET MINIMUM COUNTY REQUIREMENTS FOR THE PROJECT. COMPLETE LANDSCAPE AND IRRIGATION CONSTRUCTION DOCUMENTS MAY BE PREPARED BY OTHERS BUT MUST INCORPORATE THESE STANDARDS AT A MINIMUM.
5. EXOTIC VEGETATION AS DEFINED BY THE COLLIER COUNTY LAND DEVELOPMENT CODE SHALL BE REMOVED FROM THE SITE AND SUBSEQUENT ANNUAL EXOTIC REMOVAL (IN PERPETUITY) SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
6. VEGETATION TO REMAIN SHALL BE PROTECTED WITH APPROVED BARRICADING (SEE CIVIL PLANS) AND BARRICADING WILL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.
7. ALL PLANTS TO BE ARRANGED IN STAGGERED ROWS UNLESS OTHERWISE NOTED ON THE PLANS.
8. PARKING LOT/POLE LIGHTING SHALL BE LOCATED A MINIMUM OF 12.5 FROM THE TRUNK OF A TREE PER COLLIER COUNTY CODE.
9. PLANT SPECIFICATIONS (HEIGHT, SPREAD ETC.) SHALL MEET MINIMUM COUNTY REQUIREMENTS UNLESS OTHERWISE SPECIFIED. MULCH TYPE MAY VARY BUT WILL NOT EXCEED 25% CYPRESS IN VOLUME.
10. ALL EXPOSED EARTH SHALL BE COVERED WITH SOD, HYDROSEED AND/OR MULCH.
11. ROOT BARRIERS ARE REQUIRED WHEN LARGE CANOPY TREES/PALMS (FOR EXAMPLE LIVE OAKS, ROYAL PALMS) ARE WITHIN 15' OF A BUILDING OR 10' OF A SIDEWALK OR PAVED AREA AND SHALL RUN PARALLEL WITH PAVED AREA OR BUILDING TO A DISTANCE 20' OUT EITHER DIRECTION FROM THE TRUNK. ROOT BARRIERS SHALL BE A MINIMUM OF 18" DEEP AND SHALL EXTEND UP TO FINISHED GRADE. ROOT BARRIER PRODUCTS SHALL BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT AND INSTALLED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.

COLLIER COUNTY CODE REQUIREMENTS

BUFFER REQUIREMENTS (4.06.02)

North buffer
Commercial to existing S. Lopez Lane
10' wide (7.68' wide where noted per deviation) Type D buffer with trees 30' OC
205 LF / 30 = 7 trees required, 7 provided

East buffer
Commercial to existing single family residential
15' wide Type B buffer with trees 25' OC and single row 5' high hedge at 4' OC
130 LF / 25 = 5 trees required, 5 trees provided
130 LF / 4 = 32 shrubs required, 32 provided

South buffer
Commercial to existing Demere Lane
10' wide Type D buffer with trees 30' OC
200 LF / 30 = 6 trees required, 6 provided
Double hedgerow where parking is visible from Demere Lane

West buffer
Commercial to existing Lopez Lane
10' wide Type D buffer with trees 30' OC and double row hedge where adjacent to parking
125 LF / 30 = 4 trees required, 4 provided

BUILDING FOUNDATION (4.06.05.C)

Proposed Church Building (+/- 2,970 SF)
- 43.5 + 43.5 + 81.5 + 81.5 = 250 LF
- 250 x 0.25 = 62.5 x 10 = 625 SF foundation planting required
- 628 SF provided
- 625 SF / 300 = 2 trees required, 2 provided

Existing Church Building (+/- 3,380 SF)
- 70 + 70 + 80 + 80 = 300 LF
- 300 x 0.25 = 75 x 10 = 750 SF foundation planting required
- 750+ SF provided
- 750 SF / 300 = 2 trees required, 2 provided
  - Outline shown on plan is 750 SF of building foundation area - provide minimum 750 SF native plantings of shrubs/groundcovers (examples include Cocoplum, Dw. Yaupon Holly, Muhly Grass)

VEHICULAR USE AREA (4.06.03.B)

- 5,571 SF VUA (west) + 1,701 SF (east) = 7,272 SF VUA
- 7,272 SF VUA x 10% = 727 SF VUA landscape required
- 759 SF provided
- 727 SF / 250 = 3 trees required, 6 provided

NATIVE REQUIREMENTS (4.06.05.D.1)

- 32 trees x 100% = 32 native trees required, 32 provided
- 100% of shrubs required to be native, 100% provided

REQUIRED SPECIES MIX (4.06.05.D.3)

- Total trees required = 32
- Minimum number of tree species required = 4

NSULA
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OLOSKEE
URCH OF
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E MINIMUM
AND DETAILS

OSKEE CHURCH
OF GOD

No	COUNTY COMMENTS DATED	Date: 2/16/2023

S SHOWN ON THESE DRAWINGS TO CONFIRM CONSTRUCTION. REPORT ANY ERRORS OR LA ENGINEERING

AL SEALS:
STEVE SAMMONS
LA0001394

Des STEVE SAMMONS
Drn STEVE SAMMONS
Dat OCTOBER 2022
Hor
Pro CHCH-001-001
File P-CHCH-001-L3

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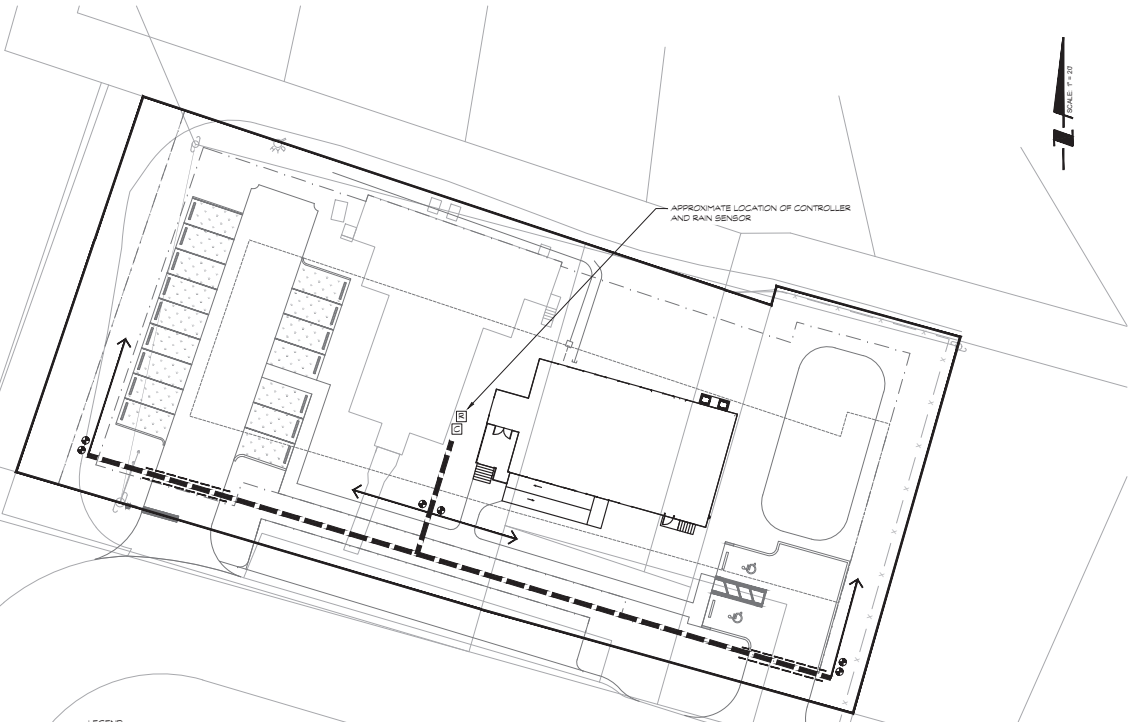
Attachment: Attachment 2 - Landscape Plans 021623 (26129 : PL20220006120 Chokoloskee Church of

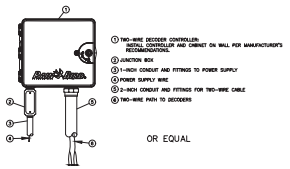


LEGEND

- IRRIGATION MAIN LINE, REFERENCE CIVIL DRAWINGS
- SECONDARY LINE, CLASS 200, SIZE BY CONTRACTOR
- SCHEDULE 40 PVC SLEEVES
- IRRIGATION VALVE
- C R AUTOMATIC IRRIGATION CONTROLLER AND RAIN SENSOR

IRRIGATION NOTES

1. OWNER WILL PROVIDE FULLY AUTOMATIC IRRIGATION SYSTEM WITH A CONTROLLER AND APPLICABLE MOISTURE (RAIN) SENSOR LOCATED TO RECEIVE DIRECT RAINFALL. WATER SUPPLY SHALL BE POTABLE WATER (TIE-IN POINT TO BE DETERMINED). FINAL IRRIGATION DESIGN FOR THE SITE IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ALL REQUIRED CONTROLLERS, VALVES, RAIN SENSORS ETC. ARE TO BE INCLUDED AS PART OF THE LANDSCAPE BID.
2. ALL CODE REQUIRED PLANTING SHALL HAVE 100% FULL HEAD TO HEAD COVERAGE WITH IRRIGATION.
3. NUMBER AND LOCATION OF VALVES MAY VARY.
4. THIS IRRIGATION PLAN IS SCHEMATIC IN NATURE AND INTENDED FOR THE COUNTY APPROVAL PROCESS ONLY, NOT FOR CONSTRUCTION. IF FULL IRRIGATION DESIGN IS DESIRED, DETAILED IRRIGATION PLANS WILL BE NECESSARY.
5. VALVE SIZING, DETAILING AND MAIN LINE ROUTING MAY BE ADJUSTED BY OWNER TO ACCOMMODATE THE NEEDS OF THE LANDSCAPE DESIGN.
6. OWNER MAY CHOOSE TO USE DRIP, BUBBLERS, OR SPRAY IRRIGATION IN SHRUB BEDS.
7. THE IRRIGATION SYSTEM WILL OPERATE WITH SEPARATE VALVE ZONES FOR TURF AREAS AND SHRUB PLANTING AREAS. THE CONTROLLER WILL BE SET TO OPERATE APPROPRIATE RUN TIMES FOR THE VARIOUS ZONES AND THEIR REQUIRED PRECIPITATION NEEDS IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES FOR FLORIDA LANDSCAPES.
8. THE IRRIGATION SYSTEM WILL BE DESIGNED TO MINIMIZE THE APPLICATION OF WATER TO IMPERVIOUS AREAS, ADJACENT PROPERTIES AND EXISTING VEGETATION.



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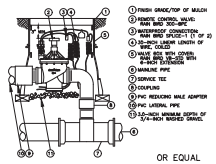
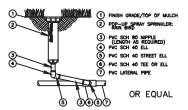
AUTOMATIC CONTROLLER



OR EQUAL

ELECTRIC VALVE



OR EQUAL

POP UP SPRAY HEAD

Attachment: Attachment 2 - Landscape Plans 021623 (26129 : PL20220006120 Chokoloskee Church of

NSULA
NEERING
LANDSCAPE ARCHITECTURE
CONSULTING - LAND PLANNING
CONSTRUCTION MANAGEMENT
ER REPRESENTATIVE

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Certificate of Authorization #LC26000632

OLOSKEE
IRCH OF
GOD

E MINIMUM
ATION PLAN

OSKEE CHURCH
OF GOD

No	COUNTY COMMENTS DATED	Date
		2/16/2023

SCALE:
10' 20' 40'

SHOWN ON THESE DRAWINGS TO CONFIRM CONSTRUCTION. REPORT ANY ERRORS OR LA ENGINEERING

SEALS:
STEVE SAMMONS
LA0001394

Des STEVE SAMMONS
Dra STEVE SAMMONS
Dat OCTOBER 2022
Hor 1" = 20'
Pro CHCH-001-001
File P-CHCH-001-001-IR1

L-4
04 of 04

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DIVISION
www.colliergov.net

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

SITE PLAN WITH DEVIATIONS FOR REDEVELOPMENT

LDC Section 10.02.03 F
Ch. 6 I of the Administrative Code

PROJECT NUMBER
PROJECT NAME
DATE PROCESSED

To be completed by staff

APPLICANT INFORMATION

Name of Property Owner(s): Chokoloskee Church of God, Inc.

Name of Applicant if different than owner: _____

Address: 1236 Demere Lane **City:** Chokoloskee **State:** FL **ZIP:** 34138

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

E-Mail Address: islandchurch1913@gmail.com

Name of Agent(s): Jessica Harrelson, AICP

Firm: Peninsula Engineering

Address: 2600 Golden Gate Parkway **City:** Naples **State:** FL **ZIP:** 34105

Telephone: 239.403.6751 **Cell:** _____ **Fax:** _____

E-Mail Address: jharrelson@pen-eng.com

CORRESPONDING SDP, SDPA, SIP INFORMATION

This application shall be submitted in conjunction with one of the following: site development plan, site development plan amendment, or site improvement plan.

PROJECT NAME/PL # IF KNOWN: Chokolokskee Church of God SDP-PL20210001934

PLANNER/PROJECT MANAGER, IF KNOWN: Stefanie Nawrocki

DATE OF SUBMITTAL OF SDP/SDPA/SIP: 4/2022

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DIVISION
www.colliergov.net

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

INFORMATION REGARDING DEVIATION REQUESTS

A site plan with deviations for redevelopment provides a means for a redevelopment project to seek dimensional deviations (excluding height), architectural deviations, and deviations from site features, such as but not limited to, landscaping, parking, and buffers, from the standards established in the LDC when the passing of time has rendered certain existing buildings, structures, or site features nonconforming.

A site plan with deviations may be requested for the redevelopment of a site which meets the criteria for a site development plan, site development plan amendment or a site improvement plan as established in LDC section 10.02.03. Except for the requested deviations, the site plan shall comply with LDC section 10.02.03.

In accordance with LDC section 10.02.03 F, "redevelopment" shall mean the renovation, restoration, or remodeling of a building or structure, or required infrastructure, in whole or in part, where the existing buildings, structures or infrastructure were legally built and installed.

DEVIATION REQUESTS

The application must address the follow requirements. Please attach the required narratives and explanations.

1. **A narrative of the redevelopment project and how it is consistent with the standards for approval, LDC section 10.02.03 F.7.**
2. Description of each requested deviation and justification for each request. Requested deviations shall be clearly delineated in the petition. The LDC section for which the deviation seeks relief from shall be identified.
3. **Must provide a copy of the building permits and certificates of occupancy for all buildings subject to the DR application to verify the applicable Code at the time of construction.**
4. Project enhancements to offset or minimize the deviations shall be clearly identified on the site plan and explanation provided.
5. Deviation Request types:

Zoning Deviation Requests - Check all that may be impacted by the request.

- ☐ Dimensional standards (excluding height):_____
- ☐ Parking
- ☐ Architectural
- ☒ Landscape / Buffers
- ☒ Other site features: WALL REQUIREMENT

Engineering Deviation Requests - Check all that may be impacted by the request.

- ☐ Stormwater
- ☐ Pathways
- ☐ Transportation Planning
- ☐ Other site features: _____

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(239) 252-2400

SUBMITTAL REQUIREMENTS CHECKLIST

REQUIREMENTS FOR REVIEW	# OF COPIES	REQUIRED	NOT REQUIRED
Completed Site Development Plan with Deviations for Redevelopment Application	1	☒	☐
Completed SDP/SDPA/SIP application and all associated materials, including all site plan documents.	1	☒	☐
Copy for the Pre-Application Notes, if not submitted with SDP/SDPA/SIP	1	☒	☐
Affidavit of Authorization, signed and notarized	1	☒	☐
Electronic Copy of all documents and plans on CD If application is being submitted as a paper submittal. Not required for electronic submittals.	1	☐	☐

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARNG PROCESS:

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

FEE REQUIREMENTS

- ☒ **Site Plan for Redevelopment:** $1,000.00
- ☒ **Estimated Legal Advertising Fee for the Office of the Hearing Examiner:** $1,125.00

All checks payable to: Board of County Commissioners

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

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

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

PENINSULA ENGINEERING

Chokoloskee Church of God
Project Narrative- Consistency Review

In accordance with LDC Section 10.02.03. F, the Chokoloskee Church of God requests the approval of the request for a Site Plan with Deviations for the purpose of constructing a new sanctuary on the subject property.

The Chokoloskee Church of God, located at 1236 Demere Lane, is an existing church and has been serving the Chokoloskee community for over 100 years. The church was officially formed in 1913 and is recognized as the third oldest church in the state of Florida by the Church of God Organization and is designated a Collier County Historic Site; *refer to the Historic Preservation Board Booklet*.

The property is zoned Village Residential (VR) and is designated Urban Mixed-Use District, Residential Subdistrict, per the Future Land Use Map of the Collier County Growth Management Plan. The site is surrounded by the VR zoning district and abuts a developed single-family home along the eastern property line and is adjacent to developed/undeveloped single-family residential beyond the rights-of-way to the north, south and west.

Due to extensive hurricane damage, caused by Hurricane Irma in 2017, the previous multi-purpose building (±1,342 SF) was demolished. Church services are currently being held within an existing sanctuary building (±3,384 SF) and future plans include constructing a new sanctuary building (±3,115 SF) to accommodate a maximum of 62 seats. Once the new building is constructed, the existing sanctuary building will be utilized as a multi-purpose building for fellowship and gatherings.

The site was developed prior to the adoption of the Land Development Code and certain elements do not meet current code requirements. Therefore, the purpose of this application is to permit the redevelopment as proposed with the following deviation requests:

- To eliminate the wall requirement between the subject property and adjacent residential uses
- To reduce the width and eliminate a portion of the Type 'D' buffer along the northern property line
- To allow a minimum lot area of 0.847-acres instead of the minimum 1-acre required lot area for conditional uses within the Village Residential zoning district.

The proposed redevelopment plans will enhance the site visually, with the addition of landscaping along the perimeter of the property and with a newly constructed sanctuary that will be constructed to current code requirements. The redevelopment will also improve the functions of the site with proposed sidewalks and on-site parking spaces.

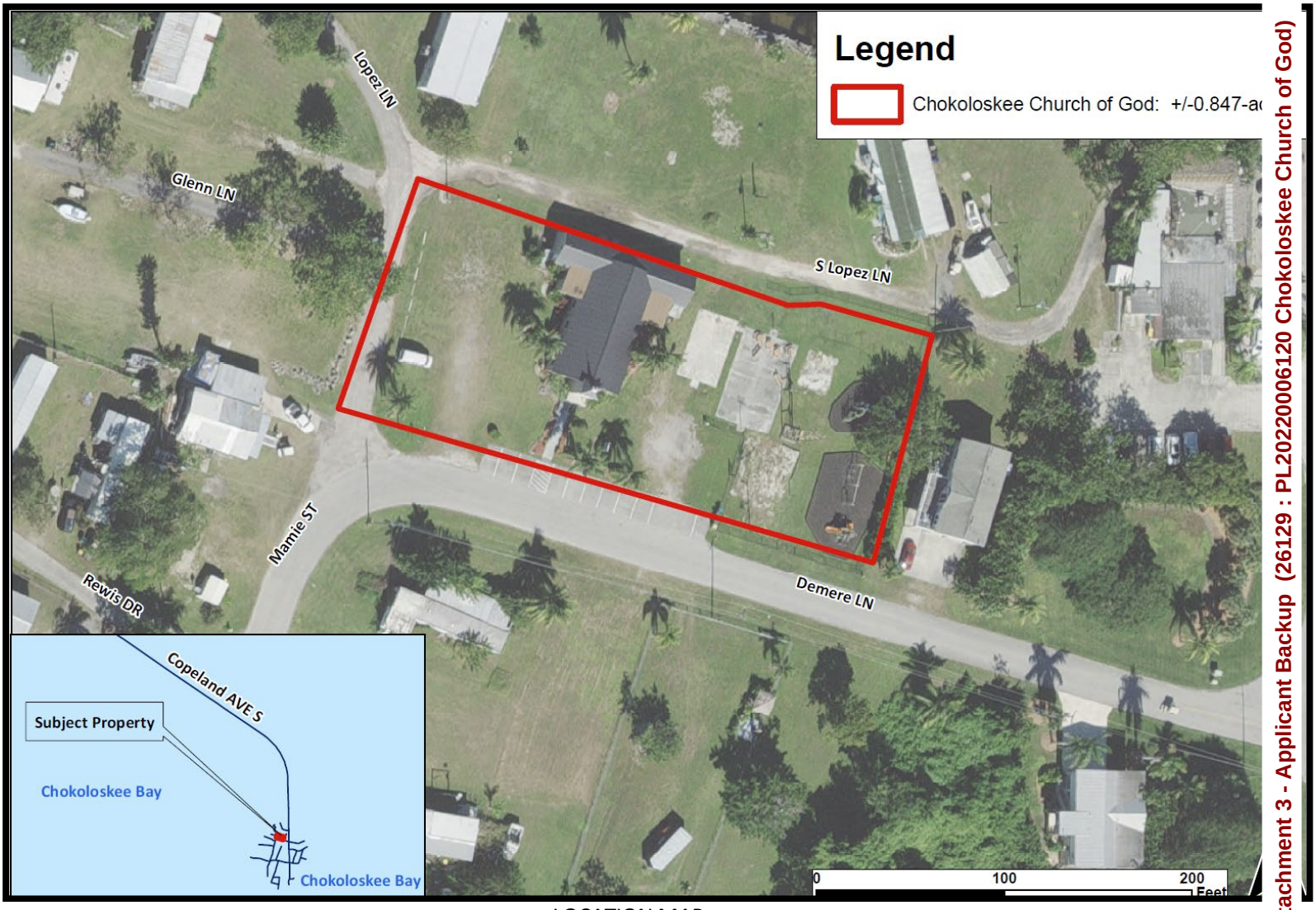
The companion site development plan application (PL20210001934) has been submitted as being reviewed concurrently with this application request.

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

2600 Golden Gate Parkway, Naples, Florida, 34105 Office 239.403.6700 Fax 239.261.1797

Fla Engineer CA 28275 Fla Landscape CA LC26000632 Fla Surveyor/Mapper LB8479

PENINSULA ENGINEERING



LOCATION MAP

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

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Fla Engineer CA 28275 Fla Landscape CA LC26000632 Fla Surveyor/Mapper LB8479

PENINSULA ENGINEERING

LDC Section 10.02.03. F.7 Consistency Review

Standards for approval. The petition shall be reviewed for consistency with the following standards:

a. Land uses and densities within the development shall be consistent with the permitted and approved conditional uses in the zoning district.

Response: The site is currently developed as a 'church', which is a permitted conditional land use within the VR Zoning District. The church is a legal non-conforming use.

b. The proposed development is consistent with the Growth Management Plan.

Response: Per the Future Land Use Map of the Collier County Growth Management Plan, the site is designated within the Urban Mixed-Use District, Residential Subdistrict. The intent of the Urban Mixed-Use District is intended to accommodate a variety of residential and non-residential uses. The existing development, and proposed redevelopment, is consistent with the Growth Management Plan.

c. The development shall have a beneficial effect both upon the area in which it is proposed to be established and upon the unincorporated area as a whole.

Response: The redevelopment of the site will be beneficial to the community by creating a more aesthetically appealing site. Perimeter landscaping will be provided, and a new sanctuary building will be constructed to current code requirements. The church currently provides community outreach and serves the residents of Chokoloskee.

d. The total land area within the development and the area devoted to each functional portion of the development shall be adequate to serve its intended purpose.

Response: The property has been developed as a church prior to the adoption of the Land Development Code. The deviations being requested will permit the development of a new sanctuary building, constructed to current code requirements, and provide adequate land area to serve its intended purpose and continued land use.

e. Streets, utilities, drainage facilities, recreation areas, sizes and yards, architectural features, vehicular parking and loading facilities, sight distances, landscaping and buffers shall be appropriate for the particular use involved.

Response: Public infrastructure is in place to accommodate the existing development.

f. Visual character of the project shall be equal or better in quality than that required by the development standards for the zoning district. The visual character of the project shall be better in quality than the existing project before redevelopment and after it was first permitted.

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

PENINSULA ENGINEERING

Response: The visual character of the property will be enhanced with the proposed redevelopment. Site functions will also be improved with the addition of sidewalks and on-site parking spaces.

g. Areas proposed for common ownership shall be subject to a reliable and continuing maintenance guarantee.

Response: The property is under common ownership and will be regularly maintained.

h. Deviations shall be clearly delineated in the petition and shall be the minimum required to achieve the goals of the project and comply with these standards.

Response: Deviations are clearing delineated and are the minimum required to achieve the goals of the project. The deviations being requested will allow the proposed site improvements without effecting the existing improvements on-site.

i. The petitioner has provided enhancements to the development.

Response: The proposed improvements include providing perimeter landscape buffers, which currently do not exist. The proposed sanctuary building will also be constructed to be aesthetically pleasing.

j. Approval of the deviation will not have an adverse effect on adjacent properties.

Response: Approval of the deviations will not have an adverse effect on adjacent properties. The proposed redevelopment plans will enhance the site visually, with the addition of landscaping along the perimeter of the property and the construction of a new sanctuary that will be constructed to current code requirements.

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PENINSULA ENGINEERING

Chokoloskee Church of God
Deviations & Justifications

1. Deviation #1 seeks relief from LDC Section 5.03.02.H "Wall/Fence Requirements," which requires a wall to be provided between residential and non-residential uses to instead eliminate the wall requirement between the subject, non-residential property and abutting residential uses.

   Justification:
   - ***The site has historically been utilized as a church, circa 1913, with no wall/fence being provided.***
   - ***There was no wall/fence requirement at time of original/past construction.***
   - ***The church existed on the property prior to most, if not all, surrounding residential uses being constructed.***
   - ***A wall surrounding the entirety of the church property would be 'unwelcoming' aesthetically to the public. It is the intent of this 'community church' and its members to continue to have a welcoming sense within their community.***
   - ***Mature vegetation exists along a portion of the eastern property line, where the church directly abuts a single-family residential property, which provides sufficient screening. In addition, a 15' Type 'B' buffer is also being added to the eastern property line to provide additional screening.***
   - ***The remainder of the property lines (south, north and west) are separated from residential uses by rights-of-way/easements.***

2. Deviation #2 seeks relief from LDC Section 4.06.02.C "Buffer Requirements," which requires a 10' Type 'D' buffer to be provided between a community facility and an adjacent right-of-way, to instead allow the Type 'D' buffer along the northern property line to be eliminated where the existing drain field exists, to allow a reduction in width from 10' to 7.9' where an existing building exists and to allow the existing air conditioning pads to remain within the buffer.

   Justification: Due to the existing location of the drain field, within the northwest corner of the site, the required buffer cannot be provided. The existing sanctuary building also prevents the ability to provide a 10' buffer along the northern property line; therefore, a reduction in the width of the required buffer is being sought in the location of the existing building. Two air condition pads also existing within the proposed northern buffer, which cannot be relocated. The required Type 'D' buffer will be provided along the remainder of the northern property line.

3. Deviation #3 seeks relief from LDC Section 4.02.02 "Dimensional Standards for Conditional Uses," which requires a minimum lot area of 1-acre for conditional uses within the Village Residential zoning district, to instead allow a minimum lot area of 0.847-acres to permit a church on the subject property.

   Justification: The site has been developed with a church since the early 1900's and is a designated Collier County Historical site. The intent is to build the new sanctuary building in the location of a previous multi-purpose building that was demolished due to significant hurricane damage in 2017.

2600 Golden Gate Parkway, Naples, Florida, 34105 Office 239.403.6700 Fax 239.261.1797

Fla Engineer CA 28275 Fla Landscape CA LC26000632 Fla Surveyor/Mapper LB8479

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PENINSULA ENGINEERING

The number of seats within the church is not increasing. The redevelopment of the site will allow the new sanctuary building to be constructed to current FBC requirements, be designed with on-site parking and sidewalks to accommodate pedestrians.



Existing, Mature Vegetation Located East of the Church (hedge and trees)

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

SITE DEVELOPMENT PLANS FOR THE
CHOKOLOSKEE CHURCH OF GOD

LOCATED IN COLLIER COUNTY, FLORIDA

SECTION 36, TOWNSHIP 53 SOUTH, RANGE 29 EAST

Kevin McVicker

Digitally signed by Kevin McVicker
Date: 2023.06.08 10:17:24 -04'00'

PROPERTY OWNER

CHOKOLOSKEEE CHURCH OF GOD
P.O. BOX 368
CHOKOLOSKEE, FL 34138

PROPERTY INFORMATION	
PROPERTY ADDRESS	1236 DEMERE LN, OCHOPEE, FL 34141
FOLIO ID	26081200007, 26081600005, 26081560006, 26081520004
ZONING	VR (RESIDENTIAL)
FLOOD ZONE	AE 9' & 10'
FEMA PANEL NUMBER	12071C1105H
FLOOD PANEL EFFECTIVE DATE	05/06/2012
FIRE SPRINKLERS?	YES
BUILDING FLOOR AREA PER FBC	3,116 SF
BUILDING CONSTRUCTION TYPE	II - B



LOCATION MAP
N.T.S.



VICINITY MAP
N.T.S.

INDEX OF SHEETS

1. COVER SHEET & INDEX OF SHEETS
2. GENERAL NOTES
3. EXISTING CONDITIONS & AERIAL PLAN
4. MASTER SIGNAGE & STRIPING SITE PLAN
5. MASTER DRAINAGE & GRADING PLAN
6. MASTER UTILITY PLAN
7. GENERAL DETAILS
8. EROSION CONTROL & SWPPP

KEVIN H. McVICKER LICENSE No. 51436 STATE OF FLORIDA PROFESSIONAL ENGINEER

FORT CONSTRUCTION GROUP OF SOUTH FLORIDA, INC.
A DESIGN / BUILD COMPANY
CA LIC. NO. 32301
28290 Old 41 Road • Unit #16
Naples, Florida 34135
O: 239.301.4947 F: 239.301.4953

THE CERTIFICATION FOR FORM ALL COMPONENTS IN ACCORDANCE WITH SECTION 489.131 OF FLORIDA STATUTES AND CODE RULE 61G1-23.001 OF THE FLORIDA BOARD OF ENGINEERS.

FORT CONSTRUCTION GROUP OF SOUTH FLORIDA, INC. hereby claims its common law copyright and other property rights in the subject matter of these plans. These plans are not to be changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining the express written permission from FORT CONSTRUCTION GROUP OF SOUTH FLORIDA, INC. Any unauthorized reuse of these plans will be undertaken at the user's sole risk and without liability to FORT CONSTRUCTION GROUP OF SOUTH FLORIDA, INC. and the user shall indemnify and hold harmless FORT CONSTRUCTION GROUP OF SOUTH FLORIDA, INC. from all claims, damages, losses, and expenses including attorney's fees arising out of or resulting therefrom. Any such unauthorized reuse, as aforementioned, will entitle FORT CONSTRUCTION GROUP OF SOUTH FLORIDA, INC. to compensation determined by mediation, arbitration or litigation.

THESE PLANS ARE PREPARED IN ACCORDANCE WITH THE FLORIDA BUILDING CODE, 6th EDITION (2020) AND ALL APPLICABLE LOCAL CODES AND ORDINANCES.

Project Name & Address

"A New Worship Center For"
CHOKOLOSKEE CHURCH OF GOD
1236 DeMere Lane •
Chokoloskee, Collier County, FL 34141

Check by:			
Project No.	No.	Revision	By:	Date
	1	Addressed County Comments Dated 10/20/22	MEC	12/5/2022
	2	Addressed County Comments Dated 1/19/2023	MEC	2/6/2023
	3			
	4			
	5			

Drawn by:	No.	Issue	Date
	1		
	2		
	3		
	4		
	5		

Scale: SEE PLAN

Sheet Name: COVER SHEET

SHEET 1

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

GENERAL NOTES

1. VERTICAL DATUM: ALL ELEVATIONS REFERENCE NAVD-88 VERTICAL DATUM. REFERENCE THE DATUM CONVERSION AT THE BOTTOM OF THE SHEET TO CONVERT FROM NGVD TO NAVD.
2. A PRE-CONSTRUCTION MEETING SHALL TAKE PLACE WITH COLLIER COUNTY ENGINEERING SERVICES PRIOR TO THE START OF CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DEVIATION IN PLAN INFORMATION SHALL BE REPORTED TO THE ENGINEER AND OWNER'S REPRESENTATIVE IMMEDIATELY.
4. CONTRACTOR IS REQUIRED TO OBTAIN WRITTEN APPROVAL FOR ANY DEVIATIONS FROM THE PLANS AND/OR SPECIFICATIONS FROM THE ENGINEER AND OWNER. ANY DISCREPANCIES ON THE DRAWINGS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND ENGINEER BEFORE COMMENCING WORK.
5. COLLIER COUNTY, FLORIDA POWER AND LIGHT, CENTURYLINK, COMCAST, OR OTHER ENTITIES MAY HAVE EXISTING UTILITIES ADJACENT TO AND/OR WITHIN THE PROPOSED CONSTRUCTION AREA. CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITIES TO LOCATE AND/OR RELOCATE THEIR FACILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
6. THESE CONSTRUCTION DOCUMENTS ARE NOT INTENDED TO BE ALL INCLUSIVE OF EXISTING FACILITIES OR MATERIALS TO BE REMOVED. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE EXISTING CONDITIONS WITH REGARD TO THE SITE MODIFICATIONS NECESSARY TO ACCOMMODATE THE PROPOSED IMPROVEMENTS.
7. OPERATION AND OWNERSHIP OF THE MASTER SURFACE WATER MANAGEMENT SYSTEM LOCATED ON THE SUBJECT PROPERTY SHALL BE THE RESPONSIBILITY OF THE RESPECTIVE PROPERTY OWNER.
8. THE RESPECTIVE PROPERTY OWNER IS RESPONSIBLE FOR THE MAINTENANCE OF THE INFRASTRUCTURE ON SITE, THE OPEN SPACE AREAS, PAVED AREAS, ETC.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING COPIES OF AND COMPLYING WITH ALL PERMITS OBTAINED BY THE PROPERTY OWNER, AND POST ALL PERMITS AT THE JOB SITE.
10. PRIOR TO COMMENCEMENT OF GENERAL CONSTRUCTION ACTIVITY APPROPRIATE EROSION CONTROL DEVICES SHALL BE INSTALLED TO CONTROL AND REDUCE SOIL EROSION AND SEDIMENT TRANSPORT TO OFF-SITE AREAS. THE CONTRACTOR SHALL MAINTAIN THESE DEVICES THROUGHOUT THE DURATION OF CONSTRUCTION OR AS NOTED ON THE EROSION CONTROL PLAN SHEET. ALL DEVICES SHALL REMAIN IN PLACE UNTIL THE SURROUNDING AREAS ARE ESTABLISHED. REFERENCE EROSION CONTROL PLAN.
11. THE REVIEW AND APPROVAL OF THESE IMPROVEMENT PLANS DOES NOT AUTHORIZE THE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EXISTING EASEMENTS OF RECORD.
12. DURING CONSTRUCTION, ALL DRAINAGE INLET OPENINGS WITHIN OPEN SPACE AREAS SHALL BE COVERED WITH FILTER FABRIC (MIRAFI 140N OR APPROVED EQUAL) TO PREVENT DEBRIS AND FILL FROM FALLING INTO THE INLET.
13. ALL DISTURBED AREAS SHALL RECEIVE SEED AND MULCH AT A MINIMUM. EXCEPT WHERE SPECIFICALLY IDENTIFIED AS A PAY ITEM FOR A PARTICULAR AREA, SEED AND MULCH IS INCIDENTAL TO THE PROJECT.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF THE EXISTING STREETS ADJACENT TO THE PROJECT. ALL TRAFFIC MAINTENANCE CONTROL SHALL BE IN ACCORDANCE WITH FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS. TRAFFIC CONTROL OPERATION PROCEDURES SHALL BE SUBMITTED TO OWNER FOR APPROVAL PRIOR TO BEGINNING CONSTRUCTION.
15. ALL EXOTIC VEGETATION AS DEFINED BY COLLIER COUNTY LAND DEVELOPMENT CODE SHALL BE REMOVED FROM THE SITE AND SUBSEQUENT ANNUAL EXOTIC REMOVAL SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
16. ALL SLOPES SHALL BE SEEDED, SODDED OR VEGETATED AS DIRECTED BY OWNER WITHIN 7 DAYS OF FINAL GRADING.
17. TRASH PICK-UP TO BE PROVIDED BY COLLIER COUNTY WASTE MANAGEMENT.
18. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FROM THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY. ACCORDINGLY, THE CONTRACTOR IS ALSO RESPONSIBLE FOR CREATING, IMPLEMENTING, AND MAINTAINING A STORMWATER POLLUTION PREVENTION PLAN PER THE REQUIREMENTS OF THE NPDES GENERAL PERMIT.
19. THE LOCATIONS OF EXISTING UTILITIES AND STORM SEWER SHOWN WITHIN THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED FROM AVAILABLE DRAWINGS AND SURVEY INFORMATION, AND DO NOT NECESSARILY REPRESENT ALL EXISTING INFRASTRUCTURE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS PRIOR TO CONSTRUCTION AND PROVIDE IN WRITING ANY DISCREPANCIES TO THE DESIGNER OR ENGINEER OF RECORD. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR OR REPLACE ANY INFRASTRUCTURE DAMAGED DURING CONSTRUCTION TO EXISTING CONDITIONS OR BETTER.
20. THE CONTRACTOR SHALL ACCURATELY PLOT THE LOCATIONS AND DEPTHS OF ALL IMPROVEMENTS INSTALLED ON A FINAL SET OF RECORD DRAWINGS WHICH SHALL BE DELIVERED TO THE ENGINEER.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL AND DISPOSAL OF ALL TREES, BRUSH, STUMPS, DEBRIS AND EXISTING INFRASTRUCTURE NOT REQUIRED TO REMAIN IN THE PROPOSED CONSTRUCTION AREA. ALL MATERIAL REMOVED FROM THE SITE SHALL BE DISPOSED OF BY THE CONTRACTOR IN A LEGAL MANNER.
22. PERIMETER BERMS SHALL BE MAINTAINED ALONG ALL PROJECT BOUNDARIES, UNLESS OTHERWISE SHOWN ON SITE PLANS.
23. CONTRACTOR SHALL REMOVE TOPSOIL AND ORGANIC MATTER FROM SITE PRIOR TO PLACING FILL.
24. CONTRACTOR SHALL WRAP ALL STORM WATER REINFORCED CONCRETE PIPE (RCP) JOINTS WITH FILTER FABRIC (MIRAFI OR APPROVED EQUAL).
25. ALL PROPOSED CONDUITS SHALL EXTEND 5 FEET BEYOND THE EDGE-OF-PAVEMENT, BACK-OF-CURB OR BACK-OF-SIDEWALK AT EACH END.
26. CONTRACTOR SHALL CONSTRUCT ALL SIDEWALKS SO THAT LONGITUDINAL SLOPES DO NOT EXCEED 1:20 (UNLESS HANDRAILS ARE PROVIDED), CROSS-SLOPES DO NOT EXCEED 1:50 (2% MAX), AND ALL LANDINGS OR TURN-AROUND AREAS (5' SQUARE MIN) SHALL NOT EXCEED 1:50 (2% MAX) IN ALL DIRECTIONS PER A.D.A.
27. AT A MINIMUM A FIVE FOOT STRIP OF SOD SHALL BE INSTALLED AROUND ALL DRAINAGE STRUCTURES LOCATED WITHIN OPEN SPACE AREA.
28. "EXISTING" REFERS TO FACILITIES AND/OR PROJECTS EITHER PREVIOUSLY CONSTRUCTED OR TO BE CONSTRUCTED UNDER SEPARATE PERMIT OR SITE DEVELOPMENT PLAN.
29. "FUTURE" REFERS TO FACILITIES AND/OR PROJECTS TO BE CONDUCTED UNDER SEPARATE PERMIT OR SITE DEVELOPMENT PLAN.
30. POTABLE WATER SERVICE FOR THE OVERALL PROJECT WILL BE PROVIDED BY EVERGLADES CITY UTILITIES. SEWER SERVICE FOR THE OVERALL PROJECT WILL BE PROVIDED BY A PRIVATE ONSITE SEPTIC SYSTEM.
31. ALL MATERIALS AND CONSTRUCTION METHODS USED FOR THE PROPOSED IMPROVEMENTS SHALL CONFORM TO THE APPROVED TECHNICAL SPECIFICATIONS PROVIDED BY THE DESIGNER OR ENGINEER OF RECORD AND UTILITY PROVIDER, AND ALL FEDERAL, STATE AND LOCAL REGULATIONS.
32. ALL ADA TRUNCATED DOMES/ADA TACTILE SURFACES SHALL BE CONSTRUCTED TO MEET ADA (AMERICANS WITH DISABILITIES ACT) GUIDELINES, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT YEAR FDOT STANDARD PLANS INDEX 522-002.
33. REINFORCED CONCRETE PIPE SHALL MEET THE REQUIREMENTS OF ASTM DESIGNATION C76, CLASS III, WALL THICKNESS B, UNLESS OTHERWISE NOTED. WHERE TOP OF PIPE EXTENDS INTO ROADWAY SUBGRADE, CLASS IV RCP SHALL BE USED.
34. COUNTY ROW PERMIT IS REQUIRED FOR ANY CONSTRUCTION/MAINTENANCE WORK PROPOSED WITHIN ANY COUNTY PUBLIC ROADWAY ROW.

UTILITY AND SERVICES DIRECTORY

POTABLE AND NON-POTABLE WATER
CITY OF EVERGLADES
102 COPELAND AVE N
EVERGLADES CITY, FL 34139
TEL: 239-695-3781

ELECTRIC
FLORIDA POWER AND LIGHT COMPANY
4105 15th AVE SW
NAPLES, FL 34116
PHONE (239) 353-6045

TELEPHONE
CENTURYLINK
P.O. BOX 370
FORT MYERS, FLORIDA 33902-0270
PHONE (239) 336-2114

CABLE TELEVISION
COMCAST CABLE COMMUNICATIONS
12600 WESTLINKS DR
FORT MYERS, FL 33913
PHONE (239) 432-1806

FIRE PROTECTION
GREATER NAPLES FIRE RESCUE DISTRICT
14575 COLLIER BLVD
NAPLES, FLORIDA 34119
PHONE (239) 774-2800

UTILITY LOCATING SERVICE
SUNSHINE STATE ONE CALL CENTER
PHONE (800) 432-4770
(MINIMUM 48 HOURS NOTICE REQUIRED)

UTILITY NOTES

1. ALL UTILITY CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE COLLIER COUNTY UTILITIES STANDARDS MANUAL AND TECHNICAL SPECIFICATIONS.
2. STATIONING BASED ON ℄ RIGHT-OF-WAY.
3. DO NOT TIE-IN WATER MAINS UNTIL LINES HAVE BEEN CLEARED AND CLEARANCE HAS BEEN GIVEN BY COLLIER COUNTY UTILITIES.
4. TEMPORARY BACKFLOW DEVICE MAY BE NECESSARY AT OPTION OF FIRE DISTRICT.
5. WHEN DEFLECTING WATER MAIN, DO NOT EXCEED MANUFACTURER'S RECOMMENDED MAXIMUM RATE OF DEFLECTION.
6. ALL WATER SERVICE SLEEVES SHALL BE 4" PVC W/ 24" COVER BASED ON FINISH GRADE. (SEE DETAIL).
7. EXISTING REFERS TO FACILITIES EITHER PREVIOUSLY CONSTRUCTED OR TO BE CONSTRUCTED UNDER SEPARATE SITE DEVELOPMENT PLAN.
8. IRRIGATION DESIGN IS BY OTHERS.
9. THE IRRIGATION SYSTEM SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER,OR ITS SUCCESSORS.
10. ALL CONDUITS FOR OTHER UTILITIES SHALL BE PLACED A MINIMUM OF 18" VERTICAL SEPARATION AND 5' HORIZONTAL SEPARATION FROM POTABLE WATER, FORCE MAINS & SANITARY SEWER.
11. ALL CONDUITS AND CASINGS SHALL EXTEND 5 FEET BEYOND THE EDGE OF PAVEMENT, BACK OF CURB OR BACK OF SIDEWALK AT EACH END.
12. COLLIER COUNTY REQUIRES 48 HOURS NOTICE TO BE PRESENT FOR THE FOLLOWING:

    1) HOT TAPS TO POTABLE WATER LINES LARGER THAN 6" AND WASTEWATER SYSTEMS LINES GREATER THAN 4".
    2) MASTER METER AND BYPASS PIPING.
    3) JACK & BORE CASINGS.
    4) PRESSURE TESTS.
    5) INFILTRATION/EXFILTRATION TESTS.
    6) LIFT STATION INSTALLATION PRIOR TO COVER-UP AND START-UP.
    7) LIFT STATION START-UP.
    8) LAMPING OF SEWER LINES.
    9) PIGGING AND FLUSHING OF WASTEWATER LINES, FORCE MAINS, POTABLE WATER MAINS AND NON-POTABLE IRRIGATION LINES.
    NOTE: FULL BORE FLUSHING AND PIGGING OF POTABLE WATER LINES NEED ONLY WATER DEPARTMENT INSPECTION.
    10) TELEVISION VIDEO TAPING OF WASTEWATER LINES AT END OF CONSTRUCTION AND THE WARRANTY PERIOD ("IN OFFICE REVIEW").
    11) CONFLICT CONSTRUCTION.
    12) CONNECTIONS TO EXISTING POTABLE WATER, NON-POTABLE IRRIGATION WATER AND WASTEWATER SYSTEMS.
    13) 8" DIAMETER OR LARGER CASING INSTALLATIONS.
    14) OTHER SPECIAL REQUIREMENTS AS SPECIFIED BY THE COUNTY STAFF AT THE TIME OF CONSTRUCTION DOCUMENT APPROVAL.
    15) CHLORINATION OF WATER LINES AND REFLUSHING OF LINE AFTER CHLORINATION (NEEDS ONLY WATER DEPARTMENT INSPECTION ONLY).
    16) INSTALLATION OF TEMPORARY METERS/BACKFLOWS.
    17) BACTERIOLOGICAL SAMPLING (NEEDS WATER DEPARTMENT INSPECTION ONLY).
    18) HOT TAPS TO ANY WATER CONCRETE MAINS, PRESSURE TESTS ON LINES 20" AND GREATER, AND CONNECTIONS TO EXISTING POTABLE SYSTEMS GREATER THAN 12" NEED TO BE INSPECTED BY THE WATER DEPARTMENT AND CDES.
    19) FIRE FLOW TESTING.

13. WATER AND WASTEWATER SYSTEM WITHIN THE R.O.W. OR DESIGNATED COLLIER UTILITY EASEMENTS SHALL BE OWNED AND MAINTAINED BY THE COLLIER COUNTY WATER/SEWER DISTRICT.
14. UNLESS OTHERWISE NOTED ALL BENDS ARE 22.5° MJ.
15. ALL MATERIALS AND CONSTRUCTION METHODS USED FOR THE PROPOSED IMPROVEMENTS SHALL CONFORM TO THE APPROVED TECHNICAL SPECIFICATIONS PROVIDED BY THE DESIGNER OR ENGINEER OF RECORD AND UTILITY PROVIDER; AND ALL FEDERAL, STATE AND LOCAL REGULATIONS.
16. CONTRACTOR SHALL REFERENCE THE COLLIER COUNTY UTILITIES STANDARDS MANUAL (LATEST APPROVED EDITION) FOR DETAILS AND SPECIFICATIONS FOR CONSTRUCTION OF ALL POTABLE WATER, FIRE AND WASTEWATER UTILITIES FOR THIS PROJECT.
17. A UTILITY PRE-CONSTRUCTION MEETING SHALL TAKE PLACE PRIOR TO START OF UTILITY CONSTRUCTION.
18. APPROVED FITTINGS SHALL BE USED TO MAINTAIN PLAN ALIGNMENT OF PROPOSED POTABLE WATER, FIRE, AND SANITARY SEWER MAINS. CONTRACTOR SHALL PREPARE RECORD DRAWINGS OF ALL FITTINGS.
19. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE MINIMUM COVER OF ALL PROPOSED MAINS, REGARDLESS OF EXISTING GRADE. COVER FOR MAINS AND PVC WATER CASINGS SHALL BE SET A MINIMUM OF 30 INCHES MEASURED FROM FINAL FINISHED GRADE, UNLESS OTHERWISE NOTED.
20. CONTRACTOR SHALL CONSTRUCT ALL PROPOSED POTABLE WATER, FIRE AND WASTEWATER APPURTENANCES INCLUDING METER BOXES, BLOW-OFFS, VALVE BOXES, AIR RELEASE VALVES, FIRE HYDRANTS, ETC. TO FINISHED GRADE. CONTRACTOR SHALL COORDINATE DURING THE CONSTRUCTION STAKEOUT AND PRIOR TO CONSTRUCTION OF SAID APPURTENANCES WITH OWNER AND ENGINEER REGARDING FINISHED GRADE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE CONSTRUCTION OF SAID APPURTENANCES ARE SET TO FINISHED GRADE.
21. BURIED WATER MAIN AND FORCE MAIN, EXCEPT THOSE INSTALLED BY DIRECTIONAL DRILL OR JACK-AND-BORE METHODS, SHALL BE MARKED USING METALIZED WARNING TAPE. THE METALIZED WARNING TAPE SHALL BE PLACED IN THE PIPE TRENCH AT TWO FEET (2') BELOW GRADE OR ONE-HALF THE DEPTH OF THE PIPE'S BURY, WHICHEVER IS LESS, AND LABELED EITHER "WATER MAIN" OR "WASTEWATER FORCE MAIN" AS APPLICABLE.
22. ELECTRONIC MARKERS (SEE COUNTY APPROVED PRODUCT LIST, APPENDIX F) SHALL BE PLACED TWENTY-FOUR INCHES (24") BELOW FINAL GRADE, ABOVE THE MAINS, AT ALL BENDS OR CHANGES IN ALIGNMENT, VALVES, AND EVERY TWO HUNDRED FIFTY FEET (250')
23. ALL PRIMARY ELECTRIC SERVICE UTILITIES AND FACILITIES SHALL BE OWNED AND MAINTAINED BY FLORIDA POWER & LIGHT (FPL), ITS SUCCESSORS AND ASSIGNS.
24. FIRE HYDRANTS SHALL NOT BE OBSTRUCTED VISUALLY OR FUNCTIONALLY BY VEGETATION. A CLEARING OF 3 FEET TO EACH SIDE, REAR AND TO THE STREET SHALL BE MAINTAINED.
25. THE WATER MAIN TAP, SLEEVE, POLYTUBING, METER BOX ETC. SHALL BE CONSTRUCTED BY THE SITE CONTRACTOR AT TIME OF WATER MAIN INSTALLATION.
26. PUBLIC UTILITIES SHALL INSTALL WATER METERS 2" AND SMALLER.
27. METERS SHALL BE SIZED BY PUBLIC UTILITIES.
28. ALL SEWER LINES, FORCE MAINS, LATERALS AND SERVICES THAT ARE DESIGNATED TO BE ABANDONED SHALL EITHER BE COMPLETELY REMOVED, OR FLUSHED CLEAN AND FILLED WITH GROUT. PRIOR TO GROUT FILL, SEWER LINES, FORCE MAINS, LATERALS AND SERVICES TO BE ABANDONED SHALL BE FLUSHED CLEAN TO REMOVE WASTEWATER AND SOLIDS. CONTRACTOR IS RESPONSIBLE FOR SECURING AND PROVIDING FLUSHING WATER, COLLECTION OF FLUSH WATER/WASTEWATER, AND DISPOSAL. THE CLEANING OF THESE PIPING SYSTEMS SHALL COMPLY WITH ALL LOCAL AND DEP REQUIREMENTS.
29. ALL IRRIGATION SERVICE SLEEVES SHALL BE 4" PVC W/ 24" COVER BASED ON FINISH GRADE. CAP ENDS AND MARK ENDS "IRRIGATION".
30. PRIOR TO THE ACCUMULATION OF COMBUSTIBLE BUILDING MATERIALS ON SITE, PROPOSED FIRE HYDRANTS MUST BE OPERABLE AND BE ABLE TO PROVIDE THE MINIMUM REQUIRED FIRE FLOWS, AND IMPROVED STABILIZED EMERGENCY APPARATUS ACCESS WAYS (MIN 20-FEET WIDE) MUST BE AVAILABLE TO WITHIN 100-FEET OF STRUCTURES.
31. ALL IRRIGATION PIPING SHALL BE COLORED PANTONE PURPLE 522C.
32. FIRE HYDRANT SHALL BE MARKED WITH AN APPROVED REFLECTOR AFFIXED TO THE ROADWAY SURFACE WHERE REQUIRED BY THE AHS.
33. ALL COUNTY-OWNED SEWER CLEANOUTS SHALL BE PROVIDED WITH AN ELECTRONIC MAKER AND CONCRETE CALLER AS SHOWN IN UTILITIES DETAIL DRAWINGS. ELECTRIC MARKER SHALL BE PLACED 24 INCHES BELOW FINAL GRADE AT THE CLEAN OUT, FOR COUNTY INSPECTOR TO SEE DURING FINAL PLUMBING TIE-IN INSPECTION.

CERTIFICATION/SUBSTANTIAL COMPLIANCE NOTES

IN ACCORDANCE WITH COLLIER COUNTY PUBLIC UTILITIES STANDARDS AND PROCEDURES ORDINANCE No. 2004-31 AND LATEST COLLIER COUNTY LAND DEVELOPMENT CODE AT THE TIME OF COUNTY PERMIT APPROVAL, THE CONTRACTOR SHALL PROVIDE THE FOLLOWING REQUIRED ITEMS TO THE ENGINEER OF RECORD, AS APPLICABLE.

1.) TEST REPORTS:
- A. DENSITY REPORTS:
  1. COMPACTED FILL (FOR BUILDING PADS, PIPE BEDDING AND BACKFILL)
  2. STABILIZED SUBGRADE.
  3. LIMEROCK BASE.
  4. TRENCH
- B. BACTERIOLOGICAL.
- C. BACKFLOW DEVICE.
- D. LIFT STATION STARTUP
- E. LIFT STATION ELECTRICAL SERVICE WIRING AND VOLTAGE DROP.

2.) AGENCY APPROVALS:
- A. FIRE DEPARTMENT
  1. FIRE LINE CONSTRUCTION, IF APPLICABLE.
  2. FIRE HYDRANT AND THRUST BLOCK INSPECTION, IF APPLICABLE.

3.) RECORD DRAWING:
THE CONTRACTOR SHALL PROVIDE A FINAL SET OF RECORD DRAWINGS TO CIVIL ENGINEER. RECORD DRAWINGS SHALL BE CERTIFIED BY A REGISTERED LAND SURVEYOR AND ACCURATELY SHOW ALL ABOVE- GROUND HORIZONTAL LOCATIONS, AND BELOW-GROUND HORIZONTAL AND VERTICAL LOCATIONS AT AREAS EXPOSED OR MARKED BY THE UTILITY CONTRACTOR FOR THE FOLLOWING. NOT ALL ITEMS LISTED BELOW ARE APPLICABLE TO THIS FINAL SITE PLAN. CONTRACTOR SHALL COORDINATE WITH CIVIL ENGINEER FOR FINAL VERIFICATION.
- A. POTABLE WATER AND WASTEWATER:
  1. LOCATIONS AND ELEVATIONS OF ALL PRESSURE PIPE LINES AT EVERY 200 LF ALONG PIPE LINE AND AT EACH PIPE ELBOW AND FITTING LOCATION.
  2. LOCATIONS OF ALL METER AND VALVE BOXES, AIR RELEASE VALVES, BLOW-OFFS, FIRE HYDRANTS AND BACTERIAL SAMPLE POINTS, ETC.
  3. INVERTS, RIM ELEVATIONS AND LOCATIONS FOR ALL LIFT STATIONS.
  4. LOCATIONS FOR ALL LIFT STATION ELECTRICAL CONTROL PANELS AND TRANSFORMERS.
  5. INVERTS (AT BOTH ENDS), PIPE SLOPES, RUN LENGTHS AND LOCATIONS FOR ALL SEWER MAIN STUB-OUTS.
  6. LOCATIONS OF SEWER LATERALS.
  7. INVERTS AND LOCATIONS FOR ALL CLEAN-OUTS
- B. PAVING AND DRAINAGE:
  1. INVERT, GRATE AND INLET ELEVATIONS OF ALL WATER MANAGEMENT STRUCTURES, INCLUDING ALL CONTROL STRUCTURES, CATCH BASINS, JUNCTION BOXES, HEADWALLS, MITERED ENDS, AND THE LIKE. WEIR AND BLEED-DOWN DIMENSIONS AND ELEVATIONS SHALL BE INCLUDED FOR ALL CONTROL STRUCTURES.
  2. CENTERLINE ELEVATIONS ON ALL OPEN SWALES AT HIGH AND LOW POINTS AND AT EVERY 100 LF ALONG SWALE CENTERLINE.

4.) CONTRACTOR SHALL COORDINATE AND VERIFY PROCEDURES IN ACCOMMODATING REQUIRED RECORD DRAWING INFORMATION WITH CIVIL ENGINEER AND SURVEYOR PRIOR TO CONSTRUCTION.

ROADWAY PAVING AND RESTORATION NOTES

ASPHALTIC CONCRETE PAVEMENT MAY BE CONSTRUCTED IN TWO LIFTS.

5-1/2" LIMEROCK BASE MATERIAL MAY BE SUBSTITUTED AS AN ALTERNATE DESIGN TO THE 12" STABILIZED SUBGRADE. ALL SPECIFICATIONS FOR LIMEROCK BASE MATERIAL SHALL BE ADHERED TO.

12" STABILIZED SUBGRADE SHALL EXTEND 1 FOOT BEYOND EDGE-OF-PAVEMENT OR BACK-OF-CURB ON ALL TYPICAL ROADWAY SECTIONS. SEE SECTION DETAILS.

AT A MINIMUM ONE FOOT OF STRIP SOD SHALL BE PLACED ALONGSIDE ALL EDGE-OF-PAVEMENT, BACK-OF-CURB, BACK-OF-SIDEWALK OR BACK-OF-HARDSCAPE UNLESS OTHERWISE NOTED ON LANDSCAPE ARCHITECT'S PLANS.

CLEARING NOTE

CONTRACTOR SHALL VERIFY WITH DEVELOPER FOR REMOVAL OF ANY EXISTING LANDSCAPING OR RETAINED VEGETATION THAT IS NOT IN DIRECT CONFLICT WITH THE PROPOSED IMPROVEMENTS.

RIP-RAP NOTE

ANY/ALL RIP-RAP WORK SHALL CONFORM TO FDOT SPECIFICATION 524-001 "DITCH PAVEMENT AND SODDING", UNLESS OTHERWISE APPROVED IN WRITING BY COLLIER COUNTY AND/OR ENGINEER.

UTILITY NOTE

ALL COSTS AND EXPENSES OF ANY AND ALL REPAIRS, REPLACEMENTS, MAINTENANCE AND RESTORATIONS OF ABOVE GROUND IMPROVEMENTS PERMITTED WITHIN A CUE SHALL BE THE SOLE FINANCIAL RESPONSIBILITY OF THE GRANTOR, ITS SUCCESSORS OR ASSIGNS.

RECYCLING NOTE

RECYCLING WILL BE PROVIDED VIA ROLL CART COLLECTION TO BE SET OUT ON THE DAY OF PICK-UP. THE RECYCLING ROLL CARTS WILL BE STORED INSIDE THE BUILDING WHEN THE CARTS ARE NOT OUT FOR PICK-UP. RECYCLING ROLL CARTS SHALL MEET THE REQUIREMENTS AND SPECIFICATIONS IN THE NON-RESIDENTIAL RECYCLING ORDINANCE, 04-50.

GREATER NAPLES FIRE RESCUE DISTRICT
FIRE AND LIFE SAFETY
2700 N Horseshoe Dr. • Naples, FL 34104
Phone: (239)774-2800 Fax: (239)774-3116

Hydrant Flow Test

Date: 3/11/22 Time: 8:04AM Tested By: Insp. Taylor
Location: 1236 Demere Ln - Chokoloskee Church of God
Requested By: Richard DuBois, E.I., RDA Consulting Engineer Date: 3/10/22
Email: richarddubois@rdall.com Phone: 239-649-1551
Comments:

Hydrant Flow Discharge

Static Pressure: 56 Residual Pressure: 46
Port Size: 2.5 Flow PSI: 13 GPM: 693
Port Size: Flow PSI: GPM:
Total Flow: 693
Fire Flow @ 20 PSI Residual: 560
Inspector comments: Completed as requested

Fire Official's Signature

Note: GNFD uses Telog flow test equipment; all tests are performed in accordance with NFPA 291 and manufacturers recommendations.

Inspection Fee: $ 150.00
Paid By: ☐ Credit Card ☑ Check Check #: 22383 Date Received: 3/14/2022

Professionalism ~ Integrity ~ Compassion

(4)

KEVIN H. McVICKER LICENSE No. 51436 STATE OF FLORIDA PROFESSIONAL ENGINEER

FORT CONSTRUCTION GROUP OF SOUTH FLORIDA, INC.
A DESIGN / BUILD COMPANY
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THE CERTIFICATION FOR ATTACHED COMPONENTS IS ACCORDANCE WITH SECTION 489.105 OF THE FLORIDA BUILDING CODE. THE CERTIFICATION IS ONLY FOR THE USE SHOWN ON THIS PLAN.

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Project Name & Address
"A New Worship Center For"
CHOKOLOSKEE CHURCH OF GOD
1236 DeMere Lane
Chokoloskee, Collier County, FL 34141

Drawn by:	Check by:
Project No.	

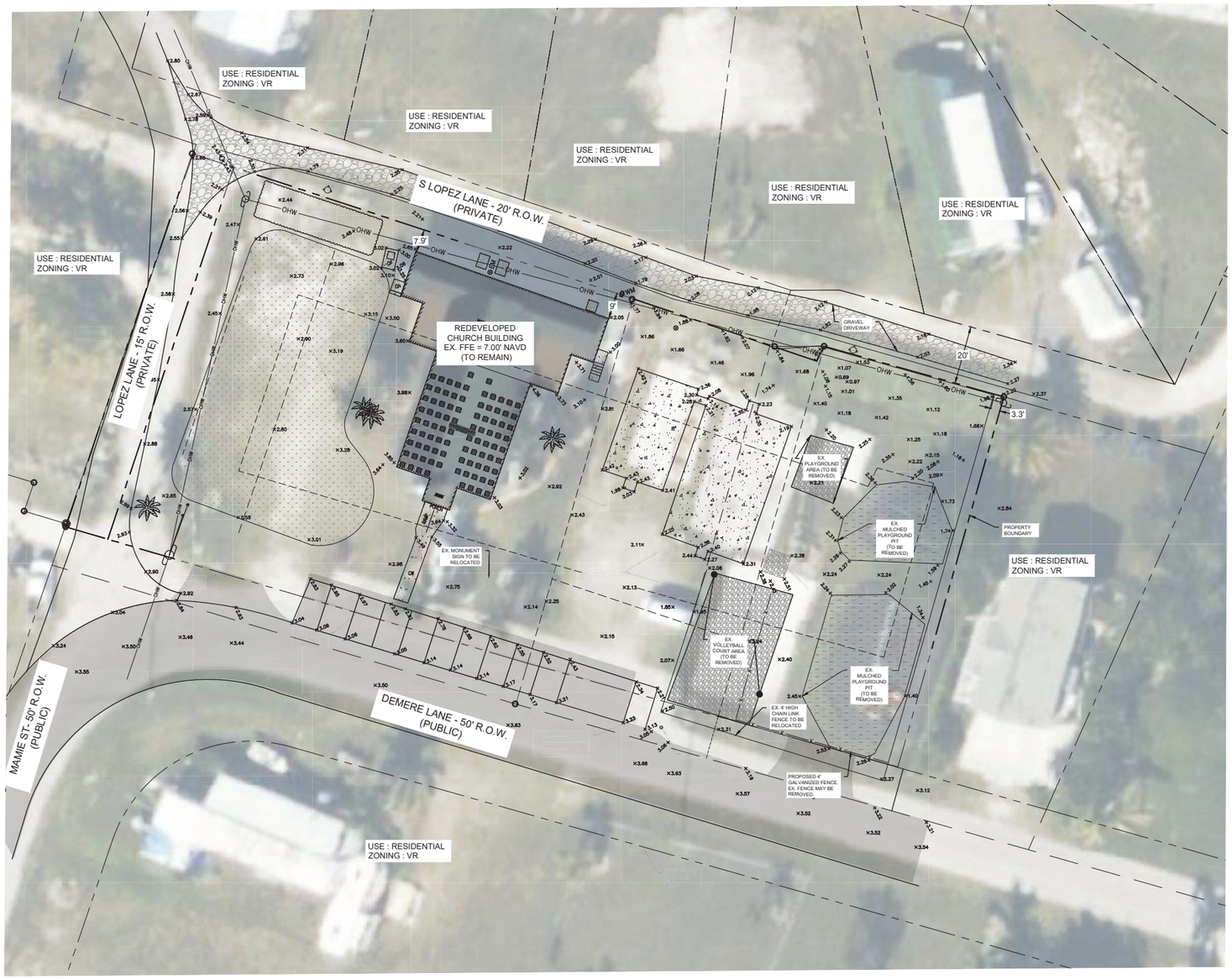
No.	Issue	Date
1	-	-
2	-	-
3	-	-
4	-	-
5	-	-

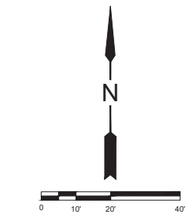
No.	Revision	By:	Date
1	Addressed County Comments Dated 2/15/2022	CWD	2/25/2022
2	Addressed County Comments Dated 3/08/2022	CWD	2/25/2022
3	-	-	-
4	-	-	-
5	-	-	-

Scale: SEE PLAN
Sheet Name: GENERAL NOTES

SHEET 2

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)





LEGEND

- EX EXISTING
- +XXX EXISTING GROUND ELEVATION
- (XXX) PROPOSED GROUND ELEVATION
- EXISTING ASPHALT SURFACES
- PROPOSED ASPHALT SURFACES
- EXISTING DIRT PARKING
- PROPOSED GRASS PARKING
- EXISTING VOLLEY BALL COURT AND PLAY AREA
- EXISTING MULCHED PLAYGROUND PIT
- EXISTING CHURCH BUILDING
- PROPOSED CHURCH BUILDING
- EXISTING CONCRETE TO BE REMOVED
- EXISTING CONCRETE TO REMAIN

KEVIN H. McGEE LICENSE No. 51436 STATE OF FLORIDA PROFESSIONAL ENGINEER

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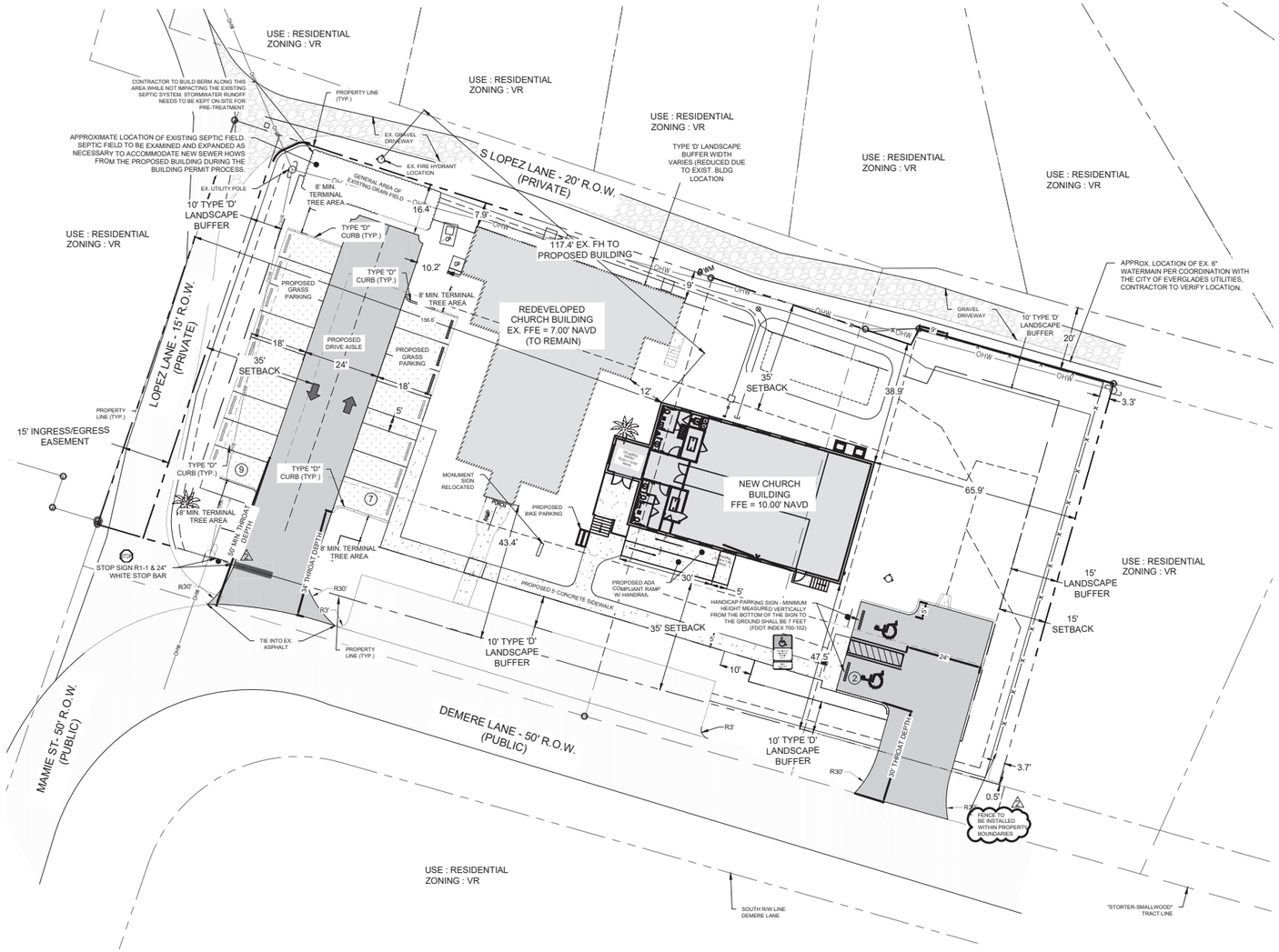
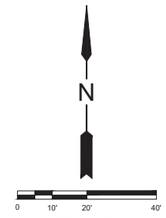




LEGEND

EX	EXISTING
XXX	EXISTING GROUND ELEVATION
(XXX)	PROPOSED GROUND ELEVATION
	EXISTING ASPHALT SURFACES
	PROPOSED ASPHALT SURFACES
	EXISTING DIRT PARKING
	PROPOSED GRASS PARKING
	EXISTING VOLLEY BALL COURT AND PLAY AREA
	EXISTING MULCHED PLAYGROUND PIT
	EXISTING CHURCH BUILDING
	PROPOSED CHURCH BUILDING
	EXISTING CONCRETE TO BE REMOVED
	EXISTING CONCRETE TO REMAIN

ADJACENT ZONING AND LAND USE

	ZONING	LAND USE
N	VR	R.O.W., RESIDENCES
S	VR	R.O.W., RESIDENCES
E	VR	RESIDENCES
W	VR	R.O.W., RESIDENCES

SITE DEVELOPMENT REGULATIONS [2]

DEVELOPMENT STANDARDS	REQUIRED	PROVIDED
MINIMUM LOT WIDTH (FT)	60	175
MIN. LOT AREA (SF)	6,000	36,895
MAX. BUILDING COVERAGE	NONE	17.6%
MAX. BUILDING HEIGHT (FT)	<35	22.17
FRONT STREET SETBACK (SOUTH) (FT)	35	47.5
REAR STREET SETBACK (NORTH) (FT)	35	38.9
SIDE SETBACK (EAST) (FT)	15	65.9
FRONT SETBACK (WEST) (FT)	35	156.7
NORTH LANDSCAPE BUFFER (VR TO R.O.W.)	10' TYPE "D"	10' TYPE "D"
WEST LANDSCAPE BUFFER (VR TO R.O.W.)	15' TYPE "B"	15' TYPE "D"
EAST LANDSCAPE BUFFER (VR TO VR)	15' TYPE "B"	15' TYPE "B"
SOUTH LANDSCAPE BUFFER (VR TO R.O.W.)	10' TYPE "D"	10' TYPE "D"

EXISTING LAND USE SUMMARY

CATEGORY	TOTAL SQUARE FOOTAGE (SF)	TOTAL ACREAGE (AC)	% OF TOTAL ACREAGE
BUILDING ROOF AREA	3,384 (2,884 SF AC AREA)	0.08	9%
PAVEMENT / SIDEWALK / OLD FOUNDATION	2,673	0.06	7%
OPEN SPACE	32,604	0.75	84%
TOTAL IMPERVIOUS AREA	6,057	0.14	16%
TOTAL PERVIOUS AREA	32,604	0.75	84%
TOTAL SITE	38,661	0.89	100%

PROPOSED LAND USE SUMMARY

CATEGORY	TOTAL SQUARE FOOTAGE (SF)	TOTAL ACREAGE (AC)	% OF TOTAL ACREAGE
PROPOSED BUILDING ROOF AREA	3,116	0.07	8%
EXISTING BUILDING ROOF AREA	3,384 (2,884 SF AC AREA)	0.08	9%
PAVEMENT / SIDEWALK / MISC. IMPERVIOUS AREA	9,298	0.21	24%
OPEN SPACE	22,862	0.53	59%
TOTAL IMPERVIOUS AREA	15,799	0.36	41%
TOTAL PERVIOUS AREA	22,862	0.53	59%
TOTAL SITE	38,661	0.89	100%

PARKING SUMMARY [2]

BUILDING USE	DESCRIPTION	MINIMUM REQUIRED SPACES	SPACES REQUIRED	SPACES PROVIDED
EXISTING CHURCH	2,884 SF AC AREA/ 0 SEAT CHURCH	3 FOR EACH 7 SEATS IN CHAPEL	0 * (3/7) = 0 SPACES	0
PROPOSED CHURCH	3,116 SF AC AREA/ 62 SEAT CHURCH	3 FOR EACH 7 SEATS IN CHAPEL	62 * (3/7) = 26.6 SPACES = 27 SPACES	18 (INCLUDING 2 HC SPACE)

NOTE:
1. PARKING SPACE REQUIREMENT PER SECTION 4.05.00 G. OF COLLIER COUNTY LAND DEVELOPMENT CODE.
2. PLEASE NOTE THAT THE EXISTING CHURCH IS BEING CONVERTED INTO AN ACTIVITY HALL AND WILL ONLY BE UTILIZED ON SPECIAL OCCASIONS. THEREFORE, THE EXISTING CHURCH BUILDING WAS NOT INCLUDED IN THE PARKING CALCULATIONS.
3. PER THE COLLIER COUNTY LAND DEVELOPMENT CODE, UP TO 70% OF THE PROVIDED PARKING SPACES MAY BE GRASS PARKING. THE MAXIMUM ALLOWABLE GRASS PARKING FOR THE PROPERTY IS 27*0.7=18.9=18 GRASS PARKING SPACES. THERE ARE CURRENTLY 16 GRASS PARKING SPACES PROPOSED.
4. EXISTING CHURCH BUILDING WILL ONLY BE USED AT AN EVENT SPACE AND WILL NOT GENERATE NEED FOR PARKING DURING THE STANDARD OPERATIONS OF THE CHURCH.
5. SPACES PROVIDED ARE PER THE APPROVED APR (PL20230002940).

STRIPING, MARKING, AND SIGNAGE REQUIREMENTS

1. FINAL PAVEMENT MARKINGS IN ROADWAYS SHALL BE IN ACCORDANCE WITH FDOT DESIGN STANDARD PLAN INDEX 711-001.
2. PERMANENT THERMOPLASTIC MARKINGS SHALL NOT BE INSTALLED WITHIN 30 DAYS OF FINAL ASPHALT PLACEMENT. CONTRACTOR SHALL PROVIDE TEMPORARY STRIPING (PAINTED) FOR ANY SECTION FOR THE ROAD OPEN FOR USE WITHIN 30 DAYS OF PLACEMENT OF FINAL ASPHALT SURFACES, AND PROVIDE FINAL THERMOPLASTIC STRIPING AFTER A 30-DAY PERIOD.
3. ALL PROPOSED SIGNS SHALL BE IN ACCORDANCE WITH FDOT DESIGN STANDARD PLAN INDEX 700-010, CURRENT YEAR.
4. ROADWAY SIGNAGE AND PAVEMENT MARKINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FDOT DESIGN STANDARDS, AND COLLIER COUNTY DESIGN CRITERIA.
5. ALL NON-HANDICAP PARKING STRIPING SHALL BE 6" WIDE, PAINTED WHITE.

EXOTIC VEGETATION REMOVAL NOTE

1. ALL PROHIBITED EXOTIC VEGETATION SHALL BE REMOVED FROM THE SITE AND IT SHALL BE MAINTAINED FREE OF EXOTICS IN PERPETUITY.

RIGHT-OF-WAY NOTE

1. COUNTY PERMIT TO PERFORM WORK AND/OR MAINTENANCE IN PUBLIC RIGHT-OF-WAY IS REQUIRED.

GRASS PARKING NOTES

1. GRASS PARKING SHALL BE COMPACTED, STABILIZED, WELL DRAINED AMD SURFACED WITH A DURABLE AND MAINTAINED GRASS COVER.
2. DRIVEWAYS, HANDICAPPED SPACES, AND ACCESS DRIVE AISLES SHALL BE PAVED.
3. PARKING SPACES SHALL BE 9'x18' AND DELINEATED USING 4" WIDE PAVERS.

FIRE FLOW CALCULATION [2]

NFPA CONSTRUCTION TYPE = II-B
BUILDING SQUARE FOOTAGE = 3,116 SF
BUILDING SPRINKLERED = YES
REQUIRED FIRE FLOW BASED ON CONSTRUCTION TYPE = 1,000 GPM (MIN.)
FLOW AVAILABLE BASED ON FLOW TEST = 560 GPM

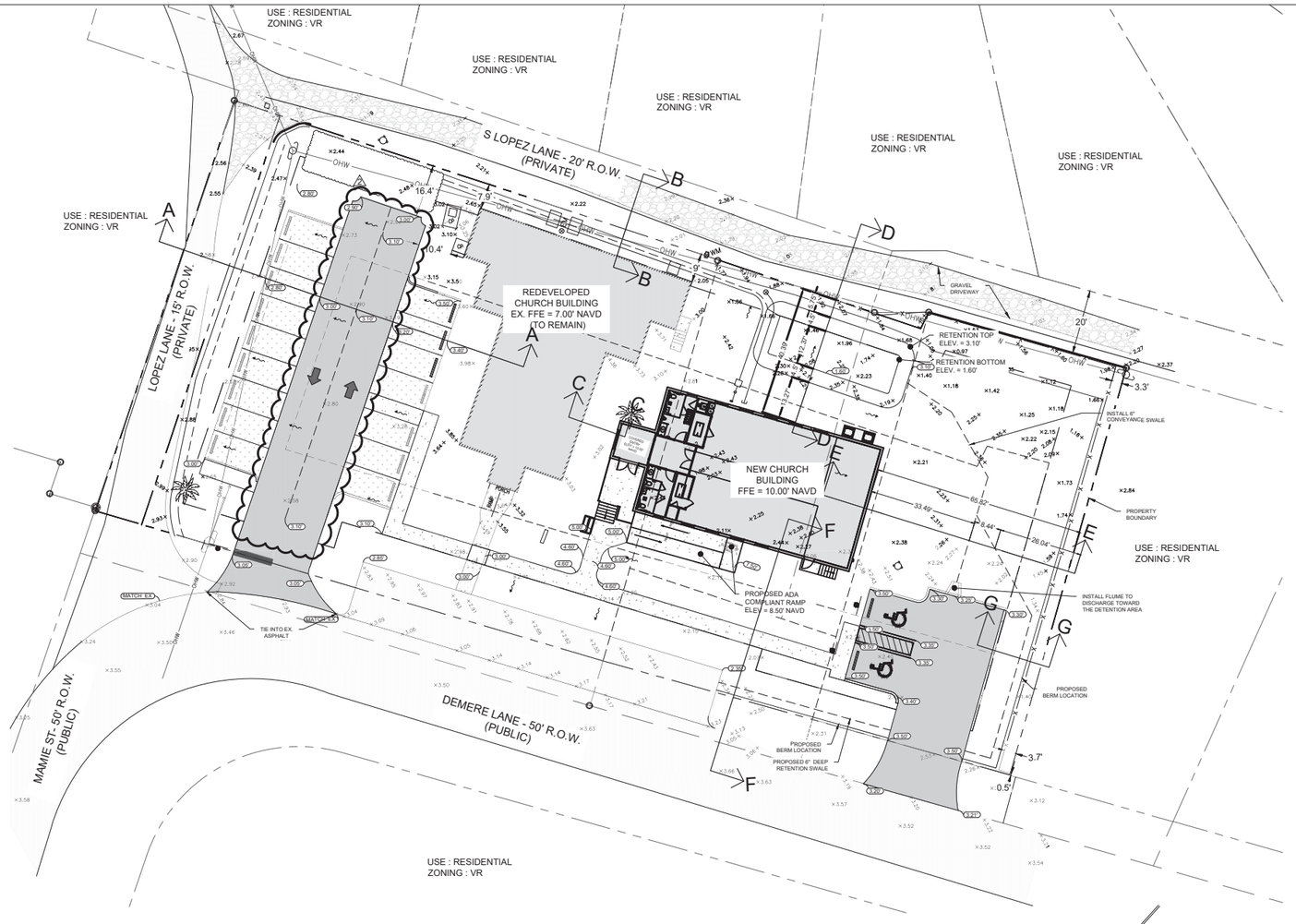
NOTE
REQUIRED FIRE FLOW DETERMINED FROM NFPA 1, TABLE 18.4.5.1.2.
FIRE FLOW TEST COMPLETED BY THE NORTH COLLIER FIRE RESCUE DISTRICT 3/17/2022.

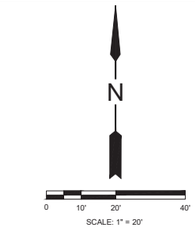
KEVIN H. McVICKER LICENSE No. 51436 STATE OF FLORIDA PROFESSIONAL ENGINEER

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KEVIN H. McVICKER, PE ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT SHOULD NOT BE CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

FORT CONSTRUCTION GROUP OF SOUTH FLORIDA, INC. A DESIGN / BUILD COMPANY
CA LIC. NO. 32301
28290 Old 41 Road • Unit #16
Naples, Florida 34135
O: 239.301.4947 F: 239.301.4953

THIS DRAWING IS FOR STRUCTURAL COMPONENTS ONLY. ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING SHALL BE PROVIDED BY OTHERS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE JOB SITE AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL MAKE PROVISIONS FOR SAFE DEMOLITION. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION GROUP OF SOUTH FLORIDA, INC. AND BE NOTIFIED





LEGEND

EX	EXISTING
+XXX	EXISTING GROUND ELEVATION
(XXX)	PROPOSED GROUND ELEVATION
	EXISTING ASPHALT SURFACES
	PROPOSED ASPHALT SURFACES
	EXISTING DIRT PARKING
	PROPOSED GRASS PARKING
	EXISTING VOLLEY BALL COURT AND PLAY AREA
	EXISTING MULCHED PLAYGROUND PIT
	EXISTING CHURCH BUILDING
	PROPOSED CHURCH BUILDING
	EXISTING CONCRETE TO BE REMOVED
	EXISTING CONCRETE TO REMAIN

WATER QUALITY VOLUME CALCULATIONS ⚠2

EXISTING IMPERVIOUS AREA ONSITE = 6,057 SF
PROPOSED IMPERVIOUS AREA ONSITE = 15,799 SF
PROPOSED PERCENTAGE OF ADDITIONAL IMPERVIOUS AREA = [(15,799-6,057) / (6,057)] * 100%
PROPOSED PERCENTAGE OF ADDITIONAL IMPERVIOUS AREA = 160%

REQUIRED TREATMENT = 1.5" OVER THE ADDITIONAL IMPERVIOUS AREA
ADDITIONAL IMPERVIOUS AREA = 15,633 - 6,057 SF = 9,742 SF
REQUIRED TREATMENT = (1.5/12) FT * 9,742 SF = 1,218 CF OR 0.028 AC-FT

PROVIDED TREATMENT IN DRY RETENTION SWALE:
LENGTH = 230'
TOP WIDTH = 3.0'
DEPTH = 0.5'
VOLUME PROVIDED = 2 * (½) *(TOP WIDTH / 2) * DEPTH * LENGTH
VOLUME PROVIDED = 2 * (½) * (3.0/2) * 0.5 * 230
VOLUME PROVIDED = 173 CF

PROVIDED TREATMENT IN DRY RETENTION AREA:
TOP AREA = 1,019 SF
BOTTOM AREA = 491 SF
DEPTH = 1.5'

VOLUME PROVIDED = ((TOP AREA +BOTTOM AREA)/2) * DEPTH
VOLUME PROVIDED = ((1,019+491)/2) * 1.5
VOLUME PROVIDED = 1,132 CF

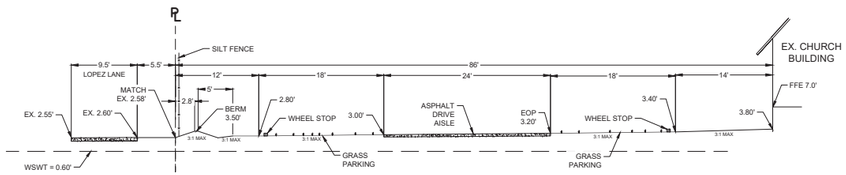
TOTAL VOLUME PROVIDED = 173 CF + 1,132 CF = 1,305 CF

THE VOLUME PROVIDED IS GREATER THE THE VOLUME REQUIRED. THEREFORE, WATER QUALITY VOLUME HAS BEEN ACHIEVED.

SURFACE WATER MANAGEMENT SUMMARY ⚠2

	ELEVATION (FT-NAVD)
CONTROL ELEVATION	0.60'
10-YEAR 24-HOUR PEAK STAGE	2.37'
MINIMUM DRIVE AISLE ELEVATION	2.37'
25-YEAR 3-DAY PEAK STAGE	3.07'
100-YEAR 3-DAY (NO DISCHARGE) PEAK STAGE	3.38'
MINIMUM FINISHED FLOOR ELEVATION (FT-NAVD)	10.00'
MINIMUM PERIMETER BERM ELEVATION	3.50'

FEMA ELEVATION = AE 9.0' & 10.0'
FEMA MAP NUMBER: 12021C1105H
DATED: MAY 16, 2012



CROSS-SECTION A-A
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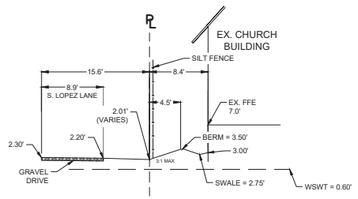
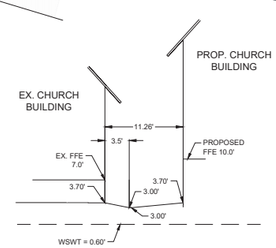


CROSS-SECTION B-B
N.T.S.



CROSS-SECTION C-C
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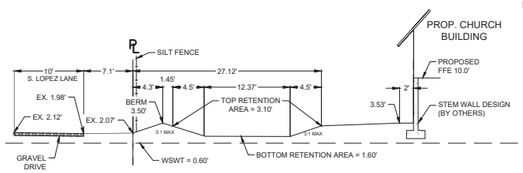

CROSS-SECTION D-D
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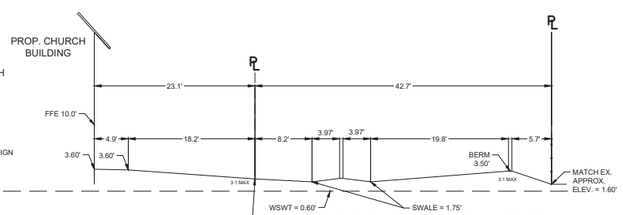

CROSS-SECTION E-E
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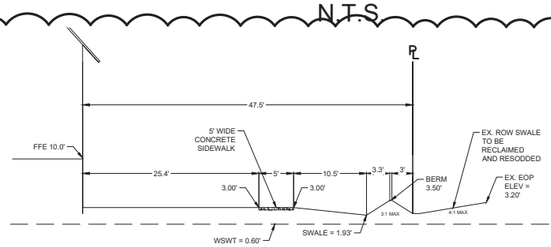
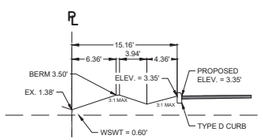


ROW RESTORATION CROSS-SECTION F-F
N.T.S.



CROSS-SECTION G-G
N.T.S.

KEVIN H. McVICKER
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No. 51436
STATE OF FLORIDA
PROFESSIONAL ENGINEER

FORT CONSTRUCTION GROUP
OF SOUTH FLORIDA, INC.
A DESIGN / BUILD COMPANY
CA/LIC. NO. 32301
28290 Old 41 Road • Unit #16
Naples, Florida 34135
O: 239.301.4947 F: 239.301.4953

THIS CERTIFICATION IS FOR STRUCTURAL COMPONENTS ONLY AND DOES NOT INCLUDE ANY CERTIFICATION AS TO CODE COMPLIANCE OR CURRENT ADOPTED EDITION (FOR FIRM) OR COUNTY CODES

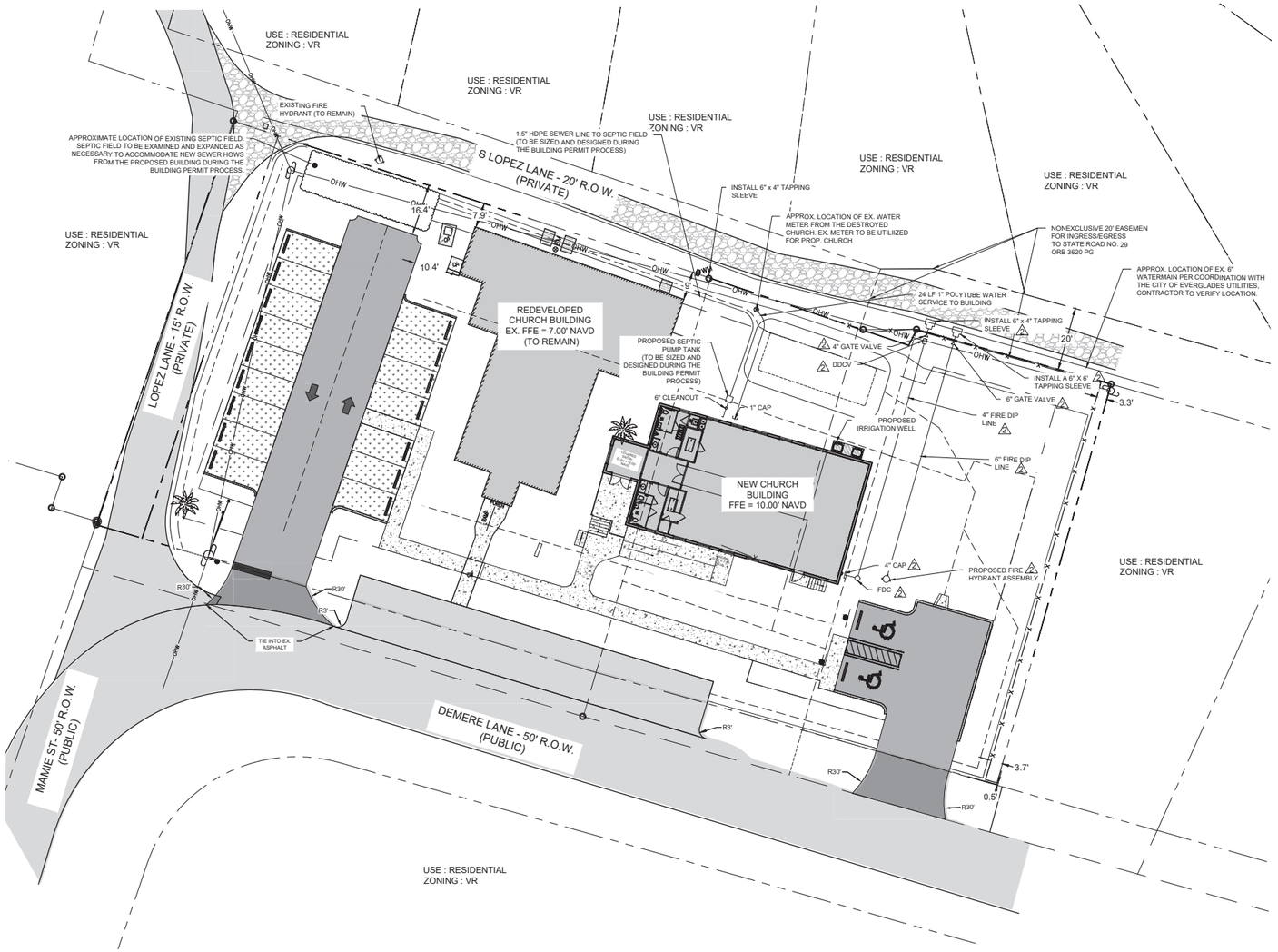
FORT CONSTRUCTION GROUP OF SOUTH FLORIDA, INC. hereby certifies that these plans, details, arrangements and notes, if hand noted, plans and designs incorporated herein, comply with the applicable requirements of the Florida Building Code, current edition, and ASCE 7 and are designed to withstand a 3 second gust wind speed of 175 MPH (ULTIMATE) for Risk Category II buildings and structures, as defined in the Florida Building Code, current edition. Notwithstanding the foregoing, we make no warranties or representations as to the adequacy or sufficiency of the plans, details, arrangements and notes for any purpose whatsoever. Contractor shall verify and be responsible for all dimensions and conditions. Any discrepancy shall be reported to the Engineer of Record immediately. Contractor shall perform all work in accordance with the CONSTRUCTION DOCUMENTS and shall be responsible for all construction means, methods, techniques, sequences and procedures. Contractor shall be responsible for all safety precautions and programs in connection with the work. These CONSTRUCTION DOCUMENTS are not to be used by Contractor if he finds any discrepancy between them and any applicable laws, codes, ordinances, rules and regulations. Nothing contained in these CONSTRUCTION DOCUMENTS shall create any contractual relationship between FORT CONSTRUCTION GROUP OF SOUTH FLORIDA, INC. and the contractor, subcontractor, or any of their employees. Contractor shall notify FORT CONSTRUCTION GROUP OF SOUTH FLORIDA, INC. and be notified in writing of any changes to these CONSTRUCTION DOCUMENTS. Contractor shall not proceed with any work affected by any change until he receives written authorization to proceed. Contractor shall coordinate all work and specifications shown by these drawings. All construction shall be performed in accordance with the latest rules and regulations governing such work.

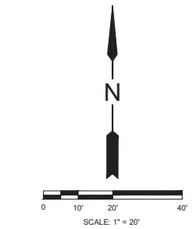
Project Name & Address
"A New Worship Center For"
CHOKOLOSKEE CHURCH OF GOD
1236 DeMere Lane
Chokoloskee, Collier County, FL 34141

Check by:	Project No.	Drawn by:
No. / Revision / By: / Date	No. / Issue / Date	
1 ADDRESS CHANGE, ⚠1 COMMENTS, FIRE & EOR UPDATES - JDMD - 4/28/2022	1	
2 ⚠2 ADDRESS CHANGE, ⚠2 COMMENTS, FIRE & EOR UPDATES - MD - 6/27/2022	2	
	3	
	4	
	5	

Scale: SEE PLAN
Sheet Name:
MASTER DRAINAGE
& GRADING PLAN
SHEET
5

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)





LEGEND

- EX — EXISTING
- XXXX — EXISTING GROUND ELEVATION
- XXXX — PROPOSED GROUND ELEVATION
- EXISTING ASPHALT SURFACES
- PROPOSED ASPHALT SURFACES
- EXISTING DIRT PARKING
- PROPOSED GRASS PARKING
- EXISTING VOLLEY BALL COURT AND PLAY AREA
- EXISTING MULCHED PLAYGROUND PIT
- EXISTING CHURCH BUILDING
- PROPOSED CHURCH BUILDING
- EXISTING CONCRETE TO BE REMOVED
- EXISTING CONCRETE TO REMAIN

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O: 239.301.4947 F: 239.301.4953

THIS CERTIFICATION IS FOR STRUCTURAL COMPONENTS ASSOCIATED WITH THE BUILDING PERMIT APPLICATION AND CURRENT ADOPTED EDITION (2020 FBC) AND COUNTY LOADS.

FORT CONSTRUCTION GROUP OF SOUTH FLORIDA, INC. hereby makes application for a permit and permit process with(out) the assistance of a professional engineer, architect or landscape architect. Contractor shall verify and be responsible for all dimensions and conditions. Contractor shall notify FORT CONSTRUCTION GROUP of SOUTH FLORIDA, INC. and be notified of any discrepancies before proceeding with the work or be responsible for the same. Contractor shall perform all work in accordance with drawings and specifications shown by these drawings. All construction shall be in accordance with the Florida Building Code and all applicable codes.

