COLLIER COUNTY
Collier County Hearing Examiner

AGENDA

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

July 14, 2022

9: 00 AM

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

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

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

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

1. Pledge of Allegiance

2. Review of Agenda

3. Advertised Public Hearing

A. Petition No. CU PL20220003185 - Artesa Pointe (PCUD) - Request for a comparable use determination that Tobacco and Vape Retail Store is comparable, compatible, and consistent with the list of permitted uses in section 4.4.A of the Artesa Pointe Planned Unit Development (PUD) adopted by Ordinance Number 03-46, as amended. The subject parcel is approximately +1.73 acres, located on the east side of Collier Boulevard, approximately a third of a mile south of the intersection of Collier Boulevard and US 41, in Section 3, Township 51 South, Range 26 East, Collier County, Florida. [Coordinator: Eric Ortman, Principal Planner] Commission District 1

B. Petition No. VA PL20220001712 - 5740 Dogwood Way - Bare - An after-the-fact variance request from Section 4.02.01.A, Table 2.1, of the Collier County Land Development Code, to reduce the minimum side yard setback from 30 feet to 12.3 feet and to 11.3 feet for a 1-foot roof overhang on the east side for an existing single family dwelling in the Estates (E) zoning district, and for a variance to allow for an addition to the existing dwelling to reduce the minimum side yard setback from 30 feet to 17.1 feet and to 16.1 feet on the east side for a 1-foot roof overhang in the Estates (E) zoning district located at 5740 Dogwood Way also known as The East 75 feet of Tract 93 and the West 75 feet of Tract 102, Golden Gate Estates, Unit No. 33, in Section 17, Township 49 South, Range 26 East, Collier County, Florida. [Coordinator: John Kelly, Senior Planner] Commission District 3

4. Other Business

5. Public Comments

6. Adjourn

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.A
Item Summary: Petition No. CU PL20220003185 - Artesa Pointe (PCUD) - Request for a comparable use determination that Tobacco and Vape Retail Store is comparable, compatible, and consistent with the list of permitted uses in section 4.4.A of the Artesa Pointe Planned Unit Development (PUD) adopted by Ordinance Number 03-46, as amended. The subject parcel is approximately +1.73 acres, located on the east side of Collier Boulevard, approximately a third of a mile south of the intersection of Collier Boulevard and US 41, in Section 3, Township 51 South, Range 26 East, Collier County, Florida. [Coordinator: Eric Ortman, Principal Planner] Commission District 1

Meeting Date: 07/14/2022

Prepared by:
Title: Principal Planner – Zoning
Name: Gabriela Castro
06/20/2022 11:36 AM

Submitted by:
Title: Zoning Director – Zoning
Name: Mike Bosi
06/20/2022 11:36 AM

Approved By:

Review:

Growth Management Operations & Regulatory Management	Kenneth Kovensky	Review Item	Completed	
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	06/28/2022 5:53 PM
Zoning	Ray Bellows	Review Item	Completed	06/29/2022 3:00 PM
Zoning	Mike Bosi	Review Item	Completed	06/30/2022 9:14 AM
Hearing Examiner	Andrew Dickman	Meeting Pending	07/14/2022 9:00 AM	

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: ZONING DIVISION – ZONING SERVICES SECTION
GROWTH MANAGEMENT DEPARTMENT

HEARING DATE: JULY 14, 2022

SUBJECT: PL20220003185; ARTESA POINTE- TOBACCO AND VAPE RETAIL STORE (PCUD)

PROPERTY OWNER/AGENT:

Applicant: Emilia Akridge
Rook at Naples I, LLC
4828 Ashford Dunwoody Road
Unit 200
Atlanta, GA 30338

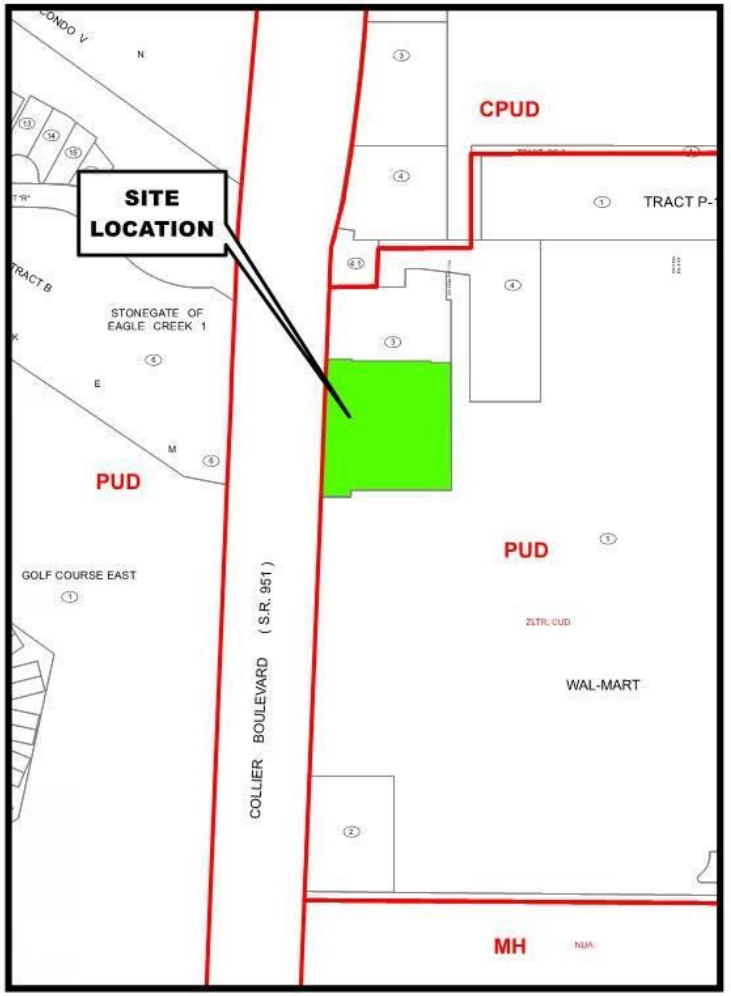
Agent: Chris Mitchell, PE
JR Evan Engineering, P.A,
9351 Corkscrew Road
Suite 102
Estero, FL 33928

REQUESTED ACTION:
Request for a determination that the proposed use of a Tobacco and Vape Retail Store (SIC Code 5993) is comparable in nature to other permitted uses in Section 4.4.A of the Artesa Pointe Planned Unit Development (PUD) adopted by Ordinance Number 03-46, as amended. The subject property is located at 6654 Collier Boulevard in Section 3, Township 51 South, Range 26 East, Collier County, Florida.

GEOGRAPHIC LOCATION:
The subject parcel is approximately ±1.73 acres, located on the east side of Collier Boulevard, approximately a third of a mile south of the intersection of Collier Boulevard and US 41, in Section 3, Township 51 South, Range 26 East, Collier County, Florida. *(See location map on the following page)*

Attachment: Staff Report Smoke and Vape Shop (22578 : PL