Project Name & Address

"A New Worship Center For"
CHOKOLOSKEE CHURCH OF GOD
•
1236 DeMere Lane
Chokoloskee, Collier County, FL 34141

Check by:			
	No.	Revision	By:	Date
	1	1 Addressed Comments Dated 8/3/2022	HBD	JUN/2022
	2	2 Addressed Comments Dated 10/03/2022	HBD	JUN/2022
	3	-	-	-
	4	-	-	-
	5	-	-	-

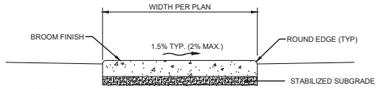
Project No.			
	No.	Issue	Date
	1	-	-
	2	-	-
	3	-	-
	4	-	-
	5	-	-

Drawn by:	
Scale:	SEE PLAN

Sheet Name:
MASTER UTILITY PLAN

SHEET
6

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

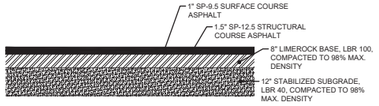


NOTES:

1. SIDEWALK SHALL BE CONSTRUCTED IN CONFORMANCE WITH F.D.O.T. STANDARD INDEX 522-001.
2. COMPACT FILL AREAS TO MINIMUM 95% OF AASHTO T99 DENSITY.
3. SIDEWALK SHALL HAVE CONTRACTION JOINTS SPACED EQUALLY TO THE SIDEWALK WIDTH AND HAVE EXPANSION JOINTS EVERY 120' MAXIMUM.
4. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI IN 28 DAYS.
5. SIDEWALKS SHALL HAVE A MAXIMUM RUNNING SLOPE OF 1:20 (5%) AND A MAXIMUM CROSS SLOPE OF 1:48 (2%) PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 403.3
6. CURB RAMPS SHALL BE CONSTRUCTED IN CONFORMANCE WITH ADA STANDARDS FOR ACCESSIBLE DESIGN SECTION 406 AND F.D.O.T. STANDARD INDEX 522-002.

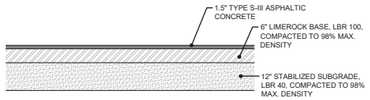
TYPICAL ONSITE 4" CONCRETE SIDEWALK DETAIL

NTS



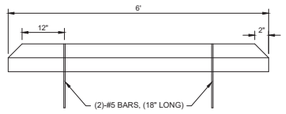
TYPICAL PUBLIC ROADWAY ROW PAVEMENT SECTION

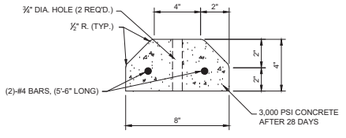
NTS



TYPICAL ONSITE PAVEMENT SECTION

NTS





TYPICAL PRECAST CONCRETE WHEEL STOP

NTS

DETECTABLE WARNINGS AND SIDEWALK CURB RAMPS SHALL CONFORM TO FDOT INDEX 522-002

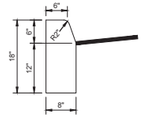
REFER TO FDOT DESIGN STANDARDS, LATEST EDITION, FOR DETAILS.

DETECTABLE WARNINGS AND SIDEWALK CURB RAMP DETAIL REFERENCE

DRIVEWAY CROSSWALKS SHALL GENERALLY CONFORM TO FDOT INDEX 711-001.

REFER TO FDOT DESIGN STANDARDS, LATEST EDITION, FOR DETAILS.

STANDARD CROSSWALK DETAIL REFERENCE



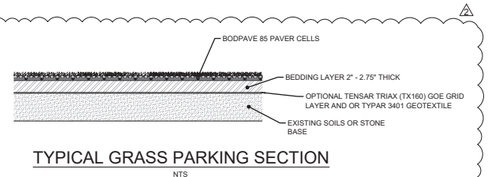
TYPE "D"

CONCRETE CURB NOTES:

1. CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3,000 P.S.I. IN 28 DAYS UNLESS OTHERWISE NOTED.
2. CURB SHALL BE CONSTRUCTED IN CONFORMANCE WITH F.D.O.T. INDEX 520-001
3. CURB SHALL HAVE EXPANSION JOINTS INSTALLED AT ALL INLETS AND EVERY ±500'.

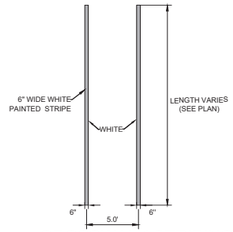
CURB DETAILS

NTS



TYPICAL GRASS PARKING SECTION

NTS

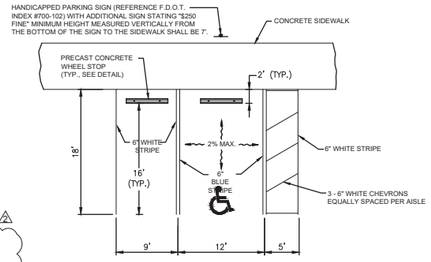


CROSSWALK STRIPING DETAIL

NTS

NOTES:

1. REFERENCE FDOT STANDARD DETAIL PLANS, CURRENT YEAR, INDEX 711-001 FOR ADDITIONAL INFORMATION REGARDING STRIPING.



TYPICAL PARKING DETAIL

N.T.S.

HANDICAP PARKING DETAIL REFERENCE:

1. HANDICAP PARKING SPACES TO BE CONSTRUCTED AND STRIPED PER FDOT STANDARD PLANS INDEX 711-001, FDOT STANDARD PLANS INDEX 711-102, AND COLLIER COUNTY, LDC.
2. HANDICAPPED PARKING SIGN TO BE PROVIDED (REFERENCE F.D.O.T. STANDARD INDEX #700-102) WITH ADDITIONAL SIGN STATING "$250 FINE". THE MINIMUM HEIGHT MEASURED VERTICALLY FROM THE BOTTOM OF THE SIGN TO THE SIDEWALK SHALL BE 7 FEET.

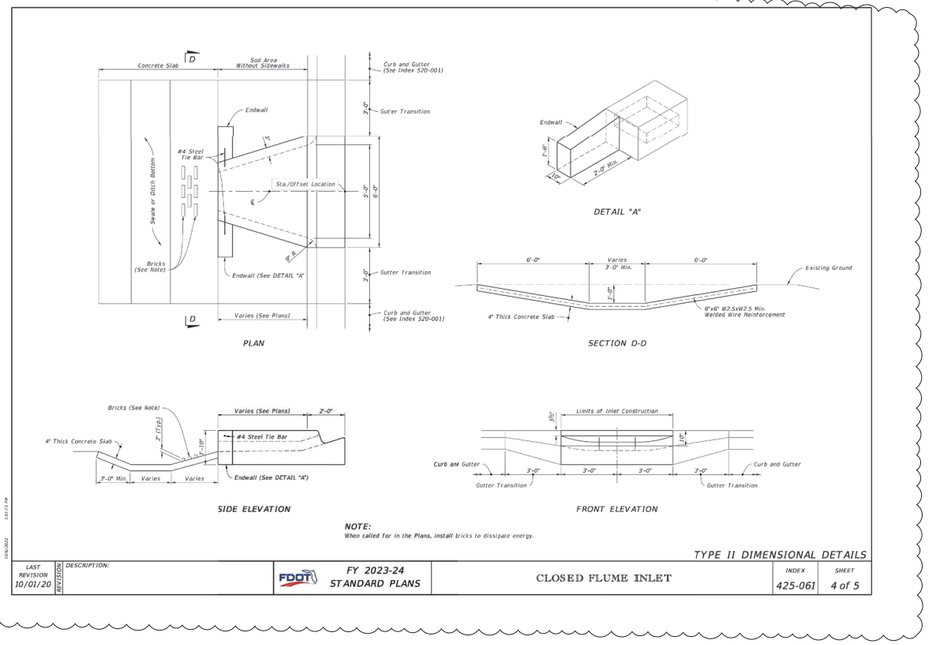
SIGNAGE LEGEND

STOP	30" x 30" STOP SIGN (R1-1) WITH 24" SOLID WHITE STOP BAR
PARKING BY DISABLED PERMIT ONLY	HANDICAP PARKING SIGN (R7-4)

ALL SIGNAGE TO BE IN ACCORDANCE WITH FDOT STANDARD PLAN INDEX 700-010 AND INDEX 700-102, CURRENT YEAR.

THROUGH LANE ARROW NOTE

1.) THROUGH LANE ARROW STRIPING TO BE INSTALLED BASED ON FDOT STANDARD PLANS INDEX 711-001, CURRENT YEAR. THE THROUGH LANE ARROWS SHALL BE STRIPED WITH THERMOPLASTIC STRIPING OR CREATED WITH COLOR DYED PAVERS AT THE OWNERS DISCRETION.



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Naples, Florida 34135
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THE CERTIFICATION IS FOR INTERNAL COMPLIANCE TO ACCORDANCE WITH SECTION 489.07 SAID FLORIDA CODE AND NOT FOR ANY OTHER PURPOSE OR USE.

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Project Name & Address
"A New Worship Center For"
CHOKOLOSKEE CHURCH OF GOD
1236 DeMere Lane
Chokoloskee, Collier County, FL 34141

No.	Revision	By	Date
1	Added Chokoloskee Comments Dated 4/5/2022	MBG	06/06/2022
2	Added Chokoloskee Comments Dated 10/28/2022	MBG	10/27/2022
3			
4			
5			

Check by:

Project No.

No.	Issue	Date
1		
2		
3		
4		
5		

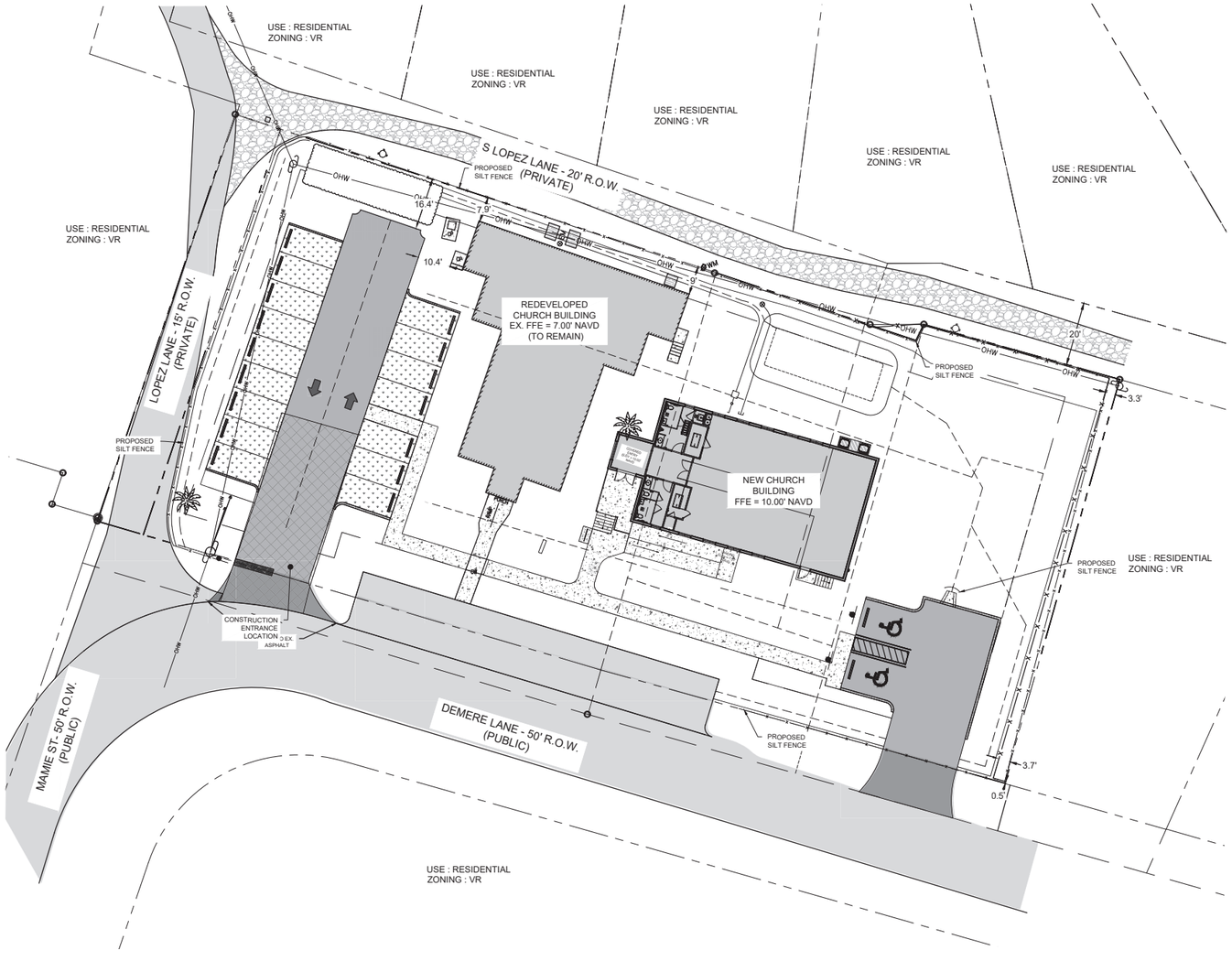
Drawn by:

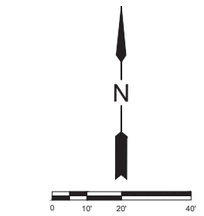
Scale: SEE PLAN

Sheet Name: GENERAL DETAILS

SHEET 7

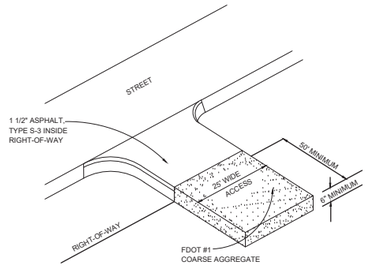
Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)





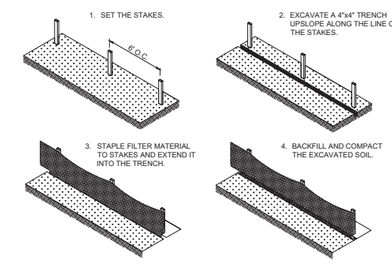
LEGEND

- EX — EXISTING
- X.XX — EXISTING GROUND ELEVATION
- (XXX) — PROPOSED GROUND ELEVATION
- EXISTING ASPHALT SURFACES
- PROPOSED ASPHALT SURFACES
- EXISTING DIRT PARKING
- PROPOSED GRASS PARKING
- EXISTING VOLLEY BALL COURT AND PLAY AREA
- EXISTING MULCHED PLAYGROUND PIT
- EXISTING CHURCH BUILDING
- PROPOSED CHURCH BUILDING
- EXISTING CONCRETE TO BE REMOVED
- EXISTING CONCRETE TO REMAIN
- PROPOSED VEHICLE USE LANDSCAPE AREA
- PROPOSED BUILDING FOUNDATION LANDSCAPE AREA
- IRRIGATION MAIN LINE
- x—x PROPOSED SILT FENCE



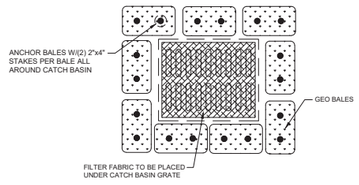
GRAVEL OR PAVED CONSTRUCTION ENTRANCE DETAIL (RUBBLE STRIP)

N.T.S.



TYPICAL SILT FENCE DETAIL

N.T.S.



INLET PROTECTION DETAIL

N.T.S.

STORM WATER POLLUTION PREVENTION NOTES

GENERAL REQUIREMENTS

1. INSTALL EROSION CONTROL DEVICES AROUND THE PROJECT BOUNDARY AND AS NEEDED TO PREVENT SOIL FROM LEAVING THE SITE.
2. EROSION CONTROL DEVICES WILL BE BUILT TO PREVENT SOIL FROM LEAVING THE SITE AND SHALL BE INSTALLED PRIOR TO ANY SITE GRUBBING AND/OR DEMOLITION.
3. STABILIZE ALL PERIMETER BERMS AND SLOPES TO PROTECT AGAINST EROSION.
4. WRAP INLET GRATES WITH FILTER FABRIC UNTIL THE DRAINAGE AREA TO EACH INLET IS STABILIZED WITH EITHER PAVEMENT OR SOD
5. MAINTAIN SILT FENCE, HAY BALES, FILTER FABRIC, AND ALL OTHER EROSION CONTROL DEVICES UNTIL STABILIZATION IS ESTABLISHED TO PREVENT SOIL FROM LEAVING THE SITE.
6. INSTALL ALL EROSION CONTROL DEVICES AS PER F.D.O.T. DESIGN STANDARD
7. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, STABILIZE THE AFFECTED AREA BY WETTING OR OTHER ACCEPTABLE METHODS.
8. REMOVE ALL SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 12 INCHES OR ONE-HALF THE DEPTH OF THE SILTATION CONTROL DEVICE.
9. REMOVE SILTATION ACCUMULATIONS IN ANY DRAINAGE PIPE AFFECTED BY CONSTRUCTION ACTIVITIES ON THE SITE PRIOR TO COMPLETION OF CONSTRUCTION.
10. MAINTAIN ALL BERM ELEVATIONS DURING CONSTRUCTION.
11. LOCATIONS OF EROSION CONTROL DEVICES MAY BE ADJUSTED DUE TO FIELD CONDITIONS.
12. DETAILS REPRESENT TYPICAL MEASURES FOR THE SITUATION DEPICTED. BASED ON SITE CONDITIONS ALL DETAILS MAY NOT BE APPLICABLE TO THE PROJECT. USE APPROPRIATE DETAIL FOR SITUATION ENCOUNTERED ON SITE.
13. BARRIERS ARE TO BE HIGHLY VISIBLE WITH BRIGHTLY COLORED ALL-WEATHER MESH MATERIAL OR EQUIVALENT, AND THE STAKES SHALL BE NO MORE THAN 10' APART.
14. PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY, APPROPRIATE EROSION CONTROL DEVICES SHALL BE INSTALLED TO CONTROL AND REDUCE SOIL EROSION AND SEDIMENT TRANSPORT TO OFF-SITE ARES. THE CONTRACTOR SHALL MAINTAIN THESE DEVICES THROUGHOUT THE DURATION OF CONSTRUCTION. ALL DEVICES SHALL REMAIN IN PLACE UNTIL THE SURROUNDING AREAS ARE ESTABLISHED.
15. THE FOLLOWING MINIMUM REQUIREMENTS ARE RECOMMENDED:
    (REFERENCE FLORIDA DEVELOPMENT MANUAL, FDEP, PPS 6-301 TO 6-500
    A) BMP 1.01 - TEMPORARY GRAVEL CONSTRUCTION ENTRANCE.
    B) BMP 1.05 - GEO BALE BARRIER
    C) BMP 1.06 - SILT FENCE
    D) BMP 1.08 - STORM INLET DRAIN PROTECTION
16. APPROPRIATE INLET PROTECTION TO PREVENT EROSION IS REQUIRED FOR ALL INLETS THROUGHOUT SITE CONSTRUCTION.

WORK WITHIN PUBLIC RIGHTS-OF-WAY

17. WORK SHALL NOT COMMENCE WHEN A MAJOR RAINFALL EVENT IS PREDICTED IN THE LOCAL 10-DAY FORECAST.
18. WORK SHALL BE PHASED AS NEEDED TO LIMIT THE DURATION OF LAND DISTURBING ACTIVITIES IN ANY WORK ZONE TO 10 CALENDAR DAYS OR LESS, EXCEPT AS OTHERWISE STATED BELOW
19. SLOPES 4:1 TO 3:1 SHALL BE STABILIZED WITH STABILIZED SOD
20. SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH RIP-RAP, AS SHOWN ON THE PLANS.
21. SLOPES SHALL BE STABILIZED IMMEDIATELY UPON FINISH GRADING.
22. STORMWATER BMP'S FOR A GIVEN WORK ZONE MAY BE REMOVED IMMEDIATELY FOLLOWING FINAL STABILIZATION.

KEVIN H. McVICKER
LICENSE
No. 51436
STATE OF FLORIDA
PROFESSIONAL ENGINEER

FORT CONSTRUCTION GROUP
OF SOUTH FLORIDA, INC.
A DESIGN / BUILD COMPANY
CA/LIC. NO. 32901
28290 Old 41 Road • Unit #16
Naples, Florida 34135
O: 239.301.4947 F: 239.301.4953

THE CERTIFICATION OF STRUCTURAL COMPONENTS ACCORDING TO THE ENGINEER'S SEAL AFFIXED HEREON DOES NOT CERTIFY CONSTRUCTION MEANS AND CONSTRUCTION METHODS.

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Project Name & Address
"A New Worship Center For"
CHOKOLOSKEE CHURCH OF GOD
•
1236 DeMere Lane
Chokoloskee, Collier County, FL 34141

Check by:			
No.	Revision	By:	Date
1	Addressed County Comments from 4/1/2022	JWD	4/28/2022
2	Addressed County Comments from 7/8/2022	JWD	07/28/2022
3			
4			
5			

Project No.		
No.	Issue	Date
1		
2		
3		
4		
5		

Drawn by:

Scale: SEE PLAN

Sheet Name:
EROSION CONTROLL
& SWPPP

SHEET
8

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

ARCHITECTURAL DRAWINGS FOR COLLIER SDP REVIEW
OF
CHOKOLOSKEE CHURCH OF GOD

COMMUNITY OF CHOKOLOSKEE — **COLLIER COUNTY, FLORIDA**

Joleen Darragh, Registered Architect
Digitally signed by Joleen Darragh, Registered Architect
Date: 2023.02.10 14:36:32 -05'00'

3.A.d

COLOR COMPLIANCE TABLE CC LDC 5.05.08 D.13.b: MATERIALS AND EXTERIOR COLORS (All elements are colored ≤ Level 8 Saturation and ≥ Lightness Level 3)				
PROJECT NAME	SHERWIN WILLIAMS COLOR #	MUNSELL COLOR CHART NUMBERS		
CHOKOLOSKEE CHURCH OF GOD		HUE	VALUE* (LIGHTNESS)	CHROMA** (SATURATION)
SHERWIN WILLIAMS COLOR NAME				
SNOWBOUND	7004	10R	9	1
NETWORK GRAY	7073	5PB	7	1
COMPLIANCE STATEMENT:	ALL COLORS THIS PROJECT COMPLY WITH THE COLLIER COUNTY LDC COLOR STANDARDS.			
*THE COLLIER COUNTY ARCHITECTURAL COLOR CHARTS ARE BASED UPON MUNSELL COLOR SPACE VALUES. *LIGHTNESS # SHALL BE ≥ 3; **CHROMA # SHALL BE ≤ 8; OTHERWISE COLOR LIMITED TO 10% MAXIMUM USE.*				

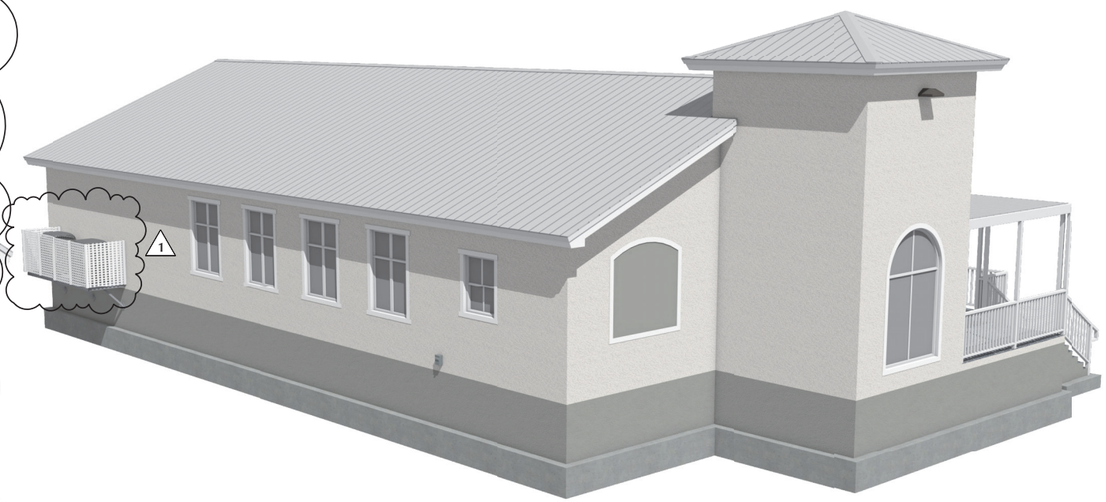
1

MARK: 1
SW 7004 Snowbound
RGB Value: R-212 | G-216 | B-215

2

MARK: 2
SW 7073 Network Gray
RGB Value: R-160 | G-165 | B-167





EXTERIOR RENDERINGS
Scale: NTS

APPLICABLE CODES
ALL WORK SHALL CONFORM TO THE FOLLOWING CODES, LAWS AND LOCAL ENACTMENT ORDINANCES:

FLORIDA FIRE PREVENTION CODE - 7TH EDITION
FLORIDA BUILDING CODE - 7TH EDITION
FLORIDA BUILDING CODE - PLUMBING - 7TH EDITION
FLORIDA BUILDING CODE - MECHANICAL - 7TH EDITION
NATIONAL ELECTRIC CODE (NFPA 70) - 2017 EDITION
FLORIDA BUILDING CODE - ACCESSIBILITY - 7TH EDITION
FLORIDA ADMINISTRATIVE CODE - CURRENT EDITION
FLORIDA STATUTES - CURRENT EDITION
COLLIER COUNTY FLORIDA - LAND DEVELOPMENT CODE

Index of Drawings	
Sheet	Title
G-001	COVER SHEET & EXTERIOR RENDERINGS
A-101	PROPOSED FLOOR PLAN & SEATING CHART
A-201	PROPOSED EXTERIOR ELEVATIONS
A-301	CROSS SECTION & INTERIOR RENDERINGS

ARCHITECTURAL SHEET NUMBER SCHEME*

A-101
DISCIPLINE
SHEET TYPE
SEQUENCE #

DISCIPLINE DESIGNATORS:	SHEET TYPE DESIGNATORS:
G - GENERAL	0 - GENERAL
C - CIVIL	1 - PLANS
L - LANDSCAPE	2 - ELEVATIONS
S - STRUCTURAL	3 - SECTIONS
A - ARCHITECTURAL	4 - LARGE SCALE VIEWS
I - INTERIORS	5 - DETAILS
Q - EQUIPMENT	6 - SCHEDULES & DIAGRAMS
F - FIRE PROTECTION	7 - USER DEFINED
P - PLUMBING	8 - USER DEFINED
M - MECHANICAL	9 - 3D REPRESENTATIONS
E - ELECTRICAL	
R - RESOURCE	

* Based upon United States National CAD Standard - V6

Collier County Property Appraiser
Property Summary

Parcel No	26081520004	Site Address *Disclaimer	1236 DEMERE LN	Site City	CHOKOLOSKEE	Site Zone *Note	34138
Name / Address	CHURCH OF GOD						
	PO BOX 368						
City	CHOKOLOSKEE	State	FL	Zip	34138		

Map No.	Strap No.	Section	Township	Range	Acres	*Estimated
8E36	219100 020 8E36	36	53	29	0.5	

Legal: CHOKOLOSKEE 36 53 29 THAT PART OF LOT 2 DES IN DB 42 PG 418 LESS R/W

		Millage Rates	*Calculations
Millage Area	216	School	Other / Total
Sub./Condo	219100 - CHOKOLOSKEE	5.016	8.6262 / 13.6422
Use Code	71 - CHURCHES		

Collier County Property Appraiser
Property Detail

Parcel No	26081520004	Site Address *Disclaimer	1236 DEMERE LN	Site City	CHOKOLOSKEE	Site Zone *Note	34138
Name / Address	CHURCH OF GOD						
	PO BOX 368						
City	CHOKOLOSKEE	State	FL	Zip	34138		

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

Tax Yr	Issuer	Permit #	CO Date	Tmp CO	Final Bldg	Type
1974	COUNTY	72-824	03/07/74			
1981	COUNTY	79-1347	06/29/81			
2019	COUNTY	PRBD20171248768	02/20/18			

Land

#	Calc Code	Units
10	RESIDENTIAL FF	173.7

Building/Extra Features

#	Year Built	Description	Area	Adj Area
10	1970	RESIDENTIAL	3384	3392

COLLIER GIS PROPERTY REPORT

SECTION 302 < > FLORIDA BUILDING CODE 7TH EDITION

USE AND OCCUPANCY CLASSIFICATION

OCCUPANCY:	ASSEMBLY A-3	MIXED OCCUPANCY?	NO
CODE DESCRIPTION:	WORSHIP, RECREATION, AMUSEMENT & OTHER		
OCCUPANCY DESCRIPTION(S):	CHOKOLOSKEE CHURCH OF GOD		
OCCUPANCY SEPARATION RATING PROVIDED:	N/A		

TABLES 504.3, 504.4 & 506.2 < > FLORIDA BUILDING CODE 7TH EDITION

ALLOWABLE HEIGHTS, STORIES AND BUILDING AREAS

CONSTRUCTION TYPE:	TYPE III-B NON-COMBUSTIBLE EXTERIOR WALLS		
FIRE SPRINKLER SYSTEM?:	NO	FIRE ALARM SYSTEM?:	NO
FIRE SPRINKLER STATUS - FOR HEIGHT & STORIES		NS	NON-SPRINKLERED
FIRE SPRINKLER STATUS - FOR AREA		NS	NON-SPRINKLERED
		PROPOSED	FBC ALLOWABLE*
HEIGHT (MEAN)		22.17'	55 FT.
STORIES		1	2
SQUARE FOOTAGE PER FLOOR (MAXIMUM)		3,116	9,500
TOTAL SQUARE FOOTAGE UNDER ROOF:		3,116	19,000

FLORIDA BUILDING CODE ANALYSIS

PROJECT



COLLIER GIS AERIAL LOCATION PHOTOGRAPH

FORT CONSTRUCTION GROUP OF SOUTH FLORIDA, INC.
A DESIGN / BUILD COMPANY
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Naples, FL 34110
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7TH EDITION FFPC OCCUPANT LOAD CALCULATIONS*

DESCRIPTION	AREA / DIMENSION	OCCUPANCY USE	OCCUPANT FACTOR	OCCUPANT LOAD
SANCTUARY NORTH	685	ASSEMBLY (CONCENTRATED)**	7	98
SANCTUARY SOUTH	685	ASSEMBLY (CONCENTRATED)**	7	98
AISLE EXIT WAY	249	ASSEMBLY (LESS CONCENTRATED)**	15	17
CHANCEL	592	ASSEMBLY (LESS CONCENTRATED)**	15	40
VESTIBULE	126	ASSEMBLY (LESS CONCENTRATED)**	15	9
NARTHEX	142	ASSEMBLY (LESS CONCENTRATED)**	15	10
AUDIO VISUAL	56	BUSINESS+	100	1
AV CLOSET	17	BUSINESS+	100	1
CRY RM	56	ASSEMBLY (LESS CONCENTRATED)**	15	4
WOMEN	155	BUSINESS+	100	2
MEN	155	BUSINESS+	100	2
JANITOR	17	BUSINESS+	100	1
*DOES NOT INCLUDE AREAS ALLOWABLE BY CODE TO BE EXCLUDED. SEE DEFINITIONS BELOW.				
**=NET AREA CALC; +=GROSS AREA CALC				
TOTAL OCCUPANT LOAD				**283**

FLORIDA FIRE PREVENTION CODE (7TH EDITION) - NFPA 101 (2018 EDITION) DEFINITIONS:
3.3.21.2.1* Gross Floor Area. The floor area within the inside perimeter of the outside walls of the building under consideration with no deductions for hallways, stairs, closets, thickness of interior walls, columns, elevator and building services shafts, or other features, but excluding floor openings associated with atriums and communicating spaces.

3.3.21.2.2 Net Floor Area. The floor area within the inside perimeter of the outside walls, or the outside walls and fire walls of a building, or outside and/or inside walls that bound an occupancy or incidental use area requiring the occupant load to be calculated using net floor area under consideration with deductions for hallways, stairs, closets, thickness of interior walls, columns, or other features.

7TH EDITION FBC OCCUPANT LOAD CALCULATIONS*

DESCRIPTION	AREA / DIMENSION	OCCUPANCY USE	OCCUPANT FACTOR	OCCUPANT LOAD
SANCTUARY NORTH	685	ASSEMBLY (CONCENTRATED)**	7	98
SANCTUARY SOUTH	685	ASSEMBLY (CONCENTRATED)**	7	98
AISLE EXIT WAY	249	ASSEMBLY (UNCONCENTRATED)**	15	17
CHANCEL	590	ASSEMBLY (UNCONCENTRATED)**	15	40
VESTIBULE	126	ASSEMBLY (UNCONCENTRATED)**	15	9
NARTHEX	142	ASSEMBLY (UNCONCENTRATED)**	15	10
AUDIO VISUAL	56	BUSINESS+	100	1
AV CLOSET	17	BUSINESS+	100	1
CRY RM	56	ASSEMBLY (UNCONCENTRATED)**	15	4
WOMEN	155	BUSINESS+	100	2
MEN	155	BUSINESS+	100	2
JANITOR	17	BUSINESS+	100	1
*DOES NOT INCLUDE AREAS ALLOWABLE BY CODE TO BE EXCLUDED. SEE DEFINITIONS BELOW.				
**=NET AREA CALC; +=GROSS AREA CALC				
TOTAL OCCUPANT LOAD				**283**

FLORIDA BUILDING CODE (2020 EDITION) DEFINITIONS:
FLOOR AREA, GROSS. The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, ramps, closets, the thickness of interior walls, columns or other features. The floor area of a building, or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above. The gross floor area shall not include shafts with no openings or interior courts.

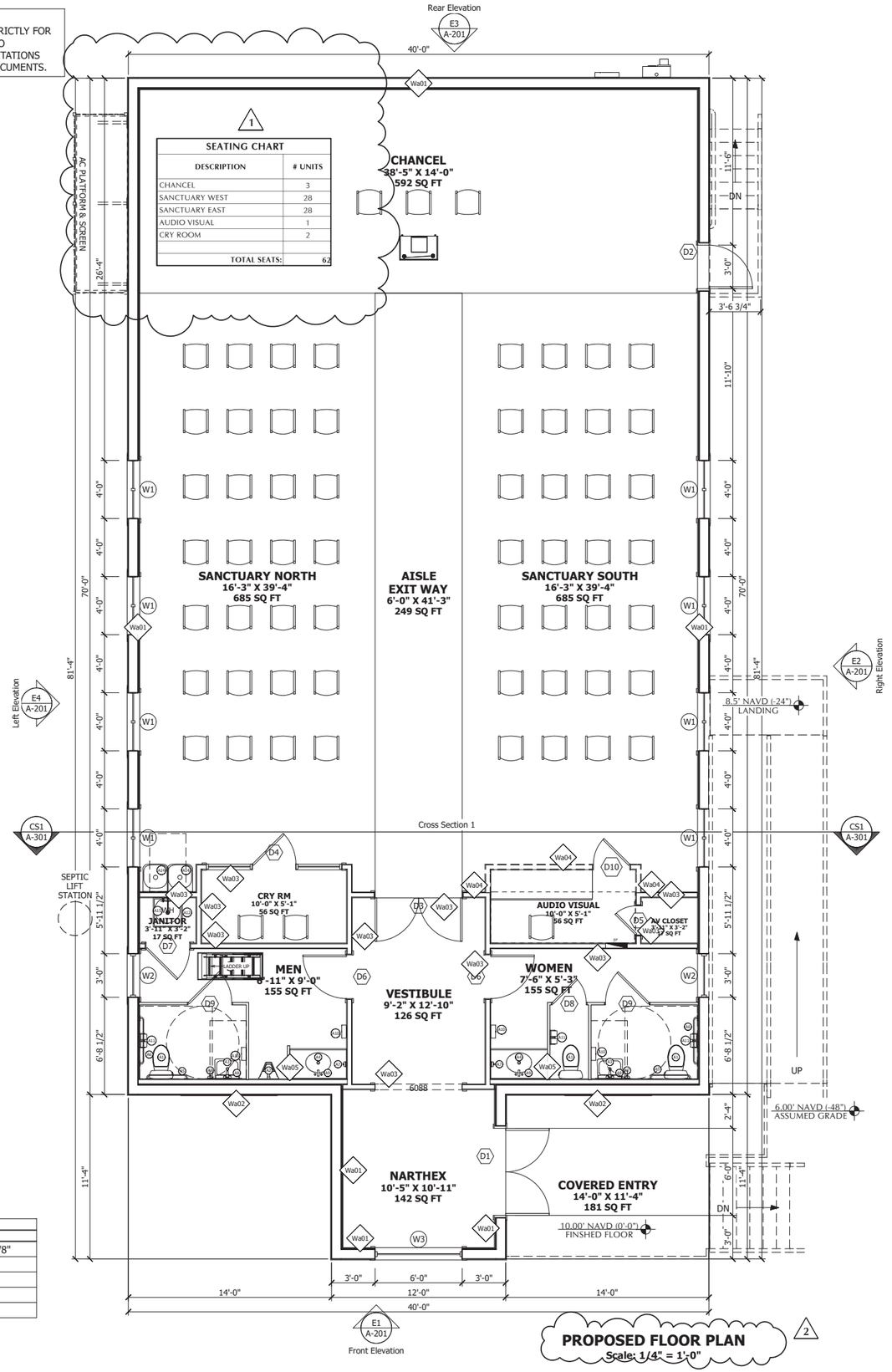
FLOOR AREA, NET. The actual occupied area not including unoccupied accessory areas such as corridors, stairways, ramps, toilet rooms, mechanical rooms and closets.

OCCUPANT LOAD NOTE:
THESE OCCUPANT LOAD CALCULATIONS ARE STRICTLY FOR LIFE SAFETY PURPOSES AND ARE NOT MEANT TO SUPERCEDE THOSE SEATING AND PARKING LIMITATIONS ESTABLISHED IN THE DEVELOPMENT ORDER DOCUMENTS.

ROOM AREA SCHEDULE		
ROOM NAME	AREA, GROSS	AREA, NET
SANCTUARY NORTH	685	648
SANCTUARY SOUTH	685	648
AISLE EXIT WAY	249	248
CHANCEL	592	539
VESTIBULE	126	117
NARTHEX	142	114
AUDIO VISUAL	56	50
AV CLOSET	17	12
CRY RM	56	50
WOMEN	155	124
MEN	155	126
JANITOR	17	12
COVERED ENTRY	181	179
TOTALS:	3116	2867

FIXTURE SCHEDULE			
CALL	QTY	DESCRIPTION	PLANNING DIMENSIONS
A1	3	ADA TOILET	36X36X29 7/8 "
A2	1	URINAL (WALL)	16 1/2X13 15/16X39 1/8 "
A3	2	RECTANGULAR SINK - ADA WALL MOUNT	21X16 1/2X14 3/8 "
A4	2	OVAL UNDERMOUNT SINK [20 3/4W]	20 3/4X19 7/16X14 "
A5	2	GRAB BAR	36X3 1/2X3 "
A6	2	GRAB BAR	42X3 1/2X3 "
A7	4	BOBRICK SOAP DISPENSER_B-2111	4 3/8X3 1/16X8 1/8 "
A8	2	MIRROR_BOBRICK_B165 MIRROR	24X1/2X36 "
A9	2	MIRROR_BOBRICK_B165 MIRROR	46 3/4X1/2X36 "
A10	4	PAPER-TOWEL-DISPENSER_BOBRICK_B-262	10 13/16X4 1/16X14 1/16 "
A11	3	TOILET_TISSUE_DISPENSER_BOBRICK_B-686	12 3/8X5 15/16X5 1/8 "
A12	1	MOPSINK & FAUCET	24 1/16X24 5/16X49 7/16 "
A13	1	PULL DOWN ATTIC ACCESS LADDER	22 1/2X54X47 15/16 "
A14	2	DRINKING FOUNTAIN	20 3/16X22 5/16X32 "
A15	1	SMALL ELECTRIC WATER HEATER	23X21X48 "

WALL SCHEDULE			
CALL	2D SYMBOL	WALL TYPE	WALL CONSTRUCTION
WA01		8" CMU EXTERIOR, FULL	SMOOTH TROWEL STUCCO - WHITE - 3/4", NOM. 8" CMU BLOCK - 8", P.T. WOOD FURRING 16" OC - 3/4", FIFOIL INSULATION - R-4.1 - 0", DRYWALL - 5/8"
WA02		8" CMU WPLUMBING	SMOOTH TROWEL STUCCO - WHITE - 3/4", NOM. 8" CMU BLOCK - 8", FIFOIL INSULATION - R-4.1 - 0"
WA03		INTERIOR-4	DRYWALL - 5/8", FRAMING STEEL STUD 16" OC - 3 1/2", DRYWALL - 5/8"
WA04		KNEEWALL	DRYWALL - 5/8", FRAMING STEEL STUD 16" OC - 3 1/2", DRYWALL - 5/8"
WA05		4" PLUMBING WALL	DRYWALL - 5/8", FRAMING STEEL STUD 16" OC - 3 1/2"



STATE OF FLORIDA
JOLEEN D. [illegible]
AR92059
REGISTERED ARCHITECT

FORT CONSTRUCTION GROUP OF SOUTH FLORIDA, INC.
A DIESON / BUILD COMPANY
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North Naples, FL 34110
O: 239.301.4947 F: 239.301.4953

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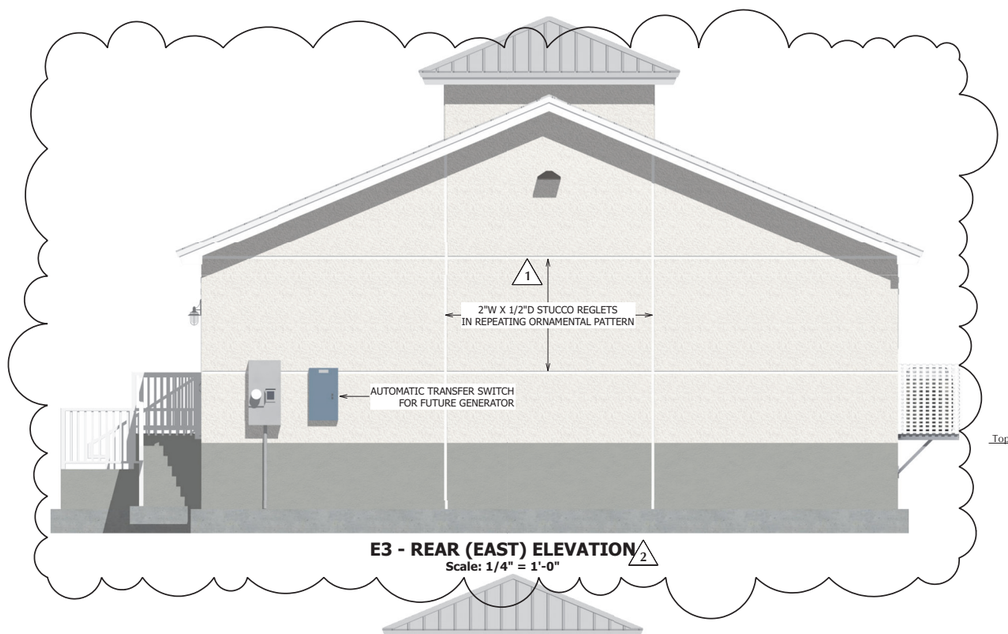
Project Name & Address
"New Worship Center For"
CHOKOLOSKEE CHURCH OF GOD
1236 DeMere Lane
Chokoloskee, Collier County, FL 34141

Drawn by: HWB / Check by: JD			
C21-XXXX	No.	Revision	Date
	1	AHJ Review Corrections	10/13/22
	2	Revision to mirror building	2/9/23
	3	-	-
	4	-	-
	5	-	-

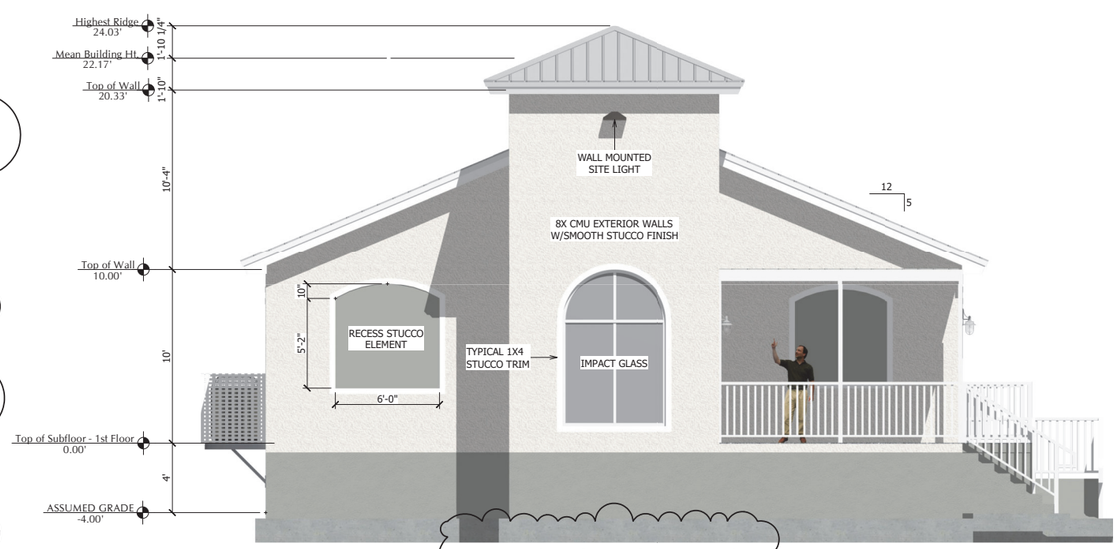
Project No.			
Stage: 5/12/22 • 100% SDP Set	No.	Issue	Date
	1	SDP Correction Set	10/13/22
	2	SDP Revision Set	2/9/23
	3	-	-
	4	-	-
	5	-	-

Scale: SEE PLAN
Sheet Name: PROPOSED FLOOR PLAN & SEATING CHART
SHEET A-101

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)



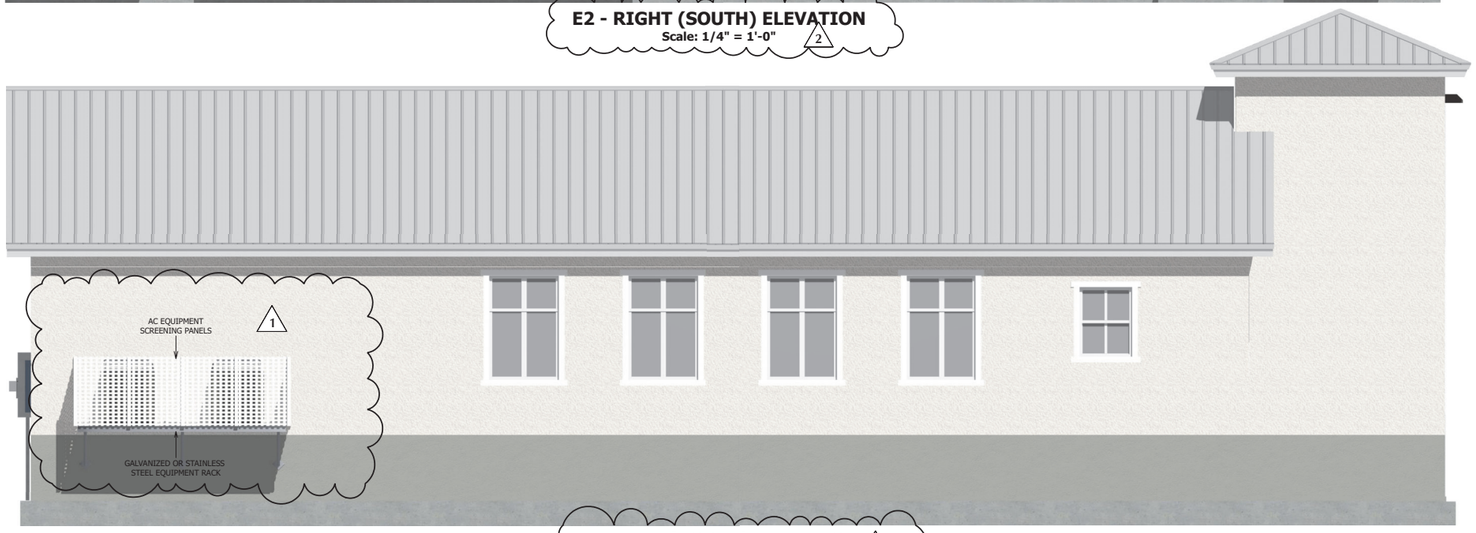
E3 - REAR (EAST) ELEVATION 2
Scale: 1/4" = 1'-0"



E1 - FRONT (WEST) ELEVATION
Scale: 1/4" = 1'-0" 2



E2 - RIGHT (SOUTH) ELEVATION
Scale: 1/4" = 1'-0" 2



E4 - LEFT (NORTH) ELEVATION 2
Scale: 1/4" = 1'-0"

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STATE OF FLORIDA JOLEEN D. HUBBARD AR92059 REGISTERED ARCHITECT

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Project Name & Address
"New Worship Center For"
CHOKOLOSKEE CHURCH OF GOD
1236 DeMere Lane
Chokoloskee, Collier County, FL 34141

Drawn by: HWB
Check by: JD

No.	Revision	Date
1	AHJ Review Corrections	10/13/22
2	Revision to mirror building	2/9/23
3	.	.
4	.	.
5	.	.

Project No. C21-XXXX

No.	Issue	Date
1	SDP Correction Set	10/13/22
2	SDP Revision Set	2/9/23
3	.	.
4	.	.
5	.	.

Stage: 5/12/22 • 100% SDP Set

Scale: SEE PLAN

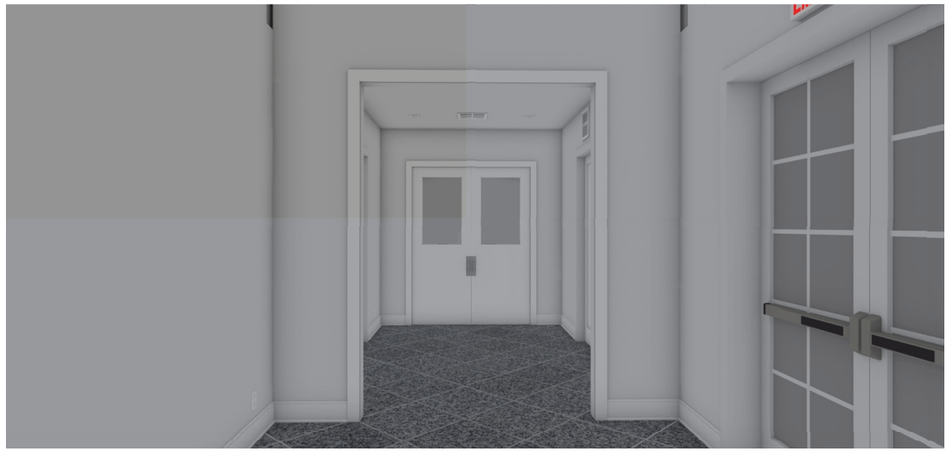
Sheet Name:
PROPOSED EXTERIOR ELEVATIONS

SHEET
A-201

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)







CONCEPTUAL INTERIOR RENDERINGS
Scale: NTS

CS1
A-301
CROSS SECTION 1
Scale: 1/4" = 1'-0"

STATE OF FLORIDA
JOLEEN D. [illegible]
AR92059
REGISTERED ARCHITECT

FORT CONSTRUCTION GROUP
OF SOUTH FLORIDA, INC.
A DESIGN / BUILD COMPANY
CA LIC. NO: 32301
16000 Old 41 Road N. • Suite 205
Naples, Florida 34110
O: 239.301.4997 F: 239.301.4953

THE CONSTRUCTION & VISUAL CONCEPTS, DESIGNS, DRAWINGS AND PLANS AS SHOWN ARE THE EXCLUSIVE PROPERTY OF FORT CONSTRUCTION GROUP OF SOUTH FLORIDA, INC. (hereinafter referred to as FCG) and the property rights in these plans, designs, drawings and concepts are reserved by FCG. These plans are not to be used in whole or in part, without the written permission of FCG and are not to be changed or copied in any form or manner whatsoever nor are they to be assigned to any third party without first obtaining the express written permission and consent of FCG. Any unauthorized use of these drawings/plans/procedures will be considered a violation of copyright laws. Visual contact with these plans shall constitute prima facie evidence of acceptance of these restrictions. FORT CONSTRUCTION GROUP of SOUTH FLORIDA, INC. shall not be responsible for any changes made to these plans by any other party. Any changes made to these plans without the written consent of FCG will result in the removal of the FCG seal and all liability will be transferred to the party making such changes. Use of these plans for construction purposes will be in accordance with the current letter of the Florida Building Code.

Project Name & Address
"New Worship Center For"
CHOKOLOSKEE CHURCH OF GOD
1236 DeMere Lane
Chokoloskee, Collier County, FL 34141

Drawn by: HWB
Check by: JD

No.	Revision	Date
1	AHJ Review Corrections	10/13/22
2	Revision to mirror building	2/9/23
3	.	.
4	.	.
5	.	.

Project No. C21-XXXX

No.	Issue	Date
1	SDP Correction Set	10/13/22
2	SDP Revision Set	2/9/23
3	.	.
4	.	.
5	.	.

Stage: 5/12/22 • 100% SDP Set

Scale: SEE PLAN
Sheet Name: **CROSS SECTION & INTERIOR RENDERINGS**

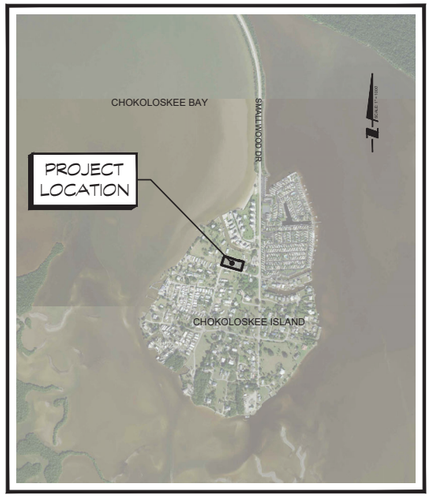
SHEET
A-301

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

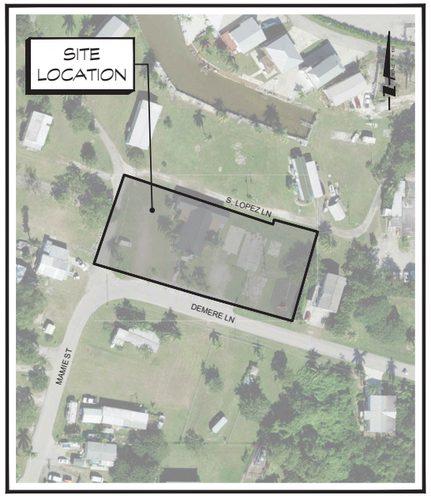
SITE DEVELOPMENT PLAN FOR

CHOKOLOSKEE CHURCH OF GOD

PART OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 29 EAST,
COLLIER COUNTY, FLORIDA



VICINITY MAP



LOCATION MAP

OWNER/DEVELOPER

CHOKOLOSKEE CHURCH OF GOD

1250 DEMERE LN
CHOKOLOSKEE, FL 34138

Always call 811 two full business days before you dig to have underground utilities located and marked.

Sunshine811.com

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED BY STEVE SAMMONS USING A *SHA-1* AUTHENTICATION CODE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE *SHA-1* AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

LEGAL DESCRIPTION:

BUILDING SUMMARY:

NOTES:

PENINSULA ENGINEERING
CIVIL ENGINEERING · LANDSCAPE ARCHITECTURE · ENVIRONMENTAL CONSULTING · LAND PLANNING · SITE PLANNING · CONSTRUCTION MANAGEMENT · OWNER REPRESENTATIVE

2600 Golden Gate Parkway
Naples, Florida 34105
Phone: 239.403.6700 Fax: 239.261.1797
Email: info@pen-eng.com Website: www.pen-eng.com
Florida Engineering Certificate of Authorization #28275
Florida Landscape Certificate of Authorization #LC26000632

PROJECT:
CHOKOLOSKEE CHURCH OF GOD

PLAN TITLE:
CODE MINIMUM PLANS

SHEET TITLE:
COVER

SHEET INDEX:

SHEET INDEX

SHEET NO.	SHEET ID	SHEET TITLE	SHEET REV
01	L-1	COVER	0
02	L-2	CODE MINIMUM LANDSCAPE PLAN	1
03	L-3	CODE MINIMUM NOTES AND DETAILS	1
04	L-4	CODE MINIMUM IRRIGATION PLAN	1

REVISIONS:

REV. NO.	DESCRIPTION	SHEETS AFFECTED	DATE
1	REVISIONS PER COUNTY COMMENTS DATED 11/8/2022	L-2,L-3,L-4	2/16/2023

DESIGN TEAM:
DRAWN BY: STEVE SAMMONS

PROFESSIONAL SEALS:
LANDSCAPE ARCHITECT: STEVE SAMMONS
FLORIDA LICENSE NUMBER: LA0001394

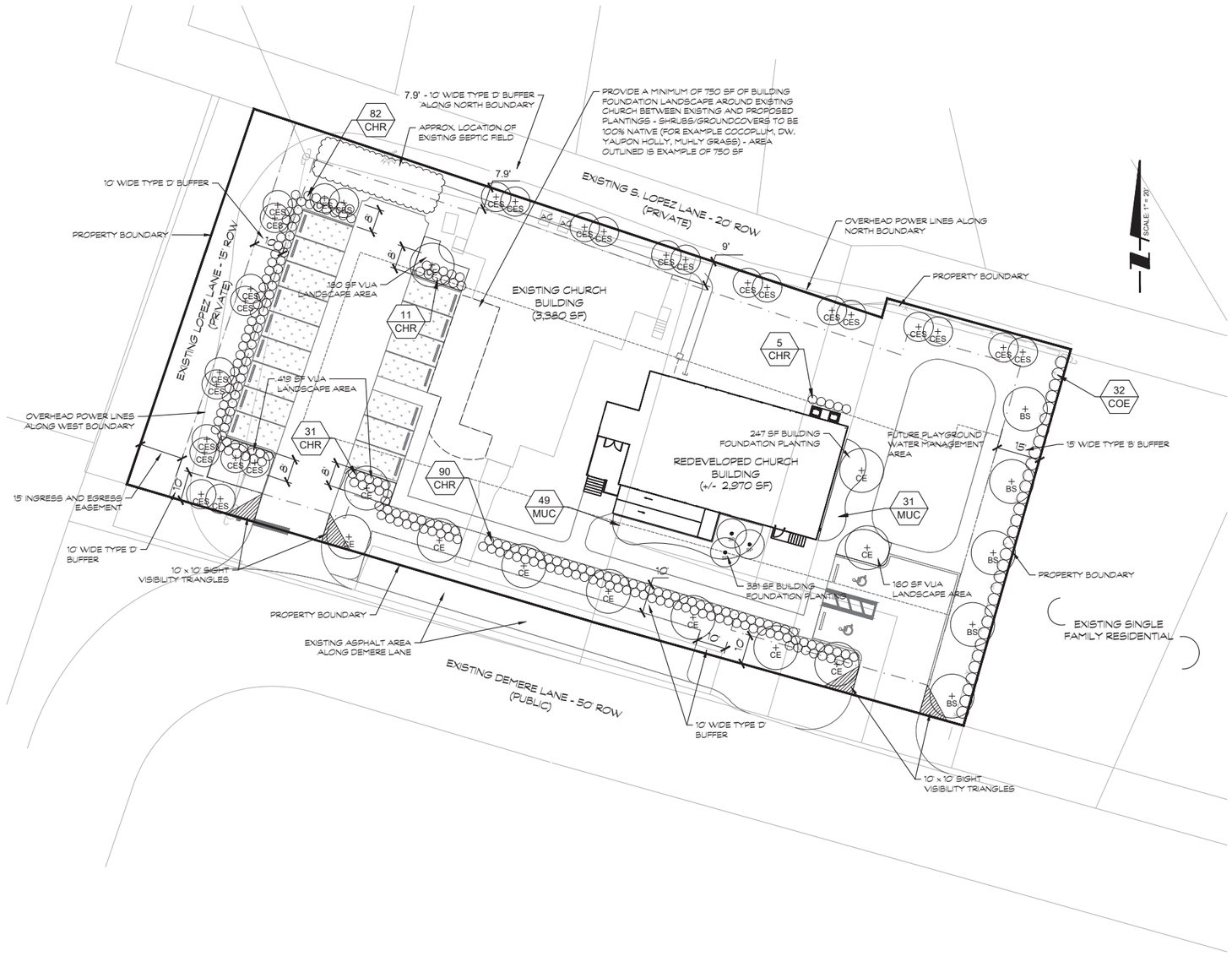
REGISTERED LANDSCAPE ARCHITECT STEVE P. SAMMONS LA 1394 STATE OF FLORIDA

Digitally signed by Steve P Sammons
Reason: This item has been digitally signed and sealed by Steve P Sammons on the date adjacent to the seal. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.
Date: 2023.02.16 15:14:33 -05'00'

PROJECT FILE INFORMATION:
FILE DATE: OCTOBER 2022
FILE NUMBER: P-CHCH-001-001-CV

PROJECT NUMBER: CHCH-001-001
SET NUMBER: 001
SHEET ID: L-1

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)



PENINSULA ENGINEERING
CIVIL ENGINEERING · LANDSCAPE ARCHITECTURE · ENVIRONMENTAL CONSULTING · LAND PLANNING · SITE PLANNING · CONSTRUCTION MANAGEMENT · OWNER REPRESENTATIVE

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Email: info@pen-eng.com
Website: www.pen-eng.com
Florida Engineering Certificate of Authorization #28275
Florida Landscape Certificate of Authorization #LC26000632

PROJECT:

CHOKOLOSKEE CHURCH OF GOD

SHEET TITLE:

CODE MINIMUM LANDSCAPE PLAN

PREPARED FOR:

CHOKOLOSKEE CHURCH OF GOD

REVISIONS:

No:	Revision:	Date:
1	REVISIONS PER COUNTY COMMENTS DATED 7/8/2022	2/16/2023

GRAPHIC SCALE:

0 10' 20' 40'

NORTH

VERIFY ALL DIMENSIONS SHOWN ON THESE DRAWINGS TO CONFIRM PROPER SCALE PRIOR CONSTRUCTION. REPORT ANY ERRORS OR OMISSIONS TO PENNSULA ENGINEERING.

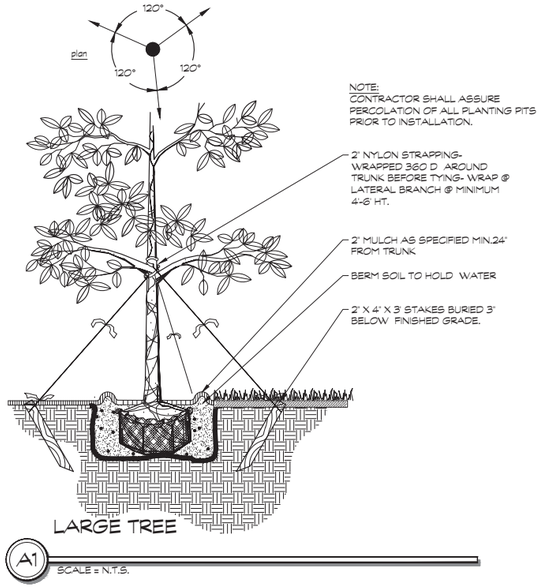
PROFESSIONAL SEALS:

LANDSCAPE ARCHITECT: STEVE SAMMONS
FLORIDA LICENSE NUMBER: LA0001394

Designed by:	STEVE SAMMONS
Drawn by:	STEVE SAMMONS
Date:	OCTOBER 2022
Horizontal Scale:	1" = 20'
Project Number:	CHCH-001-001
File Name:	P-CHCH-001-001-L2
Sheet Number:	L-2 02 of 04

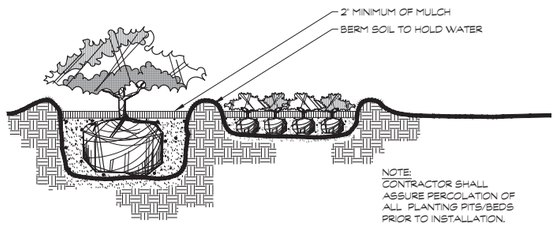
Saved: 2/16/2023 3:56:27 PM | Saved By: Steve S | Print Date: 2/16/2023 3:56:27 PM | Plotted By: Kelsey Brewer | Current Date: [illegible] | Drawing Path: J:\Active Projects\P-CHCH-001-001 Chokoloskee Church\Drawings\Site Plan\P-CHCH-001-001-L2.dwg

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)



LARGE TREE

A1 SCALE = N.T.S.



SHRUB AND GROUNDCOVER

A1 SCALE = N.T.S.

Code Minimum Plant List

Trees and Palms

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	NATIVE
5	BS	Bursera simaruba	Gumbo Limbo	10' ht / 1-3/4" cal (12" above grade) / 4' spr minimum	Y
11	CE	Conocarpus erectus	Green Buttonwood	10' ht / 1-3/4" cal (12" above grade) / 4' spr minimum	Y
28	CES	Conocarpus erectus var. sericeus	Silver Buttonwood	10' ht / 1-3/4" cal (12" above grade) / 4' spr minimum	Y
3	SP	Sabal palmetto	Sabal Palm	10',12',14' CT cluster of 3	Y

Shrubs and Groundcover

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	NATIVE
219	CHR	Chrysobalanus icaco	Cocoplum	24" ht. / 36" OC	Y
32	COE	Conocarpus erectus	Green Buttonwood	5' ht. / 48" OC	Y
80	MUC	Muhlenbergia capillaris	Muhly Grass	1 gal. / 36" OC	Y

Miscellaneous

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATIONS	NATIVE
	SOD		Bahia Sod	All disturbed landscape areas outside shrub beds	
			Mulch (all proposed plant beds)	Shredded eucalyptus or approved equal	

Note: Provide 24" radius of rip rap or river rock around each yard drain located in mulch beds (if applicable).
Note: See building foundation landscape calculations for existing church below - add allowance for additional plantings as needed.

LANDSCAPE NOTES

1. QUALITY: PLANT MATERIALS USED TO MEET THE REQUIREMENTS OF THIS PLAN SHALL MEET THE STANDARDS FOR FLORIDA NO. 1 OR BETTER AS SET OUT IN GRADES AND STANDARDS FOR NURSERY PLANTS, PART I AND PART II, DEPARTMENT OF AGRICULTURE, STATE OF FLORIDA (AS AMENDED). ROOT BALL SIZES ON ALL TRANSPLANTED MATERIAL SHALL ALSO MEET STATE STANDARDS.
2. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO ESTABLISHED HORTICULTURAL METHODS AND STANDARDS.
3. OF CODE REQUIRED VEGETATION, MAINTAIN 100% FLORIDA NATIVE TREES AND 100% NATIVE SHRUBS.
4. THIS PLANTING PLAN IS FOR THE PURPOSES OF REVIEW BY COLLIER COUNTY, AND IS SCHEMATIC IN NATURE INTENDED TO SET MINIMUM COUNTY REQUIREMENTS FOR THE PROJECT. COMPLETE LANDSCAPE AND IRRIGATION CONSTRUCTION DOCUMENTS MAY BE PREPARED BY OTHERS BUT MUST INCORPORATE THESE STANDARDS AT A MINIMUM.
5. EXOTIC VEGETATION AS DEFINED BY THE COLLIER COUNTY LAND DEVELOPMENT CODE SHALL BE REMOVED FROM THE SITE AND SUBSEQUENT ANNUAL EXOTIC REMOVAL (IN PERPETUITY) SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER.
6. VEGETATION TO REMAIN SHALL BE PROTECTED WITH APPROVED BARRICADING (SEE CIVIL PLANS) AND BARRICADING WILL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION.
7. ALL PLANTS TO BE ARRANGED IN STAGGERED ROWS UNLESS OTHERWISE NOTED ON THE PLANS.
8. PARKING LOT/POLE LIGHTING SHALL BE LOCATED A MINIMUM OF 12.5' FROM THE TRUNK OF A TREE PER COLLIER COUNTY CODE.
9. PLANT SPECIFICATIONS (HEIGHT, SPREAD ETC.) SHALL MEET MINIMUM COUNTY REQUIREMENTS UNLESS OTHERWISE SPECIFIED. MULCH TYPE MAY VARY BUT WILL NOT EXCEED 25% CYPRESS IN VOLUME.
10. ALL EXPOSED EARTH SHALL BE COVERED WITH SOD, HYDROSEED AND/OR MULCH.
11. ROOT BARRIERS ARE REQUIRED WHEN LARGE CANOPY TREES/PALMS (FOR EXAMPLE LIVE OAKS, ROYAL PALMS) ARE WITHIN 15' OF A BUILDING OR 10' OF A SIDEWALK OR PAVED AREA AND SHALL RUN PARALLEL WITH PAVED AREA OR BUILDING TO A DISTANCE 20' OUT EITHER DIRECTION FROM THE TRUNK. ROOT BARRIERS SHALL BE A MINIMUM OF 18' DEEP AND SHALL EXTEND UP TO FINISHED GRADE. ROOT BARRIER PRODUCTS SHALL BE APPROVED BY OWNER AND LANDSCAPE ARCHITECT AND INSTALLED IN ACCORDANCE WITH MANUFACTURER SPECIFICATIONS.

COLLIER COUNTY CODE REQUIREMENTS

BUFFER REQUIREMENTS (4.06.02)

North buffer
Commercial to existing S. Lopez Lane
10' wide (7.68' wide where noted per deviation) Type D buffer with trees 30' OC
205 LF / 30 = 7 trees required, 7 provided

East buffer
Commercial to existing single family residential
15' wide Type B buffer with trees 25' OC and single row 5' high hedge at 4' OC
130 LF / 25 = 5 trees required, 5 trees provided
130 LF / 4 = 32 shrubs required, 32 provided

South buffer
Commercial to existing Demere Lane
10' wide Type D buffer with trees 30' OC
200 LF / 30 = 6 trees required, 6 provided
Double hedgerow where parking is visible from Demere Lane

West buffer
Commercial to existing Lopez Lane
10' wide Type D buffer with trees 30' OC and double row hedge where adjacent to parking
125 LF / 30 = 4 trees required, 4 provided

BUILDING FOUNDATION (4.06.05.C)

Proposed Church Building (+/- 2,970 SF)
- 43.5 + 43.5 + 81.5 + 81.5 = 250 LF
- 250 x 0.25 = 62.5 x 10' = 625 SF foundation planting required
- 628 SF provided
- 625 SF / 300 = 2 trees required, 2 provided

Existing Church Building (+/- 3,380 SF)
- 70 + 70 + 80 + 80 = 300 LF
- 300 x 0.25 = 75 x 10' = 750 SF foundation planting required
- 750+ SF provided
- 750 SF / 300 = 2 trees required, 2 provided
  -- Outline shown on plan is 750 SF of building foundation area - provide minimum 750 SF native plantings of shrubs/groundcovers (examples include Cocoplum, Dw. Yaupon Holly, Muhly Grass)

VEHICULAR USE AREA (4.06.03.B)

- 5,571 SF VUA (west) + 1,701 SF (east) = 7,272 SF VUA
- 7,272 SF VUA x 10% = 727 SF VUA landscape required
- 759 SF provided
- 727 SF / 250 = 3 trees required, 6 provided

NATIVE REQUIREMENTS (4.06.05.D.1)

- 32 trees x 100% = 32 native trees required, 32 provided
- 100% of shrubs required to be native, 100% provided

REQUIRED SPECIES MIX (4.06.05.D.3)

- Total trees required = 32
- Minimum number of tree species required = 4

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Naples, Florida 34105
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Email: info@pen-eng.com
Website: www.pen-eng.com
Florida Engineering Certificate of Authorization #28275
Florida Landscape Certificate of Authorization #LC26000632

PROJECT:
CHOKOLOSKEE CHURCH OF GOD

SHEET TITLE:
CODE MINIMUM NOTES AND DETAILS

PREPARED FOR:
CHOKOLOSKEE CHURCH OF GOD

REVISIONS:

No:	Revision:	Date:
1	REVISIONS PER COUNTY COMMENTS DATED 7/8/2022	2/16/2023

GRAPHIC SCALE:

VERIFY ALL DIMENSIONS SHOWN ON THESE DRAWINGS TO CONFIRM PROPER SCALE PRIOR CONSTRUCTION. REPORT ANY ERRORS OR OMISSIONS TO PENINSULA ENGINEERING.

PROFESSIONAL SEALS:
LANDSCAPE ARCHITECT: STEVE SAMMONS
FLORIDA LICENSE NUMBER: LA0001394

Designed by: STEVE SAMMONS
Drawn by: STEVE SAMMONS
Date: OCTOBER 2022
Horizontal Scale:
Project Number: CHCH-001-001
File Number: P-CHCH-001-001-L3
Sheet Number: L-3 (03 of 04)

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

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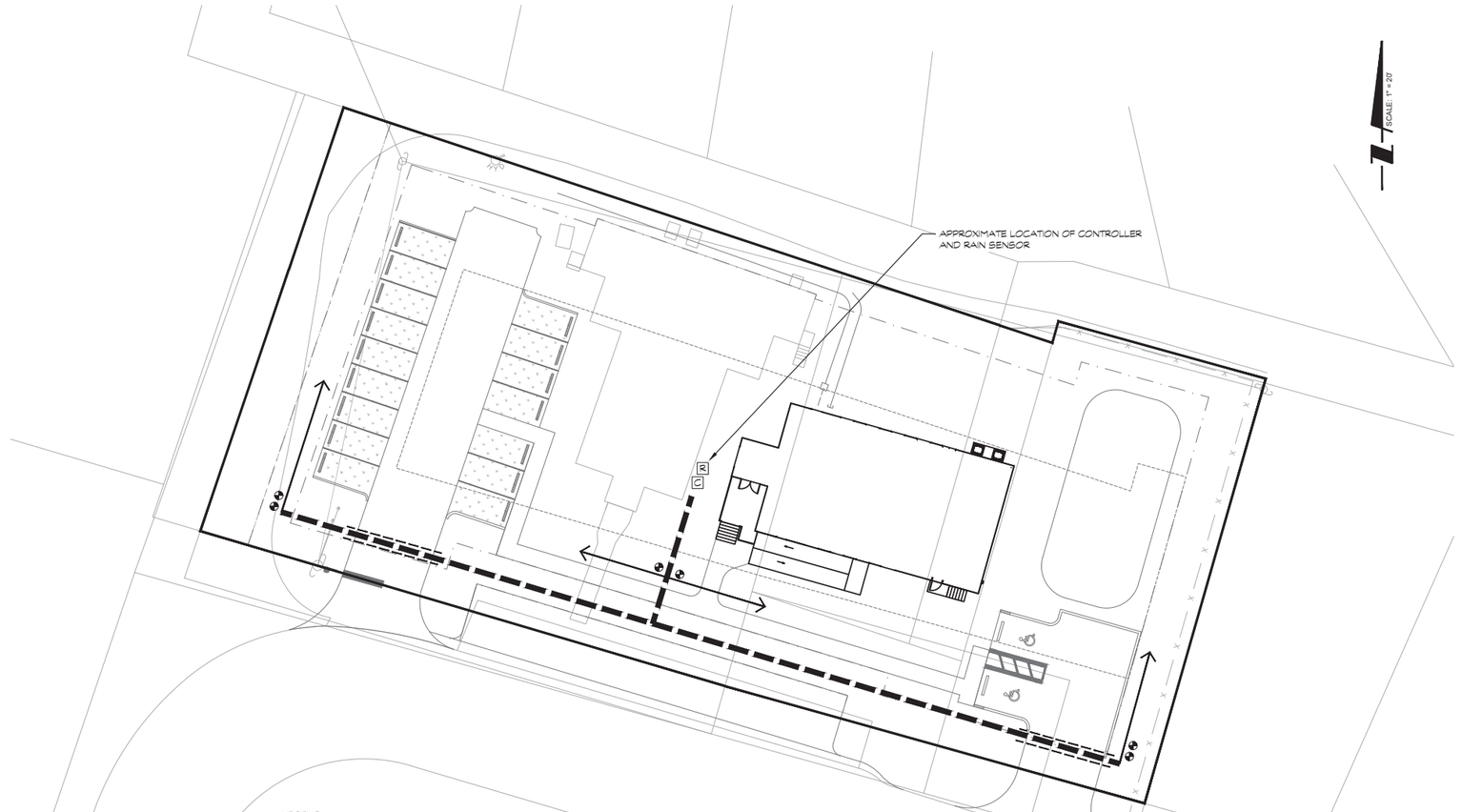
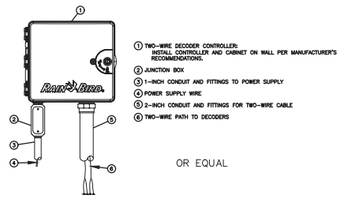


LEGEND

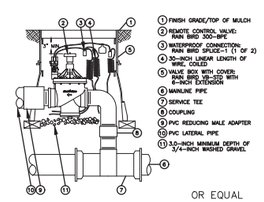
	IRRIGATION MAIN LINE, REFERENCE CIVIL DRAWINGS
	SECONDARY LINE, CLASS 200, SIZE BY CONTRACTOR
	SCHEDULE 40 PVC SLEEVES
	IRRIGATION VALVE
C R	AUTOMATIC IRRIGATION CONTROLLER AND RAIN SENSOR

IRRIGATION NOTES

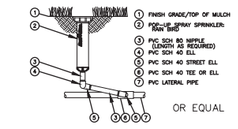
1. OWNER WILL PROVIDE FULLY AUTOMATIC IRRIGATION SYSTEM WITH A CONTROLLER AND APPLICABLE MOISTURE (RAIN) SENSOR LOCATED TO RECEIVE DIRECT RAINFALL. WATER SUPPLY SHALL BE POTABLE WATER (TIE-IN POINT TO BE DETERMINED). FINAL IRRIGATION DESIGN FOR THE SITE IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ALL REQUIRED CONTROLLERS, VALVES, RAIN SENSORS ETC. ARE TO BE INCLUDED AS PART OF THE LANDSCAPE BID.
2. ALL CODE REQUIRED PLANTING SHALL HAVE 100% FULL HEAD TO HEAD COVERAGE WITH IRRIGATION.
3. NUMBER AND LOCATION OF VALVES MAY VARY.
4. THIS IRRIGATION PLAN IS SCHEMATIC IN NATURE AND INTENDED FOR THE COUNTY APPROVAL PROCESS ONLY, NOT FOR CONSTRUCTION. IF FULL IRRIGATION DESIGN IS DESIRED, DETAILED IRRIGATION PLANS WILL BE NECESSARY.
5. VALVE SIZING, DETAILING AND MAIN LINE ROUTING MAY BE ADJUSTED BY OWNER TO ACCOMMODATE THE NEEDS OF THE LANDSCAPE DESIGN.
6. OWNER MAY CHOOSE TO USE DRIP, BUBBLERS, OR SPRAY IRRIGATION IN SHRUB BEDS.
7. THE IRRIGATION SYSTEM WILL OPERATE WITH SEPARATE VALVE ZONES FOR TURF AREAS AND SHRUB PLANTING AREAS. THE CONTROLLER WILL BE SET TO OPERATE APPROPRIATE RUN TIMES FOR THE VARIOUS ZONES AND THEIR REQUIRED PRECIPITATION NEEDS IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES FOR FLORIDA LANDSCAPES.
8. THE IRRIGATION SYSTEM WILL BE DESIGNED TO MINIMIZE THE APPLICATION OF WATER TO IMPERVIOUS AREAS, ADJACENT PROPERTIES AND EXISTING VEGETATION.



AUTOMATIC CONTROLLER



ELECTRIC VALVE



POP UP SPRAY HEAD

PENINSULA ENGINEERING

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Florida Landscape Certificate of Authorization #LC26000632

PROJECT:

CHOKOLOSKEE CHURCH OF GOD

SHEET TITLE:

CODE MINIMUM IRRIGATION PLAN

PREPARED FOR:

CHOKOLOSKEE CHURCH OF GOD

REVISIONS:

No:	Revision:	Date:
1	REVISIONS PER COUNTY COMMENTS DATED 1/18/2023	2/16/2023

GRAPHIC SCALE:

0 10' 20' 40'

NORTH

VERIFY ALL DIMENSIONS SHOWN ON THESE DRAWINGS TO CONFIRM PROPER SCALE PRIOR CONSTRUCTION. REPORT ANY ERRORS OR OMISSIONS TO PENINSULA ENGINEERING.

PROFESSIONAL SEALS:

LANDSCAPE ARCHITECT: STEVE SAMMONS
FLORIDA LICENSE NUMBER: LA0001394

Designed by:	STEVE SAMMONS
Drawn by:	STEVE SAMMONS
Date:	OCTOBER 2022
Horizontal Scale:	1" = 20'
Project Number:	CHCH-001-001
File Number:	P-CHCH-001-001-IR1
Sheet Number:	L-4 04 of 04

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION:

DEED BOOK 42, PAGE 418 (LEE COUNTY RECORDS) AND DEED BOOK 13, PAGE 135:

BEGINNING AT THE SOUTH EAST CORNER OF LOT (2) OF SMALLWOODS DIVISION OF CHOKOLOSKEE ISLAND AND RUNNING NORTH WESTERLY ALONG G. W. STORTER LINE (171) FT.; THENCE SOUTH WESTERLY (153) FT. TO C. S. SMALLWOODS LINE; THENCE SOUTH EASTERLY ALONG SMALLWOODS LINE (180) FT. TO STORTER'S LINE; THENCE NORTH EASTERLY ALONG STORTER'S LINE (141) FT. TO POINT OF BEGINNING.

LESS THAT PORTION CONVEYED TO COLLIER COUNTY BY DEED RECORDED IN OFFICIAL RECORDS BOOK 78, PAGE 578 AND AS CORRECTED IN OFFICIAL RECORDS BOOK 87, PAGE 193, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

LESS THAT PORTION CONVEYED BY QUIT-CLAIM DEED RECORDED IN OFFICIAL RECORDS BOOK 659, PAGE 1272, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

DEED BOOK 5, PAGE 223:
COMMENCE AT THE NORTHEAST CORNER OF LOT 2 OF SMALLWOOD'S SUBDIVISION OF A PART OF CHOKOLOSKEE ISLAND IN THE NE 1/4 OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 29 EAST, THENCE RUN EAST 28 DEGREES SOUTH 50 FEET, THENCE RUN SOUTH 28 DEGREES WEST 100 FEET, THENCE RUN WEST 28 DEGREES NORTH 50 FEET TO THE SOUTHEASTERLY LINE OF LOT 2, THENCE RUN NORTH 28 DEGREES EAST ALONG THE SOUTHEASTERLY LINE OF LOT 2, 100 FEET TO THE POINT OF BEGINNING AND BEING A PART OF LOT 1, SMALLWOOD'S SUBDIVISION IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 29 EAST.

DEED BOOK 9, PAGE 402:
A LOT OF LAND DESCRIBED AS COMMENCING AT A POINT 100 FEET SOUTHERLY FROM THE NORTHEASTERLY CORNER OF LOT 2 OF SMALLWOOD'S DIVISION OF PART OF CHOKOLOSKEE ISLAND, IN THE NE 1/4 OF SECTION 36, TOWNSHIP 53 SOUTH OF RANGE 29 EAST ON THE EASTERLY LINE OF SAID LOT 2, THENCE RUNNING ABOUT 28 DEGREES SOUTH OF EAST ALONG THE SOUTH LINE OF THE LOT OF THE CHURCH OF GOD AND SAID LINE EXTENDED, 100 FEET, THENCE SOUTHERLY AND AT RIGHT ANGLES 45 FEET MORE OR LESS TO THE NORTH LINE OF LOT 4 OF SAID SUBDIVISION, THENCE RUNNING WESTERLY ALONG THE NORTH LINE OF SAID LOT 4 TO THE INTERSECTION OF THE SAID EASTERLY LINE OF LOT 2, THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 2, 45 FEET MORE OR LESS TO THE POINT OF BEGINNING, ALL AS SHOWN BY PLAT
RECORDED IN PLAT BOOK 1, PAGE 27, COLLIER COUNTY RECORDS.

LESS THAT PORTION CONVEYED BY WARRANTY DEED RECORDED IN O.R. BOOK 26, PAGE 505, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

LESS THAT PORTION CONVEYED TO COLLIER COUNTY BY DEED RECORDED IN OFFICIAL RECORDS BOOK 78, PAGE 578 AND AS CORRECTED IN OFFICIAL RECORDS BOOK 87, PAGE 193, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

OFFICIAL RECORDS BOOK 28, PAGE 234:
COMMENCING AT THE ORIGINAL 8" X 8" BLOCK MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 29 EAST ON CHOKOLOSKEE AND RUNNING NORTH ALONG THE EAST BOUNDARY OF RANGE 29 EAST, A DISTANCE OF 148 FEET TO A 1 1/2" IRON PIPE IN CONCRETE SET ON THE RANGE LINE, THENCE NORTH 74°34'30" WEST, ALONG THE ORIGINAL TRACT LINE A DISTANCE OF 208 FEET TO AN IRON PIPE IN CONCRETE, THEN CONTINUE NORTH 74°34'30" WEST, A DISTANCE OF 183.04 FEET TO AN IRON PIPE IN CONCRETE MARKING THE EXTREME SOUTHWEST CORNER OF LOT 1, SECTION 36, THENCE NORTH 15°44'00" EAST, A DISTANCE OF 144.70 FEET TO AN 18 INCH GUMBO LIMBO TREE MARKING THE EXTREME NORTHEAST CORNER OF LOT 2, SECTION 36 AND A POINT ON THE SOUTHERLY BOUNDARY OF LOT 1, SECTION 36, THENCE SOUTH 71°49'00" EAST, A DISTANCE OF 50 FEET TO A 4" X 4" CONCRETE MONUMENT, THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 71°49'00" EAST, A DISTANCE OF 17 FEET, THENCE SOUTH 15°44'00" WEST, A DISTANCE OF 100 FEET, THENCE NORTH 71°45'00" WEST, A DISTANCE OF 17 FEET, THENCE NORTH 15°44'00" EAST, A DISTANCE OF 100 FEET TO A CONCRETE MONUMENT, THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LAYS EAST OF AND PARALLEL TO THAT PARCEL DESCRIBED AND RECORDED IN DEED BOOK 5, PAGE 223, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

OFFICIAL RECORDS BOOK 1248, PAGE 895:
ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN SECTION 36, TOWNSHIP 53 SOUTH, RANGE 29 EAST, COLLIER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 4 OF SMALLWOOD'S SUBDIVISION, RUN N 18°33'44" E, A DISTANCE OF 15.01 FEET TO THE PLACE OF BEGINNING; SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF A 50 FOOT COUNTY ROAD; THENCE RUN N 18°42'44" E, A DISTANCE OF 83.45 FEET; THENCE IN A NORTHWESTERLY DIRECTION TO A POINT OF INTERSECTION OF A LINE THAT IS 15 FEET PERPENDICULAR AND PARALLEL TO THE FIRST COURSE; THENCE S18°42'44" W ALONG SAID LINE TO THE NORTHERLY RIGHT-OF-WAY LINE OF A 50 FOOT COUNTY ROAD; THENCE IN A SOUTHEASTERLY DIRECTION ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID 50 FOOT COUNTY ROAD, A DISTANCE OF 15 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING. THE ABOVE DESCRIBED PROPERTY BEING AN INGRESS AND EGRESS EASEMENT ONLY.

OFFICIAL RECORDS BOOK 119, PAGE 231 AND OFFICIAL RECORDS BOOK 3079, PAGE 598:
COMMENCING AT THE 8" X 8" STONE MONUMENT, THE ORIGINAL CORNER TO THE SOUTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 29 EAST ON CHOKOLOSKEE, COLLIER COUNTY, FLORIDA, AND RUNNING NORTH ALONG THE EAST BOUNDARY OF RANGE 29 EAST, A DISTANCE OF 148 FEET TO AN IRON PIPE IN CONCRETE SET ON THE RANGE LINE, THENCE NORTH 74°34'30" WEST, A DISTANCE OF 208 FEET TO AN IRON PIPE IN CONCRETE MARKING THE CORNER TO LOTS 4, 5 AND THE SOUTHEAST BOUNDARY CORNER OF JOE LOPEZ TRACT, THENCE CONTINUE NORTH 74°34'30" WEST, A DISTANCE OF 51.04 FEET TO THE POINT OF BEGINNING, THENCE N. 15°44' E., A DISTANCE OF 148.44 FEET TO A POINT, THENCE N. 71°49' W., A DISTANCE OF 65 FEET TO A POINT, THENCE S. 15°44' W., A DISTANCE OF 147.21 FEET TO A POINT ON THE ORIGINAL TRACT LINE, THENCE S. 74°34'30" E., ALONG THE ORIGINAL TRACT LINE, A DISTANCE OF 65 FEET TO THE POINT OF BEGINNING.

LESS THAT PORTION CONVEYED TO COLLIER COUNTY BY DEED RECORDED IN OFFICIAL RECORDS BOOK 81, PAGE 39, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

METES AND BOUNDS DESCRIPTION
OF SURVEYED PROPERTY WRITTEN BY SURVEYOR:

A TRACT OF LAND LYING WITHIN LOTS 1 AND 2 OF SMALLWOOD'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 27 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 29 EAST, COLLIER COUNTY, FLORIDA; THENCE RUN N00°12'14"E, ALONG THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 148.18 FEET TO THE INTERSECTION OF SAID EAST SECTION LINE AND THE "STORTER-SMALLWOOD LINE" (BEING THE NORTH LINE OF LOTS 4 AND 5, SAID SMALLWOOD'S SUBDIVISION); THENCE N74°22'16"W, ALONG SAID "STORTER-SMALLWOOD LINE", A DISTANCE OF 259.04' FEET; THENCE N15°56'14"E A DISTANCE OF 15.00 FEET FOR A POINT OF BEGINNING; THENCE N74°22'16"W, ALONG THE NORTH RIGHT-OF-WAY LINE OF DEMERE LANE, A DISTANCE OF 131.63 FEET TO A POINT ON THE "STORTER'S LINE" (BEING THE EASTERLY LINE OF LOT 2, SAID SMALLWOOD'S SUBDIVISION), SAID POINT ALSO BEING A DISTANCE OF 15.00 NORTHERLY FROM THE SOUTHEAST CORNER OF SAID LOT 2; THENCE N73°32'16"W, CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE OF DEMERE LANE, A DISTANCE OF 165.31 FEET TO THE NORTHEAST CORNER OF LOT 4, SAID SMALLWOOD'S DIVISION; THENCE N18°42'44"E, ALONG THE WESTERLY LINE OF AN EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 1248, PAGE 895, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, A DISTANCE OF 83.45 FEET; THENCE CONTINUE N18°42'44"E A DISTANCE OF 51.69 FEET TO A POINT ON THE "G.W. STORTER LINE" (BEING THE NORTH LINE OF LOT 2, SAID SMALLWOOD'S SUBDIVISION, AND ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF LOPEZ LANE); THENCE S71°36'46"E, ALONG SAID "G.W. STORTER LINE", A DISTANCE OF 158.91 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, SMALLWOOD'S SUBDIVISION; THENCE CONTINUE S71°36'46"E, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 66.70 FEET; THENCE N15°56'14"E A DISTANCE OF 6.80 FEET; THENCE S74°30'00"E A DISTANCE OF 64.99 FEET; THENCE S15°56'14"W A DISTANCE OF 133.44 FEET TO THE POINT OF BEGINNING.

CONTAINS 38660 SQUARE FEET, OR 0.8875 ACRES, MORE OR LESS.

LEGEND

WV	GAS VALVE
EM	ELECTRIC METER
WM	WATER METER
	HYDRANT
	UTILITY POLE
OHW	OVERHEAD WIRE
	LIGHT POLE
	TRAFFIC SIGN
A.K.A.	ALSO KNOWN AS
FFE	FINISHED FLOOR ELEVATION
ROW	RIGHT-OF-WAY
CONC	CONCRETE
CW	CONCRETE WALK
CP	CONCRETE PAD
DESC	DESCRIBED DISTANCE
EOP	EDGE OF PAVEMENT
FND	FOUND
IR	IRON ROD
ID	IDENTIFICATION
MEAS	MEASURED DISTANCE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R/W	RIGHT-OF-WAY
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG	PAGE

GENERAL NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARING BASIS IS BASED ON THE EAST LINE OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 29 EAST, HAVING A BEARING OF N00°12'14"E PER OFFICIAL RECORD BOOK 81, PAGE 39, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.
3. ELEVATIONS IF ANY ARE BASED ON AN THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. THIS SURVEY WAS MADE WITH THE BENEFIT OF FIRST AMERICAN TITLE INSURANCE COMPANIES COMMITMENT FOR TITLE INSURANCE EFFECTIVE MAY 29TH, 2022 AT 8:00a.m. WITH FILE NUMBER 2060-6046516. THE LEGAL DESCRIPTION THAT APPEARS HEREON IS THE SAME AS IT APPEARS WITHIN SAID TITLE COMMITMENT.
5. EVIDENCE OF ANY COVENANTS AND/OR DEED RESTRICTIONS HAVE NOT BEEN FOUND OR SUPPLIED.
6. THIS PROPERTY IS SUBJECT TO ANY DOCUMENTS OF RECORD.
7. PROPERTY SUBJECT TO TAXES ACCORDING TO THE FACTS A CURRENT TITLE REPORT MAY DISCLOSE.
8. NO BUILDINGS HAVE BEEN DELINEATED AND/OR LOCATED ON THIS PROPERTY.
9. OFFSETS SHOWN HEREIN ARE NOT TO BE USED AS A BASIS FOR THE CONSTRUCTION OF FENCES, PERMANENT STRUCTURES, AND/OR HARDSCAPES OF ANY KIND.
10. UNDERGROUND IMPROVEMENT AND/OR ENCROACHMENTS IF ANY, ARE NOT SHOWN HEREIN UNLESS INDICATED.
11. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR THE USE OF THIS SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, THE USE OF THE SURVEY FOR AN AFFIDAVIT OF SURVEY, RESALE OF THE PROPERTY, OR TO ANY OTHER PERSON NOT LISTED IN THE ORIGINAL CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
12. ONLY COPIES OF THE ORIGINAL OF THE SURVEY MARKED WITH THE SURVEYORS SIGNATURE AND THE SURVEYORS EMBOSSED SEAL SHALL BE CONSIDERED TO BE AN ORIGINAL.
13. FIELD WORK DEPICTED HEREIN WAS PERFORMED ON 11/02/2021. THIS PLAN DOES NOT ATTEST TO ANY FIELD ADDITIONS, SUBTRACTIONS, OR ANY OTHER CHANGE AFTER OUR FIELD WORK HAS BEEN PERFORMED.

EASMENTS, RESTRICTIONS AND OTHER MATTERS AFFECTING THE SURVEYED LANDS SHOWN HEREON:

1. SMALLWOOD'S SUBDIVISION – PLAT BOOK 1, PAGE 27, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.
(AFFECTS SUBJECT PROPERTY. CONTAINS NO EASEMENTS TO DEPICT.)

2. MABEL AND JOE LOPEZ SURVEY – PLAT BOOK 4, PAGE 47, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.
(AFFECTS SUBJECT PROPERTY. CONTAINS NO EASEMENTS TO DEPICT.)

3. EASEMENT – OFFICIAL RECORDS BOOK 659, PAGE 1275, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.
(AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.)

4. EASEMENT – OFFICIAL RECORDS BOOK 701, PAGE 236, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.
(SURVEYOR CAN NOT DETERMINE THE EXACT LOCATION OF THE AFFECTED PROPERTY FROM THE EXCEPTION DOCUMENT. A POSSIBLE LOCATION AS DETERMINED BY OBSERVATION OF ABOVE GROUND UTILITIES HAS BEEN PLOTTED HEREON.)

5. EASEMENT – OFFICIAL RECORDS BOOK 1248, PAGE 897, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.
(AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.)

ENCROACHMENTS:

WITHOUT EXPRESSING A LEGAL OPINION AS TO OWNERSHIP OR NATURE, THE FOLLOWING POSSIBLE ENCROACHMENTS ARE NOTED:

A PROPERTY BOUNDARY DESCRIBED WITHIN DEED BOOK 119, PAGE 231, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, CROSSES SOUTHERLY LINE OF THE EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 3620, PAGE 45, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

CERTIFICATION

TO: CHOKOLOSKEE CHURCH OF GOD; FIRST AMERICAN TITLE INSURANCE COMPANY; SALVATORI LAW OFFICE, PLLC;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(a), 7(b1), 7(b2), 8, 9, 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 11/02/2021.

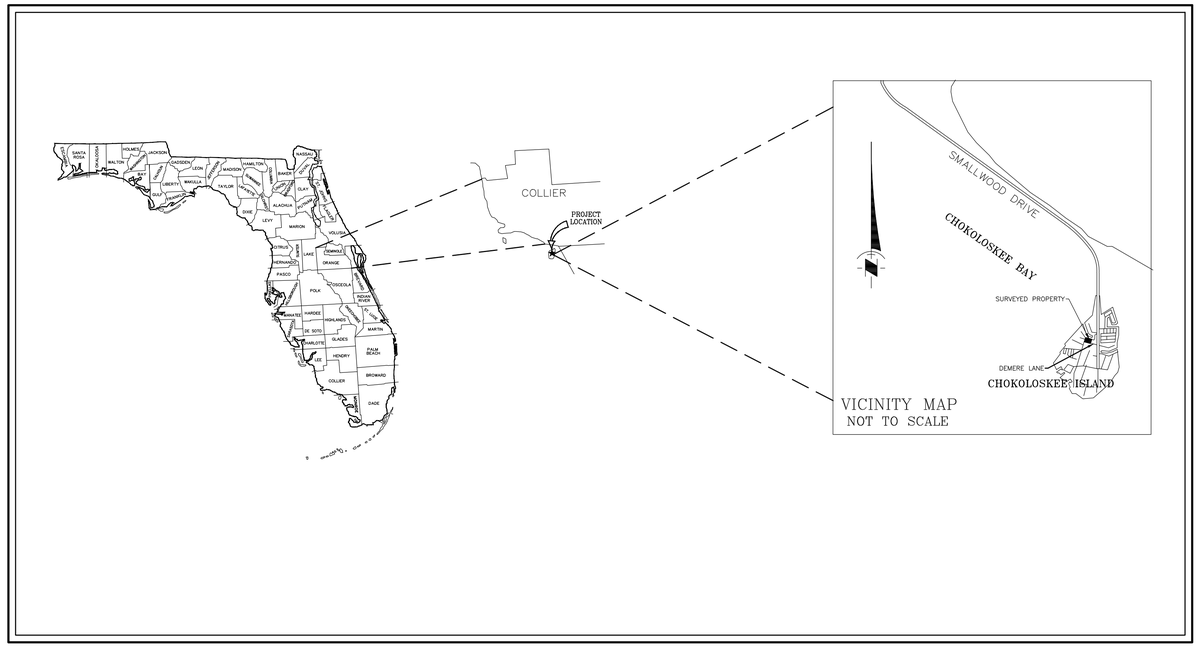
DATE OF PLAT OR MAP: JULY 8TH 2022

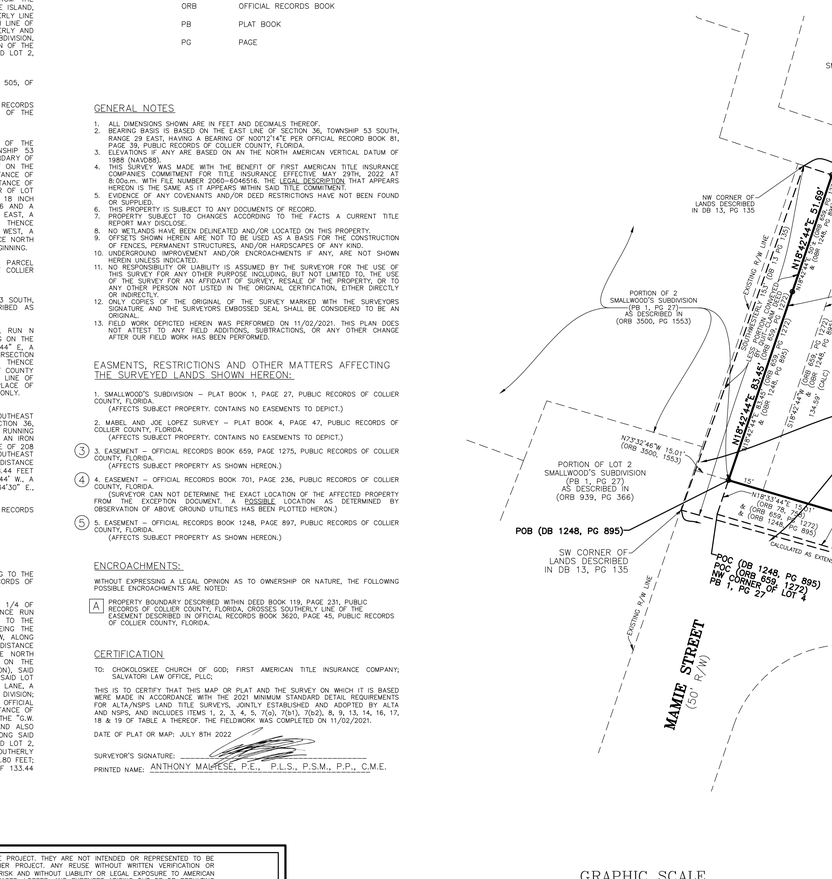
SURVEYOR'S SIGNATURE: _____

PRINTED NAME: ANTHONY MALTESE, P.E., P.L.S., P.S.M., P.P., C.M.E.

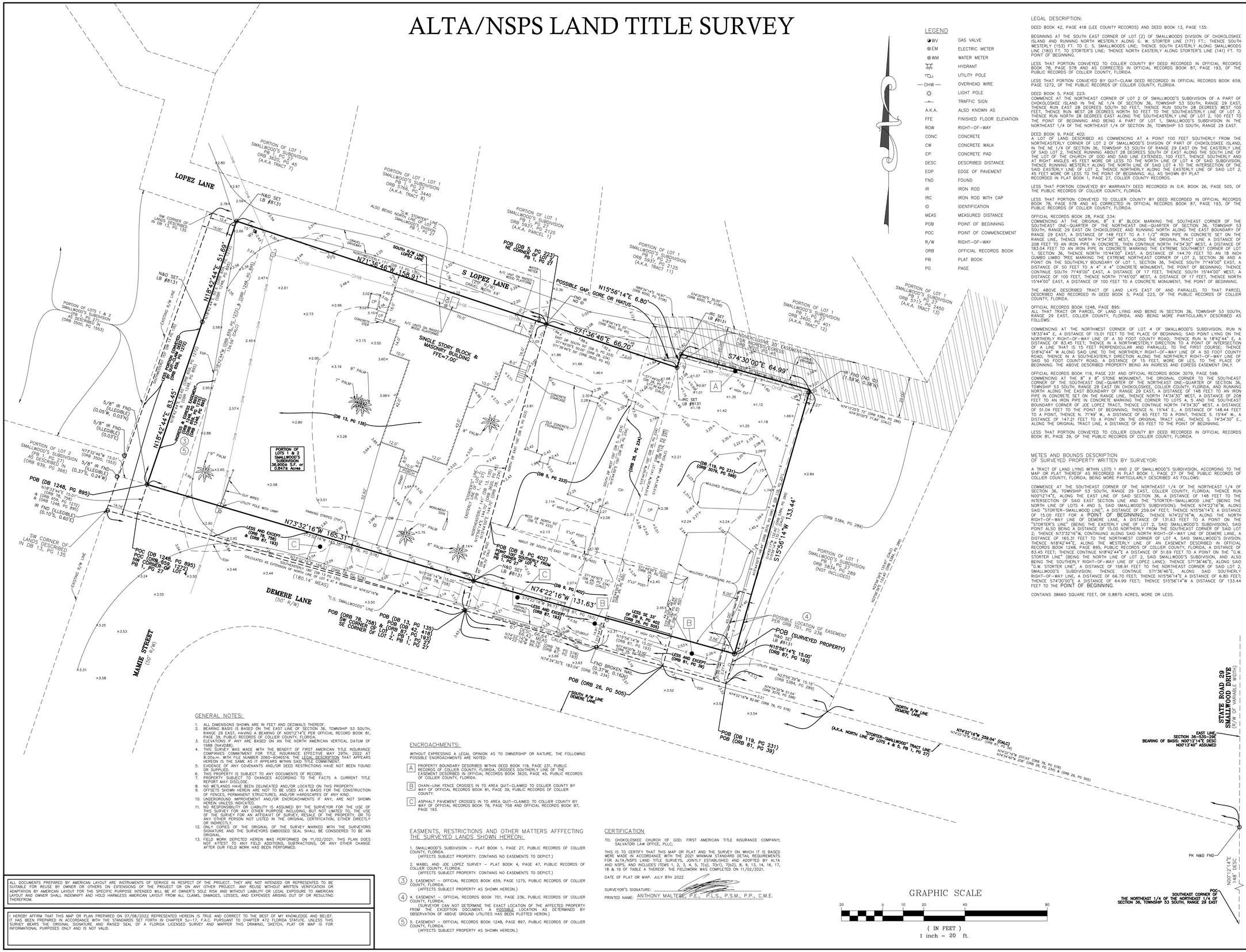
ALL DOCUMENTS PREPARED BY AMERICAN LAYOUT ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY AMERICAN LAYOUT FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO AMERICAN LAYOUT AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS AMERICAN LAYOUT FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

I HEREBY AFFIRM THAT THIS MAP OR PLAN PREPARED ON 07/08/2022 REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17, F.A.C. PURSUANT TO CHAPTER 472 FLORIDA STATUTE. UNLESS THIS SURVEY BEARS THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEY AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.




PORTION OF LOT 1 SMALLWOOD'S SUBDIVISION PB 1, PG 27 ORB 3620, PG 45 (A.K.A TRACT 7)
PORTION OF LOT 1 LOT 1 SMALLWOOD'S SUBDIVISION PB 1, PG 27 ORB 5766, PG 3440 (A.K.A. TRACT 8)
PORTION OF LOT 1 SMALLWOOD'S SUBDIVISION PB 1, PG 27 ORB 5937, PG 2125 (A.K.A. PARCEL 1)
PORTION OF LOT 1 SMALLWOOD'S SUBDIVISION PB 1, PG 27 ORB 5937, PG 2125 (A.K.A. TRACT 11)
PORTION OF LOT 1 SMALLWOOD'S SUBDIVISION PB 1, PG 27 ORB 5717, PG 2450 (A.K.A. TRACT 13)
PORTION OF LOT 1 SMALLWOOD'S SUBDIVISION PB 1, PG 27 ORB 3400, PG 401 (A.K.A. TRACT 12)
LOPEZ LANE (20' R/W)
MAMIE STREET (50' R/W)
DEMERE LANE (50' R/W)
STATE ROAD 29 SMALLWOOD DRIVE (R/W VARIABLE WIDTH)
NW CORNER OF LANDS DESCRIBED IN DB 13, PG 135
PORTION OF 2 SMALLWOOD'S SUBDIVISION (PB 1, PG 27) AS DESCRIBED IN (ORB 3500, PG 1553)
INGRESS & EGRESS EASEMENT (ORB 1248, PG 895) (ORB 659, PG 1275) (ORB 1248, PG 897)
PORTION OF LOT 2 SMALLWOOD'S SUBDIVISION (PB 1, PG 27) AS DESCRIBED IN (ORB 939, PG 366)
SW CORNER OF LANDS DESCRIBED IN DB 13, PG 135
POB (DB 1248, PG 895)
POC (DB 1248, PG 895) NW CORNER OF LOT 2, PB 1, PG 27
POB (DB 5, PG 223) NE CORNER OF LOT 2, PB 1, PG 27
POB (DB 9, PG 402) POINT 100' SOUTHERLY FROM NE CORNER OF LOT 2, PB 1, PG 27
POB (DB 13, PG 135) SE CORNER OF LOT 2, PB 1, PG 27
POB (ORB 78, PG 578) SE CORNER OF LOT 4, (ORB 87, PG 193)
POB (DB 119, PG 231) (ORB 81, PG 39)
POB (SURVEYED PROPERTY)
POB (DB 26, PG 505)
EAST LINE, SECTION 36-53S-29E BEARING OF BASIS: N00°12'14"E DESC
POC SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 29 EAST
N18°42'44"E 51.69'
N71°36'46"E 158.91'
N15°56'14"E 6.80'
S71°36'46"E 66.70'
S74°30'00"E 64.99'
S15°56'14"W 133.44'
N73°32'16"W 165.31'
N74°22'16"W 131.63'
S74°22'16"E 259.04' (CALC)
N74°22'16"W 259.04' (CALC)
N00°12'14"E 148.18'
S74°30'00"E 30.00' (ORB 6000, PG 3106)
N89°34'14"E 16.87' (ORB 6000, PG 3106)
N73°32'46"W 15.01' (ORB 3500, PG 1553)
(DB 13, PG 135)
(DB 5, PG 223)
(DB 119, PG 231) (ORB 3079, PG 598)
(DB 5384, PG 289)
(ORB 78, PG 578)
(ORB 87, PG 193)
(ORB 5384, PG 289)
(ORB 5384, PG 289)
(ORB 78, PG 578)
(ORB 87, PG 193)
(ORB 38, PG 234)
(ORB 78, PG 578)
(ORB 87, PG 193)
(ORB 5384, PG 289)
(ORB 78, PG 578)
(ORB 87, PG 193)
(ORB 78, PG 578)
(ORB 87, PG 193)
(ORB 78, PG 578)
(ORB 87, PG 193

ALTA/NSPS LAND TITLE SURVEY


LOPEZ LANE
S LOPEZ LANE
DEMERE LANE
MAMIE STREET
STATE ROAD 29
SMALLWOOD DRIVE
POB (DB 1248, PG 895)
POC (DB 1248, PG 895)
SW CORNER OF LANDS DESCRIBED IN DB 13, PG 135
POB (DB 78, PG 578) & (DB 13, PG 135) & (DB 42, PG 418) & (DB 1, PG 27) & (DB 1, PG 37) SW CORNER OF LOT 1, SMALLWOOD'S SUBDIVISION
POB (DB 26, PG 505) SOUTH R/W LINE DEMERE LANE
POB (DB 119, PG 231) & (DB 81, PG 39)
POB (DB & PG 223) NE CORNER OF LOT 1, SMALLWOOD'S SUBDIVISION
POB (DB 9, PG 402) POINT CORNER IRR. FROM SE CORNER OF LOT 2, SMALLWOOD'S SUBDIVISION
POB (SURVEYED PROPERTY)
POINT OF COMMENCEMENT
N18°42'44"E 51.68'
S18°42'44"W 53.45'
N71°36'46"W 158.91'
S71°36'46"E 66.70'
N15°56'14"E 6.80'
S74°30'00"E 64.99'
N74°22'16"W 131.63'
S15°56'14"W 133.44'
N74°22'16"W 250.04' (CALC)
N00°12'14"E 148' DESC
POSSIBLE GAP, GORE OR HIATUS
PORTION OF LOT 1 SMALLWOOD'S SUBDIVISION PB 1, PG 27 ORB 5937, PG 2125 (A.K.A. PARCEL 1)
PORTION OF LOT 1 SMALLWOOD'S SUBDIVISION PB 1, PG 27 ORB 5937, PG 2125 (A.K.A. TRACT 11)
PORTION OF LOT 1 SMALLWOOD'S SUBDIVISION PB 1, PG 27 ORB 3400, PG 401 (A.K.A. TRACT 12)
PORTION OF LOT 1 SMALLWOOD'S SUBDIVISION PB 1, PG 27 ORB 5717, PG 2450 (A.K.A. TRACT 13)
PORTION OF LOTS 1 & 2 SMALLWOOD'S SUBDIVISION PB 1, PG 27 AS DESCRIBED IN (ORB 3500, PG 1553)
PORTION OF LOT 2 SMALLWOOD'S SUBDIVISION (PB 1, PG 27) AS DESCRIBED IN (ORB 3500, PG 1553)
PORTION OF LOTS 1 & 2 SMALLWOOD'S SUBDIVISION PB 1, PG 27 AS DESCRIBED IN (ORB 939, PG 366)
PORTION OF LOTS 1 & 2 SMALLWOOD'S SUBDIVISION PB 1, PG 27 AS DESCRIBED IN (ORB 78, PG 578) & (ORB 659, PG 1275)
PORTION OF LOTS 1 & 2 SMALLWOOD'S SUBDIVISION PB 1, PG 27 AS DESCRIBED IN (ORB 659, PG 1275)
PORTION OF LOTS 1 & 2 SMALLWOOD'S SUBDIVISION PB 1, PG 27 AS DESCRIBED IN (ORB 659, PG 1275) & (ORB 939, PG 366)
PORTION OF LOTS 1 & 2 SMALLWOOD'S SUBDIVISION PB 1, PG 27 AS DESCRIBED IN (ORB 659, PG 1275) & (ORB 78, PG 578)
PORTION OF LOTS 1 & 2 SMALLWOOD'S SUBDIVISION PB 1, PG 27 AS DESCRIBED IN (ORB 659, PG 1275) & (ORB 78, PG 578) & (ORB 939, PG 366)
PORTION OF LOTS 1 & 2 SMALLWOOD'S SUBDIVISION PB 1, PG 27 AS DESCRIBED IN (ORB 659, PG 1275) & (ORB 939, PG 366) & (ORB 78, PG 578



CHOKOLOSKEE FAMILY CHURCH OF GOD

Environmental Data for Conditional Use (CU)

SECTION 36, TOWNSHIP 53 SOUTH, RANGE 29 EAST
COLLIER COUNTY, FLORIDA

Prepared For:

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

Prepared By:

Earth Tech Environmental, LLC
10600 Jolea Avenue
Bonita Springs, FL 34135
239.304.0030
www.eteflorida.com

April 19, 2022

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

EXHIBITS

Figure 1 Location Map

Figure 2 Aerial FLUCCS Map

Figure 3 1973 Historical Aerial Imagery

Figure 4 Site Plan

APPENDICES

APPENDIX A Protected Species Survey

APPENDIX B Earth Tech Environmental Staff Qualifications

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

INTRODUCTION

The purpose of this document is to satisfy the Environmental Data requirements (LDC Section 3.08.00) for a Conditional Use petition (CU) for the Chokoloskee Family Church of God parcel (Subject Property). This information is in response to the items in the CU Pre-Application Notes as provided by Collier County (see Appendix A).

PROPERTY LOCATION

The Subject Property for this report consists of four adjacent parcels (Folios: 26081520004, 26081560006, 26081600005, & 26081200007) and is located on the north side of Demere Lane and just west of Smallwood Drive in Chokoloskee, Collier County, Florida. According to the Collier County Property Appraiser GIS data, the Subject Property totals approximately 0.83 acres. See Figure 1 below for a location map.

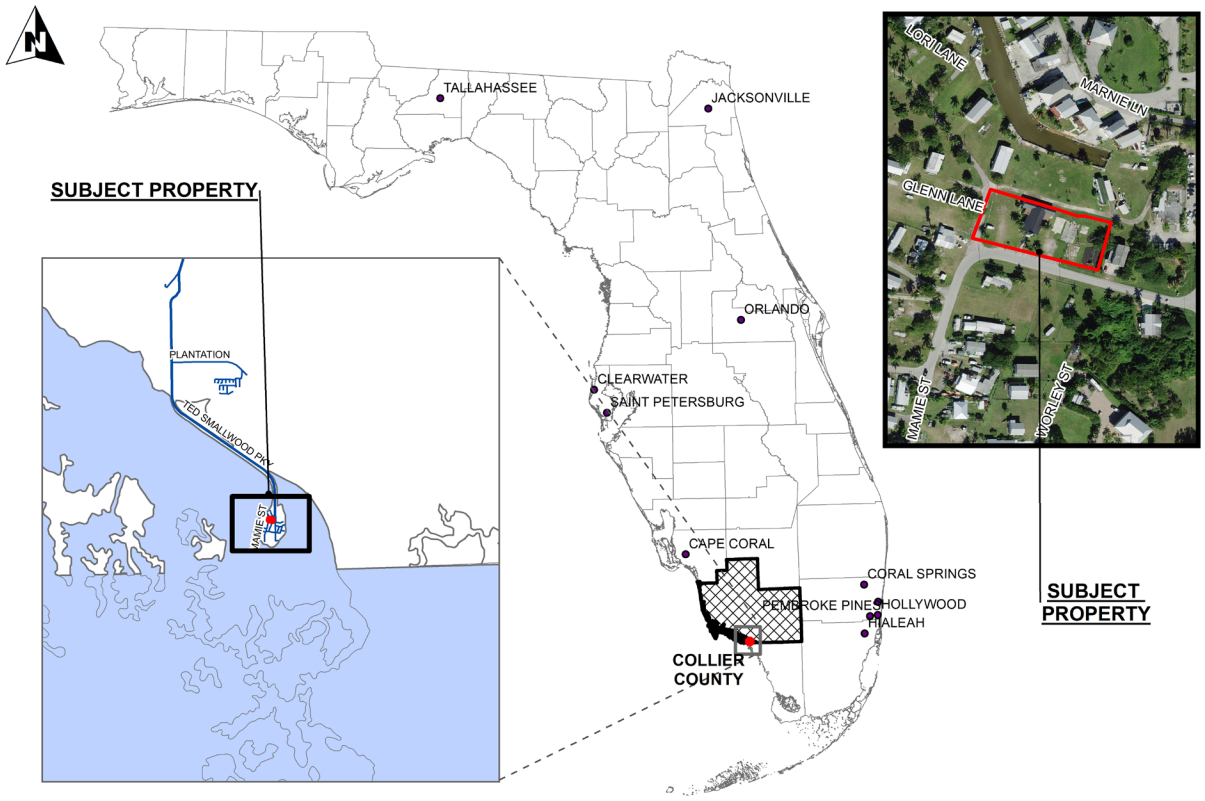


Figure 1. *Location Map*

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

ENVIRONMENTAL CHECKLIST- Conditional Use
See page 6 of Collier County Pre-App Notes

1. **Is the project in compliance with the overlays, districts and/or zoning on the subject site and/or the surrounding properties? (CON, ST, PUD, RLSA, RFMU, etc.) (LDC 2.03.05-2.03.08; 4.08.00)**

   Yes. The site is Urban Designation; Urban Mixed-Use District, Urban Residential Subdistrict on the Future Land Use Map of the GMP.

2. **Submit a current aerial photograph and clearly delineate the subject site boundary lines. If the site is vegetated, provide FLUCFCS overlay and vegetation inventory identifying upland, wetland and exotic vegetation (Admin. Code Ch. 3 G.1. Application Contents #24)**

   See Figure 2, Aerial FLUCCS Map and vegetation description below.

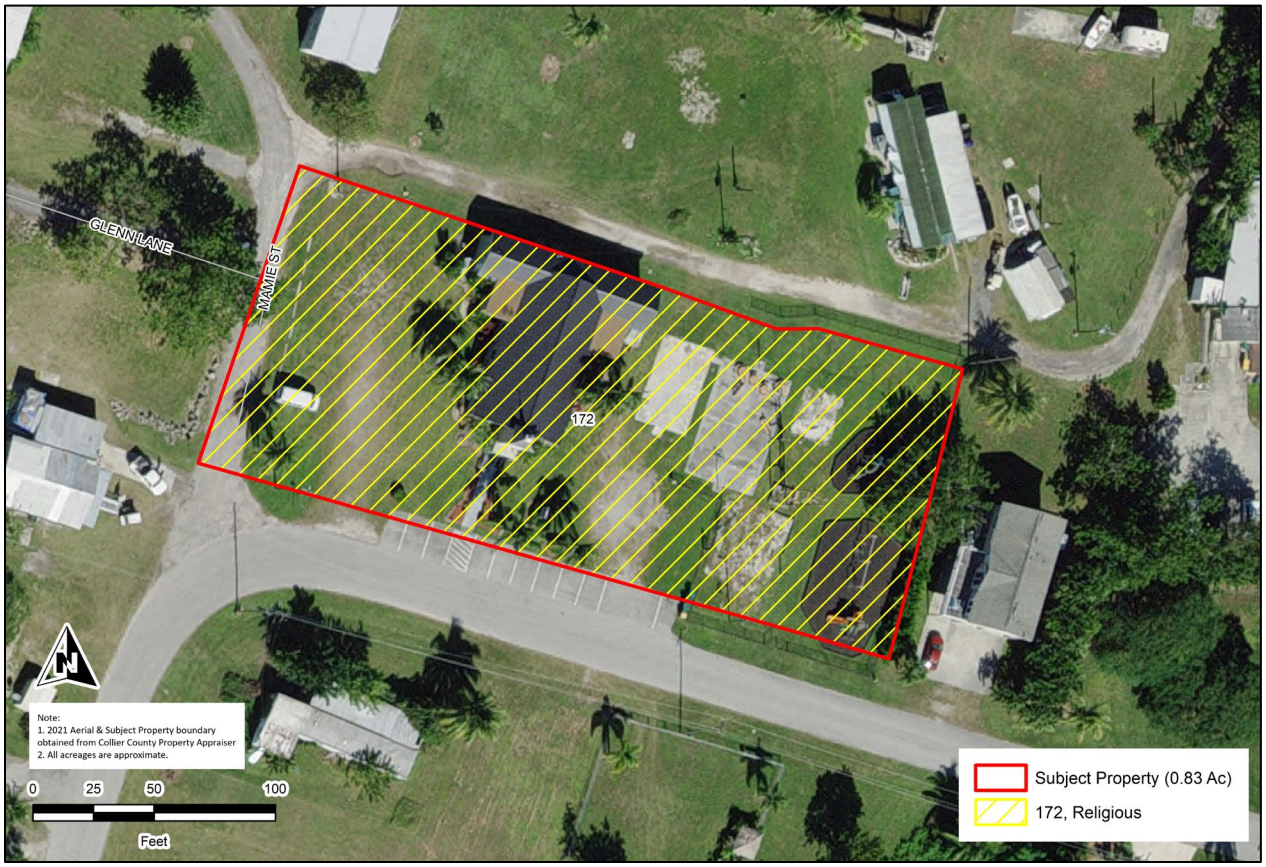


***Figure 2**. Aerial FLUCCS Map*

FLUCCS 172, Religious

This community is found throughout the entirety of the Subject Property. There is little to no canopy or mid story vegetation on the lot. Few landscaping palms are located around the property boundary. Groundcover consists of sod and is regularly mowed and maintained.

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

3. Clearly identify the location of all preserves and label each as "Preserve" on all plans. (LDC 3.05.07.A.2).

No existing native vegetation is present on the site. The property was developed prior to 1975; no preserve is required. See 1973 historical aerial below obtained from Florida Department of Transportation (LABINS).

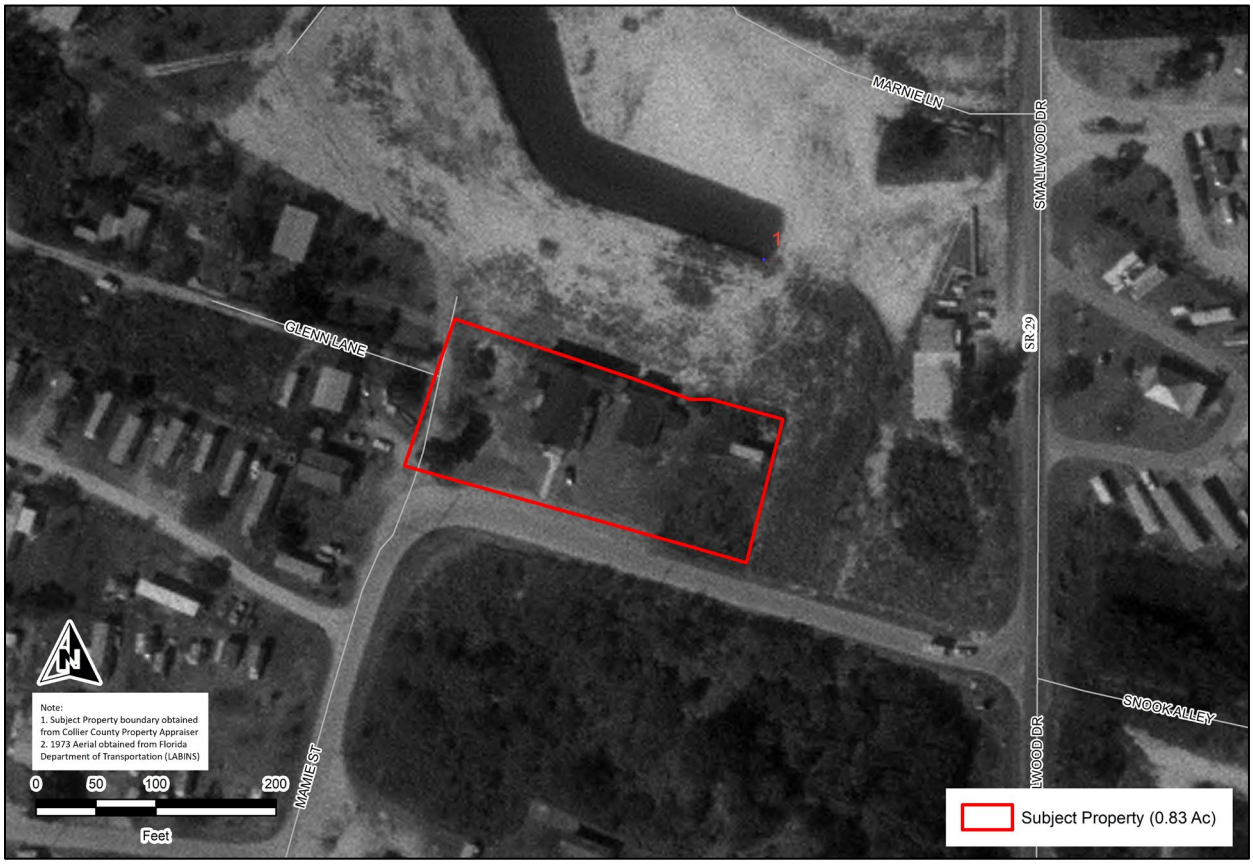


Figure 3. *1973 Historical Aerial Imagery*

4. Provide calculations on site plan showing the appropriate acreage of native vegetation to be retained, the max. amount and ratios permitted to be created on-site or mitigated off-site. Exclude vegetation located within utility and drainage easements from the preserve calculations (LDC 3.05.07.B-D; 3.05.07.F; 3.05.07.H. l.d-e).

Site Plan provided below. Preserve requirement is non-applicable; see #3 above

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

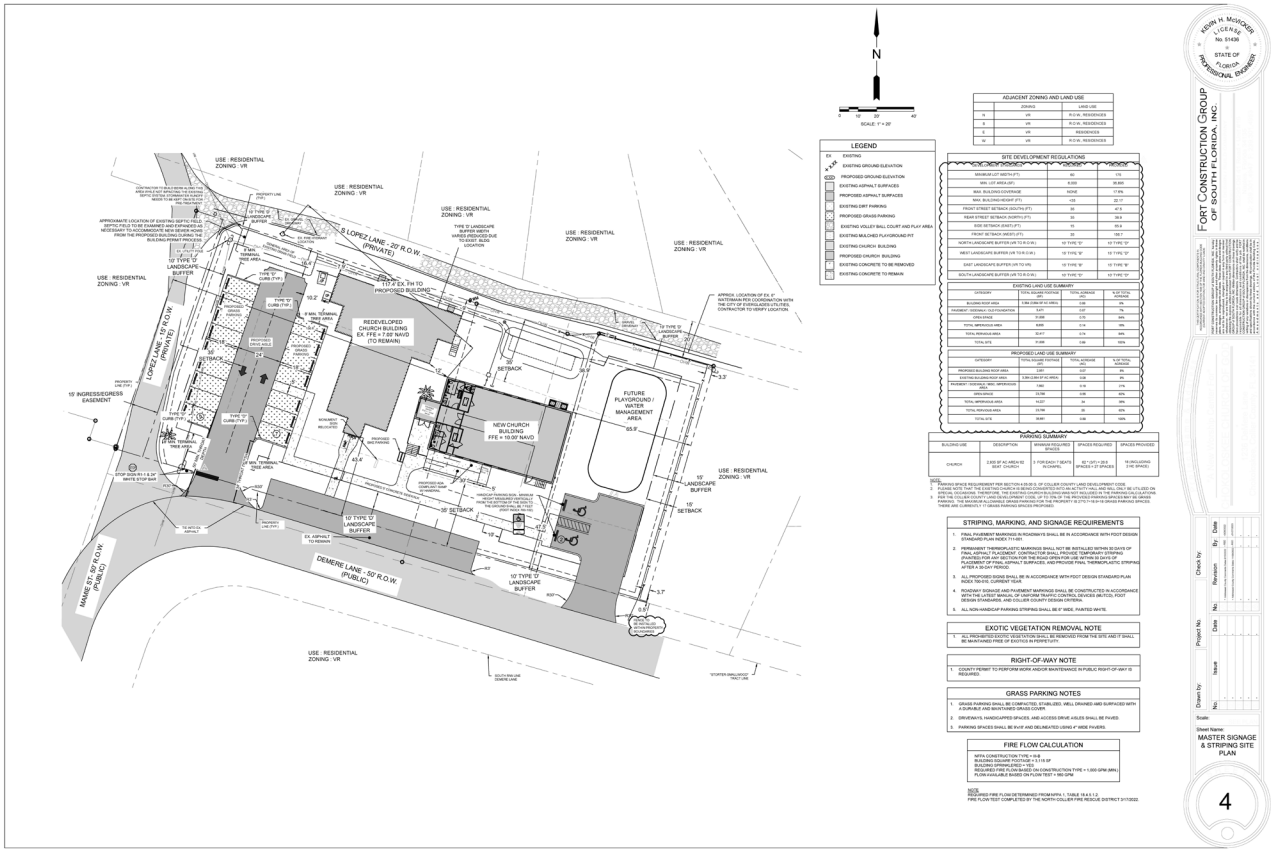


Figure 4. *Site Plan*

5. **Created and retained preserve areas shall meet the minimum width requirements per LDC 3.05.07.H.1.b.**

   N/A; see #3 above

6. **Retained preservation areas shall be selected based on the criteria defined in LDC 3.05.07.A.3, include all 3 strata, be in the largest contiguous area possible and shall be interconnected within the site and to adjoining off-site preservation areas or wildlife corridors. (LDC 3.05.07.A.1-4).**

   N/A; see #3 above

7. **Principle structures shall be located a minimum of 25' from the boundary of the preserve boundary. No accessory structures and other site alterations, fill placement, grading, plant alteration or removal, or similar activity shall be permitted within 10' of the boundary unless it can be shown that it will not affect the integrity of the preserve (i.e. stem wall or berm around wetland preserve). Provide cross-sections for each preserve boundary identifying all site alterations within 25'. (LDC 3.05.07.H.3; 6.01.02.C.)**

   N/A; see #3 above

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

8. **Wildlife survey required for sites where an EIS is not required, when so warranted. (LDC 10.02.02.A.2.f)**

   A wildlife survey was conducted by Earth Tech Environmental in April 2022. No listed species were identified on the Subject Property. See Appendix A for Protected Species Survey.

9. **Provide Environmental Data identifying author credentials, consistency determination with the GMPs, off-site preserves, seasonal and historic high water levels, and analysis of water quality. For land previously used for farm fields or golf course, provide soil sampling/groundwater monitoring reports identifying any site contamination. (LDC 3.08.00)**

   See this document and the Earth Tech Environmental Staff Qualification document in Appendix B.

10. **Master Plan shall state the minimum acreage required to be preserved. (LDC 10.02.13.A.2)**

    N/A; see #3 above

CCME Policy 6.1.1
For the County's Urban Designated Area, Estates Designated Area, Conservation Designated Area, and Agricultural/Rural Mixed Use District, Rural-Industrial District and Rural-Settlement Area District as designated on the FLUM, native vegetation shall be preserved through the application of the following minimum preservation and vegetation retention standards and criteria, unless the development occurs within the Area of Critical State Concern (ACSC) where the ACSC standards referenced in the Future Land Use Element shall apply. Notwithstanding the ACSC requirements, this Policy shall apply to all non-agricultural development except for single-family dwelling units situated on individual parcels that are not located within a watershed management conservation area identified in a Watershed Management Plan developed pursuant to Policies supporting Objective 2.1 of this Element. For properties not previously within the Coastal High Hazard Area but now within the Coastal High Hazard Area due to adoption of a revised Coastal High Hazard Area boundary in 2013, the native vegetation preservation and retention standards of the Non-Coastal High Hazard Area shall continue to apply. (Reference the Coastal High Hazard Area Comparison Map in the Future Land Use Element.)

N/A; no existing native vegetation is present on the site. The property was developed prior to 1975; no preserve is required. See #3 above.

CCME Objective 7.1:
Direct incompatible land uses away from listed animal species and their habitats. (The County relies on the listing process of State and Federal agencies to identify species that require special protection because of their endangered, threatened, or species of special concern status. Listed animal species are those species that the Florida Fish and Wildlife Conservation Commission has designated as endangered, threatened, or species of special concern, in accordance with Rules 68A-27.003, 68A-27.004, and 68A-27.005, F.A.C. and those species designated by various federal agencies as Endangered and Threatened species published in 50 CFR 17.)

No listed species have been identified on the Subject Property, which is completely surrounded by roadways and development. See Appendix A, Protected Species Survey.

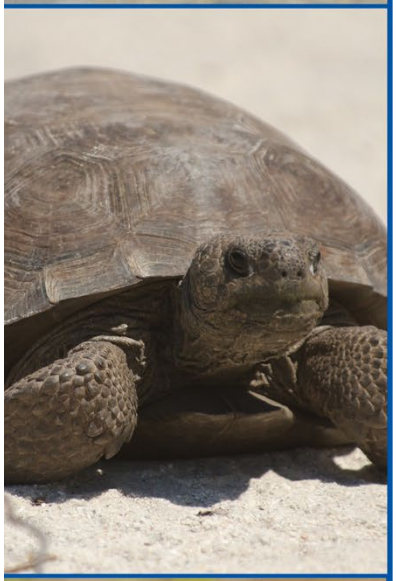
Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

APPENDIX A

Protected Species Survey

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)







CHKOLOSKEE FAMILY CHURCH OF GOD

PROTECTED SPECIES SURVEY

SECTION 36, TOWNSHIP 53, RANGE 29
COLLIER COUNTY, FLORIDA

Prepared For:

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

Prepared By:

Earth Tech Environmental, LLC
10600 Jolea Avenue
Bonita Springs, FL 34135
239.304.0030
www.eteflorida.com

April 18, 2022

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

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Figure 3 FLUCCS Map

Figure 4 Transect & Field Results Map

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Figure 7 Florida Panther Information

Figure 8 Florida Black Bear Information

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

1.0 INTRODUCTION

Earth Tech Environmental (ETE) conducted a Protected Species Survey (PSS) to search for listed species on the property referred to as the Chokoloskee Church of God (Subject Property). This assessment was conducted by ETE ecologists on April 13, 2022. The purpose of this assessment was to evaluate the Subject Property for the potential presence of listed species of concern based on the determined Florida Land Use Cover and Forms Classification System (FLUCCS) vegetation.

ETE warrants that the findings contained in this report have been prepared in general conformance with current professional practices at the time of report preparation and have not been verified by regulatory agencies. Future changes in standards, practices, or regulations cannot be anticipated and have not been addressed. The observations and recommendations presented in this report are time-dependent and the findings presented in this report apply solely to site conditions existing at the time when the assessment was performed.

2.0 LOCATION

The Subject Property for this report consists of four parcels (Folios: 26081520004, 26081560006, 26081600005, & 26081200007) located on the north side of Demere Lane and just west of Smallwood Drive in Chokoloskee, Collier County, Florida. According to the Collier County Property Appraiser GIS data, the Subject Property totals approximately 0.83 acres. See Figure 1 below for a location map.

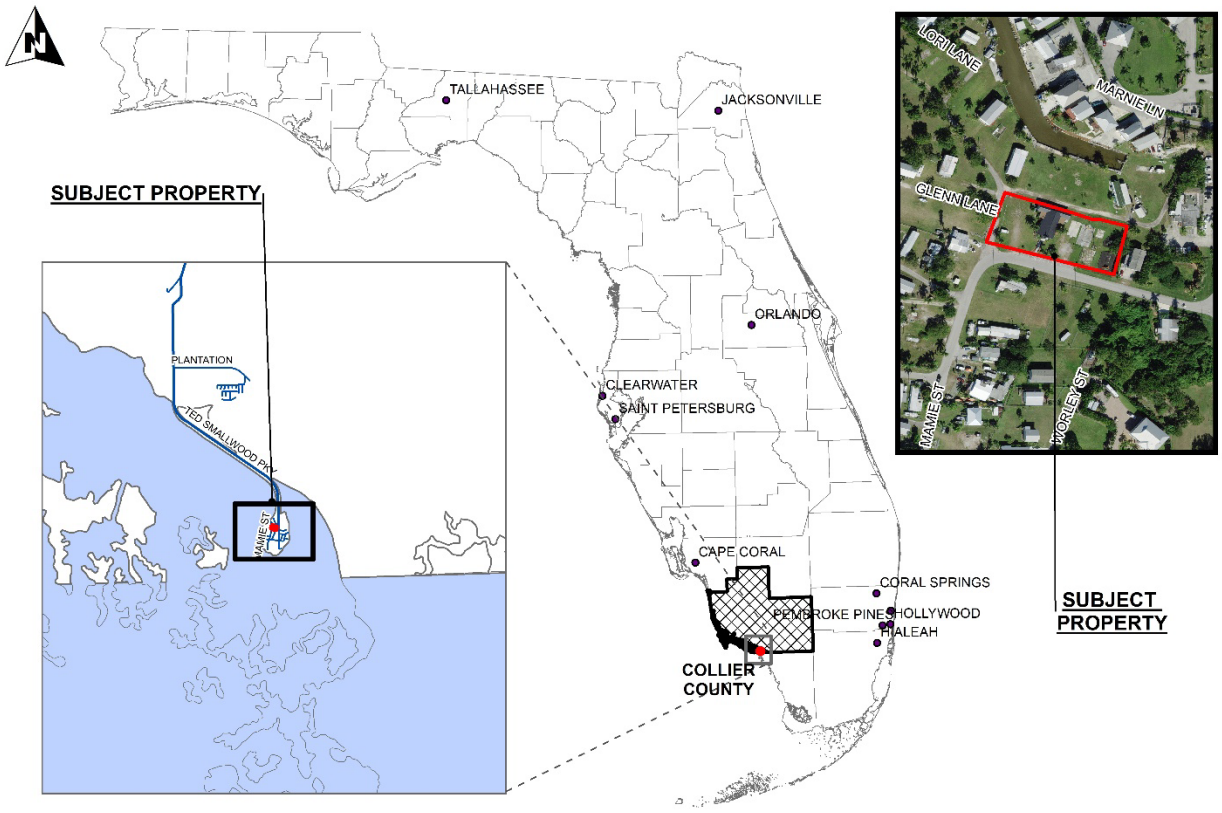

Figure 1. *Site Location Map*

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

3.0 SPECIES SURVEY MATERIALS & METHODS

The species survey was conducted using a methodology similar to that discussed in the Florida Fish & Wildlife Conservation Commission (FWC) publication "Ecology and Habitat Protection Needs of Gopher Tortoise (*Gopherus polyphemus*) Populations Found on Lands Slated for Large-scale Development in Florida." This methodology is as follows: Existing vegetation communities or land-uses on the Subject Property are delineated on a recent aerial photograph (Collier County 2021) using the Florida Land Use, Cover and Forms Classification System (FLUCCS). FLUCCS mapping for this property is detailed below in Figure 3. The resulting FLUCCS codes are cross-referenced with a list of protected plant and animal species. The lists were obtained from two agency publications:

- "Florida's Endangered Species, Threatened Species & Species of Special Concern-Official Lists", June 2021.

- "Notes on Florida's Endangered and Threatened Plants", Bureau of Entomology, Nematology and Plant Pathology, Florida Department of Agriculture and Consumer Services, 2010.

The result is a composite table that contains the names of the protected species which have the highest probability of occurring in each particular FLUCCS community. See Table 3 of this report for the species list that applies to the FLUCCS communities associated with the Subject Property.

In the field, each FLUCCS community was searched for listed species or signs of listed species. This was accomplished by walking a series of pedestrian transects through the Subject Property to achieve approximately 80% coverage. Signs or sightings of all listed and non-listed species were then recorded.

Based on the habitat types found on the Subject Property (see Table 2), particular attention was paid to the utilization of gopher tortoise. If a potentially occupied burrow was observed, it was flagged, numbered, and marked with GPS coordinates. Florida black bear and Florida panther were also considered.

Approximately one (1) man-hour was logged on the Subject Property during this species survey (see Table 1).

TABLE 1. FIELD TIME SPENT ON THE SUBJECT PROPERTY

Date	Start Time	End Time	No. Ecologists	Man Hours	Task
April 13th, 2021	11:30 am	12:30 pm	1	1	Protected Species Survey

4.0 EXISTING SITE CONDITIONS

Temperatures during the fieldwork for this survey were in the mid 70's with overcast skies.

The Subject Property consists of a church with some accompanying development. The southern portion of the property contains a paved parking lot. The western portion of the property contains a grassy parking area. The eastern portion of the property contains a playground, paved seating area, and volleyball court. See Figure 2 below for an Aerial Map. The Subject Property has the following surrounding land uses:

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

North	S Lopez Ln/Residential
East	Residential
South	Demere Ln/Residential
West	Mamie St/Residential

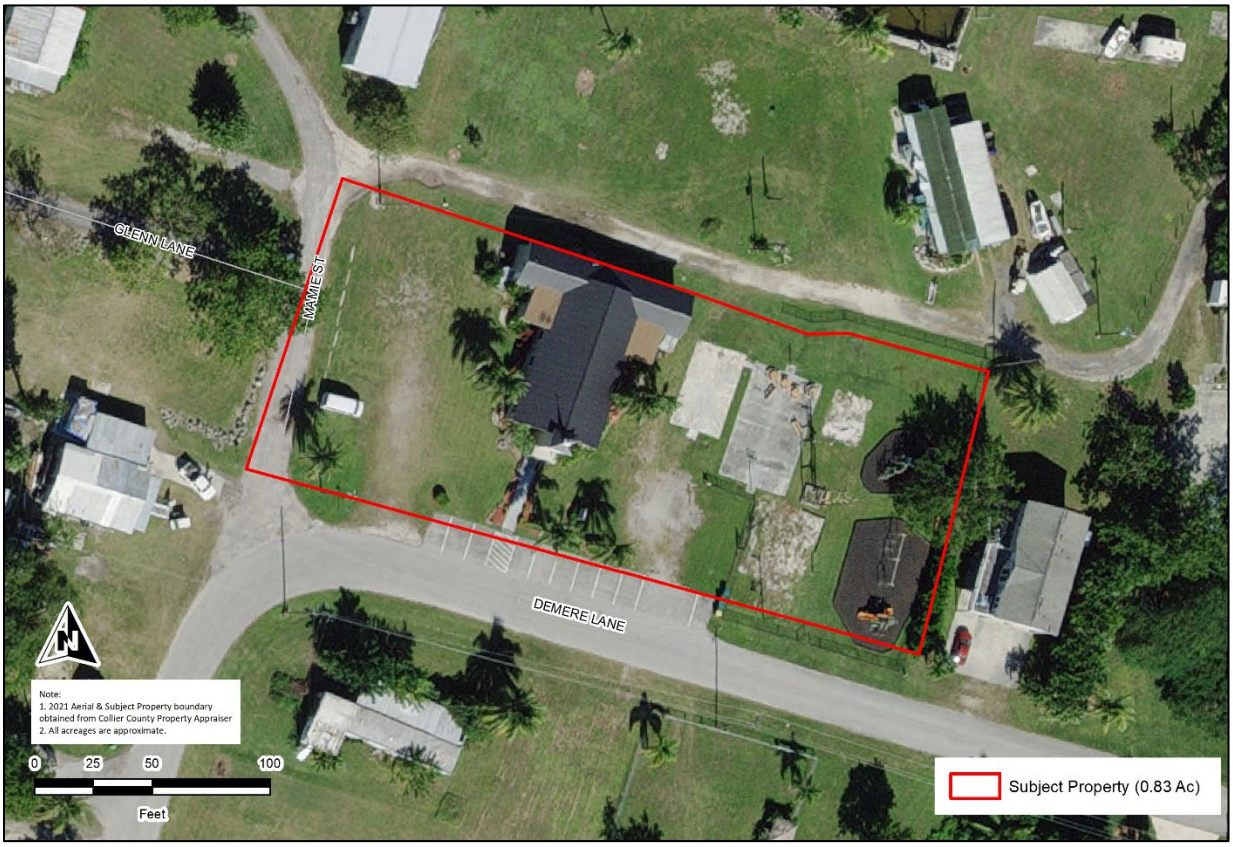

Figure 2. *Aerial Map*

Listed below are the FLUCCS communities identified on the site. The community descriptions correspond to the mappings on the FLUCCS maps below (Figure 3). See Florida Land Use, Cover and Forms Classification System (Department of Transportation, Surveying & Mapping Geographic Mapping Section, 1999) for definitions.

The Florida Exotic Pest Plant Council's (FLEPPC) list of invasive species contain Category I and Category II species that may be found on the Subject Property. Category I species are invasive exotics that are altering native plant communities by displacing native species, changing community structures or ecological functions, or hybridizing with natives (FLEPPC). Category II species are invasive exotics that are increasing in abundance or frequency but have not yet altered Florida plant communities (FLEPPC). A significant factor in mapping vegetative associations and local habitats is the invasion of these species such as Brazilian pepper, ear leaf acacia, melaleuca, Caesarweed, and air potato. Levels of exotic density were mapped using field observations and photo interpretation as shown in Figure 3. Modifiers, or "E" designators, are appended to the FLUCCS codes to indicate the approximate density of exotics in the canopy and/or sub-canopy.

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

The following table is summary of FLUCCS communities and corresponding acreages:

TABLE 2. FLUCCS COMMUNITIES AND CORRESPONDING ACREAGES		
FLUCCS CODE	**DESCRIPTION**	**ACREAGE**
172	Religious	0.83
	Site Total:	**0.83**

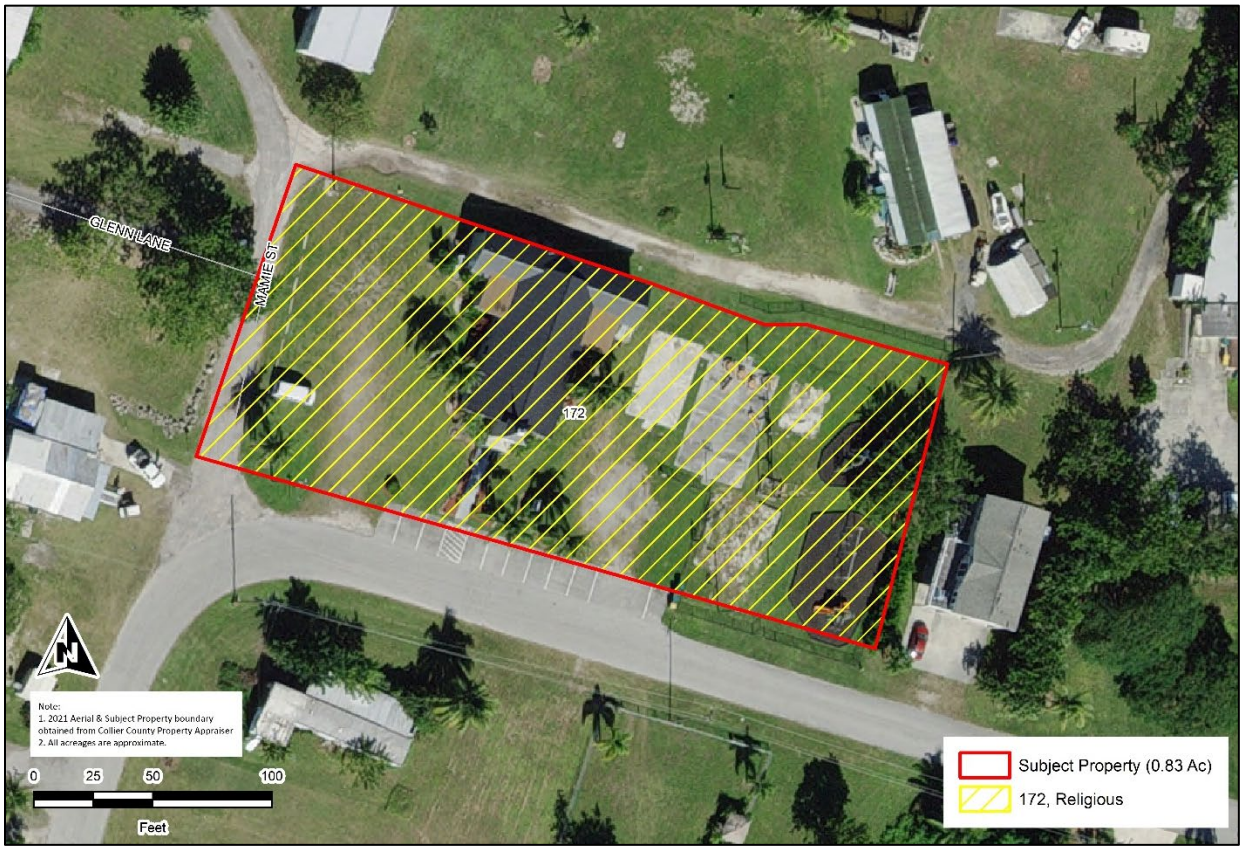

Figure 3. *FLUCCS Map*

* = Exotic vegetation species

FLUCCS 172, Religious

This community is found throughout the entirety of the Subject Property. There is little to no canopy or mid story vegetation on the lot. Few landscaping palms are located around the property boundary. Groundcover consists of sod and is regularly mowed and maintained.

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

TABLE 3. PROTECTED SPECIES LIST ACCORDING TO FLUCCS COMMUNITY				
FLUCCS CODE	POTENTIAL LISTED SPECIES	SCIENTIFIC NAME	DESIGNATED STATUS	
			FWC or FDA	FWS
740	Burrowing Owl	*Athene cunicularia floridana*	T	-
	Gopher Tortoise	*Gopherus polyphemus*	T	-

Abbreviations

Agencies:
FDACS = Florida Department of Agriculture and Consumer Services
FWC = Florida Fish & Wildlife Conservation Commission
FWS = United States Fish and Wildlife Service

Status:
CE = Commercially Exploited
E = Endangered
SSC = Species of Special Concern
T = Threatened
T(S/A) = Threatened/Similarity of Appearance

5.0 RESULTS

No species, listed or non-listed, were observed on the Subject Property.

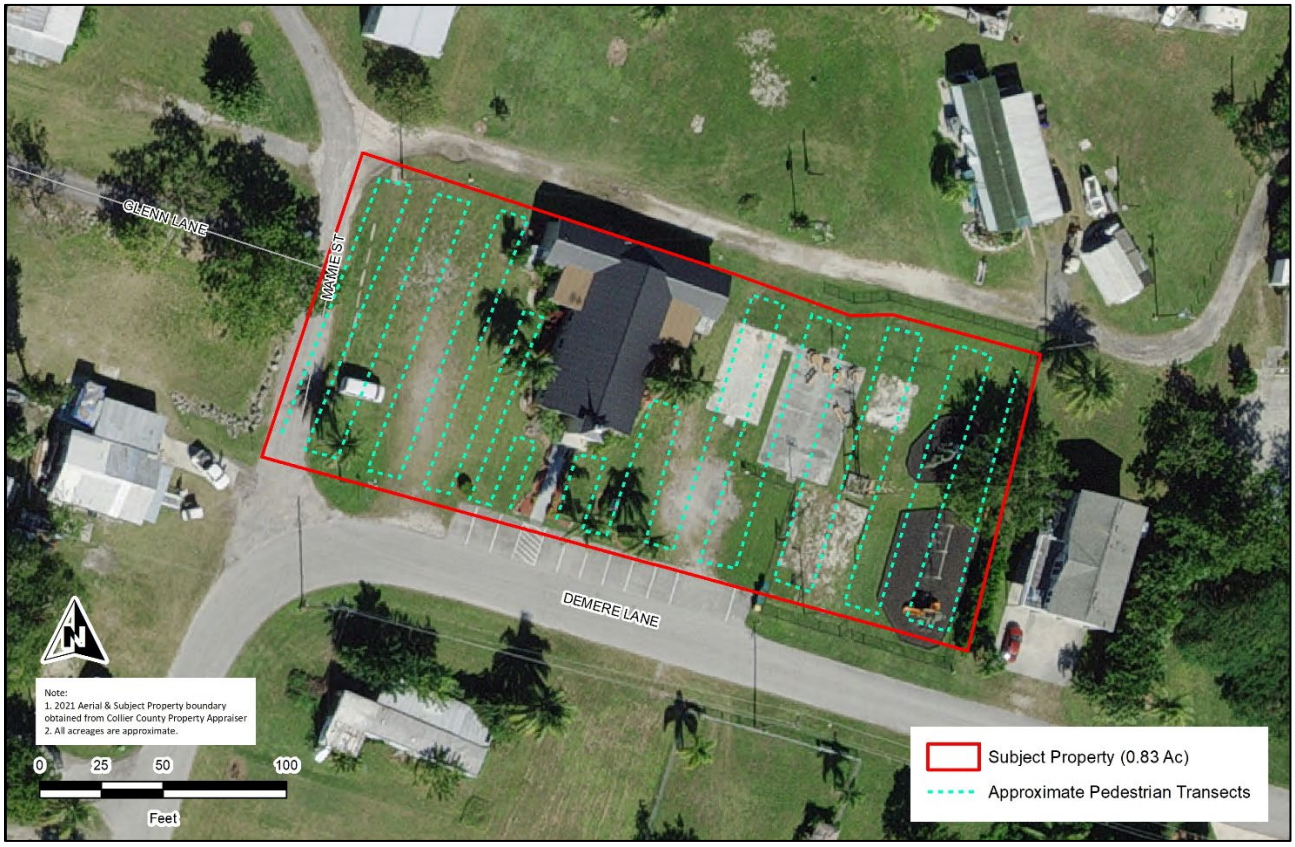

Figure 4. *Transect Map & Field Result*

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)



Figure 5. *Bald Eagle Information*

Bald Eagle (*Haliaeetus leucocephalus*)

No Florida Fish & Wildlife Conservation Commission (FWC)-documented bald eagle nests have been documented within 660-feet (USFWS Protection Zone) of the Subject Property and no nests were observed on the site (see Figure 5). Consultation with the United States Fish & Wildlife Service (USFWS) will likely not be necessary for bald eagle.

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

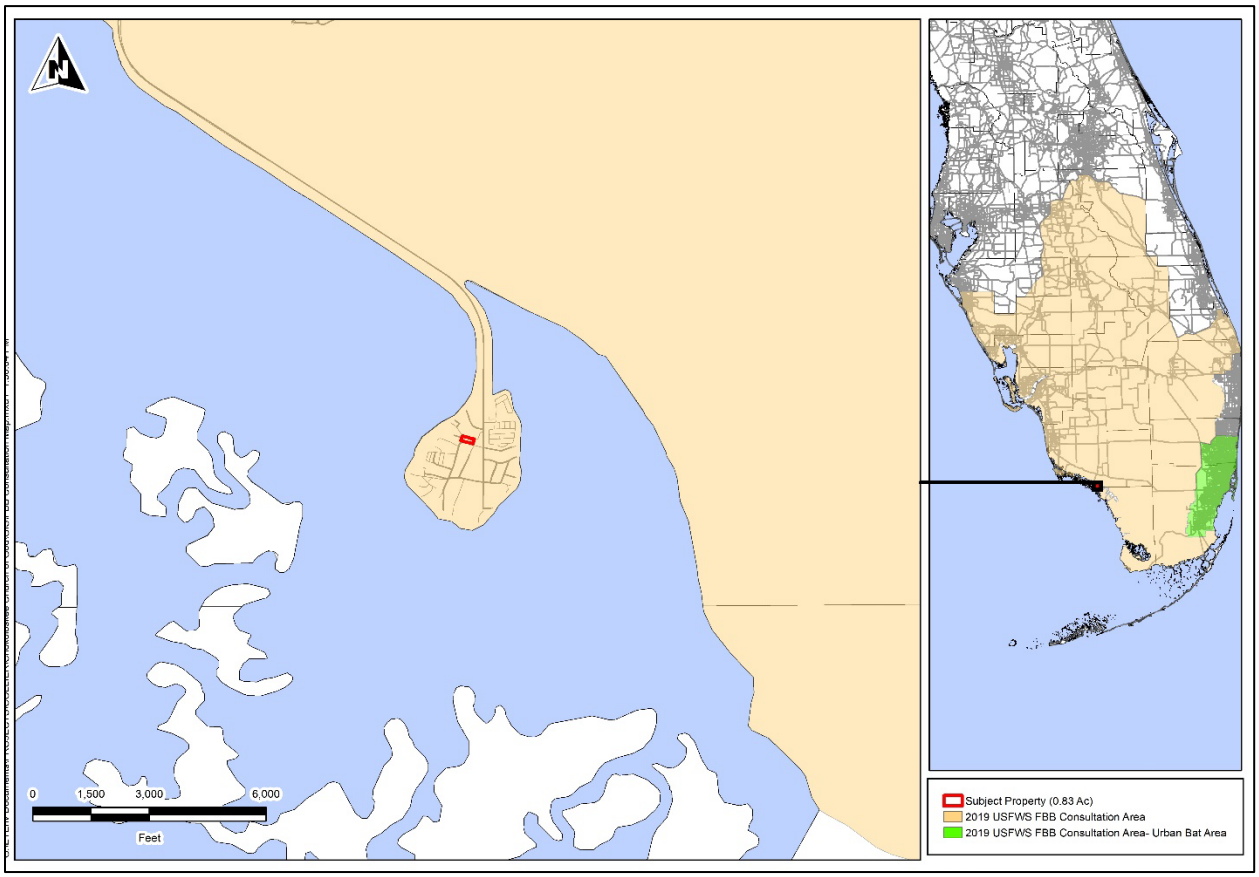

Figure 6. *Florida Bonneted Bat Consultation Area*

Florida Bonneted Bat (*Eumops floridanus*)

The Subject Property falls within the USFWS Consultation Area for the Florida bonneted bat (see Figure 6). The habitat on the property does not contain suitable nesting or foraging habitat for Florida bonneted bat, as it is developed and surrounded by roadways and development, and contains unsuitable roosting trees. During the species survey, no potential cavity trees were observed, and no signs (i.e. vocalizations, guano, etc.) were observed. The Subject Property is surrounded by residential development on all sides.

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

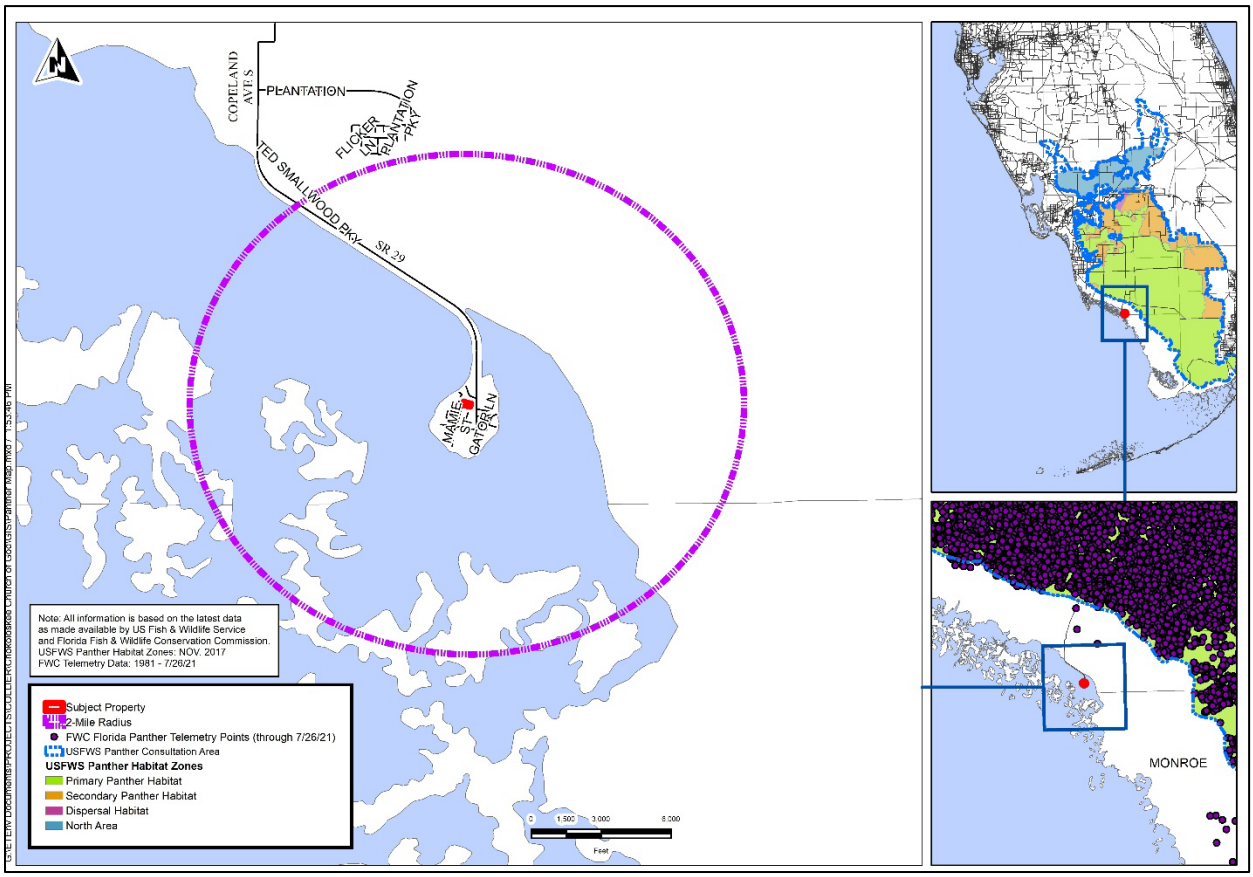

Figure 7. *Florida Panther Information*

Florida Panther (*Felis concolor coryi*)

The Subject Property falls outside the USFWS Primary Panther Habitat and Consultation Area. The habitat is not suitable for panther utilization as it is small, fragmented and surrounded by roadways and development. Consultation with USFWS will likely not be required for Florida panther.

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

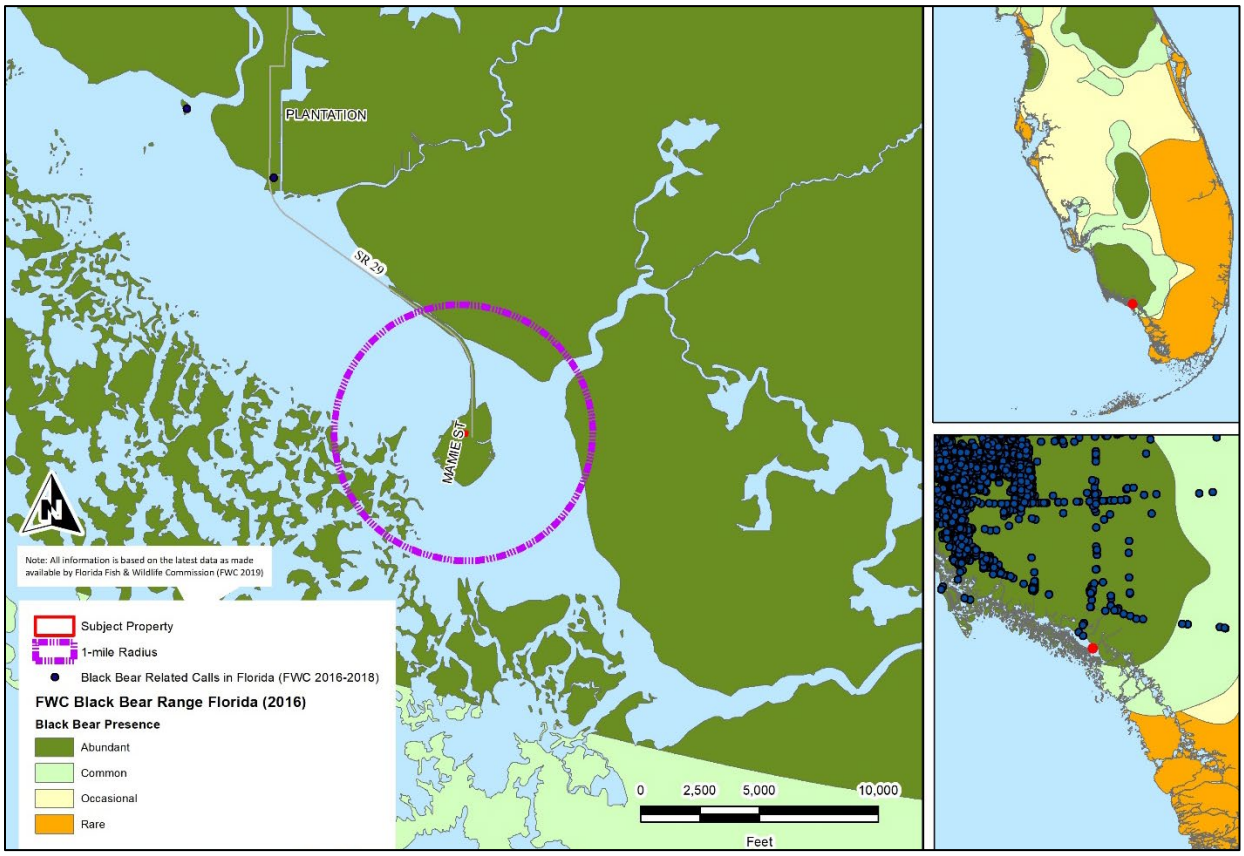

Figure 8. *Florida Black Bear Information*

Florida Black Bear (*Ursus americanus floridanus)*

The Subject Property falls within abundant black bear habitat (FWC). No black bear-related calls have been documented within a one-mile radius of the Subject Property (see Figure 8). Black bear presence is not likely due to the site being small, isolated and surrounded by roadways and development.

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

6.0 REFERENCES

Ashton, Ray E. and Patricia S. "The Natural History and Management for the Gopher Tortoise." Krieger Publishing Company. Malabar, Florida. 2008.

Atlas of Florida Plants. Institute for Systematic Botany. Accessed April 15, 2022. https://florida.plantatlas.usf.edu/

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Florida Exotic Pest Plant Council. "2019 FLEPPC List of Invasive Plant Species."
http://bugwoodcloud.org/CDN/fleppc/plantlists/2019/2019_Plant_List_ABSOLUTE_FINAL.pdf

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http://www.fdot.gov/geospatial/documentsandpubs/fluccmanual1999.pdf
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Weaver, Richard E. and Anderson, Patti J. "Notes on Florida's Endangered and Threatened Plants." Bureau of Entomology, Nematology and Plant Pathology – Botany Section. Contribution No. 38, 5th Edition. 2010.
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Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

APPENDIX B

Earth Tech Environmental Staff Qualifications



JEREMY STERK, CEP

Partner \ Principal Ecologist

e: jeremys@eteflorida.com
t: 239.304.0030
m: 239.595.4929

Years Experience

27 years

Education/Training

B.S. Aquatic Biology
St. Cloud State University
(1994)

Professional Affiliations

Academy of Board Certified Environmental Professionals #16992037

Florida Association of Environmental Professionals (FAEP)

Mr. Sterk has been an environmental consultant in Southwest Florida since 1994 and has worked on projects throughout the State of Florida. His varied experience spans marine, upland, and estuarine habitats and includes extensive work with a wide variety of listed species.

Relevant Experience

In addition to authoring dozens of habitat and species management plans, in 2007, Jeremy co-authored the first habitat conservation plan (HCP) in the nation to address incidental take issues for both red cockaded woodpeckers (RCW) and Florida panther on the same property.

In 1998, he wrote an ecological assessment computer model for the South Florida Water Management District as part of the South Lee County Watershed Study.

Early in his career, Jeremy was the principal investigator of a field research project in the Bahamas that utilized telemetry tracking to study the swimming speed of sub-adult lemon sharks.

Jeremy's work experience includes:

FWC Approved Shorebird Monitor
USFWS Bald Eagle Monitor
Vegetation & Habitat Mapping
USFWS Section 7 & Section 10 Permitting
Water Use Monitoring & Compliance
Preserve Management Plans
RCW Surveys & Habitat Evaluations
Environmental Land Use Planning
Native Vegetation Restoration Plans
Site and Aerial Photography
Scrub Jay Surveys
Mangrove Assessments & Restorations
Hard Bottom & Soft Bottom Benthic Surveys
Artificial Reef Deployments
Environmental Resource Permitting (ERP)
Turbidity Monitoring
Wetland & Water Level Monitoring
Environmental Impact Statements (EIS)
Project Management
GIS / GPS Mapping & Exhibits
Phase 1 Environmental Site Assessments
Phase II Environmental Site Assessments
Lake Management Plans
Due Diligence Reports
Wetland Jurisdictional Determinations
Bonneted Bat Surveys
Seagrass Surveys
Manatee Observer

Certifications/Credentials

- Certified Environmental Professional #1692037, Academy of Board Certified Environmental Professionals
- Florida Fish and Wildlife Conservation Commission Authorized Gopher Tortoise Agent (Permit No. GTA-09-00192)
- Florida Fish and Wildlife Conservation Commission Burrowing Owl Registered Agent (No. RAG-18-00080)
- PADI Research Diver Certified
- SSI Nitrox Diver Certified
- Florida Association of Environmental Professionals – member since January 1995; served on the Board of Directors for the Southwest Florida Chapter from (2008 – 2012). Past Secretary, Vice President, & President.
- State of Florida Real Estate License (2003 to Present)

Appointed by the Collier County Board of County Commissioners to:

- Conservation Collier Land Acquisition Advisory Committee, Chairman of the Lands Evaluation and Management Subcommittee. (2009 to 2014).
- Collier County Development Services Advisory Committee (DSAC) (2015 to Present).
- FWC Local Rule Review Committee (Manatee Protection Speed Zones) (2016).

Publications

Sundström, L.F., J. Sterk, & S.H. Gruber. 1998. Effects of a speed-sensing transmitter on the swimming speed of lemon sharks. Bahamas J. Sci. 6 (1): 12-22.

EARTH TECH ENVIRONMENTAL

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)



Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

PENINSULA ENGINEERING
2600 Golden Gate Parkway
Naples, FL 34105

PROJECT:
CHOKOLOSKEE CHURCH OF GOD

LOCATION:
1236 DEMERE LANE
CHOKOLOSKEE, FL

CLIENT:
CHOKOLOSKEE CHURCH OF GOD

EXHIBIT DESC:
1973 AERIAL

SOURCES: FDOT

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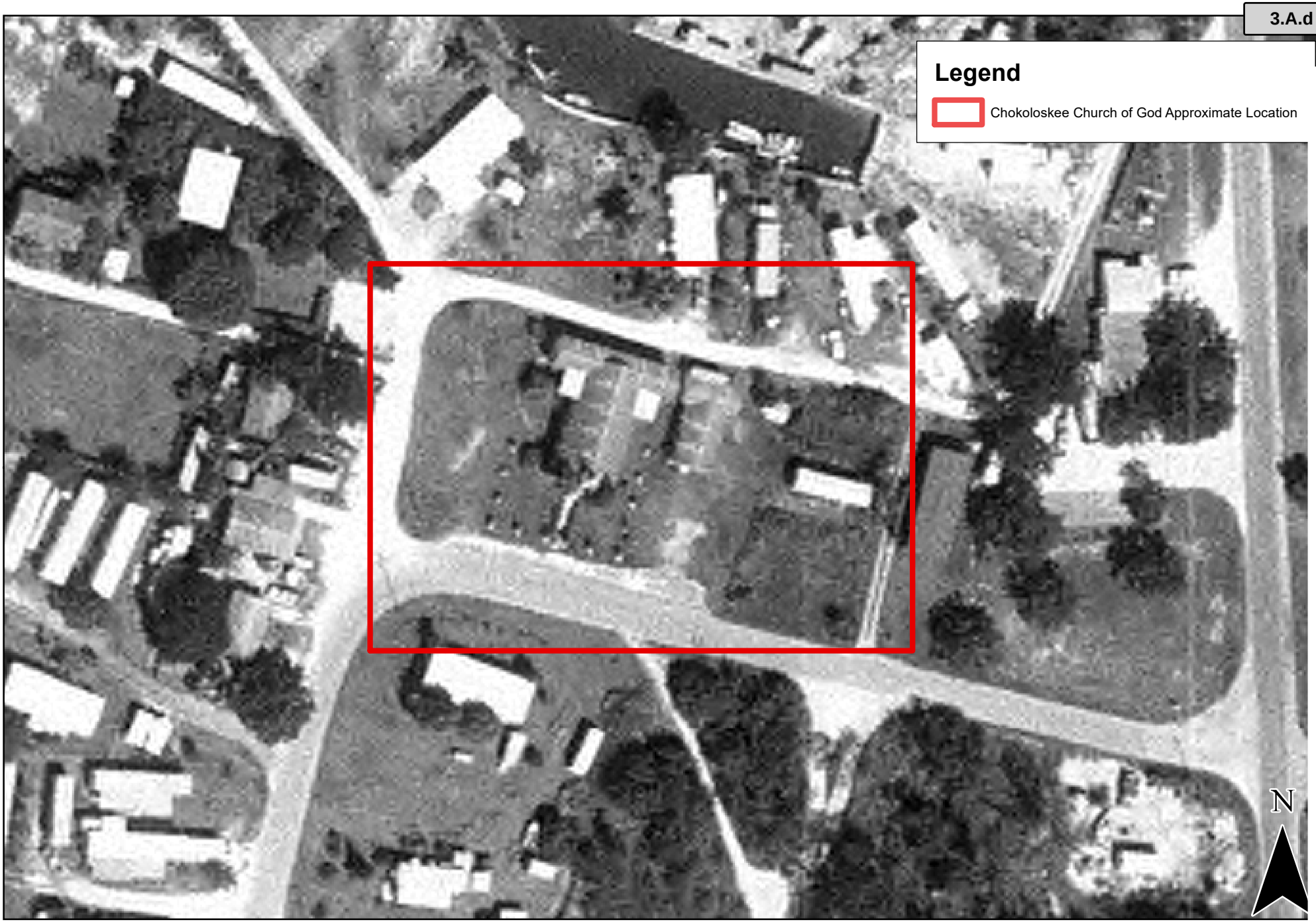

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

PENINSULA ENGINEERING
2600 Golden Gate Parkway
Naples, FL 34105

PROJECT:
CHOKOLOSKEE CHURCH OF GOD

LOCATION:
1236 DEMERE LANE
CHOKOLOSKEE, FL

CLIENT:
CHOKOLOSKEE CHURCH OF GOD

EXHIBIT DESC:
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SOURCES: FDOT

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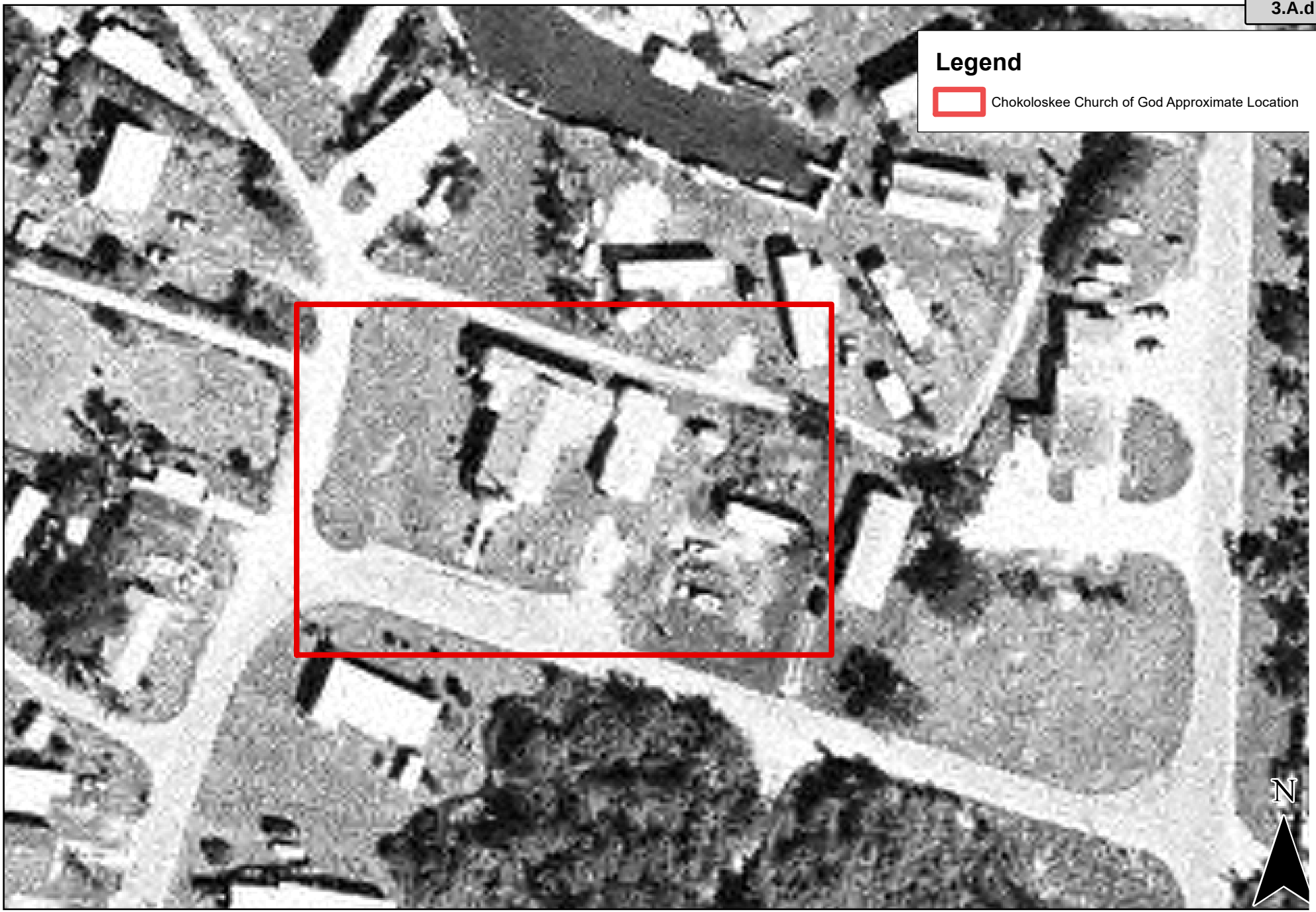

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

PENINSULA ENGINEERING
2600 Golden Gate Parkway
Naples, FL 34105

PROJECT:
CHOKOLOSKEE CHURCH OF GOD

LOCATION:
1236 DEMERE LANE
CHOKOLOSKEE, FL

CLIENT:
CHOKOLOSKEE CHURCH OF GOD

EXHIBIT DESC:
1993 AERIAL

SOURCES: FDOT

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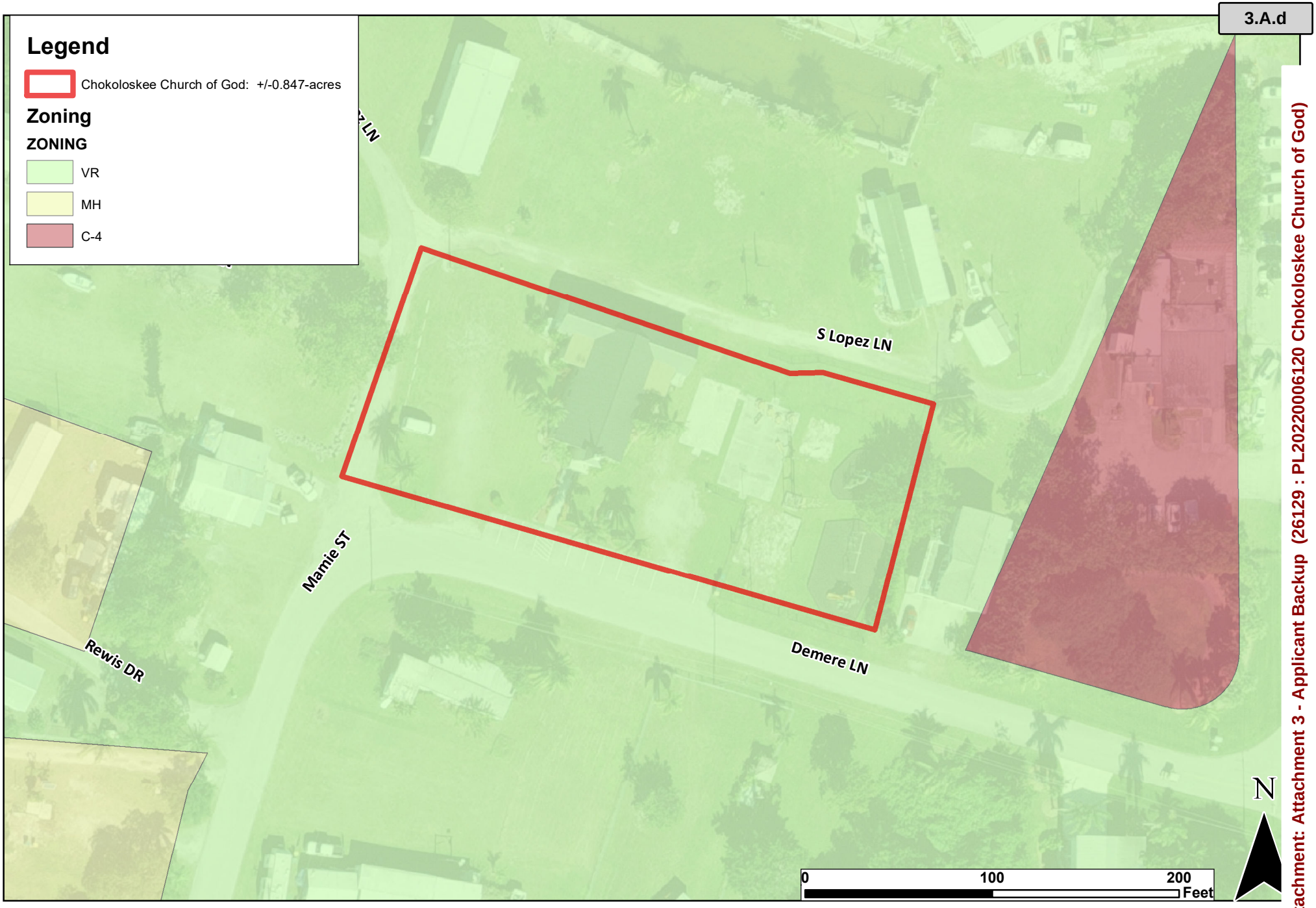

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

PENINSULA ENGINEERING
2600 Golden Gate Parkway
Naples, FL 34105

PROJECT:
CHOKOLOSKEE CHURCH OF GOD

LOCATION:
1236 DEMERE LANE
CHOKOLOSKEE, FL

CLIENT:
CHOKOLOSKEE CHURCH OF GOD

EXHIBIT DESC:
ZONING MAP

NOTES:
SOURCES: COLLIER COUNTY GEOGRAPHIC INFORM

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Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

PENINSULA ENGINEERING
2600 Golden Gate Parkway
Naples, FL 34105

PROJECT:
CHOKOLOSKEE CHURCH OF GOD

LOCATION:
1236 DEMERE LANE
CHOKOLOSKEE, FL

CLIENT:
CHOKOLOSKEE CHURCH OF GOD

EXHIBIT DESC:
300' BUFFER EXHIBIT

NOTES:
SOURCES: COLLIER COUNTY GEOGRAPHIC INFORM

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COLLIER COUNTY

Guide to Historic Sites in Collier County











- Learn about the Historic Sites
- See Locations on Map to Visit the Sites

Historic & Archaeological Preservation Board

www.colliergov.net/zoning,
click on Historic Preservation Board

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

Historic / Archaeological Preservation Board

Historic Sites

NAPLES

#1 Naples Pier
#2 Historic Palm Cottage
#3 Mercantile Building
#4 Tin City
#5 Naples Depot
#6 Collier County Museum
#7 Nehrling Gardens (Caribbean Gardens/Naples Zoo)
#8 Rosemary Cemetery
#9 Old Tamiami Trail Marker

MARCO ISLAND

#10 Old Marco Inn
#11 Captain Collier House
#12 Church of God and Pioneer Cemetery
#13 Marco Island Historical Museum
#14 Otter Mound
#15 Captain John F. Horr House

GOODLAND

#16 Old Marco Lodge
#17 Mar-Good Park

EVERGLADES CITY

#18 Old Railroad Depot
#19 Old Collier County Courthouse
#20 Everglades Community Church
#21 Old Laundry Building (Museum of the Everglades)
#22 Bank of Everglades
#23 Rod & Gun Club
#24 First Baptist Church
#25 Ivey House
#26 Sunset Lodge and Brown Cemetery

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

Collier County

Historic Sites

CHOKOLOSKEE

#27 Chokoloskee Church of God
#28 JT's Island Store
#29 Ted Smallwood's Store
#30 The Chokoloskee Cemeteries

TAMIAMI TRAIL WAY STATIONS

#31a Monroe Station
#31b Weaver's Station
#31c Royal Palm Hammock

ALONG THE TRAIL

#32 Bay City Walking Dredge
#33 Fakahatchee Island Cemetery
#34 Tamiami Trail Historic Marker
#35 Ochopee Post Office
#36 Joanie's Blue Crab Café
#37 1936 Seminole Conference Historic Marker

COPELAND

#38 Site of Bula Baptist Mission and Cemetery

JEROME / SUNNILAND / IMMOKALEE

#39 Deep Lake
#40 Sunniland Oil Field
#41 Roberts Ranch / Immokalee Pioneer Museum
#42 Immokalee First Baptist Church
#43 Pepper Ranch

CORSKSCREW

#44 Corkscrew Settlement

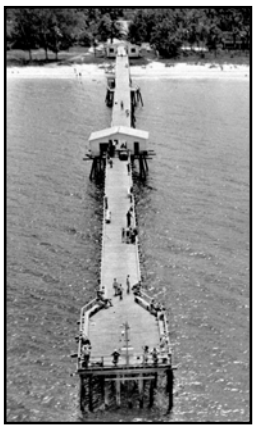
Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

Historic / Archaeological Preservation Board

NAPLES

#1 Naples Pier

West end of 12th Avenue South



The original Naples Pier was built by Walter N. Haldeman in 1888 as a dock to unload freight and passengers for the Naples Hotel. At the time, Mr. Haldeman owned much of the Town of Naples through The Naples Company and constructed the 600 foot long pier to provide dockage for large freight and passenger ships. Narrow gauge train rails spanned the length of the original pier, allowing for freight and baggage to be quickly unloaded from arriving ships. By 1909, a bathhouse and changing rooms were available and freight lifts had been added. The original pier was largely destroyed by a fire in 1922 and damaged by hurricanes in 1910, 1926, and 1960.



www.naplesgov.com/index.aspx?nid=340

#2 Naples Historical Society's Historic Palm Cottage

137 12th Avenue South



Historic Palm Cottage is Naples oldest house (1895) and is listed as a Landmark in the National Register of Historic Places. Docent-guided tours of the house-turned museum are offered year-round. The Cottage is the educational headquarters for all Society programs and initiatives, including the Cottage Theater where visitors can view pioneer oral history films, and the Archival Viewing Center, which allows visitors to peruse the Society's vast archives with state-of-the-art digital systems.

www.NaplesHistoricalSociety.org

- **Designated historic site**
- **National Register of historic places**

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

Collier County

NAPLES

#3 Mercantile Building

1117 3rd Street South



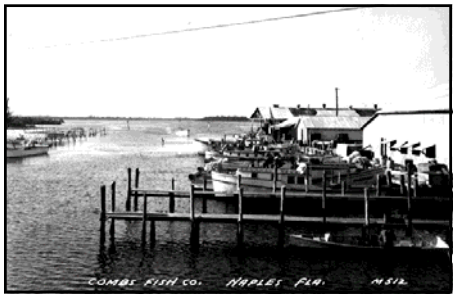
Naples' first commercial building was constructed in 1919. The Naples Mercantile Building served as the first commissary offering food and general merchandise for the Naples area. This two-story wood frame structure, covered with stucco, now operates as a restaurant.

www.thirdstreetsouth.com/Birth-Place-Naples.html

- Designated historic district

#4 Tin City

1200 5th Avenue South



Around the time that Naples was founded in 1886, the waterfront area was attracting wealthy tourists and investors. In the 1920s economic activity was centered around the tin-roofed buildings as this part of the Gordon River became the heart of Naples' fishing industry, including clam shelling, oyster processing, boat construction and maintenance. In the 1970s seven of Tin City's old buildings were transformed to become "The Old Marine Marketplace" with a mixture of shops and restaurants. Today, Tin City still holds its historic old Florida charm and is home to over 30 unique shops, waterfront restaurants and a variety of water and boating adventures. A history showroom takes you back in time with old photos and a "waterfront floor map."

www.tin-city.com/history

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

Historic / Archaeological Preservation Board

NAPLES

#5 Naples Depot

1051 5th Avenue South



Set in Naples' first passenger train station, this Collier County Museum brings visitors to the railroading days of the Roaring Twenties and shows how generations of Southwest Floridians used technology and transportation to conquer a vast, and seemingly impenetrable frontier. Fascinating exhibits and artifacts tell how trade and travel transformed Naples from a quiet village of 300 residents to today's glittering Gulf Coast resort. The Museum also offers a model railroad layout and miniature train rides for children. The former Seaboard Air Line Railway station was listed on the National Register of Historic Places in 1974.

www.colliermuseums.com/locations/naples_depot

- Designated historic site

#6 Collier County Museum

3331 Tamiami Trail East



The Collier County Museum, in the County's Courthouse complex, brings history to life with prehistoric saber cat skeletons, and stories of Calusa Indians, Spanish explorers, and Seminole warriors. With five acres of native Florida gardens, the Museum includes two historic cottages, a working archaeology lab, Seminole village, tropical orchid house, wildlife displays, a 1910 steam logging locomotive, a recreated Seminole War fort and a fully restored Sherman tank from World War II. Located on the property is the restored boat "Kokomis" which was the ferry that operated from 1934 to 1999 between the Keewaydin Club on Key Island and Naples (a 5-minute trip).

www.colliermuseums.com

Photo courtesy of Collier County Museums

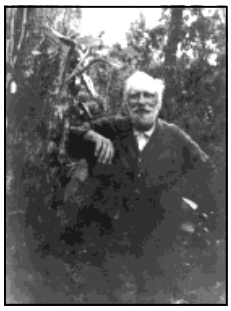
Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

Collier County

NAPLES

#7 Nehrling Gardens (Caribbean Gardens/Naples Zoo)

1590 Goodlette-Frank Road



In 1921 Dr. Henry Nehrling established his tropical garden on this site, initially growing orchids, bromeliads, and other tropical plants. By 1925 he had increased his collection to more than 3,000 different species. In 1952 the old Nehrling Gardens site was purchased by Julius Fleischmann and was opened to the public in 1954 as a commercial tourist attraction under Fleischmann's interest and guidance. Collier County purchased the property in 2005 and currently leases it to Naples Zoo, Inc.

www.napleszoo.com/visitor_info/History.htm

- Designated historic site

#8 Rosemary Cemetery

1000 Pine Ridge Road



There are 60 people buried in Rosemary Cemetery that was established by E.W. Crayton in 1931. Many of the decedents were early pioneers to the area and were considered founding fathers of Collier County. In 1976, the site was donated to Collier County. The Board of County Commissioners designated this site as locally significant in 1993 and provided funds to restore the cemetery.

www.hmdb.org/marker.asp?marker=15878

- Designated historic site

#9 Old Tamiami Trail Marker Horse Creek Estates



A portion of the Horse Creek Estates subdivision contains an abandoned segment of the Old Tamiami Trail. The Tamiami Trail links the two great cities for which it was named, Tampa and Miami, and was officially opened on April 26, 1928. Florida is indebted to Captain J.F. Jaudon whose faith and persistence kept the project alive, and to Barron Collier who completed it.

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

Historic / Archaeological Preservation Board

MARCO ISLAND

#10 Old Marco Inn - Marco Hotel

100 Palm Street



Captain Bill Collier and his wife Maggie built the Marco Hotel on a 10-acre plot to house fishermen and visitors to the island. Construction of the hotel was completed by 1896 with 20 rooms, a parlor, a dining room and a two-story bathroom. It opened to the public advertising "Two dollars a day and bring your own vittles." The Colliers allowed Frank Hamilton Cushing, leader of the Pepper-Hearst Expedition, to use the summer parlor to dry out ancient Indian artifacts uncovered in the muck near the hotel. By 1925 the rates had gone up to $30 a month in the summer and $30 a day during Season. Cottages were added to house patrons who came year after year. Collier sold the hotel in 1927 to a New York syndicate that had the financial backing of George E. Ruppert as the principal investor. Other later owners included Roy Enfield of Nashville and Bob Carrier of Louisville who added a motel and swimming pool. Marion and Wilhelm Blomeier became owners in 1969, enclosed the porch and renovated the interior with antique tin pieces tiling the ceiling of the hallway and bar. Today the Inn continues to operate as a restaurant.

www.oldemarcoinn.com/history.htm

- Designated historic site

#11 Captain Collier House

1121 Bald Eagle Drive



Bob and Betty Whitaker managed the Marco Hotel (now called the Old Marco Inn) and lived in the Collier House that was then situated between the hotel and the two-story motel that Bob Carrier built and named "the Units." Carrier owned the hotel from 1955 to 1967. The Collier House was moved in 1967 to its present location on Bald Eagle Drive and has operated as a restaurant since 1995.

www.mareksrestaurant.com/history.htm

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

Collier County

MARCO ISLAND

#12 Church of God and Pioneer Cemetery

590 West Elkcam Circle



This early wooden church built of yellow pine was the first church on Marco. Caroline Robinson held Sunday school classes in her home and is credited with collecting money and supplies to construct the Church. This Cemetery is the burial place of pioneers significant to Marco Island history. It also has a form of early cement head stones. The Church of God, originally constructed in Old Marco, was moved to its present location.

www.newlifemarco.org/content?id=314

#13 Marco Island Historical Museum

180 South Heathwood Drive



The Museum consists of three buildings: the main Museum, an administration building, and the Rose History Auditorium for meetings and presentations. The complex is constructed on an artificial shell mound with native plants around it. On the top of the shell mound is a lagoon with a bridge and chickee hut. The buildings have thatch roofs and a faux tabby mortar. The Museum has rooms devoted to the Native American Calusa Indian culture, the early pioneers of the Island, and the modern development. The Museum is part of the Collier County Museums' system and is open to the public.

www.themihs.org

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

Historic / Archaeological Preservation Board

MARCO ISLAND

#14 Otter Mound

1821 Addison Court



Otter Mound has native vegetation representative of what covered the Island before modern development; the whelk shell walls located throughout the property were built in the 1940s and 50s by Ernest & Gladys Otter from the Calusa shell that was found on the site. Archaeological surveys show that Calusa Indians occupied the property around 750-1200 A.D. It is thought that the walls were constructed for the Otter's vegetable and flower gardens. After selling most of Caxambas to Barron Collier in 1922, the Barfields moved into their house which was located on the south half of the Block 15 of the J.M. Barfield Subdivision platted in 1919.
Descendants of the Barfields continue to reside on this property. Otter Mound is on the north half of Block 15, purchased by Conservation Collier and opened as a County park.

#15 Captain John F. Horr House

1270 Bluehill Creek Drive



Captain John F. Horr, a Union Civil War veteran, built this two-story house in 1877 as a residence for his family and himself when they visited their pineapple plantation on the Island. It is constructed of tabby mortar, an early form of concrete using washed sand (to remove the salt), shell, water and cement made of burning oyster shell to make a white power known as "quick lime." Horr was a prominent citizen, a federal Marshall, census taker, and customs collector in Key West. The pineapple boom died in 1917 and Horr sold the Island in 1923.

- Designated historic site
- National Register of Historic Places

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

Collier County

GOODLAND

#16 Old Marco Lodge

401 Papaya Street



The Marco Lodge, while in Old Marco, was the third or fourth home of island founder W. T. Collier and built in the late 1870s or early 1880s. It later became a boarding house and hotel operated by Captain Bill Collier and then sold to Tommie Barfield. In 1964, when the area was cleared for development, the Barfield heirs gave the Marco Lodge to the cook Marge Tasetano if she could move it. The Lodge and annex were moved overland to its present location in Goodland.

www.oldmarcolodge.com

#17 Mar-Good Park

321 Pear Tree Avenue

Mar-Good was built by two retired circus performers, Reckless Rex Johnson and his wife Reckless Ruby, who quit the circus business and got into the fish camp business. The resort had many one and two-bedroom cottages, completely furnished, some of them built as early as the 1920s, that rented daily, weekly, monthly, and seasonally. The recreation hall was built during WWII and was used by the military. There was a cistern for fresh water. The hall was set up to show movies and have live entertainment to keep the guests happy in inclement weather when the fish were not biting. Mar-Good is now open to the public as a county park.



- Designated historic site

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

Historic / Archaeological Preservation Board

EVERGLADES CITY

#18 Old Railroad Depot

102 Collier Avenue



This terminus for the Atlantic Coast Line Railroad opened in June 1928. Construction for the railroad was parallel to the building of Route 29 from Everglades to Immokalee, where it continued to Plant City. This Spanish style stucco building, the central tower of which is original, is an example of early South Florida architecture. The station master had living quarters on the second floor and a number of rail workers cottages were dotted along Collier Avenue. After the ACL closed the service in the late 1950s and tore up the tracks, the building was converted into a restaurant. At that time it was called the Old Station Restaurant, now the Everglades Seafood Depot Restaurant. The movie *Wind across the Everglades* was filmed at this location.

www.evergladesseafooddepot.com/history

#19 Old Collier County Court House

102 Copeland Avenue North



The town of Everglades became the county seat when Collier County was established in 1923. The Court House was completed in 1928. During Hurricane Donna in 1960 the water rose to waist high on the first floor of the Court House, destroying many of the County's records while 200 residents of the City sought shelter on the second floor. The water was 7-8 feet deep in the streets. After the County seat moved to Naples in 1962, the Court House became the Everglades City Hall. Set in the heart of Everglades City, the old County Courthouse still has the original vault. It was completely restored after Hurricane Wilma in 2005.

www.evergladeshistorical.org/pdfs/ESHP-CityHall-brochure.pdf

- Designated historic site

Photo Courtesy of Collier County Museums

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

Collier County

EVERGLADES CITY

#20 Everglades Community Church

101 Copeland Avenue South



Before there was a building, there were visiting pastors, the first in 1888 was Reverend George W. Gatewood. This building was completed in 1940 on land donated by the estate of Barron Gift Collier. The Church was initially a Presbyterian Church (officially established in 1926) but due to a provision in Collier's will the Church is non-denominational. A fellowship hall and breezeway to the southwest was added in the late 1950s. On September 4, 2007, Everglades City proclaimed the church to be historically preserved.

www.evergladescommunitychurch.com/about.html

- Designated historic site

#21 Old Laundry Building (Museum of the Everglades)

105 West Broadway



Barron Collier built this facility in the 1920s as a commercial laundry. The operation was leased to several people, most notably the Echols and Ayers families. They cleaned uniforms for Collier Corporation workmen and linens for the Rod & Gun Club and the Everglades Inn. Barron Collier sent his boat, *The Useppa*, from the Inn on Useppa Island to bring linens to be washed and ironed. The laundry closed during World War II due to lack of staff. In the 1950s the building housed offices for the Collier County Development Board. The local Women's Club rented the building in 1965 and purchased it in 1972. They disbanded in 1988 and the remaining members devoted their time and energy to creating a Museum and re-organized as the Friends of the Museum. The Museum of the Everglades, now part of the Collier County system, opened on April 26, 1998.

www.evergladesmuseum.org/pdfs/FME_LaundryBuilding.pdf

- Designated historic site
- National Register of Historic Places

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

Historic / Archaeological Preservation Board

EVERGLADES CITY

#22 Bank of Everglades

201 West Broadway



The bank was chartered in 1923, and the building was completed in 1926 by Barron G. Collier. It was the only bank in Collier County for 36 years, and the Humble Oil offices were located on the second floor for over 20 years. The Bank's depositors included rum runners, alligator poachers, fur and feather traders, and other legendary pioneers who came by boat, on foot, and later by road to take care of business at Collier's "Bank of Everglades." The bank was never robbed, probably due to limited getaway opportunities. After Hurricane Donna in 1960 changed the city's fate, the bank closed and its assets were moved to the Bank of Immokalee. It housed the "*Everglades Echo*" newspaper in the 1980s. Later in the 1990s, the building was used for lodging and eventually became a Bed & Breakfast. In 2011 new management completely renovated the rooms with antique furniture and opened as the Everglades Historical Bed & Breakfast and Spa.

www.evergladeshistoricalbedandbreakfast.com/

- **Designated historic site**
- **National Register of Historic Places**

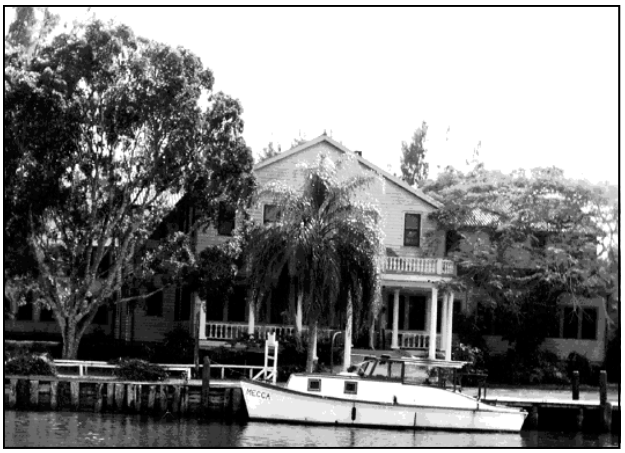
Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

Collier County

EVERGLADES CITY

#23 Rod & Gun Club

200 Riverside Drive



The original building was the home of W.S. Allen who settled here in the early 1870s. When he retired in 1889, he sold the property to George Storter, Jr., who enlarged the house and in 1892 started a trading post that dealt with the Indians, as well as providing merchandise to locals. The Storters eventually owned all the land in what is now known as Everglades City. In 1923 Barron Collier bought their holdings and made this property his headquarters until suitable offices and houses could be built. The renamed, enlarged Rod & Gun Club became famous for its Bavarian chef "Snooky" Senghaas, for its sports fishing, and for hosting five U.S. Presidents (Theodore Roosevelt, Herbert Hoover, Harry Truman, Dwight Eisenhower and Richard Nixon), in addition to a number of celebrities. In the 1960s the Club was sold to the Alliance Machine Company and in 1973 to the Bowen family.

www.evergladesrodandgun.com/

- **Designated historic district**

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

Historic / Archaeological Preservation Board

EVERGLADES CITY

#24 First Baptist Church

416 East School Drive



This building was built in the 1940s and belonged to the C.J. Jones Lumber Company in Jerome. After the logging stopped in 1956, it was brought to Everglades City and donated to the First Baptist Church of Ft. Myers. It is made of "pecky" cypress wood. A baptistery with a cross made of the original cypress, in a design that complements the old cypress interior, was completed in 2001. The Church was constituted in 1971.

#25 Ivey House

107 Camellia Street



The original building was erected at Port DuPont by the Collier interests for use as a recreational center for the workers who built the Tamiami Trail. The facility included a bowling alley and pool hall. The structure was moved to the present location shortly after the 1926 hurricane. One of the men who worked for Barron Collier was Earl W. Ivey who was in charge of one of the Bay City Walking Dredges (see #32). After the trail opened in 1928, the Collier Corporation converted the recreation hall into a boarding house. Earl Ivey and his wife, Agnes, ran the house for the Collier Development Corporation until 1960 when the Iveys purchased the house. Earl Ivey died in 1962 and Agnes continued to run the house until her death in 1974. Beckett Academy, Inc., acquired the building as a dormitory and classroom for problem children as part of their wilderness experience school. In 1989 David Harraden, who owns North American Canoe Tours, Inc., purchased the Ivey House from Beckett Academy and renovated it into a Bed and Breakfast to expand his services for visitors.

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

Collier County

EVERGLADES CITY

#26 Sunset Lodge and Brown Cemetery



John J. Weeks, the first permanent white settler of the future Collier County, farmed at this site in 1862. His brother Madison lived here in 1879 but sold four years later to the Brown family. The property still has tombstones dedicated to the father and infant children of Totch Brown. George R. Bruner, big game hunter from Indiana, bought half the homestead in 1914 and called it Poinciana Camp after the huge trees on the grounds. In 1958 it was acquired by Nelson S. Kirby, a passionate fisherman. It then changed hands several times before Outward Bound from Asheville, North Carolina, bought what was then called Sunset Lodge in 1986. They conduct programs using wilderness as a way to "focus on developing compassion for oneself and others". The island is on the southwest area of Everglades City, across the river from the airport, accessible only by boat.

- Designated historic district

CHOKOLOSKEE

#27 Chokoloskee Church of God

1236 Demere Lane



In 1913 a permanent congregation was established on Chokoloskee Island. The Pentecostal movement was begun in 1912 by J.J. (Babe) and Sally Whidden who came by boat from Ft. Myers. During a revival in 1913, forty local people were baptized in the water at McKinney's landing. Among the participants were several Storters, Hamiltons, Browns, and other pioneers. The Church of God was then built, apparently on land donated by McKinney who also donated the bell. The first permanent Pastor arrived after the Tamiami Trail was finished in 1928. The original church building was destroyed by a hurricane and replaced with another wooden structure. This was replaced by the present concrete structure which was completed in 1961.

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

#28 JT's Island Store

238 Mamie Street



The original structure was a small office built by Collier in the 1920s and located behind the Rod & Gun in Everglades City. It was moved to Chokoloskee in 1956 after the causeway was built. As a store, it was operated by a number of local families (Brown, Hamilton, Weeks, Kelley, Wells). It was renamed JT's in 1989 when purchased by John and Fran Tifft who expanded the general store to include a small restaurant. It was sold again in 2001 and operated as a full restaurant and added a gift shop. In 2007 new owners purchased the building and requested designation as a county historic site. It was sold again in 2011 and is currently operating as a kayak outfitters.

- **Designated historic site**

#29 Ted Smallwood's Store

360 Mamie Street



This business was established in 1906 and the store built in 1917. It is one of the oldest buildings in Collier County. The building was elevated approximately 6 feet on pilings in 1924 to prevent flood damage. The store and trading post served the Seminole Indians and the early pioneers of Chokoloskee and Collier County. Currently, the wood frame structure still rests upon pilings and remains in its original state with 95 percent of the initial stock and artifacts intact. It is now a museum open to the public.

www.smallwoodstore.com

- **Designated historic site**
- **National Register of Historic Places**

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

Collier County

CHOKOLOSKEE

#30 The Chokoloskee Island Cemeteries

Chokoloskee Island has cemetery sites that date back to the early pioneers. The Lopez cemetery is located on SR 29 on Lopez Lane and includes family members who died in the 1930's and later. Another private cemetery, located in the middle of the island, includes the following local Chokoloskee families: Hancock, Brown, Smallwood, House, Hamilton, Brown, Carr, Thompson and Lewis.

TAMIAMI TRAIL WAY STATIONS



There were originally six stations built in 1928 by Barron Collier who established the Southwest Mounted Patrol to aid travelers as they drove along the newly-built Tamiami Trail. They were of great importance at the time given the unreliability of motor cars of the period and the fact that there were no other settlements between Naples and Miami. These stations were strung out at ten-mile intervals along the Trail to sell gas, food, beverage and provide primitive overnight facilities for travelers. The operators had quarters above the stations. The patrolmen had distinctive uniforms and traveled on motorcycles offering assistance. These "Mounties" formed the first Florida Highway Patrol.



#31a) Monroe Station

Big Cypress Preserve at Loop Road

Because it was on the border inside Monroe County and out of the Dade County jurisdiction, Loop Road became known for its lawlessness; Al Capone is said to have operated a club in the area known as Pine Crest. Monroe Station was a popular restaurant before the land became part of the Big Cypress National Preserve.



- National Register of Historic Places

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

Historic / Archaeological Preservation Board

TAMIAMI TRAIL WAY STATIONS

#31b) Weaver's Station

Across from Fakahatchee Boardwalk

Weaver Station had a restaurant on the ground floor with rest rooms and accommodations for the station keeper on the second floor. In addition, several "tourist cabins" (essentially unfurnished small houses), offered a night's rest for those with their own bedding. Eventually, the building was destroyed by Hurricane Andrew in 1992 and needed to be demolished.

- Designated historic site

#31c) Royal Palm Hammock

Corner of US41 and CR 92

This station is one of the last remaining stations still in existence and is still in operation as a gas station to serve the public, just as it was when it was built in 1928 by Barron Collier.



ALONG THE TRAIL

#32 Bay City Walking Dredge

20200 Tamiami Trail
Collier-Seminole State Park



Built by the Bay City Dredge Works of Bay City, Michigan, this dredge was used in the 1920s to construct the Tamiami Trail, the road from Tampa to Miami through the Everglades and Big Cypress Swamp. The dredge dug a canal which provided rock fill for roadbed. It was restored by its dredge master Meece Ellis.

ASME Historic Landmark
National Register of Historic Places

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

Collier County

ALONG THE TRAIL

#33 Fakahatchee Island Cemetery

From the 1880s pioneers settled on Fakahatchee Island, including the Demere, Hamilton, Myers, Roberts and Daniels families Among those buried here are members of the Daniels family who lived on the Island for many years. In 1912 there was a school with thirteen pupils. The Island is located south of the mouth of the Faka Union Canal that leads into the Port of the Islands on U.S. 41 east of Royal Palm Hammock and is accessible only by boat.

#34 Tamiami Trail Historic Marker

Corner of SR29 and US41 at Carnestown



The Tamiami Trail links the two great cities for which it was named—Tampa and Miami and was officially opened on April 26, 1928. "Florida is indebted to Captain J.F. Jaudon whose faith and persistence kept the project alive and … to Barron Collier."

#35 Ochopee Post Office

East of Caldwell Road on the Tamiami Trail



This is the smallest of all the United States Post Offices and is still a significant and functioning reminder of the early tomato farming communities in Ochopee. The structure first existed as a storage shed housing irrigation pipes and farming equipment. The shed became a Post Office in 1953 after a fire destroyed the first Post Office and much of the town. Today, this wood frame structure remains in near-original state.

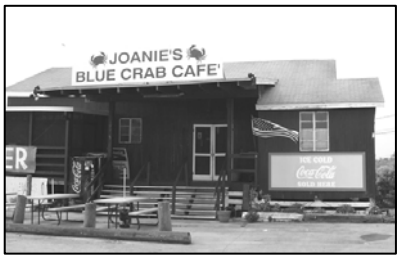
- Designated historic site

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

ALONG THE TRAIL

#36 Joanie's Blue Crab Café

39395 Tamiami Trail



This building was an old cattle barn in the 1930s, then a bulk plant for storing drums of gasoline and oil. Carl and Joanie Griffin purchased the building and adjacent filling station in 1976. Joanie opened her restaurant in 1987 and continues to operate it. Carl ran a garage and Chevron station, the first concrete-block building in Collier County.

#37 1936 Seminole Conference Historic Marker

Monument Lake, Tamiami Trail East

This hammock was the site of a conference attended by the Seminoles and representatives of state and local governments. Governor David W. Sholtz had aided the state's economic recovery from the great depression and journeyed into the Everglades to discuss with Seminole leaders what the government could do to assist the Indians in those trying times. A ceremonial welcome was followed by conversations in which the Indians appreciated the offer of aid but, fearing removal from the Everglades, gave the Governor this reply: "Pohoan Checkish" - "Just leave us alone."



COPELAND

#38 Site of Bula Baptist Mission & Cemetery

Turnstile Drive



The Bula Baptist Mission was built in the 1940s for the Black families in the community, many of whom worked for the Lee Tidewater Cypress Company in their logging operation from 1943 to 1957. It is reported that Anna Mae Perry, a midwife whose husband worked at the logging operations, delivered babies; if stillborn, they were buried at the Mission. The building deteriorated and was demolished in 2011.

- Designated historic site

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

Collier County

JEROME / SUNNILAND / IMMOKALEE

#39 Deep Lake

Big Cypress National Preserve on SR29



Deep Lake Hammock was purchased and developed by Walter Langford and John Roach. In 1900 they planted grapefruit which was transported in 1913 by rail to Port DuPont on the Allen River (now the Barron River) in Everglades City. The Deep Lake Railroad was officially opened later that year. Barron Collier purchased the grove and railway in the 1920s. It is now part of the Big Cypress National Preserve.

#40 Sunniland Oil Field

Oil Well Park Road



The first commercial oil well in Florida was drilled in 1943 by Humble Oil and Refining Company. The discovery at a depth of over 11,500 feet proved that there was oil in Florida. Seventeen wells were subsequently drilled. It was the State's only commercial oil field until 1964.

www.floridamemory.com/items/show/117071
- Designated historic site

IMMOKALEE

#41 Robert's Ranch / Immokalee Pioneer Museum

1215 Roberts Avenue



Originally home to cattleman Robert Roberts and his family, this 15-acre living history museum offers a rare glimpse of daily life on an actual Southwest Florida ranch from the early 1900s. It was listed on the National Register of Historic Places in 2003 and is operated by the Collier County Museum system. Displays and nineteen carefully preserved buildings tell the story of those who struggled to tame a sprawling wilderness on the edge of the Big Cypress Swamp at the turn of the last century.

www.colliergov.net/Index.aspx?page=150
- Designated historic site
- National Register of Historic Places

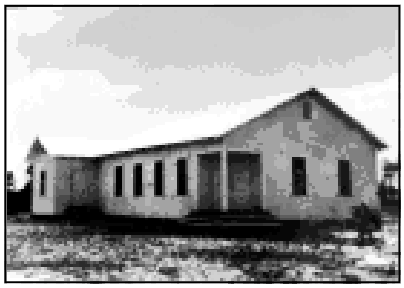
Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

Historic / Archaeological Preservation Board

IMMOKALEE

#42 Immokalee First Baptist Church

1215 Roberts Avenue



The church was organized as a mission in the fall of 1916 by Rev. A.M. Bennett and Rev. Peelman with seven charter members, including Robert Roberts and his wife, Sarah. The Roberts family was one of four families that made up Immokalee's first Baptist congregation. The congregation met in an old schoolhouse until 1928 when this church was built for $616 on five acres of land provided by the First Baptist Church of Fort Myers. Rooms for Sunday school class were added in the years that followed. The building was moved to a new site in 1944, serving as a sanctuary until 1952, when a new church was built. The church was permanently moved to the Immokalee Pioneer Museum at Roberts Ranch to serve as a Visitor's Center and exhibit hall.

www.fbcimmokalee.org/Brief%20History

Photo courtesy of Collier County Museums

#43 Pepper Ranch

6315 Pepper Ranch Road



The Pepper Ranch has been located on Lake Trafford since the mid 1920s. Frank Pepper moved to the area in the 1920s to develop the 2,500 acres Pepper Ranch property surrounding the north side of Lake Trafford. He bought it from Henry Flagler, the hotelier who is largely credited with bringing the first railroad line into the State of Florida. The Pepper family used the lake and the land to operate a tourist fish camp from the mid-1920s until the late 1930s. Visitors stayed in cabins at the ranch and fished in Lake Trafford all day. At night, the camp's barbecue pit would cook up fish and wild game for big parties. Collier County acquired the ranch in 2009 for public use.

www.colliergov.net/Modules/ShowDocument.aspx?documentid=29827

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

Collier County

CORKSCREW

#44 Corkscrew Settlement

In 1911 Corkscrew was little more than a hunting ground when J.J. Whidden moved to this area with about three other families. The main occupation was trapping of otter, coon and gator. Farming started the next year and the rich land began to bloom as more families moved into the area. In 1923 the Corkscrew community had its first school with each family paying $5 and the county supplementing the school with $30 a month. In 1927 Corkscrew settlement was being hailed as a modern rural community with an abundance of fine farming land and new roads being built. The schoolhouse served the community until 1946 at which time the students took the bus to Immokalee. Electricity came to the settlement in 1949.

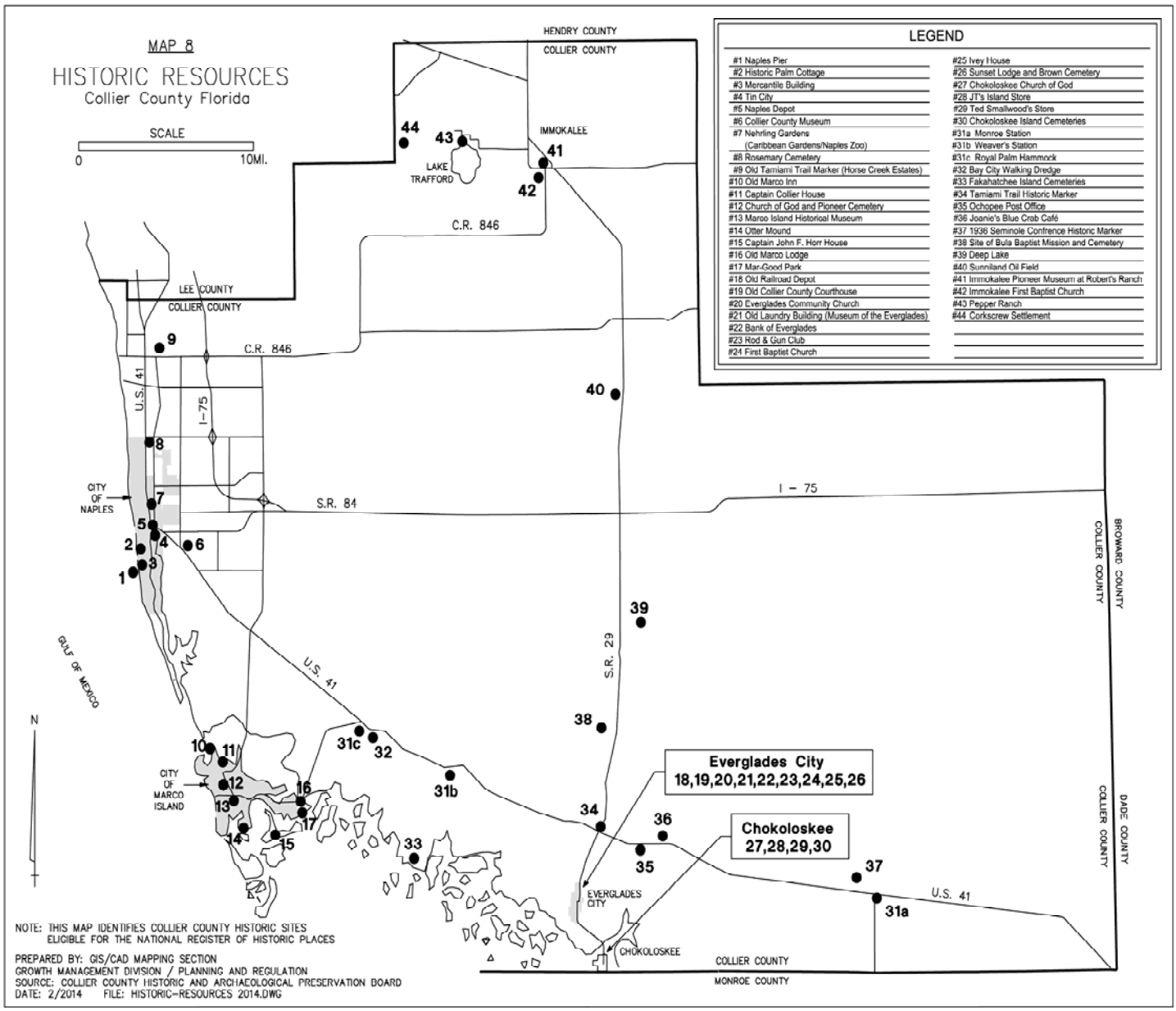


Sam Whidden, "a party," and Graham W. Whidden in Lettuce Run before the boardwalk was built. 1955

39

www.fl-genweb.org/decole/collier/peopandplac/Places/corkscrew.html

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)



Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

MISSION

To increase public awareness of the importance and significance of Collier County's historical and archaeological heritage by protecting, preserving and perpetuating Collier County's historic and archaeological artifacts, sites, districts, structures, buildings, and properties.

Historic Designation Process

The designation of specific sites, structures, buildings, districts and properties may be initiated by the Preservation Board or by a property owner. Upon consideration of the Preservation Board's findings and recommendations, and upon the consideration of the criteria and guidelines contained in the Land Development Code, the Board of County Commissioners may either approve, by resolution, or deny a petition for historic designation. The Board of County Commissioners has designated many of the sites and structures as locally significant.

For Information Contact:

Historic and Archaeological Preservation Board
2800 North Horseshoe Drive
Naples, Florida 34104
Phone: 239-252-2400
www.colliergov.net/zoning,
click on Historic Preservation Board

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Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

WARRANTY DEED

OR 28 PAGE 234

DREW'S FORM R. E. 4

428?7

Manufactured and for sale by The H. & W. B. Drew Company Jacksonville, Florida

This Indenture, *Made this* 26th. *day of* August *, A. D. 19* 57.

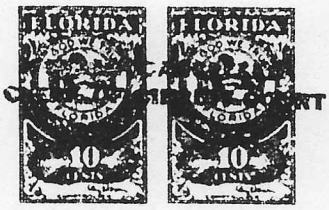
Between MABEL R. LOPEZ, a widow

of the County of COLLIER *and State of* FLORIDA *part* Y *of the first part, and* LOCAL BOARD OF TRUSTEES, CHURCH OF GOD *whose mailing address is* CHOKOLOSKEE, COLLIER COUNTY, FLORIDA

of the County of COLLIER *and State of* FLORIDA *part* ies *of the second part* **Witnesseth,** *that the said part* y *of the first part, for and in consideration of the sum of* --- TEN DOLLARS---------- *Dollars, and other good and valuable considerations to* her *in hand paid, the receipt whereof is hereby acknowledged, ha* s *granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm unto the said part* ies *of the second part and* their *heirs and assigns forever, all that certain parcel of land lying and being in the County of* COLLIER *and State of* FLORIDA *, more particularly described as follows:*

COMMENCING at the origional 8" X 8" block marking the Southeast corner of the Southeast one-quarter of the Northeast one-quarter of Section 36, Township 53 South, Range 29 East on Chokoloskee and running North along the East boundary of Range 29 East a distance of 148 feet to a 1½" iron pipe in concrete set on the Range line, thence North 74-34-30 West along the origional tract line a distance of 208 feet to an iron pipe in concrete, then continue North 74-34-30 West a distance of 183.04 feet to an iron pipe in concrete marking the extreme Southwest corner of Lot 1, Section 36, thence North 15-44-00 East a distance of 144.70 feet toan 18 inch Gumbo Limbo tree marking the extreme Northeast corner of Lot 2, Section 36 and a point on the Southerly boundary of Lot 1, Section 36, thence South 71-49-00 East a distance of 50 feet to a 4" x 4" concrete monument, the Point of Beginning; Thence continue South 71-49-00 East a distance of 17 feet, thence South 15-44-00 West a distance of 100 feet, thence North 71-49-00 West a distance of 17 feet, thence North 15-44-00 East a distance of 100 feet to a concrete monument, THE POINT OF BEGINNING.

The above described tract of land lays East of and parallel to that parcel described and recorded in Deed Book 5, Page 223 of the Public Records of Collier County, Florida



Together *with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining:* **To Have and to Hold** *the same in fee simple forever.*

And the said part y *of the first part do* es *covenant with the said part* ies *of the second part that* she is *lawfully seized of the said premises, that they are free from all encumbrances and that* she has *good right and lawful authority to sell the same; and the said part* y *of the first part do* es *hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.*

In Witness Whereof, *the said part* y *of the first part ha* s *hereunto set* her *hand and seal the day and year above written.*

Signed, sealed and delivered in our presence:

Mabel R Lopez (L.S.)

Mary J. Marone

(L.S.)

(L.S.)

(L.S.)

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

Book 9 pg 402

3.A.d

No. 5610

THIS DEED, Made the 14th. day of September, A.D. 1940, by Joe Lopez and his w[illegible] Lopez. of the County of Collier, State of Florida, hereinafter called the grantors [illegible]to CHURCH OF GOD with headquarters at Cleveland, Tennessee, W. F. Brown, Alvin Brown [illegible] Singleton, of Chokoloskee, Florida, as Trustees hereinafter called the grantee.

WITHNESSETH, That the said grantors, in consideration of Fifty & 00/100 Dolla[illegible], the receipt whereof is hereby acknowledged, do give, grant, bargain, sell, alien, [illegible]mis release, enfeoff, convey and confirm unto the said grantees and their successors a[illegible] assigns in fee simple, the lands situate in COLLIER County, State of Florida, desc[illegible]be as follows:

> A lot of land described as commencing at a point 100 feet southerly from the Northeasterly corner of Lot 2 of Smallwood's Division of Part of Chokoloskee Island, in the NW¼ of Section 36, Township 53 South of [illegible]ng 29 East on the Easterly line of said Lot 2, thence running about 28 d[illegible] grees South of East along the South line of the lot of the Church of [illegible] said line extended, 100 feet, thence southerly and at right angles 45 [illegible]et more or less to the North line of Lot 4 of said Subdivision, thence r[illegible]in Westerly along the North line of said Lot 4 to the intersection of th[illegible]ai Easterly line of Lot 2, thence Northerly along the Easterly line of s[illegible]at Lot 2, 45 feet more or less to thw point of beginning. All as shown by recorded in Plat Book 1, page 27, Collier County Records.

TO HAVE AND TO HOLD the same together with the hereditaments and appurtenanc[illegible]u the said grantee, and their successors and assigns in fee simple.

AND the said grantors, for themselves and their heirs and legal representativ[illegible], c with said grantee, successors legal representatives and assigns: That said granto[illegible]ar indefeasibly seized of said land in fee simple; that said grantors have full powe[illegible]and right to convey said lands in fee simple, asaforesaid; that it shall be lawful fo[illegible]sai grantee, their successors legal representatives and assigns, at all times peaceab[illegible]ar quietly to enter upon, hold, occupy and enjoy said land;that said land is free fr[illegible]al encumbrances; that said grantor, their successors and legal representatives, will[illegible]ak such further assurances to perfect the fee simple title to said land in said gra[illegible]e, successors, legal representatives and assigns, as may reasonable be required; and[illegible]ha said grantors do hereby fully warrant the title to said land and will difend the[illegible]me against the lawful clains of all persons whomsoever.

WITNESS the hands and seals of said grantors the day and year first above w[illegible]te

Signed, Sealed and Delivered in the Presence of:

C. W. Cole

Mable Lopez

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

WARRANTY DEED — DREW'S FORM R. E. 4 — Printed and for sale by The H. & W. B. Drew Company, Jacksonville, Florida

No. 2677

Recorded Deed Book 5, Page 223.

This Indenture, *Made this* 30th. *day of* June *A.D. 19 27, BETWEEN* Joe Lopez, joined by his wife Ellen Lopez

of the County of Collier *and State of* Florida, *part ies of the first part, and* W. F. Brown and W. R. Hadsock, Trustees of the CHURCH OF GOD at Chokoloskee, Florida,

of the County of Collier *and State of* Florida, *part y of the second part, WITNESSETH, that the said part ies of the first part, for and in consideration of the sum of* Ten (and other valuable considerations) *Dollars, to them in hand paid, the receipt whereof is hereby acknowledged, ha ve granted, bargained, sold and transferred, and by these presents do -- grant, bargain, sell and transfer unto the said part y of the second part and their successors ~~heirs~~ and assigns forever, all that certain parcel of land lying and being in the County of* Collier, *and State of* Florida, *more particularly described as follows:* To Wit

Commencing at the North East corner of Lot Two of Smallwood,s Sub Division of Part of Chokoloskee Island in the North East Quarter of Section 36 Township 53 South Range 29 East Thence Run East 28% South 50 feet thence run South 28% West 100 feet thence run West 28% North 50 feet to South East Boundry of Lot 2 Thence run North 28% East along South East Boundry of Lot 2 100 Feet to Point of beginning and being a part of Lot 1 of Smallwood,s Sub Division in the North East quarter of the North East quarter of Sec 36 Township 53 South Range 29 East

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining: TO HAVE AND TO HOLD the same in fee simple forever.

And the said part ies of the first part do -- covenant with the said part y of the second part that they are lawfully seized of the said premises, that they are free from all incumbrances and that they have good right and lawful authority to sell the same; and the said part ies of the first part do -- hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said part ies of the first part ha ve hereunto set their hands and seal s the day and year above written.

Signed, Sealed and Delivered in Our Presence:

Joe Lopez (Seal)

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

3020011 OR: 3079 PG: 0598(4)

RECORDED in OFFICIAL RECORDS of COLLIER COUNTY, FL
07/25/2002 at 10:54AM DWIGHT E. BROCK, CLERK

CONS	30000.00
REC FEE	10.50
DOC-.70	210.00

Prepared by and Return to:
Accu Title Agency
3227 South Horseshoe Drive, Suite 104
Naples, FL 34104
Folio No: 26081200007

Retn:
ACCU TITLE
PICK UP

CNS 30,000
R 10.50
D 210.00

WARRANTY DEED
(STATUTORY FORM-689.02,F.S.)

THIS INDENTURE, made this 19 day of July, 2002 by

Jewel Mae Nelson, Personal Representative of the Estate of Mabel Lopez

herein after referred to as grantor, to

Church of God of Chokoloskee

herein after referred to as grantee, whose post office address is:

PO Box 368, Chokoloskee, FL 34137

WITNESSETH that said grantor, for and in consideration of the sum of TEN DOLLARS, and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, assigns, remises, releases, conveys and confirms unto grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Collier County, Florida, to-wit:

See Attached Exhibit A.

Grantor further warrants subject property is not grantor's homestead property and grantor resides at 12153 Matlacha Blvd, Matlacha, FL 33558 nor is the subject property contiguous to grantor's homestead property.

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

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

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

Subject to easements, restrictions, and reservations of record. Subject to taxes for the year 2001 and subsequent thereto.

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

IN WITNESS WHEREOF, grantor has hereunto set grantors hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

A L Tidwell
Witness
Print: A.L. Tidwell

Jewel Mae Nelson
Jewel Mae Nelson

Dianne Davis Tidwell
Witness
Print: Dianne Davis Tidwell

STATE OF FLORIDA
COUNTY OF Lee

THE FOREGOING INSTRUMENT was acknowledged before me this 19 day of July, 2002 by Jewel Mae Nelson, who is personally known to me or who has produced _____ as identification.

Dianne Davis Tidwell
My Commission CC833341
Expires June 18, 2003

Dianne Davis Tidwell
Notary Public

My Commission Expires:

(SEAL)

NOT A CERTIFIED COPY

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

'Exhibit A'

NOT A CERTIFIED COPY

LEGAL DESCRIPTION

COMMENCING AT THE 8" X 8" STONE MONUMENT, THE ORIGINAL CORNER TO THE SOUTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 29 EAST ON CHOKOLOSKEE, COLLIER COUNTY, FLORIDA AND RUNNING NORTH ALONG THE EAST BOUNDARY OF RANGE 29 EAST A DISTANCE OF 148.00' FEET TO AN IRON PIPE IN CONCRETE SET ON THE RANGE LINE, THENCE N74°34'30"W A DISTANCE OF 208' FEET TO AN IRON PIPE IN CONCRETE MARKING THE CORNER TO LOTS 4, 5 AND THE SOUTHEAST BOUNDARY CORNER OF THE JOE LOPEZ TRACT, THENCE CONTINUE N74°34'30"W A DISTANCE OF 51.04' FEET TO THE POINT OF BEGINNING; THENCE N15°44'00"E A DISTANCE OF 148.44' FEET TO A POINT; THENCE N71°49'00"W A DISTANCE OF 65.00' FEET TO A POINT; THENCE S15°44'00"W A DISTANCE OF 147.21' FEET TO A POINT ON THE ORIGINAL TRACT LINE; THENCE S74°34'30"E ALONG THE ORIGINAL TRACT LINE A DISTANCE OF 65.00' FEET TO THE POINT OF BEGINNING.

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

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
CHOKOLOSKEE CHURCH OF GOD, INC.	100%
This is a Florida Non-Profit Corporation	

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 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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 Circa 1913 & 7/19/2002

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

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

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

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

_____ 10/14/2022
Agent/Owner Signature Date

Jessica Harrelson, AICP
Agent/Owner Name (please print)

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)



Detail by Entity Name

Florida Not For Profit Corporation
CHOKOLOSKEE CHURCH OF GOD INC

Filing Information

Document Number	N17000010670
FEI/EIN Number	55-0817119
Date Filed	10/24/2017
State	FL
Status	ACTIVE
Last Event	REINSTATEMENT
Event Date Filed	10/13/2020

Principal Address

1236 DEMERE LANE
CHOKOLOSKEE, FL 34138

Mailing Address

BOX 368
CHOKOLOSKEE, FL 34138

Registered Agent Name & Address

Wilson, Jesse A
264 Smallwood Drive
PO Box 368
CHOKOLOSKEE, FL 34138

Name Changed: 03/12/2021

Address Changed: 03/12/2021

Officer/Director Detail

Name & Address

Title Senior Pastor, CEO

Wilson, Jesse A
264 Smallwood Drive
PO Box 368
CHOKOLOSKEE, FL 34138

Title Officer

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

Daniels, Craig, Jr.
1163 Hamilton Lane
CHOKOLOSKEE, FL 34138

Title Treasurer

Haskins , Heidi J
1165 Rewis Dr. 6
P.O Box 211
Chokoloskee, FL 34138

Annual Reports

Report Year	Filed Date
2020	10/13/2020
2021	03/12/2021
2022	02/14/2022

Document Images

02/14/2022 -- ANNUAL REPORT	View image in PDF format
03/12/2021 -- ANNUAL REPORT	View image in PDF format
10/13/2020 -- REINSTATEMENT	View image in PDF format
04/27/2019 -- ANNUAL REPORT	View image in PDF format
08/20/2018 -- ANNUAL REPORT	View image in PDF format
10/24/2017 -- Domestic Non-Profit	View image in PDF format

Florida Department of State, Division of Corporations

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) DR-PL20220006120

I, Jesse Wilson (print name), as President (CEO) (title, if applicable) of Chokoloskee church of God (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 PENINSULA ENGINEERING 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

4-5-22
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, 2022, by (printed name of owner or qualifier) Jesse Wilson.

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

[✓] Are personally known to me

[ ] Has produced a current drivers license _____

[ ] Has produced _____ as identification.

Notary Seal

Notary Signature: _____

REBEKAH WITCHER
Notary Public - State of Florida
Commission # HH 193650
My Comm. Expires Feb 21, 2026
Bonded through National Notary Assn.

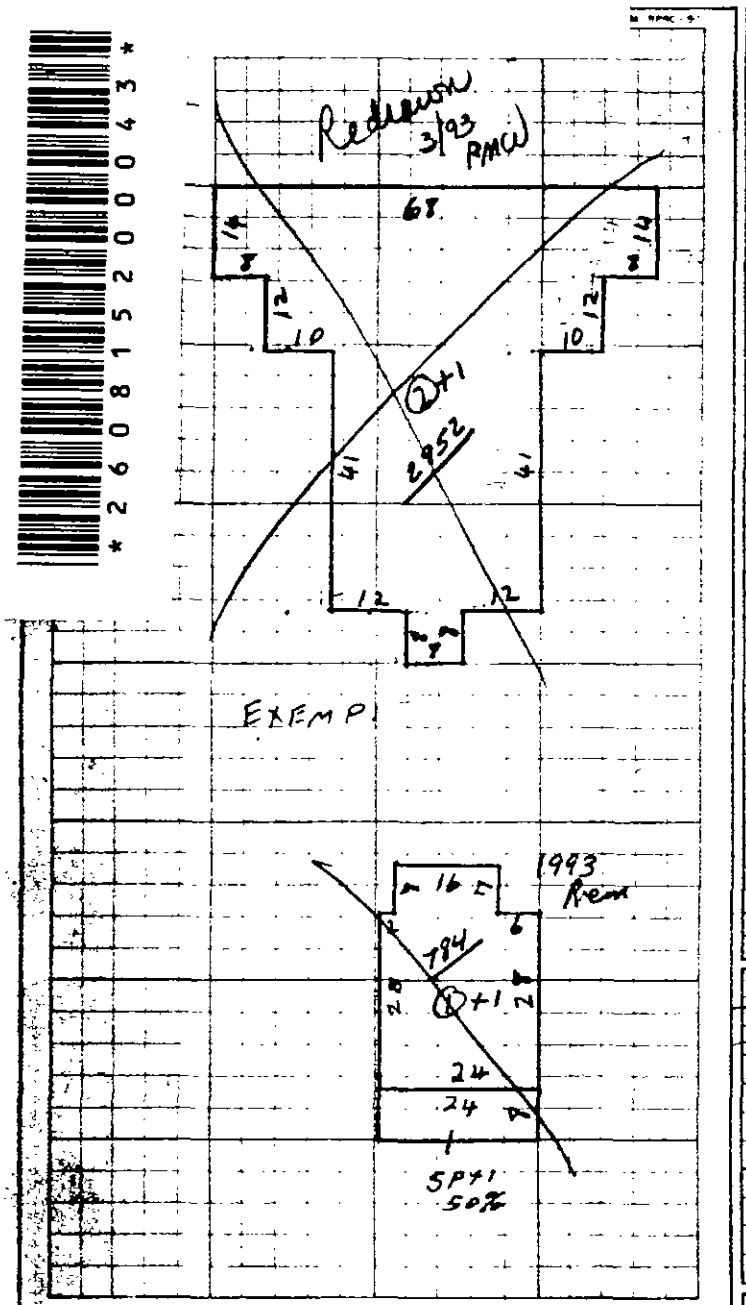
CP\08-COA-00115\155
REV 3/4/2020

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

2608152000/4
3751980000/7

1050-35

Church of God



PROPERTY ADDRESS

PLOTTED	DRAWN BY CP	DATE 5/3/67
RANDOM	CLASSED BY CP	DATE 5/3/67

CONSTRUCTION DATA

BUILDING	1	2	3	4
1. RES				
2. CHURCH				
3.				
4.				

SUB-STRUCTURE	
Slab	0
Piers	0
Continuous Wall	
Conc Bsmt Floor	
Semifinish Bsmt	
Bsmt Living Qts	

FRAME	
Wood	0
Block	0
Tile	
Brick	
Stone	
Rf. Concrete	

SHEATHING	
Yes	
None	

EXTERIOR WALLS	
Unfinished	
Wood	0
Roll	
Sheet	
Shingles	
Composition	
Metal	
Asbestos	
Stucco	0
Common Brick	
Face Brick	
Stone	
Notes	III

BUILDING	1	2	3	4
ROOF				
Flat				
Shed				
Gable	0	0		
Hip				
Gambrel				
Roll				
Sheet	0			
Shingles		0		
Composition		0		
Metal	0			
Wood				
Asbestos				
Tile				
Slate				
Notes				
FLOORS				
Dirt				
Single	0			
Double				
Pine	0			
Hardwood				
Concrete		0		
Asph Tile				
Terrazzo				
Notes				
INTERIOR WALLS				
Unfinished				
Wall Board				
Ceiling				
Plaster		0		
Panel Board				
Plywood				
Pine Panel				
Hardwood Panel				
DRY WALL	0			
Notes				
FURRING				
Yes	0			
None				

BUILDING	1	2	3	4
ROOMS				
Res Rooms	3			
Rental Units				
Efficiency Apts.				
___ Rm. Apts.				
___ Rm. Apts.				
Notes				
PLUMBING				
None				
1 Fixture Toilet				
2 Fixture Toilet	2			
2 Fixture Bath				
3 Fixture Bath	1			
4 Fixture Bath				
Tile Floor				
1/2 Tile Walls				
Full Tile Walls				
Notes				
HEATING				
None	0	0		
Chimney				
Fireplace				
Steam				
Hot Water				
Forced Hot Air				
Hot Air				
Electric				
A/C 1975	0			
ELECTRICITY				
Yes	0	0		
None				
EQUIPMENT				
Vent Fan				
Air Condition				
Insulation				
Notes				
INTERIOR				
Type	A	A		
Condition	D	D		
Notes				

LARDS	MAP NO	SEC	TWP	RNG	PARCEL NO
1 2	BF/SLM A	36	53	29	~~10~~ 2-

SUBDIVISION NAME: Chokoloskee

LOTS OR DESCRIPTION: PART Lot 2 IN DB 42- LESS RIW

NOTES

1974 Per -72-824 - 3-7-74
1981 Per -79-1347 - 6/29/81 N/P

PERM. # 72-824
DATE
AMOUNT
BUILDER

~~② A/C 2952~~

NO	PHY	ADJUSTMENT
1		
2		
3		
4		

NO.	STYS	SH	CLASS	AREA	100 INDEX	RATE	ADDITIONS	DATE BUILT	COND	ADJ.	VALUE
~~1~~	~~1~~	~~R~~	~~R-2~~	~~880~~	~~[illegible]~~	~~[illegible]~~	~~[illegible]~~	~~1940±~~	~~50~~	~~[illegible]~~	~~[illegible]~~
~~2~~	~~1~~	~~R~~	~~C-4~~	~~2952~~	~~[illegible]~~	~~[illegible]~~	~~[illegible]~~	~~1960±~~	~~[illegible]~~	~~[illegible]~~	~~[illegible]~~
							2952	38681	31734	30075	26350

ACRES	QUANTITY - TYPE DESCRIPTION	DIMENSIONS SQUARE FEET	UNIT PRICE	D F	C F	PRICE PER FOOT	VALUE
	171 + (9 x .3)	173.7 x 125±	~~10.50~~ 11.5 ~~[illegible]~~ 95	93		88.35 ~~9.77~~ ~~[illegible]~~	~~17~~ ~~80~~

YEAR	VALUE 19	VALUE 1967	VALUE 1969	VALUE 1973	VALUE 1975	VALUE 19
LAND		1700	1700	8075	8075	80[illegible]
IMPRS.	EX	13450	21200	26850	29300	33750
TOTAL		15150	23900	34925	37[illegible]	[illegible]
H.H.P.P.		EX.				

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

26081560006
3752000003

3

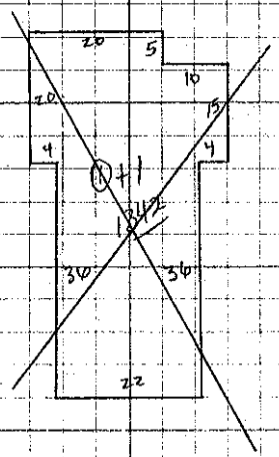
26081560006

-35 940 *

Ex. Ref. only

3.A.d

SCALE 1" = 30'



PROPERTY ADDRESS

PLOTTED		DRAWN BY	PH/WH	DATE	3/23/93
RANDOM		CLASSED BY	PH/WH	DATE	3/23/93

CONSTRUCTION DATA

BUILDING	1	2	3	4
Church				

SUB-STRUCTURE				
Slab	6			
Piers				
Continuous Wall				
Conc. Bsmt. Floor				
Finished Bsmt.				
Notes				

FRAME				
Wood - Light				
Wood - Heavy				
Block	0			
Tile				
Brick				
Rf. Concrete				
Steel				
Rf. Conc. & Steel				
Stone				
Notes				

EXTERIOR WALLS				
Sheathing				
Unfinished				
Roll				
Sheet				
Shingles				
Composition				
Metal				
Stucco	0			
Wood				
Tile				
Block				
Common Brick				
Face Brick				
None				
Plain Front				
Average Front				
Elaborate Front				
Notes				

ROOF FRAME				
Wood	0			
Steel				
Rf. Concrete				
Notes				

ROOF TYPE				
Flat				
Shed				
Gable	0			
Hip				
Gambrel				
Monitor				
Sawtooth				
Notes				

ROOFING				
Roll				
Sheet				
Shingles	0			
Composition	0			
Metal				
Wood				
Asbestos				
Tile				
Rf. Concrete				
Built-Up T B G				
Notes				

FLOORS				
Dirt				
Single				
Double				
Pine				
Hardwood				
Concrete	0			
Tile				
Terrazzo				
Notes				

INTERIOR WALLS				
Unfinished				
Wall Board				
Ceiling				
Plaster				
Plywood-Pine Pan.				
Furring				
DW	0			
Notes				

BUILDING	1	2	3	4

ROOMS				
Store Units				
Office Units				
Rooms				
Efficiency Apts.				
___ Rm. Apts.				
___ Rm. Apts.				
___ Rm. Apts.				
Notes				

PLUMBING				
None				
1 Fixtures				
2 Fixtures				
3 Fixtures	2			
4 Fixtures				
5 Fixtures				
___ Fixtures				
Rest Rooms				
Tile Floor				
1/2 Tile Walls				
Full Tile Walls				
Notes				

HEATING				
None				
Steam				
Hot Water				
Hot Air				
Unit Heaters				
Electric				
H&AC	0			

ELECTRICITY				
Yes	0			
None				

EQUIPMENT				
Vent Fan				
Sprinklers				
Elevators				
_____ # Cap.				
_____ # Cap.				
Air Condition				
_____ Ton Cap.				
Notes				

INTERIOR				
Type				
Condition				
Notes				

CARDS	MAP NO.	SEC.	TWP.	RNG.	PARCEL
1	SE/36E	36	53	29	1421

SUBDIVISION NAME: CHOKOLOSKEE — BLOCK:

LOTS OR DESCRIPTION: PART LOT 1 IN DB 5-223 & ALSO THAT PART OF LOT 1 IN DB 9-402 & OR 29-234 & 235 LESS R/W

NOTES

NOH - 3/23/93

P=110+

ENTERED

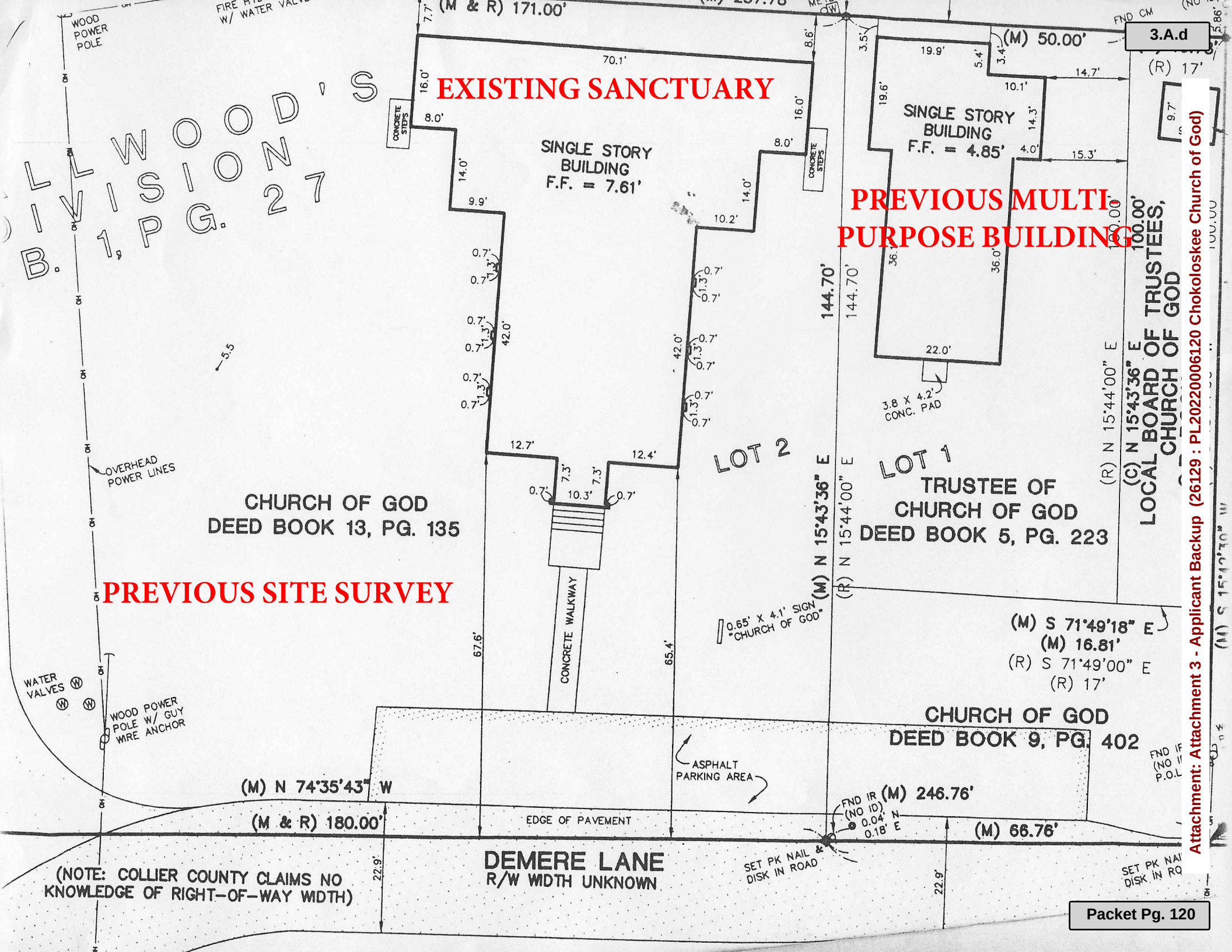
NO.	PHY.	ADJUSTMENT	COND.
1			
2			
3			
4			

NO.	STYS.	SH.	CLASS	AREA	SQ. CU.	100 INDEX	RATE	ADDITIONS	REPL. COST	DATE BUILT	COND.	ADJ.	VALUE
1	1		R-3	1342				110+		1970±	2022	remove 11-5-21 JR	

ACRES	QUANTITY - TYPE DESCRIPTION	DIMENSIONS SQUARE FEET	UNIT PRICE	D.F.	C.F.	PRICE PER FRONT FOOT	VALUE

YEAR	VALUE 19	VALUE 19	VALUE 19	VALUE 19	VALUE 19	VALUE 19
LAND						
IMPRS.						
TOTAL						
M.H.P.P.						

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)



Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

Collier County
Growth Management Department
Zoning Services Section

March 27, 2023

Ms. Jessica Harrelson
Peninsula Engineering
2600 Golden Gate Pkwy.
Naples, FL 34105

APR-PL20230002940: Administrative Parking Reduction (APR) for the four parcels listed below which are being developed under a unified Site Development Plan (SDP). Their legal descriptions may be found on pages 4, 6, and 8. The APR is being filed under 1236 Demere Lane, Chokoloskee, in Section 36, Township 53, Range 29 of unincorporated Collier County, Florida

Folio	Address	Acres
26081520004	1236 Demere	0.50
26081560006	1244 Demere	0.11
26081600005	No Address	0.04
26081200007	1250 Demere	0.22

Ms. Harrelson,

This letter is in response to an APR request that you submitted on or about February 23, 2023 asking for a parking reduction of nine (9) spaces or thirty-three percent (33%) from 27 to 18 spaces.

Submitted Documents:
Survey, APR justifications, current approved SDP, addressing checklist, affidavit of authorization, property ownership disclosure, deed, and other miscellaneous supporting documents.

Zoning:
The current official zoning atlas, an element of the Collier Land Development Code (LDC), Ordinance 04-41, as amended, shows that the subject properties are in a Village Residential (VR) zoning district.

Project Summary:
The Chokoloskee Church of God was built in 1913 and is included in the "*Guide to Historical Sites in Collier County.*" The applicant wishes to construct a new, slightly smaller church. Upon completion of the new church building, the existing building will be repurposed into a multi-purpose room, an accessory use to the church. The new church will contain 62 seats which is the

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

same number as are in the existing church. Per LDC 4.05.04, required parking for a church is 3 spaces for each 7 seats which equates to 27 spaces being required.

Review Comments and Findings
There are nine parking spaces that abut the church property but cannot be counted toward meeting the church's parking requirement. These spaces have existed for quite a long time and are regularly used by parishioners. If these spaces were counted toward the parking requirement the church would meet the 27-space requirement.

Historically, the church has not experienced any problems with insufficient parking. Chokoloskee is a small island and various parishioners walk to and from services. There are two separate services on Sunday further reducing demand for parking. The new church will have the same number of seats as the existing church.

Collier County has twice the land area of Monroe County (1,988 vs. 983 square miles) but four times the population of Monroe (386,000 to 83,000). Collier County's parking requirement is 3 spaces per 7 seats (2.3 spaces per seat) compared with Monroe's requirement of 0.3 spaces per seat. Chokoloskee is a 130-acre (0.2 square miles) island with an estimated population of 1,136 people. With limited commercial options beyond ecotourism, a lower parking requirement than that of the County seems appropriate for Chokoloskee. Using Monroe's requirement of 0.3 spaces per seat would require the subject church to have 19 spaces.

LDC subsection 4.05.04.F.4 states: *"The County Manager or designee may determine the minimum parking requirements for a use which is not specifically referenced below of for which an applicant has provided evidence that a specific use is of such a unique nature that the applicable minimum parking ratio listed in this LDC should not be applied. In making such a determination the County Manager or designee may require submission of parking generation studies; evidence of parking ratios applied by other counties and municipalities for the specific use; reserved parking pursuant to section 4.05.05; and other conditions and safeguards deemed to be appropriate to protect the public health, safety, and welfare."*

Approval:
Given the information provided, Zoning Staff hereby **approves** the APR request to reduce the number of required parking spaces, inclusive of handicapped parking, from 27 to 18. This approval is subject to the following:

A. Approval of this Administrative Parking Reduction is largely predicated on the information outlined above and the evidence presented in the application request. Any changes to the facilities or business operation or conversion to another business shall necessitate a re-review of this parking reduction which may result in the need for additional parking spaces to be provided.

B. This APR and the referenced parking summary/tabulation must be referenced as part of any SDP or any future amendment or insubstantial change as required by Code.

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

C. If at any time Collier County officials determine insufficient parking exists to safely support the subject hotel establishment, accessory uses and restaurant, the applicant/owner, must act to alleviate the problem by any means necessary.

D. Approval of this APR is further predicated on SDPA approval.

If you should have any questions, please do not hesitate to contact me.

Sincerely,

bellows_r Digitally signed by bellows_r Date: 2023.03.27 08:56:33 -04'00'

Ray Bellows
Zoning Manager

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

Collier County Property Appraiser
Property Summary

Parcel No	26081520004	Site Address *Disclaimer	1236 DEMERE LN	Site City	CHOKOLOSKEE	Site Zone *Note	34138

Name / Address	CHURCH OF GOD
	PO BOX 368

City	CHOKOLOSKEE	State	FL	Zip	34138

Map No.	Strap No.	Section	Township	Range	Acres *Estimated
8E36	219100 020 8E36	36	53	29	0.5

Legal	CHOKOLOSKEE 36 53 29 THAT PART OF LOT 2 DES IN DB 42 PG 418 LESS R/W

Millage Area	216	Millage Rates *Calculations		
Sub./Condo	219100 - CHOKOLOSKEE	School	Other	Total
Use Code	71 - CHURCHES	4.459	8.8433	13.3023

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount

2022 Certified Tax Roll

(Subject to Change)

	Land Value	$ 90,169
(+)	Improved Value	$ 142,180
(=)	Market Value	$ 232,349
(=)	Assessed Value	$ 232,349
(=)	School Taxable Value	$ 0
(=)	Taxable Value	$ 0

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

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

Collier County Property Appraiser
Property Aerial

Parcel No	26081520004	Site Address *Disclaimer	1236 DEMERE LN	Site City	CHOKOLOSKEE	Site Zone *Note	34138



Open GIS in a New Window with More Features.

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

Collier County Property Appraiser
Property Summary

Parcel No	26081560006	Site Address *Disclaimer	1244 DEMERE LN	Site City	CHOKOLOSKEE	Site Zone *Note	34138

Name / Address	CHURCH OF GOD
	PO BOX 368

City	CHOKOLOSKEE	State	FL	Zip	34138

Map No.	Strap No.	Section	Township	Range	Acres *Estimated
8E36	219100 021 8E36	36	53	29	0.11

Legal	CHOKOLOSKEE 36 53 29 THAT PART OF LOT 1 DES IN DB 5 PG 223 DES IN DB 9 PG 402 + THAT DESC IN OR 28 PG 234

Millage Area	216	Millage Rates *Calculations		
Sub./Condo	219100 - CHOKOLOSKEE	School	Other	Total
Use Code	70 - VACANT INSTITUTIONAL	4.459	8.8433	13.3023

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount

2022 Certified Tax Roll

(Subject to Change)

	Land Value	$ 25,483
(+)	Improved Value	$ 0
(=)	Market Value	$ 25,483
(=)	Assessed Value	$ 25,483
(=)	School Taxable Value	$ 0
(=)	Taxable Value	$ 0

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

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

Collier County Property Appraiser
Property Aerial

Parcel No	26081560006	Site Address *Disclaimer	1244 DEMERE LN	Site City	CHOKOLOSKEE	Site Zone *Note	34138



Open GIS in a New Window with More Features.

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

Collier County Property Appraiser
Property Summary

Parcel No	26081200007	Site Address *Disclaimer	1250 DEMERE LN	Site City	CHOKOLOSKEE	Site Zone *Note	34138

Name / Address	CHURCH OF GOD OF CHOKOLOSKEE				
	PO BOX 368				
City	CHOKOLOSKEE	State	FL	Zip	34138

Map No.	Strap No.	Section	Township	Range	Acres *Estimated
8E36	219100 009 8E36	36	53	29	0.22

Legal	CHOKOLOSKEE 36 53 29 COM AT SE COR OF SE1/4 OF NE1/4 RUN N ALG E BDRY OF RGE 29 148FT, N 74 DEG W 208FT TO COR LOTS 4 + 5, CONT N 74 DEG W 51.04FT TO POB, N 15 DEG E 148.44FT, N 71 DEG W 65FT, S 15 DEG W 147.21FT TO ORIG TRACT LINE, S 74 DEG E ALONG LINE 65FT TO POB

Millage Area	216	Millage Rates *Calculations		
Sub./Condo	219100 - CHOKOLOSKEE	School	Other	Total
Use Code	70 - VACANT INSTITUTIONAL	4.459	8.8433	13.3023

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
07/25/02	3079-598	$ 30,000
09/25/62	119-231	$ 0

2022 Certified Tax Roll

(Subject to Change)

	Land Value	$ 33,323
(+)	Improved Value	$ 0
(=)	Market Value	$ 33,323
(=)	Assessed Value	$ 33,323
(=)	School Taxable Value	$ 0
(=)	Taxable Value	$ 0

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

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

Collier County Property Appraiser
Property Summary

Parcel No	26081200007	Site Address *Disclaimer	1250 DEMERE LN	Site City	CHOKOLOSKEE	Site Zone *Note	34138

Name / Address	CHURCH OF GOD OF CHOKOLOSKEE				
	PO BOX 368				
City	CHOKOLOSKEE	State	FL	Zip	34138

Map No.	Strap No.	Section	Township	Range	Acres *Estimated
8E36	219100 009 8E36	36	53	29	0.22

Legal	CHOKOLOSKEE 36 53 29 COM AT SE COR OF SE1/4 OF NE1/4 RUN N ALG E BDRY OF RGE 29 148FT, N 74 DEG W 208FT TO COR LOTS 4 + 5, CONT N 74 DEG W 51.04FT TO POB, N 15 DEG E 148.44FT, N 71 DEG W 65FT, S 15 DEG W 147.21FT TO ORIG TRACT LINE, S 74 DEG E ALONG LINE 65FT TO POB

Millage Area	216	Millage Rates *Calculations		
Sub./Condo	219100 - CHOKOLOSKEE	School	Other	Total
Use Code	70 - VACANT INSTITUTIONAL	4.459	8.8433	13.3023

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
07/25/02	3079-598	$ 30,000
09/25/62	119-231	$ 0

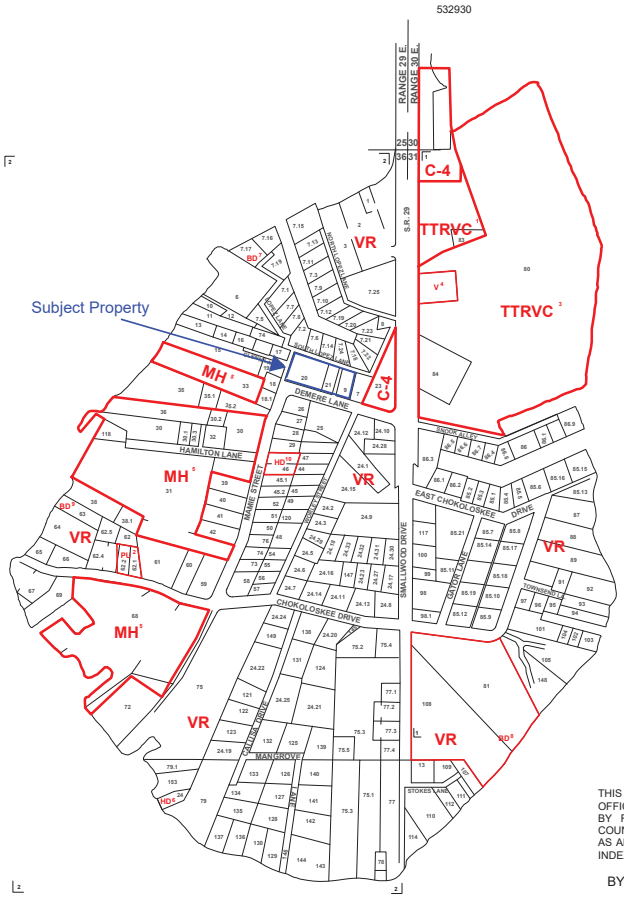
2022 Certified Tax Roll

(Subject to Change)

	Land Value	$ 33,323
(+)	Improved Value	$ 0
(=)	Market Value	$ 33,323
(=)	Assessed Value	$ 33,323
(=)	School Taxable Value	$ 0
(=)	Taxable Value	$ 0

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

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)



SUBDIVISON INDEX

NO.	NAME	P.B.	Pg.
1	C.S. SMALLWOOD	1	20
2	SMALLWOOD'S DIVISION	1	27

ZONING NOTES

1 R-83-13C 83-6
2 R-83-80 83-224
3 Z-1484
4 Z-1489
5 LDC-91
6 9-1483
7 8-1486
8 4-4-00
9 R-00-182
10 8-1128

R-83-13C 83-6
R-83-80 83-224
Z-1484 84-17
Z-89-14 89-337
HD-83-2 86-387
BD-83-3 86-38
BD-89-29 90-14
BD-89-29 90-227
HD-88-AR-12980 89-138

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

BY_____CHAIRMAN

ATTEST_____CLERK

COLLIER COUNTY, FLORIDA
COMMUNITY DEVELOPMENT DIVISI
TWP 53S RNG 29E SEC 36 & RNG 30E SEC

N

SCALE
0 400

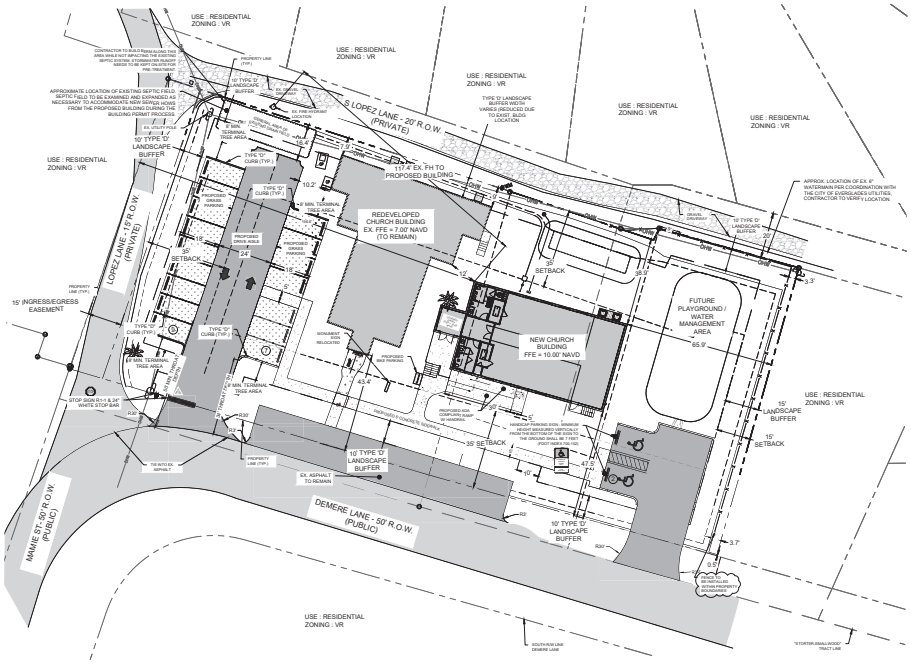
MAP NUMBER:
39363031

Agenda Item: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

Specific Use Category	Minimum Required Number of Parking Spaces Per Indicated Unit of Measure
Industrial uses; excluding mini-warehouses/self-storage centers; repair and or servicing of vehicles; and warehousing	2.0 spaces per 1,000 sq. ft. of nonresidential floor area within building; and 1.0 space per 1,000 sq. ft. of the parcel that is devoted to outdoor industrial use
Mini-warehouses/self-storage center	3.0 spaces for the office use plus a parking aisle of 10 feet in width adjacent the storage unit access doors if outside access to the storage units is provided
Repair and or servicing of vehicles	3.0 spaces per service/repair bay or 3.0 spaces per 1000 sq. ft. of nonresidential floor area within building, whichever is greater, the service/repair bays shall not be counted as parking spaces
Warehousing	1.0 space per 1,000 sq. ft. nonresidential floor area within the building
Hospitals	1.8 spaces per bed
Churches	0.3 space per seat and/or 0.3 space per 24 inches for pews
Live-aboard	1.5 spaces per berth
Marinas and commercial fishing facilities	1.0 space per berth plus 1.0 space per four dry storage racks

Attachment: Attachment 3 - Applicant Backup (26129 : PL20220006120 Chokoloskee Church of God)

Site Plan





LEGEND

- EX — EXISTING
- EXISTING GROUND ELEVATION
- PROPOSED GROUND ELEVATION
- EXISTING ASPHALT SURFACES
- PROPOSED ASPHALT SURFACES
- EXISTING DIRT PARKING
- PROPOSED GRASS PARKING
- EXISTING VOLLEY BALL COURT AND PLAY AREA
- EXISTING MULCHED PLAYGROUND PIT
- EXISTING CHURCH BUILDING
- PROPOSED CHURCH BUILDING
- EXISTING CONCRETE TO BE REMOVED
- EXISTING CONCRETE TO REMAIN

ADJACENT ZONING AND LAND USE

	ZONING	LAND USE
N	VR	R.O.W., RESIDENCES
S	VR	R.O.W., RESIDENCES
E	VR	RESIDENCES
W	VR	R.O.W., RESIDENCES

SITE DEVELOPMENT REGULATIONS

MINIMUM LOT WIDTH (FT)	60	175
MIN. LOT AREA (SF)	6,000	38,816
MAX. BUILDING COVERAGE	NONE	17.6%
MAX. BUILDING HEIGHT (FT)	<35	22.17
FRONT STREET SETBACK (SOUTH) (FT)	35	47.3
REAR STREET SETBACK (NORTH) (FT)	35	38.9
SIDE SETBACK (EAST) (FT)	15	63.9
FRONT SETBACK (WEST) (FT)	35	106.7
NORTH LANDSCAPE BUFFER (VR TO R.O.W.)	10' TYPE "D"	10' TYPE "D"
WEST LANDSCAPE BUFFER (VR TO R.O.W.)	15' TYPE "B"	15' TYPE "D"
EAST LANDSCAPE BUFFER (VR TO VR)	15' TYPE "B"	15' TYPE "B"
SOUTH LANDSCAPE BUFFER (VR TO R.O.W.)	10' TYPE "D"	10' TYPE "D"

EXISTING LAND USE SUMMARY

CATEGORY	TOTAL SQUARE FOOTAGE (SF)	TOTAL ACREAGE (AC)	% OF TOTAL ACREAGE
BUILDING ROOF AREA	3,084 (2,964 SF AC AREA)	0.06	8%
PAVEMENT / SIDEWALK / OLD FOUNDATION	3,471	0.07	7%
OPEN SPACE	31,608	0.73	84%
TOTAL IMPERVIOUS AREA	6,555	0.15	16%
TOTAL PERVIOUS AREA	32,417	0.73	84%
TOTAL SITE	31,842	0.88	100%

PROPOSED LAND USE SUMMARY

CATEGORY	TOTAL SQUARE FOOTAGE (SF)	TOTAL ACREAGE (AC)	% OF TOTAL ACREAGE
PROPOSED BUILDING ROOF AREA	2,964	0.07	8%
EXISTING BUILDING ROOF AREA	3,384 (2,964 SF AC AREA)	0.08	9%
PAVEMENT / SIDEWALK / MISC. IMPERVIOUS AREA	7,662	0.18	21%
OPEN SPACE	23,786	0.55	62%
TOTAL IMPERVIOUS AREA	14,037	.34	38%
TOTAL PERVIOUS AREA	23,786	.55	62%
TOTAL SITE	38,991	0.89	100%

PARKING SUMMARY

BUILDING USE	DESCRIPTION	MINIMUM REQUIRED SPACES	SPACES REQUIRED	SPACES PROVIDED
CHURCH	2,953 SF AC AREA= 62 SEAT CHURCH	1 FOR EACH 7 SEATS IN CHAPEL	62 * (3/7) = 26.6 SPACES + 21 SPACES	18 (INCLUDING 2 HC SPACE)

NOTES:
1. PARKING SPACE REQUIREMENT PER SECTION 4.05.02 G. OF COLLIER COUNTY LAND DEVELOPMENT CODE.
2. PLEASE NOTE THAT THE EXISTING CHURCH IS BEING CONVERTED INTO AN ACTIVITY HALL AND WILL ONLY BE UTILIZED ON SPECIAL OCCASIONS. THEREFORE, THE EXISTING CHURCH BUILDING WAS NOT INCLUDED IN THE PARKING CALCULATIONS. THE NEW CHURCH BUILDING WILL BE UTILIZED ON A REGULAR BASIS AND WAS INCLUDED IN THE PARKING CALCULATIONS. THE MAXIMUM ALLOWABLE GRASS PARKING FOR THE PROPERTY IS (27'X 71'-6) X 18 GRASS PARKING SPACES. THERE ARE CURRENTLY 17 GRASS PARKING SPACES PROPOSED.

STRIPING, MARKING, AND SIGNAGE REQUIREMENTS

1. FINAL PAVEMENT MARKINGS IN ROADWAYS SHALL BE IN ACCORDANCE WITH FDOT DESIGN STANDARD PLAN INDEX 711-001.
2. PERMANENT THERMOPLASTIC MARKINGS SHALL NOT BE INSTALLED WITHIN 30 DAYS OF FINAL ASPHALT PLACEMENT. CONTRACTOR SHALL PROVIDE TEMPORARY STRIPING (PAINTED) FOR ANY SECTION FOR THE ROAD OPEN FOR USE WITHIN 30 DAYS OF PLACEMENT OF FINAL ASPHALT SURFACES, AND PROVIDE FINAL THERMOPLASTIC STRIPING AFTER A 30-DAY PERIOD.
3. ALL PROPOSED SIGNS SHALL BE IN ACCORDANCE WITH FDOT DESIGN STANDARD PLAN INDEX 700-010, CURRENT YEAR.
4. ROADWAY SIGNAGE AND PAVEMENT MARKINGS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), FDOT DESIGN STANDARDS, AND COLLIER COUNTY DESIGN CRITERIA.
5. ALL NON-HANDICAP PARKING STRIPING SHALL BE 6" WIDE, PAINTED WHITE.

EXOTIC VEGETATION REMOVAL NOTE

1. ALL PROHIBITED EXOTIC VEGETATION SHALL BE REMOVED FROM THE SITE AND IT SHALL BE MAINTAINED FREE OF EXOTICS IN PERPETUITY.

RIGHT-OF-WAY NOTE

1. COUNTY PERMIT TO PERFORM WORK AND/OR MAINTENANCE IN PUBLIC RIGHT-OF-WAY IS REQUIRED.

GRASS PARKING NOTES

1. GRASS PARKING SHALL BE COMPACTED, STABILIZED, WELL DRAINED AND SURFACED WITH A DURABLE AND MAINTAINED GRASS COVER.
2. DRIVEWAYS, HANDICAPPED SPACES, AND ACCESS DRIVE AISLES SHALL BE PAVED.
3. PARKING SPACES SHALL BE 9'x18' AND DELINEATED USING 4" WIDE PAVERS.

FIRE FLOW CALCULATION

NFPA CONSTRUCTION TYPE = II-B
BUILDING SQUARE FOOTAGE = 3,115 SF
BUILDING SPRINKLERED = YES
REQUIRED FIRE FLOW BASED ON CONSTRUCTION TYPE = 1,000 GPM (MIN.)
FLOW AVAILABLE BASED ON FLOW TEST = 980 GPM

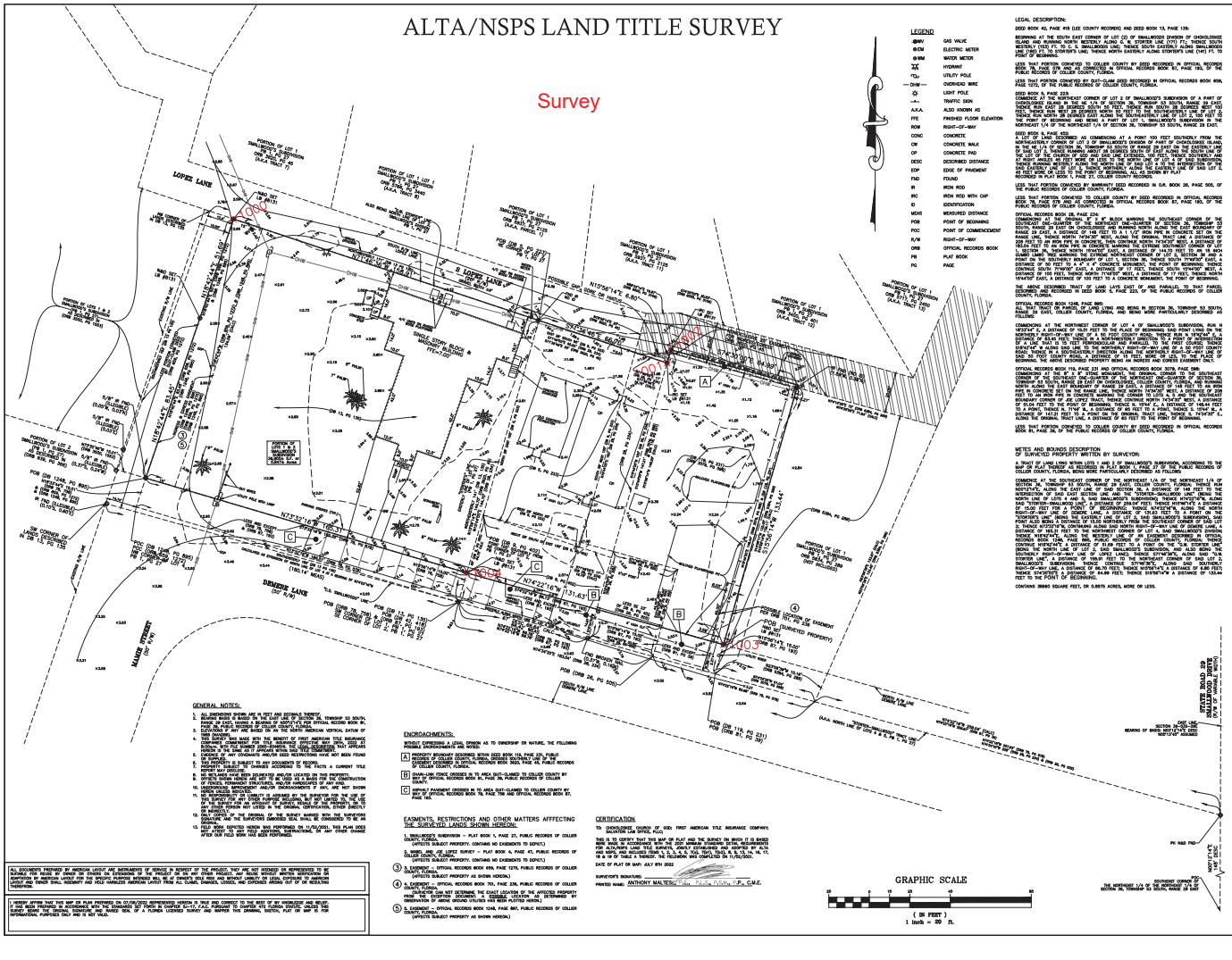
NOTE:
REQUIRED FIRE FLOW DETERMINED FROM NFPA 1, TABLE 18.4.5.1.2.
FIRE FLOW TEST COMPLETED BY THE NORTH COLLIER FIRE RESCUE DISTRICT 3/17/2022.

FORT CONSTRUCTION GROUP
OF SOUTH FLORIDA, INC.

Project No.
Date
Drawn by
Check by
Scale:
Sheet Name:
MASTER SIGNAGE & STRIPING SITE PLAN

ALTA/NSPS LAND TITLE SURVEY

Survey



LEGEND

GMV	GAS VALVE
EM	ELECTRIC METER
WM	WATER METER
	HYDRANT
	UTILITY POLE
OHW	OVERHEAD WIRE
	LIGHT POLE
	TRAFFIC SIGN
A.K.A.	ALSO KNOWN AS
FFE	FINISHED FLOOR ELEVATION
ROW	RIGHT-OF-WAY
CONC	CONCRETE
CW	CONCRETE WALK
CP	CONCRETE PAD
DESC	DESCRIBED DISTANCE
EOP	EDGE OF PAVEMENT
FND	FOUND
IR	IRON ROD
IRC	IRON ROD WITH CAP
ID	IDENTIFICATION
MEAS	MEASURED DISTANCE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R/W	RIGHT-OF-WAY
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG	PAGE

LEGAL DESCRIPTION:

DEED BOOK 43, PAGE 418 (LEE COUNTY RECORDS) AND DEED BOOK 13, PAGE 139:

BEGINNING AT THE SOUTH EAST CORNER OF LOT (2) OF SMALLWOOD'S DIVISION OF CHOKOLOSKEE ISLAND AND RUNNING NORTH WESTERLY ALONG C. B. STORTER LINE (170) FT.; THENCE SOUTH 660 FEET TO LOT 3 OF D. S. SMALLWOOD LAND; THENCE SOUTH EASTERLY ALONG SMALLWOOD AND THEO STORTER'S LINE; THENCE NORTH EASTERLY ALONG STORTER'S LINE (740) FT. TO POINT OF BEGINNING.

LESS THAT PORTION CONVEYED TO COLLIER COUNTY BY DEED RECORDED IN OFFICIAL RECORDS BOOK 78, PAGE 534 AND RE-CORRECTED IN OFFICIAL RECORDS BOOK 81, PAGE 193, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

LESS THAT PORTION CONVEYED BY DVC-CLAM DEED RECORDED IN OFFICIAL RECORDS BOOK 4506, PAGE 1270, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

DEED BOOK 3, PAGE 223:

COMMENCE AT THE NORTHEAST CORNER OF LOT 2 OF SMALLWOOD'S SUBDIVISION OF A PART OF CHOKOLOSKEE ISLAND IN THE SE 1/4 OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 29 EAST; THENCE RUN SOUTH 660 FEET; THENCE WEST 1320 FEET; THENCE NORTH 660 FEET; THENCE EAST 1320 FEET TO THE POINT OF BEGINNING. ALSO KNOWN AS LOT 3 OF SAID SUBDIVISION. TOGETHER WITH THE RIGHTS OF INGRESS AND EGRESS OVER THE EAST 40 FEET OF LOT 1 OF SAID SUBDIVISION. ALSO KNOWN AS A PART OF SMALLWOOD'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 29 EAST.

DEED BOOK 5, PAGE 455:

A LOT OF LAND DESCRIBED AS COMMENCING AT A POINT 100 FEET SOUTHERLY FROM THE NORTHEASTERLY CORNER OF LOT 2 OF SMALLWOOD'S DIVISION OF PART OF CHOKOLOSKEE ISLAND, AND RUNNING THENCE SOUTH 100 FEET; THENCE WEST 1320 FEET; THENCE NORTH 100 FEET; THENCE EAST 1320 FEET TO THE PLACE OF BEGINNING. THE SAME BEING THE SOUTHERLY 100 FEET OF THE LOT OF THE CHURCH OF GOD SAID LOT EXTENDED 100 FEET THENCE SOUTHERLY AND PARALLEL WITH THE EASTERLY SIDE OF SAID LOT 2 A DISTANCE OF 100 FEET; THENCE WESTERLY AND PARALLEL WITH THE SOUTHERLY SIDE OF SAID LOT 2 A DISTANCE OF 1320 FEET TO THE EASTERLY LINE OF LOT 3; THENCE NORTHERLY ALONG THE EASTERLY SIDE OF SAID LOT 3, 100 FEET; THENCE EASTERLY AND PARALLEL WITH THE SOUTHERLY SIDE OF SAID LOT 2, 40 FEET; THENCE NORTH 100 FEET; THENCE EAST 1280 FEET TO THE PLACE OF BEGINNING. ALSO KNOWN AS LOT 3, THE SAME BEING BY PLAT

LESS THAT PORTION CONVEYED BY WARRANTY DEED RECORDED IN O.R. BOOK 26, PAGE 505, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

LESS THAT PORTION CONVEYED TO COLLIER COUNTY BY DEED RECORDED IN OFFICIAL RECORDS BOOK 78, PAGE 534 AND RE-CORRECTED IN OFFICIAL RECORDS BOOK 81, PAGE 193, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

OFFICIAL RECORDS BOOK 65, PAGE 214:

COMMENCING AT THE ORIGINAL 2" X 2" BLOCK MARKING THE SOUTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 29 EAST AND RUNNING NORTH 660 FEET; THENCE WEST 1320 FEET; THENCE SOUTH 660 FEET; THENCE EAST 1320 FEET TO THE PLACE OF BEGINNING. THAT LOT 3 OF SAID SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 29 EAST, BEING NORTH 1014'40" WEST, ALONG THE ORIGINAL TRACT LINE A DISTANCE OF 330 FEET TO AN IRON PIPE IN CONCRETE; THEN CONTINUE NORTH 74°52'40" WEST, A DISTANCE OF 1131.63 FEET TO AN IRON PIPE IN CONCRETE; THENCE CONTINUE NORTH 74°52'40" WEST, IN SECTION 36, THENCE NORTH 1014'40" EAST, A DISTANCE OF 144.24 FEET TO AN IRON GUARD LAND THAT MARKING THE EXTREME NORTHEAST CORNER OF LOT 3, SECTION 36 AND A POINT ON THE NORTH BOUNDARY OF SECTION 36; SECTION 36; THENCE EASTERLY ALONG SAID NORTH BOUNDARY OF SECTION 36, A DISTANCE OF 1320 FEET TO THE NORTHEAST CORNER OF SAID SECTION 36; THENCE SOUTH 1014'40" EAST, A DISTANCE OF 330 FEET; THENCE CONTINUE SOUTH 1014'40" EAST, A DISTANCE OF 17 FEET; THENCE NORTH 71°45'50" WEST, A DISTANCE OF 100 FEET; THENCE NORTH 71°45'50" WEST, A DISTANCE OF 103 FEET TO A CONCRETE MONUMENT; THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LAYS EAST OF AND PARALLEL TO THAT PARCEL DESCRIBED AND RECORDED IN DEED BOOK 6, PAGE 223, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

OFFICIAL RECORDS BOOK 1248, PAGE 889:

COMMENCING AT THE ORIGINAL 2" X 2" BLOCK LONG AND BEING IN SECTION 36, TOWNSHIP 53 SOUTH, RANGE 29 EAST, COLLIER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 4 OF SMALLWOOD'S SUBDIVISION, RUN N 1013'40" E, A DISTANCE OF 19.31 FEET TO THE PLACE OF BEGINNING; SAID POINT LYING ON THE NORTHERLY RIGHT-OF-WAY LINE OF A 50 FOOT COUNTY ROAD; THENCE RUN N 1013'40" E, A DISTANCE OF 144.24 FEET TO AN IRON GUARD LAND THAT MARKING THE EXTREME NORTHEAST CORNER OF LOT 3, SECTION 36 AND A POINT ON THE NORTH BOUNDARY OF SECTION 36; SECTION 36; THENCE CONTINUE N 1013'40" E, A DISTANCE OF 330 FEET TO THE NORTHEAST CORNER OF SAID SECTION 36; THENCE CONTINUE N 1013'40" E, A DISTANCE OF 17 FEET; THENCE RUN S 71°45'50" W, A DISTANCE OF 100 FEET; THENCE RUN S 71°45'50" W, A DISTANCE OF 103 FEET TO A CONCRETE MONUMENT; THENCE RUN S 1014'40" W, A DISTANCE OF 144.24 FEET TO A POINT OF BEGINNING; THENCE RUN S 1014'40" W, A DISTANCE OF 330 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF A 50 FOOT COUNTY ROAD; THENCE RUN S 1014'40" W, A DISTANCE OF 19 FEET; THENCE RUN N 74°52'40" E, A DISTANCE OF 1131.63 FEET TO A POINT OF BEGINNING. THE ABOVE DESCRIBED PROPERTY BEING 24 SHEDS AND EGRESS EASEMENT ONLY.

OFFICIAL RECORDS BOOK 119, PAGE 231 AND OFFICIAL RECORDS BOOK 2078, PAGE 1585:

COMMENCING AT THE E. & S. BRASS MONUMENT, THE ORIGINAL CORNER TO THE SOUTHEAST CORNER OF THE SOUTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 29 EAST; THENCE RUN NORTH 660 FEET; THENCE RUN WEST 1320 FEET; THENCE RUN NORTH ALONG THE EAST BOUNDARY OF RANGE 29 EAST, A DISTANCE OF 198 FEET TO AN IRON PIPE IN CONCRETE SET ON THE RANGE LINE; THENCE CONTINUE NORTH 660 FEET, A DISTANCE OF 330 FEET TO AN IRON PIPE IN CONCRETE; THENCE CONTINUE NORTH 660 FEET TO THE NORTH BOUNDARY CORNER OF SAID SECTION 36; THENCE CONTINUE NORTH 1014'40" WEST, A DISTANCE OF 51.04 FEET TO THE POINT OF BEGINNING; THENCE N. 10°44' E., A DISTANCE OF 148.44 FEET TO A POINT; THENCE N. 74°52'40" E., A DISTANCE OF 1131.63 FEET; THENCE S. 10°44' W., A DISTANCE OF 148.44 FEET; THENCE S. 74°52'40" W., A DISTANCE OF 1131.63 FEET TO THE POINT OF BEGINNING. ALONG THE ORIGINAL TRACT LINE, A DISTANCE OF 49 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THAT PORTION CONVEYED TO COLLIER COUNTY BY DEED RECORDED IN OFFICIAL RECORDS BOOK 81, PAGE 193, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

METES AND BOUNDS DESCRIPTION OF SURVEYED PROPERTY WRITTEN BY SURVEYOR:

A TRACT OF LAND LYING WITHIN SECTION 36, TOWNSHIP 53 SOUTH, RANGE 29 EAST, COLLIER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 36, TOWNSHIP 53 SOUTH, RANGE 29 EAST, COLLIER COUNTY, FLORIDA; THENCE RUN NORTH 00°48'49" EAST, ALONG THE EAST LINE OF SAID SECTION 36, A DISTANCE OF 660.75 FEET TO THE INTERSECTION OF SAID EAST SECTION LINE AND THE "STORTER-SMALLWOOD LINE" (BEING THE NORTH LINE OF LOT 3 AND LOT 4, SAID SMALLWOOD'S SUBDIVISION); THENCE RUN SOUTH 74°52'40" WEST, ALONG SAID "STORTER-SMALLWOOD LINE", A DISTANCE OF 294.04 FEET; THENCE NORTH 00°48'49" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF DEMERE LANE, A 50' RIGHT-OF-WAY AS NOW LAID OUT AND USED; THENCE SOUTH 74°52'40" WEST, A DISTANCE OF 1131.63 FEET TO A POINT ON THE "STORTER'S LINE" (BEING THE EASTERLY LINE OF LOT 2, SAID SMALLWOOD'S SUBDIVISION), SAID POINT BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE RUN S. 10°44' W., ALONG SAID "STORTER'S LINE", A DISTANCE OF 148.44 FEET TO A POINT ON THE NORTH LINE OF LOT 3, SAID SMALLWOOD'S SUBDIVISION, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 4, SAID SMALLWOOD'S SUBDIVISION; THENCE RUN S. 74°52'40" W., ALONG THE SOUTH LINE OF LOT 4, SAID SMALLWOOD'S SUBDIVISION, A DISTANCE OF 1131.63 FEET TO THE NORTHWEST CORNER OF LOT 4, SAID SMALLWOOD'S SUBDIVISION, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF LOPEZ LANE, A 50' RIGHT-OF-WAY AS NOW LAID OUT AND USED; THENCE RUN N. 10°44' E., ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF LOPEZ LANE, A DISTANCE OF 148.44 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 36, SAID POINT BEING THE SOUTHWEST CORNER OF LOT 3, SAID SMALLWOOD'S SUBDIVISION; THENCE CONTINUE NORTHERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 66.75 FEET; THENCE N.73°45'50"E., A DISTANCE OF 0.80 FEET; THENCE S74°52'40"E., A DISTANCE OF 64.84 FEET; THENCE S15°16'51"W. A DISTANCE OF 133.44 FEET TO THE POINT OF BEGINNING.

CONTAINS 39660 SQUARE FEET, OR 0.9979 ACRES, MORE OR LESS.

GENERAL NOTES:

1. ALL BEARINGS SHOWN ARE IN DMS AND DECIMALS THEREOF.
2. BEARING BASIS IS BASED ON THE EAST LINE OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 29 EAST, HAVING A BEARING OF S00°48'49"W PER OFFICIAL RECORD BOOK 81, PAGE 193, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.
3. ELEVATIONS (IF ANY ARE SHOWN) ARE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
4. THE SURVEYOR HAS MADE NOTE TO HIMSELF OF FIRST AMERICAN TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE (EFFECTIVE DATE 09/01/2022 AT 8:00 AM) AND HAS NOTED ALL EASEMENTS AND/OR ADVERSE MATTERS THAT AFFECTS HEREON IN THE SAME MAY AFFECTED WITHIN THIS TITLE COMMITMENT.
5. EVIDENCE OF ANY COVENANTS AND/OR DEED RESTRICTIONS HAVE NOT BEEN FOUND BY THIS SURVEY.
6. THE PROPERTY IS SUBJECT TO ANY DOCUMENTS OF RECORD.
7. THE PROPERTY SUBJECT TO CHANGES ACCORDING TO THE FACTS A CURRENT TITLE SEARCH REVEALS.
8. NO WETLANDS HAVE BEEN DELINEATED AND/OR LOCATED ON THIS PROPERTY.
9. OFFSITE IMPROVEMENTS SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY.
10. UNDERGROUND IMPROVEMENT AND/OR ENCROACHMENTS IF ANY, ARE NOT SHOWN HEREON UNLESS NOTED.
11. NO LIABILITY OR RESPONSIBILITY IS ASSUMED BY THE SURVEYOR FOR THE USE OF THE SURVEY FOR ANY OTHER PURPOSE INCLUDING, BUT NOT LIMITED TO, THE USE OF THE SURVEY FOR AN ASSIGNMENT OF SURVEY, RESALE OF THE PROPERTY, OR TO ANY PERSON OR ENTITY NOT LISTED IN THE ORIGINAL CERTIFICATION, EITHER DIRECTLY OR INDIRECTLY.
12. ONLY THE ORIGINAL OR DIGITAL OR SEAL SIGNED AND/OR SEALED SURVEY MAP OR REPORT SHALL BE CONSIDERED AUTHENTIC AND VALID. ALL OTHER COPIES ARE UNAUTHORIZED AND UNVERIFIED.
13. FIELD WORK PERFORMED ON 08/30/2022. THIS PLAT DOES NOT ATTEMPT TO REFLECT ANY CHANGE AFTER OUR FIELD WORK HAS BEEN PERFORMED.

ENCROACHMENTS:

WITHOUT EXPRESSING A LEGAL OPINION AS TO OWNERSHIP OR NATURE, THE FOLLOWING POSSIBLE ENCROACHMENTS ARE NOTED:

A. PROPERTY BOUNDARY DESCRIBED WITHIN DEED BOOK 119, PAGE 231, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, IS CLAIMED TO COLLIER COUNTY BY DEED RECORDED IN OFFICIAL RECORDS BOOK 3063, PAGE 143, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

B. DUAN-LORE FENCE CROSSES IN TO AREA DVC-CLAIMED TO COLLIER COUNTY BY WAY OF OFFICIAL RECORDS BOOK 81, PAGE 189, PUBLIC RECORDS OF COLLIER COUNTY.

C. ASPHALT PAVEMENT CROSSES IN TO AREA DVC-CLAIMED TO COLLIER COUNTY BY WAY OF OFFICIAL RECORDS BOOK 78, PAGE 534 AND OFFICIAL RECORDS BOOK 81, PAGE 193.

EASEMENTS, RESTRICTIONS AND OTHER MATTERS AFFFECTING THE SURVEYED LANDS SHOWN HEREON:

1. SMALLWOOD'S SUBDIVISION – PLAT BOOK 1, PAGE 27, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.
(AFFECTS SUBJECT PROPERTY, CONTAINS NO EASEMENTS TO DEPICT)

2. SURVEY – LOPEZ SURVEY – PLAT BOOK 4, PAGE 41, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.
(AFFECTS SUBJECT PROPERTY, CONTAINS NO EASEMENTS TO DEPICT)

3. EASEMENT – OFFICIAL RECORDS BOOK 659, PAGE 1270, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.
(AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.)

4. EASEMENT – OFFICIAL RECORDS BOOK 701, PAGE 239, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.
(BEARINGS CAN NOT DETERMINE THE EXACT LOCATION OF THE AFFECTED PROPERTY AS THE EXACT LOCATION OF THE EASEMENT CAN NOT BE DETERMINED BY OBSERVATION OF ABOVE GROUND UTILITIES AND WERE ALSTED HEREIN.)

5. EASEMENT – OFFICIAL RECORDS BOOK 1248, PAGE 887, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.
(AFFECTS SUBJECT PROPERTY AS SHOWN HEREON.)

CERTIFICATION:

TO: CHOKOLOSKEE CHURCH OF GOD; FIRST AMERICAN TITLE INSURANCE COMPANY; NLN ENTERPRISES, LLC;

THIS IS TO CERTIFY THAT THIS MAP OF PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM TECHNICAL STANDARDS" SET FORTH BY THE FLORIDA LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a)(1), 7(b)(1), 8, 9, 13, 14, 16, 17, 18 & 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11/15/2021.

DATE OF PLAT OR MAP: JULY 6TH 2022

SURVEYOR'S SIGNATURE:

PRINTED NAME: ANTHONY MALTESE, P.S.M., P.S.M., P.P., C.M.S.

ALL DOCUMENTS PREPARED BY AMERICAN LAYOUT ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OWNER'S CONSENTANTS OR ON ANY OTHER PROJECT, ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY AMERICAN LAYOUT FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO AMERICAN LAYOUT. THE OWNER SHALL INDEMNIFY AND HOLD HARMLESS AMERICAN LAYOUT FROM ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

I HEREBY ATTEST THAT THIS MAP OR PLAT PREPARED OR COMPLETED UNDER MY SUPERVISION OR DIRECTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT IT COMPLIES WITH THE APPLICABLE PROVISIONS OF CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE. THIS SURVEY, BEARS THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

AMERICAN LAYOUT

AMERICAN LAYOUT & LAND SURVEYING

5125 ADANSON STREET, SUITE 800
ORLANDO, FL 32804
TEL: (844) 5674399

LAND SURVEYING
CONSTRUCTION SURVEYING

www.americansurveyors.us

DATE	REVISIONS	BY	CHK
11/30/2022	ADDED ALTA CERTIFICATION	TS	AM

DRB: 11/30/2022 | BY: TS | CHK: AM
SCALE: 1"=30' | FILE NAME: 2997 ALTA.dwg
FILE NUMBER: 2997

ALTA/NSPS LAND TITLE SURVEY
BOUNDARY & TOPOGRAPHIC SURVEY

CHOKOLOSKEE CHURCH OF GOD
1256 DEMERE LANE

SECTION 36, TOWNSHIP 53 EAST, RANGE 29 SOUTH,
CITY OF CHOKOLOSKEE, COLLIER COUNTY, FLORIDA

STATE OF FLORIDA
Professional Surveyor and Mapper

ANTHONY MALTESE, P.S., P.S.M., P.P., C.M.S.
PROFESSIONAL LAND SURVEYOR
PROFESSIONAL SURVEYOR AND MAPPER
NJ LICENSE No. 42379 - PA LICENSE NO. SU-059381 - FL LICENSE LS7024

CERTIFICATE OF AUTHORIZATION #LB#6691930
CERTIFICATE OF AUTHORIZATION #LB#6691

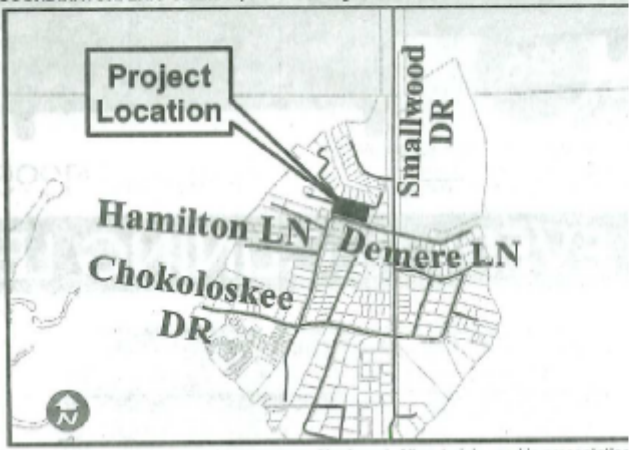
SHEET 2 OF 2

3.A.e

NOTICE OF PUBLIC HEARI

Notice is hereby given that a public hearing will be held by the **Collier County Hearing Examiner (HEX)** at 9:00 A.M., **August 10, 2023**, in the Hearing Examiner's meeting room, at 2800 North Horseshoe Drive, Room 609/610, Naples FL 34104, to consider:

PETITION NO. DR-PL20220006120 – CHOKOLOSKEE CHURCH OF GOD - A REC FOR APPROVAL OF A SITE PLAN WITH DEVIATIONS FROM (1) LDC SECTION 4.02. ALLOW A REDUCTION IN THE MINIMUM LOT SIZE REQUIREMENT FROM 1.0 ACRI ±0.847 ACRES; (2) FROM LDC SECTION 4.06.02.C TO ALLOW FOR THE BUFFER O NORTHERN PROPERTY LINE TO BE ELIMINATED FOR ±67 FEET FROM WESTERN PROPERTY LINE, AND TO ALLOW THE BUFFER ON THE NORT PROPERTY LINE TO BE REDUCED FROM 10 FEET TO 7.9 FEET WHERE THERE EXISTING BUILDING AND TO ALLOW TWO EXISTING AIR CONDITIONING PAD REMAIN WITHIN THE BUFFER; AND (3) FROM LDC SECTION 5.03.02.H TO ELIM THE REQUIREMENT FOR A WALL WHERE THE PROPERTY ABUTS A RESIDENTIA FOR THE REDEVELOPMENT OF THE CHOKOLOSKEE CHURCH OF GOD, CONSISTI ±0.847 ACRES AND LOCATED AT 1236, 1244, AND 1250 DEMERE LANE, CHOKOLO IN SECTION 31, TOWNSHIP 53 SOUTH, RANGE 29 EAST, COLLIER COUNTY, FLO [COORDINATOR: ERIC ORTMAN, PLANNER III] COMMISSIONER DISTRICT 5.



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

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

As to any petition upon which the Hearing Examiner takes action, an aggrieved petitior appeal such final action. Such appeal shall be filed per Section 2-88 of the Collier County Laws and Ordinances within 30 days of the decision by the Hearing Examiner. An aggriev party may appeal a decision by the Hearing Examiner to the Circuit Court of Collier Count 30 days of the decision. In the event that the petition has been approved by the Hearing E the applicant shall be advised that he/she proceeds with construction at his/her own ris this 30-day period. Any construction work completed ahead of the approval authorizati be at their own risk.

As part of an ongoing initiative to encourage public involvement, the public will have the opp to provide public comments remotely, as well as in person, during this proceeding. Ind who would like to participate remotely should register through the link provided within the event/meeting entry on the Calendar of Events on the County website at www.collier gov/our-county/visitors/calendar-of-events after the agenda is posted on the County Registration should be done in advance of the public meeting, or any deadline specifie the public meeting notice. Individuals who register will receive an email in advance of th hearing detailing how they can participate remotely in this meeting. Remote particip provided as a courtesy and is at the user's risk. The County is not responsible for technica For additional information about the meeting, please call Geoffrey Willig at 252-8369 or Geoffrey.Willig@colliercountyfl.gov.

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

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

Attachment: Attachment 4 - Legal Advertisment (26129 : PL20220006120 Chokoloskee Church

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.B
Doc ID: 26149
Item Summary: Petition No. VA-PL20220007504 – 14690 and 14694 Beaufort Circle – Request for an after-the-fact variance from LDC 3.05.07.H.1.h.iii to allow a decorative wall built closer to a preserve than allowed by reducing the required preserve setback from five feet to zero feet on a ±0.27-and-±0.38-acre property, respectively, located at 14690 and 14694 Beaufort Circle, also known as Lots 377 and 378, Indigo Preserve subdivision, in Section 34, Township 48 South, Range 26 East, Collier County, Florida. [Coordinator: Eric Ortman, Planner III] Commissioner District 3

Meeting Date: 08/10/2023

Prepared by:
Title: Principal Planner – Zoning
Name: Eric Ortman
07/19/2023 3:36 PM

Submitted by:
Title: Zoning Director – Zoning
Name: Mike Bosi
07/19/2023 3:36 PM

Approved By:

Review:

Operations & Regulatory Management	Michael Stark	Review Item	Completed	07/20/2023 5:09 PM
Zoning	Mike Bosi	Division Director	Completed	07/24/2023 4:27 PM
Zoning	Eric Ortman	Review Item	Skipped	07/18/2023 9:13 AM
Zoning	Ray Bellows	Review Item	Completed	07/24/2023 4:13 PM
Zoning	Mike Bosi	Review Item	Completed	07/24/2023 4:27 PM
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	07/25/2023 5:24 PM
Hearing Examiner	Andrew Dickman	Meeting Pending	08/10/2023 9:00 AM	

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: GROWTH MANAGEMENT DEPARTMENT
ZONING DIVISION – ZONING SECTION

HEARING DATE: AUGUST 10, 2023

SUBJECT: VA-PL-20220007504, 14690 & 14694 BEAUFORT CIRCLE REAR WALL

PROPERTY OWNER/AGENT:

Owner:
Patrick Sinks and Janet Kloth-Sinks
14690 Beaufort Circle
Naples, FL. 34119

Owner (Co-Applicant):
Reggie and Brandi Morgan
14694 Beaufort Circle
Naples, FL. 34119

Applicant:
Linda and Dave Smith
14698 Wilds View NW
Pride Lake, WA.55372

Agent:
Linda and Dave Smith
14698 Wilds View NW
Pride Lake, WA.55372

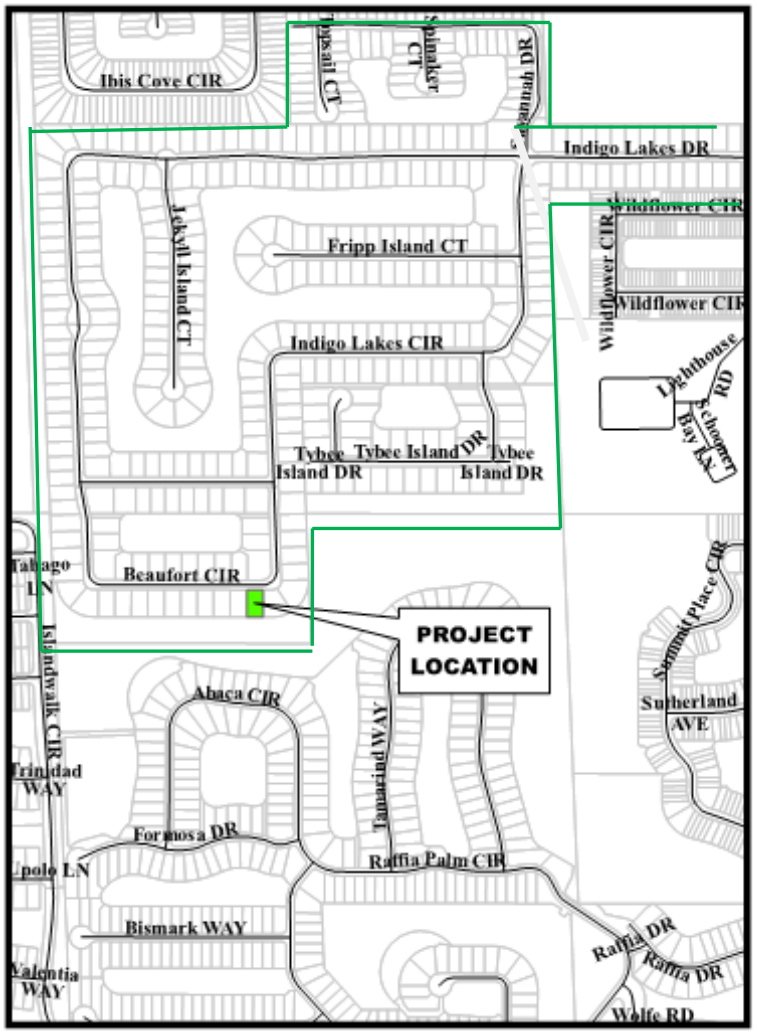
REQUESTED ACTION:

The petitioners request a variance from Land Development Code (LDC) Section 3.05.07.H.1.h.iii, which states that "decorative walls must be set back a minimum of five feet from the boundary of preserves" to allow a retaining wall to remain where it was constructed parallel to and just inside the applicants' property line which abuts a preserve boundary.

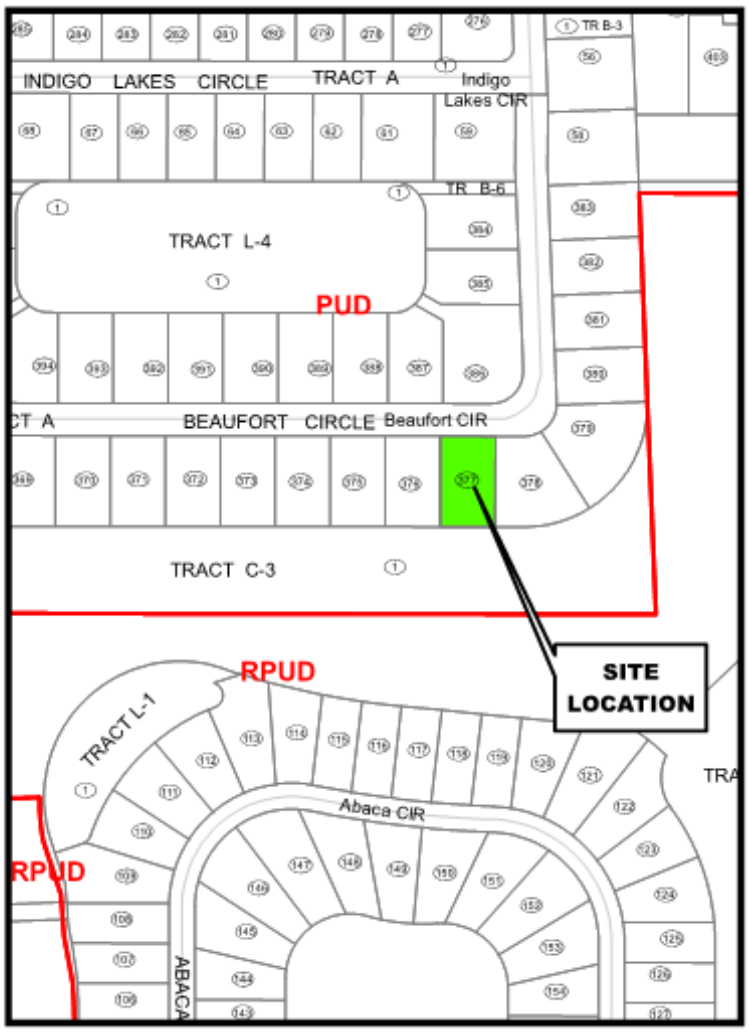
GEOGRAPHIC LOCATION:

The subject properties are 14690 and 14694 Beaufort Circle in the Indigo Lakes Planned Unit Development (PUD). The PUD has a single point of access from the west side of Collier Boulevard, approximately 3,000 feet south of Immokalee Road. The property is in Section 34, Township 48 South, Range 26 East, in unincorporated Collier County. (*See location map on page 2.)*

Attachment: Staff Report VA-PL20220007504 REar WAll (26149 : PL20220007504 Rear Wall Variance)



Location Map



Zoning Map

Petition Number: PL20220007504

Attachment: Staff Report VA-PL20220007504 REar WAll (26149 : PL20220007504 Rear Wall Variance)

PURPOSE/DESCRIPTION OF PROJECT:



This petition was initially filed by Mr. and Mrs. Smith of 14690 Beaufort Circle, applying for a variance for a wall in their backyard constructed too close to a preserve boundary (see photo right). During the variance review, it was discovered that the wall extended one foot into the neighbor's property (14694 Beaufort), also too close to the preserve boundary. Mr. and Mrs. Morgan, the owners of 14694 Beaufort, have joined the petition as co-applicants. This petition addresses separating the wall from the preserve for both properties.

This petition does not address the one-foot encroachment of the wall into the property of 14694 Beaufort Circle, as the encroachment is a private matter between the two property owners. The three parties that are affected by the wall (Smith, Sinks, Morgan) are all aware of the encroachment situation and have been provided options on how to move forward should they choose to resolve this encroachment issue, including a Lot Line Adjustment (LLA) which may be the simplest and cleanest method to fix the error. As shown in picture #3 on the next page, Mr. Smith erected the wall to end just before the faux wrought iron fence, which he believed to be his eastern property line.

Mr. Smith noted that the wall was constructed to stop soil erosion that occurred during Hurricane Irma and heavy rainstorms, which was exacerbated by the downward slope of the property from the rear of the house toward the rear property line. Mr. Smith's research of the Florida Building Code led him to conclude that a permit was unnecessary, and he proceeded to build the wall without a permit.

While a permit was unnecessary, LDC §3.05.07.H.1.h.iii states, "decorative walls must be set back a minimum of five feet from the boundary of preserves"; the rear of the property abuts a preserve. The wall is not a structure as defined by LDC 1.08.00, which states that "*Anything constructed or erected which requires a fixed location on the ground, or in the ground, or attached to something having a fixed location on or in the ground, including buildings, towers, smokestacks, utility poles, and overhead transmission lines. Fences, walls, gates, or posts are not intended to be structures*." Fences and walls may be located on a lot line (LDC 5.03.02.B); therefore, the only issue with respect to compliance of the wall to the LDC or PUD governing document (Ord. 01-53. as amended) is that it is not meeting the requirements of LDC §3.05.07.H.1.h.iii.

Attachment: Staff Report VA-PL20220007504 REar WAll (26149 : PL20220007504 Rear Wall Variance)

The approximately four-foot-high wall is classified as a decorative wall due to its lack of structural reinforcement, as it was built by stacking each course of blocks on top of the previous course without any anchoring to the ground. The wall runs the width of the property and is just inside and parallel to the rear property line.

An anonymous person in the Indigo Lakes PUD complained to the PUD's Architectural Review Committee (ARC) about the presence of the wall. The ARC contacted the Collier County Code Enforcement Office. The Code Enforcement Officer assigned to the case has opened a code case, visited the property, spoke with current and former owners, and is willing to let the variance process play out before taking further action. The code enforcement action led to the applicant submitting the variance petition.

During the petition process, the property at 14690 Beaufort was purchased by Mr. and Mrs. Sinks. Mr. and Mrs. Smith are acting as the agent for the current owners, which was agreed upon during the purchase of the property. The Smiths are also acting as the agent for the owners of 14694 Beaufort, Mr. and Mrs. Morgan, who have signed an affidavit of authorization to allow Mr. Smith to represent them in this matter.

The photos below show an old chain link fence that borders the preserve and other properties along Beaufort Circle. The red arrows in photo #1 and photo #3 both point to an overgrown section of the chain link fence. Mr. Smith believed the chain link fence represented the property boundaries between the homes along Beaufort and the preserve.



Rear of 14690 Beaufort
Looking West to #14686



View from Preserve #14686 on
Left 14690 Beaufort on Right



Southeastern corner of
14690 Beaufort which
abuts 14694 Beaufort.

Attachment 1 is a May 23, 2023, survey of the property which shows that 1) the wall is on the property of #14690 and varies from 0.5 feet to 0.0 feet from the property line, and 2) the wall extends 1.0 foot beyond the property line into the abutting parcel at #14694.

Attachment: Staff Report VA-PL20220007504 REar WAll (26149 : PL20220007504 Rear Wall Variance)

SURROUNDING LAND USE & ZONING:

North: Indigo Lakes PUD
East: Indigo Lakes PUD, then Palermo Cove RPUD
South: Indigo Lakes PUD, then Palermo Cove RPUD
West: Indigo Lakes PUD, then Island Lake PUD



Collier County GIS Zoning Map

GROWTH MANAGEMENT PLAN (GMP) CONSISTENCY:

The subject property has an Urban, Urban Mixed-Use District, Urban Residential Subdistrict land use classification on the County's Future Land Use Map (FLUM) of the Future Land Use Element (FLUE) of the Growth Management Plan (GMP). This land use category is designed to accommodate residential uses, including single-family, multi-family, duplexes, and mobile homes. The Growth Management Plan (GMP) focuses on the actual uses of land and does not address individual, dimensional variance requests related to land use; therefore, staff concludes that the proposed use is consistent with the Future Land Use Element.

Attachment: Staff Report VA-PL20220007504 REar WAll (26149 : PL20220007504 Rear Wall Variance)

STAFF ANALYSIS:

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

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



Mr. Smith stated his reason for building the wall was to retain the soil in his yard that was eroding into the preserve when there was heavy rainfall. When Mr. Smith constructed the retaining wall, he placed it in line with the white vinyl fence on the neighboring property and inside of the chain link fence, which he thought represented his rear property line, not aware that LDC §3.05.07.H.1.h.iii requires a five-foot separation from any preserve boundary for a decorative wall. Similarly, the wall was constructed to end just before the faux wrought iron fence (photo 3 on page 4) between 14690 and 14694 Beaufort, which Mr. Smith believed to be the property line.

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

County staff is not aware of the topography of the backyard prior to the wall being built and the yard backfilled but can see why the homeowner believed he was right in placing the wall where he did: continuing the line of his neighbor's fence, staying inside of the





Attachment: Staff Report VA-PL20220007504 REar WAll (26149 : PL20220007504 Rear Wall Variance)

chain link fence along the rear property line, and ending before the wrought iron fence bordering his and his neighbor's property.

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

A literal interpretation of the LDC would require the applicants to either move the wall five feet back from his rear property line and get rid of the excess earth that is currently backfilling the wall for the last five feet of the property or remove the wall entirely and regrade the earth to its original condition which would require removal of a large volume of soil. Removal of the wall and dirt will likely do more harm than good, particularly to the preserve.

The current property owners inherited this issue from the former owner, stating that the backyard was what they most liked when viewing the house. A literal interpretation would significantly alter the appearance, reduce the backyard's usability, cause significant disturbance to the property and likely a neighbor's property during remediation.

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

The work has been completed, and the variance, if granted, would result in no further work being performed and, therefore, be the minimum variance possible. The retaining wall may benefit the preserve by stopping additional earth erosion into the preserve. The flatter backyard promotes a safer yard to recreate in. However, a four-foot drop-off is now at the back of the yard.

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?

LDC § 9.04.02 allows relief from any dimensional development standard through the variance process. By definition, a variance bestows dimensional relief from the land development code regulations specific to a site. Other properties facing a similar hardship would be entitled to make a similar request and be conferred equal consideration on a case-by-case basis. However, there should be no assumption that a variance of similar magnitude would be granted.

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

The intent of LDC §3.05.07.H.1.h.iii is to minimize disturbance and intrusion to the preserve by creating a space where wall construction can occur on a private person's property without having to trespass into the preserve during construction. Removing the wall would likely do more harm than good at this juncture.

The photos below provide various views of the preserve from the rear of the subject property. It appears that the wall was constructed from the inside of the chain link fence on

Attachment: Staff Report VA-PL20220007504 REar WAll (26149 : PL20220007504 Rear Wall Variance)

Mr. Smith's property eliminating damage to the preserve during construction. It appears from the photos that little, if any, damage was done to the preserve during or since construction.

The first complaint to Code Enforcement was made on June 17, 2022, a little over a year ago. No further complaints have been made to Code Enforcement about the wall, erosion, or water intrusion damage to abutting properties. While the past cannot be used to predict the future, based on its one-plus years of existence, the wall does not seem detrimental to the public welfare, particularly the abutting properties.



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 wall and accompanying backfill are both physically induced conditions. Prior to the existence of the wall and backfill, soil could erode unchecked into the preserve. The wall now acts as a barrier to soil intrusion into the preserve. There may be less soil intrusion into the preserve than if the project had never been started. The property owner will be required to move or remove the wall without a variance, as discussed in point c. Removing the wall would likely cause damage to the preserve, more than allowing for the continued existence of the wall.

h. Will granting the variance be consistent with the GMP?
The Growth Management Plan (GMP) does not address individual variance requests related to dimensions. Approval of this variance will not affect or change the requirements of the GMP with respect to density, intensity, compatibility, access/connectivity, or other applicable land use provisions except for permitting an encroachment of a retaining wall into the setback required for separation from the preserve.

Staff received one phone call on this petition from Karla Osete, 14686 Beaufort Circle, who

Attachment: Staff Report VA-PL20220007504 REar WAll (26149 : PL20220007504 Rear Wall Variance)

supports the petition.

ENVIRONMENTAL ADVISORY COUNCIL (EAC) RECOMMENDATION:

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

RECOMMENDATION:

Staff recommends that the Collier County Hearing Examiner approve the variance petition, VA-PL-20220007504, to reduce the setback for the retaining wall from the preserve from five (5) feet to less than one foot.

Attachments:

1. Survey dated May 23, 2023
2. Backup materials for new owners of 14690 Beaufort, Mr. and Mrs. Sinks.
3. Backup materials for former owners of 14690 Beaufort, Mr. & Mrs. Smith.
4. Backup materials for owners of 14694 Beaufort, Mr. & Mrs. Morgan.
5. Public Notice Advertising and Signs
6. Supplemental Photos

Attachment: Staff Report VA-PL20220007504 REar WAll (26149 : PL20220007504 Rear Wall Variance)

Attachment 1
Survey Dated May 23, 2023

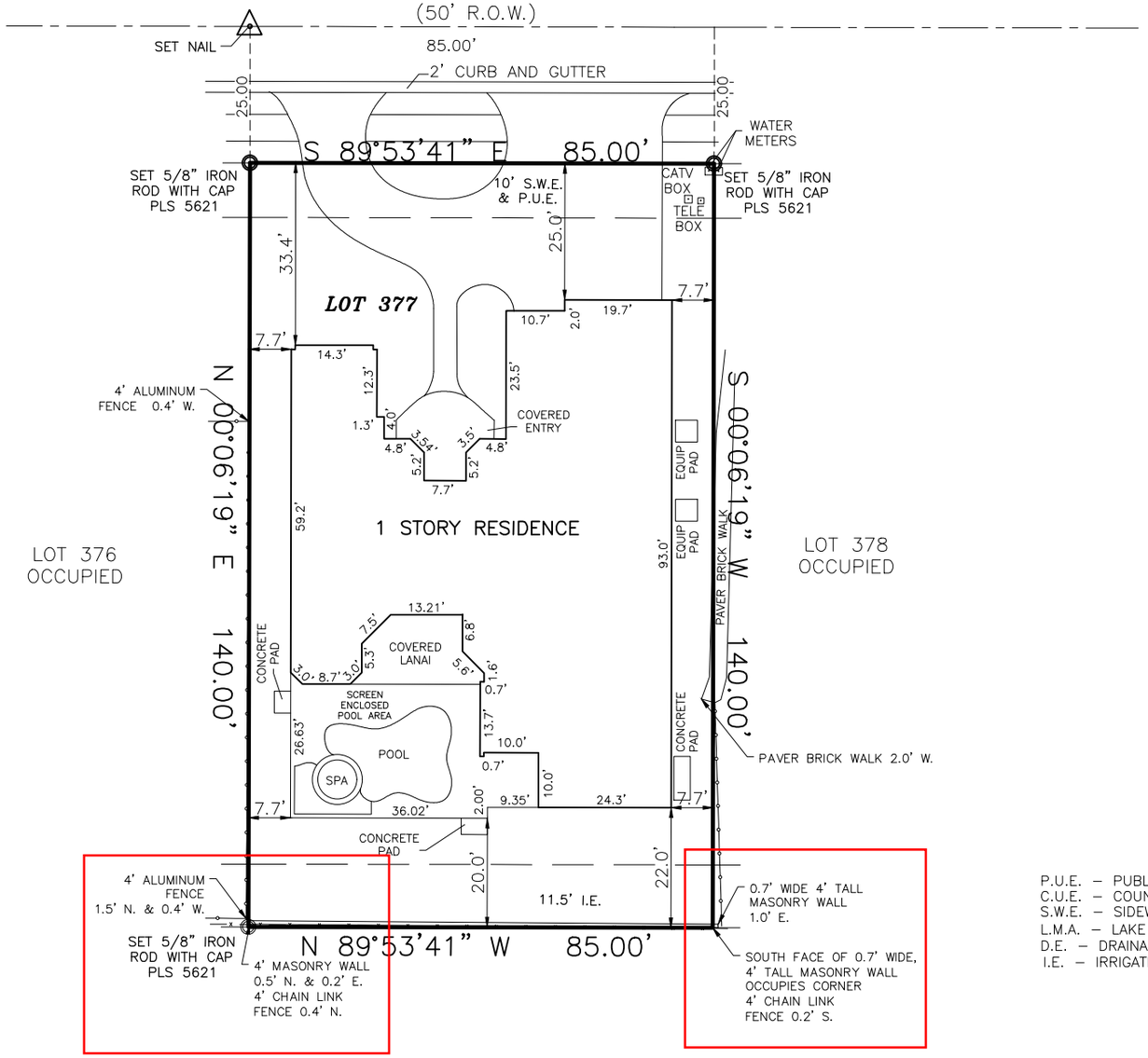
Attachment: Attachment 1 - Survey Dated 5-23-23 (26149 : PL20220007504 Rear Wall Variance)

MAP OF BOUNDARY SURVEY

30' 15' 0 30'

SCALE: 1" = 30'

PARCEL ID#: 51960000649
ADDRESS: 14690 BEAUFORT CIRCLE
NAME: SINKS



P.U.E. – PUBLIC UTILITY EASEMENT
C.U.E. – COUNTY UTILITY EASEMENT
S.W.E. – SIDEWALK EASEMENT
L.M.A. – LAKE MAINTENANCE ACCESS EASEMENT
D.E. – DRAINAGE EASEMENT
I.E. – IRRIGATION EASEMENT

Naples Land Surveys

BILL MACRIDES, P.L.S.
6101 Lancewood Way,
Naples, Florida 34116

OFFICE: 239-353-9300 *** Bill.MacridesPLS@gmail.com

CLIENT: STEVE SMITH

DESCRIPTION:

LOT 377,
INDIGO PRESERVE

AS RECORDED IN PLAT BOOK 40, PAGES 54-57, AS SHOWN IN THE PUBLIC RECORDS IN THE COLLIER COUNTY COURTHOUSE IN NAPLES, FLORIDA.

THIS SURVEY HAS BEEN PREPARED FOR:

STEVE SMITH

ON 11/18/03 UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS A TRUE AND ACCURATE DEPICATION OF THE HEREON DESCRIBED PARCEL OF LAND.

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

_____ DATE
WILLIAM A. MACRIDES, P.L.S. #5621

THIS SURVEY IS NOT VALID UNLESS SIGNED AND SEALED WITH THE EMBOSSED RAISED SEAL OF A FLORIDA REGISTERED PROFESSIONAL SURVEYOR AND MAPPER.

THIS IS NOT A CERTIFICATE OF TITLE, ZONING, OR FREEDOM OF ENCUMBRANCES. THE ABSTRACT HAS NOT BEEN REVIEWED AND OTHER EASEMENTS AND RESTRICTIONS MAY APPLY TO THIS PARCEL, ALL OTHER EASEMENTS THAT EXIST ARE REQUIRED TO BE PROVIDED TO THE SURVEYOR BY THE CLIENT OR HIS OR HER AGENT PER FLORIDA STATUTE 61G17-6.003 (10) F.A.C.

REVISIONS:
11/19/03 – ADDED PROPOSED RESIDENCE
3/10/04 – ADDED FOUNDATION FB 94 PG 14
11/10/04 – FINAL SURVEY
05/22/23 – ADD SPOT SURVEY OF MASONRY WALL

FLOOD ZONE INFO: THE HEREON SHOWN RESIDENCE LIES WITHIN FLOOD ZONE X PER F.I.R.M. 12021C – 0214 H, DATED 5/16/2012

DRAWN BY: WAM
FIELD BOOK: BMFCS: 79 PAGE: 20

FILE NUMBER 03 284

Attachment: Attachment 1 - Survey Dated 5-23-23 (26149 : PL20220007504 Rear Wall Variance)

Attachment 2
Supporting Documents for Mr. & Mrs. Sinks – current owners

Attachment: Attachment 2 - Backup Materials for Sinks (26149 : PL20220007504 Rear Wall Variance)

INSTR 6390271 OR 6237 PG 320 E-RECORDED 4/17/2023 2:41 PM PAGES 2
CLERK OF THE CIRCUIT COURT AND COMPTROLLER, COLLIER COUNTY FLORIDA
DOC@.70 $8,312.50 REC $18.50
CONS $1,187,500.00

This instrument was prepared by:
Joel A. Threlkeld, Esq.
Threlkeld Law, PA
3003 Tamiami Trail N., Suite 400
Naples, FL 34103
And after recording return to:
Threlkeld Law, P.A.
3003 Tamiami Trail N., Suite 400
Naples, FL 34103
Consideration: **$1187500.00**
File Number: 23-4511

Warranty Deed

Made this April 13, 2023 A.D. By **Stephen Smith and Linda Smith, husband and wife,** whose address is: 17696 WILDS VIEW DW, PRIOR LAKE MN 55372, hereinafter called the grantor, to **Patrick Sinks and Janet D Kloth-Sinks, husband and wife**, whose post office address is: 14690 BEAUFORT CIR, Naples, Florida 34119, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

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

Lot 377, Indigo Preserve, a subdivision according to the plat thereof as recorded in Plat Book 40, Page 54, of the Public Records of Collier County, Florida.

Parcel ID Number: **51960000649**

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022, restrictions, reservations and easements of record, if any.

NOT CERTIFIED COPY

Attachment: Attachment 2 - Backup Materials for Sinks (26149 : PL20220007504 Rear Wall Variance)

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

Signed, sealed and delivered as to the Grantor(s) in our presence:

Signature of 1st Witness

Printed Name of 1st Witness
Anaa LeVasseur

(Seal)
Stephen Smith

Signautre of 2nd Witness

Printed Name of 2nd Witness
Tsunami Clark

(Seal)
Linda Smith

State of FLORIDA
County of COLLIER

THE FOREGOING INSTRUMENT was acknowledged before me by means of (✓) physical presence or ( ) online notarization by **Stephen Smith and Linda Smith, husband and wife**, who is ( ) personally known to me or (X) who has produced D.L. as identification on this the 13th day of April, 2023

ALICIA K LEVASSEUR
Notary Public - State of Florida
Commission # HH 267669
My Comm. Expires May 24, 2026
Bonded through National Notary Assn.

(Seal)

Notary Public

NOT A CERTIFIED COPY

Attachment: Attachment 2 - Backup Materials for Sinks (26149 : PL20220007504 Rear Wall Variance)

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30' 15' 0 30'

SCALE: 1" = 30'

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ADDRESS: 14690 BEAUFORT CIRCLE
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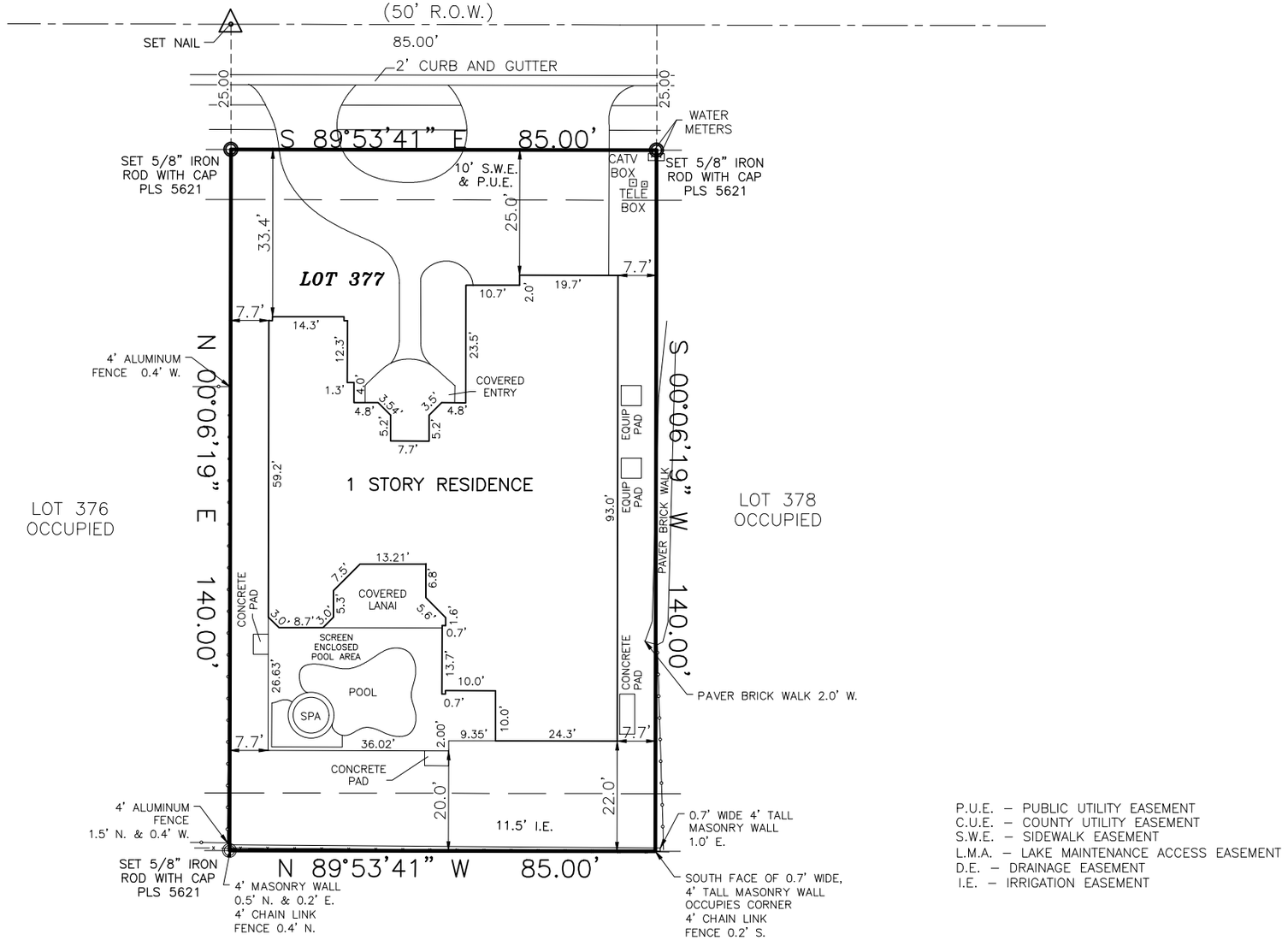

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ON 11/18/03 UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS A TRUE AND ACCURATE DEPICATION OF THE HEREON DESCRIBED PARCEL OF LAND.

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WILLIAM A. MACRIDES, P.L.S. #5621 DATE

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DRAWN BY: WAM
FIELD BOOK: BMFCS: 79 PAGE: 20

FILE NUMBER 03 284

Attachment: Attachment 2 - Backup Materials for Sinks (26149 : PL20220007504 Rear Wall Variance)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20220007504

I, Janet D. Kloth-Sinks (print name), as _____ (title, if applicable) of _____ (company, If applicable), swear or affirm under oath, that I am the (choose one) owner [X] applicant [ ] contract purchaser [ ] and that:

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

Janet D Kloth-Sinks
Signature

4/26/23
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [X] physical presence or [ ] online notarization this 26 day of April, 2023 by (printed name of owner or qualifier) Janet Kloth-Sinks

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

[ ] Are personally known to me

[X] Has produced a current drivers license FLDL

[ ] Has produced _____ as identification.

Notary Signature: _____

SARA MULVIHILL
Notary Public - State of Florida
Commission # GG 931078
My Comm. Expires Nov 23, 2023

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

Attachment: Attachment 2 - Backup Materials for Sinks (26149 : PL20220007504 Rear Wall Variance)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20220007504

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

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

Patrick Sinks
Signature

4/26/23
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [X] physical presence or [ ] online notarization this 26 day of April, 2023, by (printed name of owner or qualifier) Patrick Sinks.

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

[ ] Are personally known to me

[X] Has produced a current drivers license FLDL

[ ] Has produced _____ as identification.

Notary Signature: _____

SARA MULVIHILL
Notary Public - State of Florida
Commission # GG 931078
My Comm. Expires Nov 23, 2023

Attachment: Attachment 2 - Backup Materials for Sinks (26149 : PL20220007504 Rear Wall Variance)

Rear Wall

Collier County

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership
Patrick Sinks and Janet D. Kilth-Sinks	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 2 - Backup Materials for Sinks (26149 : PL20220007504 Rear Wall Variance)

Collier County

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

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

Name and Address	% of Ownership

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 4/13/23

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

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

Attachment: Attachment 2 - Backup Materials for Sinks (26149 : PL20220007504 Rear Wall Variance)

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Phone: (239) 252-1036 | Email: GMDClientServices@colliercountyfl.gov
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N/A

Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

Questions? Email: GMDclientservices@colliercountyfl.gov

Patrick Sinks
Agent/Owner Signature

4/25/23
Date

Patrick Sinks
Agent/Owner Name (please print)

Janet D Kloth-Sinks

Janet D. Kloth-Sinks

Date
4/25/23

Attachment: Attachment 2 - Backup Materials for Sinks (26149 : PL20220007504 Rear Wall Variance)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

2800 NORTH HORSESHOE DRIVE
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(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

Sinks are new owners as of 4/13/23/. Mr. Smith is former owner acting as agent for Sinks as part of purchase agreement.

APPLICANT CONTACT INFORMATION

Name of ~~Applicant(s)~~: Current Owners - Patrick Sinks and Janet D Kloth-Sinks

Address: 14690 Beaufort Circle **City:** Naples **State:** FL **ZIP:** 34119

Telephone: 414-559-2263 **Cell:** _____ **Fax:** _____

E-Mail Address: paddyxs12@gmail.com

Name of Agent: Stephen Smith

Firm: Private individual former owner of property

Address: 14698 Wilds View Way NW **City:** Pride Lake **State:** WA **ZIP:** 55372

Telephone: 415-559-2263 **Cell:** _____ **Fax:** _____

E-Mail Address: steve@elljes.com

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

Attachment: Attachment 2 - Backup Materials for Sinks (26149 : PL20220007504 Rear Wall Variance)

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(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: 51960000649 **Section/Township/Range:** 34 /48 /26

Subdivision: _____ **Unit:** _____ **Lot:** _____ **Block:** _____

Metes & Bounds Description: Indigo Preserve lot 377 **Total Acreage:** .27

Address/ General Location of Subject Property: 14690 Beaufort Circle Naples 34119

ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	Indigo Lakes PUD	Residential
S	Indigo Lakes PUD then Palermo cove RPUD	Residential
E	Indigo Lakes PUD then Palermo cove RPUD	Residential
W	Indigo Lakes PUD then Island Lake PUD	Residential

Minimum Yard Requirements for Subject Property:

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

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

Rear: 10

3.05.07.H.1.h.iii requires decorative walls to be setback five feet from preserve boundary

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 2 - Backup Materials for Sinks (26149 : PL20220007504 Rear Wall Variance)

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ASSOCIATIONS

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

Name of Homeowner Association: Indigo Lakes Property Owners Association
Mailing Address: 14875 Indigo Lakes Circle **City:** Naples **State:** FL **ZIP:** 34119

Name of Homeowner Association: Indigo Lakes Home Owners Association
Mailing Address: 14497 Indigo Lakes Circle **City:** Naples **State:** FL **ZIP:** 34119

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 2 - Backup Materials for Sinks (26149 : PL20220007504 Rear Wall Variance)

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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 2 - Backup Materials for Sinks (26149 : PL20220007504 Rear Wall Variance)

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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	☒	☐
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 X	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 2 - Backup Materials for Sinks (26149 : PL20220007504 Rear Wall Variance)

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

☒	Bayshore/Gateway Triangle Redevelopment: Executive Director	☐	Environmental Review: See Pre-Application Meeting Sign-In Sheet
☐	Addressing: Annis Moxam	☐	Graphics: Mariam Ocheltree
☐	City of Naples: Robin Singer, Planning Director	☐	Historical Review
☐	Comprehensive Planning: See Pre-Application Meeting Sign-In Sheet	☐	Immokalee Water/Sewer District:
☐	Conservancy of SWFL: Nichole Ryan	☐	Parks and Recreation: Vicky Ahmad
☐	County Attorney's Office: Heidi Ashton-Cicko	☐	Transportation Pathways: Stacey Revay
☐	Emergency Management: Dan Summers; and/or EMS: Artie Bay	☐	School District (Residential Components): Amy Heartlock
☐	Engineering: Alison Bradford	☐	Transportation Planning: John Podczerwinsky
☐	Other:	☐	Utilities Engineering: Eric Fey

FEE REQUIREMENTS

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

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

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

All checks payable to: Board of County Commissioners.

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

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

Applicant Signature

4-4-2023
Date

Stephen Smith
Printed Name

Attachment: Attachment 2 - Backup Materials for Sinks (26149 : PL20220007504 Rear Wall Variance)

Attachment 3
Backup Materials for Mr. and Mrs. Smith
Former Owners of 14690 Beaufort Circle

Attachment: Attachment 3 - Backup Materials for Smith (26149 : PL20220007504 Rear Wall Variance)

Nature of the petition

Propertyh

I.D. number 425000 3773B34

PL20220007504 - 51960000649 (VA) Rear wall

1 – I am requesting Variance for a stone fence I built at the rear boundary of our property which adjoins a preserve. The stone fence was used to allow creating a level yard (the original yard sloped at a sharp angle toward the preserve. I built this wall because the sloped end of the property was eroding at a rapid rate during the Irma Hurricane. Both excessive rainfall and ground water surge (possible due to the construction of the Swale built by the neighboring development) caused the erosion. I had reviewed the uniform Florida building code section relating to this project prior to starting this project. Which indicated that I did not need a permit.

No structure was planned to be built on the leveled area and no structure will be built. The area covered by this variance request is four (4) feet by the width of the property. This area is within the boundary of the property and does not encroach on the preserve.

2 – This meets the LDC 9.04-03 Requirements. height, area, and size of **structure**; height of fence; size of **yards** and **open spaces**; dimensional aspects of landscaping and **buffering** requirements. The only change is filling in the land behind the stone wall.

3 – a) The special circumstance existing is the continued erosion of the back yard because of the slope of the land.

b) There are no special conditions or circumstances from the denial other than continued erosion of the back yard.

Attachment: Attachment 3 - Backup Materials for Smith (26149 : PL20220007504 Rear Wall Variance)

c) The literal interpretation of this zoning would result I continuing erosion of the rear slope and the eventual need to build a retaining wall to ensure the structural integrity of the house.

d) The Granting of this variance will be the absolute minimum variance to make reasonable use of the land and security of the house.

e) The granting of this variance will not confer any social privilege that is denied to any other area.

f) The variance will be in harmony with the intent of the code and is only used to modify an area on my property which does not affect any other property.

g) There are no natural conditions that ameliorate the goals and objectives of the regulation since any change is entirely on my property.

h) Granting this variance will be consistent with the Growth Management Plan since it does not change any property outside of a small part of my property.

4. To my knowledge there has not been an official interpretation or zoning verification rendered on this property in the last year.

Attachment: Attachment 3 - Backup Materials for Smith (26149 : PL20220007504 Rear Wall Variance)

Eric Ortman,

Following up on our call. The initial contact was Ricky Migel the code enforcement investigator. He was asked by the HOA ARC people to look at the site for my fence. There was never a fence and Mr. Migel was confused by the request. He said that there was no permit requirement for the wall but he would research the issue. He quoted the section in the building code which describes what can be built without a permit. I only leveled the property and nothing was built above the existing grade.

I put the wall up the keep the runoff from eroding the dirt slope and causing further problems. This wall Is not a decorative piece it is strictly for water mitigation.
Actually, it is the same as a fence other than having dirt behind it. As shown on the survey the boundary of the property is the chain link fence, which is described as a retaining wall (which is what I built). Mr. Migel ha a difficult time getting the information on Preserve boundary restrictions.
I have uploaded pictures which show the wall and my neighbors Solid Vinyl fence next to my wall.

I have also uploaded the documents that were missing from the application.

Regards

Steve smith

Attachment: Attachment 3 - Backup Materials for Smith (26149 : PL20220007504 Rear Wall Variance)

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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 Applicant(s): Stephen Smith

Address: 14690 Beaufort Circle **City:** Naples **State:** FL **ZIP:** 34119

Telephone: 203-561-9870 **Cell:** 203-561-9870 **Fax:** _____

E-Mail Address: steve@elljes.com

Name of Agent: _____**Steven Smith**_____

Firm: Self

Address: 14698 Wilds View Way NW **City:** Pride Lake **State:** WA **ZIP:** 55372

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

E-Mail Address: steve@eliges.com

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

Attachment: Attachment 3 - Backup Materials for Smith (26149 : PL20220007504 Rear Wall Variance)

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PROPERTY INFORMATION

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

Property I.D. Number: 51960000649 **Section/Township/Range:** 34 /48 /26

Subdivision: _____ **Unit:** _____ **Lot:** _____ **Block:** _____

Metes & Bounds Description: Indigo Preserve lot 377 **Total Acreage:** .27

Address/ General Location of Subject Property: 14690 Beaufort Circle Naples 34119

ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	Indigo Lakes PUD	Residential
S	Indigo Lakes PUD then Palermo cove RPUD	Residential
E	Indigo Lakes PUD then Palermo cove RPUD	Residential
W	Indigo Lakes PUD then Island Lake PUD	Residential

Minimum Yard Requirements for Subject Property:

Front: ~~10~~ **Corner Lot:** **Yes** ☐ **No** ■

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

Rear: 10

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

Attachment: Attachment 3 - Backup Materials for Smith (26149 : PL20220007504 Rear Wall Variance)

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ASSOCIATIONS

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Mailing Address: 14875 Indigo Lakes Circle **City:** Naples **State:** FL **ZIP:** 34119

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

Name of Homeowner Association: _____
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NATURE OF PETITION

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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?

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☐ Yes ■ No If yes, please provide copies.

Attachment: Attachment 3 - Backup Materials for Smith (26149 : PL20220007504 Rear Wall Variance)

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

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

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

REQUIREMENTS FOR REVIEW	# OF COPIES	REQUIRED	NOT REQUIRED
Completed Application (download current form from County website)	☐	☒	☐
Pre-Application Meeting Notes	1	☒	☐
Project Narrative	☐	☒	☐
Completed Addressing Checklist	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 X	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 3 - Backup Materials for Smith (26149 : PL20220007504 Rear Wall Variance)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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

☉	Bayshore/Gateway Triangle Redevelopment: Executive Director	☐	Environmental Review: See Pre-Application Meeting Sign-In Sheet
☐	Addressing: Annis Moxam	☐	Graphics: Mariam Ocheltree
☐	City of Naples: Robin Singer, Planning Director	☐	Historical Review
☐	Comprehensive Planning: See Pre-Application Meeting Sign-In Sheet	☐	Immokalee Water/Sewer District:
☐	Conservancy of SWFL: Nichole Ryan	☐	Parks and Recreation: Vicky Ahmad
☐	County Attorney's Office: Heidi Ashton-Cicko	☐	Transportation Pathways: Stacey Revay
☐	Emergency Management: Dan Summers; and/or EMS: Artie Bay	☐	School District (Residential Components): Amy Heartlock
☐	Engineering: Alison Bradford	☐	Transportation Planning: John Podczerwinsky
☐	Other:	☐	Utilities Engineering: Eric Fey

FEE REQUIREMENTS

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

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

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

All checks payable to: Board of County Commissioners.

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

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

Applicant Signature

4-4-2023
Date

Stephen Smith
Printed Name

Attachment: Attachment 3 - Backup Materials for Smith (26149 : PL20220007504 Rear Wall Variance)

Collier County

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership
stephen smith 14690 beaufort circle naples fl 34119	50
linda smith 14690 beaufort circle naples fl 34119	50

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Attachment: Attachment 3 - Backup Materials for Smith (26149 : PL20220007504 Rear Wall Variance)

Collier County

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

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 Sept. 21, 2010

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

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

Attachment: Attachment 3 - Backup Materials for Smith (26149 : PL20220007504 Rear Wall Variance)

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

Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

Questions? Email: GMDclientservices@colliercountyfl.gov

Agent/Owner Signature

3/23/23
Date

STEPHEN SMITH
Agent/Owner Name (please print)

Attachment: Attachment 3 - Backup Materials for Smith (26149 : PL20220007504 Rear Wall Variance)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20220007504

I, Stephen & Linda Smith (print name), as owners (title, if applicable) of 14690 Beaufort Circle (company, If applicable), swear or affirm under oath, that I am the (choose one) owner [X] applicant [ ] contract purchaser [ ] and that:

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

Notes:

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

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

Signature

3/23/2023
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [X] physical presence or [ ] online notarization this 23rd day of March, 2023, by (printed name of owner or qualifier) Stephen Smith.

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

[ ] Are personally known to me

[X] Has produced a current drivers license FLDL S530795414290

[ ] Has produced _____ as identification.

Notary Signature: Amena Mukta

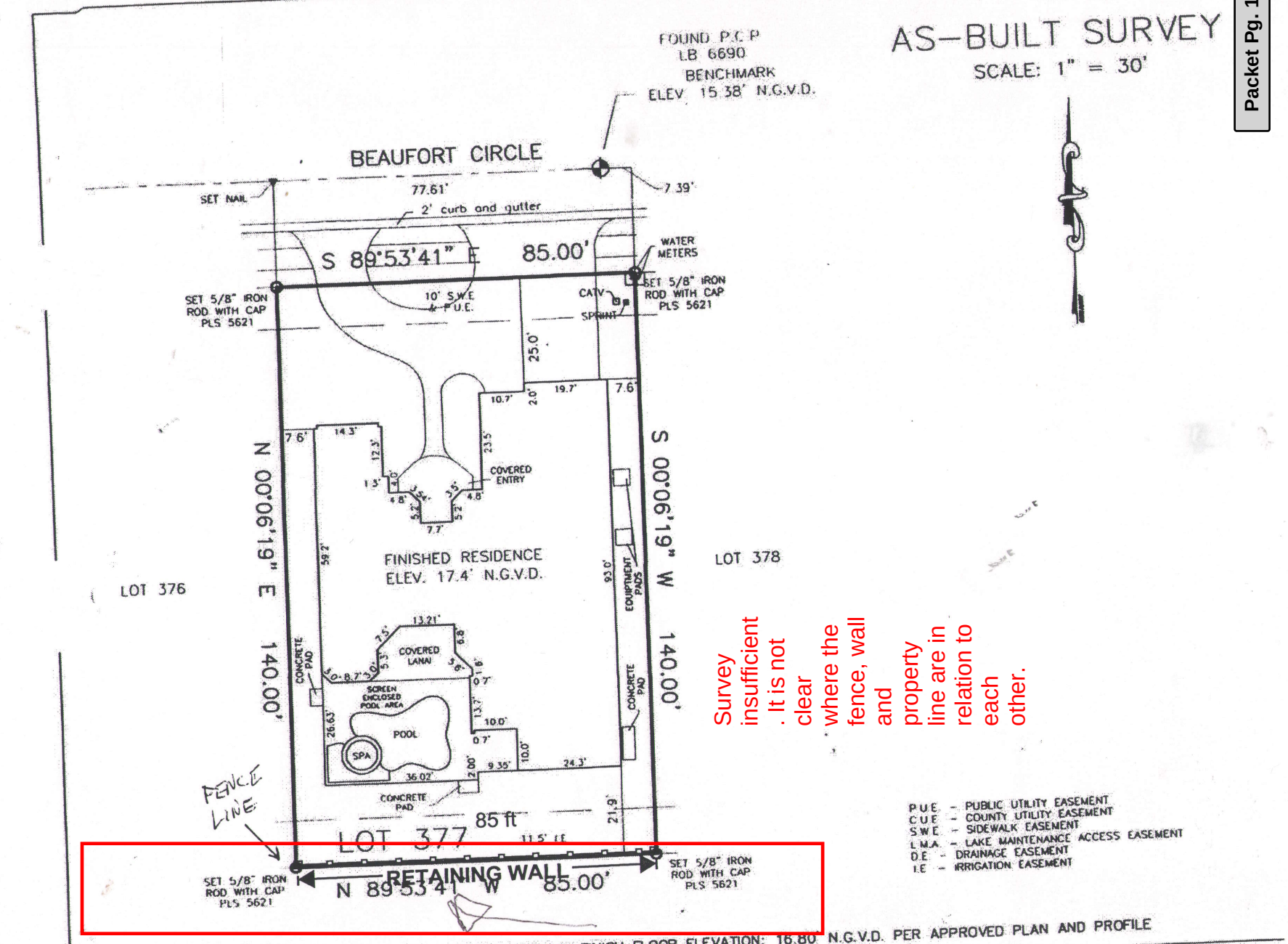
Notary Seal
AMENA MUKTA
Notary Public, State of F
Commission# HH 316
My comm. expires Sept. 2

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

Attachment: Attachment 3 - Backup Materials for Smith (26149 : PL20220007504 Rear Wall Variance)

AS-BUILT SURVEY

SCALE: 1" = 30'



Survey insufficient . It is not clear where the fence, wall and property line are in relation to each other.

P.U.E. - PUBLIC UTILITY EASEMENT
C.U.E. - COUNTY UTILITY EASEMENT
S.W.E. - SIDEWALK EASEMENT
L.M.A. - LAKE MAINTENANCE ACCESS EASEMENT
D.E. - DRAINAGE EASEMENT
I.E. - IRRIGATION EASEMENT

NOTE: PROJECT MINIMUM FINISH FLOOR ELEVATION: 16.80' N.G.V.D. PER APPROVED PLAN AND PROFILE

Collier County

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

Pre-Application Meeting Notes

Petition Type: Variance (VA)

Date and Time: Wednesday 12/28/2022 at 1:30PM

Assigned Planner: Eric Ortman

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

Project Information

Project Name: 51960000649 (VA) Rear Wall

PL #: 20220007504

Property ID #: 51960000649 **Current Zoning:** PUD - Indigo Lakes

Project Address: 14690 Beaufort Cir **City:** Naples **State:** FL **Zip:** 34119

Applicant: Steve Smith

Agent Name: n/a **Phone:** 203-561-9870

Agent/Firm Address: 14690 Beaufort Cir **City:** Naples **State:** FL **Zip:** 34119

Property Owner: Stephen & Linda Smith

Please provide the following, if applicable:

i. **Total Acreage:** _____

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 3 - Backup Materials for Smith (26149 : PL20220007504 Rear Wall Variance)

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2800 NORTH HORSESHOE DRIVE
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(239) 252-2400

Meeting Notes

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

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

ZONING NOTES – ERIC ORTMAN – SEE ATTACHED NOTES ON PAGE 2A.

ZONING MANAGER NOTES – RAY BELLOWS – SEE EMAIL NOTE ON PAGE 2.B.

ENVIRONMENTAL NOTES – CRAIG BROWN – SEE EMAIL NOTES ON PAGE 2.B. & 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 3 - Backup Materials for Smith (26149 : PL20220007504 Rear Wall Variance)

Pre-App Notes VA-PL20220007504 – 14690 Beaufort Circle

Steve, I did a little digging. What I came up with is included with these pre-app notes.

Complaint to Code came from the Indigo PUD ARC when they were visiting another property and noticed the wall. Applicant did not have a permit since wall was not a structure. Wall completed between late 2021 and early 2022. Wall is four feet high; blocks are stacked on top of each other; capstone is glued to top layer of blocks. Bottom of the wall almost touches chain link fence which is the property line (per applicant). Abutting property has a decorative fence that is line with the wall with respect to preserve boundary.

Property in Indigo Lakes PUD and abuts preserve, also in Indigo Lakes, at rear boundary. Per applicant, the Palermo Cove RPUD (immediately south) traded some of their preserve for preserve elsewhere in the RPUD to be able to develop some of the preserve that abuts the preserve of the Indigo Lakes PUD. The preserve in Indigo Lakes is approximately 130 feet deep.

Applicant states that during Irma water came up to his property line and that, pre-wall, during heavy rains earth would erode from his property into the preserve.

Wall is classified as a decorative wall as it lacks any structural reinforcement. Per LDC Section 3.05.07.H.1.h.iii "decorative walls must be set back a minimum of five feet from the boundary of preserves."

Applicant may obtain a variance or remove wall. Applications must be submitted through the GMD Portal. Included with these notes is a blank application for reference. The normal fee for a variance is $2,000 plus estimated legal advertising of $1,125. Since this variance would be "after-the-fact" the fee would be doubled to $4,000 plus estimated legal advertising of $1,125. Given the circumstances, including issues that might arise given the layout of the abutting property and removal of the wall, you may be able to dispute the after-the-fact fee increase. You would need to take this up with Ray Bellows, Zoning Manager (Ray.Bellows@colliercountyfl.gov or 252-2463. Ray believes that the variance is likely to be approved and in his many years has only seen one variance, where there was insufficient justification, denied.

Depending on what avenue you pursue, it may behoove you to check with Code Enforcement and Environmental Review (not a zoning question) as to any action that may be required when, after removal of the wall, you have a four-foot, almost vertical bank of unprotected earth. This may point you to the most cost-effective fix.

Collier County Growth Management Department

Eric Ortman, Principal Planner, Zoning Division

2800 North Horseshoe Drive

Naples, FL 34104

Direct line: (239) 252-1032

Eric.Ortman@colliercountyfl.gov

Attachment: Attachment 3 - Backup Materials for Smith (26149 : PL20220007504 Rear Wall Variance)

ThomasClarkeVEN

From: BellowsRay
Sent: Wednesday, October 26, 2022 11:07 AM
To: Steve@elljes.com
Cc: MigalRickey
Subject: FW: 14690 Beaufort circle yard
Attachments: PXL_20221016_191458519.jpg; PXL_20221016_191444475.jpg; Variance Application.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning,

I discussed this issue with Craig Brown, our Environmental Review expert, and he indicated that this typ of wall must be setback from a designated preserve 5 feet as outlined in Section 3.05.07 H.A.1.h.ii of th LDC. Even though the Chief Building Official doesn't require a building permit for this type of wall, a variance will be required in order for the wall to remain at it's current location. I have attached a copy of the variance application for your review. Please note that a pre-application meeting with staff is required prior to submitting this application. This process takes approximately 6 months to process and requires a public hearing before the Collier Count Hearing Examiner for a final determination.

Respectfully,

Ray

Page 2. B.

Raymond V. Bellows, Zoning Manager
Zoning Division - Zoning Services Section
Growth Management Department
Telephone: 239.252.2463; Fax: 239.252.6350

Collier County

Exceeding expectations, every day!

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

From: BrownCraig Craig.Brown@colliercountyfl.gov
Sent: Wednesday, October 19, 2022 4:31 PM
To: BellowsRay Ray.Bellows@colliercountyfl.gov
Subject: RE: 14690 Beaufort CIR

Ray,

The wall must be set back 5 feet from the preserve. Per LDC 3.05.07 H.A.1.h.ii

No **setback** from preserves is required for fences, or retaining walls permitted as part of the stormwater management system. Decorative walls must be set back a minimum of five feet from the boundary of preserves. Permanent fences and walls are prohibited within preserves unless approved by the FFWCC or USFWS as part of an approved wildlife management plan in accordance with 3.04.00. Where construction of such **structures** impacts **native vegetation** in the preserve, a restoration plan shall be provide

Page 2. B.

Attachment: Attachment 3 - Backup Materials for Smith (26149 : PL20220007504 Rear Wall Variance)

as part of the preserve management plan. No trenching for wall/fence installation is allowed within 10 feet from preserve boundary, unless **adjacent** to a fire break in the preserve. Trenching is allowed for installation of gopher tortoise fencing pursuant to FFWCC Gopher Tortoise Permitting Guidelines and for retaining walls designed to minimize impacts to native habitat and **wetlands**, such as those permitted as part of the stormwater management system.

I will bring it to our staff meeting Friday to see if there is anything I'm missing. I say they need to move it back.

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

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

From: steve SMITH <steve@elljes.com>
Sent: Monday, October 17, 2022 4:00 PM
To: front_desk <Front.Desk@colliercountyfl.gov>
Subject: 14690 Beaufort circle yard

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.

Could you give this to Ray bellows, I do not have his email address.

Thanks

Steve smith

Mr. Bellows,

This is the stone wall we discussed today., It only rises to the level of the existing yard and helps to prevent run off which was eroding my back yard. The pictures show it at the same position the neighboring wall and also how it is constructed. The original reference number is CESD20220005777 Rick Migal investigator

Thanks

Steve smith
203-51-9870

Attachment: Attachment 3 - Backup Materials for Smith (26149 : PL20220007504 Rear Wall Variance)

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

Pre-Application Meeting Sign-In Sheet

PL# 20220007504

Collier County Contact Information:

Name	Review Discipline	Phone	Email
☐ Maggie Acevedo	North Collier Fire	252-2309	macevedo@northcollierfire.com
☐ Steve Baluch	Transportation Planning	252-2361	stephen.baluch@colliercountyfl.gov
☐ Shar A.Beddow	MSM/Deputy Fire Marshal - Greater Naples Fire	241-1422	sbeddow@gnfire.org
☑ Ray Bellows	Zoning, Planning Manager	252-2463	raymond.bellows@colliercountyfl.gov
☐ Laurie Beard	PUD Monitoring	252-5782	laurie.beard@colliercountyfl.gov
☑ Craig Brown	Environmental Specialist	252-2548	craig.brown@colliercountyfl.gov
☐ Heidi Ashton Cicko	Managing Asst. County Attorney	252-8773	heidi.ashton@colliercountyfl.gov
☑ Thomas Clarke	Zoning Operations Analyst	252-2584	thomas.clarke@colliercountyfl.gov
☐ Jamie Cook	Development Review Director	252-6290	Jaime.cook@colliercountyfl.gov
☐ Gabriela Castro	Zoning Principal Planner	252-4211	gabriela.castro@colliercountyfl.gov
☐ Maggie DeMeo	North Collier Fire	252-2308	pdemeo@northcollierfire.com
☐ Eric Fey, P.E.	Utility Planning	252-1037	eric.fey@colliercountyfl.gov
☐ Tim Finn, AICP	Zoning Principal Planner	252-4312	timothy.finn@colliercountyfl.gov
☐ Sue Faulkner	GMP - Comprehensive Planning	252-5715	sue.faulkner@colliercountyfl.gov
☐ Michael Gibbons	Structural/Residential Plan Review	252-2426	michael.gibbons@colliercountyfl.gov
☐ Storm Gewirtz, P.E.	Engineering Stormwater	252-2434	storm.gewirtz@colliercountyfl.gov
☐ Cormac Giblin, AICP	Development Review-Planning Manager	252-5095	Cormac.giblin@colliercountyfl.gov
☐ Nancy Gundlach, AICP	Zoning Principal Planner	252-2484	nancy.gundlach@colliercountyfl.gov
☐ Rachel Hansen	GMP – Comprehensive Planning	252-1142	Rachel.hansen@colliercountyfl.gov
☐ Richard Henderlong	Zoning Principal Planner	252-2464	richard.henderlong@colliercountyfl.gov
☐ John Houldsworth	Engineering Subdivision	252-5757	john.houldsworth@colliercountyfl.gov
☐ Alicia Humphries	Right-Of-Way Permitting	252-2326	alicia.humphries@colliercountyfl.gov
☐ Anita Jenkins	Planning & Zoning Director	252-5095	Anita.jenkins@colliercountyfl.gov
☐ John Kelly	Zoning Senior Planner	252-5719	john.kelly@colliercountyfl.gov
☐ Parker Klopf	GMP – Comprehensive Planning	252-2471	Parker.klopf@colliercountyfl.gov
☐ Troy Komarowski	North Collier Fire	252-2521	tkomarowski@northcollierfire.com
☐ Sean Lintz	North Collier Fire	597-9227	slintz@northcollierfire.com
☐ Diane Lynch	Operations Analyst	252-8243	diane.lynch@colliercountyfl.gov
☐ Thomas Mastroberto	Greater Naples Fire	252-7348	thomas.mastroberto@colliercountyfl.gov
☐ Jack McKenna, P.E.	Engineering Services	252-2911	jack.mckenna@colliercountyfl.gov

Attachment: Attachment 3 - Backup Materials for Smith (26149 : PL20220007504 Rear Wall Variance)

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

☐	Matt McLean, P.E.	Division Director - IF, CPP & PM	252-8279	matthew.mclean@colliercountyfl.gov
☐	Michele Mosca, AICP	Capital Project Planning	252-2466	michele.mosca@colliercountyfl.gov
☐	Richard Orth	Stormwater Planning	252-5092	richard.orth@colliercountyfl.gov
☑	Eric Ortman	Zoning Principal Planner	252-1032	Eric.Ortman@colliercountyfl.gov
☐	Derek Perry	Assistant County Attorney	252-8066	Derek.perry@colliercountyfl.gov
☐	Brandi Pollard	Utility Impact fees	252-6237	brandi.pollard@colliercountyfl.gov
☐	Todd Riggall	North Collier Fire	597-9227	triggall@northcollierfire.com
☐	Brett Rosenblum, P.E.	Development Review Principal Project Manager	252-2905	brett.rosenblum@colliercountyfl.gov
☐	James Sabo, AICP	GMP, Comp Planning Manager	252-2708	james.sabo@colliercountyfl.gov
☐	Michael Sawyer	Transportation Planning	252-2926	michael.sawyer@colliercountyfl.gov
☐	Corby Schmidt, AICP	Comprehensive Planning	252-2944	corby.schmidt@colliercountyfl.gov
☐	Linda Simmons	North Collier Fire	252-2311	Linda.Simmons@colliercountyfl.gov
☐	Peter Shawinsky	Architectural Review	252-8523	peter.shawinsky@colliercountyfl.gov
☐	Mark Templeton	Landscape Review	252-2475	mark.templeton@colliercountyfl.gov
☐	Connie Thomas	Client Services Supervisor	252-6369	Consuela.thomas@colliercountyfl.gov
☐	Jessica Velasco	Client Services	252-2584	jessica.velasco@colliercountyfl.gov
☐	Jon Walsh, P.E.	Building Review	252-2962	jonathan.walsh@colliercountyfl.gov
☐	Kirsten Wilkie	Environmental Review Manager	252-5518	kirsten.wilkie@colliercountyfl.gov
☐	Christine Willoughby	Development Review - Zoning	252-5748	christine.willoughby@colliercountyfl.gov
☐	Daniel Zunzunegui	North Collier Fire	252-2310	Daniel.Zunzunegui@colliercountyfl.gov

Additional Attendee Contact Information:

Name	Representing	Phone	Email
Steve Smith.	Homeowner		

Attachment: Attachment 3 - Backup Materials for Smith (26149 : PL20220007504 Rear Wall Variance)

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

PL20220007504 - 51960000649 Rear Wall (VA) **Planner: Eric Ortman**

Assigned Ops Staff: Thomas Clarke

STAFF FORM FOR SUPPLEMENTAL PRE-APPLICATION MEETING INFORMATION

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

  Stephen Smith - 203-561-9870
  steve@elljes.com

- **Agent to list for PL#**

  None

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

  Stephen & Linda Smith

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

  Variance

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

  N/A

- **Details about Project:**

  See attached Narrative

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

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

Created April 5, 2017

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

Attachment: Attachment 3 - Backup Materials for Smith (26149 : PL20220007504 Rear Wall Variance)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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

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

REQUIREMENTS FOR REVIEW	# OF COPIES	REQUIRED	NOT REQUIRED
Completed Application (download current form from County website)	1	☒	☐
Pre-Application Meeting Notes	1	☒	☐
Project Narrative	1	☒	☐
Completed Addressing Checklist	1	☒	☐
Property Ownership Disclosure Form	1	☒	
Conceptual Site Plan 24" x 36" and one 8 ½ " x 11" copy	4	☒	☒
Survey of property showing the encroachment (measured in feet)	~~2~~ 1	☒	☐
Affidavit of Authorization, signed and notarized	~~2~~ 1	☒	☐
Deeds/Legal's	~~3~~ 1	☒	☐
Location map	1	☒	☐
Current aerial photographs (available from Property Appraiser) with project boundary and, if vegetated, FLUCFCS Codes with legend included on aerial	~~5~~ 1	☐	☒
Historical Survey or waiver request	1	☐	☒
Environmental Data Requirements or exemption justification	~~3~~ 1	☐	☒
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 3 - Backup Materials for Smith (26149 : PL20220007504 Rear Wall Variance)

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

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

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

FEE REQUIREMENTS

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

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

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

All checks payable to: Board of County Commissioners.

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

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

_____ _____
Applicant Signature Date

_____
Printed Name

Attachment: Attachment 3 - Backup Materials for Smith (26149 : PL20220007504 Rear Wall Variance)

INSTR 4477780 OR 4607 PG 1985 RECORDED 9/23/2010 8:57 AM PAGES 2
DWIGHT E. BROCK, COLLIER COUNTY CLERK OF THE CIRCUIT COURT
DOC@.70 $3,955.00 REC $18.50
CONS $565,000.00

Prepared by:
Leslie A. Lehmann
SFT&T, LLC d/b/a South Florida Trust & Title
The Business & Law Building
27911 Crown Lake Blvd, Suite 101
Bonita Springs, Florida 34135

File Number: 2010315
Parcel ID Number: 51960000649

Consideration: $565,000.00

For official use by Clerk's office only

STATE OF Florida)
COUNTY OF Collier)
)

SPECIAL WARRANTY DEED
(Corporate Seller)

THIS INDENTURE, made this September 21, 2010, between Second Avenue Partners LLC, a Florida corporation, whose mailing address is: PO Box 57, Boca Grande, FL 33921, party of the first part, and Stephen Smith and Linda Smith, husband and wife, whose mailing address is: 14690 Beaufort Circle, Naples, Florida 34119, party/parties of the second part,

WITNESSETH:

First party, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, aliens, remises, releases, conveys and confirms unto second party/parties, his/her/their heirs and assigns, the following described property, towit:

Lot 377, Indigo Preserve, a subdivision according to the plat thereof recorded at Plat Book 40, Page 54, in the Public Records of Collier County, Florida.

Subject, however, to all covenants, conditions, restrictions, reservations, limitations, easements and to all applicable zoning ordinances and/and restrictions and prohibitions imposed by governmental authorities, if any.

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

TO HAVE AND TO HOLD the same in fee simple forever.

AND the party of the first part hereby covenants with said party of the second part, that it is lawfully seized of said land in fee simple: that it has good right and lawful authority to sell and/convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the party of the first part.

IN WITNESS WHEREOF, first party has signed and sealed these present the date set forth on September 21, 2010.

Signed, sealed and delivered
in the presence of:

Witness signature

James R. Zbell
Print witness name

Witness signature

David Bozza
Print witness name

Second Avenue Partners LLC

By:
Print Name: David R. Benner
Title: Manager

(Corporate Seal)

NOT A CERTIFIED COPY

State of Florida
County of Charlotte

THE FOREGOING INSTRUMENT was acknowledged before me this 21 day of September, 2010 by David R. Benner, Manager of Second Avenue Partners LLC who is personally known to me or who has produced a driver's license as identification.

Joyce Stonaker
Notary Public

JOYCE STONAKER
Print Notary Name

My Commission Expires: 5/1/11

Notary Seal

JOYCE STONAKER
MY COMMISSION # DD669501
EXPIRES: May 01, 2011
1-800-3-NOTARY FL Notary Discount Assoc. Co.

Attachment: Attachment 3 - Backup Materials for Smith (26149 : PL20220007504 Rear Wall Variance)

Signed, sealed and delivered
in the presence of:

Witness signature

Samuel Goldman
Print witness name

Witness signature

Ken Brown
Print witness name

Second Avenue Partners LLC

By:
Print Name: Thomas R. Benner
Title: Manager

(Corporate Seal)

State of NC
County of Durham

THE FOREGOING INSTRUMENT was acknowledged before me this 17 day of September, 2010 by Thomas R Benner, Manager of Second Avenue Partners LLC who is personally known to me or who has produced a driver's license as identification.

Erica B. Trudeau
Notary Public
Erica Trudeau
Print Notary Name

My Commission Expires: 12/29/2014

Notary Seal

ERICA B TRUDEAU
Notary Public, North Carolina
Wake County
My Commission Expires
December 29, 2014

Signed, sealed and delivered
in the presence of:

Witness signature

David Benner
Print witness name

Witness signature

David Boeza
Print witness name

Second Avenue Partners LLC

By:
Print Name: Gary Holton
Title: Manager

(Corporate Seal)

State of Florida
County of Charlotte

THE FOREGOING INSTRUMENT was acknowledged before me this 21st day of September, 2010 by Gary Holton, Manager of Second Avenue Partners LLC who is personally known to me or who has produced a driver's license as identification.

Joyce Stonaker
Notary Public
Joyce Stonaker
Print Notary Name

My Commission Expires: 5/1/11

Notary Seal

JOYCE STONAKER
MY COMMISSION # DD669501
EXPIRES: May 01, 2011
FL Notary Discount Assoc. Co.
1-800-3-NOTARY

NOT A CERTIFIED COPY

Attachment: Attachment 3 - Backup Materials for Smith (26149 : PL20220007504 Rear Wall Variance)

Collier County
Growth Management
Community Development Department

ADDRESSING CHECKLIST

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

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

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

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

LOCATION INFORMATION

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

~~425000 3773B34~~ 51960006649

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

1 - ~~SINGLE FAMILY RESIDENTIAL~~ Indigo Preserve Lot 377

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

14690 Beaufort cir Naples Fl 34119

PROJECT INFORMATION

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

CURRENT PROJECT NAME

stone fence

PROPOSED PROJECT NAME

same

PROPOSED STREET NAME(s)

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

N/a

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

Attachment: Attachment 3 - Backup Materials for Smith (26149 : PL20220007504 Rear Wall Variance)

Stephen Smith
14690 Beaufort Circle
Naples Fl 34119

Collier County Code enforcement
2800 North Horseshoe Dr
Naples Fl 34104

Dear Sirs,

I am responding the undated notice of violation regarding our retaining wall constructed at the rear boundary of our property.
Unfortunately, my wife and I have been visiting my son for a few weeks and now I am dealing with my wife's surgical needs which prevented me from following up on this matter.

I am requesting a variance for this wall location for the following reasons:

1 – I built this wall because the sloped end of the property was eroding at a rapid rate during the Irma Hurricane. Both excessive rainfall and ground water surge (possible due to the construction of the Swale built by the neighboring development) caused the erosion.

2- I had reviewed the uniform Florida building code section relating to this project prior to starting this project. Which indicated that I did not need a permit (see below).

3 – The original profile of the slope to the preserve started about 1 foot from the fence (property line) and sloped up to the property base line of 3 feet. The stacked block wall I built starts at the base 1 foot from the fence and rises to the property level at 3 feet. A steeper angle to the property level but the same idea as just a dirt slope. In fact, a number of neighbors have done this or planted shrubbery in the same area. A number of neighbors have planted tall bushes within 1 foot of the fence to prevent flooding. I believe the wall I have constructed is within the concept of preserving the nature of the preserve.

Required Building Permits

Applications for building permits are required to be submitted for installations regulated by Section 105.1 of the Florida Building Code if any owner or authorized agent intends to:

- Construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure
- Erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system

Attachment: Attachment 3 - Backup Materials for Smith (26149 : PL20220007504 Rear Wall Variance)

THE above section answered my question as to whether I would need a permit do to this work prior to beginning the lengthy process of my building the wall.

When I met with a code enforcement officer who was directed to my property by the ARC of Indigo lakes, the issue was that there was no permit. I discussed the above section regarding construction of the retaining wall and he agreed that this would not require a permit and would research it further. I also showed him where other homeowners in the same area have built similar retaining walls.

His research took over 4 weeks to find a section which determines where a wall can be built on property adjoining a preserve. The section he found indicates that any decorative wall not being used as water mitigation needs to be set back from the property line by 5 feet. This wall fills the water mitigation need. It would be hard to describe this as a decorative wall since it faces the preserve and does not rise above the elevation of the yard.

As a note, the chain link fence would fail meet the section on preserve setbacks which seems to be directed toward builders who might want to build structures too close to a preserve. It is possible that the fence comes under a builder's development section.

Separately. The Hotwire cable is buried



under the area of the wall and would have to be repositioned.

I respectfully request that a variance be approved for this necessary project.

Attachment: Attachment 3 - Backup Materials for Smith (26149 : PL20220007504 Rear Wall Variance)



Steve smith

Attachment: Attachment 3 - Backup Materials for Smith (26149 : PL20220007504 Rear Wall Variance)





Attachment: Attachment 3 - Backup Materials for Smith (26149 : PL20220007504 Rear Wall Variance)

Letter for Notification of Variance
to Property Owners and Associations within 150 feet
Stephen Smith
14698 Wilds View NW
Prior Lake, MN. 55372
203-561-9870

June 9, 2023

Eric Orman

Dear Property owner;

Please be advised that a formal application to Collier County has been made for a variance from the requirements of Section 3.05.07.H.1.h.iii of the Collier County Land Development Code (LDC) to allow for the continued existing of a retaining wall in the rear of property located at 14690 Beaufort Circle, Naples, FL. 34119 which is at the southern end of the Indigo Lakes Planned Unit Development (PUD).

It is my intent to ask the County to grant a variance to reduce the required preserve setback from five (5) feet to 0.0 feet to allow the continuance of a retaining wall that I constructed in 2022.

Petition No. VA-PL20220007504 – Variance for Rear Yard Retaining Wall – A request for approval of a variance from LDC Section 3.05.07.H.1.h.iii to reduce the required preserve setback from five (5) feet to zero (0) feet for a retaining wall. The property (Folio 51960000649) is located at 14690 Beaufort Circle in Township 48 South, Range 26 East, Section 34 of unincorporated Collier County, Florida, and consists of ±0.27 acres.

You are encouraged to contact me in the event you would like additional explanation or further information. In any event, please be advised that I assure you that my request will not adversely affect your property interest as it is replacing what is already there. You may also contact Eric Ortman, the County assigned planner to this petition, at eric.ortman@colliercountyfl.gov or 239-252-1032

Sincerely,

Stephen Smith
14698 Wilds View Way NW
Prior Lake, MN. 55372
203-561-9870
Steve@elljes.com

Attachment: Attachment 3 - Backup Materials for Smith (26149 : PL20220007504 Rear Wall Variance)

Attachment 4
Backup Materials for Mr. and Mrs. Morgan
Owners of 14694 Beaufort Circle

Attachment: Attachment 4 - Backup Materials for Morgan. (26149 : PL20220007504 Rear Wall Variance)

INSTR 4734979 OR 4831 PG 1270 RECORDED 8/31/2012 2:59 PM PAGES 2
DWIGHT E. BROCK, CLERK OF THE CIRCUIT COURT, COLLIER COUNTY FLORIDA
DOC@.70 $3,689.00 REC $18.50 INDX $1.00
CONS $527,000.00

Prepared by and return to:
Benjamin T. Jepson
The Schweikhardt Law Firm, Chartered
900 Sixth Avenue South, Suite 203
Naples, FL 34102
239-262-2227
File Number: **58-12**

NOT CERTIFIED COPY

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **21st** day of **August, 2012** between **Innovative Property Planning LLC, a Florida limited liability company** whose post office address is **15275 Colllier Blvd., Ste. 201/204, Naples, FL 34119**, grantor, and **Reggie A. Morgan and Brandi M. Morgan, husband and wife as an estate by the entirety,** whose post office address is **14694 Beaufort Circle, Naples, FL 34119**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Collier County, Florida** to-wit:

Lot 378, INDIGO PRESERVE, according to the plat thereof, recorded in Plat Book 40, Pages 54 through 57, of the Public Records of Collier County, Florida.

Parcel Identification Number: 51960000665

Subject to taxes for 2012 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

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

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2011**.

Attachment: Attachment 4 - Backup Materials for Morgan. (26149 : PL20220007504 Rear Wall Variance)

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: [illegible] T. Jetson

Witness Name: Taylor McGinn

Witness Name: [illegible] T. Jetson

Witness Name: Taylor McGinn

Innovative Property Planning LLC, a Florida limited liability company

By: Elaine Hoffman
Elaine Hoffman, Managing Member

By: Linda Zyburo
Linda Zyburo, Managing Member

(Corporate Seal)

State of Florida
County of Collier

The foregoing instrument was acknowledged before me this 21st day of August, 2012 by Elaine Hoffman, Managing Member and Linda Zyburo, Managing Member of Innovative Property Planning LLC, a Florida limited liability company, on behalf of the corporation. They [_] are personally known to me or [X] have produced a driver's license as identification.

[Notary Seal]

TAYLOR MCGINN
MY COMMISSION # EE 078565
EXPIRES: March 28, 2015
Bonded Thru Notary Public Underwriters

Notary Public

Printed Name: Taylor McGinn

My Commission Expires: 3/28/15

UNOFFICIAL CERTIFIED COPY

Attachment: Attachment 4 - Backup Materials for Morgan. (26149 : PL20220007504 Rear Wall Variance)

OWNER OF 14694 BEAUFORD CIRCLE, THE NEIGHBORING PROPERTY ON WHICH WALL IS ENCROACHING

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20220007504

I, Brandi Morgan (print name), as OWNER (title, if applicable) of 14694 BEAUFORT CIRCLE, NAPLES, FL. (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 STEVEN SMITH 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.

X Brandi Morgan
Signature

X 4/26/2023
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [X] physical presence or [ ] online notarization this 26 day of June, 2023 by (printed name of owner or qualifier) X Brandi Morgan.

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

[ ] Are personally known to me

[X] Has produced a current drivers license FNC

[ ] Has produced _____ as identification.

Notary Signature: _____

JAMES L. FORMA
Notary Seal
Commission # GG 960129
Expires February 19, 2024
Bonded Thru Budget Notary Services

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

Attachment: Attachment 4 - Backup Materials for Morgan. (26149 : PL20220007504 Rear Wall Variance)

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership
Reggie and Brandi Morgan	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 4 - Backup Materials for Morgan. (26149 : PL20220007504 Rear Wall Variance)

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

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Date of Contract: _____

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

Name and Address

g. Date subject property acquired August 21, 2012

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

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

Attachment: Attachment 4 - Backup Materials for Morgan. (26149 : PL20220007504 Rear Wall Variance)

Collier County

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

Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

Questions? Email: GMDclientservices@colliercountyfl.gov

Brandi Morgan
Agent/Owner Signature

7/10/2023
Date

Brandi Morgan
Agent/Owner Name (please print)

Attachment: Attachment 4 - Backup Materials for Morgan. (26149 : PL20220007504 Rear Wall Variance)

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

OWNER OF 14694 BEAUFORD CIRCEL, THE NEIGHBORING PROPERTY ON WHICH WALL IS ENCROACHING

APPLICANT CONTACT INFORMATION

Name of Property Owner(s): Brandi Morgan

Name of Applicant if different than owner: _____

Address: 14694 Beaufort Circle City: Naples State: FL. ZIP: 34119

Telephone: 239-222-1468 Cell: _____ Fax: _____

E-Mail Address: naplesfamily5@yahoo.com

Name of Agent: Steven Smith

Firm: Private Individual - Former Owner of 14690 Beaufort Circle

Address: 14698 Wilds View Way City: Pride Lake State: WA ZIP: 55372

Telephone: N/A Cell: 415-559-2263 Fax: N/A

E-Mail Address: steve@elljes.com

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

Attachment: Attachment 4 - Backup Materials for Morgan. (26149 : PL20220007504 Rear Wall Variance)

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 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: 5190000646 **Section/Township/Range: 34 48 26**

Subdivision: N/A **Unit:** **Lot:_____** **Block:_____**

Metes & Bounds Description: Indigo Preserve Lot 377 **Total Acreage: 0.27**

Address/ General Location of Subject Property: 14690 Beaufort Circle

ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	Indigo Lakes PUD	Residential
S	Indigo Lakes PUD then Palermo Cove RPUD	Residential
E	Indigo Lakes PUD then Palermo Cove RPUD	Residential
W	Indigo Lakes PUD then Island Lake PUD	Residential

Minimum Yard Requirements for Subject Property:

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

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

Rear: 10

3.05.07.H.1.h.iii requires decorative walls to be setback five feet from preserve boundary

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 4 - Backup Materials for Morgan. (26149 : PL20220007504 Rear Wall Variance)

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: Indigo Lakes Property Owners Association
Mailing Address: 14875 Indigo Lakes Circle **City:** Naples **State:** FL **ZIP:** 34119

Name of Homeowner Association: Indigo Lakes Home Owners Association
Mailing Address: 14497 Indigo Lakes Circel **City:** Naples **State:** FL **ZIP:** 34119

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 4 - Backup Materials for Morgan. (26149 : PL20220007504 Rear Wall Variance)

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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 4 - Backup Materials for Morgan. (26149 : PL20220007504 Rear Wall Variance)

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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 4 - Backup Materials for Morgan. (26149 : PL20220007504 Rear Wall Variance)

Collier County

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

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

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

FEE REQUIREMENTS

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

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

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

All checks payable to: Board of County Commissioners.

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

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

Brandi Morgan
Applicant Signature

Date

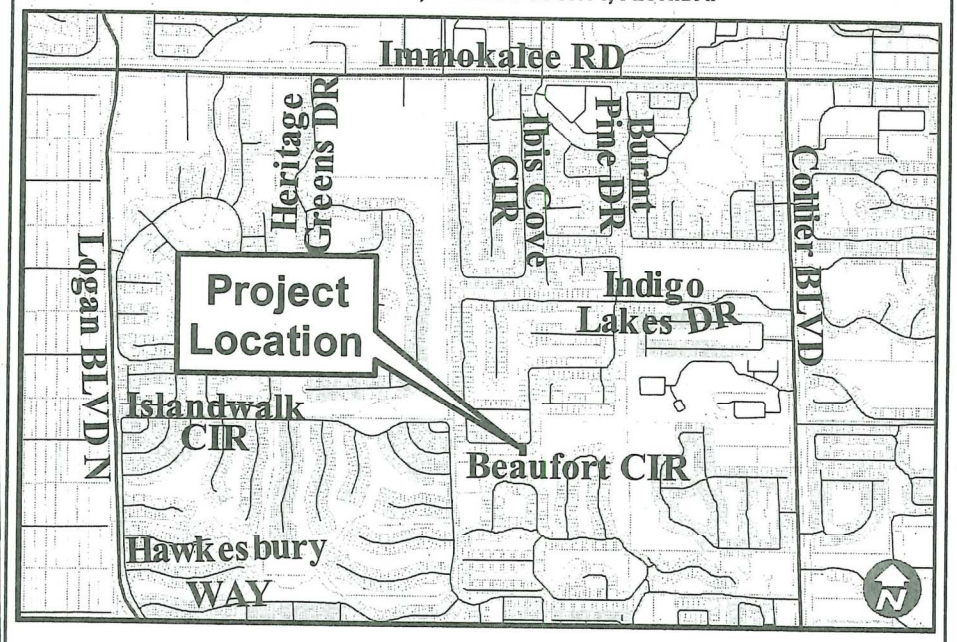
Brandi Morgan
Printed Name

Attachment: Attachment 4 - Backup Materials for Morgan. (26149 : PL20220007504 Rear Wall Variance)

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the **Collier County Hearing Examiner (HEX)** at **9:00 A.M., August 10, 2023,** in the Hearing Examiner's meeting room, at 2800 North Horseshoe Drive, Room 609/610, Naples FL 34104, to consider:

PETITION NO. VA-PL20220007504 – 14690 AND 14694 BEAUFORT CIRCLE – REQUEST FOR AN AFTER-THE-FACT VARIANCE FROM LDC 3.05.07.H.1.h.iii TO ALLOW A DECORATIVE WALL BUILT CLOSER TO A PRESERVE THAN ALLOWED BY REDUCING THE REQUIRED PRESERVE SETBACK FROM FIVE FEET TO ZERO FEET ON A ±0.27-AND-±0.38-ACRE PROPERTY, RESPECTIVELY, LOCATED AT 14690 AND 14694 BEAUFORT CIRCLE, ALSO KNOWN AS LOTS 377 AND 378, INDIGO PRESERVE SUBDIVISION, IN SECTION 34, TOWNSHIP 48 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA.



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

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

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

As part of an ongoing initiative to encourage public involvement, the public will have the opportunity to provide public comments remotely, as well as in person, during this proceeding. Individuals who would like to participate remotely should register through the link provided within the specific event/meeting entry on the Calendar of Events on the County website at www.colliercountyfl.gov/our-county/visitors/calendar-of-events after the agenda is posted on the County website. Registration should be done in advance of the public meeting, or any deadline specified within the public meeting notice. Individuals who register will receive an email in advance of the public hearing detailing how they can participate remotely in this meeting. Remote participation is provided as a courtesy and is at the user's risk. The County is not responsible for technical issues. For additional information about the meeting, please call Geoffrey Willig at 252-8369 or email to Geoffrey.Willig@colliercountyfl.gov.

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

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

ND-GCI1085862-01

Attachment: Attachment 5 Advertising and Public Notice Sign (26149 : PL20220007504 Rear Wall Variance)



Attachment: Attachment 5 Advertising and Public Notice Sign (26149 : PL20220007504 Rear Wall Variance)



Attachment: Attachment 5 Advertising and Public Notice Sign (26149 : PL20220007504 Rear Wall Variance)

Attachment 6
Supplemental Photos

Attachment: Attachment 6 - Supplemental Photos (26149 : PL20220007504 Rear Wall Variance)









COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.C
Doc ID: 26218
Item Summary: Petition No. PL20220006949- Request for an insubstantial change to the I-75/Collier Boulevard Commercial Center Planned Unit Development (PUD) by adding a deviation from LDC Section 5.06.04 to allow one pole or ground sign up to 18 feet and six inches in height and 132 square feet in size facing Davis Boulevard for Parcel ID No. 34690080008. The subject PUD is within Activity Center #9 and comprises 19.54± acres located at the southwest corner of Davis Boulevard and Collier Boulevard in Section 3, Township 50 South, Range 26 East, Collier County, Florida. [Coordinator: John Kelly, Planner III] Commission District 1

Meeting Date: 08/10/2023

Prepared by:
Title: Planner – Zoning
Name: John Kelly
07/25/2023 5:05 PM

Submitted by:
Title: Director - Building Plans Review & Inspections – Building Plan Review & Inspections
Name: Richard Long
07/25/2023 5:05 PM

Approved By:

Review:

Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	07/25/2023 5:52 PM
Operations & Regulatory Management	Michael Stark	Review Item	Completed	08/01/2023 1:16 PM
Zoning	Ray Bellows	Review Item	Completed	08/01/2023 1:47 PM
Zoning	James Sabo	Review Item	Completed	08/01/2023 2:09 PM
Zoning	Mike Bosi	Division Director	Completed	08/02/2023 7:56 AM
Hearing Examiner	Andrew Dickman	Meeting Pending	08/10/2023 9:00 AM	

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

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

HEARING DATE: AUGUST 10, 2023

SUBJECT: PDI-PL20220006949; I-75/COLLIER BOULEVARD COMMERCIAL CENTER

PROPERTY OWNER/AGENT:

Owner:
Naples-Davis Blvd., LLC
c/o Benderson Development Company, LLC
7978 Cooper Creek Blvd.
University Park, FL 34201

Agent:
Todd Mathes, Director of Development
Benderson Development Company, LLC
7978 Cooper Creek Blvd.
University Park, FL 34201

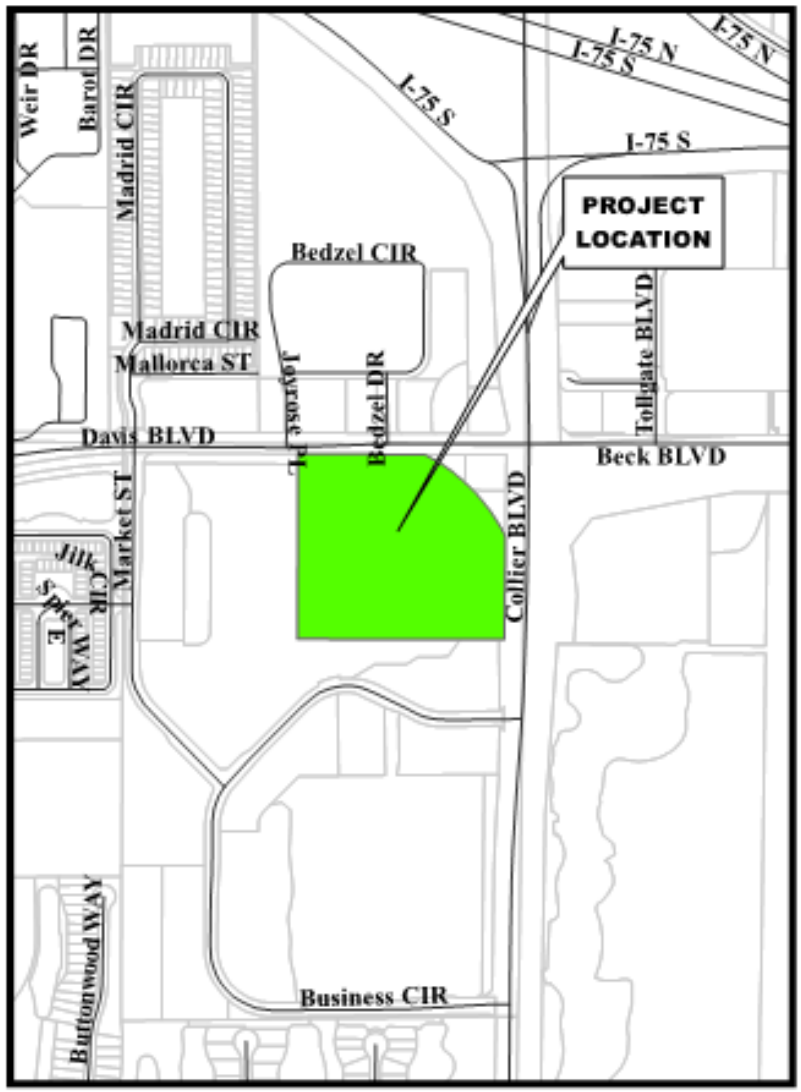
REQUESTED ACTION:

The petitioner requests that the Hearing Examiner approve an insubstantial change to Ordinance No. 2000-89, the I-75/Collier Boulevard Commercial Center Planned Unit Development (PUD), by adding a deviation from LDC Section 5.06.04 to allow one pole or ground sign up to 18 feet and six inches in height and 132 square feet in size facing Davis Boulevard for Parcel ID No. 34690080008.

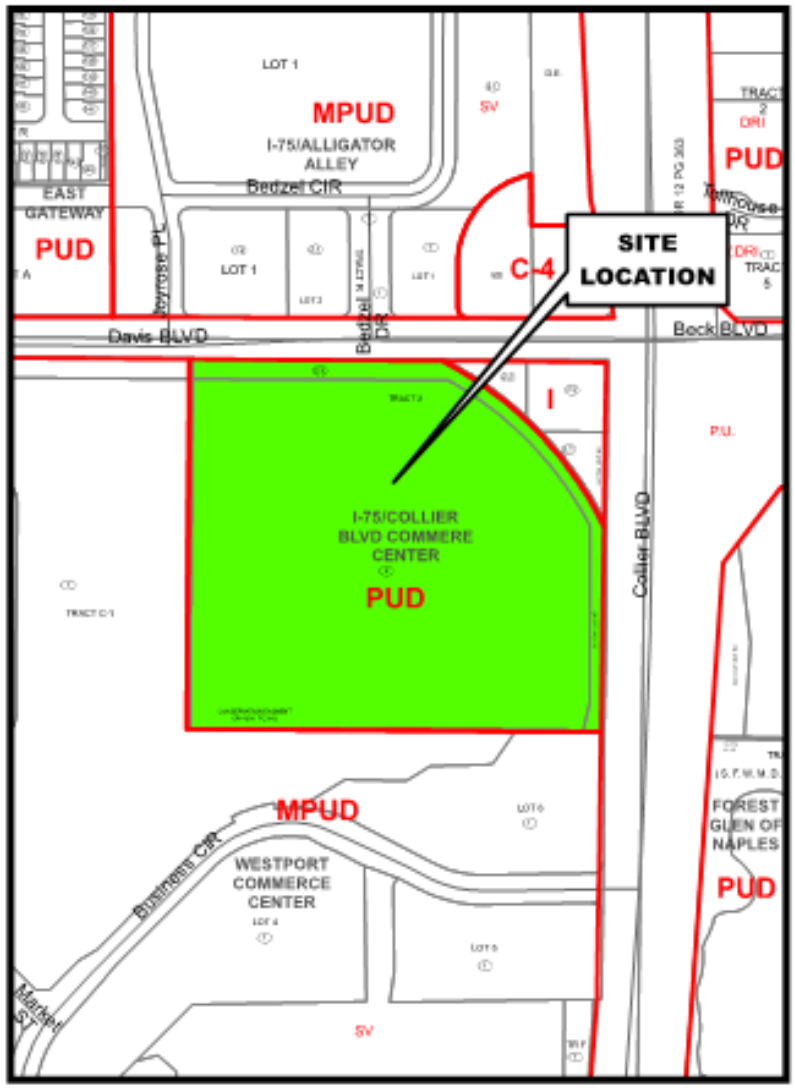
GEOGRAPHIC LOCATION:

The subject property is located at 8760 Davis Boulevard within the I-75/Collier Boulevard Commercial Center PUD, which comprises 19.54± acres situated at the southwest corner of Davis Boulevard and Collier Boulevard in Section 3, Township 50 South, Range 26 East, Collier County, Florida. (*see location map on the following page*)

Attachment: Staff Report 07242023 (26218 : PL20220006949 PDI I-75/Collier Boulevard Commercial Center PUD)



Location Map



Zoning Map

Petition Number: PL20220006949

Attachment: Staff Report 07242023 (26218 : PL20220006949 PDI I-75/Collier Boulevard Commercial Center

PURPOSE AND DESCRIPTION OF PROJECT:

The subject property comprises the entire commercial area of the PUD and received initial development approval in 2007 for a shopping center, SDP-2003-AR-4468. A building permit, No. 2007100689, was approved and issued for a directory sign on November 6, 2007. The construction of buildings and the sign were never completed despite inspections having commenced and permits being allowed to expire; the subject site became inactive for several years. Since then, the overall use of the site has changed, pursuant to PCUD-PL20200000543 / BCC Resolution No. 20-97, adopted on June 9, 2020, allowing for a "logistics facility." The site has been reconfigured for a 104,860-square-foot warehouse and distribution facility and a free-standing 3,400-square-foot retail building depicted as "future," SDPA-PL20200000544; the most current approved site plan is SDPI-PL20230004955. Sometime in 2022, the existing sign was altered, triggering a Contractor Licensing complaint, which in turn triggered a Code Enforcement case, No. CESD20220003245. The property owner or their agent attempted to abate the violation by applying for a new building permit for the existing sign, PRSG20210418472; however, it was rejected by sign review as the sign was too large with respect to height and sign area. The Code case has since been heard by the Collier County Code Enforcement Board, which has rendered an order to correct and imposed a per-day fine.

Zoning staff notes that the change of use from a shopping center to single-occupancy buildings rendered the existing directory sign non-compliant. As per LDC section 5.06.04.F.3, a multiple-occupancy directory sign is allowed to be 20 feet in height with 200 square feet of sign area, whereas section 5.06.04.F.1 limits single-occupancy pole signs to 15 feet in height when located on an arterial or collector road, with 80 square feet of sign area. The subject PDI has been crafted to allow the existing directory sign to be re-permitted as a pole sign, in its current location, at its present height with no change to the existing sign area, up to 18.5 feet in height and 132 square feet in size.

SURROUNDING LAND USE AND ZONING:

North: Davis Boulevard, Right-of-Way

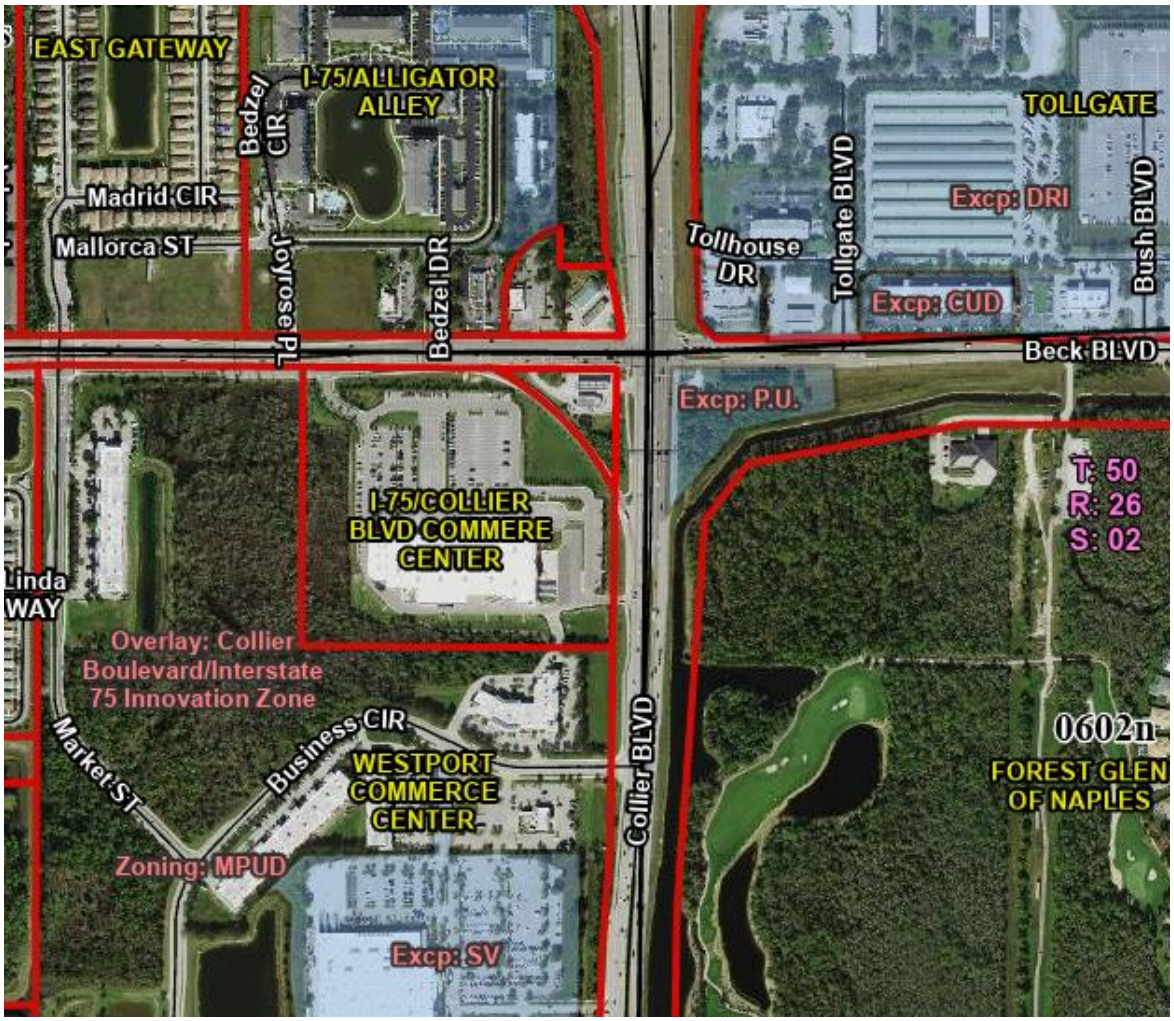
Northeast: Convenience store with fuel pumps with a zoning designation of Industrial (I)

East: Collier Boulevard, Right-of-Way

South: Strip shopping centers, Walmart Supercenter, and light industrial uses with a zoning designation of Westport Commerce Center PUD

West: Undeveloped reserve area with a zoning designation of Westport Commerce Center PUD

Attachment: Staff Report 07242023 (26218 : PL20220006949 PDI I-75/Collier Boulevard Commercial Center PUD)





Attachment: Staff Report 07242023 (26218 : PL20220006949 PDI I-75/Collier Boulevard Commercial Center PUD)



Google Earth

STAFF ANALYSIS:

Comprehensive Planning: Parcel #34690080008, which is the parcel of the PDI project (PL20220006949), and is designated by the FLUE as Urban, Commercial District, Interchange Activity Center #9. The parcel, which is the PDI project site, is located in the southwest quadrant of the intersection of Collier Blvd (CR 951) and Davis Blvd (SR 84). Interchange Activity Centers have been designated on the Future Land Use Map at three of the County's four Interstate 75 interchanges, including numbers 4, 9, and 10.

Interchange Activity Center #9 (I-75 at Collier Boulevard) is subject to an Interchange Master Plan (IMP), adopted by Resolution by the Board of County Commissioners, and to the implementing provisions adopted into the Land Development Code. Properties within Activity Center #9 shall be developed or redeveloped with one or more of the design themes defined in the IMP. The design themes shall be incorporated into the landscape, architecture, signage, gateway features, and roadway lighting design.

All directional signage within Activity Center #9 shall be unified and designed in a manner that is complementary to the selected character themes."

This project is consistent with the Future Land Use Element of the GMP and the IMP.

Conservation and Coastal Management Element (CCME): 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. The proposal is consistent with the CCME.

Environmental Review: Environmental Planning staff has reviewed this petition. The proposed petition will not impact the existing preserve areas. This project does not require Environmental Advisory Council (EAC) review, as this project did not meet the EAC scope of land development project reviews identified in Section 2-1193 of the Collier County Codes of Laws and Ordinances.

Attachment: Staff Report 07242023 (26218 : PL20220006949 PDI I-75/Collier Boulevard Commercial Center PUD)

Transportation Element: Transportation Planning staff has evaluated the proposed changes to the PUD Document and found no issue with consistency.

CONCURRENT LAND USE APPLICATIONS:

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

PLANNED UNIT DEVELOPMENT INSUBSTANTIAL CHANGE CRITERIA:

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

LDC Section 10.02.13.E.1 Criteria:

a. Is there a proposed change in the boundary of the 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, intensity of land use, or height of buildings within the development?

No, there is no proposed increase in the number of dwelling units, 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 over five (5) percent of the total acreage previously designated as such, or five (5) acres in area?

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, including institutional, commercial, and industrial land uses (excluding preservation, conservation, or open space), or a proposed relocation of nonresidential land uses?

No, there is no increase to the size of areas used for non-residential uses and no relocation of non-residential uses 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, this amendment does not increase impacts of development, such as traffic generation, circulation, or impacts on other public facilities.

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

Attachment: Staff Report 07242023 (26218 : PL20220006949 PDI I-75/Collier Boulevard Commercial Center PUD)

Transportation Engineers?

No, this request does not change land use activities and will not generate a higher level of vehicular trips.

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

No, the request does not result in a requirement for increased stormwater retention or increased stormwater discharge.

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

No, the request does not change the relationship between abutting land uses and is compatible with those land uses.

i. Are there any modifications to the PUD Master Plan or PUD Document or amendment to a PUD ordinance 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. Staff from Comprehensive Planning determined that 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.

This 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 on the above analysis, the proposed change is not considered substantial.

LDC Section 10.02.13.E.2 Criteria:

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

Attachment: Staff Report 07242023 (26218 : PL20220006949 PDI I-75/Collier Boulevard Commercial Center PUD)

application? (PUD and Rezone Findings are attached to this Staff Report as Attachment B.)

No, the proposed change does not affect the original analysis and findings for the original application.

PUD Findings: LDC Subsection 10.02.13.B.5 requires an analysis of the following criteria:

LDC Section 10.02.13.B.5 states, "In support of its recommendation, the CCPC shall make findings as to the PUD Master Plan's compliance with the following criteria in addition to the findings in LDC Section 10.02.08." The original PUD Findings are listed below or summarized.

1. ***The suitability of the area for the type and pattern of development proposed in relation to the physical characteristics of the land, surrounding areas, traffic and access, drainage, sewer, water, and other utilities.***
   Staff has reviewed the proposed insubstantial change and believes the proposed uses and property development regulations are compatible with the development approved in the area.

2. ***Adequacy of evidence of unified control and suitability of any proposed agreements, contracts, 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, which the County Attorney's Office also reviewed, demonstrate unified property control.

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 offered an analysis of conformity with the GMP's relevant goals, objectives, and policies within the *GMP Consistency* portion of this staff report.

4. ***The internal and external compatibility of proposed uses, which conditions may include restrictions on the location of improvements, restrictions on design, and buffering and screening requirements.***
   As described in the *Staff Analysis* section of this staff report, the proposed changes to the PUD do not affect the landscaping standards of the PUD.

5. ***The adequacy of usable open space areas in existence and as proposed to serve the development.***
   The usable open space areas stay the same; therefore, no deviation from the required usable open space is requested.

Attachment: Staff Report 07242023 (26218 : PL20220006949 PDI I-75/Collier Boulevard Commercial Center PUD)

6. ***The timing or sequence of development to ensure the adequacy of available improvements and facilities, both public and private.***

   The roadway infrastructure has adequate capacity to serve the proposed project at this time.

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

   The area has adequate supporting infrastructure such as road capacity, wastewater disposal system, and potable water to accommodate this project.

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

   The petitioner is seeking one deviation to allow design flexibility in compliance with the purpose and intent of the Planned Unit Development Districts (LDC Section 2.03.06.A). Staff has provided an analysis of the deviation and is recommending approval.

Rezone Findings:

LDC Subsection 10.02.08.F states, "When pertaining to the rezoning of land, the report and recommendations to the planning commission to the Board of County Commissioners…shall show that the planning commission has studied and considered a proposed change in relation to the following when applicable":

1. ***Whether the proposed change will be consistent with the goals, objectives, and policies of the Future Land Use Map and the elements of the GMP.***

   Comprehensive Planning staff determined that the subject petition is consistent with the goals, objectives, and policies of the (FLUM) and other elements of the GMP.

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

   The existing land use pattern (of the abutting properties) is described in this staff report's Surrounding Land Use and Zoning section. The proposed use would not change the existing land use patterns of the surrounding properties.

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

   The property is currently zoned PUD and would remain as such.

4. ***Whether existing district boundaries are illogically drawn in relation to existing***

Attachment: Staff Report 07242023 (26218 : PL20220006949 PDI I-75/Collier Boulevard Commercial Center PUD)

conditions on the property proposed for change.

This petition does not propose any change to the boundaries of the PUD. The Master Plan would be updated by relabeling the subject property.

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

The proposed change is not necessary; however, it is being requested to comply with the LDC provisions to seek such changes because the petitioner wishes to include the proposed uses and development standards specific to the subject parcel.

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

The proposed PUD change is not anticipated to influence living conditions in the neighborhood adversely.

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 is sufficient to serve the proposed project, as noted in the Transportation Element consistency review. Operational impacts will be addressed at the time of the first development order (SDP or Plat) when 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 plats and or site development plans, are sought.

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

The proposed PUD change request is not anticipated to create drainage problems in the area, provided this project's stormwater best management practices, treatment, and storage will be addressed through Environmental Resource Permitting (ERP) with the South Florida Water Management District (SFWMD). County staff will evaluate the project's stormwater management system, calculations, and design criteria at the time of SDP and/or PPL.

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

It is not anticipated that the changes proposed to this PUD would seriously reduce light or air to the adjacent areas.

10. ***Whether the proposed change will adversely affect property values in the adjacent areas.***

Attachment: Staff Report 07242023 (26218 : PL20220006949 PDI I-75/Collier Boulevard Commercial Center PUD)

This is a subjective determination based on anticipated results, which may be internal or external to the subject property. Property valuation is affected by various 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.***

Staff does not anticipate this amendment serving as a deterrent to its improvement.

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

If the proposed development complies with the GMP, then that constitutes 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 subject property can be used per existing zoning; however, the proposed uses can only be achieved by amending the PUD.

14. ***Whether the change suggested is out of scale with the neighborhood's or the County's needs.***

It is staff's opinion that the proposed uses, associated development standards, and developer commitments will ensure that the project is not out of scale with the community's needs.

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

The petition was reviewed for compliance with the GMP and the LDC, and staff does not specifically review other sites in conjunction with a specific petition.

16. ***The physical characteristics of the property and the degree of site alteration 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 SDP and/or platting processes and again later as part of the building permit process.

Attachment: Staff Report 07242023 (26218 : PL20220006949 PDI I-75/Collier Boulevard Commercial Center PUD)

17. ***The impact of development on the availability of adequate public facilities and services is 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 (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 by 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 not impact public facility adequacy regarding utilities.

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

DEVIATION DISCUSSION:

The petitioner is seeking two deviations culminating into a single revision from the requirements of the LDC. The deviations are directly extracted from the PUD change document. The petitioner's justification and staff analysis/recommendation are each outlined below.

Proposed Deviation/Revision 3.4.k.2

One pole or ground sign shall be allowed up to 15 feet and six inches in height and 132 square feet in size facing Davis Boulevard for Parcel ID No. 34690080008.

Deviation from LDC Section 5.06.04.F.1.a:

LDC Section 5.06.04.F.1.a limits pole or ground signs for single-occupancy or multiple-occupancy parcels within nonresidential zoning districts and as applicable to designated nonresidential portions of PUD-zoned properties to 15 feet when located along an arterial or collector road.

Deviation from LDC Section 5.06.04.F.1.c:

LDC Section 5.06.04.F.1.c limits pole or ground signs for single-occupancy or multiple-occupancy parcels within nonresidential zoning districts and as applicable to designated nonresidential portions of PUD-zoned properties to 80 square feet when located along an arterial or collector road.

Petitioner's Justification:

The petitioner reasons that the existing sign was initially permitted and constructed as a directory sign when the project was approved for development as a multiple-occupancy

Attachment: Staff Report 07242023 (26218 : PL20220006949 PDI I-75/Collier Boulevard Commercial Center PUD)

shopping center with three out parcels. Were the subject sign to be still classed as a directory sign, LDC Section 5.06.04.F.3.a would allow for the sign to be 20 feet in height, and LDC Section 5.06.04.F.3.c would allow the sign area to be 200 square feet. Were the site to have remained multiple occupancy, the existing 15.6-foot high sign with 132 square feet of sign area would still be allowable absent the requested deviations.

Staff Analysis and Recommendation:

Zoning staff **recommends approval**, 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 the literal application of such regulations."

NEIGHBORHOOD INFORMATION MEETING (NIM):

The NIM was held on May 18, 2023, at the South Regional Library, Meeting Room A, 5065 Lely Cultural Parkway, in Naples, Florida. The meeting was scheduled to begin at 6:00 PM; however, the meeting was terminated at 6:15 PM as no members of the public arrived to participate. In attendance were Todd Mathes, Director of Development for Benderson Development, and John Kelly, Planner III, representing the County.

RECOMMENDATION:

Staff recommends that the Collier County Hearing Examiner approve Petition PDI-PL20220006949, in accordance with the documents contained within Attachments B and C, subject to the following condition of approval:

1. A building permit must be applied for and obtained, and a Certificate of Completion must be issued for the subject existing pole sign on Parcel No. 34690080008.

Attachments:

A. Legal Description
B. PUD Deviation (Section 3.4.k.2) and Sign Plan
C. Survey with Sign Setbacks
D. Site Plan, SDPI-PL20230004955
E. Code Enforcement Board Order and Stip 11-18-2022
F. BCC Resolution 2020-097 and Executive Summary
G. Permit Info, 2007100689 for Sign-canceled
H. Permit Info, 2006012408 for Shell Retail Building - suspended
I. Applicant's Backup – Application, Justification, NIM, and Posting Information

Attachment: Staff Report 07242023 (26218 : PL20220006949 PDI I-75/Collier Boulevard Commercial Center PUD)

EXHIBIT A
LEGAL DESCRIPTION

A tract or parcel of land situated in the State of Florida, County of Collier, lying in the East 1/2 of the Northeast 1/4 of Section 3, Township 50 South, Range 26 East, being part of Tract 1, GATOR GATE, as recorded in Plat Book 7, Page 2, Public Records of said Collier County, and a part of Tract 2, GATOR GATE, UNIT 2, as recorded in Plat Book 7, Page 54, of said Public Records being further bound and described as follows:

Commencing at the Northwest corner of the East 1/2 of the Northeast 1/4 of said Section 3; thence S.00° 28'36"W. along the West line of said fraction for 50.00 feet to the South right-of-way line of State Road 84; thence S.89° 42'19"E. along said South line for 200.00 feet to the Point of Beginning; thence S.00° 28'36"W. along a line parallel with and 200.00 feet East of (as measured on a perpendicular) said West line of the East 1/2 of the Northeast 1/4 for 900.00 feet; thence S.89° 42'19"E. along a line parallel with and 900.00 feet South of (as measured on a perpendicular) said South right-of-way line of State Road 84 for 1012.98 feet to the West right-of-way line of County Road 951; thence N.00° 50'42"E. along said West right-of-way line for 500.04 feet to a point of intersection with a curve concave to the Southwest having a radius of 905.71 feet and to which point a radial line bears N.63° 40'35"E.; thence Northwesterly along said curve through a central angle of 36° 12'47" for 572.44 feet to said South right-of-way line of State Road 84; thence N.89° 42'19"W. along said South right-of-way line for 618.76 feet to the Point of Beginning.

COPY CERTIFIED COPY

Attachment: Attachment A - Legal Description, 4020-1337 (26218 : PL20220006949 PDI I-75/Collier Boulevard Commercial Center PUD)

Exhibit "A"
LEGAL DESCRIPTION

LESS AND EXCEPT:

THE NORTH 50 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

A parcel of land situated in Collier County, Florida, lying in the East One Half (1/2) of the Northeast One Quarter (1/4) of Section 3, Township 50 South, Range 26 East, being a part Tract 1, Gator Gate, according to the plat thereof, recorded in the public records of Collier County, Florida in Plat Book 7, Page 2, and being also a part of Tract 2, Gator Gate Unit 2, according to the plat thereof, recorded in the public records of Collier County, Florida in Plat Book 7, Page 54, being further bound and described as follows:

Commencing at the Northwest corner of the East One Half (1/2) of the Northeast One Quarter (1/4) of said Section 3, thence S 00° 28' 36" W along the West line of said fraction a distance of 50.00 feet to the South right-of-way line of State Road 84, thence S 89° 42' 19" E along said South line a distance of 200.00 feet to the Point of Beginning, thence S 00° 28' 36: W along a line parallel with and 200.00 feet East of (as measured on a perpendicular) said West line of the East One Half (1/2) of the Northeast One Quarter (1/4) a distance of 900.00 feet; thence S 89° 42' 19" E along a line parallel with and 900.00 feet South of (as measured on a perpendicular) said South right-of-way line of State Road 84 a distance of 1,012.98 feet to the West right-of-way line of County Road 951, thence N 00° 50' 42" E along said West right-of-way line of County Road 951 a distance of 500.04 feet to a point of intersection with a curve concave to the Southwest, having a radius of 905.71 feet and to which point a radial line bears N 63° 40' 35" E, thence Northwesterly along said curve through a central angle of 36° 12' 47" a distance of 572.44 feet to the South right-of-way line of State Road 84; thence N 89° 42' 19" W along said South right-of-way line a distance of 618.76 feet to the Point of Beginning.

COPY

Attachment: Attachment A - Legal Description, 4020-1337 (26218 : PL20220006949 PDI I-75/Collier Boulevard Commercial Center PUD)

I-75 Collier Boulevard Commercial Center
A
Planned Unit Development

* * * * * * * * * * * * * *

SECTION III

COMMERCIAL AREAS PLAN

* * * * * * * * * * * * * *

3.4 DEVELOPMENT STANDARDS

a. Minimum Lot Area: 10,000 square feet

* * * * * * * * * * * * * *

k. Signs: ~~As required in Division 2.5 of the Land Development Code.~~

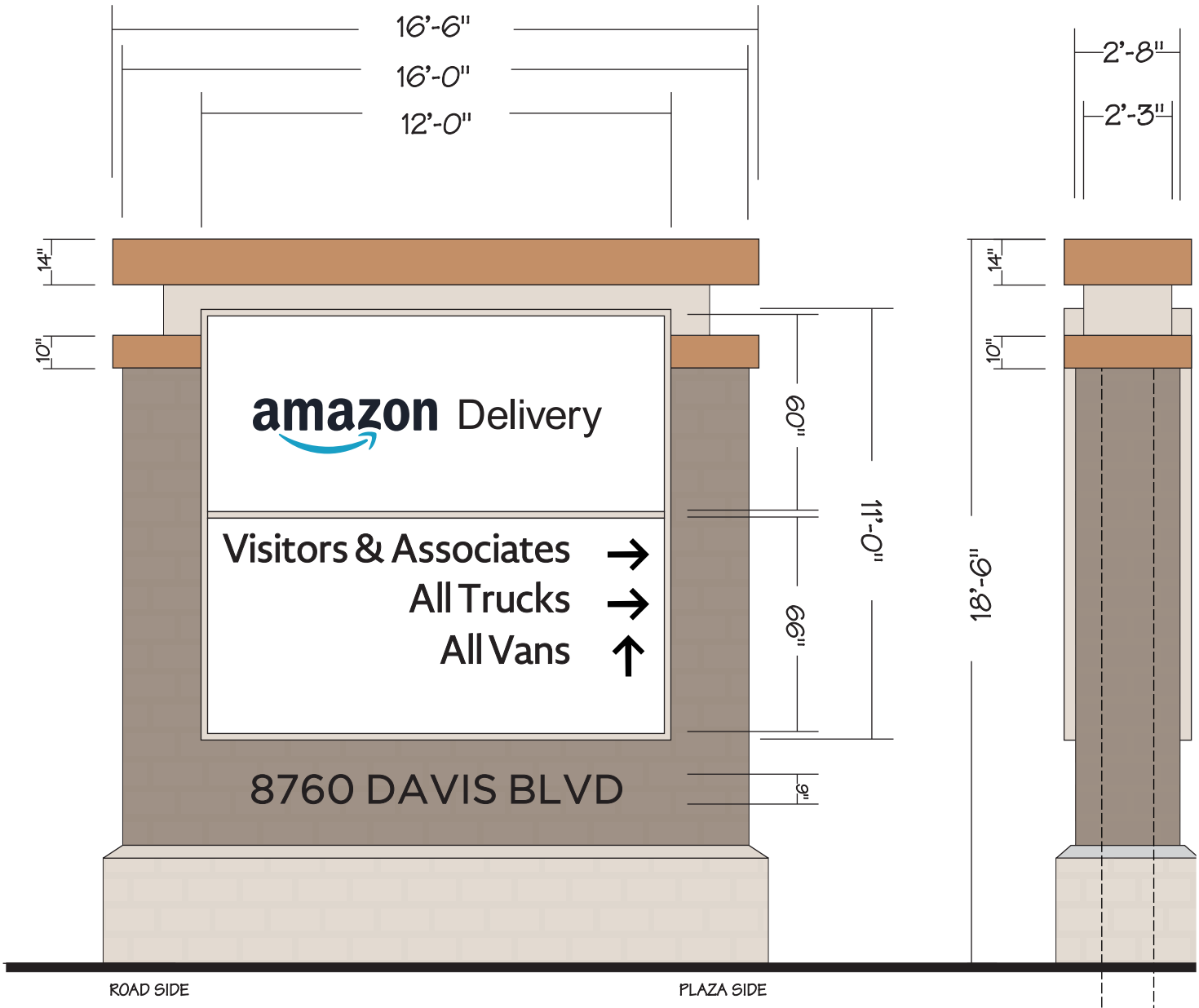
1. As required in section 5.06.04 of the Land Development Code.

2. One pole or ground sign shall be allowed up to 18 feet and six inches in height and 132 square feet in size facing Davis Boulevard for Parcel ID No. 34690080008.

* * * * * * * * * * * * * *

Words ~~stricken~~ are deletions;
words underlined are additions

Attachment: Attachment B - PUD Deviation (Section 3.4.k.2) and Sign Plan (26218 : PL20220006949 PDI I-75/Collier Boulevard Commercial



1/8" ALUMINUM SIGN PANELS WITH STENCIL CUT GRAPHICS PAINTED WHITE WITH SATIN FINISH.

1/2" ACRYLIC SURFACE MOUNTED LETTERS

EXTERNAL ILLUMINATION VIA UPLIGHTING ON EACH SIDE OF MONUMENT SIGN

BENDERSON DEVELOPMENT

7978 COOPER CREEK BOULEVARD, UNIVERSITY PARK FL 34

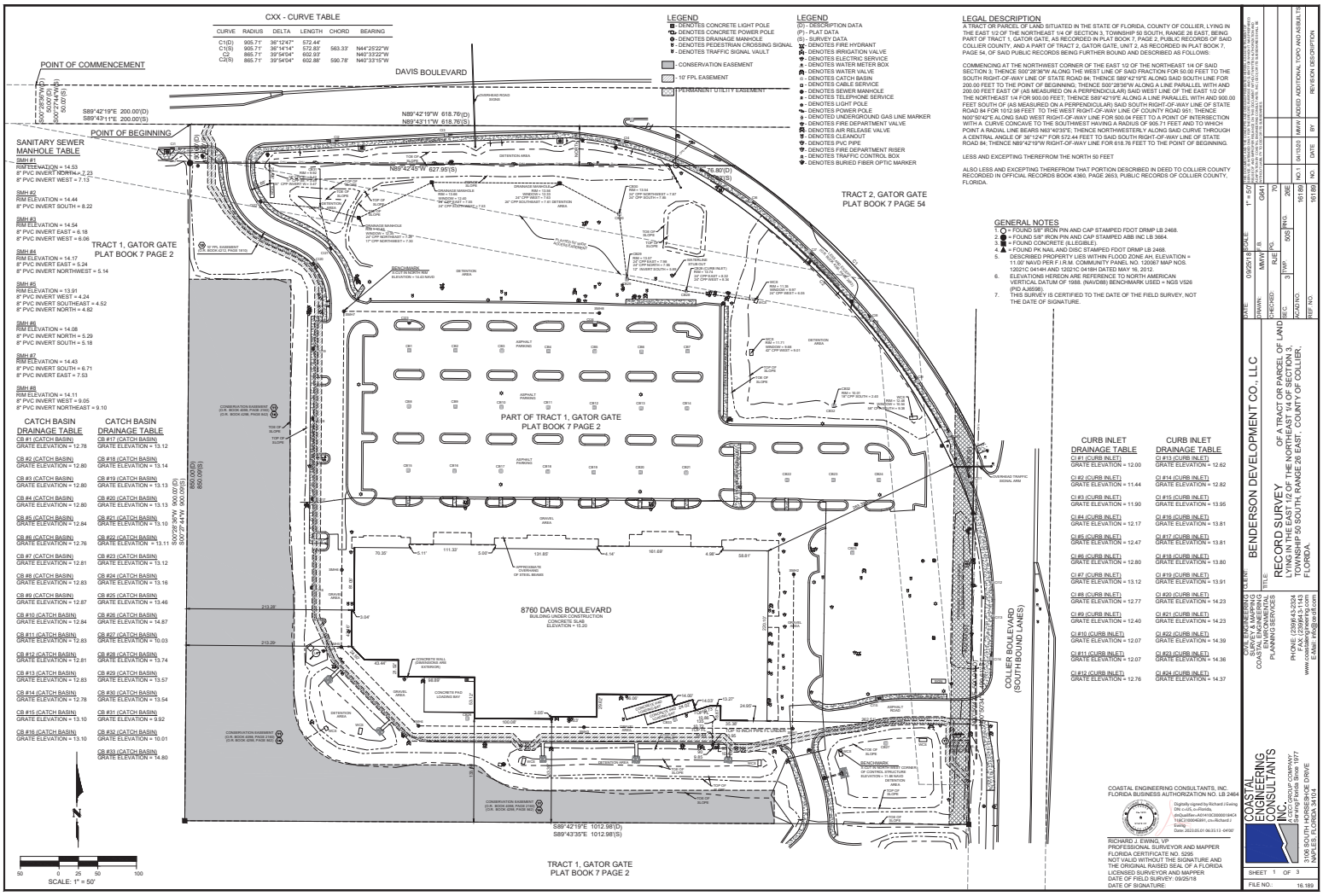
PROPERTY DAVIS CROSSING

NAPLES, FL

PROP.# 3301 DRWG. # 3301 PY_DAVIS

BY J. MIANO DATE 12.28.22 REVISION

Attachment: Attachment B - PUD Deviation (Section 3.4.k.2) and Sign Plan (26218 : PL20220006949 PDI I-75/Collier Boulevard Commercial


CXX - CURVE TABLE
CURVE RADIUS DELTA LENGTH CHORD BEARING
C1(D) 905.71' 36°12'47" 572.44'
C1(S) 905.71' 36°14'14" 572.83' 563.33' N44°25'22"W
C2 865.71' 39°54'04" 602.93' N40°33'22"W
C2(S) 865.71' 39°54'04" 602.88' 590.78' N40°33'15"W
POINT OF COMMENCEMENT
POINT OF BEGINNING
DAVIS BOULEVARD
S89°42'19"E 200.00'(D)
S89°43'11"E 200.00'(S)
N89°42'19"W 618.76'(D)
N89°43'11"W 618.76'(S)
N89°42'45"W 627.95'(S)
S89°42'19"E 1012.98'(D)
S89°43'35"E 1012.98'(S)
S00°27'41"W 900.00'(D)
S00°28'36"W 900.00'(S)
SANITARY SEWER MANHOLE TABLE
SMH #1
RIM ELEVATION = 14.53
8" PVC INVERT NORTH = 2.23
8" PVC INVERT WEST = 7.13
SMH #2
RIM ELEVATION = 14.44
8" PVC INVERT SOUTH = 8.22
SMH #3
RIM ELEVATION = 14.54
8" PVC INVERT EAST = 6.18
8" PVC INVERT WEST = 6.06
SMH #4
RIM ELEVATION = 14.17
8" PVC INVERT EAST = 5.24
8" PVC INVERT NORTHWEST = 5.14
SMH #5
RIM ELEVATION = 13.91
8" PVC INVERT WEST = 4.24
8" PVC INVERT SOUTHEAST = 4.52
8" PVC INVERT NORTH = 4.82
SMH #6
RIM ELEVATION = 14.08
8" PVC INVERT NORTH = 5.29
8" PVC INVERT SOUTH = 5.18
SMH #7
RIM ELEVATION = 14.43
8" PVC INVERT SOUTH = 6.71
8" PVC INVERT EAST = 7.53
SMH #8
RIM ELEVATION = 14.11
8" PVC INVERT WEST = 9.05
8" PVC INVERT NORTHEAST = 9.10
CATCH BASIN DRAINAGE TABLE
CB #1 (CATCH BASIN) GRATE ELEVATION = 12.78
CB #2 (CATCH BASIN) GRATE ELEVATION = 12.80
CB #3 (CATCH BASIN) GRATE ELEVATION = 12.80
CB #4 (CATCH BASIN) GRATE ELEVATION = 12.80
CB #5 (CATCH BASIN) GRATE ELEVATION = 12.84
CB #6 (CATCH BASIN) GRATE ELEVATION = 12.76
CB #7 (CATCH BASIN) GRATE ELEVATION = 12.81
CB #8 (CATCH BASIN) GRATE ELEVATION = 12.83
CB #9 (CATCH BASIN) GRATE ELEVATION = 12.87
CB #10 (CATCH BASIN) GRATE ELEVATION = 12.84
CB #11 (CATCH BASIN) GRATE ELEVATION = 12.83
CB #12 (CATCH BASIN) GRATE ELEVATION = 12.81
CB #13 (CATCH BASIN) GRATE ELEVATION = 12.83
CB #14 (CATCH BASIN) GRATE ELEVATION = 12.78
CB #15 (CATCH BASIN) GRATE ELEVATION = 13.10
CB #16 (CATCH BASIN) GRATE ELEVATION = 13.10
CATCH BASIN DRAINAGE TABLE
CB #17 (CATCH BASIN) GRATE ELEVATION = 13.12
CB #18 (CATCH BASIN) GRATE ELEVATION = 13.14
CB #19 (CATCH BASIN) GRATE ELEVATION = 13.13
CB #20 (CATCH BASIN) GRATE ELEVATION = 13.13
CB #21 (CATCH BASIN) GRATE ELEVATION = 13.10
CB #22 (CATCH BASIN) GRATE ELEVATION = 13.11
CB #23 (CATCH BASIN) GRATE ELEVATION = 13.12
CB #24 (CATCH BASIN) GRATE ELEVATION = 13.16
CB #25 (CATCH BASIN) GRATE ELEVATION = 13.46
CB #26 (CATCH BASIN) GRATE ELEVATION = 14.87
CB #27 (CATCH BASIN) GRATE ELEVATION = 10.03
CB #28 (CATCH BASIN) GRATE ELEVATION = 13.74
CB #29 (CATCH BASIN) GRATE ELEVATION = 13.57
CB #30 (CATCH BASIN) GRATE ELEVATION = 13.54
CB #31 (CATCH BASIN) GRATE ELEVATION = 9.92
CB #32 (CATCH BASIN) GRATE ELEVATION = 10.01
CB #33 (CATCH BASIN) GRATE ELEVATION = 14.80
TRACT 1, GATOR GATE PLAT BOOK 7 PAGE 2
TRACT 2, GATOR GATE PLAT BOOK 7 PAGE 54
PART OF TRACT 1, GATOR GATE PLAT BOOK 7 PAGE 2
TRACT 1, GATOR GATE PLAT BOOK 7 PAGE 2
8760 DAVIS BOULEVARD
BUILDING UNDER CONSTRUCTION
CONCRETE SLAB
ELEVATION = 15.30
COLLIER BOULEVARD (SOUTH BOUND LANES)
LEGEND
DENOTES CONCRETE LIGHT POLE
DENOTES CONCRETE POWER POLE
DENOTES DRAINAGE MANHOLE
DENOTES PEDESTRIAN CROSSING SIGNAL
DENOTES TRAFFIC SIGNAL VAULT
- CONSERVATION EASEMENT
- 10' FPL EASEMENT
- PERMANENT UTILITY EASEMENT
LEGEND
(D) - DESCRIPTION DATA
(P) - PLAT DATA
(S) - SURVEY DATA
DENOTES FIRE HYDRANT
DENOTES IRRIGATION VALVE
DENOTES ELECTRIC SERVICE
DENOTES WATER METER BOX
DENOTES WATER VALVE
DENOTES CATCH BASIN
DENOTES CABLE SERVICE
DENOTES SEWER MANHOLE
DENOTES TELEPHONE SERVICE
DENOTES LIGHT POLE
DENOTES POWER POLE
DENOTED UNDERGROUND GAS LINE MARKER
DENOTES FIRE DEPARTMENT VALVE
DENOTES AIR RELEASE VALVE
DENOTES CLEANOUT
DENOTES PVC PIPE
DENOTES FIRE DEPARTMENT RISER
DENOTES TRAFFIC CONTROL BOX
DENOTES BURIED FIBER OPTIC MARKER
LEGAL DESCRIPTION
A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF COLLIER, LYING IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 50 SOUTH, RANGE 26 EAST, BEING PART OF TRACT 1, GATOR GATE, AS RECORDED IN PLAT BOOK 7, PAGE 2, PUBLIC RECORDS OF SAID COLLIER COUNTY, AND A PART OF TRACT 2, GATOR GATE, UNIT 2, AS RECORDED IN PLAT BOOK 7, PAGE 54, OF SAID PUBLIC RECORDS BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 3, THENCE S00°28'36"W ALONG THE WEST LINE OF SAID FRACTION FOR 50.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 84; THENCE S89°42'19"E ALONG SAID SOUTH LINE FOR 200.00 FEET TO THE POINT OF BEGINNING, THENCE S00°28'36"W ALONG A LINE PARALLEL WITH AND 200.00 FEET EAST OF (AS MEASURED ON A PERPENDICULAR) SAID WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 FOR 900.00 FEET; THENCE S89°42'19"E ALONG A LINE PARALLEL WITH AND 900.00 FEET SOUTH OF (AS MEASURED ON A PERPENDICULAR) SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 84 FOR 1012.98 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 951; THENCE N00°50'42"E ALONG SAID WEST RIGHT-OF-WAY LINE FOR 500.04 FEET TO A POINT OF INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 905.71 FEET AND TO WHICH POINT A RADIAL LINE BEARS N63°40'35"E; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°12'47" FOR 572.44 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 84; THENCE N89°42'19"W RIGHT-OF-WAY LINE FOR 618.76 FEET TO THE POINT OF BEGINNING.
LESS AND EXCEPTING THEREFROM THE NORTH 50 FEET
ALSO LESS AND EXCEPTING THEREFROM THAT PORTION DESCRIBED IN DEED TO COLLIER COUNTY RECORDED IN OFFICIAL RECORDS BOOK 4360, PAGE 2653, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.
GENERAL NOTES
1. = FOUND 5/8" IRON PIN AND CAP STAMPED FDOT DRMP LB 2468.
2. = FOUND 5/8" IRON PIN AND CAP STAMPED ABB INC LB 3664.
3. = FOUND CONCRETE (ILLEGIBLE)
4. = FOUND PK NAIL AND DISC STAMPED FDOT DRMP LB 2468.
5. DESCRIBED PROPERTY LIES WITHIN FLOOD ZONE AH, ELEVATION = 11.00' NAVD PER F.I.R.M. COMMUNITY PANEL NO. 12087 MAP NOS. 12021C 0414H AND 12021C 0418H DATED MAY 16, 2012.
6. ELEVATIONS HEREON ARE REFERENCE TO NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD88) BENCHMARK USED = NGS VS26 (PID AJ8598).
7. THIS SURVEY IS CERTIFIED TO THE DATE OF THE FIELD SURVEY, NOT THE DATE OF SIGNATURE.
CURB INLET DRAINAGE TABLE
CI #1 (CURB INLET) GRATE ELEVATION = 12.00
CI #2 (CURB INLET) GRATE ELEVATION = 11.44
CI #3 (CURB INLET) GRATE ELEVATION = 11.90
CI #4 (CURB INLET) GRATE ELEVATION = 12.17
CI #5 (CURB INLET) GRATE ELEVATION = 12.47
CI #6 (CURB INLET) GRATE ELEVATION = 12.80
CI #7 (CURB INLET) GRATE ELEVATION = 13.12
CI #8 (CURB INLET) GRATE ELEVATION = 12.77
CI #9 (CURB INLET) GRATE ELEVATION = 12.40
CI #10 (CURB INLET) GRATE ELEVATION = 12.07
CI #11 (CURB INLET) GRATE ELEVATION = 12.07
CI #12 (CURB INLET) GRATE ELEVATION = 12.76
CURB INLET DRAINAGE TABLE
CI #13 (CURB INLET) GRATE ELEVATION = 12.62
CI #14 (CURB INLET) GRATE ELEVATION = 12.82
CI #15 (CURB INLET) GRATE ELEVATION = 13.95
CI #16 (CURB INLET) GRATE ELEVATION = 13.81
CI #17 (CURB INLET) GRATE ELEVATION = 13.81
CI #18 (CURB INLET) GRATE ELEVATION = 13.80
CI #19 (CURB INLET) GRATE ELEVATION = 13.91
CI #20 (CURB INLET) GRATE ELEVATION = 14.23
CI #21 (CURB INLET) GRATE ELEVATION = 14.23
CI #22 (CURB INLET) GRATE ELEVATION = 14.39
CI #23 (CURB INLET) GRATE ELEVATION = 14.36
CI #24 (CURB INLET) GRATE ELEVATION = 14.37
SCALE: 50 0 25 50 100
SCALE: 1" = 50'
COASTAL ENGINEERING CONSULTANTS, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 2460
Digitally signed by Richard J Ewing DN: c=US, o=Florida, dnQualifier=A01410C000001B4C4 F6BC3100045B91, cn=Richard J Ewing Date: 2023.03.01 06:31:13 -04'00'
RICHARD J. EWING, VP
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5295
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
DATE OF FIELD SURVEY: 09/25/18
DATE OF SIGNATURE:
CLIENT: BENDERSON DEVELOPMENT CO., LLC
TITLE: RECORD SURVEY
LYING IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COUNTY OF COLLIER, FLORIDA.
OF A TRACT OR PARCEL OF LAND
DATE: 09/25/18
DRAWN: MW/JR
CHECKED: GM4
SEC: 3
ACAD NO:
REF NO:
SCALE: 1" = 50'
PROJ NO: 16189
NO. DATE BY REVISION DESCRIPTION
1 04/15/20 MW ADDED ADDITIONAL TOPO AND AERIALS
COASTAL ENGINEERING CONSULTANTS, INC.
CIVIL ENGINEERING SURVEY & MAPPING COASTAL ZONE MANAGEMENT ENVIRONMENTAL PLANNING SERVICES
PHONE: (239)643-2324
FAX: (239)643-1143
www.coastal-engineering.com
E-Mail: info@ecedfl.com
A DIVISION OF ASSOCIATED GROUP COMPANY
3106 SOUTH HORSESHOE DRIVE
NAPLES, FLORIDA 34104
SHEET 1 OF 3
FILE NO.: 16.189

INSUBSTANTIAL CHANGE TO PL20200000544

FOR

DAVIS CROSSING

APRIL 2023

LOCATED IN SECTION 3, TOWNSHIP 50S, RANGE 26E
COLLIER COUNTY, FLORIDA

APPLICANT/OWNER:
BENDERSON DEVELOPMENT COMPANY INC.
AND
WR-1 ASSOCIATES, LTD
8441 COOPER CREEK BOULEVARD
UNIVERSITY PARK, FLORIDA 34201
PHONE: (941) 359-8303

ENGINEER:
KIMLEY-HORN AND ASSOCIATES, INC.
1412 JACKSON STREET, SUITE 2
FORT MYERS, FLORIDA 33901
PHONE: (239) 271-2850
CONTACT: DAVID MERCER, P.E.

LANDSCAPE ARCHITECT:
KIMLEY-HORN AND ASSOCIATES, INC.
102 2ND AVENUE SOUTH, SUITE 300S
ST. PETERSBURG, FL 33701
PHONE: (727) 498-2174
CONTACT: JENNIFER DAOULAS

SURVEYOR
COASTAL ENGINEERING CONSULTANTS, INC.
3016 SOUTH HORSESHOE DRIVE
NAPLES, FL 34104
PHONE: (239) 643-2324
CONTACT: RICHARD J. EWING, VP

LOCAL AGENCIES / UTILITIES:

COLLIER COUNTY
COLLIER COUNTY COMMUNITY DEVELOPMENT SERVICES
2800 NORTH HORESHOE DRIVE
NAPLES, FL 34104
PHONE: (239) 643-8400

TELEPHONE
SPRINT FLORIDA INC.
P.O. BOX 2477
NAPLES, FL 34104
PHONE: (239) 263-8319

CABLE
COMCAST
12707 TAMIAMI TRAIL EAST
NAPLES, FL 34113
PHONE: (800) 934-6489

POWER
FLORIDA POWER AND LIGHT COMPANY
4105 15TH AVENUE SOUTHWEST
NAPLES, FL 34116
PHONE: (239) 353-6090

ENVIRONMENTAL
DEPARTMENT OF ENVIRONMENTAL PROTECTION
2295 VICTORIA AVENUE, SUITE 364
FORT MYERS, FL 34901
PHONE: (239) 344-5600

SEWER
COLLIER COUNTY PUBLIC UTILITIES DEPARTMENT
WASTEWATER DIVISION
3339 TAMIAMI TRAIL EAST, SUITE 301
NAPLES, FL 34112
PHONE: (239) 252-6886

WATER
COLLIER COUNTY PUBLIC UTILITIES DEPARTMENT
WATER DIVISION
4370 MERCANTILE AVENUE
NAPLES, FL 34112
PHONE: (239) 252-6245

FIRE DISTRICT
GREATER NAPLES FIRE RESCUE
4741 GOLDEN GATE PARKWAY
NAPLES, FL 34116
PHONE: (239) 348-7547

WATER MANAGEMENT
SOUTH FLORIDA WATER MANAGEMENT DISTRICT
2301 MCGREGOR BLVD
FORT MYERS, FL 33901
PHONE: (239) 338-2929

LOCATION MAP



SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
C-1.00	TITLE SHEET
C-2.00	GENERAL NOTES
C-3.00	AERIAL LOCATION AND ZONING DATA MAP
C-4.00	EXISTING CONDITIONS PLAN
SHEETS 1-3	RECORD SURVEY
C-5.00	SITE PLAN
C-6.00	DEMOLITION PLAN
C-7.00	EROSION AND SEDIMENT CONTROL GENERAL NOTES
C-7.10	EROSION AND SEDIMENT CONTROL PLAN - PHASE I -
C-7.20	EROSION AND SEDIMENT CONTROL PLAN - PHASE II -
C-7.30	EROSION AND SEDIMENT CONTROL DETAILS
C-8.00	GRADING PLAN
C-8.10	DRAINAGE PLAN
C-8.20	GRADING CROSS SECTIONS
C-8.30	GRADING DETAILS AND STRUCTURE INFORMATION
C-8.40	PAVING PLAN
C-9.00	SIGNAGE AND MARKING PLAN
C-10.00	UTILITY PLAN
C-11.00	GENERAL CONSTRUCTION DETAILS - 1.0 -
C-11.10	GENERAL CONSTRUCTION DETAILS - 1.1 -
C-11.20	GENERAL CONSTRUCTION DETAILS - 1.2 -
C-12.00	GENERAL CONSTRUCTION DETAILS - 2.0 -
C-13.00	GENERAL CONSTRUCTION DETAILS - 3.0 -
C-14.00	COLLIER COUNTY GENERAL UTILITY DETAILS - 1 -
C-15.00	COLLIER COUNTY GENERAL UTILITY DETAILS - 2 -
C-16.00	FDOT STORMWATER DETAILS - 1 -
C-17.00	FDOT STORMWATER DETAILS - 2 -
C-18.00	FDOT STORMWATER DETAILS - 3 -
L-1.00	LIGHTING PLAN (ATTACHED)
L-2.00	LIGHTING DETAILS (ATTACHED)
L-1	OVERALL LANDSCAPE PLAN (ATTACHED)
L-2	LANDSCAPE PLAN (ATTACHED)
L-3	LANDSCAPE PLAN (ATTACHED)
L-4	LANDSCAPE PLAN (ATTACHED)
L-5	LANDSCAPE PLAN (ATTACHED)
L-6	FULL PLANT SCHEDULE AND NOTES (ATTACHED
L-7	LANDSCAPE SPECIFICATIONS (ATTACHED)
L-8	LANDSCAPE DETAILS (ATTACHED)
I-1	SCHEMATIC IRRIGATION PLAN (ATTACHED)

Collier County

Reviewed and Approved For:

Permit Issuance

PL20230004955 Date: **4/18/2023**

PROPERTY INFORMATION	
STRAP #	311500 25B03
FOLIO #	34690080008
ORDINANCE #	00-89
ZONING	PUD - I-75/COLLIER BLVD COMMERCE CENTER PUD

BUILDING PARAMETERS	
BUILDING USE	DISTRIBUTION CENTER
MAX FLOOR AREA	148,975 S.F. (PER P.U.D. 2000-89)
TYPE OF CONSTRUCTION	III-B
FIRE SPRINKLERS	YES
FBC FLOOR AREA	104,860 S.F.

PROPERTY LEGAL DESCRIPTION: (AS PROVIDED BY OTHERS)

THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 50 SOUTH, RANGE 26 EAST, INCLUDING THAT PORTION OF TRACT 1, GATOR GATE, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 7, PAGE 2, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, AND TRACT 2, GATOR GATE, UNIT NO. 2, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 7, PAGE 54, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, LYING THEREIN, COLLIER COUNTY, FLORIDA, EXCEPT THAT PORTION TAKEN FOR HIGHWAY PURPOSES, AND EXCEPT:
BEGINNING AT THE NORTHEAST CORNER OF TRACT 2, GATOR GATE, UNIT NO. 2, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 7, PAGE 54, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA;
THENCE ALONG THE WEST LINE OF S.R. 951, SOUTH 0°50'32" WEST, 400 FEET; THENCE S72.42 FEET ALONG THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHWEST, RADIUS 905.71 FEET, CHORD BEARING NORTH 44°26'11" WEST, 562.93 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF S.R. 858; THENCE ALONG THE SOUTH RIGHT-OF-WAY LINE OF S.R. 858, SOUTH 89°42'57" EAST, 400 FEET TO THE PLACE OF BEGINNING, BEING PART OF TRACT 2, GATOR GATE, UNIT NO. 2.
SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS OF RECORD, AND TAXES FOR THE YEAR 1994 AND SUBSEQUENT YEARS.

THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT AUTHORIZE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EASEMENT OF RECORD.

Digitally signed by David Mercer
DN: cn=David.mercer@kimley-horn.com, O=David Mercer, On="Kimley-Horn and Associates, Inc.", L=Fort Myers, S=Florida, C=US
Date: 2023.04.06 16:01:17-04'00'

DAVID K. MERCER
No. 90785
STATE OF FLORIDA
PROFESSIONAL ENGINEER

THIS DOCUMENT HAS BEEN ... AND SEALED BY:

ON THE DATE ADJACENT TO ...

PRINTED COPIES OF THIS D... CONSIDERED SIGNED AND S... SIGNATURE MUST BE VERIF... ELECTRONIC COPIES.

KIMLEY-HORN AND ASSOCIA... 1412 JACKSON STREET, SUI... FORT MYERS, FL 33901 ... 239-271-2850 ... FLORIDA REGISTRY NO. 30... DAVID K. MERCER, P.E. NO. ...

THE ABOVE NAMED PROFESSIONAL ENGINEER SHALL BE RESPONSIBLE FOR THE ... IN ACCORDANCE WITH RULE 61G15-23.004, F.A.C.

SHEET NUMBERS
C-1.00, C-4.00, C-5.00, C-6.00, C-7.00

CALL 2 WORKING DAYS BEFORE YOU DIG
IT'S THE LAW! DIAL 811
811 Know what's below. Call before you dig.
SUNSHINE STATE ONE CALL OF FLORIDA, INC.

PREPARED BY
Kimley»Horn
©2023 KIMLEY-HORN AND ASSOCIATES, INC.

Printed By: Glynn, Patrick - Sheet Set: DAVIS CROSSING - Layout: C-1 - 04/20/2023 - 10:38:13 am - K:\TPA_Civil\168493\175 - Plans Grossing & Mgmt Center Lot 6\Civil\Plansheets\Plans Grossings\C-1 (A) TITLE SHEET.dwg
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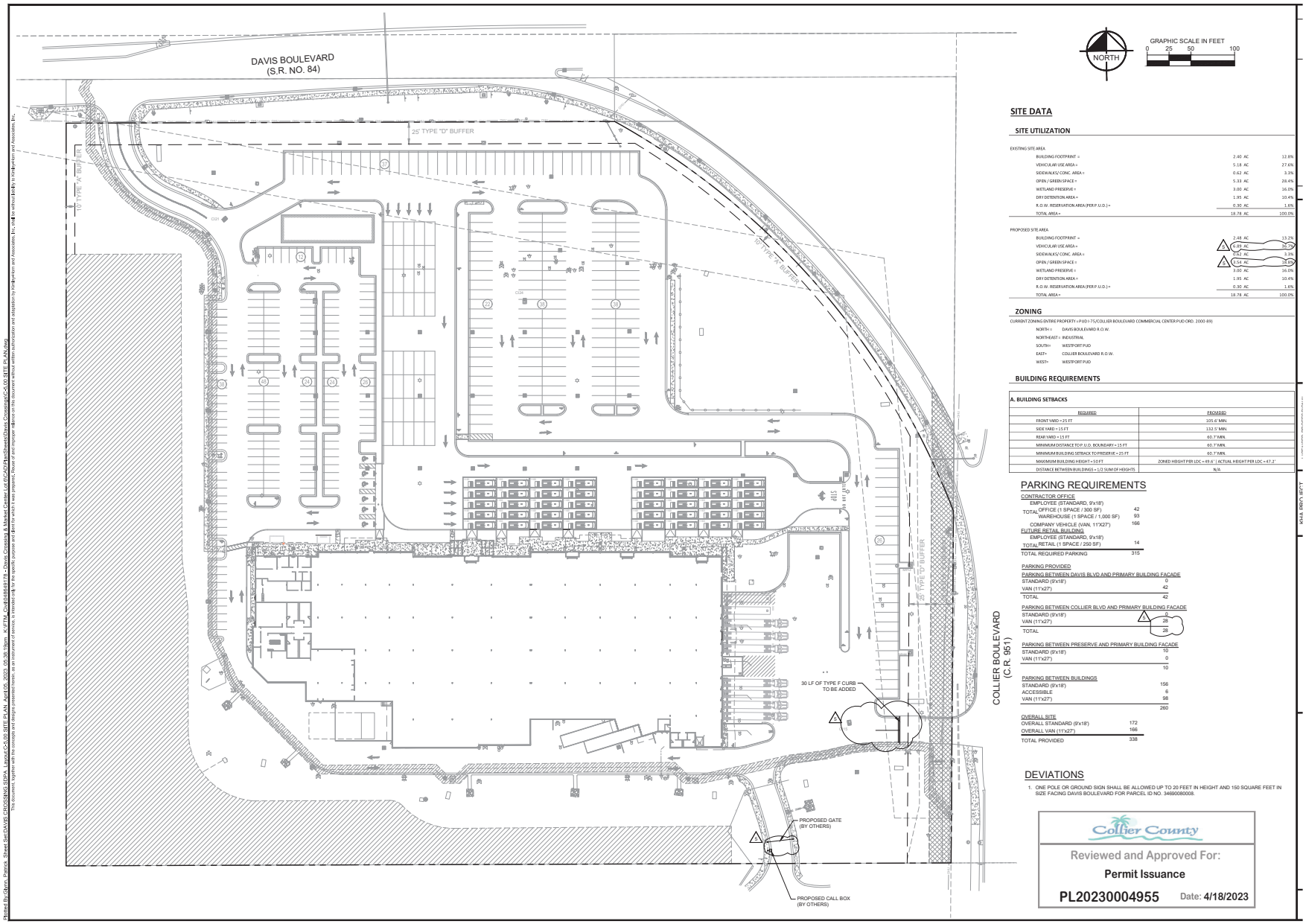
Attachment: Attachment D - Site Plan, SDPI-PL20230004955 (26218 : PL20220006949 PDI I-75/Collier



SITE DATA

SITE UTILIZATION

EXISTING SITE AREA

BUILDING FOOTPRINT =	2.40 AC	12.8%
VEHICULAR USE AREA =	5.18 AC	27.6%
SIDEWALKS/ CONC. AREA =	0.62 AC	3.3%
OPEN / GREEN SPACE =	5.33 AC	28.4%
WETLAND PRESERVE =	3.00 AC	16.0%
DRY DETENTION AREA =	1.95 AC	10.4%
R.O.W. RESERVATION AREA (PER P.U.D.) =	0.30 AC	1.6%
TOTAL AREA =	18.78 AC	100.0%

PROPOSED SITE AREA

BUILDING FOOTPRINT =	2.48 AC	13.2%
VEHICULAR USE AREA =	6.89 AC	36.7%
SIDEWALKS/ CONC. AREA =	0.63 AC	3.3%
OPEN / GREEN SPACE =	2.54 AC	13.5%
WETLAND PRESERVE =	3.00 AC	16.0%
DRY DETENTION AREA =	1.95 AC	10.4%
R.O.W. RESERVATION AREA (PER P.U.D.) =	0.30 AC	1.6%
TOTAL AREA =	18.78 AC	100.0%

ZONING

CURRENT ZONING ENTIRE PROPERTY = PUD I-75/COLLIER BOULEVARD COMMERCIAL CENTER PUD ORD. 2000-89)

NORTH = DAVIS BOULEVARD R.O.W.
NORTHEAST = INDUSTRIAL
SOUTH = WESTPORT PUD
EAST = COLLIER BOULEVARD R.O.W.
WEST = WESTPORT PUD

BUILDING REQUIREMENTS

A. BUILDING SETBACKS

REQUIRED	PROVIDED
FRONT YARD = 25 FT	105.6' MIN.
SIDE YARD = 15 FT	132.5' MIN.
REAR YARD = 15 FT	60.7' MIN.
MINIMUM DISTANCE TO P.U.D. BOUNDARY = 15 FT	60.7' MIN.
MINIMUM BUILDING SETBACK TO PRESERVE = 25 FT	60.7' MIN.
MAXIMUM BUILDING HEIGHT = 50 FT	ZONED HEIGHT PER LDC = 49.6 ' / ACTUAL HEIGHT PER LDC = 47.2'
DISTANCE BETWEEN BUILDINGS = 1/2 SUM OF HEIGHTS	N/A

PARKING REQUIREMENTS

CONTRACTOR OFFICE
EMPLOYEE (STANDARD, 9'x18')
TOTAL OFFICE (1 SPACE / 300 SF) 42
WAREHOUSE (1 SPACE / 1,000 SF) 93
COMPANY VEHICLE (VAN, 11'X27') 166

FUTURE RETAIL BUILDING
EMPLOYEE (STANDARD, 9'x18')
TOTAL RETAIL (1 SPACE / 250 SF) 14

TOTAL REQUIRED PARKING 315

PARKING PROVIDED

PARKING BETWEEN DAVIS BLVD AND PRIMARY BUILDING FACADE
STANDARD (9'x18') 0
VAN (11'x27') 42
TOTAL 42

PARKING BETWEEN COLLIER BLVD AND PRIMARY BUILDING FACADE
STANDARD (9'x18') 0
VAN (11'x27') 28
TOTAL 28

PARKING BETWEEN PRESERVE AND PRIMARY BUILDING FACADE
STANDARD (9'x18') 10
VAN (11'x27') 0
10

PARKING BETWEEN BUILDINGS
STANDARD (9'x18') 156
ACCESSIBLE 6
VAN (11'x27') 98
260

OVERALL SITE
OVERALL STANDARD (9'x18') 172
OVERALL VAN (11'x27') 166
TOTAL PROVIDED 338

DEVIATIONS

1. ONE POLE OR GROUND SIGN SHALL BE ALLOWED UP TO 20 FEET IN HEIGHT AND 150 SQUARE FEET IN SIZE FACING DAVIS BOULEVARD FOR PARCEL ID NO. 34660080008.

Collier County
Reviewed and Approved For:
Permit Issuance
PL20230004955 Date: 4/18/2023

No.	REVISIONS	DATE	BY
3	COLLIER COUNTY SDP1	8/08/2022	PG
2	COLLIER COUNTY SDP1	3/10/2021	DMB
1	COLLIER COUNTY SDP1	2/04/2021	KM

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100 SECOND AVENUE SOUTH, SUITE 105N, ST
PETERSBURG, FL 33701 PHONE: 727-947-3899
WWW.WALTERHORN.COM

KHA PROJ. NO.

SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	DMM
DATE:	

FLORIDA LICENSE NUMBER: 90765

SITE PLAN

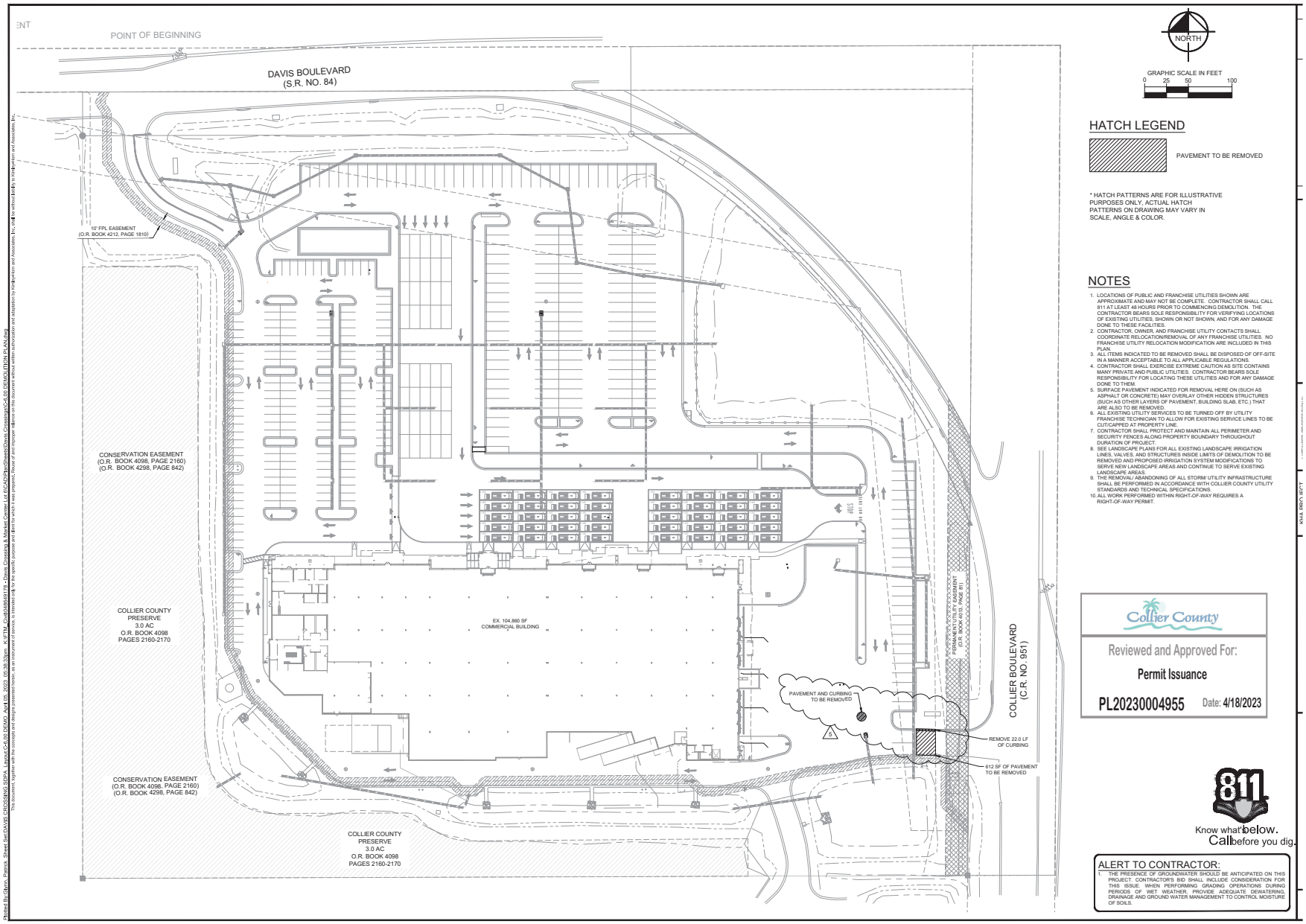
BENDERSON DEVELOPMENT COMPANY

COLLIER COUNTY FLORIDA

NUMBER 5.00

Attachment: Attachment D - Site Plan, SDPI-PL20230004955 (26218 : PL20220006949 PDI I-75/Collier

Printed By: Glenn, Patrick - Sheet Set: DAVIS CROSSINGS (GOPA - Layout: C-5 SITE PLAN - April 05, 2023 - 09:38:19pm - K:\PTN_Civil\Projects\19-Davis Crossing & Market Center Lot (GOPA)\Sheets\Davis Crossings C-5 SITE PLAN.dwg
The contents, together with the concepts and design presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and reliance upon it on any other project without authorization and adaptation by Walter P Horn and Associates, Inc., shall be without liability to Walter P Horn and Associates, Inc.



HATCH LEGEND

PAVEMENT TO BE REMOVED

* HATCH PATTERNS ARE FOR ILLUSTRATIVE PURPOSES ONLY, ACTUAL HATCH PATTERNS ON DRAWING MAY VARY IN SCALE, ANGLE & COLOR.

NOTES

1. LOCATIONS OF PUBLIC AND FRANCHISE UTILITIES SHOWN ARE APPROXIMATE AND MAY NOT BE COMPLETE. CONTRACTOR SHALL CALL 811 AT LEAST 48 HOURS PRIOR TO COMMENCING DEMOLITION. THE CONTRACTOR BEARS SOLE RESPONSIBILITY FOR VERIFYING LOCATIONS OF EXISTING UTILITIES, SHOWN OR NOT SHOWN, AND FOR ANY DAMAGE DONE TO THESE FACILITIES.
2. CONTRACTOR, OWNER, AND FRANCHISE UTILITY CONTACTS SHALL COORDINATE RELOCATION/REMOVAL OF ANY FRANCHISE UTILITIES. NO FRANCHISE UTILITY RELOCATION MODIFICATION ARE INCLUDED IN THIS PLAN.
3. ALL ITEMS INDICATED TO BE REMOVED SHALL BE DISPOSED OF OFF-SITE IN A MANNER ACCEPTABLE TO ALL APPLICABLE REGULATIONS.
4. CONTRACTOR SHALL EXERCISE EXTREME CAUTION AS SITE CONTAINS MANY PRIVATE AND PUBLIC UTILITIES. CONTRACTOR BEARS SOLE RESPONSIBILITY FOR LOCATING THESE UTILITIES AND FOR ANY DAMAGE DONE TO THEM.
5. SURFACE PAVEMENT INDICATED FOR REMOVAL HERE ON (SUCH AS ASPHALT OR CONCRETE) MAY OVERLAY OTHER HIDDEN STRUCTURES (SUCH AS OTHER LAYERS OF PAVEMENT, BUILDING SLAB, ETC.) THAT ARE ALSO TO BE REMOVED.
6. ALL EXISTING UTILITY SERVICES TO BE TURNED OFF BY UTILITY FRANCHISE TECHNICIAN TO ALLOW FOR EXISTING SERVICE LINES TO BE CUT/CAPPED AT PROPERTY LINE.
7. CONTRACTOR SHALL PROTECT AND MAINTAIN ALL PERIMETER AND SECURITY FENCES ALONG PROPERTY BOUNDARY THROUGHOUT DURATION OF PROJECT.
8. SEE LANDSCAPE PLANS FOR ALL EXISTING LANDSCAPE IRRIGATION LINES, VALVES, AND STRUCTURES INSIDE LIMITS OF DEMOLITION TO BE REMOVED AND PROPOSED IRRIGATION SYSTEM MODIFICATIONS TO SERVE NEW LANDSCAPE AREAS AND CONTINUE TO SERVE EXISTING LANDSCAPE AREAS.
9. THE REMOVAL/ ABANDONING OF ALL STORM/ UTILITY INFRASTRUCTURE SHALL BE PERFORMED IN ACCORDANCE WITH COLLIER COUNTY UTILITY STANDARDS AND TECHNICAL SPECIFICATIONS.
10. ALL WORK PERFORMED WITHIN RIGHT-OF-WAY REQUIRES A RIGHT-OF-WAY PERMIT.

Collier County

Reviewed and Approved For:

Permit Issuance

PL20230004955 Date: 4/18/2023

811 Know what's below. Call before you dig.

ALERT TO CONTRACTOR:

1. THE PRESENCE OF GROUNDWATER SHOULD BE ANTICIPATED ON THIS PROJECT. CONTRACTOR'S BID SHALL INCLUDE CONSIDERATION FOR THIS ISSUE. WHEN PERFORMING GRADING OPERATIONS DURING PERIODS OF WET WEATHER, PROVIDE ADEQUATE DEWATERING, DRAINAGE AND GROUND WATER MANAGEMENT TO CONTROL MOISTURE OF SOILS.

No.	REVISIONS	DATE	BY
3	COLLIER COUNTY SDP1	6/08/2022	PG
2	COLLIER COUNTY SDP1	3/10/2021	DMB
1	COLLIER COUNTY SDP1	2/04/2021	KM

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WWW.KIMLEY-HORN.COM

KHA PROJ. NO. 019777000

SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	DKM
DATE	

FLORIDA LICENSE NUMBER 90785

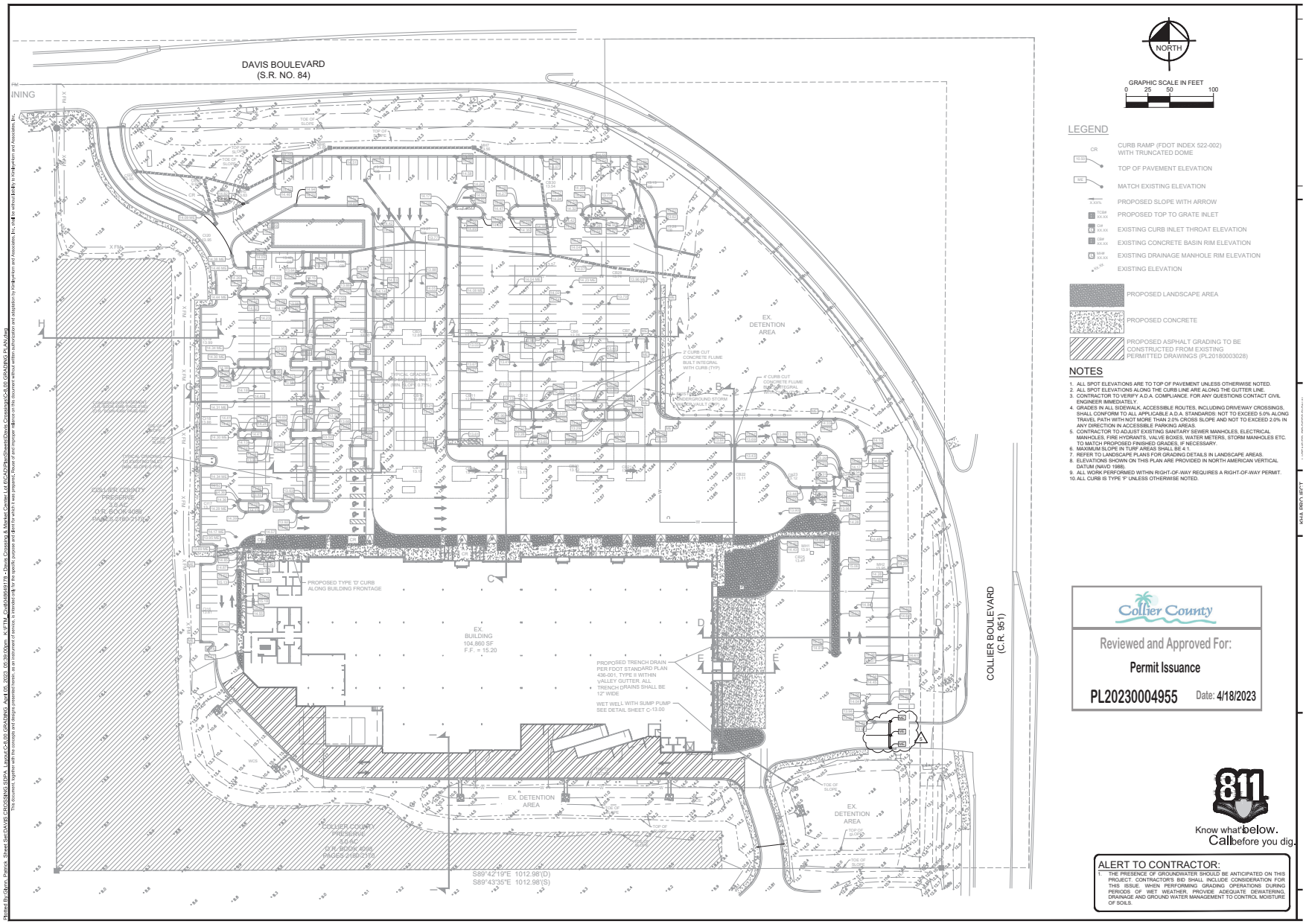
DEMOLITION PLAN

BENDERSON DEVELOPMENT COMPANY

COLLIER COUNTY FLORIDA

SHEET NUMBER 5.00

Attachment: Attachment D - Site Plan, SDPI-PL20230004955 (26218 : PL20220006949 PDI I-75/Collier



No.	REVISIONS	DATE	BY
3	COLLIER COUNTY SDP1	6/08/2022	PG
2	COLLIER COUNTY SDP1	3/10/2021	DMB
1	COLLIER COUNTY SDP1	2/04/2021	KM

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WWW.KIMLEY-HORN.COM

SCALE	AS SHOWN
DESIGNED BY	KHA
DRAWN BY	KHA
CHECKED BY	DKM
DATE	

KHA PROJECT NO. 069000001

FLORIDA LICENSE NUMBER: 90785

Attachment: Attachment D - Site Plan, SDPI-PL20230004955 (26218 : PL20220006949 PDI I-75/Collier

GRADING PLAN

BENDERSON DEVELOPMENT COMPANY

COLLIER COUNTY FLORIDA

NUMBER 3.00

Printed By: Glynn, Patrick Sheet Set: DAVIS CROSSINGS (SDPA) Layout: C-0.00 GRADING And: 05. 2022 - 05:39:00pm K:\TTA_Civil\046984\178 - Davis Crossing & Market Center Ltd (DCA)\Plans\Sheets\Davis Crossings\C-0.00 GRADING PLAN.dwg
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TYPE "F" CURB (F)
N.T.S.

Collier County

Reviewed and Approved For:

Permit Issuance

PL20230004955 Date: **4/18/2023**

Printed By: Glynn, Patrick - Sheet Set: DAVIS CROSSINGS SDPIA - Layout: C-1.00 - April 05, 2023 - 08:39:39pm - K:\TTA_Civil\Master\75 - Davis Crossing & Market Center (4C-0A)\Plan Sheets\Davis Crossings C-1.00 GENERAL CONSTRUCTION DETAILS.dwg
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No.	REVISIONS	DATE	BY
3	COLLIER COUNTY SDP1	6/08/2022	PG
2	COLLIER COUNTY SDP1	3/10/2021	DMB
1	COLLIER COUNTY SDP1	2/04/2021	KM

SCALE	AS SHOWN	
DESIGNED BY	KHA	
DRAWN BY	KHA	
CHECKED BY	DRM	DATE:

KHA PROJ. NO.

FLORIDA LICENSE NUMBER: 90785

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BENDERSON DEVELOPMENT COMPANY
COLLIER COUNTY FLORIDA

CONSTRUCTION DETAILS

NUMBER 1.00

INSTR 6341618 OR 6199 PG 1730 RECORDED 12/16/2022 1:55 PM PAGES 4
CLERK OF THE CIRCUIT COURT AND COMPTROLLER, COLLIER COUNTY FLORIDA
REC $35.50

Attachment: Attachment E - Code Enforcement Board Order and Stip 11-18-2022 (26218 : PL20220006949 PDI I-75/Collier Boulevard Commercial Center

COLLIER COUNTY CODE ENFORCEMENT
CODE ENFORCEMENT BOARD

Case No. CESD20220003245
_____/

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA,

Petitioner,

vs.

NAPLES-DAVIS BLVD., LLC C/O BENDERSON DEVELOPMENT CO., LLC,

Respondent(s).
_____/

NOT A CERTIFIED COPY

ORDER OF THE CODE ENFORCEMENT BOARD

THIS CAUSE came before the Code Enforcement Board (the "Board") for public hearing on November 18, 2022, and the Board, having heard testimony under oath, received evidence and heard argument respective to all appropriate matters, hereupon issues its Findings of Fact, Conclusions of Law, and Order of the Board as follows:

FINDINGS OF FACT

1. Respondent(s), **NAPLES-DAVIS BLVD., LLC C/O BENDERSON DEVELOPMENT CO., LLC,** is/are the owner(s) of the subject property (the "Property").

2. Respondent(s), having been notified of the date of hearing by certified mail and posting, had its authorized agent, Paul Young, appear at the public hearing.

3. Prior to the hearing, Respondent(s) entered into a Stipulation, which is attached hereto as Exhibit "A." The Stipulation is adopted and incorporated into this Order, and Respondent(s) is/are ordered to comply.

4. The Property at 8760 DAVIS BLVD., Naples, FL 34112, Folio No 34690080008 (Legal Description: GATOR GATE UNIT 1 AND GATOR GATE UNIT 2, THAT PART OF TR 1 AND 2 AS DESC IN OR 2962 PG 221, LESS THAT PORTION AS DESC IN OR 4026 PG 3583, LESS THAT PORTION FOR R/W AS DESC IN OR 4360 PG 2653, LESS THAT PORTION FOR R/W AS DESC IN OR 5773 PG 518) is in violation of Collier County Land Development Code, Ord. No. 04-41, as amended, Sections 5.06.06(A)(8) and 10.02.06(B)(1)(a), in the following particulars:

   Unpermitted sign alterations.

5. The violation(s) has/have not been abated as of the date of this hearing.

CONCLUSIONS OF LAW

Based upon the foregoing facts, the Board makes the following Conclusions of Law:

1. All notices were properly and timely issued, and the Board has jurisdiction pursuant to Chapter 162, Florida Statutes, and Chapter 2, Article IX, Code of Laws and Ordinances of Collier County, Florida.

2. The preponderance of the evidence shows that violation(s) of Collier County Land Development Code, Ord. No. 04-41, as amended, Sections 5.06.06(A)(8) and 10.02.06(B)(1)(a), do/does exist, and that Respondent(s) committed, and was/were responsible for maintaining or allowing the violation(s) to continue as of the date of this hearing.

Attachment: Attachment E - Code Enforcement Board Order and Stip 11-18-2022 (26218 : PL20220006949 PDI I-75/Collier Boulevard Commercial Center

ORDER

Based upon the foregoing Findings of Fact and Conclusions of Law, and pursuant to the authority granted in Chapter 162, Florida Statutes, and Chapter 2, Article IX, Code of Laws and Ordinances of Collier County, Florida, it is hereby ORDERED that:

A. Respondent(s) is/are found guilty of violating Collier County Land Development Code, Ord. No. 04-41, as amended, Sections 5.06.06(A)(8) and 10.02.06(B)(1)(a).

B. Respondent(s) must abate all violations by obtaining all required Collier County Building Permit(s) or Demolition Permit(s), pass all related Inspections, and be issued a Certificate of Completion/Occupancy for the unpermitted and unapproved sign alterations; to include, but not be limited to: construction, installation, rebuilding, reconstruction. relocation, alteration, or changes to the message of the sign **on or before May 17, 2023, or a fine of $100.00 per day** will be imposed for each day the violation(s) remain thereafter.

C. If Respondent(s) fail/s to comply with this Order, Collier County may abate the violation(s) using any method to bring the violation(s) into compliance and may use the assistance of the Collier County Sheriff's Office to enforce the provisions of this Order and all costs of abatement shall be assessed to Respondent(s).

D. Respondent is ordered to pay operational costs for the prosecution of this case in the amount of **$59.28 on or before December 18, 2022.**

E. Respondent(s) shall notify Code Enforcement within 24 hours of abatement of the violation(s) and request the investigator to perform a site inspection to confirm compliance.

DONE AND ORDERED this 18th **day of** November **, 2022 at Collier County, Florida.**

CODE ENFORCEMENT BOARD
COLLIER COUNTY, FLORIDA

BY: _____
Robert Kaufman, Chair

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of November, 2022, by Robert Kaufman, Chair of the Collier County Code Enforcement Board Collier County, Florida.

☒ Personally Known OR ☐ Produced Identification
Type of Identification Produced_____

_____
Signature of Notary Public - State of Florida

HELEN BUCHILLON
Commission # HH 105119
Expires May 15, 2025
Bonded Thru Budget Notary Services

_____
Commissioned Name of Notary Public
(Print/Type/Stamp)

PAYMENT OF FINES: Any fines ordered to be paid pursuant to this Order may be paid at the Collier County Code Enforcement Department, 2800 North Horseshoe Drive, Naples, FL 34104, Phone: (239) 252-2440, Website: www.colliercountyfl.gov. Any release of lien or confirmation of compliance or confirmation of the satisfaction of the obligations of this Order may also be obtained at this location.

APPEAL: Any aggrieved party may appeal a final order of the Board to the Circuit Court within thirty (30) days of the execution of the Order appealed. An appeal shall not be a hearing de novo, but shall be limited to appellate review of the record created within the original hearing. It is the responsibility of the appealing party to obtain a transcribed record of the hearing from the Clerk of Courts. Filing an appeal will not automatically stay this Order.

NOT OFFICIAL UNTIL RECORDED

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true and correct copy of this ORDER has been sent by U.S. Mail to: NAPLES-DAVIS BLVD., LLC C/O BENDERSON DEVELOPMENT CO., LLC, 570 DELAWARE AVENUE, BUFFALO, NY 14202, on November 28, 2022.

I, Crystal K. Kinzel, Clerk of Courts in and for Collier County
do hereby certify that the above instrument is a true and correct
copy of the original filed in Collier County, Florida
By: _____ Deputy Clerk
Date: 12/15/22

Code Enforcement Official

NOT A CERTIFIED COPY

Attachment: Attachment E - Code Enforcement Board Order and Stip 11-18-2022 (26218 : PL20220006949 PDI I-75/Collier Boulevard Commercial Center

#3

BOARD OF COUNTY COMMISSIONERS
Collier County, Florida

Petitioner,

vs.

Case No. CESD20220003245

NAPLES-DAVIS BLVD., LLC
% BENDERSON DEVELOPMENT CO LLC
Respondent,

STIPULATION/AGREEMENT

Before me, the undersigned, PAUL YOUNG, on behalf of Naples-Davis Blvd., LLC, % Benderson Development Co., LLC, enters into this Stipulation and Agreement with Collier County as to the resolution of Notices of Violation in reference (case) number CESD20220003245 dated the 7th day of April, 2022.

This agreement is subject to the approval of the Code Enforcement Board. If it is not approved, the case may be heard on the scheduled Hearing date, therefore it is strongly recommended that the respondent or representative attend the Hearing.

In consideration of the disposition and resolution of the matters outlined in said Notice(s) of Violation for which a hearing is currently scheduled for November 18, 2022; to promote efficiency in the administration of the code enforcement process; and to obtain a quick and expeditious resolution of the matters outlined therein the parties hereto agree as follows:

1) The violations noted in the referenced Notice of Violation are accurate and I stipulate to their existence, and that I have been properly notified pursuant to Florida Statute 162.

THEREFORE, it is agreed between the parties that the Respondent shall:

1) Pay operational costs in the amount of $59.28 incurred in the prosecution of this case within 30 days of this hearing.
2) Must obtain all required Collier County Building Permit(s) or Demolition permit(s), pass all related inspections, and be issued a Certificate of Completion/Occupancy for the unpermitted and unapproved sign alterations; to include, but not be limited to: construction, installation, rebuilding, reconstruction, relocation, alteration, or changes to the message of the sign within 180 days of the hearing or a fine of $100.00 per day will be imposed until the violation is abated.
3) Respondent must notify Code Enforcement within 24 hours of abatement of the violation and request the Investigator perform a site inspection to confirm compliance.
(24 hours notice shall be by phone or fax and made during the workweek. If the violation is abated 24 hours prior to a Saturday, Sunday or legal holiday, then the notification must be made on the next day that is not a Saturday, Sunday or legal holiday.)
4) That if the Respondent fails to abate the violation the County may abate the violation using any method to bring the violation into compliance and may use the assistance of the Collier County Sheriff's Office to enforce the provisions of this agreement and all costs of abatement shall be assessed to the property owner.

Paul Young
Respondent or Representative (sign)

Paul Young
Respondent or Representative (print)

11-18-2022
Date

BRADLEY HOLMES, Supervisor
for Michael Ossorio, Director
Code Enforcement Division

11/18/2022
Date

REV 3-29-16

NOT A CERTIFIED COPY

Attachment: Attachment E - Code Enforcement Board Order and Stip 11-18-2022 (26218 : PL20220006949 PDI I-75/Collier Boulevard Commercial Center

RESOLUTION NO. 20- 97

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS, COLLIER COUNTY, FLORIDA FINDING THAT A LOGISTICS FACILITY IS A COMPARABLE AND COMPATIBLE USE WITHIN THE COMMERCIAL DESIGNATED AREA OF THE I-75/COLLIER BOULEVARD COMMERCIAL CENTER PUD, AS AUTHORIZED IN SECTION 3.3.a.21 OF ORDINANCE 00-89. THE SUBJECT PROPERTY IS WITHIN THE ACTIVITY CENTER #9 OVERLAY ZONING DISTRICT AND LOCATED AT THE SOUTHWEST CORNER OF DAVIS BOULEVARD AND COLLIER BOULEVARD IN SECTION 3, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA. [PL20200000543]

WHEREAS, the Legislature of the State of Florida in Chapter 125, Florida Statutes, has conferred on all counties in Florida the power to establish, coordinate and enforce zoning and such business regulations as are necessary for the protection of the public; and

WHEREAS, the County pursuant thereto has adopted a Land Development Code (LDC) (Ordinance No. 04-41, as amended) which establishes regulations for the zoning of particular geographic divisions of the County, among which is the rezoning of land to Planned Unit Development; and

WHEREAS, on December 12, 2000, by Ordinance 00-89, the Board of County Commissioners of Collier County approved a Commercial Planned Unit Development (CPUD) known as the I-75/Collier Boulevard Commercial Center CPUD for the subject property; and

WHEREAS, Section 3.3.a of the I-75/Collier Boulevard Commercial Center CPUD provides for certain permitted uses, including Subsection 3.3.a.21, "any other general commercial use, which is comparable in nature with the foregoing uses including buildings for retail, service and office purposes consistent with the permitted uses and purpose and intent statement of this PUD"; and

WHEREAS, the Petitioner, Kellie Clark, PE of Kimley Horn and Associates, Inc., on behalf of the property owner, Naples-Davis Blvd., LLC, requested a determination as to the property described in Exhibit "A" that a logistics facility is a comparable and compatible use to the permitted uses of the commercial area of the CPUD; and

WHEREAS, the PUD permits a big box retailer (SIC 5399); and

WHEREAS, the Zoning Manager determined that ""Last Mile" logistic facility (distribution center) is comparable and compatible to the permitted uses in the CPUD by Zoning Verification letter dated May 11, 2020 attached as Exhibit "B"; and

WHEREAS, to be effective, the LDC requires the approval of the Zoning Manager's determination by the Board of County Commissioners;

Attachment: Attachment F - BCC Resolution 2020-097 and Executive Summary (26218 : PL20220006949 PDI I-75/Collier Boulevard Commercial

WHEREAS, the Board of County Commissioners has found as a matter of fact that satisfactory provision and arrangement have been made concerning all applicable matters required by the Land Development Code, and has held a public hearing with due notice made, and all interested parties have been given opportunity to be heard by this Board in public meeting assembled, and the Board having considered granting the request by Naples-Davis Blvd., LLC, as stated herein.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, that as to the property described in Exhibit "A":

The Zoning Verification letter dated May 11, 2020 is approved; and a "last mile" logistics facility is a comparable and compatible use within the commercial designated area of the I-75/Collier Boulevard Commercial Center PUD according to Section 3.3.a.21 of the CPUD.

BE IT FURTHER RESOLVED that this Resolution be recorded in the minutes of this Board.

This Resolution adopted after motion, second and majority vote, this 9th day of June, 2020.

ATTEST:
CRYSTAL K. KINZEL, CLERK

By: _____ Deputy Clerk

Attest as to Chairman's signature only.

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

By: _____
Burt L. Saunders, Chairman

Approved as to form and legality:

_____ *HFAC 5-13-20*
Heidi Ashton-Cicko
Managing Assistant County Attorney

Attachment: Exhibit A – Legal Description
Exhibit B – Zoning Verification Letter

Attachment: Attachment F - BCC Resolution 2020-097 and Executive Summary (26218 : PL20220006949 PDI I-75/Collier Boulevard Commercial

OR: 4020 PG: 1337

EXHIBIT A
LEGAL DESCRIPTION

A tract or parcel of land situated in the State of Florida, County of Collier, lying in the East 1/2 of the Northeast 1/4 of Section 3, Township 50 South, Range 26 East, being part of Tract 1, GATOR GATE, as recorded in Plat Book 7, Page 2, Public Records of said Collier County, and a part of Tract 2, GATOR GATE, UNIT 2, as recorded in Plat Book 7, Page 54, of said Public Records being further bound and described as follows:

Commencing at the Northwest corner of the East 1/2 of the Northeast 1/4 of said Section 3; thence S.00° 28'36"W. along the West line of said fraction for 50.00 feet to the South right-of-way line of State Road 84; thence S.89° 42'19"E. along said South line for 200.00 feet to the Point of Beginning; thence S.00° 28'36"W. along a line parallel with and 200.00 feet East of (as measured on a perpendicular) said West line of the East 1/2 of the Northeast 1/4 for 900.00 feet; thence S.89° 42'19"E. along a line parallel with and 900.00 feet South of (as measured on a perpendicular) said South right-of-way line of State Road 84 for 1012.98 feet to the West right-of-way line of County Road 951; thence N.00° 50'42"E. along said West right-of-way line for 500.04 feet to a point of intersection with a curve concave to the Southwest having a radius of 905.71 feet and to which point a radial line bears N.63° 40'35"E.; thence Northwesterly along said curve through a central angle of 36° 12'47" for 572.44 feet to said South right-of-way line of State Road 84; thence N.89° 42'19"W. along said South right-of-way line for 618.76 feet to the Point of Beginning.

COLLIER COUNTY
COPY
CLERK OF THE CIRCUIT COURT

Attachment: Attachment F - BCC Resolution 2020-097 and Executive Summary (26218 : PL20220006949 PDI I-75/Collier Boulevard Commercial

Exhibit "A"
LEGAL DESCRIPTION

LESS AND EXCEPT:

THE NORTH 50 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

A parcel of land situated in Collier County, Florida, lying in the East One Half (1/2) of the Northeast One Quarter (1/4) of Section 3, Township 50 South, Range 26 East, being a part Tract 1, Gator Gate, according to the plat thereof, recorded in the public records of Collier County, Florida in Plat Book 7, Page 2, and being also a part of Tract 2, Gator Gate Unit 2, according to the plat thereof, recorded in the public records of Collier County, Florida in Plat Book 7, Page 54, being further bound and described as follows:

Commencing at the Northwest corner of the East One Half (1/2) of the Northeast One Quarter (1/4) of said Section 3, thence S 00° 28' 36" W along the West line of said fraction a distance of 50.00 feet to the South right-of-way line of State Road 84, thence S 89° 42' 19" E along said South line a distance of 200.00 feet to the Point of Beginning, thence S 00° 28' 36: W along a line parallel with and 200.00 feet East of (as measured on a perpendicular) said West line of the East One Half (1/2) of the Northeast One Quarter (1/4) a distance of 900.00 feet; thence S 89° 42' 19" E along a line parallel with and 900.00 feet South of (as measured on a perpendicular) said South right-of-way line of State Road 84 a distance of 1,012.98 feet to the West right-of-way line of County Road 951, thence N 00° 50' 42" E along said West right-of-way line of County Road 951 a distance of 500.04 feet to a point of intersection with a curve concave to the Southwest, having a radius of 905.71 feet and to which point a radial line bears N 63° 40' 35" E, thence Northwesterly along said curve through a central angle of 36° 12' 47" a distance of 572.44 feet to the South right-of-way line of State Road 84; thence N 89° 42' 19" W along said South right-of-way line a distance of 618.76 feet to the Point of Beginning.

Attachment: Attachment F - BCC Resolution 2020-097 and Executive Summary (26218 : PL20220006949 PDI I-75/Collier Boulevard Commercial

Exhibit B

Collier County
Growth Management Department
Zoning Services Section

May 11, 2020

Kellie Clark, P.E.
Kimley-Horn and Associates, Inc.
1412 Jackson St. Suite 2
Ft Myers, FL 33901

Zoning Verification Letter: Comparable Use Determination (ZVL-CUD)-PL20200000543; Comparable Use Determination for 8760 Davis Boulevard AKA: GATOR GATE UNIT 1 AND GATOR GATE UNIT 2, THAT PART OF TR 1 AND 2 AS DESC IN OR 2962 PG 221, LESS THAT PORTION AS DESC IN OR 4026 PG 3583, LESS THAT PORTION FOR R/W AS DESC IN OR 4360 PG 2653 in Section 3, Township 50, Range 26 of unincorporated Collier County, Florida. Property ID/Folio Number: 34690080008.

To whom it may concern,

This letter is in response to a Comparable Use Determination (CUD) Application that you submitted on behalf of your client, Amazon Logistics. You specifically seek a determination from the Planning Manager and approval of said determination from the Board of County Commissioners that an Amazon "Last Mile" logistics facility is comparable with the existing permitted uses such as General Retail (SIC 5399). The applicable CUD regulations are contained in sections 2.03.00.A and 10.02.06.J of the Collier County Land Development Code (LDC), Ordinance 04-41, as amended.

Zoning:

The current Official Zoning Atlas, an element of the LDC, reveals the subject property has a zoning designation of Planned Unit Development (PUD) called I-75 Collier Boulevard Commerce Center as established by Ordinance 2000-89, as amended, as well as the Activity Center #9 Overlay district. The subject property comprises +/-18.21 acres and is designated to be all commercial development. Allowable commercial principal uses are listed in Section III (3) of the PUD document. The requested SIC classifications are not specifically listed; however, listed use #21 reads: *"Any other general commercial use, which is comparable in nature with the foregoing uses including buildings for retail, service, an office purposes consistent with the permitted uses and the purpose and intent statement of this PUD."* Section 10.02.06.J.1.b. of the LDC states that the County Manager or designee may issue a zoning verification letter to determine whether a use within a PUD is consistent and compatible with the surrounding uses within the PUD. To be effective, said zoning verification letter shall be approved by the Board of County Commissioners by resolution at an advertised public hearing.

You have provided a justification statement to support that the proposed use is compatible and consistent with the scope of a big box retailer (SIC 5399) which is a permitted use in the subject PUD, Ordinance 2000-89. With respect to comparability, the applicant states the proposed use will operate similar to a big box retailer. Specifically, consumer goods are shipped to the property organized by employees within the

Attachment: Attachment F - BCC Resolution 2020-097 and Executive Summary (26218 : PL20220006949 PDI I-75/Collier Boulevard Commercial

building and loaded on delivery vehicles for direct delivery to the customers in the trade area. A big box retailer would operate similarly, with consumer goods shipped to the building, organized by employees and sold directly to the customers in the trade area. It was noted in the justification letter that the big box retailer Walmart Supercenter is located in the Westport PUD adjacent to the I-75 Collier Boulevard Commercial Center PUD which allows a variety of similar commercial uses and operates like the proposed Amazon facility. Ultimately Zoning Staff finds that the intent of this "last mile" facility is an intermediary step between major distribution, and wholesalers and the final customer which makes it comparable and compatible to big box retail.

Traffic Impact:

Zoning Division Staff notes that the subject property meets the LDC's definition of a Shopping Center; see Site Development Plan (SDP 2003-AR-4468). LDC Section 4.05.04 G. Table 17 – Parking space requirements – states "required parking within shopping centers not having significant cinema/theater seating capacity is based upon a standard ratio of 1 space per 250 square feet of gross floor area without regard to use with exception to restaurants which cannot exceed 20% of the shopping centers floor area without providing for additional parking." The applicant states that a big box retailer parking is calculated at 1 per 250 square feet of indoor/outdoor retail and office areas plus 1 per 500 square feet for indoor/outdoor storage areas that have no access for the general public and partly enclosed or open-air garden centers. The applicant states that this will be a distribution center, the proposed parking calculation is 1 space per 500 square foot, which will reduce the required parking significantly. The applicant states the proposed "last mile" facility will reduce vehicle trip generation when compared to a traditional big box retailer. -Rather than drive to the store, the proposed facility's customers will obtain their purchased products via delivery from an intermediary driver. The applicant has provided a detailed Traffic Impact Analysis, which is primarily based upon evaluating a distribution center use against a generic shopping center use and concludes that, from a traffic standpoint, a distribution center will generate 50 % less PM peak-hour trips than an approved retail shopping center which results in fewer total trips.

Conclusion:

Zoning Division Staff's analysis concludes that the business and operational characteristics of the proposed "Last Mile" logistic center is comparable and compatible to those uses listed in the I-75 Collier Boulevard Commerce Center PUD. Staff further finds that the subject application and opinion are consistent with the GMP, and the LDC. The Zoning Division Staff analysis is based upon the term "compatibility" which is defined in the LDC as follows: *"A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition."* The term *"comparable"* is generally defined as having features in common with something else or having equivalent or similar attributes. "Consistent" pertains to accuracy and the way such arguments have been made over time.

The Zoning Manager has reviewed the subject application and submittal documents and finds the proposed justification to be compelling. Based upon the information contained herein, it has been concluded that "Last Mile" logistic facility (distribution center) is comparable and compatible to the permitted uses within the I-75 Collier Boulevard Commerce Center PUD. This determination must be approved by the Board of Zoning Appeals to become valid; you will be notified of a hearing date and time.

Disclaimer: Issuance of a development permit by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or

Attachment: Attachment F - BCC Resolution 2020-097 and Executive Summary (26218 : PL20220006949 PDI I-75/Collier Boulevard Commercial

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

Please be advised that the information presented in this verification letter is based on the Collier County LDC and/or Growth Management Plan in effect as of this date. It is possible that subsequent amendment(s) to either of these documents could affect the validity of this verification letter. It is also possible that development of the subject property could be affected by other issues not addressed in this letter, such as, but not limited to, concurrency related to the provision of adequate public facilities, environmental impact, and other requirements of the Collier County LDC or related ordinances.

Should you require additional information or have any questions, please do not hesitate to contact me at (239)252-2471 or e-mail: Parker.Klopf@colliercountyfl.gov.

Researched and prepared by:

KlopfParker Digitally signed by KlopfParker DN: E=Parker.Klopf@colliercountyfl.gov, CN=KlopfParker, OU=ORM User Accounts, OU=GMD PR-Operations and Regulatory Mgmt, OU=Planning and Regulation, OU=GMD, OU=Divisions, DC=bcc, DC=colliergov, DC=net Location: Collier County Growth Management Reason: I am approving this document Contact Info: 239-252-2471 Date: 2020.05.11 10:43:26-04'00'

Parker Klopf, Planner
Zoning Services Section

Reviewed by:

bellows_r Digitally signed by bellows_r Date: 2020.05.11 11:14:15 -04'00'

Raymond Bellows, Zoning Manager
Zoning Services Section

CC:

James Sabo
GMD-Addressing Section
GMD-PUD Monitoring

Attachment: Attachment F - BCC Resolution 2020-097 and Executive Summary (26218 : PL20220006949 PDI I-75/Collier Boulevard Commercial

Attachment: Attachment F - BCC Resolution 2020-097 and Executive Summary (26218 : PL20220006949 PDI I-75/Collier Boulevard Commercial

EXECUTIVE SUMMARY

This item requires ex parte disclosure be provided by the Commission members. Should a hearing be held on this item, all participants are required to be sworn in, a Resolution of the Board of County Commissioners, Collier County, Florida finding that a logistics facility is a comparable and compatible use within the commercial designated area of the I-75/Collier Boulevard Commercial Center PUD, as authorized in section 3.3.A.21 of Ordinance 00-89. The subject property is within the Activity Center #9 Overlay zoning district and located at the southwest corner of Davis Boulevard and Collier Boulevard in Section 3, Township 50 South, Range 26 East, Collier County, Florida. (PL20200000543)

OBJECTIVE: To have the Board of County Commissioners (Board) review staff's findings and recommendations regarding the above-referenced petition, render a decision regarding this PUD Amendment petition and ensure the project is in harmony with all the applicable codes and regulations in order to ensure that the community's interests are maintained.

CONSIDERATIONS: The applicant is requesting that the Collier County Board of Commissioners (BCC) consider an application for a Comparable Use Determination to determine that a proposed Amazon "Last Mile" distribution facility is comparable and compatible use in the commercially designated area of the I-75 Collier Boulevard Commercial Center PUD. The property consists of +/-18.21 acres and is all designated commercial development in the PUD.

Section III (3) of the I-75 Collier Boulevard PUD document does not list a last mile distribution facility as a permitted use. However, use number 21 states: *"Any other general commercial use, which is comparable in nature with the foregoing uses including buildings for retail, service, and office purposes consistent with the permitted uses and the purpose and intent statement of this PUD."* Section 10.02.06.J.1.b. of the LDC states that the County Manager or designee may issue a zoning verification letter to determine whether a use within a PUD is consistent and compatible with the surrounding uses and uses within the PUD. The Zoning Verification Letter (ZVL) for a Comparable Use Determination is summarized here and included in the backup material.

Zoning: With respect to comparability, the Zoning Division staff finds the proposed use will operate similar to a big box retailer. Specifically, consumer goods are shipped to the property organized by employees within the building and loaded on delivery vehicles for direct delivery to the customers in the trade area. A big box retailer would operate similarly, with consumer goods shipped to the building, organized by employees and sold directly to the customers in the trade area. Additionally, a big box retail store, Walmart Supercenter, is located in the Westport PUD directly south of the I-75 Collier Boulevard Commercial Center PUD. The Walmart store allows a variety of commercial uses. The Zoning Staff finds that the proposed Amazon last mile facility operates very similar to the Walmart retail store and that the only minor difference is that the customers pick up goods from Walmart and the Amazon facility drops goods off to customers.

The ZVL letter finds that the proposed use is compatible and consistent with the scope of a big box retailer (SIC 5399), which is a permitted use in the subject PUD Ordinance 2000-89. The applicant has provided a detailed Traffic Impact Analysis, which is primarily based upon evaluating a distribution center use against a generic shopping center use and concludes that, from a traffic standpoint, a distribution center will generate 50% less PM peak-hour trips than an approved retail shopping center, which results in fewer total trips. The information used to make this determination was provided by the applicant and staff research.

Innovation Zone: The Zoning Division Staff has also identified that the subject property is located within the Innovation Zone Ordinance 2018-39, which is intended to expend public funds for economic

development activities. Section 5 of the Ordinance states "The primary purpose of the Interchange Activity Center No. 9 Innovation Zone is to attract and retain qualified targeted industry business as defined by Florida Statute 288.106." The Board has not yet approved an overlay zone for this area of Interchange Activity Center No. 9, but the project meets the intent of the Innovation Zone.

FISCAL IMPACT: The County collects impact fees prior to the issuance of building permits to help offset the impacts of each new development on public facilities. These impact fees are used to fund projects identified in the Capital Improvement Element (CIE) of the Growth Management Plan (GMP) as needed to maintain an adopted Level of Service (LOS) for public facilities. Additionally, to meet the requirements of concurrency management, the developer of every local development order approved by Collier County is required to pay a portion of the estimated Transportation Impact Fees associated with the project in accordance with Chapter 74 of the Collier County Code of Laws and Ordinances. Other fees collected prior to issuance of a building permit include building permit review fees. Finally, additional revenue is generated by application of ad valorem tax rates, and that revenue is directly related to the value of the improvements. Please note that impact fees and taxes collected were not included in the criteria used by staff and the CCPC to analyze this petition.

GROWTH MANAGEMENT IMPACT: The Future Land Use Element (FLUE) states that the subject property is located within the Interchange Activity Center Subdistrict. The FLUE permits commercial uses in this area; however, based on the unique location and function of Interchange Activity Centers, some Industrial land uses – those that serve regional markets and derive specific benefit when located in the Interchange Activity Centers – shall be allowed in the Activity Center quadrants as identified. These uses shall be limited to: manufacturing, warehousing, storage, and distribution. The immediate area includes a mix of big box retail and light industrial uses. There are also multiple-family residential uses in the area. The applicant states they are proposing an adaptive reuse of an existing structure, which is atypical of "new development" and would serve to be compatible with the existing development and the surrounding land uses.

The Zoning Division staff finds that the proposed use is consistent with the Future Land Use Element of the Collier County Growth Management Plan.

LEGAL CONSIDERATIONS: Petitioner is requesting a Comparable Use Determination under LDC §10.02.06.J.1.b. and Section 3.3.a.21 of the I-75/Collier Boulevard Commercial Center Commercial Planned Unit Development, Ordinance No. 00-89 (PUD).

The attached staff report is advisory only and are not binding on you. All testimony given must be under oath. The Petitioner has the burden to prove that the proposed Comparable Use Determination is consistent with all the criteria set forth below, and you may question Petitioner, or staff, to satisfy yourself that the necessary criteria have been satisfied in LDC §10.02.06.J.1.b. and the PUD. Should you consider denying the Comparable Use Determination, to assure that your decision is not later found to be arbitrary, discriminatory or unreasonable, the denial must be based upon competent, substantial evidence that the proposal does not meet one or more of the listed criteria below.

Criteria for Comparable Use Determination

1. Whether the proposed use is a "general commercial use, which is comparable in nature with the permitted uses in the PUD including buildings for retail, service and office purposes consistent with the permitted uses and purpose and intent statement of the PUD."

Attachment: Attachment F - BCC Resolution 2020-097 and Executive Summary (26218 : PL20220006949 PDI I-75/Collier Boulevard Commercial

2. Whether the proposed use "within a PUD is consistent and compatible with the surrounding uses within the PUD."

This item has been approved as to form and legality and requires a majority vote for Board approval.-HFAC

RECOMMENDATION: The Zoning Division staff finds the business and operational characteristics of the proposed "Last Mile" logistics center is comparable and compatible to those uses listed in the I-75 Collier Boulevard Commerce Center PUD. Staff further finds that the subject application and opinion are consistent with the GMP, and the LDC and recommends that the Collier County Board of Commissioners approve petition PL20200000543 and the proposed Resolution for Comparable Use Determination.

Prepared by: James Sabo, AICP, Principal Planner, Zoning Division

Attachment: Attachment F - BCC Resolution 2020-097 and Executive Summary (26218 : PL20220006949 PDI I-75/Collier Boulevard Commercial

CD+ Permit Details

Permit #	Status	Type	Address	Address #
2007100689	VOID	ELSN	8734 DAVIS BLVD	387273
Master #	**Model ID**	**Model Description**		**WWP**
				N

COA #	Contractor Estimated Value	PG
	$15476.00	P
Fcc Code	**Fcc Code Description**	
997	EXPRESS/SIGNS-FLAGPOLES	

Owner Name		
VICTORIA ESTATES LTD ET AL		
Owner Address		
570 DELAWARE AVE		
Owner Address City	**Owner Address State**	**Owner Address Zip**
BUFFALO	NY79C0H	142020000

Applicant Type	Applicant Name
AS	MAILED IN
Contact Name	**Contact Phone**
WILLIAM GRIFFIN	(727)541-5573
Job Description	**Job Phone**
DAVIS CROSSING DIRECTORY SIGN	

Certificate #	DBA	License #
13224	INTERNATIONAL SIGN & DESIGN CORP.	ES 0000003

Subdivision #	Subdivision Description			SDP #
583	Gator Gate Unit 1			
FLN	**Property Status**	**Block**	**Lot**	**TAZ**
0000034690080008	A		2	131
Section	**Township**	**Range**		

7/20/2023 1:19:15 PM

Attachment: Attachment G -Permit Info, 2007100689 for Sign - canceled (26218 : PL20220006949 PDI I-75/Collier Boulevard Commercial Center

03	50	26

Surveyor	Survey Date	Benchmark Location	Benchmark Elevation

Flood Elevation	Flood Map	Flood Zoning
	0425	X

Set Back Front	Set Back Rear	Set Back Left Side	Set Back Right Side

Max Building Height	Max FAR	Planning Community
		SN

Set Back Special	Zoning Atlas Page
	0603

Zoning	Zoning Description	Zoning Overlay
PUD	PLANNED UNIT DEVELOPMENT: MIXED USES - MIN. ZONED	

Lot Area	Lot Acres

Lot Width	Lot Depth

Dates

Applied On	Approved	Approved By	Issued	Issued By
10/10/2007	10/25/2007	COMPAGNONE_D	11/6/2007	MCCAULEYKATY

CO	COed By	Finaled	Finaled By	Expiration
				7/23/2008

Extended Expiration	Expired	Expired By	Canceled	Canceled By

Building

Project #	Calculated Job Value	Construction Code	Construction Code Description
	$16000.00	10	OTHER

Living Sqft	Non-Living Sqft	Total Sqft	Building Height	Building Width	Building Length

7/20/2023 1:19:15 PM

Attachment: Attachment G -Permit Info, 2007100689 for Sign - canceled (26218 : PL20220006949 PDI I-75/Collier Boulevard Commercial Center

Bedrooms	Baths	Stories	Habital Floors	Elevators	Escalators
Residential Units	**Commercial Units**	**Porch**	**Additional Information**		
		N	DAVIS CROSSING DIRECTORY SIGN/ SIGN COPY IS 150 SQ FT/ HEIGHT 20 FT/ LOCATED AT ENTRANCE ON DAVIS BLVD		
NOC	**Plans Required**	**Coastal Construction Zone**	**COCC**	**BCAI**	**CCCL**
N		N	Y		N
Radon	**Plan Alterations**				
N					
Enclosed Parking Spaces	**Outside Parking Spaces**	**Total Parking Spaces**	**Handicap Parking Spaces**	**Carport**	
				N	

Permit Items

Item	Description	Qty	Amount	Remarks
EDCM	DATA CONVERSION CHARGE - MINIMUM	3	$3.00	DATA CONVERSION CHARGE - MINIMUM
RELEC1	NEW RESIDENTIAL ELECTRIC FEE	1	$50.00	NEW RESIDENTIAL ELECTRIC FEE
SSTR2	SIGN STRUCTURAL MULTI-INSPECT	16000	$160.50	SIGN STRUCTURAL MULTI-INSPECT

Inspections

Insp Code	Description	Request Date	Schedule Insp	Result Code	Result	Result Date	Inspector	Remarks
099	NOTICE OF COMMENCEMENT							
119	FILL CELLS							
502	FINAL ELECTRICAL							
888	FINAL SIGN							

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Attachment: Attachment G -Permit Info, 2007100689 for Sign - canceled (26218 : PL20220006949 PDI I-75/Collier Boulevard Commercial Center

100	FOOTINGS	1/25/2008	UA	70	INSPECTION NOT REQUIRED	1/25/2008	vandenburgh	wrong inspection
103	SLAB	1/25/2008	BCOT	90	APPROVAL	1/25/2008	ROBERTVANDENBUR	
100	FOOTINGS	1/17/2008	UA	92	PART'L APPROVAL	1/24/2008	vandenburgh	footer only-slab a separate pour with rebar

Comments

Comment	Last Updated	Last Updated By
PERMIT CANCELLED PER BOB DUNN FOR DATABASE CONVERSION JMB	11/23/2009	JBREINING

Fee Details

Transaction #	Code	Description	Amount Due	Date Paid	Amount Paid	Status	
803078	08BPNP	BLDG PERMITS - NAPLES	$210.50	11/6/2007	$210.50	POSTED	View Details
803078	08MFSG	MICROFILM SURCHARGE	$3.00	11/6/2007	$3.00	POSTED	View Details

COes

CONbr	Type	Status	Issd Date	

Plan Reviews

Review Department	Review Status	Release Remarks	Due Date	Release Date	In Date	Out Date
SNRV	COMPLETE	Released By: COMPAGNONE_D WAITING ON CORRECTIONS		10/25/2007	10/10/2007	10/25/2007

SubContractors

Type	Status	Certificate Status	DBA	Certificate #

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Attachment: Attachment G -Permit Info, 2007100689 for Sign - canceled (26218 : PL20220006949 PDI I-75/Collier Boulevard Commercial Center

CD+ Permit Details

Permit #	Status	Type	Address	Address #
2006012408	SUSPEND	BC3	8760 DAVIS BLVD	369495
Master #	**Model ID**	**Model Description**		**WWP**
2006012408				N

COA #	Contractor Estimated Value	PG
02-0213	$2600000.00	P
Fcc Code	**Fcc Code Description**	
327	M/STORES & SHOPS	

Owner Name		
VICTORIA ESTATES LTD ET AL		
Owner Address		
570 DELAWARE AVE		
Owner Address City	**Owner Address State**	**Owner Address Zip**
BUFFALO	NY79C0H	142020000

Applicant Type	Applicant Name
AS	TIM
Contact Name	**Contact Phone**
HORVATH, DAVID	(941)360-7283
Job Description	**Job Phone**
CBS 1 STY RETAIL SHELL BUILDING	

Certificate #	DBA	License #
21053	BENDERSON DEVELOPMENT COMPANY, INC.	CGC 036161

Subdivision #	Subdivision Description			SDP #
583	Gator Gate Unit 1			AR-11384
FLN	**Property Status**	**Block**	**Lot**	**TAZ**
0000034690080008	A		2	131
Section	**Township**	**Range**		

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Attachment: Attachment H - Permit Info, 2006012408 for Shell Retail Building - suspended (26218 : PL20220006949 PDI I-75/Collier Boulevard

03	50	26

Surveyor	Survey Date	Benchmark Location	Benchmark Elevation

Flood Elevation	Flood Map	Flood Zoning
	0425	X

Set Back Front	Set Back Rear	Set Back Left Side	Set Back Right Side
25.00		15.00	15.00

Max Building Height	Max FAR	Planning Community
		SN

Set Back Special	Zoning Atlas Page
PRESERVE 25'/SEPARATION 31.5'	0603

Zoning	Zoning Description	Zoning Overlay
PUD	PLANNED UNIT DEVELOPMENT: MIXED USES - MIN. ZONED	

Lot Area	Lot Acres

Lot Width	Lot Depth

Dates

Applied On	Approved	Approved By	Issued	Issued By
1/18/2006	10/2/2007	POTTER_T	10/4/2007	HILLCAROL

CO	COed By	Finaled	Finaled By	Expiration
				4/1/2008

Extended Expiration	Expired	Expired By	Canceled	Canceled By

Building

Project #	Calculated Job Value	Construction Code	Construction Code Description
	$7090000.00	6	TYPE V - NONCOMB WALL-UNPROTECTED

Living Sqft	Non-Living Sqft	Total Sqft	Building Height	Building Width	Building Length

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Attachment: Attachment H - Permit Info, 2006012408 for Shell Retail Building - suspended (26218 : PL20220006949 PDI I-75/Collier Boulevard

104829	10171	115000			
Bedrooms	**Baths**	**Stories**	**Habital Floors**	**Elevators**	**Escalators**
		1			
Residential Units	**Commercial Units**	**Porch**	**Additional Information**		
	0	N	10/22/08 main disconnect #2 - 1 house meter hp 1 shell building no elec plumbing or a/c 12/28/07- REVISION #1 ELECTRICAL RISER DIAGRAM CHANGE/DC		
NOC	**Plans Required**	**Coastal Construction Zone**	**COCC**	**BCAI**	**CCCL**
Y	Y	N	Y		N
Radon	**Plan Alterations**				
Y					
Enclosed Parking Spaces	**Outside Parking Spaces**	**Total Parking Spaces**	**Handicap Parking Spaces**	**Carport**	
				N	

Permit Items

Item	Description	Qty	Amount	Remarks
APFR1	APP 2003 FIRE ARCH PLAN REVIEW FEE	7090000	$2410.60	2003 FIRE ARCHITECTURAL PLAN REVIEW FEE
APLFDR	APPL LONG FORM - ZONING & DEV. REV.	1	$75.00	APPLICATION FEE - ZONING & DEV. REV.
APPFAM	APPLICATION FEE-MANUAL - FIRE PLAN REVIEW	884	$884.00	FIRE PLAN REVIEW APPLICATION FEE - MANUAL
APPFEE	APPLICATION FEE - INITIAL	104829	$5000.00	APPLICATION FEE - INITIAL
BCAI	BLDG. CODE CERT. SURCHARGE	115000	$575.00	
COAAPC	APPLICATION FEE - COA - COMM.	100	$100.00	COMMERCIAL COA APPLICATION FEE

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Attachment: Attachment H - Permit Info, 2006012408 for Shell Retail Building - suspended (26218 : PL20220006949 PDI I-75/Collier Boulevard

COMEL2	COMMERCIAL ELECTRICAL 3 PHASE	325	$195.00	
COMSW2	COMMERCIAL SWITCHES/3 PHASE	3600	$810.00	
EDCS	DATA CONVERSION SURCHARGE	5000	$150.00	
F2RR1	FIRE 2ND RE-REVIEW 2003	2411	$482.20	2003 MIN 2ND RE-REVIEW FEE
F3RR1	FIRE 3RD RE-REVIEW 2003	2411	$843.50	2003 3RD RE-REVIEW FEE
F4RR1	FIRE 4TH RE-REVIEW 2003	2411	$1446.00	2003 4TH RE-REVIEW FEE
F5RR1	FIRE 5TH RE-REVIEW 2003	2411	$2411.00	2003 5TH RE-REVIEW FEE
FC3GG	FIRE INSP ALL TYPE VI - GOLDEN GATE	115000	$3450.00	ALL TYPE VI FIRE INSPECTION FEE
FC5GG	FIRE FLR PER BLDG 300 - GOLDEN GATE	1	$300.00	ARCH FLOORS PER BLDG FIRE INSPECTION FEE
GGCMFR	G.G. COMM FIRE IMPACT	115000	$34500.00	
LVTGE	LOW VOLTAGE FEE	1	$50.00	
NRPL3	NEW NON-RES SQ.FT. PLUMBING	115000	$811.00	NEW NON-RESIDENTIAL PLUMBING SQ. FT.
PUDCOM	PUD MONITORING - COMMERCIAL	115000	$2000.00	PUD MONITORING FEE - COMMERCIAL - PER SQ. FT.
RADON	BLDG. PERMIT SURCHARGE	115000	$575.00	
STRUC4	STRUCT-MULTI INSPECT 2003	7090000	$17416.00	

Inspections

Insp Code	Description	Request Date	Schedule Insp	Result Code	Result	Result Date	Inspector	Remarks
106	COLUMNS		UA					

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Attachment: Attachment H - Permit Info, 2006012408 for Shell Retail Building - suspended (26218 : PL20220006949 PDI I-75/Collier Boulevard

107	SHEATHING METAL FASCIA							
108	FRAMING							
109	INSULATION							
111	ROOFING IN PROGRESS							
115	FINAL BUILDING							
118	LINTEL BEAM							
119	FILL CELLS							
104	TIE BEAM							
124	STEEL STAIRWAY							
130	TENANT SEP FRAMING							
131	TENANT SEP DRYWALL							
132	TENANT SEP INSULATION							
134	FINAL ROOFING							
136	IMPACT GLASS FRAMING							
200	PLUMBING ROUGH							
200	PLUMBING ROUGH							
201	PLUMBING TUB SET							
204	FINAL PLBG/VERIFY METER# WITH UNIT#							
500	ELECTRICAL T POLE							
501	ELECTRICAL ROUGH							
502	FINAL ELECTRICAL							
508	TV/TELE ROUGH							
509	FINAL TV/TELE							
600	FIRE EXTINGUISHERS							
601	PENETRATION PROTECTION							

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Attachment: Attachment H - Permit Info, 2006012408 for Shell Retail Building - suspended (26218 : PL20220006949 PDI I-75/Collier Boulevard

605	EMERGENCY LIGHTING							
606	DOORS/WINDOWS/ OPENING PROTECTION							
618	FINAL FIRE							
800	ROW/ENGINEERIN G							
801	SITE DRAINAGE							
802	LANDSCAPING							
803	PARKING							
810	EXOTIC VEG REMOVAL							
814	EROSION/SILT							
901	E NAPLES FD/774-2800							
504	TEMPORARY POWER		UA					
200	PLUMBING ROUGH	3/18/2008	UA	75	REQUEST CANCELLED BY USER	3/18/2008	nargi	PER DAVE
106	COLUMNS	9/10/2008	UA	75	REQUEST CANCELLED BY USER	9/10/2008	mitchell	per Jim Morris
200	PLUMBING ROUGH	6/2/2010	UA	75	REQUEST CANCELLED BY USER	6/7/2010	HOOKEREARL	permit expired see permit 2009120450
200	PLUMBING ROUGH	11/14/2007	UA	80	DISAPPROVAL, NO FEE	11/14/2007	garee	need to start as built for revision
103	SLAB	11/16/2007	UA	81	DISAPPROVAL, FIRST FEE	11/16/2007	verlotti	not ready wire / steel etc.
506	UNDERGROUND WIRING	10/22/2008	UA	90	APPROVAL	10/22/2008	spencer	
122	10 DAY SPOT SURVEY	11/29/2007	BC3	90	APPROVAL	11/29/2007	DAY_N	f.f.e = 16.5 /nd
100	FOOTINGS	1/30/2008	UA	90	APPROVAL	1/30/2008	vandenburgh	

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Attachment: Attachment H - Permit Info, 2006012408 for Shell Retail Building - suspended (26218 : PL20220006949 PDI I-75/Collier Boulevard

099	NOTICE OF COMMENCEMENT	10/4/2007	711	90	APPROVAL	10/4/2007	BARBGARBROUGH	10/4/07 OR 4287 PG 3116 /BJG
103	SLAB	3/21/2008	UA	91	APPROVED AS NOTED	3/21/2008	stick	truck well
133	MONOLITHIC SLAB	9/10/2008	UA	91	APPROVED AS NOTED	9/10/2008	mitchell	done w/103 per 332 SB
105	SHEARWALL/FOUND WALL/TILT-UP	1/10/2008	UA	91	APPROVED AS NOTED	1/10/2008	kincaid	Remainder of panels (RP1, RP2, RP3, RP4)
201	PLUMBING TUB SET	3/19/2008	BC3	91	APPROVED AS NOTED	12/1/2009	hooker	200 same day $40.00 jt
203	SEWER TAP	9/12/2008	UA	91	APPROVED AS NOTED	9/12/2008	nargi	PRIVATE SEWER
504	TEMPORARY POWER	10/21/2008	UA	92	PART'L APPROVAL	10/21/2008	SCOTTELLIS	NEC 2005 ARTICLE 230.2B # OF SERVICES; APPROVED PLANS SHOW ADDITIONAL SERVICE WHCH WILL BE INSPECTED AT A LATER DATE; REV FOR LOAD SIDE FEEDERS FROM 750 KCMIL TO 600 KCMIL; BOND SPRINKLER PIPE WHEN INSTALLED; 1200 MAIN DISCONNECT #2 - 1 HOUSE METER HP 1; HIGH VOLTAGE 480 VOLT MAIN DISCONNECT LABLES REQUIRED /ND. 1,200amp 480V to be GFCI protected, not ready for power/se-dae.
200	PLUMBING ROUGH	2/29/2008	UA	92	PART'L APPROVAL	2/29/2008	nargi	AS BUILT--SEE PLAN
200	PLUMBING ROUGH	11/21/2007	UA	92	PART'L APPROVAL	11/21/2007	nargi	AS BUILT--SEE PLAN
200	PLUMBING ROUGH	11/15/2007	UA	92	PART'L APPROVAL	11/15/2007	garee	SEE PRINT
200	PLUMBING ROUGH	3/19/2008	UA	92	PART'L APPROVAL	3/19/2008	nargi	200 same day $40.00 j----LOADING DOCK DRAINS
200	PLUMBING ROUGH	4/22/2009	UA	92	PART'L APPROVAL	4/22/2009	hooker	see plumbing diagram /
504	TEMPORARY POWER	10/27/2008	BC3	92	PART'L APPROVAL	10/27/2008	ellis	Main disconnect 1 and 2 and 1 house meter.
105	SHEARWALL/FOUND WALL/TILT-UP	12/26/2007	UA	92	PART'L APPROVAL	12/26/2007	stick	all but 4 truck well walls

Attachment: Attachment H - Permit Info, 2006012408 for Shell Retail Building - suspended (26218 : PL20220006949 PDI I-75/Collier Boulevard

105	SHEARWALL/FOUND WALL/TILT-UP	12/17/2007	UA	92	PART'L APPROVAL	12/17/2007	vandenburgh	tilt up panels numbered 10, 11,12,13,14,15,16,17,18,19,20,21,22,23,25,26.27.28.29,30, 31,32,33,34,35,36,37,38,39 per 844
103	SLAB	3/6/2008	UA	92	PART'L APPROVAL	3/6/2008	mitchell iv	stairs, marked on plans
103	SLAB	2/28/2008	UA	92	PART'L APPROVAL	2/28/2008	belyea	Remainder of int. slabs, ramps to follow.
103	SLAB	11/23/2007	BC3	92	PART'L APPROVAL	11/23/2007	BELYEA_S	per 332 friday after hours inspection 12:30pm, ok per mario $120.00 fee/ 2nd 1/2 marked on plans all but south side infill/dmd
103	SLAB	11/16/2007	BC3	92	PART'L APPROVAL	11/16/2007	VERLOTTI_A	as marked on plans; $40.00 same day fee /nd
100	FOOTINGS	11/8/2007	UA	92	PART'L APPROVAL	11/8/2007	mitchell iv	column footers--rows 12 thru 9, marked on plans pg S2.1
100	FOOTINGS	11/6/2007	UA	92	PART'L APPROVAL	11/6/2007	stick	column ftrs through line 13- marked on plan
100	FOOTINGS	11/5/2007	UA	92	PART'L APPROVAL	11/5/2007	belyea	3 center rows marked on plans.
100	FOOTINGS	11/2/2007	UA	92	PART'L APPROVAL	11/2/2007	stick	column ftrs marked on plan- line 17
100	FOOTINGS	1/8/2008	UA	92	PART'L APPROVAL	1/8/2008	kincaid	Remainder of main building column pads.
100	FOOTINGS	1/7/2008	UA	92	PART'L APPROVAL	1/7/2008	vandenburgh	see prints-signed & dated
100	FOOTINGS	1/3/2008	UA	92	PART'L APPROVAL	1/3/2008	vandenburgh	east side facing 951 only
100	FOOTINGS	12/7/2007	UA	92	PART'L APPROVAL	12/7/2007	jones	partial south side - in red on prints
100	FOOTINGS	11/23/2007	UA	92	PART'L APPROVAL	11/26/2007	BELYEA_S	11/23/07 see plans, south side/dmd
100	FOOTINGS	11/19/2007	UA	92	PART'L APPROVAL	11/19/2007	belyea	West end and part of south side, marked on plans.

Attachment: Attachment H - Permit Info, 2006012408 for Shell Retail Building - suspended (26218 : PL20220006949 PDI I-75/Collier Boulevard

100	FOOTINGS	11/13/2007	UA	92	PART'L APPROVAL	11/13/2007	blackburn	marked on plan
100	FOOTINGS	11/9/2007	UA	92	PART'L APPROVAL	11/9/2007	belyea	Lines 5 thru 8 see plan.

Comments

Comment	Last Updated	Last Updated By
Water & Wastewater Impact Fee 03/21/07 Commercial New 4" meter (Paid min. for 4" meter 55 ERCs this permit) 55 ERCs (paid this permit) - 30 ERCs (bldg retail flows this permit) = 25 ERCs credit forward (see Davis Crossings Counts & Credits sheet) Water - $ 151,800 (55*2760) Sewer - $ 171,875 (55*3125) Tap - $0 gm 01-May-06 emailed H. Huber & P. Kwa for copy of meter sizing/ERC value letter Amia	11/5/2007	FOGLE_C
Please refer to correction letter for out standing information all inspections on hold until information has beed recieved and approved 1/3/07 lea	10/9/2007	INNAMORATIPATTI
location C1-11&12	8/29/2007	INNAMORATIPATTI
Rev #1 Electrical riser diagram revision/em	4/15/2009	VELLOS_M

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Attachment: Attachment H - Permit Info, 2006012408 for Shell Retail Building - suspended (26218 : PL20220006949 PDI I-75/Collier Boulevard

200 same day $40.00 jt	3/19/2008	TURNER_J
10/22/08 main disconnect #2 - 1 house meter hp 1	10/22/2008	DAY_N
rev 2:Plumbing revision - change overhead supply pipe & fitting from copper to cupc	4/29/2009	MALOUTA_E
200 time insp 9:00 $40.00 jt per Jim	4/21/2009	TURNER_J

Fee Details

Transaction #	Code	Description	Amount Due	Date Paid	Amount Paid	Status	
887310	06IMIS	INSPECTION MISC. FEE	$120.00	4/15/2009	$120.00	POSTED	View Details
887310	06IMIS	INSPECTION MISC. FEE	$40.00	4/15/2009	$40.00	POSTED	View Details
887310	06IMIS	INSPECTION MISC. FEE	$40.00	4/15/2009	$40.00	POSTED	View Details
889272	06IMIS	INSPECTION MISC. FEE	$40.00	4/29/2009	$40.00	POSTED	View Details
915309	06REIN1	REINSPECTION 1	$75.00	12/9/2009	$75.00	POSTED	View Details
631390	08APPF	FIRE PLAN REVIEW APP FEE	$884.00	1/18/2006	$884.00	POSTED	View Details
795383	08APPF	FIRE PLAN REVIEW APP FEE	($884.00)	10/4/2007	($884.00)	POSTED	View Details
795383	08BACR	BLDG. PERMIT APP. FEE CREDIT	($5000.00)	10/4/2007	($5000.00)	POSTED	View Details
631390	08BAPP	BLDG. PERMIT APPLICATION FEE	$5000.00	1/18/2006	$5000.00	POSTED	View Details
795383	08BCAI	BLDG.CODE CERT. SURCHARGE	$575.00	10/4/2007	$575.00	POSTED	View Details
795383	08BPNP	BLDG PERMITS - NAPLES	$19282.00	10/4/2007	$19282.00	POSTED	View Details
889272	08BRE2	NAPLES REVISION #2	$50.00	4/29/2009	$50.00	POSTED	View Details

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Attachment: Attachment H - Permit Info, 2006012408 for Shell Retail Building - suspended (26218 : PL20220006949 PDI I-75/Collier Boulevard

887310	08BREV	PERMIT REVISION	$50.00	4/15/2009	$50.00	POSTED	View Details
887310	08BREV	PERMIT REVISION	$50.00	4/15/2009	$50.00	POSTED	View Details
795383	08COA2	DIST 2 ROAD COA CREDIT	($1030154.58)	10/4/2007	($1030154.58)	POSTED	View Details
795383	08EMRT	EMS IMPACT FEE RETAIL	$22328.58	10/4/2007	$22328.58	POSTED	View Details
795383	08FLGG	FIRE< 1 MILLION-GOLDEN GATE	$3750.00	10/4/2007	$3750.00	POSTED	View Details
795383	08FPRF	FIRE PLAN REVIEW FEE	$7593.30	10/4/2007	$7593.30	POSTED	View Details
889272	08FPRF	FIRE PLAN REVIEW FEE	$50.00	4/29/2009	$50.00	POSTED	View Details
795383	08GBRT	GOVT BLDG IMPACT FEE RETAIL	$159729.00	10/4/2007	$159729.00	POSTED	View Details
795383	08GGIM	GOLDEN GATE FIRE IMPACT	$34500.00	10/4/2007	$34500.00	POSTED	View Details
795383	08JLRT	JAIL IMPACT FEE RETAIL	$56880.22	10/4/2007	$56880.22	POSTED	View Details
795383	08LWRT	LAW ENF IMPACT FEE RETAIL	$28993.60	10/4/2007	$28993.60	POSTED	View Details
795383	08MFSG	MICROFILM SURCHARGE	$150.00	10/4/2007	$150.00	POSTED	View Details
795383	08RDGS	BLDG. PERMIT SURCHARGE	$575.00	10/4/2007	$575.00	POSTED	View Details
795383	08SCR2	DIST 2 ROAD IMPACT FEE-RETAIL	$1030154.58	10/4/2007	$1030154.58	POSTED	View Details
631390	11PLNRV	ZONING PLAN REVIEW-PLANNING	$75.00	1/18/2006	$75.00	POSTED	View Details
795383	11PUDM	PUD MONITORING FEE	$2000.00	10/4/2007	$2000.00	POSTED	View Details
631390	19APFA	COA APP FEE	$100.00	1/18/2006	$100.00	POSTED	View Details
795383	42SSDC	SEWER SYSTEM CHARGE	$171875.00	10/4/2007	$171875.00	POSTED	View Details
795383	42WSDC	WATER SYSTEM CHARGE	$151800.00	10/4/2007	$151800.00	POSTED	View Details

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Attachment: Attachment H - Permit Info, 2006012408 for Shell Retail Building - suspended (26218 : PL20220006949 PDI I-75/Collier Boulevard

COes

CONbr	Type	Status	Issd Date	

Plan Reviews

Review Department	Review Status	Release Remarks	Due Date	Release Date	In Date	Out Date
CPRC	REJECT	Rejected By: MALOUTA_E		3/9/2006		3/9/2006
PLAN	REJECT	Rejected By: LOPATAJAN 1-24-06-REJECTED, APPROVED SDP AR-4468 DWGS DIFFER FROM SUBMITTED ARCH DWGS WHICH ARE OVER 3000 SQ FT LARGER AND DIFFER IN FT PRNT. NEEDS SDPA AND NEW ARCH REVIEW APPRVL-JAL		1/24/2006	1/24/2006	1/24/2006
ARCH	REJECT	Rejected By: BRUCEMCNALL2 Attach copy of approved SDP arch. review drawings		12/29/2006	1/24/2006	12/29/2006
EHDR	COMPLETE	Released By: SHANNONHAGSTROM REC'D N/A DTD 1/24/06		1/25/2006	1/24/2006	1/25/2006
SPRC	REJECT	Rejected By: ATKINSON_L		2/16/2006	1/24/2006	2/16/2006
FPRC	REJECT	Rejected By: SALVAGGIO_R		3/3/2006	1/25/2006	3/3/2006
61GA	REJECT	Rejected By: MARGARETJANI		2/2/2006	1/25/2006	2/2/2006
61GS	REJECT	Rejected By: DELAOSA_J		2/6/2006	2/2/2006	2/6/2006

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Attachment: Attachment H - Permit Info, 2006012408 for Shell Retail Building - suspended (26218 : PL20220006949 PDI I-75/Collier Boulevard

PLH	COMPLETE	Released By: CEFALO_T		2/16/2006	2/16/2006	2/16/2006
MEG	N/A			2/16/2006	2/16/2006	2/16/2006
EPRC	REJECT	Rejected By: ENGELHART_D		2/22/2006	2/16/2006	2/22/2006
ENGR	COMPLETE	Released By: SPENCER_B		3/6/2006	3/3/2006	3/6/2006
SPR/C1	REJECT	Rejected By: FLEMING_J		8/6/2006	8/1/2006	8/6/2006
FPR/C1	REJECT	Rejected By: ABLERKENNETH		8/10/2006	8/1/2006	8/10/2006
61GAC1	REJECT	Rejected By: MARGARETJANI		8/4/2006	8/2/2006	8/4/2006
CPR/C1	REJECT	Rejected By: INNAMORATIPATTI		8/17/2006	8/1/2006	8/17/2006
PLA/C1	REJECT	Rejected By: LOPATAJAN 8-3-06-ARCH DWGS DATED 6-23-06 SHOW CHANGES TO BLDG FOOTPRINT MOSTLY AT UNITS 1 & 2, REAR SERVICE AREA OF BLDG DUMPSTER LOCATIONS ECT. UNIT NUMBERS DIFFER ON SITE PLAN. SQ FOOTAGE(UNDER AIR ALTHO LESS		8/3/2006	8/2/2006	8/3/2006
ARC/C1	REJECT	Rejected By: KEITHSCAMEHORN Attach copy of approved SDP arch. review drawings		8/4/2006	8/3/2006	8/4/2006
61GSC1	REJECT	Rejected By: JEREMYJOHNSON		8/9/2006	8/4/2006	8/9/2006

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Attachment: Attachment H - Permit Info, 2006012408 for Shell Retail Building - suspended (26218 : PL20220006949 PDI I-75/Collier Boulevard

EPR/C1	COMPLETE	Released By: GRODE_L		8/10/2006	8/6/2006	8/10/2006
FIRE	REJECT	Rejected By: ABLERKENNETH		8/10/2006	8/10/2006	8/10/2006
PLA/C2	REJECT	Rejected By: LOPATAJAN 12-29-06-SDPA PENDING ATTACH COPIES OF STAMPED APPROVED SDPA WHEN COMPLETE		12/29/2006	12/29/2006	12/29/2006
CPR/C2	REJECT	Rejected By: INNAMORATIPATTI		1/12/2007	12/28/2006	1/12/2007
SPR/C2	COMPLETE	Released By: ATKINSON_L Please refer to letter for outstanding information needed all inspections on hold until all information has been recieved and approved/1/3/07 lea		1/3/2007	1/2/2007	1/3/2007
FPR/C2	REJECT	Rejected By: RUTKOSKI_R		1/12/2007	1/3/2007	1/12/2007
61GAC2	REJECT	Rejected By: MARGARETJANI		1/4/2007	1/3/2007	1/4/2007
61GSC2	REJECT	Rejected By: JEREMYJOHNSON		1/10/2007	1/4/2007	1/10/2007
PLH/C2	N/A			1/10/2007	1/10/2007	1/10/2007
EPR/C2	COMPLETE	Released By: ENGELHART_D		1/11/2007	1/10/2007	1/11/2007
PLA/C3	REJECT	Rejected By: LOPATAJAN 5-14-07-PROVIDE STAMPED APPROVED COPIES OF AMENDED SDP AR-11384 SITE PLAN AND ZONING DATA		5/14/2007	5/10/2007	5/14/2007

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Attachment: Attachment H - Permit Info, 2006012408 for Shell Retail Building - suspended (26218 : PL20220006949 PDI I-75/Collier Boulevard

CPR/C3	REJECT	Rejected By: DORISCOUTURE		5/24/2007	5/10/2007	5/24/2007
ARC/C3	REJECT	Rejected By: BRUCEMCNALL2 Please submit stamped approved SDP for comparison.		5/14/2007	5/14/2007	5/14/2007
FPR/C3	REJECT	Rejected By: JEREMYJOHNSON pending 61g sprinkler		5/23/2007	5/16/2007	5/23/2007
61GAC3	COMPLETE	Released By: MARGARETJANI		5/18/2007	5/16/2007	5/18/2007
61GSC3	REJECT	Rejected By: JEREMYJOHNSON		5/18/2007	5/18/2007	5/18/2007
PLA/C4	COMPLETE	Released By: LOPATAJAN 8-10-07-PER AR-104860 FOR A 104,860 SF (A/C) SHELL BLDG		8/10/2007	8/9/2007	8/10/2007
ARC/C4	COMPLETE	Released By: BRUCEMCNALL2		8/15/2007	8/10/2007	8/15/2007
61GSC4	REJECT	Rejected By: JEREMYJOHNSON		8/20/2007	8/15/2007	8/20/2007
FPR/C4	REJECT	Rejected By: DELAOSA_J		8/29/2007	8/15/2007	8/29/2007
FPR/C5	COMPLETE	Released By: LONGO_R		9/27/2007	9/24/2007	9/27/2007
CPR/C5	COMPLETE	Released By: MALOUTA_E		9/27/2007	9/21/2007	9/27/2007
61GSC5	COMPLETE	Released By: JEREMYJOHNSON		9/26/2007	9/24/2007	9/26/2007
IFCR	COMPLETE	Released By: FLORISROGERS		9/28/2007	9/27/2007	9/28/2007

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Attachment: Attachment H - Permit Info, 2006012408 for Shell Retail Building - suspended (26218 : PL20220006949 PDI I-75/Collier Boulevard

FPCS	COMPLETE	Released By: POTTER_T ELECTRIC, LOW VOLTAGE, PLUMBING ROOFING & NOC		10/2/2007	10/1/2007	10/2/2007
EPR/R1	COMPLETE	Released By: DANIELCORTEZ		12/28/2007	12/28/2007	12/28/2007
CPR/R1	COMPLETE	Released By: DORISCOUTURE		1/7/2008	12/28/2007	1/7/2008
FPR/R1	N/A			1/4/2008	12/28/2007	1/4/2008
PLH/R1	N/A			1/7/2008	1/4/2008	1/7/2008
FPR/R2	COMPLETE	Released By: ABLERKENNETH2		4/16/2009	4/15/2009	4/16/2009
PLH/R2	COMPLETE	Released By: GAREEROBERT		4/17/2009	4/15/2009	4/17/2009
CPR/R2	COMPLETE	Released By: MALOUTA_E 4/20/09 Fire sign off needed		4/22/2009	4/15/2009	4/22/2009
FC/R2	COMPLETE	Released By: SARAHPIKE		4/17/2009	4/16/2009	4/17/2009

SubContractors

Type	Status	Certificate Status	DBA	Certificate #
PB	ACTIVE	INACTIVE	ACKERMAN PLUMBING, INC.	26799
RF	ACTIVE	INACTIVE	SINGLE-PLY SYSTEMS OF MINNESOTA, INC.	30767
EL	ACTIVE	INACTIVE	PALM RIVER ELECTRIC, INC.	25846

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Attachment: Attachment H - Permit Info, 2006012408 for Shell Retail Building - suspended (26218 : PL20220006949 PDI I-75/Collier Boulevard

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): Naples-Davis Blvd., LLC., c/o Benderson Development

Name of Applicant if different than owner: Todd Mathes, Director of Development, Benderson Dev.

Address: 7978 Cooper Creek Boulevard **City:** University Park **State:** Florida **ZIP:** 34201

Telephone: 941-359-8303 **Cell:** _____ **Fax:** 941-359-1508

E-Mail Address: toddmathes@benderson.com; jrd@benderson.com

Name of Agent: Todd Mathes, Director of Development

Firm: Benderson Development

Address: 7978 Cooper Creek Boulevard **City:** University Park **State:** Florida **ZIP:** 34201

Telephone: 941-359-8303 **Cell:** 941-260-7266 **Fax:** 941-359-1508

E-Mail Address: toddmathes@benderson.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 I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

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PROPERTY INFORMATION

PUD NAME: I-75 Collier Blvd Commercial Center **ORDINANCE NUMBER:** 00-89
FOLIO NUMBER(S): 34690080008

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.

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

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

REQUIREMENTS FOR REVIEW	# OF COPIES	REQUIRED	NOT REQUIRED
Completed Application (download current form from County website)	1	☒	
Pre-Application Meeting notes	1	☑	☐
Project Narrative, including a detailed description of proposed changes and why amendment is necessary	1	☑	☐
Detail of request	1	☒	
Current Master Plan & 1 Reduced Copy	1	☒	
Revised Master Plan & 1 Reduced Copy	1	☒	
Revised Text and any exhibits	1	☑	☐
PUD document with changes crossed through & underlined	1	☑	☐
PUD document as revised with amended Title Page with Ordinance #	☐	☐	☑
Warranty Deed	1	☑	☐
Legal Description	1	✓	☐
Boundary survey, if boundary of original PUD is amended	1	☑	☐
If PUD is platted, include plat book pages	☐	☐	☐
List identifying Owner & all parties of corporation	1	☑	☐
Affidavit of Authorization, signed & notarized	1	☒	
Completed Addressing Checklist	1	☒	
Property Ownership Disclosure Form	1	☒	
Copy of 8 ½ in. x 11 in. graphic location map of site	1	☑	☐
Electronic copy of all documents and plans *Please advise: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.	☐	☑	☐
***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 I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

Collier County

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

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

☐	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 — 1/30/23 Date

Naples-Davis Blvd, LLC c/o Benderson Development
Applicant/Owner Name (please print)

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

BENDERSON DEVELOPMENT
7978 COOPER CREEK BOULEVARD
UNIVERSITY PARK, FL 34201
941.359.8303.P 941.359.1508.F

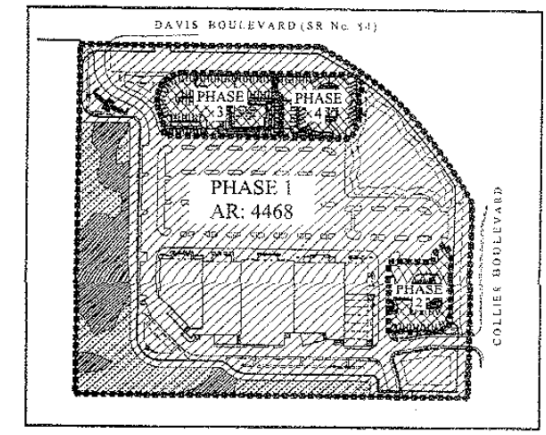
Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

PROJECT NARRATIVE AND DETAIL OF REQUEST

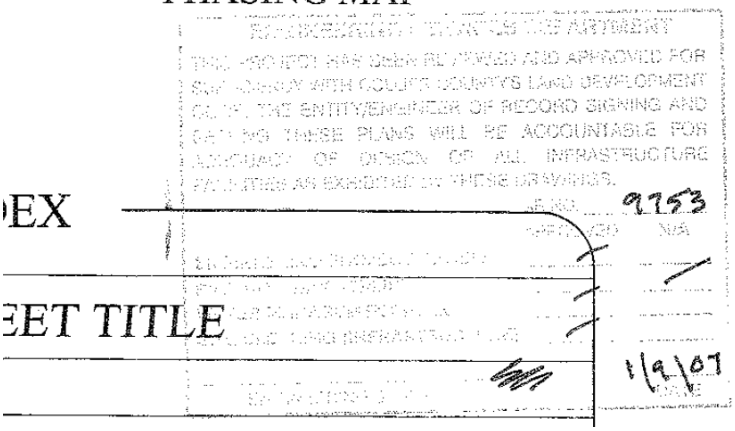
BACKGROUND:

The I-75 / Collier Boulevard Commercial Center Planned Unit Development (PUD) consists of ± 19.54 acres of land situated at the Southwest corner of the intersection of Collier Boulevard (CR 951) and Davis Boulevard (CR 84) in Collier County. The PUD was originally approved by Ordinance 2000-89 to allow for either a single use development such as a shopping center, or less intensive multiple uses on the property such as mixed-use office and retail. This application is for a PUD Insubstantial Change (PDI) to amend Section 3.4 k. of the PUD Ordinance to include two deviations from the LDC, for sign height and sign area.

Development of the property was approved and began in 2007. The original plan of development included a multi-tenant building and three outparcels.



PHASING MAP



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The multi-tenant building was partially constructed but never occupied. The sign which is the subject of this PDI Application was also constructed at that time. See the aerial image below taken in 2008.



For over a decade, whether the sign lawfully existed on the property was never at issue. The legality of the sign was also not an issue in 2019 when Collier County approved a site development amendment (SDPA PL20180003028) to facilitate the conversion of the partially built multi-tenant building to a single tenant Amazon distribution facility. The only mention of "signs" in the approval letter was a standard stipulation under Zoning Conditions.

Zoning Conditions

- SIGNAGE RESTRICTIONS: Please be advised that any permanent sign (wall, ground, monument, directory, etc.) requires a separate building permit and must meet the provisions of the Collier County Land Development Code, Section 5.06.00, and/or the applicable provisions of the governing Planned Unit Development (PUD) document, regardless of any sign placement, dimensions or color depicted on the site and/or architectural plans approved by this letter.
- All PUD related stipulations shall apply to this project.

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BENDERSON DEVELOPMENT
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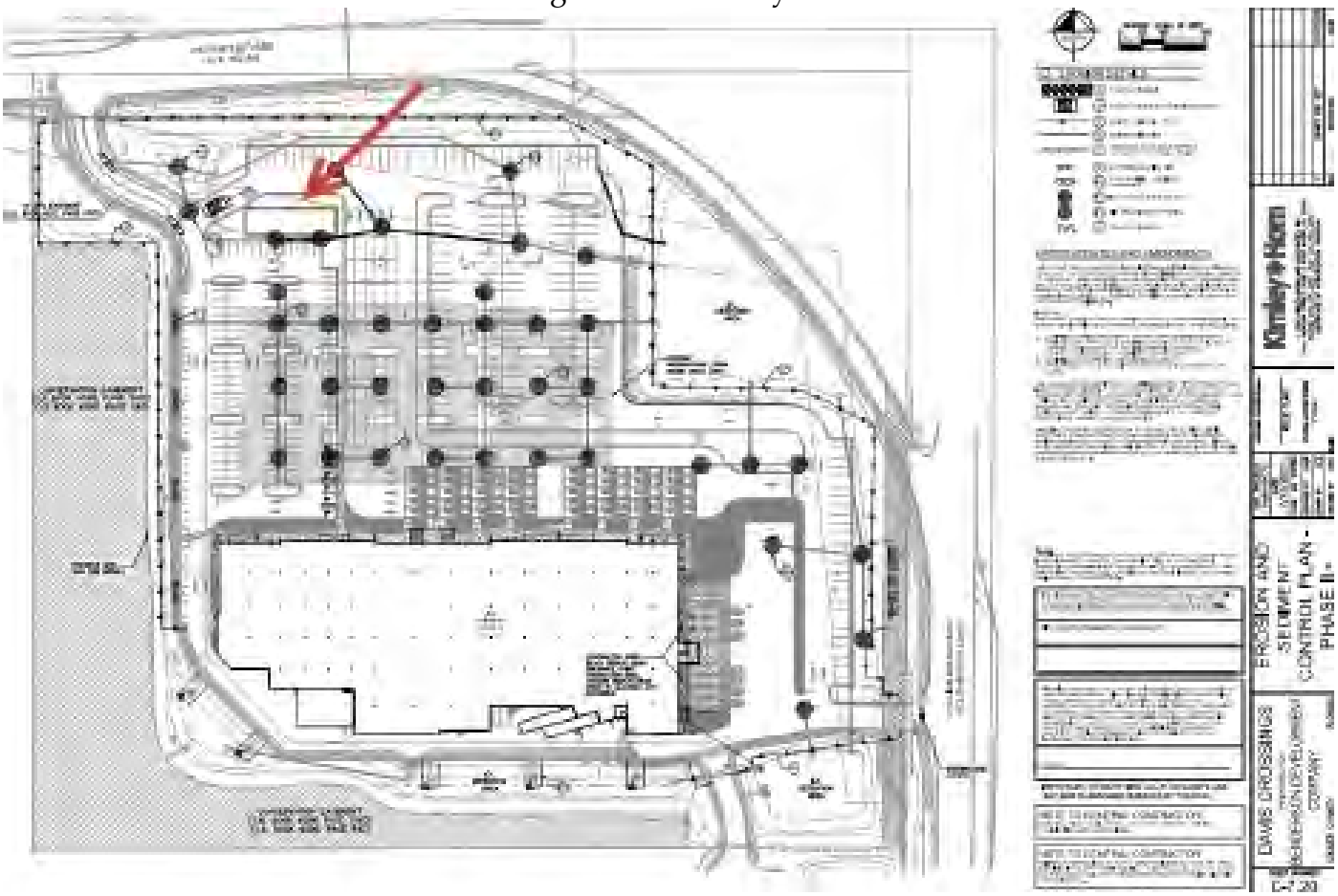
A valid building permit had been obtained for the sign in question, and there had not been any prior revocation of the permit or code enforcement issues raised concerning the sign during prior enforcement proceedings.

Our specific understanding of the sign code issue here is that there is 1 tenant in 1 building on the property, and the code requires a multi-tenant land use to support the existing sign. It is true that there is 1 tenant in 1 building on the property. However, the 2019 SDPA authorizes the construction of an additional building which has not yet been constructed.



REQUEST:

The Applicant is requesting an Insubstantial Change to the I-75 / Collier Boulevard Commercial Center PUD to amend Section 3.4 k. to include two deviations from the LDC, for sign height and sign area. The LDC Section 5.06.04.F.1.a. allows for sign height of 15 feet and Section 5.06.04.F.1.c. allows for sign area of 80 feet. Deviations are necessary to allow a sign

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that is consistent with the standards for on-premises signs. Requirements for on-premises signs are provided below with analysis in ***bold italicized text.***

F. On-premise signs. On-premises pole signs, ground signs, projecting signs, wall signs, and mansard signs shall be allowed in all nonresidential zoning districts subject to the restrictions below:

1. Pole or ground signs. Single-occupancy or multiple-occupancy parcels, having frontage of 150 feet or more on a public street, or combined public street frontage of 220 linear feet or more for corner lots, shall be permitted one pole or ground sign. Additional pole or ground signs may be permitted provided that each sign is separated by a minimum of 1,000 feet as measured along the street frontage, and all setback requirements are met.

   a. Maximum allowable height. All pole or ground signs within nonresidential zoning districts and as applicable to designated nonresidential portions of PUD zoned properties are limited to a maximum height of 15 feet when located along an arterial or collector road and 12 feet for all other roads, except as otherwise provided herein. Height shall be measured from the lowest centerline grade of the nearest public or private right-of-way or easement to the uppermost portion of the sign structure.
   A deviation is requested to allow up to a maximum height of 18 feet and six inches for a pole or ground sign facing Davis Boulevard for Parcel ID. No. 34690080008.

   c. Maximum allowable sign area: 80 square feet for pole or ground signs located along an arterial or collector road and 60 square feet for all other roads.
   A deviation is requested to allow up to a maximum allowable sign area of 132 square feet for a pole or ground sign facing Davis Boulevard for Parcel ID. No. 34690080008.

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COMPLIANCE WITH LDC SECTION 10.02.13.E.1.:

The request complies with the insubstantial change criteria of LDC Section 10.02.13.E.1.:

E. Changes and amendments. There are three types of changes to a PUD Ordinance: Substantial, Insubstantial, and Minor.

1. Substantial changes. Any substantial change(s) to an approved PUD Ordinance shall require the review and recommendation of the Planning Commission and approval by the Board of County Commissioners as a PUD amendment prior to implementation. Applicants shall be required to submit and process a new application complete with pertinent supporting data, as set forth in the Administrative Code. For the purpose of this section, a substantial change shall be deemed to exist where:

   a) A proposed change in the boundary of the PUD;
   The request does NOT include a change in the boundary of the PUD.

   b) A proposed increase in the total number of dwelling units or intensity of land use or height of **buildings** within the **development**;

   The request does NOT increase the number of dwelling units or intensity of land use or height of buildings within the development.

   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;
   The request does NOT change preservation, 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;
   The request does NOT increase areas or relocate areas for nonresidential land uses.

BENDERSON DEVELOPMENT
7978 COOPER CREEK BOULEVARD
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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;
The request does NOT increase impacts of development, such as traffic generation, circulation or impacts on other 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;
The request does NOT change land use activities and does NOT generate higher level of vehicular trips.

g) A change that will result in a requirement for increased stormwater retention, or will otherwise increase stormwater discharges;
The request does NOT result in a requirement for increased stormwater retention or increased 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;
The request does NOT create incompatibility with, or negatively impact, adjacent land uses.

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;
The request IS consistent with the Collier County 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
The request is NOT located within a DRI.

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

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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.
The request is NOT deemed a substantial modification and may be processed as an Insubstantial Change (PDI).

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

I-75 Collier Boulevard Commercial Center
A
Planned Unit Development

* * * * * * * * * * * * * *

SECTION III

COMMERCIAL AREAS PLAN

* * * * * * * * * * * * * *

3.4 DEVELOPMENT STANDARDS

a. Minimum Lot Area: 10,000 square feet

* * * * * * * * * * * * * *

k. Signs: ~~As required in Division 2.5 of the Land Development Code.~~

1. As required in section 5.06.04 of the Land Development Code.

2. One pole or ground sign shall be allowed up to 18 feet and six inches in height and 132 square feet in size facing Davis Boulevard for Parcel ID No. 34690080008.

* * * * * * * * * * * * * *

Words ~~stricken~~ are deletions;
words underlined are additions

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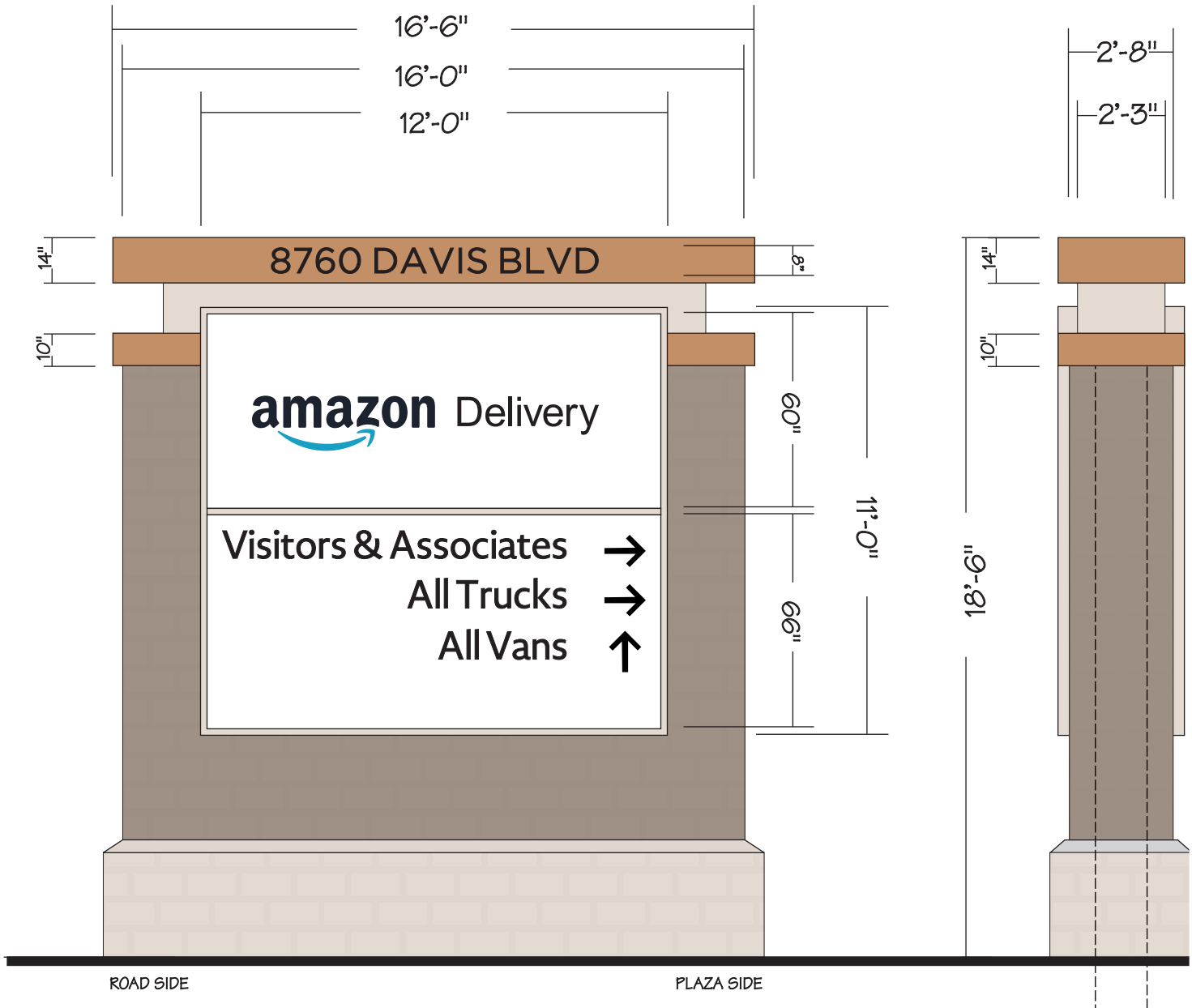


1/8" ALUMINUM SIGN PANELS WITH STENCIL CUT GRAPHICS PAINTED WHITE WITH SATIN FINISH.

1/2" ACRYLIC SURFACE MOUNTED LETTERS

EXTERNAL ILLUMINATION VIA UPLIGHTING ON EACH SIDE OF MONUMENT SIGN

BENDERSON DEVELOPMENT

7978 COOPER CREEK BOULEVARD, UNIVERSITY PARK FL 34

PROPERTY DAVIS CROSSING

NAPLES, FL

PROP.# 3301 DRWG. # 3301 PY_DAVIS

BY J. MIANO DATE 12.28.22 REVISION 3.6.23

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

CXX - CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1(D)	905.71'	36°12'47"	572.44'		
C1(S)	905.71'	36°14'14"	572.83'	563.33'	N44°25'22"W
C2	865.71'	39°54'04"	602.93'		N40°33'22"W
C2(S)	865.71'	39°54'04"	602.88'	590.78'	N40°33'15"W

LEGEND

- ⊠ - DENOTES CONCRETE LIGHT POLE
- ▭ - DENOTES CONCRETE POWER POLE
- Ⓓ - DENOTES DRAINAGE MANHOLE
- DENOTES PEDESTRIAN CROSSING SIGNAL
- DENOTES TRAFFIC SIGNAL VAULT
- - CONSERVATION EASEMENT
- - 10' FPL EASEMENT
- - PERMANENT UTILITY EASEMENT

LEGEND

(D) - DESCRIPTION DATA
(P) - PLAT DATA
(S) - SURVEY DATA

- DENOTES FIRE HYDRANT
- DENOTES IRRIGATION VALVE
- DENOTES ELECTRIC SERVICE
- DENOTES WATER METER BOX
- DENOTES WATER VALVE
- DENOTES CATCH BASIN
- DENOTES CABLE SERVICE
- DENOTES SEWER MANHOLE
- DENOTES TELEPHONE SERVICE
- DENOTES LIGHT POLE
- DENOTES POWER POLE
- DENOTED UNDERGROUND GAS LINE MARKER
- DENOTES FIRE DEPARTMENT VALVE
- DENOTES AIR RELEASE VALVE
- DENOTES CLEANOUT
- DENOTES PVC PIPE
- DENOTES FIRE DEPARTMENT RISER
- DENOTES TRAFFIC CONTROL BOX
- DENOTES BURIED FIBER OPTIC MARKER

LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF COLLIER, LYING IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 50 SOUTH, RANGE 26 EAST, BEING PART OF TRACT 1, GATOR GATE, AS RECORDED IN PLAT BOOK 7, PAGE 2, PUBLIC RECORDS OF SAID COLLIER COUNTY, AND A PART OF TRACT 2, GATOR GATE, UNIT 2, AS RECORDED IN PLAT BOOK 7, PAGE 54, OF SAID PUBLIC RECORDS BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 3; THENCE S00°28'36"W ALONG THE WEST LINE OF SAID FRACTION FOR 50.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 84; THENCE S89°42'19"E ALONG SAID SOUTH LINE FOR 200.00 FEET TO THE POINT OF BEGINNING; THENCE S00°28'36"W ALONG A LINE PARALLEL WITH AND 200.00 FEET EAST OF (AS MEASURED ON A PERPENDICULAR) SAID WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 FOR 900.00 FEET; THENCE S89°42'19"E ALONG A LINE PARALLEL WITH AND 900.00 FEET SOUTH OF (AS MEASURED ON A PERPENDICULAR) SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 84 FOR 1012.98 FEET TO THE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD 951; THENCE N00°50'42"E ALONG SAID WEST RIGHT-OF-WAY LINE FOR 500.04 FEET TO A POINT OF INTERSECTION WITH A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 905.71 FEET AND TO WHICH POINT A RADIAL LINE BEARS N63°40'35"E; THENCE NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 36°12'47" FOR 572.44 FEET TO SAID SOUTH RIGHT-OF-WAY LINE OF STATE ROAD 84; THENCE N89°42'19"W RIGHT-OF-WAY LINE FOR 618.76 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPTING THEREFROM THE NORTH 50 FEET

ALSO LESS AND EXCEPTING THEREFROM THAT PORTION DESCRIBED IN DEED TO COLLIER COUNTY RECORDED IN OFFICIAL RECORDS BOOK 4360, PAGE 2653, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

GENERAL NOTES

1. ◯ = FOUND 5/8" IRON PIN AND CAP STAMPED FDOT DRMP LB 2468.
2. ● = FOUND 5/8" IRON PIN AND CAP STAMPED ABB INC LB 3664.
3. ■ = FOUND CONCRETE (ILLEGIBLE).
4. ▲ = FOUND PK NAIL AND DISC STAMPED FDOT DRMP LB 2468.
5. DESCRIBED PROPERTY LIES WITHIN FLOOD ZONE AH, ELEVATION = 11.00' NAVD PER F.I.R.M. COMMUNITY PANEL NO. 120067 MAP NOS. 12021C 0414H AND 12021C 0418H DATED MAY 16, 2012.
6. ELEVATIONS HEREON ARE REFERENCE TO NORTH AMERICAN VERTICAL DATUM OF 1988. (NAVD88) BENCHMARK USED = NGS V526 (PID AJ6598).
7. THIS SURVEY IS CERTIFIED TO THE DATE OF THE FIELD SURVEY, NOT THE DATE OF SIGNATURE.

SANITARY SEWER MANHOLE TABLE

SMH #1
RIM ELEVATION = 14.53
8" PVC INVERT NORTH = 7.23
8" PVC INVERT WEST = 7.13

SMH #2
RIM ELEVATION = 14.44
8" PVC INVERT SOUTH = 8.22

SMH #3
RIM ELEVATION = 14.54
8" PVC INVERT EAST = 6.18
8" PVC INVERT WEST = 6.06

SMH #4
RIM ELEVATION = 14.17
8" PVC INVERT EAST = 5.24
8" PVC INVERT NORTHWEST = 5.14

SMH #5
RIM ELEVATION = 13.91
8" PVC INVERT WEST = 4.24
8" PVC INVERT SOUTHEAST = 4.52
8" PVC INVERT NORTH = 4.82

SMH #6
RIM ELEVATION = 14.08
8" PVC INVERT NORTH = 5.29
8" PVC INVERT SOUTH = 5.18

SMH #7
RIM ELEVATION = 14.43
8" PVC INVERT SOUTH = 6.71
8" PVC INVERT EAST = 7.53

SMH #8
RIM ELEVATION = 14.11
8" PVC INVERT WEST = 9.05
8" PVC INVERT NORTHEAST = 9.10

CATCH BASIN DRAINAGE TABLE

CB #1 (CATCH BASIN)
GRATE ELEVATION = 12.78

CB #2 (CATCH BASIN)
GRATE ELEVATION = 12.80

CB #3 (CATCH BASIN)
GRATE ELEVATION = 12.80

CB #4 (CATCH BASIN)
GRATE ELEVATION = 12.80

CB #5 (CATCH BASIN)
GRATE ELEVATION = 12.84

CB #6 (CATCH BASIN)
GRATE ELEVATION = 12.76

CB #7 (CATCH BASIN)
GRATE ELEVATION = 12.81

CB #8 (CATCH BASIN)
GRATE ELEVATION = 12.83

CB #9 (CATCH BASIN)
GRATE ELEVATION = 12.87

CB #10 (CATCH BASIN)
GRATE ELEVATION = 12.84

CB #11 (CATCH BASIN)
GRATE ELEVATION = 12.83

CB #12 (CATCH BASIN)
GRATE ELEVATION = 12.81

CB #13 (CATCH BASIN)
GRATE ELEVATION = 12.83

CB #14 (CATCH BASIN)
GRATE ELEVATION = 12.78

CB #15 (CATCH BASIN)
GRATE ELEVATION = 13.10

CB #16 (CATCH BASIN)
GRATE ELEVATION = 13.10

CATCH BASIN DRAINAGE TABLE

CB #17 (CATCH BASIN)
GRATE ELEVATION = 13.12

CB #18 (CATCH BASIN)
GRATE ELEVATION = 13.14

CB #19 (CATCH BASIN)
GRATE ELEVATION = 13.13

CB #20 (CATCH BASIN)
GRATE ELEVATION = 13.13

CB #21 (CATCH BASIN)
GRATE ELEVATION = 13.10

CB #22 (CATCH BASIN)
GRATE ELEVATION = 13.11

CB #23 (CATCH BASIN)
GRATE ELEVATION = 13.12

CB #24 (CATCH BASIN)
GRATE ELEVATION = 13.16

CB #25 (CATCH BASIN)
GRATE ELEVATION = 13.46

CB #26 (CATCH BASIN)
GRATE ELEVATION = 14.87

CB #27 (CATCH BASIN)
GRATE ELEVATION = 10.03

CB #28 (CATCH BASIN)
GRATE ELEVATION = 13.74

CB #29 (CATCH BASIN)
GRATE ELEVATION = 13.57

CB #30 (CATCH BASIN)
GRATE ELEVATION = 13.54

CB #31 (CATCH BASIN)
GRATE ELEVATION = 9.92

CB #32 (CATCH BASIN)
GRATE ELEVATION = 10.01

CB #33 (CATCH BASIN)
GRATE ELEVATION = 14.80

CURB INLET DRAINAGE TABLE

CI #1 (CURB INLET)
GRATE ELEVATION = 12.00

CI #2 (CURB INLET)
GRATE ELEVATION = 11.44

CI #3 (CURB INLET)
GRATE ELEVATION = 11.90

CI #4 (CURB INLET)
GRATE ELEVATION = 12.17

CI #5 (CURB INLET)
GRATE ELEVATION = 12.47

CI #6 (CURB INLET)
GRATE ELEVATION = 12.80

CI #7 (CURB INLET)
GRATE ELEVATION = 13.12

CI #8 (CURB INLET)
GRATE ELEVATION = 12.77

CI #9 (CURB INLET)
GRATE ELEVATION = 12.40

CI #10 (CURB INLET)
GRATE ELEVATION = 12.07

CI #11 (CURB INLET)
GRATE ELEVATION = 12.07

CI #12 (CURB INLET)
GRATE ELEVATION = 12.76

CURB INLET DRAINAGE TABLE

CI #13 (CURB INLET)
GRATE ELEVATION = 12.62

CI #14 (CURB INLET)
GRATE ELEVATION = 12.82

CI #15 (CURB INLET)
GRATE ELEVATION = 13.95

CI #16 (CURB INLET)
GRATE ELEVATION = 13.81

CI #17 (CURB INLET)
GRATE ELEVATION = 13.81

CI #18 (CURB INLET)
GRATE ELEVATION = 13.80

CI #19 (CURB INLET)
GRATE ELEVATION = 13.91

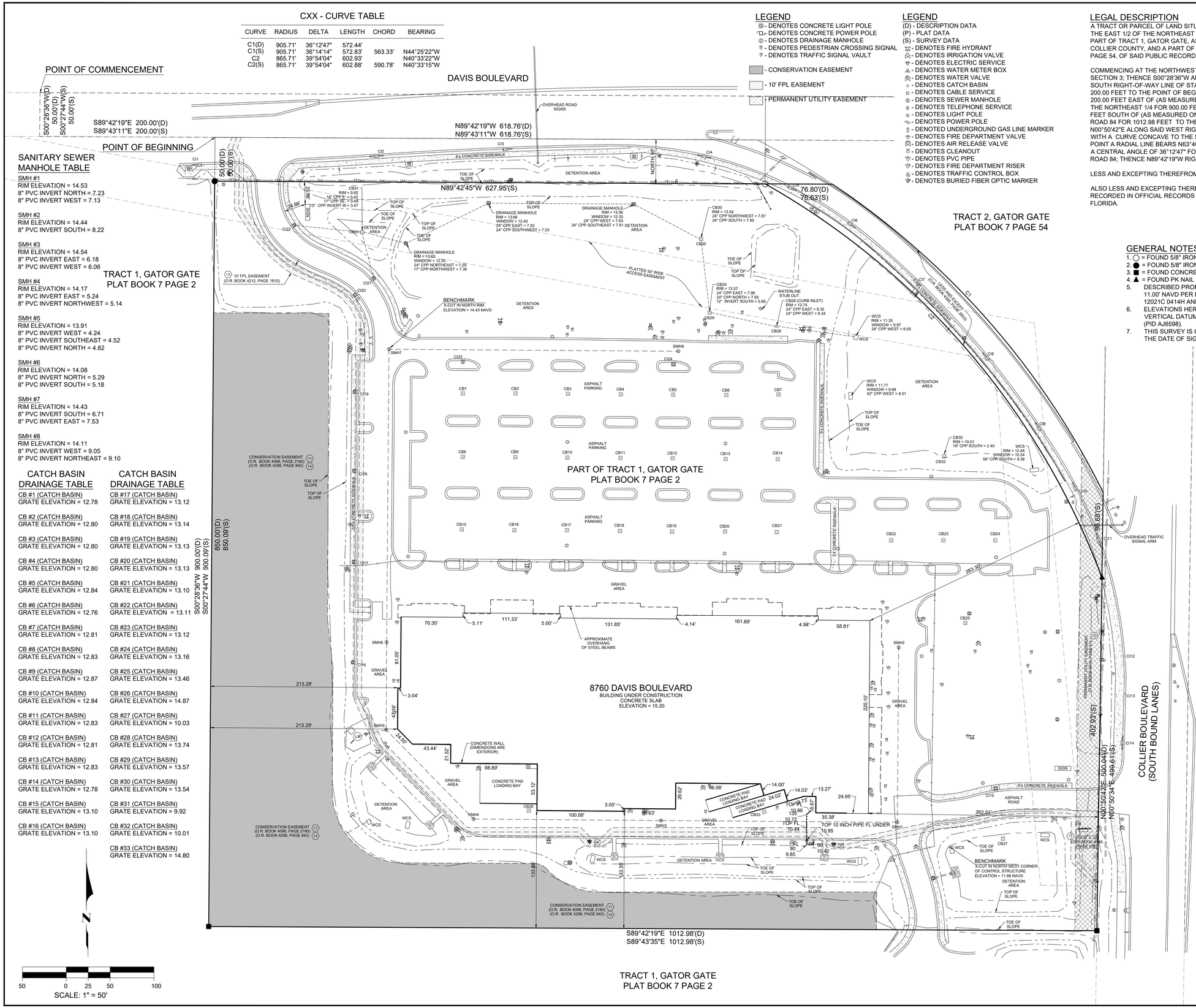
CI #20 (CURB INLET)
GRATE ELEVATION = 14.23

CI #21 (CURB INLET)
GRATE ELEVATION = 14.23

CI #22 (CURB INLET)
GRATE ELEVATION = 14.39

CI #23 (CURB INLET)
GRATE ELEVATION = 14.36

CI #24 (CURB INLET)
GRATE ELEVATION = 14.37



RICHARD J. EWING, VP
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5295
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
DATE OF FIELD SURVEY: 09/25/18
DATE OF SIGNATURE:

COASTAL ENGINEERING CONSULTANTS, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 2464

THIS DOCUMENT AND THE CONCEPTS INCORPORATED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY COASTAL ENGINEERING CONSULTANTS, INC. SHALL BE WITHOUT LIABILITY TO COEC OR ITS SUBCONSULTANTS.

DATE:	09/25/18	SCALE:	1" = 50'	NO.:1	04/13/20	MMW	ADDED ADDITIONAL TOPO AND ASBUILTS
DRAWN:	MMW	F.B.	G641				
CHECKED:	RJE	PG.	70				
SEC.	3	TWP.	50S	RNG.	26E		
ACAD NO.				16189			
REF. NO.				16189			

NO. | DATE | BY | REVISION DESCRIPTION

CLIENT: BENDERSON DEVELOPMENT CO., LLC

TITLE: RECORD SURVEY
OF A TRACT OR PARCEL OF LAND LYING IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COUNTY OF COLLIER, FLORIDA.

CIVIL ENGINEERING
SURVEY & MAPPING
COASTAL ZONE MANAGEMENT
ENVIRONMENTAL
PLANNING SERVICES

PHONE: (239)643-2324
FAX: (239)643-1143
www.coastalengineering.com
E-Mail: info@cecfl.com

COASTAL ENGINEERING CONSULTANTS INC.
AECOM GROUP COMPANY
Serving Florida Since 1977
3106 SOUTH HORSESHOE DRIVE
NAPLES, FLORIDA 34104

SHEET 1 OF 3

FILE NO.: 16189

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-75/Collier Boulevard Commercial Center PUD)





MAP LEGEND

- Major Roads
- Street Names
- Parcels
- Aerials 2022 Rural [2FT]
- Collier County

Folio Number: 34690080008
Name: NAPLES-DAVIS BLVD., LLC
Street# & Name: 8760 DAVIS BLVD
Build# / Unit#: / 2
Legal Description: GATOR GATE UNIT 1 AND GATOR GATE UNIT 2, THAT PART OF TR 1 AND 2 AS DESC IN OR 2962 PG 221, LESS THAT PORTION AS

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 I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

Collier County
Growth Management
Community Development Department

ADDRESSING CHECKLIST

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

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

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

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

LOCATION INFORMATION

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

34690080008

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

SEE ATTACHED.

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

8760 Davis Boulevard
Naples, Florida 34112

PROJECT INFORMATION

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

CURRENT PROJECT NAME

PROPOSED PROJECT NAME

PROPOSED STREET NAME(s)

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

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

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

ADDRESSING CHECKLIST LEGAL DESCRIPTION:

GATOR GATE UNIT 1 AND GATOR GATE UNIT 2, THAT PART OF TR 1 AND 2 AS DESC IN OR 2962 PG 221, LESS THAT PORTION AS DESC IN OR 4026 PG 3583, LESS THAT PORTION FOR R/W AS DESC IN OR 4360 PG 2653, LESS THAT PORTION FOR R/W AS DESC IN OR 5773 PG 518

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

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
Naples-Davis Blvd., LLC, a Florida limited liability company	100 %
c/o BENDERSON DEVLOPMENT CO LLC	
7978 Cooper Creek Blvd. University Park, FL 34201	
*See attached Exhibit "A" for all parties with an ownership interest	

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 I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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 1/11/2002

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

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

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

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

Todd Mathes
Agent/Owner Signature

11/11/22
Date

Todd Mathes
Agent/Owner Name (please print)

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

EXHIBIT "A"

PROPERTY OWNERSHIP DISCLOSURE FORM

NAPLES-DAVIS BLVD. LLC, a Florida limited liability company – sole owner of land and improvements and owned by:

Benderson Development Company, LLC which is owned by:

Benderson Properties, Inc.	(25%)
9395 CH, LLC	(45%)
Benderson 85-1 Trust	(30%)

Benderson Properties, Inc. which is owned by:

Ronald Benderson 1995 Trust	(46.50%)
Randall Benderson 1993-1 Trust	(32.25%)
Shaun Benderson	(4.75%)
Evan Benderson	(4.75%)
Sarah Benderson	(4.75%)
Shaun Benderson 2017 GST Trust	(4.00%)
Randall Benderson 2012 GST Trust	(1.50%)
Shaun Benderson 2012 GST Trust	(1.50%)

9395 CH, LLC which is owned by:

Randall Benderson 1993-1 Trust	(70.18%)
Ronald Benderson 1995 Trust	(24.15%)
Shaun Benderson 2016 GST Trust	(3.65%)
Evan Benderson 2017 GST Trust	(1.01%)
Sarah Benderson 2017 GST Trust	(1.01%)

Benderson 1985-1 Trust

- Beneficiaries of the trusts are members of the Benderson family and various public charities.
- All entity and trust addresses are 7978 Cooper Creek Boulevard, University Park, Florida 34201.

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20220006949

I, Todd Mathes (print name), as Applicant and uthorized Agent (title, if applicable) of Naples-Davis, LLC, a Florida limited liability company (company, If applicable), swear or affirm under oath, that I am the (choose one) owner [ ] applicant [✓] contract purchaser [ ] and that:

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

Notes:

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

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

Todd Mathes
Signature

2/6/2023
Date

STATE OF FLORIDA
COUNTY OF MANATEE

The foregoing instrument was acknowleged before me by means of [x] physical presence or [ ] online notarization this 6th day of February, 20 23, by (printed name of owner or qualifier) _____.

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.

JULIE LAPIDES DANIEL
MY COMMISSION #HH278568
EXPIRES: JUN 21, 2026
Bonded through 1st State Insurance

Notary Signature: Julie Lapides Daniel
Julie Lapides Daniel

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

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

INSTR 5828694 OR 5727 PG 1947 E-RECORDED 2/14/2020 8:53 AM PAGES 5
CLERK OF THE CIRCUIT COURT AND COMPTROLLER, COLLIER COUNTY FLORIDA
REC $44.00 INDX $6.00

This Instrument Prepared by:
Kevin M. Kinney, Counsel
Benderson Development Company, LLC
7978 Cooper Creek Blvd.
University Park, FL 34201

AFFIDAVIT OF MERGER of DAVIS CROSSINGS, LLC, DAVIS CROSSINGS II, LLC, DAVIS CROSSINGS III, LLC, DAVIS CROSSINGS IV, LLC, DAVIS CROSSINGS V, LLC, DAVIS CROSSINGS VI, LLC, DAVIS CROSSINGS VII, LLC, DAVIS CROSSINGS VIII, LLC and NAPLES-DAVIS BLVD., LLC

into

NAPLES-DAVIS BLVD., LLC

COLLIER COUNTY
COPY
CLERK OF THE CIRCUIT COURT

STATE OF FLORIDA)
COUNTY OF MANATEE)

Stephen C. Scalione, being duly sworn, deposes and says:

1. I am counsel to Naples-Davis Blvd., LLC, a Florida limited liability company.

2. That attached hereto as Exhibit "A" is a true and correct copy of the Certificate of Merger filed with the Florida Secretary of State on January 21, 2020 wherein Davis Crossings, LLC, Davis Crossings II, LLC, Davis Crossings III, LLC, Davis Crossings IV, LLC, Davis Crossings V, LLC, Davis Crossings VI, LLC, Davis Crossings VII, LLC, Davis Crossings VIII, LLC and Naples-Davis Blvd., LLC merged.

3. The surviving limited liability company is Naples-Davis Blvd., LLC, a Florida limited liability company.

Kevin M. Kinney

Sworn to before me this
12th day of February, 2020

Notary Public: State of Florida

GINA HOLZER
MY COMMISSION #GG222814
EXPIRES: JUN 16, 2022
Bonded through 1st State Insurance

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-75/Collier Boulevard

3.C.j

L06000039934

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP ☐ WAIT ☐ MAIL

(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only

400339348744

FILED
2020 JAN 21 AM 9:58
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

COLLIER COUNTY
COPY
CLERK OF THE CIRCUIT COURT

Y SULKER
JAN 27 2020

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-75/Collier Boulevard

Articles of Merger
For
Florida Limited Liability Company

The following Articles of Merger is submitted to merge the following Florida Limited Liability Company(ies) in accordance with s. 605.1025, Florida Statutes.

FIRST: The exact name, form/entity type, and jurisdiction for each merging party are as follows:

Name	Jurisdiction	Form/Entity Type
Naples-Davis Blvd., LLC	Florida	Limited Liability Company
Davis Crossings, LLC	Florida	Limited Liability Company
Davis Crossings II, LLC	Florida	Limited Liability Company
Davis Crossings III, LLC	Florida	Limited Liability Company
Davis Crossings IV, LLC	Florida	Limited Liability Company
Davis Crossings V, LLC	Florida	Limited Liability Company
Davis Crossings VI, LLC	Florida	Limited Liability Company
Davis Crossings VII, LLC	Florida	Limited Liability Company
Davis Crossings VIII, LLC	Florida	Limited Liability Company

SECOND: The exact name, form/entity type, and jurisdiction of the surviving party are as follows:

Name	Jurisdiction	Form/Entity Type
Naples-Davis Blvd., LLC	Florida	Limited Liability Company

COLLIER COUNTY COPY CLERK OF THE CIRCUIT COURT

THIRD: The merger was approved by each domestic merging entity that is a limited liability company in accordance with ss.605.1021-605.1026; by each other merging entity in accordance with the laws of its jurisdiction; and by each member of such limited liability company who as a result of the merger will have interest holder liability under s.605.1023(1)(b).

FILED
2020 JAN 21 AM 9:58
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-75/Collier Boulevard

FOURTH: Please check one of the boxes that apply to surviving entity: (if applicable)

☒ This entity exists before the merger and is a domestic filing entity, the amendment, if any to its public organic record are attached.

☐ This entity is created by the merger and is a domestic filing entity, the public organic record is attached.

☐ This entity is created by the merger and is a domestic limited liability limited partnership or a domestic limited liability partnership, its statement of qualification is attached.

☐ This entity is a foreign entity that does not have a certificate of authority to transact business in this state. The mailing address to which the department may send any process served pursuant to s. 605.0117 and Chapter 48, Florida Statutes is:

_____

_____

_____

FIFTH: This entity agrees to pay any members with appraisal rights the amount, to which members are entitled under ss.605.1006 and 605.1061-605.1072, F.S.

SIXTH: If other than the date of filing, the delayed effective date of the merger, which cannot be prior to nor more than 90 days after the date this document is filed by the Florida Department of State:

_____

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

SEVENTH: Signature(s) for Each Party:

Name of Entity/Organization:	Signature(s):	Typed or Printed Name of Individual:
Naples-Davis Blvd., LLC		David H. Baldauf, Manager
Davis Crossings, LLC		David H. Baldauf, Manager
Davis Crossings II, LLC		David H. Baldauf, Manager
Davis Crossings III, LLC		David H. Baldauf, Manager
Davis Crossings IV LLC		David H. Baldauf, Manager
Davis Crossings V, LLC		David H. Baldauf, Manager
Davis Crossings VI, LLC		David H. Baldauf, Manager
Davis Crossings VII, LLC		David H. Baldauf, Manager
Davis Crossings VIII, LLC		David H. Baldauf, Manager

Corporations:	Chairman, Vice Chairman, President or Officer *(If no directors selected, signature of incorporator.)*
General partnerships:	Signature of a general partner or authorized person
Florida Limited Partnerships:	Signatures of all general partners
Non-Florida Limited Partnerships:	Signature of a general partner
Limited Liability Companies:	Signature of an authorized person

Fees:				
For each Limited Liability Company:	$25.00	For each Corporation:	$35.00
For each Limited Partnership:	$52.50	For each General Partnership:	$25.00
For each Other Business Entity:	$25.00	Certified Copy (optional):	$30.00

COLLIER COUNTY COPY CLERK OF THE CIRCUIT COURT

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-75/Collier Boulevard

FLORIDA DEPARTMENT OF STATE
Division of Corporations

January 27, 2020

CSC

,

COLLIER COUNTY
COPY
CLERK OF THE CIRCUIT COURT

Re: Document Number L06000039934

The Articles of Merger for NAPLES-DAVIS BLVD., LLC, the surviving Florida entity, were filed on January 21, 2020.

Should you have any questions regarding this matter, please feel free to telephone (850) 245-6050, the Amendment Filing Section.

Yasemin Y Sulker
Regulatory Specialist III
Division of Corporations

Letter Number: 620A00001859

Account number: I20000000195

Amount charged: 225.00

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-75/Collier Boulevard

3822606 OR: 4020 PG: 1321

3.C.j

RECORDED in OFFICIAL RECORDS of COLLIER COUNTY, FL
04/19/2006 at 12:59PM DWIGHT E. BROCK, CLERK
REC FEE 27.00
DOC-.70 .70

This Document Prepared by and Return to:
Alicia H. Gayton, Esq.
8441 Cooper Creek Blvd.
University Park, Florida 34201
Parcel ID Number: 34690080008

Retn:
BENDERSON DEVELOPMENT CO
8441 COOPER CREEK BLVD
UNIVERSITY PARK FL 34201

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 13 day of APRIL, 2006, between **VICTORIA ESTATES, LTD**, a Florida limited partnership, whose address is 8441 Cooper Creek Blvd., University Park, FL 34201 ("GRANTOR"), and **DAVIS CROSSINGS, LLC**., a Florida limited liability company, whose address is 8441 Cooper Creek Blvd., University Park, FL 34201 ("GRANTEE").

WITNESSETH: That the GRANTOR, in consideration of the sum of ten dollars ($10.00) and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, an UNDIVIDED **14.27%** INTEREST as tenant in common in and to the following described land, situate, lying and being in the County of COLLIER, State of FLORIDA, to wit:

SEE ATTACHED EXHIBIT "A" - LEGAL DESCRIPTION.

SUBJECT TO easements, restrictions and reservations of record, and real property taxes and assessments for the year 2006 and subsequent years, which are not yet due and payable.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. TO HAVE AND TO HOLD, the same in fee simple forever. AND the GRANTOR hereby covenant with said GRANTEE that GRANTOR is lawfully seized of said land in fee simple; that GRANTOR has good right and lawful authority to sell and convey said land; that GRANTOR hereby fully warrants the title to said land will defend the same against the lawful claims of all persons claiming by, through or under GRANTOR.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand and seal the day and year first above written.

COLLIER COUNTY
COPY
CLERK OF THE CIRCUIT COURT

Amanda Fischer
Witness Printed Name: Amanda Fischer

Witness Printed Name: KATHRYN F. STAHLER

VICTORIA ESTATES, LTD
By: Benderson –Victoria LC
Its: General Partner

By: David H Baldauf
David H. Baldauf, Manager

STATE OF FLORIDA)
COUNTY OF MANATEE) SS:

The foregoing instrument was acknowledged before me this 13th day of April, 2006 by David H. Baldauf, Manager of the Benderson –Victoria, LC, General Partner of Victoria Estates, Ltd. a Florida limited partnership, on behalf of the partnership. He is personally known to me..

Printed Name: Kimberly J. Taylor
Notary Public
My Commission Expires: 08/05/08

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

EXHIBIT A
LEGAL DESCRIPTION

A tract or parcel of land situated in the State of Florida, County of Collier, lying in the East 1/2 of the Northeast 1/4 of Section 3, Township 50 South, Range 26 East, being part of Tract 1, GATOR GATE, as recorded in Plat Book 7, Page 2, Public Records of said Collier County, and a part of Tract 2, GATOR GATE, UNIT 2, as recorded in Plat Book 7, Page 54, of said Public Records being further bound and described as follows:

Commencing at the Northwest corner of the East 1/2 of the Northeast 1/4 of said Section 3; thence S.00° 28'36"W. along the West line of said fraction for 50.00 feet to the South right-of-way line of State Road 84; thence S.89° 42'19"E. along said South line for 200.00 feet to the Point of Beginning; thence S.00° 28'36"W. along a line parallel with and 200.00 feet East of (as measured on a perpendicular) said West line of the East 1/2 of the Northeast 1/4 for 900.00 feet; thence S.89° 42'19"E. along a line parallel with and 900.00 feet South of (as measured on a perpendicular) said South right-of-way line of State Road 84 for 1012.98 feet to the West right-of-way line of County Road 951; thence N.00° 50'42"E. along said West right-of-way line for 500.04 feet to a point of intersection with a curve concave to the Southwest having a radius of 905.71 feet and to which point a radial line bears N.63° 40'35"E.; thence Northwesterly along said curve through a central angle of 36° 12'47" for 572.44 feet to said South right-of-way line of State Road 84; thence N.89° 42'19"W. along said South right-of-way line for 618.76 feet to the Point of Beginning.

COLLIER COUNTY
COPY
CLERK OF THE CIRCUIT COURT

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

Exhibit "A"
LEGAL DESCRIPTION

LESS AND EXCEPT:

THE NORTH 50 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

A parcel of land situated in Collier County, Florida, lying in the East One Half (1/2) of the Northeast One Quarter (1/4) of Section 3, Township 50 South, Range 26 East, being a part Tract 1, Gator Gate, according to the plat thereof, recorded in the public records of Collier County, Florida in Plat Book 7, Page 2, and being also a part of Tract 2, Gator Gate Unit 2, according to the plat thereof, recorded in the public records of Collier County, Florida in Plat Book 7, Page 54, being further bound and described as follows:

Commencing at the Northwest corner of the East One Half (1/2) of the Northeast One Quarter (1/4) of said Section 3, thence S 00° 28' 36" W along the West line of said fraction a distance of 50.00 feet to the South right-of-way line of State Road 84, thence S 89° 42' 19" E along said South line a distance of 200.00 feet to the Point of Beginning, thence S 00° 28' 36: W along a line parallel with and 200.00 feet East of (as measured on a perpendicular) said West line of the East One Half (1/2) of the Northeast One Quarter (1/4) a distance of 900.00 feet; thence S 89° 42' 19" E along a line parallel with and 900.00 feet South of (as measured on a perpendicular) said South right-of-way line of State Road 84 a distance of 1,012.98 feet to the West right-of-way line of County Road 951, thence N 00° 50' 42" E along said West right-of-way line of County Road 951 a distance of 500.04 feet to a point of intersection with a curve concave to the Southwest, having a radius of 905.71 feet and to which point a radial line bears N 63° 40' 35" E, thence Northwesterly along said curve through a central angle of 36° 12' 47" a distance of 572.44 feet to the South right-of-way line of State Road 84; thence N 89° 42' 19" W along said South right-of-way line a distance of 618.76 feet to the Point of Beginning.

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

3.C.j

RECORDED in OFFICIAL RECORDS of COLLIER COUNTY, FL
04/19/2006 at 12:59PM DWIGHT E. BROCK, CLERK
REC FEE 27.0
DOC-.70 .7

This Document Prepared by and Return to:
Alicia H. Gayton, Esq.
8441 Cooper Creek Blvd.
University Park, Florida 34201
Parcel ID Number: 34690080008

Retn:
BENDERSON DEVELOPMENT CO
8441 COOPER CREEK BLVD
UNIVERSITY PARK FL 34201

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 13 day of APRIL, 2006, between **DICK ROAD-BLEND-ALL HOTEL DEVELOPMENT, INC.**, a New York corporation, whose address is 8441 Cooper Creek Blvd., University Park, FL 34201 ("GRANTOR"), and **DAVIS CROSSINGS II, LLC**., a Florida limited liability company, whose address is 8441 Cooper Creek Blvd., University Park, FL 34201 ("GRANTEE").

WITNESSETH: That the GRANTOR, in consideration of the sum of ten dollars ($10.00) and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, an UNDIVIDED **17%** INTEREST as tenant in common in and to the following described land, situate, lying and being in the County of COLLIER, State of FLORIDA, to wit:

SEE ATTACHED EXHIBIT "A" - LEGAL DESCRIPTION.

SUBJECT TO easements, restrictions and reservations of record, and real property taxes and assessments for the year 2006 and subsequent years, which are not yet due and payable.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. TO HAVE AND TO HOLD, the same in fee simple forever. AND the GRANTOR hereby covenant with said GRANTEE that GRANTOR is lawfully seized of said land in fee simple; that GRANTOR has good right and lawful authority to sell and convey said land; that GRANTOR hereby fully warrants the title to said land will defend the same against the lawful claims of all persons claiming by, through or under GRANTOR.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand and seal the day and year first above written.

COLLIER COUNTY
COPY
CLERK OF THE CIRCUIT COURT

Amanda Fischer
Witness Printed Name: Amanda Fischer

Kathryn F. Stahler
Witness Printed Name: KATHRYN F. STAHLER

DICK ROAD-BLEND-ALL HOTEL DEVELOPMENT, INC.

By: David H Baldauf
David H. Baldauf, Vice President

STATE OF FLORIDA)
COUNTY OF MANATEE) SS:

The foregoing instrument was acknowledged before me this 13th day of April, 2006 by David H. Baldauf, Vice President of Dick Road-Blend-All Hotel Development, Inc. a New York corporation, on behalf of the corporation. He is personally known to me..

Kimberly J. Taylor
Printed Name: Kimberly J. Taylor
Notary Public
My Commission Expires: 08/05/08

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

EXHIBIT A
LEGAL DESCRIPTION

A tract or parcel of land situated in the State of Florida, County of Collier, lying in the East 1/2 of the Northeast 1/4 of Section 3, Township 50 South, Range 26 East, being part of Tract 1, GATOR GATE, as recorded in Plat Book 7, Page 2, Public Records of said Collier County, and a part of Tract 2, GATOR GATE, UNIT 2, as recorded in Plat Book 7, Page 54, of said Public Records being further bound and described as follows:

Commencing at the Northwest corner of the East 1/2 of the Northeast 1/4 of said Section 3; thence S.00° 28'36"W. along the West line of said fraction for 50.00 feet to the South right-of-way line of State Road 84; thence S.89° 42'19"E. along said South line for 200.00 feet to the Point of Beginning; thence S.00° 28'36"W. along a line parallel with and 200.00 feet East of (as measured on a perpendicular) said West line of the East 1/2 of the Northeast 1/4 for 900.00 feet; thence S.89° 42'19"E. along a line parallel with and 900.00 feet South of (as measured on a perpendicular) said South right-of-way line of State Road 84 for 1012.98 feet to the West right-of-way line of County Road 951; thence N.00° 50'42"E. along said West right-of-way line for 500.04 feet to a point of intersection with a curve concave to the Southwest having a radius of 905.71 feet and to which point a radial line bears N.63° 40'35"E.; thence Northwesterly along said curve through a central angle of 36° 12'47" for 572.44 feet to said South right-of-way line of State Road 84; thence N.89° 42'19"W. along said South right-of-way line for 618.76 feet to the Point of Beginning.

COLLIER COUNTY
COPY
CLERK OF THE CIRCUIT COURT

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

Exhibit "A"
LEGAL DESCRIPTION

LESS AND EXCEPT:

THE NORTH 50 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

A parcel of land situated in Collier County, Florida, lying in the East One Half (1/2) of the Northeast One Quarter (1/4) of Section 3, Township 50 South, Range 26 East, being a part Tract 1, Gator Gate, according to the plat thereof, recorded in the public records of Collier County, Florida in Plat Book 7, Page 2, and being also a part of Tract 2, Gator Gate Unit 2, according to the plat thereof, recorded in the public records of Collier County, Florida in Plat Book 7, Page 54, being further bound and described as follows:

Commencing at the Northwest corner of the East One Half (1/2) of the Northeast One Quarter (1/4) of said Section 3, thence S 00° 28' 36" W along the West line of said fraction a distance of 50.00 feet to the South right-of-way line of State Road 84, thence S 89° 42' 19" E along said South line a distance of 200.00 feet to the Point of Beginning, thence S 00° 28' 36: W along a line parallel with and 200.00 feet East of (as measured on a perpendicular) said West line of the East One Half (1/2) of the Northeast One Quarter (1/4) a distance of 900.00 feet; thence S 89° 42' 19" E along a line parallel with and 900.00 feet South of (as measured on a perpendicular) said South right-of-way line of State Road 84 a distance of 1,012.98 feet to the West right-of-way line of County Road 951, thence N 00° 50' 42" E along said West right-of-way line of County Road 951 a distance of 500.04 feet to a point of intersection with a curve concave to the Southwest, having a radius of 905.71 feet and to which point a radial line bears N 63° 40' 35" E, thence Northwesterly along said curve through a central angle of 36° 12' 47" a distance of 572.44 feet to the South right-of-way line of State Road 84; thence N 89° 42' 19" W along said South right-of-way line a distance of 618.76 feet to the Point of Beginning.

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

4

3822607 OR: 4020 PG: 1

3.C.j

RECORDED in OFFICIAL RECORDS of COLLIER COUNTY, FL
04/19/2006 at 12:59PM DWIGHT E. BROCK, CLERK
REC FEE 27.00
DOC-.70 .70

This Document Prepared by and Return to:
Alicia H. Gayton, Esq.
8441 Cooper Creek Blvd.
University Park, Florida 34201
Parcel ID Number: 34690080008

Retn:
BENDERSON DEVELOPMENT CO
8441 COOPER CREEK BLVD
UNIVERSITY PARK FL 34201

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 13 day of APRIL, 2006, between **WALDEN AVENUE-BLEND-ALL HOTEL DEVELOPMENT, INC**, a New York corporation, whose address is 8441 Cooper Creek Blvd., University Park, FL 34201 ("GRANTOR"), and **DAVIS CROSSINGS III, LLC**., a Florida limited liability company, whose address is 8441 Cooper Creek Blvd., University Park, FL 34201 ("GRANTEE").

WITNESSETH: That the GRANTOR, in consideration of the sum of ten dollars ($10.00) and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, an UNDIVIDED **17%** INTEREST as tenant in common in and to the following described land, situate, lying and being in the County of COLLIER, State of FLORIDA, to wit:

SEE ATTACHED EXHIBIT "A" - LEGAL DESCRIPTION.

SUBJECT TO easements, restrictions and reservations of record, and real property taxes and assessments for the year 2006 and subsequent years, which are not yet due and payable.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. TO HAVE AND TO HOLD, the same in fee simple forever. AND the GRANTOR hereby covenant with said GRANTEE that GRANTOR is lawfully seized of said land in fee simple; that GRANTOR has good right and lawful authority to sell and convey said land; that GRANTOR hereby fully warrants the title to said land will defend the same against the lawful claims of all persons claiming by, through or under GRANTOR.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand and seal the day and year first above written.

COLLIER COUNTY FLORIDA CLERK OF THE CIRCUIT COURT

Amanda Fischer
Witness Printed Name: Amanda Fischer

Kathryn F. Stahler
Witness Printed Name: KATHRYN F. STAHLER

WALDEN AVENUE-BLEND-ALL HOTEL DEVELOPMENT, INC.

By: David H Baldauf
David H. Baldauf, Vice President

STATE OF FLORIDA)
COUNTY OF MANATEE) SS:

The foregoing instrument was acknowledged before me this 13th day of April, 2006 by David H. Baldauf, Vice President of Walden Avenue-Blend-All Hotel Development, Inc. a New York corporation, on behalf of the corporation. He is personally known to me..

Printed Name: Kimberly J. Taylor
Notary Public
My Commission Expires: 8/15/08

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

EXHIBIT A
LEGAL DESCRIPTION

A tract or parcel of land situated in the State of Florida, County of Collier, lying in the East 1/2 of the Northeast 1/4 of Section 3, Township 50 South, Range 26 East, being part of Tract 1, GATOR GATE, as recorded in Plat Book 7, Page 2, Public Records of said Collier County, and a part of Tract 2, GATOR GATE, UNIT 2, as recorded in Plat Book 7, Page 54, of said Public Records being further bound and described as follows:

Commencing at the Northwest corner of the East 1/2 of the Northeast 1/4 of said Section 3; thence S.00° 28'36"W. along the West line of said fraction for 50.00 feet to the South right-of-way line of State Road 84; thence S.89° 42'19"E. along said South line for 200.00 feet to the Point of Beginning; thence S.00° 28'36"W. along a line parallel with and 200.00 feet East of (as measured on a perpendicular) said West line of the East 1/2 of the Northeast 1/4 for 900.00 feet; thence S.89° 42'19"E. along a line parallel with and 900.00 feet South of (as measured on a perpendicular) said South right-of-way line of State Road 84 for 1012.98 feet to the West right-of-way line of County Road 951; thence N.00° 50'42"E. along said West right-of-way line for 500.04 feet to a point of intersection with a curve concave to the Southwest having a radius of 905.71 feet and to which point a radial line bears N.63°40'35"E.; thence Northwesterly along said curve through a central angle of 36° 12'47" for 572.44 feet to said South right-of-way line of State Road 84; thence N.89° 42'19"W. along said South right-of-way line for 618.76 feet to the Point of Beginning.

COLLIER COUNTY
COPY
CLERK OF THE CIRCUIT COURT

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

Exhibit "A"
LEGAL DESCRIPTION

LESS AND EXCEPT:

THE NORTH 50 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

A parcel of land situated in Collier County, Florida, lying in the East One Half (1/2) of the Northeast One Quarter (1/4) of Section 3, Township 50 South, Range 26 East, being a part Tract 1, Gator Gate, according to the plat thereof, recorded in the public records of Collier County, Florida in Plat Book 7, Page 2, and being also a part of Tract 2, Gator Gate Unit 2, according to the plat thereof, recorded in the public records of Collier County, Florida in Plat Book 7, Page 54, being further bound and described as follows:

Commencing at the Northwest corner of the East One Half (1/2) of the Northeast One Quarter (1/4) of said Section 3, thence S 00° 28' 36" W along the West line of said fraction a distance of 50.00 feet to the South right-of-way line of State Road 84, thence S 89° 42' 19" E along said South line a distance of 200.00 feet to the Point of Beginning, thence S 00° 28' 36: W along a line parallel with and 200.00 feet East of (as measured on a perpendicular) said West line of the East One Half (1/2) of the Northeast One Quarter (1/4) a distance of 900.00 feet; thence S 89° 42' 19" E along a line parallel with and 900.00 feet South of (as measured on a perpendicular) said South right-of-way line of State Road 84 a distance of 1,012.98 feet to the West right-of-way line of County Road 951, thence N 00° 50' 42" E along said West right-of-way line of County Road 951 a distance of 500.04 feet to a point of intersection with a curve concave to the Southwest, having a radius of 905.71 feet and to which point a radial line bears N 63° 40' 35" E, thence Northwesterly along said curve through a central angle of 36° 12' 47" a distance of 572.44 feet to the South right-of-way line of State Road 84; thence N 89° 42' 19" W along said South right-of-way line a distance of 618.76 feet to the Point of Beginning.

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

RECORDED in OFFICIAL RECORDS of COLLIER COUNTY, FL
04/19/2006 at 12:59PM DWIGHT E. BROCK, CLERK
REC FEE 27.
DOC-.70 .

This Document Prepared by and Return to:
Alicia H. Gayton, Esq.
8441 Cooper Creek Blvd.
University Park, Florida 34201
Parcel ID Number: 34690080008

Retn:
BENDERSON DEVELOPMENT CO
8441 COOPER CREEK BLVD
UNIVERSITY PARK FL 34201

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 13 day of APRIL, 2006, between **RANGER-1, LLC**, a Florida limited liability company, whose address is 8441 Cooper Creek Blvd., University Park, FL 34201 ("GRANTOR"), and **DAVIS CROSSINGS IV, LLC**., a Florida limited liability company, whose address is 8441 Cooper Creek Blvd., University Park, FL 34201 ("GRANTEE").

WITNESSETH: That the GRANTOR, in consideration of the sum of ten dollars ($10.00) and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, an UNDIVIDED **15%** INTEREST as tenant in common in and to the following described land, situate, lying and being in the County of COLLIER, State of FLORIDA, to wit:

SEE ATTACHED EXHIBIT "A" - LEGAL DESCRIPTION.

SUBJECT TO easements, restrictions and reservations of record, and real property taxes and assessments for the year 2006 and subsequent years, which are not yet due and payable.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. TO HAVE AND TO HOLD, the same in fee simple forever. AND the GRANTOR hereby covenant with said GRANTEE that GRANTOR is lawfully seized of said land in fee simple; that GRANTOR has good right and lawful authority to sell and convey said land; that GRANTOR hereby fully warrants the title to said land will defend the same against the lawful claims of all persons claiming by, through or under GRANTOR.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand and seal the day and year first above written.

COLLIER COUNTY
FLORIDA
CLERK OF THE CIRCUIT COURT

Amanda Fischer
Witness Printed Name: Amanda Fischer

RANGER-1, LLC
By: WR-I Associates, Ltd.
Its: Manager
By: BG The Village, LLC
Its: General Partner
By: David H Baldauf
David H. Baldauf, Manager

Kathryn Matte
Witness Printed Name: KATHRYN F. STAHLER

STATE OF FLORIDA)
COUNTY OF MANATEE) SS:

The foregoing instrument was acknowledged before me this 13th day of April, 2006 by David H. Baldauf, Manager of the BG The Village, LLC, General Partner of WR-I Associates, Ltd., Manager of Ranger-1, LLC. a Florida limited liability company, on behalf of the company. He is personally known to me..

Kimberly J. Taylor
Printed Name: Kimberly J. Taylor
Notary Public
My Commission Expires: 08/05/08

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

EXHIBIT A
LEGAL DESCRIPTION

A tract or parcel of land situated in the State of Florida, County of Collier, lying in the East 1/2 of the Northeast 1/4 of Section 3, Township 50 South, Range 26 East, being part of Tract 1, GATOR GATE, as recorded in Plat Book 7, Page 2, Public Records of said Collier County, and a part of Tract 2, GATOR GATE, UNIT 2, as recorded in Plat Book 7, Page 54, of said Public Records being further bound and described as follows:

Commencing at the Northwest corner of the East 1/2 of the Northeast 1/4 of said Section 3; thence S.00° 28'36"W. along the West line of said fraction for 50.00 feet to the South right-of-way line of State Road 84; thence S.89° 42'19"E. along said South line for 200.00 feet to the Point of Beginning; thence S.00° 28'36"W. along a line parallel with and 200.00 feet East of (as measured on a perpendicular) said West line of the East 1/2 of the Northeast 1/4 for 900.00 feet; thence S.89° 42'19"E. along a line parallel with and 900.00 feet South of (as measured on a perpendicular) said South right-of-way line of State Road 84 for 1012.98 feet to the West right-of-way line of County Road 951; thence N.00° 50'42"E. along said West right-of-way line for 500.04 feet to a point of intersection with a curve concave to the Southwest having a radius of 905.71 feet and to which point a radial line bears N.63°40'35"E.; thence Northwesterly along said curve through a central angle of 36° 12'47" for 572.44 feet to said South right-of-way line of State Road 84; thence N.89°42'19"W. along said South right-of-way line for 618.76 feet to the Point of Beginning.

COLLIER COUNTY
COPY
CLERK OF THE CIRCUIT COURT

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

Exhibit "A"
LEGAL DESCRIPTION

LESS AND EXCEPT:

THE NORTH 50 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

A parcel of land situated in Collier County, Florida, lying in the East One Half (1/2) of the Northeast One Quarter (1/4) of Section 3, Township 50 South, Range 26 East, being a part Tract 1, Gator Gate, according to the plat thereof, recorded in the public records of Collier County, Florida in Plat Book 7, Page 2, and being also a part of Tract 2, Gator Gate Unit 2, according to the plat thereof, recorded in the public records of Collier County, Florida in Plat Book 7, Page 54, being further bound and described as follows:

Commencing at the Northwest corner of the East One Half (1/2) of the Northeast One Quarter (1/4) of said Section 3, thence S 00° 28' 36" W along the West line of said fraction a distance of 50.00 feet to the South right-of-way line of State Road 84, thence S 89° 42' 19" E along said South line a distance of 200.00 feet to the Point of Beginning, thence S 00° 28' 36: W along a line parallel with and 200.00 feet East of (as measured on a perpendicular) said West line of the East One Half (1/2) of the Northeast One Quarter (1/4) a distance of 900.00 feet; thence S 89° 42' 19" E along a line parallel with and 900.00 feet South of (as measured on a perpendicular) said South right-of-way line of State Road 84 a distance of 1,012.98 feet to the West right-of-way line of County Road 951, thence N 00° 50' 42" E along said West right-of-way line of County Road 951 a distance of 500.04 feet to a point of intersection with a curve concave to the Southwest, having a radius of 905.71 feet and to which point a radial line bears N 63° 40' 35" E, thence Northwesterly along said curve through a central angle of 36° 12' 47" a distance of 572.44 feet to the South right-of-way line of State Road 84; thence N 89° 42' 19" W along said South right-of-way line a distance of 618.76 feet to the Point of Beginning.

*** OR: 4020 PG: 1329 ***

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

3822604 OR: 4020 PG: 1215
RECORDED in OFFICIAL RECORDS of COLLIER COUNTY, FL
04/19/2006 at 12:59PM DWIGHT E. BROCK, CLERK
REC FEE 2
DOC-.70

3.C.j

This Document Prepared by and Return to:
Alicia H. Gayton, Esq.
8441 Cooper Creek Blvd.
University Park, Florida 34201
Parcel ID Number: 34690080008

Retn:
BENDERSON DEVELOPMENT CO
8441 COOPER CREEK BLVD
UNIVERSITY PARK FL 34201

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 13 day of APRIL, 2006, between **RB-3 ASSOCIATES**, a New York partnership, whose address is 8441 Cooper Creek Blvd., University Park, FL 34201 ("GRANTOR"), and **DAVIS CROSSINGS V, LLC**., a Florida limited liability company, whose address is 8441 Cooper Creek Blvd., University Park, FL 34201 ("GRANTEE").

WITNESSETH: That the GRANTOR, in consideration of the sum of ten dollars ($10.00) and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, an UNDIVIDED **8.1%** INTEREST as tenant in common in and to the following described land, situate, lying and being in the County of COLLIER, State of FLORIDA, to wit:

SEE ATTACHED EXHIBIT "A" - LEGAL DESCRIPTION.

SUBJECT TO easements, restrictions and reservations of record, and real property taxes and assessments for the year 2006 and subsequent years, which are not yet due and payable.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. TO HAVE AND TO HOLD, the same in fee simple forever. AND the GRANTOR hereby covenant with said GRANTEE that GRANTOR is lawfully seized of said land in fee simple; that GRANTOR has good right and lawful authority to sell and convey said land; that GRANTOR hereby fully warrants the title to said land will defend the same against the lawful claims of all persons claiming by, through or under GRANTOR.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand and seal the day and year first above written.

COLLIER COUNTY
COPY
CLERK OF THE CIRCUIT COURT

Witness Printed Name: Amanda Fischer

Witness Printed Name: KATHRYN E. STAHLER

RB-3 ASSOCIATES

By: _____
Randall Benderson
General Partner

STATE OF FLORIDA)
COUNTY OF MANATEE) SS:

The foregoing instrument was acknowledged before me this 13th day of April, 2006 by Randall Benderson, General Partner of RB-3 Associates, a New York partnership, on behalf of the partnership. He is personally known to me..

Printed Name: Kimberly D. Taylor
Notary Public
My Commission Expires: 08/05/08

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

EXHIBIT A
LEGAL DESCRIPTION

A tract or parcel of land situated in the State of Florida, County of Collier, lying in the East 1/2 of the Northeast 1/4 of Section 3, Township 50 South, Range 26 East, being part of Tract 1, GATOR GATE, as recorded in Plat Book 7, Page 2, Public Records of said Collier County, and a part of Tract 2, GATOR GATE, UNIT 2, as recorded in Plat Book 7, Page 54, of said Public Records being further bound and described as follows:

Commencing at the Northwest corner of the East 1/2 of the Northeast 1/4 of said Section 3; thence S.00° 28'36"W. along the West line of said fraction for 50.00 feet to the South right-of-way line of State Road 84; thence S.89° 42'19"E. along said South line for 200.00 feet to the Point of Beginning; thence S.00° 28'36"W. along a line parallel with and 200.00 feet East of (as measured on a perpendicular) said West line of the East 1/2 of the Northeast 1/4 for 900.00 feet; thence S.89° 42'19"E. along a line parallel with and 900.00 feet South of (as measured on a perpendicular) said South right-of-way line of State Road 84 for 1012.98 feet to the West right-of-way line of County Road 951; thence N.00° 50'42"E. along said West right-of-way line for 500.04 feet to a point of intersection with a curve concave to the Southwest having a radius of 905.71 feet and to which point a radial line bears N.63°40'35"E.; thence Northwesterly along said curve through a central angle of 36° 12'47" for 572.44 feet to said South right-of-way line of State Road 84; thence N.89° 42'19"W. along said South right-of-way line for 618.76 feet to the Point of Beginning.

COLLIER COUNTY
COPY
CLERK OF THE CIRCUIT COURT

OR: 4020 PG: 1316

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

Exhibit "A"
LEGAL DESCRIPTION

LESS AND EXCEPT:

THE NORTH 50 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

A parcel of land situated in Collier County, Florida, lying in the East One Half (1/2) of the Northeast One Quarter (1/4) of Section 3, Township 50 South, Range 26 East, being a part Tract 1, Gator Gate, according to the plat thereof, recorded in the public records of Collier County, Florida in Plat Book 7, Page 2, and being also a part of Tract 2, Gator Gate Unit 2, according to the plat thereof, recorded in the public records of Collier County, Florida in Plat Book 7, Page 54, being further bound and described as follows:

Commencing at the Northwest corner of the East One Half (1/2) of the Northeast One Quarter (1/4) of said Section 3, thence S 00° 28' 36" W along the West line of said fraction a distance of 50.00 feet to the South right-of-way line of State Road 84, thence S 89° 42' 19" E along said South line a distance of 200.00 feet to the Point of Beginning, thence S 00° 28' 36: W along a line parallel with and 200.00 feet East of (as measured on a perpendicular) said West line of the East One Half (1/2) of the Northeast One Quarter (1/4) a distance of 900.00 feet; thence S 89° 42' 19" E along a line parallel with and 900.00 feet South of (as measured on a perpendicular) said South right-of-way line of State Road 84 a distance of 1,012.98 feet to the West right-of-way line of County Road 951, thence N 00° 50' 42" E along said West right-of-way line of County Road 951 a distance of 500.04 feet to a point of intersection with a curve concave to the Southwest, having a radius of 905.71 feet and to which point a radial line bears N 63° 40' 35" E, thence Northwesterly along said curve through a central angle of 36° 12' 47" a distance of 572.44 feet to the South right-of-way line of State Road 84; thence N 89° 42' 19" W along said South right-of-way line a distance of 618.76 feet to the Point of Beginning.

*** OR: 4020 PG: 1317 ***

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

6

3822609 OR: 4020 PG: [redacted]

3.C.j

RECORDED in OFFICIAL RECORDS of COLLIER COUNTY, FL
04/19/2006 at 12:59PM DWIGHT E. BROCK, CLERK
REC FEE 27.
DOC-.70

This Document Prepared by and Return to:
Alicia H. Gayton, Esq.
8441 Cooper Creek Blvd.
University Park, Florida 34201
Parcel ID Number: 34690080008

Retn:
BENDERSON DEVELOPMENT CO
8441 COOPER CREEK BLVD
UNIVERSITY PARK FL 34201

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 13 day of APRIL, 2006, between **BUFFALO-GREENBRIAR ASSOCIATES, LLC**, a New York limited liability company, whose address is 8441 Cooper Creek Blvd., University Park, FL 34201 ("GRANTOR"), and **DAVIS CROSSINGS VI, LLC**., a Florida limited liability company, whose address is 8441 Cooper Creek Blvd., University Park, FL 34201 ("GRANTEE").

WITNESSETH: That the GRANTOR, in consideration of the sum of ten dollars ($10.00) and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, an UNDIVIDED **12.8%** INTEREST as tenant in common in and to the following described land, situate, lying and being in the County of COLLIER, State of FLORIDA, to wit:

SEE ATTACHED EXHIBIT "A" - LEGAL DESCRIPTION.

SUBJECT TO easements, restrictions and reservations of record, and real property taxes and assessments for the year 2006 and subsequent years, which are not yet due and payable.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. TO HAVE AND TO HOLD, the same in fee simple forever. AND the GRANTOR hereby covenant with said GRANTEE that GRANTOR is lawfully seized of said land in fee simple; that GRANTOR has good right and lawful authority to sell and convey said land; that GRANTOR hereby fully warrants the title to said land will defend the same against the lawful claims of all persons claiming by, through or under GRANTOR.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand and seal the day and year first above written.

COLLIER COUNTY
FLORIDA
CLERK OF THE CIRCUIT COURT

Witness Printed Name: Amanda Fischer

BUFFALO-GREENBRIAR ASSOCIATES, LLC

Witness Printed Name: KATHRYN F. STAHLER

By: David H Baldauf
David H. Baldauf, Manager

STATE OF FLORIDA)
COUNTY OF MANATEE) SS:

The foregoing instrument was acknowledged before me this 13th day of April, 2006 by David H. Baldauf, Manager of Buffalo-Greenbriar Associates, LLC, a New York limited liability company, on behalf of the company. He is personally known to me..

Printed Name: Kimberly J. Taylor
Notary Public
My Commission Expires: 08/05/08

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

EXHIBIT A
LEGAL DESCRIPTION

A tract or parcel of land situated in the State of Florida, County of Collier, lying in the East 1/2 of the Northeast 1/4 of Section 3, Township 50 South, Range 26 East, being part of Tract 1, GATOR GATE, as recorded in Plat Book 7, Page 2, Public Records of said Collier County, and a part of Tract 2, GATOR GATE, UNIT 2, as recorded in Plat Book 7, Page 54, of said Public Records being further bound and described as follows:

Commencing at the Northwest corner of the East 1/2 of the Northeast 1/4 of said Section 3; thence S.00° 28'36"W. along the West line of said fraction for 50.00 feet to the South right-of-way line of State Road 84; thence S.89° 42'19"E. along said South line for 200.00 feet to the Point of Beginning; thence S.00° 28'36"W. along a line parallel with and 200.00 feet East of (as measured on a perpendicular) said West line of the East 1/2 of the Northeast 1/4 for 900.00 feet; thence S.89° 42'19"E. along a line parallel with and 900.00 feet South of (as measured on a perpendicular) said South right-of-way line of State Road 84 for 1012.98 feet to the West right-of-way line of County Road 951; thence N.00° 50'42"E. along said West right-of-way line for 500.04 feet to a point of intersection with a curve concave to the Southwest having a radius of 905.71 feet and to which point a radial line bears N.63°40'35"E.; thence Northwesterly along said curve through a central angle of 36° 12'47" for 572.44 feet to said South right-of-way line of State Road 84; thence N.89° 42'19"W. along said South right-of-way line for 618.76 feet to the Point of Beginning.

COLLIER COUNTY
COPY
CLERK OF THE CIRCUIT COURT

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

Exhibit "A"
LEGAL DESCRIPTION

LESS AND EXCEPT:

THE NORTH 50 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

A parcel of land situated in Collier County, Florida, lying in the East One Half (1/2) of the Northeast One Quarter (1/4) of Section 3, Township 50 South, Range 26 East, being a part Tract 1, Gator Gate, according to the plat thereof, recorded in the public records of Collier County, Florida in Plat Book 7, Page 2, and being also a part of Tract 2, Gator Gate Unit 2, according to the plat thereof, recorded in the public records of Collier County, Florida in Plat Book 7, Page 54, being further bound and described as follows:

Commencing at the Northwest corner of the East One Half (1/2) of the Northeast One Quarter (1/4) of said Section 3, thence S 00° 28' 36" W along the West line of said fraction a distance of 50.00 feet to the South right-of-way line of State Road 84, thence S 89° 42' 19" E along said South line a distance of 200.00 feet to the Point of Beginning, thence S 00° 28' 36: W along a line parallel with and 200.00 feet East of (as measured on a perpendicular) said West line of the East One Half (1/2) of the Northeast One Quarter (1/4) a distance of 900.00 feet; thence S 89° 42' 19" E along a line parallel with and 900.00 feet South of (as measured on a perpendicular) said South right-of-way line of State Road 84 a distance of 1,012.98 feet to the West right-of-way line of County Road 951, thence N 00° 50' 42" E along said West right-of-way line of County Road 951 a distance of 500.04 feet to a point of intersection with a curve concave to the Southwest, having a radius of 905.71 feet and to which point a radial line bears N 63° 40' 35" E, thence Northwesterly along said curve through a central angle of 36° 12' 47" a distance of 572.44 feet to the South right-of-way line of State Road 84; thence N 89° 42' 19" W along said South right-of-way line a distance of 618.76 feet to the Point of Beginning.

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

7

3822610 OR: 4020 PG: 3.C.j

RECORDED in OFFICIAL RECORDS of COLLIER COUNTY, FL
04/19/2006 at 12:59PM DWIGHT E. BROCK, CLERK
REC FEE 27
DOC-.70

This Document Prepared by and Return to:
Alicia H. Gayton, Esq.
8441 Cooper Creek Blvd.
University Park, Florida 34201
Parcel ID Number: 34690080008

Retn:
BENDERSON DEVELOPMENT CO
8441 COOPER CREEK BLVD
UNIVERSITY PARK FL 34201

L 27

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 13 day of APRIL, 2006, between **Randall Benderson, Ronald Benderson and David H. Baldauf as Trustees under Trust Agreement dated October 14, 1985, known as the BENDERSON 85-1 TRUST**, whose address is 8441 Cooper Creek Blvd., University Park, FL 34201 ("GRANTOR"), and **DAVIS CROSSINGS VII, LLC.**, a Florida limited liability company, whose address is 8441 Cooper Creek Blvd., University Park, FL 34201 ("GRANTEE").

WITNESSETH: That the GRANTOR, in consideration of the sum of ten dollars ($10.00) and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, an UNDIVIDED **9%** INTEREST as tenant in common in and to the following described land, situate, lying and being in the County of COLLIER, State of FLORIDA, to wit:

SEE ATTACHED EXHIBIT "A" - LEGAL DESCRIPTION.

SUBJECT TO easements, restrictions and reservations of record, and real property taxes and assessments for the year 2006 and subsequent years, which are not yet due and payable.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. TO HAVE AND TO HOLD, the same in fee simple forever. AND the GRANTOR hereby covenant with said GRANTEE that GRANTOR is lawfully seized of said land in fee simple; that GRANTOR has good right and lawful authority to sell and convey said land; that GRANTOR hereby fully warrants the title to said land will defend the same against the lawful claims of all persons claiming by, through or under GRANTOR.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand and seal the day and year first above written.

COLLIER COUNTY
COPY
CLERK OF THE CIRCUIT COURT

Amanda Fischer
Witness Printed Name: Amanda Fischer

Kathryn Stahler
Witness Printed Name: KATHRYN F. STAHLER

BENDERSON 85-1 TRUST

By: David H Baldauf
David H. Baldauf, Trustee

STATE OF FLORIDA)
COUNTY OF MANATEE) SS:

The foregoing instrument was acknowledged before me this 13th day of April, 2006 by David H. Baldauf, Trustee of the Benderson 85-1 Trust, on behalf of the Trust. He is personally known to me..

Kimberly J. Taylor
Printed Name: Kimberly J. Taylor
Notary Public
My Commission Expires: 08/08/08

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

EXHIBIT A
LEGAL DESCRIPTION

A tract or parcel of land situated in the State of Florida, County of Collier, lying in the East 1/2 of the Northeast 1/4 of Section 3, Township 50 South, Range 26 East, being part of Tract 1, GATOR GATE, as recorded in Plat Book 7, Page 2, Public Records of said Collier County, and a part of Tract 2, GATOR GATE, UNIT 2, as recorded in Plat Book 7, Page 54, of said Public Records being further bound and described as follows:

Commencing at the Northwest corner of the East 1/2 of the Northeast 1/4 of said Section 3; thence S.00° 28'36"W. along the West line of said fraction for 50.00 feet to the South right-of-way line of State Road 84; thence S.89° 42'19"E. along said South line for 200.00 feet to the Point of Beginning; thence S.00° 28'36"W. along a line parallel with and 200.00 feet East of (as measured on a perpendicular) said West line of the East 1/2 of the Northeast 1/4 for 900.00 feet; thence S.89° 42'19"E. along a line parallel with and 900.00 feet South of (as measured on a perpendicular) said South right-of-way line of State Road 84 for 1012.98 feet to the West right-of-way line of County Road 951; thence N.00° 50'42"E. along said West right-of-way line for 500.04 feet to a point of intersection with a curve concave to the Southwest having a radius of 905.71 feet and to which point a radial line bears N.63° 40'35"E.; thence Northwesterly along said curve through a central angle of 36° 12'47" for 572.44 feet to said South right-of-way line of State Road 84; thence N.89° 42'19"W. along said South right-of-way line for 618.76 feet to the Point of Beginning.

COLLIER COUNTY
COPY
CLERK OF THE CIRCUIT COURT

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

Exhibit "A"
LEGAL DESCRIPTION

LESS AND EXCEPT:

THE NORTH 50 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

A parcel of land situated in Collier County, Florida, lying in the East One Half (1/2) of the Northeast One Quarter (1/4) of Section 3, Township 50 South, Range 26 East, being a part Tract 1, Gator Gate, according to the plat thereof, recorded in the public records of Collier County, Florida in Plat Book 7, Page 2, and being also a part of Tract 2, Gator Gate Unit 2, according to the plat thereof, recorded in the public records of Collier County, Florida in Plat Book 7, Page 54, being further bound and described as follows:

Commencing at the Northwest corner of the East One Half (1/2) of the Northeast One Quarter (1/4) of said Section 3, thence S 00° 28' 36" W along the West line of said fraction a distance of 50.00 feet to the South right-of-way line of State Road 84, thence S 89° 42' 19" E along said South line a distance of 200.00 feet to the Point of Beginning, thence S 00° 28' 36: W along a line parallel with and 200.00 feet East of (as measured on a perpendicular) said West line of the East One Half (1/2) of the Northeast One Quarter (1/4) a distance of 900.00 feet; thence S 89° 42' 19" E along a line parallel with and 900.00 feet South of (as measured on a perpendicular) said South right-of-way line of State Road 84 a distance of 1,012.98 feet to the West right-of-way line of County Road 951, thence N 00° 50' 42" E along said West right-of-way line of County Road 951 a distance of 500.04 feet to a point of intersection with a curve concave to the Southwest, having a radius of 905.71 feet and to which point a radial line bears N 63° 40' 35" E, thence Northwesterly along said curve through a central angle of 36° 12' 47" a distance of 572.44 feet to the South right-of-way line of State Road 84; thence N 89° 42' 19" W along said South right-of-way line a distance of 618.76 feet to the Point of Beginning.

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

3822611 OR: 4020 PG: 3.C.j
RECORDED in OFFICIAL RECORDS of COLLIER COUNTY, FL
04/19/2006 at 12:59PM DWIGHT B. BROCK, CLERK
REC FEE 27
DOC-.70

This Document Prepared by and Return to:
Alicia H. Gayton, Esq.
8441 Cooper Creek Blvd.
University Park, Florida 34201
Parcel ID Number: 34690080008

Retn:
BENDERSON DEVELOPMENT CO
8441 COOPER CREEK BLVD
UNIVERSITY PARK FL 34201

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 13 day of APRIL, 2006, between **Ronald Benderson and David H. Baldauf as Trustees under Trust Agreement dated September 22, 1993, known as the RANDALL BENDERSON 1993-1 TRUST** whose address is 8441 Cooper Creek Blvd., University Park, FL 34201 ("GRANTOR"), and **DAVIS CROSSINGS VIII, LLC.**, a Florida limited liability company, whose address is 8441 Cooper Creek Blvd., University Park, FL 34201 ("GRANTEE").

WITNESSETH: That the GRANTOR, in consideration of the sum of ten dollars ($10.00) and other good and valuable consideration to GRANTOR in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEE and GRANTEE'S heirs, successors and assigns forever, an UNDIVIDED **6.83%** INTEREST as tenant in common in and to the following described land, situate, lying and being in the County of COLLIER, State of FLORIDA, to wit:

SEE ATTACHED EXHIBIT "A" - LEGAL DESCRIPTION.

SUBJECT TO easements, restrictions and reservations of record, and real property taxes and assessments for the year 2006 and subsequent years, which are not yet due and payable.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining. TO HAVE AND TO HOLD, the same in fee simple forever. AND the GRANTOR hereby covenant with said GRANTEE that GRANTOR is lawfully seized of said land in fee simple; that GRANTOR has good right and lawful authority to sell and convey said land; that GRANTOR hereby fully warrants the title to said land will defend the same against the lawful claims of all persons claiming by, through or under GRANTOR.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand and seal the day and year first above written.

COLLIER COUNTY
COPY
CLERK OF THE CIRCUIT COURT

Amanda Fisher
Witness Printed Name: Amanda Fisher

Kathryn Stahler
Witness Printed Name: KATHRYN F. STAHLER

RANDALL BENDERSON 1993-1 TRUST

By: David H Baldauf
David H. Baldauf, Trustee

STATE OF FLORIDA)
COUNTY OF MANATEE) SS:

The foregoing instrument was acknowledged before me this 13 day of April, 2006 by David H. Baldauf, Trustee of the Randall Benderson 1993-1 Trust, on behalf of the Trust. He is personally known to me..

Kimberly J. Taylor
Printed Name: Kimberly J. Taylor
Notary Public
My Commission Expires: 08/05/08

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

EXHIBIT A
LEGAL DESCRIPTION

A tract or parcel of land situated in the State of Florida, County of Collier, lying in the East 1/2 of the Northeast 1/4 of Section 3, Township 50 South, Range 26 East, being part of Tract 1, GATOR GATE, as recorded in Plat Book 7, Page 2, Public Records of said Collier County, and a part of Tract 2, GATOR GATE, UNIT 2, as recorded in Plat Book 7, Page 54, of said Public Records being further bound and described as follows:

Commencing at the Northwest corner of the East 1/2 of the Northeast 1/4 of said Section 3; thence S.00° 28'36"W. along the West line of said fraction for 50.00 feet to the South right-of-way line of State Road 84; thence S.89° 42'19"E. along said South line for 200.00 feet to the Point of Beginning; thence S.00° 28'36"W. along a line parallel with and 200.00 feet East of (as measured on a perpendicular) said West line of the East 1/2 of the Northeast 1/4 for 900.00 feet; thence S.89° 42'19"E. along a line parallel with and 900.00 feet South of (as measured on a perpendicular) said South right-of-way line of State Road 84 for 1012.98 feet to the West right-of-way line of County Road 951; thence N.00° 50'42"E. along said West right-of-way line for 500.04 feet to a point of intersection with a curve concave to the Southwest having a radius of 905.71 feet and to which point a radial line bears N.63°40'35"E.; thence Northwesterly along said curve through a central angle of 36° 12'47" for 572.44 feet to said South right-of-way line of State Road 84; thence N.89° 42'19"W. along said South right-of-way line for 618.76 feet to the Point of Beginning.

COLLIER COUNTY
COPY
CLERK OF THE CIRCUIT COURT

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

Exhibit "A"
LEGAL DESCRIPTION

LESS AND EXCEPT:

THE NORTH 50 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

A parcel of land situated in Collier County, Florida, lying in the East One Half (1/2) of the Northeast One Quarter (1/4) of Section 3, Township 50 South, Range 26 East, being a part Tract 1, Gator Gate, according to the plat thereof, recorded in the public records of Collier County, Florida in Plat Book 7, Page 2, and being also a part of Tract 2, Gator Gate Unit 2, according to the plat thereof, recorded in the public records of Collier County, Florida in Plat Book 7, Page 54, being further bound and described as follows:

Commencing at the Northwest corner of the East One Half (1/2) of the Northeast One Quarter (1/4) of said Section 3, thence S 00° 28' 36" W along the West line of said fraction a distance of 50.00 feet to the South right-of-way line of State Road 84, thence S 89° 42' 19" E along said South line a distance of 200.00 feet to the Point of Beginning, thence S 00° 28' 36: W along a line parallel with and 200.00 feet East of (as measured on a perpendicular) said West line of the East One Half (1/2) of the Northeast One Quarter (1/4) a distance of 900.00 feet; thence S 89° 42' 19" E along a line parallel with and 900.00 feet South of (as measured on a perpendicular) said South right-of-way line of State Road 84 a distance of 1,012.98 feet to the West right-of-way line of County Road 951, thence N 00° 50' 42" E along said West right-of-way line of County Road 951 a distance of 500.04 feet to a point of intersection with a curve concave to the Southwest, having a radius of 905.71 feet and to which point a radial line bears N 63° 40' 35" E, thence Northwesterly along said curve through a central angle of 36° 12' 47" a distance of 572.44 feet to the South right-of-way line of State Road 84; thence N 89° 42' 19" W along said South right-of-way line a distance of 618.76 feet to the Point of Beginning.

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

3.C.j

D.VISION OF CORPOR□TIONS

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

Detail by Entity Name

Florida Limited Liability Company
NAPLES-DAVIS BLVD., LLC

Filing Information

Document Number	L06000039934
FEI/EIN Number	20-4830921
Date Filed	04/18/2006
State	FL
Status	ACTIVE
Last Event	CORPORATE MERGER
Event Date Filed	01/21/2020
Event Effective Date	NONE

Principal Address

7978 COOPER CREEK BLVD
UNIVERSITY PARK, FL 34201

Changed: 04/24/2017

Mailing Address

7978 COOPER CREEK BLVD
UNIVERSITY PARK, FL 34201

Changed: 04/24/2017

Registered Agent Name & Address

GAYTON, ALICIA H
7978 COOPER CREEK BLVD
UNIVERSITY PARK, FL 34201

Address Changed: 04/24/2017

Authorized Person(s) Detail

Name & Address

Title Manager

BALDAUF, DAVID H
7978 COOPER CREEK BLVD
UNIVERSITY PARK, FL 34201

Title Manager

BENDERSON, SHAUN A
7978 COOPER CREEK BLVD
UNIVERSITY PARK, FL 34201

Title Manager

SCALIONE, STEPHEN C
7978 COOPER CREEK BLVD
UNIVERSITY PARK, FL 34201

Annual Reports

Report Year	Filed Date
2020	01/23/2020
2021	04/16/2021
2022	04/20/2022

Document Images

04/20/2022 -- ANNUAL REPORT	View image in PDF format
04/16/2021 -- ANNUAL REPORT	View image in PDF format
01/23/2020 -- ANNUAL REPORT	View image in PDF format
01/21/2020 -- Merger	View image in PDF format
04/17/2019 -- ANNUAL REPORT	View image in PDF format
04/19/2018 -- ANNUAL REPORT	View image in PDF format
04/24/2017 -- ANNUAL REPORT	View image in PDF format
04/15/2016 -- ANNUAL REPORT	View image in PDF format
04/20/2015 -- ANNUAL REPORT	View image in PDF format
04/21/2014 -- ANNUAL REPORT	View image in PDF format
04/19/2013 -- ANNUAL REPORT	View image in PDF format
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04/19/2011 -- ANNUAL REPORT	View image in PDF format
04/16/2010 -- ANNUAL REPORT	View image in PDF format
04/20/2009 -- ANNUAL REPORT	View image in PDF format
04/21/2008 -- ANNUAL REPORT	View image in PDF format
04/27/2007 -- ANNUAL REPORT	View image in PDF format
04/18/2006 -- Florida Limited Liability	View image in PDF format

Florida Department of State, Division of Corporations

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

2022 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L06000039934

Entity Name: NAPLES-DAVIS BLVD., LLC

FILED
Apr 20, 2022
Secretary of State
5801597522CC

Current Principal Place of Business:

7978 COOPER CREEK BLVD
UNIVERSITY PARK, FL 34201

Current Mailing Address:

7978 COOPER CREEK BLVD
UNIVERSITY PARK, FL 34201 US

FEI Number: 20-4830921

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

GAYTON, ALICIA H
7978 COOPER CREEK BLVD
UNIVERSITY PARK, FL 34201 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	BALDAUF, DAVID H	Name	BENDERSON, SHAUN A
Address	7978 COOPER CREEK BLVD	Address	7978 COOPER CREEK BLVD
City-State-Zip:	UNIVERSITY PARK FL 34201	City-State-Zip:	UNIVERSITY PARK FL 34201

Title	MANAGER
Name	SCALIONE, STEPHEN C
Address	7978 COOPER CREEK BLVD
City-State-Zip:	UNIVERSITY PARK FL 34201

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: DAVID H BALDAUF MANAGER 04/20/2022

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

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

L06000039934

(Requestor's Name)

(Address)

(Address)

(City/State/Zip/Phone #)

☐ PICK-UP ☐ WAIT ☐ MAIL

(Business Entity Name)

(Document Number)

Certified Copies _____ Certificates of Status _____

Special Instructions to Filing Officer:

Office Use Only

400339348744

FILED

2020 JAN 21 AM 9:58

SECRETARY OF STATE
TALLAHASSEE, FLORIDA

20 JAN 21 AM 9:56

Y SULKER

JAN 27 2020

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

CORPORATION SERVICE COMPANY
1201 Hays Street
Tallhassee, FL 32301
Phone: 850-558-1500

ACCOUNT NO. : I20000000195

REFERENCE : 147427 7448543

AUTHORIZATION :

COST LIMIT : $ 225.00

ORDER DATE : January 21, 2020

ORDER TIME : 2:28 PM

ORDER NO. : 147427-005

CUSTOMER NO: 7448543

ARTICLES OF MERGER

DAVIS CROSSINGS, LLC

INTO

NAPLES-DAVIS BLVD., LLC

PLEASE RETURN THE FOLLOWING AS PROOF OF FILING:

_____ CERTIFIED COPY
XX _____ PLAIN STAMPED COPY

CONTACT PERSON: Kadesha Roberson

EXAMINER'S INITIALS: _____

RESUBMIT
Please give original submission date as file date.

FLORIDA DEPARTMENT OF STATE
Division of Corporations

January 22, 2020

CSC

RESUBMIT
Please give original submission date as file date.

SUBJECT: NAPLES-DAVIS BLVD., LLC
Ref. Number: L06000039934

We have received your document for NAPLES-DAVIS BLVD., LLC and your check(s) totaling $. However, the enclosed document has not been filed and is being returned for the following correction(s):

Florida entities must file current year's Annual Report.

Please return your document, along with a copy of this letter, within 60 days or your filing will be considered abandoned.

If you have any questions concerning the filing of your document, please call (850) 245-6050.

Yasemin Y Sulker
Regulatory Specialist III

Letter Number: 220A00001535

20 JAN 22 PM 1:57

20 JAN 22 PM 1:50

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

COVER LETTER

TO: Amendment Section
Division of Corporations

SUBJECT: Naples-Davis Blvd., LLC
Name of Surviving Party

The enclosed Certificate of Merger and fee(s) are submitted for filing.

Please return all correspondence concerning this matter to:

Kim Taylor
Contact Person

Benderson Development Company, LLC
Firm/Company

7978 Cooper Creek Blvd.,
Address

University Park, FL 34201
City, State and Zip Code

taxdepartment@benderson.com
E-mail address: (to be used for future annual report notification)

For further information concerning this matter, please call:

Kim Taylor at (941) 360-7259
Name of Contact Person — Area Code — Daytime Telephone Number

☐ Certified copy (optional) $30.00

STREET ADDRESS:
Amendment Section
Division of Corporations
Clifton Building
2661 Executive Center Circle
Tallahassee, FL 32301

MAILING ADDRESS:
Amendment Section
Division of Corporations
P. O. Box 6327
Tallahassee, FL 32314

CR2E080 (2/14)

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

Articles of Merger
For
Florida Limited Liability Company

The following Articles of Merger is submitted to merge the following Florida Limited Liability Company(ies) in accordance with s. 605.1025, Florida Statutes.

FIRST: The exact name, form/entity type, and jurisdiction for each merging party are as follows:

Name	Jurisdiction	Form/Entity Type
Naples-Davis Blvd., LLC	Florida	Limited Liability Company
Davis Crossings, LLC	Florida	Limited Liability Company
Davis Crossings II, LLC	Florida	Limited Liability Company
Davis Crossings III, LLC	Florida	Limited Liability Company
Davis Crossings IV, LLC	Florida	Limited Liability Company
Davis Crossings V, LLC	Florida	Limited Liability Company
Davis Crossings VI, LLC	Florida	Limited Liability Company
Davis Crossings VII, LLC	Florida	Limited Liability Company
Davis Crossings VIII, LLC	Florida	Limited Liability Company

SECOND: The exact name, form/entity type, and jurisdiction of the surviving party are as follows:

Name	Jurisdiction	Form/Entity Type
Naples-Davis Blvd., LLC	Florida	Limited Liability Company

THIRD: The merger was approved by each domestic merging entity that is a limited liability company in accordance with ss.605.1021-605.1026; by each other merging entity in accordance with the laws of its jurisdiction; and by each member of such limited liability company who as a result of the merger will have interest holder liability under s.605.1023(1)(b).

FILED
2020 JAN 21 AM 9:58
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

FOURTH: Please check one of the boxes that apply to surviving entity: (if applicable)

☑ This entity exists before the merger and is a domestic filing entity, the amendment, if any to its public organic record are attached.

☐ This entity is created by the merger and is a domestic filing entity, the public organic record is attached.

☐ This entity is created by the merger and is a domestic limited liability limited partnership or a domestic limited liability partnership, its statement of qualification is attached.

☐ This entity is a foreign entity that does not have a certificate of authority to transact business in this state. The mailing address to which the department may send any process served pursuant to s. 605.0117 and Chapter 48, Florida Statutes is:

_____

_____

_____

FIFTH: This entity agrees to pay any members with appraisal rights the amount, to which members are entitled under ss.605.1006 and 605.1061-605.1072, F.S.

SIXTH: If other than the date of filing, the delayed effective date of the merger, which cannot be prior to nor more than 90 days after the date this document is filed by the Florida Department of State:

_____

Note: If the date inserted in this block does not meet the applicable statutory filing requirements, this date will not be listed as the document's effective date on the Department of State's records.

SEVENTH: Signature(s) for Each Party:

Name of Entity/Organization:	Signature(s):	Typed or Printed Name of Individual:
Naples-Davis Blvd., LLC		David H. Baldauf, Manager
Davis Crossings, LLC		David H. Baldauf, Manager
Davis Crossings II, LLC		David H. Baldauf, Manager
Davis Crossings III, LLC		David H. Baldauf, Manager
Davis Crossings IV LLC		David H. Baldauf, Manager
Davis Crossings V, LLC		David H. Baldauf, Manager
Davis Crossings VI, LLC		David H. Baldauf, Manager
Davis Crossings VII, LLC		David H. Baldauf, Manager
Davis Crossings VIII, LLC		David H. Baldauf, Manager

Corporations:	Chairman, Vice Chairman, President or Officer *(If no directors selected, signature of incorporator.)*
General partnerships:	Signature of a general partner or authorized person
Florida Limited Partnerships:	Signatures of all general partners
Non-Florida Limited Partnerships:	Signature of a general partner
Limited Liability Companies:	Signature of an authorized person

Fees:				
For each Limited Liability Company:	$25.00	For each Corporation:	$35.00
For each Limited Partnership:	$52.50	For each General Partnership:	$25.00
For each Other Business Entity:	$25.00	**Certified Copy (optional):**	$30.00

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

Neighborhood Information Meeting 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

Todd Mathes

(Signature of Applicant)

STATE OF FLORIDA, COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online registration this 1ST day of May, 2023 by Todd Mathes, Applicant who is ☑ personally known to me or ☐ has produced _____ as identification.

Notary Seal

JULIE LAPIDES DANIEL
MY COMMISSION #HH278568
EXPIRES: JUN 21, 2026
Bonded through 1st State Insurance

Julie Lapides Daniel

Signature of Notary Public

Julie Lapides Daniel

Print Name of Notary Public

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

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

Petition: PL20220006949 | Buffer: 500' | Date: 4/11/2023 | Site Location: 34690080008

NAME1	NAME2	NAME3	NAME4	NAME5	NAME6	LEGAL1	LEGAL2	LEGAL3	LEGAL4	FOLIO	ADDRESSTYPE
8835 DAVIS BLVD LLC	8200 NW 33RD ST	STE 300			MIAMI, FL 33122---0	951 COMMERCE CENTER ELY 150FT	OF LOT 2 ALSO DESC AS: BEG AT	IRON PIN LOCATED IN THE S R/W	LINE OF BEDZEL CIR, SAID PIN	21785000210	U
95 FLRPT LLC	WR 1 ASSOCIATES LTD	7978 COOPER CREEK BLVD # 100			UNIVERSITY PARK, FL 34201---0	A PART OF LOT 2,	951 COMMERCE CENTER AS	DESC IN OR 5087 PG 2174		21968001201	U
95 FLRPT LLC	WR I ASSOC LTD	7978 COOPER CREEK BLVD # 100			UNIVERSITY, FL 34201---0	MARKET CENTER	TRACT C-1, LESS THAT PORTION	FOR R/W AS DESC IN OR 4360 PG	2648	59712000022	U
95 FLRPT LLC	WR I ASSOC LTD	7978 COOPER CREEK BLVD # 100			UNIVERSITY, FL 34201---0	MARKET CENTER	TRACT R-1			59712000226	U
95 FLRPT LLC	WR I ASSOC LTD	7978 COOPER CREEK BLVD # 100			UNIVERSITY, FL 34201---0	MARKET CENTER	TRACT S-3			59712000462	U
95 FLRPT LLC	WR I ASSOC LTD	7978 COOPER CREEK BLVD # 100			UNIVERSITY, FL 34201---0	MARKET CENTER	LOT 4 LESS E 226FT			59712000886	U
95 FLRPT LLC	WR I ASSOC LTD	7978 COOPER CREEK BLVD # 100			UNIVERSITY, FL 34201---0	MARKET CENTER	E 226FT OF LOT 4			59712000909	U
95 FLRPT LLC	WR I ASSOC LTD	7978 COOPER CREEK BLVD # 100			UNIVERSITY, FL 34201---0	MARKET CENTER LOT 5; LESS	PORTION DESC IN OR 5808	PG 1425		59712001380	U
95 FLRPT LLC	WR I ASSOC LTD	7978 COOPER CREEK BLVD # 100			UNIVERSITY, FL 34201---0	MARKET CENTER	LOT 6, LESS THAT PORTION NKA	PARCEL 101 AS DESC IN OR	5808 PG 1083	59712001487	U
951 COMMERCE CENTER PROPERTY	OWNERS ASSOCIATION	ATTN: RANDALL BENDERSON, PRES	8441 COOPER CREEK BLVD		UNIVERSITY PARK, FL 34201---2006	951 COMMERCE CENTER TRACT R	LESS ALLIGATOR ALLEY COMMERCE	CENTER PHASE ONE		21785002302	U
BBP REALTY LLC	NAPLES TLR LLC	16611 FIRENZE WAY			NAPLES, FL 34110---0	2 50 26 COM AT SE CNR OF SE1/4	OF SEC 2, S88DEG 17'50"W 5234.	70FT, N0DEG 50'28"E 3763.90FT,	N04DEG 2'55"E 828.58FT TO POB	00398880204	U
CCB ASSOCAITES 7 LLC	CCB ASSOCAITES 8 LLC	7978 COOPER CREEK BLVD			UNIVERSITY PARK, FL 34201---0	EDGE 75 BY WATERMARK LOT 1.1	POB SW COR LOT 1 N0-22-46W	265.02FT, S89-42-44E 108.18FT,	S11-6-30E 74.79FT, CUR RIGHT	30735000109	U
DAVIS COLLIER LLC	% CAROLE SAKS	3292 ATLANTIC CIR			NAPLES, FL 34119---0	FRONTERRA PHASE 1	TRACT A			34550000021	U
DAVIS COLLIER LLC	% CAROLE SAKS	3292 ATLANTIC CIR			NAPLES, FL 34119---0	FRONTERRA PHASE 1	TRACT R-1			34550000306	U
FL DEPT OF TRANSPORTATION	PO BOX 1249	ATTN: KRISTEN CARLSON			BARTOW, FL 33831---0	GATOR GATE UNIT 1 AND GATOR	GATE UNIT 2 THE N 50FT OF THE	PROPERTY DESC IN OR 2962 PG	221, AND THAT PORTION FOR R/W	34740160108	U
FL DEPT OF TRANSPORTATION	PO BOX 1249	ATTN: KRISTEN CARLSON			BARTOW, FL 33831---0	MARKET CENTER THOSE PORTIONS	DESC IN OR 4360 PG 2642 OF LOT	3 AND TR C-1 AND TR L-2 FOR	R/W AND THAT PORTION OF TR-L-2	59712000705	U
FOREST GLEN GOLF & CC	MASTER ASSN INC	3855 FOREST GLEN BLVD			NAPLES, FL 34114---2516	FOREST GLEN OF NAPLES	TRACTS GC1-GC5, LESS THOSE	PORTIONS OF TRACT GC1 & GC2	KNOWN AS S.F.W.M.D.E., LESS	32720000222	U
FOREST GLEN GOLF & CC	MASTER ASSN INC	3855 FOREST GLEN BLVD			NAPLES, FL 34114---2516	FOREST GLEN OF NAPLES	THAT PORTION OF TRACT GC1	KNOWN AS S.F.W.M.D.E.		32720000329	U
FRONTERRA COMMUNITY	DEVELOPMENT DISTRICT	% FL REAL EST ECONOMETRICS	707 ORCHID DR STE 100		NAPLES, FL 34102---0	FRONTERRA PHASE 1	TRACT D			34550000089	U
FRONTERRA COMMUNITY	DEVELOPMENT DISTRICT	% FL REAL EST ECONOMETRICS	707 ORCHID DR STE 100		NAPLES, FL 34102---0	FRONTERRA PHASE 2	TRACT D			34550002029	U
GULF COAST HOSPITALITY NAPLES	4704 W BROOKWOOD DR				TAMPA, FL 33629---0	951 COMMERCE CENTER THE SLY	2.14AC OF LOT 6			21785002027	U
MC DONALD'S CORP	% ADAMS & O'REILLY, INC	8850 TERRENE CT			BONITA SPRINGS, FL 34135---0	951 COMMERCE CENTER LOT 1				21785000058	U
MK REALTY 8885 DAVIS BLVD LLC	6685 COLLIER BLVD				NAPLES, FL 34114---0	34 49 26 COMM AT SE CNR OF	SEC, W 300FT, N 50FT TO POB,	N 349.89FT, SWLY ALG CURVE	307.91FT, S 102.63FT, SELY	00297400002	U
NAPLES-DAVIS BLVD., LLC	% BENDERSON DEVLOPMENT CO LLC	570 DELAWARE AVENUE			BUFFALO, NY 14202---0	GATOR GATE UNIT 1 AND GATOR	GATE UNIT 2, THAT PART OF TR	1 AND 2 AS DESC IN OR 2962	PG 221, LESS THAT PORTION AS	34690080008	U
PINEROS, JORGE ENRIQUE	IRMA CECILIA PINEROS	9021 MADRID CIRCLE			NAPLES, FL 34104---0	FRONTERRA PHASE 2	LOT 142			34550003442	U
PRCP FL NAPLES EDGE75 LLC ETAL	10455 RIVERSIDE DR	STE 200			PALM BCH GARDENS, FL 33410---0	EDGE 75 BY WATERMARK	LOT 1 AS DESC IN OR 6107	PG 2983		30735000028	U
SOUTHERN PETRO HOLDING LLC	14745 SOUTHERN BLVD				LOXAHATCHEE, FL 33470---0	34 49 26 E 300FT OF S 275FT OF	SEC 34, LESS S 50FT AND LESS E	100 FT, LESS THAT PORTION	TAKEN BY CASE #79-1615-CA-01-	00297440004	U
SOUTHERN PETRO HOLDING LLC	14745 SOUTHERN BLVD				LOXAHATCHEE, FL 33470---0	GATOR GATE UNIT 2 COMM NE CNR	OF TRACT 2, S 175FT TO POB, W	161.95FT, SELY ALG CURVE TO	THE RIGHT TO A POINT 225FT	34740080000	U
SOUTHERN PETRO HOLDING LLC	14745 SOUTHERN BLVD				LOXAHATCHEE, FL 33470---0	GATOR GATE UNIT 2 COMM NE CNR	OF TRACT 2, W 200FT TO POB, S	138.35FT, NW LY ALG CURVE TO	THE LT TO A POINT 200FT W OF	34740120009	U
SOUTHERN PETRO HOLDING LLC	14745 SOUTHERN BLVD				LOXAHATCHEE, FL 33470---0	GATOR GATE UNIT 2 BEG AT NE	CNR OF TRACT 2, S 175FT, W	161.95FT, NW LY ALG CURVE TO	THE LT 52.57FT, N 138.35FT, E	34740160001	U
TIITF /ST OF FL	% DEP DOUGLAS BLDG	3900 COMMONWEALTH BLVD			TALLAHASSEE, FL 32399---3000	35 49 26 PARC 6 NOW I-75 +	ACCESS RD NO 1#			00298400001	U
WAL-MART STORES EAST LP	%PROPERTY TAX DEPT	PO BOX 8050 MS 0555			BENTONVILLE, AR 72716---555	MARKET CENTER	LOT 1			59712000488	U

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-75/Collier Boulevard Commercial Center PUD)

BENDERSON DEVELOPMENT
7978 COOPER CREEK BOULEVARD
UNIVERSITY PARK, FL 34201
941.359.8303.P 941.359.1508.F

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

April 27, 2023

8835 DAVIS BLVD LLC
8200 NW 33RD ST, STE 300
MIAMI, FL 33122

Dear Property Owner:

We are requesting a change that would allow an existing non-conforming sign to remain in place on the property located at 8760 Davis Boulevard, Naples, Florida. Please be advised that a formal application has been submitted to Collier County seeking approval of an Insubstantial Change to the I-75/Collier Boulevard Commercial Center Planned Unit Development (PUD) by adding a deviation from LDC Section 5.06.04 to allow one pole or ground sign up to 18 feet and six inches in height and 132 square feet in size facing Davis Boulevard for Parcel ID No. 34690080008. The subject PUD is within the Activity Center #9 Overlay zoning district, comprises 19.54± acres, and is located at the southwest corner of Davis Boulevard and Collier Boulevard in Section 3, Township 50 South, Range 26 East, Collier County, Florida. [PL20220006949]

In compliance with the Land Development Code requirements, a Neighborhood Information Meeting will be held to provide you an opportunity to become fully aware of our development intentions and to give you an opportunity to influence the form of development. The Neighborhood Information Meeting will be held on May 18, 2023, at 6 p.m. at South Regional Library, Meeting Room A, 8065 Lely Cultural Pkwy, Naples, FL 34113. The Collier County Public Library does not sponsor or endorse this program.

At this meeting, the petitioner will make every effort to illustrate the sign deviation on the property and to answer any questions. Please be advised that any information provided is subject to change until final approval by the governing authority. The Neighborhood Information Meeting is for informational purposes, and it is not a public hearing. The meeting will be recorded.

Should you have questions prior to the meeting, please contact me.

Sincerely,



Todd Mathes
Director of Development
Benderson Development
Naples-Davis Blvd, LLC
941-359-8303
toddmathes@benderson.com

BENDERSON DEVELOPMENT
7978 COOPER CREEK BOULEVARD
UNIVERSITY PARK, FL 34201
941.359.8303.P 941.359.1508.F

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

April 27, 2023

95 FLRPT LLC
WR I ASSOC LTD
7978 COOPER CREEK BLVD # 100
UNIVERSITY, FL 34201

Dear Property Owner:

We are requesting a change that would allow an existing non-conforming sign to remain in place on the property located at 8760 Davis Boulevard, Naples, Florida. Please be advised that a formal application has been submitted to Collier County seeking approval of an Insubstantial Change to the I-75/Collier Boulevard Commercial Center Planned Unit Development (PUD) by adding a deviation from LDC Section 5.06.04 to allow one pole or ground sign up to 18 feet and six inches in height and 132 square feet in size facing Davis Boulevard for Parcel ID No. 34690080008. The subject PUD is within the Activity Center #9 Overlay zoning district, comprises 19.54± acres, and is located at the southwest corner of Davis Boulevard and Collier Boulevard in Section 3, Township 50 South, Range 26 East, Collier County, Florida. [PL20220006949]

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Sincerely,



Todd Mathes
Director of Development
Benderson Development
Naples-Davis Blvd, LLC
941-359-8303
toddmathes@benderson.com

BENDERSON DEVELOPMENT
7978 COOPER CREEK BOULEVARD
UNIVERSITY PARK, FL 34201
941.359.8303.P 941.359.1508.F

April 27, 2023

951 COMMERCE CENTER PROPERTY OWNERS ASSOCIATION
ATTN: RANDALL BENDERSON, PRES
8441 COOPER CREEK BLVD
UNIVERSITY PARK, FL 34201

Dear Property Owner:

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Benderson Development
Naples-Davis Blvd, LLC
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toddmathes@benderson.com

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BENDERSON DEVELOPMENT
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April 27, 2023

BBP REALTY LLC
NAPLES TLR LLC
16611 FIRENZE WAY
NAPLES, FL 34110

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April 27, 2023

CCB ASSOCIATES 7 LLC
CCB ASSOCAITES 8 LLC
7978 COOPER CREEK BLVD
UNIVERSITY PARK, FL 34201

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April 27, 2023

DAVIS COLLIER LLC
c/o CAROLE SAKS
3292 ATLANTIC CIR
NAPLES, FL 34119

Dear Property Owner:

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April 27, 2023

FL DEPT OF TRANSPORTATION
PO BOX 1249
ATTN: KRISTEN CARLSON
BARTOW, FL 33831

Dear Property Owner:

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April 27, 2023

FOREST GLEN GOLF & CC
MASTER ASSN INC
3855 FOREST GLEN BLVD
NAPLES, FL 34114

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April 27, 2023

FRONTERRA COMMUNITY DEVELOPMENT DISTRICT
c/o FL REAL EST ECONOMETRICS
707 ORCHID DR, STE 100
NAPLES, FL 34102

Dear Property Owner:

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April 27, 2023

GULF COAST HOSPITALITY NAPLES
4704 W BROOKWOOD DR
TAMPA, FL 33629

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Director of Development
Benderson Development
Naples-Davis Blvd, LLC
941-359-8303
toddmathes@benderson.com

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April 27, 2023

MC DONALD'S CORP
c/o ADAMS & O'REILLY, INC
8850 TERRENE CT
BONITA SPRINGS, FL 34135

Dear Property Owner:

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April 27, 2023

MK REALTY 8885
DAVIS BLVD LLC
6685 COLLIER BLVD
NAPLES, FL 34114

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April 27, 2023

NAPLES-DAVIS BLVD., LLC
c/o BENDERSON DEVLOPMENT CO LLC
570 DELAWARE AVENUE
BUFFALO, NY 14202

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April 27, 2023

PINEROS, JORGE ENRIQUE
IRMA CECILIA PINEROS
9021 MADRID CIRCLE
NAPLES, FL 34104

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April 27, 2023

PRCP FL NAPLES EDGE75 LLC ETAL
10455 RIVERSIDE DR, STE 200
PALM BCH GARDENS, FL 33410

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April 27, 2023

SOUTHERN PETRO HOLDING LLC
14745 SOUTHERN BLVD
LOXAHATCHEE, FL 33470

Dear Property Owner:

We are requesting a change that would allow an existing non-conforming sign to remain in place on the property located at 8760 Davis Boulevard, Naples, Florida. Please be advised that a formal application has been submitted to Collier County seeking approval of an Insubstantial Change to the I-75/Collier Boulevard Commercial Center Planned Unit Development (PUD) by adding a deviation from LDC Section 5.06.04 to allow one pole or ground sign up to 18 feet and six inches in height and 132 square feet in size facing Davis Boulevard for Parcel ID No. 34690080008. The subject PUD is within the Activity Center #9 Overlay zoning district, comprises 19.54± acres, and is located at the southwest corner of Davis Boulevard and Collier Boulevard in Section 3, Township 50 South, Range 26 East, Collier County, Florida. [PL20220006949]

In compliance with the Land Development Code requirements, a Neighborhood Information Meeting will be held to provide you an opportunity to become fully aware of our development intentions and to give you an opportunity to influence the form of development. The Neighborhood Information Meeting will be held on May 18, 2023, at 6 p.m. at South Regional Library, Meeting Room A, 8065 Lely Cultural Pkwy, Naples, FL 34113. The Collier County Public Library does not sponsor or endorse this program.

At this meeting, the petitioner will make every effort to illustrate the sign deviation on the property and to answer any questions. Please be advised that any information provided is subject to change until final approval by the governing authority. The Neighborhood Information Meeting is for informational purposes, and it is not a public hearing. The meeting will be recorded.

Should you have questions prior to the meeting, please contact me.

Sincerely,



Todd Mathes
Director of Development
Benderson Development
Naples-Davis Blvd, LLC
941-359-8303
toddmathes@benderson.com

BENDERSON DEVELOPMENT
7978 COOPER CREEK BOULEVARD
UNIVERSITY PARK, FL 34201
941.359.8303.P 941.359.1508.F

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

April 27, 2023

TIITF /ST OF FL
c/o DEP DOUGLAS BLDG
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399

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April 27, 2023

WAL-MART STORES EAST LP
c/o PROPERTY TAX DEPT
PO BOX 8050 MS 0555
BENTONVILLE, AR 72716

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toddmathes@benderson.com

Final Publication Date
4/30/2023

Ad Number
GCI1054349

Publication
NDN

Special Requests
Case 02883396

Market
Naples

Delivery Method
Email

Number of Affidavits Needed
1

Customer Name
Benderson Properties

Customer Address
941.360.7253

Account Number (If Known)
937448

Customer Email
jrd@benderson.com

Your Name
Kaylee Downing

Email Address
kdowning2@gannett.com

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

BENDERSON PROPERTIES
7978 COOPER CREEK BLVD
UNIVERSITY PARK, FL 34201
ATTN

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.

4/30/2023

Subscribed and sworn to before on April 30th, 2023

Notary, State of WI, County of Brown
My commission expires: 5.15.27

PUBLICATION COST: $806.40
AD NO: GCI1054349
CUSTOMER NO: 937448
PO#: PUBLIC NOTICE
AD SIZE: DISPLAY AD

NANCY HEYRMAN
Notary Public
State of Wisconsin

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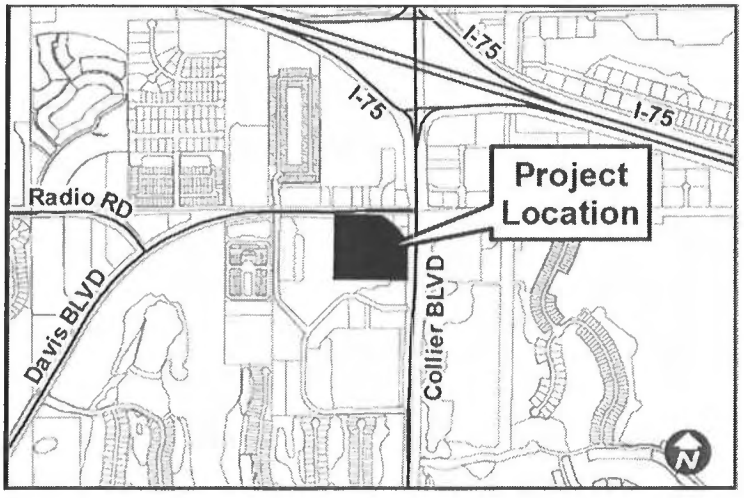

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ND-GCI1054349-01

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Homes For Sale - In State

FOR SALE BY OWNER

Bonita Springs, $1650000. 3 bdrm, 2 ba, Total Renovation. Canal Front, Dock w/10000 LB Boat Lift. Bridge free to Wiggins Pass. 204 5th Street , Bonita Shores. No gate or HOA. Open House on Sundays 1 to 4 pm., 34134 Single Family Home, 2000 sq. ft., built in 1978.(603) 986-0295

EQUAL HOUSING OPPORTUNITY

Equal Housing Opportunity All real estate advertising in this newspaper is subject to the Federal Fair Housing Act of 1968 which makes it illegal to advertise any preference, limitation or discrimination based on race, color, religion, sex, national origin, handicap or familial status or an intention to make any such preference, limitation or discrimination.

This newspaper will not knowingly accept any advertising for real estate which is in violation of the law. Our readers are hereby informed that all dwellings advertised in this newspaper are available on an equal opportunity basis.

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Homes For Sale - In State

ATTENTION!

NAPLES WATERFRONT 55 OR OLDER, $495,000. 3 bdrm, 2 ba, ON CANAL - HALDERMAN CREEK, 34112 Single Family Home, 1500 sq. ft., built in 2005, stove-refr.– micro– dish wash-, dW, encl. porch, gated comm., laundry rm, off-st pkg, (239)375-0766

Open House

Open House Sunday 1-4PM
Surfsedge
4001 Gulf Shore Blvd N
206
2BD+ Western point of bldg. Full 180 o view of gulf $1,989,000
Jo-Ann Zakielarz P. A.
239-404-1835
RE/MAX Blue Skies

Waterfront Homes



NAPLES - Bayfront Townhome High and Dry. Completely remodeled. Furn'd, great views, pool/dock, immed occp $1,750,000 John: 239-821-3906

Real Estate Rentals
great places to live.

Beach Rentals

Don't miss this one!

Gorgeous contemporary 4 bed, 4 bath house, stunning golf views, right on the beach. Short or long term rental. Call for details 941-301-8598

Condo/Townhome Rent

2BR 2BA Garden Home, Forest Glen Golf & Country Club. Avail for rent thru Dec. 2023. $3,500/mo. 313-330-5510

Falling Waters/Davis: Turn key, ground floor, 2/2, resort pool, tennis, carport, Avail May-Oct. $1900/mo. No smoking/pets. (307)-751-5838

MARCO ISLAND- 2 BR/2 BA 1st flr updated condo in Marco Vista w/canal view. Open flr plan, Utils incl. Walking distance to restaurants. Avail May 1st thru Dec. 31st. $3500/mo. Call 732-241-3165



NAPLES - 2BD, 2BA. Rental, 55+ Over Comm, W/D in unit, golf view, 2nd flr elevator building. Water & basic cable incl'd, no pets, furnished. Available Now! Yearly rental. Call Nora @: 312-450-4611

Naples-Calusa Bay, annual 3BR/2BA, 1st floor, newer appliances, 1 car garage. $2700. 239-272-4484

Homes For Rent

Naples: 4 BR 4 BA, 2 car gar., community amenities. Avail 6/1. $4700 /mo. Cable/internet ind. Annual rental. Agent owned. 239-404-4200

Vacation Rentals

PARKSHORE 2 BR + DEN. Beach Access. Avail 2023 Only! $3200 mo. 260-668-0939

Waterfront

Royal Harbor
1605 Chesapeake Avenue
2 Bdrm. 1 Bath, fully furnished. $2,300/mo until Nov. 30. Call 239-821-4042



TOWNHOME RENTAL
3BR/4BA. Near Tin City.
Seasonal/Annual. Pics Avail.
Call: 239-825-1144

Automotive Wheels
best deal for you..

Autos Wanted

AA+ TOP DOLLAR PAID! for Classics Cars, Muscle Cars, & Sports Cars. (239) 221-3000

ABSOLUTELY ALL AUTOS Wanted! Dead or Alive Top $ FREE PICK UP! 239-265-6140

CLASSIC/VINTAGE CARS CASH PAID, LOCAL BUYER. ANY CONDITION! CALL: 941-993-4060

Cars

2015 Hyundai Sonata. White, runs perfect. 73k mi. $19,900 Call 239-272-9078

CHEVROLET CORVETTE CONVERTIBLE 2023 LT1, Brand new! 71 mi, Torch red ext, adrenaline red int, red calipers, $92,500. 239-774-5436

Nissan Versa SL 2009 - 4 door, hatch back, 1 owner, 120K miles, good condition. Asking $3,500/OBO. 239-398-6272

ATTENTION
WE BUY & REPAIR MERCEDES BENZ
Call: 239-495-1717

Classic and Antique

BEST DEAL

MG TC Roadster, 1949 $29,500. Many extra parts, covers, etc. Very good condition. Head turner!!, 34108 Convertible, 2 dr., Manual, Blue ext., Beige int., 04 Cylinders, 2WD, Don (804)436-2583

Rolls Royce Silver Spur 1988 Perfect all black ext. w/maroon hides & carpet. 64K org. miles. Runs perfect. $37,500/obo Trade in consider 340-513-4154

Vehicles Recreation
RVs, motorcycles, etc.

Motorcycle/Scooter

BEST DEAL

2021 Harley Davidson Road King Special, Showroom new, 500 mi. Deadwood Green, every available option plus many accessories. $21,000,(239)438-6660

Storage & Services

STORAGE: MOTORHOMES RVs, boat, auto. Covered available, inside A/C Lockers (239)643-0447

Recreational Vehicle

WANTED: ALL MOTOR HOMES AND CAMPERS. Any cond. Cash Paid. 954-595-0093

Public Notices

NOTICE OF NEIGHBORHOOD INFORMATION MEETING

PROJECT NAME: I-75/Collier Boulevard Commercial Center Planned Unit Development Insubstantial Change [PL20220006949]

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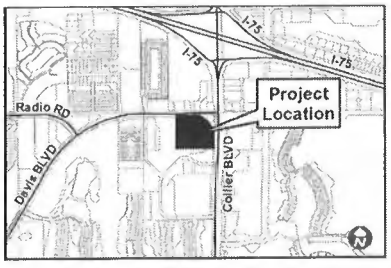

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THINKING OF SELLING YOUR HOME?

FOR SALE

Place your ad today!

Local. Easy. Fast

SELL YOUR CAR ADOPT A PET
GET A JOB FIND A HOUSE
BUY A BOAT
FIND A TREASURE
GET A MASSAGE
HIRE A HANDYMAN

Check out the classified section everyday.



Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-75/Collier

Record of Neighborhood Workshop
PL20220006949

Meeting Date/Time:	**May 18, 2023 @ 6 PM EDT**
Meeting Location:	**South Regional Library, Meeting Room A, 8065 Lely Cultural Parkway, Naples, Florida 34113**
Subject:	**Insubstantial Change to the I-75/Collier Boulevard Commercial Center PUD for 8760 Davis Boulevard Sign – Neighborhood Information Meeting**
DEVELOPMENT TEAM:	**Todd Mathes, Director of Development, Benderson Development** **John Kelly, Planner III, Collier County**

The meeting started at 6 PM. Nothing was discussed since there were no neighbors or public attending the workshop. At 6:15 PM, the meeting ended.

QUESTIONS AND ANSWERS

No questions were asked.

ATTENDEES: TOTAL 2

Todd Mathes
John Kelly
(approximately 15 minutes in duration)

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Final Publication Date
4/30/2023

Ad Number
GCI1054349

Publication
NDN

Special Requests
Case 02883396

Market
Naples

Delivery Method
Email

Number of Affidavits Needed
1

Customer Name
Benderson Properties

Customer Address
941.360.7253

Account Number (If Known)
937448

Customer Email
jrd@benderson.com

Your Name
Kaylee Downing

Email Address
kdowning2@gannett.com

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

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7978 COOPER CREEK BLVD
UNIVERSITY PARK, FL 34201
ATTN

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.

4/30/2023

Subscribed and sworn to before on April 30th, 2023

Notary, State of WI, County of Brown
My commission expires: 5.15.27

PUBLICATION COST: $806.40
AD NO: GCI1054349
CUSTOMER NO: 937448
PO#: PUBLIC NOTICE
AD SIZE: DISPLAY AD

NANCY HEYRMAN
Notary Public
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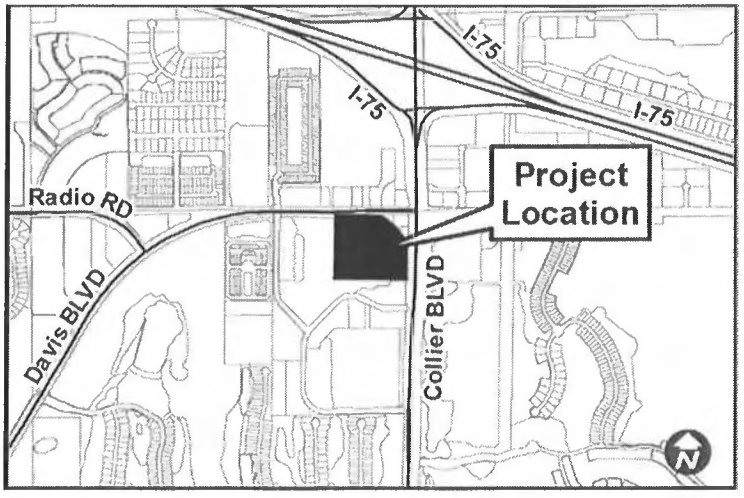

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Open House

Open House Sunday 1-4PM
Surfsedge
4001 Gulf Shore Blvd N
206
2BD+ Western point of bldg. Full 180 o view of gulf $1,989,000
Jo-Ann Zakielarz P. A.
239-404-1835
RE/MAX Blue Skies

Waterfront Homes



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great places to live.

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Naples-Calusa Bay, annual 3BR/2BA, 1st floor, newer appliances, 1 car garage. $2700. 239-272-4484

Homes For Rent

Naples: 4 BR 4 BA, 2 car gar., community amenities. Avail 6/1. $4700 /mo. Cable/internet ind. Annual rental. Agent owned. 239-404-4200

Vacation Rentals

PARKSHORE 2 BR + DEN. Beach Access. Avail 2023 Only! $3200 mo. 260-668-0939

Waterfront

Royal Harbor
1605 Chesapeake Avenue
2 Bdrm. 1 Bath, fully furnished. $2,300/mo until Nov. 30. Call 239-821-4042



TOWNHOME RENTAL
3BR/4BA. Near Tin City.
Seasonal/Annual. Pics Avail.
Call: 239-825-1144

Automotive Wheels

best deal for you..

Autos Wanted

AA+ TOP DOLLAR PAID! for Classics Cars, Muscle Cars, & Sports Cars. (239) 221-3000

ABSOLUTELY ALL AUTOS Wanted! Dead or Alive Top $ FREE PICK UP! 239-265-6140

CLASSIC/VINTAGE CARS CASH PAID, LOCAL BUYER. ANY CONDITION! CALL: 941-993-4060

Cars

2015 Hyundai Sonata. White, runs perfect. 73k mi. $19,900 Call 239-272-9078

CHEVROLET CORVETTE CONVERTIBLE 2023 LT1, Brand new! 71 mi, Torch red ext, adrenaline red int, red calipers, $92,500. 239-774-5436

Nissan Versa SL 2009 - 4 door, hatch back, 1 owner, 120K miles, good condition. Asking $3,500/OBO. 239-398-6272

ATTENTION

WE BUY & REPAIR MERCEDES BENZ
Call: 239-495-1717

Classic and Antique

BEST DEAL

MG TC Roadster, 1949 $29,500. Many extra parts, covers, etc. Very good condition. Head turner!!, 34108 Convertible, 2 dr., Manual, Blue ext., Beige int., 04 Cylinders, 2WD, Don (804)436-2583

Rolls Royce Silver Spur 1988 Perfect all black ext. w/maroon hides & carpet. 64K org. miles. Runs perfect. $37,500/obo Trade in consider 340-513-4154

Vehicles Recreation

RVs, motorcycles, etc.

Motorcycle/Scooter

BEST DEAL

2021 Harley Davidson Road King Special, Showroom new, 500 mi. Deadwood Green, every available option plus many accessories. $21,000,(239)438-6660

Storage & Services

STORAGE: MOTORHOMES RVs, boat, auto. Covered available, inside A/C Lockers (239)643-0447

Recreational Vehicle

WANTED: ALL MOTOR HOMES AND CAMPERS. Any cond. Cash Paid. 954-595-0093

Public Notices

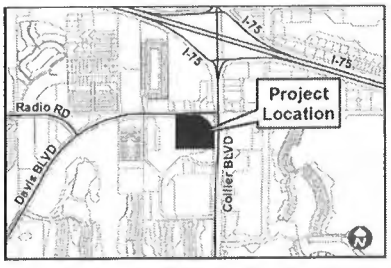
NOTICE OF NEIGHBORHOOD INFORMATION MEETING

PROJECT NAME: I-75/Collier Boulevard Commercial Center Planned Unit Development Insubstantial Change [PL20220006949]

A Neighborhood Information Meeting hosted by Todd Mathes, Director of Development, representing Benderson Development Company (Applicant) will be held on May 18, 2023, at 6 p.m. at South Regional Library, Meeting Room A, 8065 Lely Cultural Pkwy, Naples, FL 34113. The Collier County Public Library does not sponsor or endorse this program.

The Applicant is petitioning Collier County seeking approval of an Insubstantial Change to the I-75/Collier Boulevard Commercial Center Planned Unit Development (PUD) by adding a deviation from LDC Section 5.06.04 to allow one pole or ground sign up to 18 feet and six inches in height and 132 square feet in size facing Davis Boulevard for Parcel ID No. 34690080008. The subject PUD is within the Activity Center #9 Overlay zoning district, comprises 19.54± acres, and is located at the southwest corner of Davis Boulevard and Collier Boulevard in Section 3, Township 50 South, Range 26 East, Collier County, Florida. [PL20220006949]

If you would like to obtain additional information, please contact Todd Mathes, by email toddmathes@benderson.com or phone 941-359-8303



Please be advised that any information provided is subject to change until final approval by the governing authority. The Neighborhood Information Meeting is for informational purposes, it is not a public hearing. The meeting will be recorded.

THINKING OF SELLING YOUR HOME?

FOR SALE

Place your ad today!

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SELL YOUR CAR ADOPT A PET
GET A JOB FIND A HOUSE
BUY A BOAT
FIND A TREASURE
GET A MASSAGE
HIRE A HANDYMAN

Check out the classified section everyday.



Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-75/Collier

NEIGHBORHOOD WORKSHOP SIGN IN *PLEASE SIGN IN!*

Project Name: Insubstantial Change to I-75/Collier Blvd Commercial Center PUD

Location: 8760 Davis Boulevard, Naples, Florida

Project Number: PL20220006949

Date/Time: May 18, 2023, 6 PM

Staff Member:

To receive a written summary of the meeting, please provide an email address. Signing in is not support or opposition to this project.

Name	Email	Address / City State Zip
John Kelly	John.Kelly@CollierGovFL.gov	2800 N Horseshoe Dr Naples, FL 34104

To receive a written summary of the meeting, please provide an email address.

Attachment: Attachment I - Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-

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.

- - - -

Applicant's Backup – Application, Justification, NIM and Posting Information (26218 : PL20220006949 PDI I-


PUBLIC HEARING NOTICE
I-75/Collier Boulevard Commercial Center PUD
PUD Insubstantial Change
Petition No. PL20220006949
HEX: August 10, 2023 - 9:00a.m.
Growth Management Community Development Department
2800 North Horseshoe Drive, 609/610
John Kelly, Planner III: 239-252-5719

PUBLIC HEARING NOTICE
I-75/Collier Boulevard Commercial Center PUD
PUD Insubstantial Change
Petition No. PL20220006949
HEX: August 10, 2023 - 9:00a.m.
Growth Management Community Development Department
2800 North Horseshoe Drive, Naples
John Kelly, Planner III: 239-252-5719
NORTH
Tampa
½ MILE
KEEP LEFT
SOUTH
Miami
½ MILE
KEEP RIGHT

PUBLIC HEARING NOTICE
Collier Boulevard Commercial Center PUD
PUD Insubstantial Change
Petition No. PL20220006949
HEX. August 10, 2023 - 9:00a.m.
Growth Management Community Development Department
2800 North Horseshoe Drive, 609-610
John Kelly, Planner III; 239-252-5719
BIKE LANE
AHEAD


PUBLIC HEARING NOTICE
I-75/Collier Boulevard Commercial Center PUD
PUD Insubstantial Change
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HEX: August 10, 2023 - 9:00a.m.
Growth Management Community Development Department
2800 North Horseshoe Drive, 609/610
John Kelly, Planner III: 239-252-5719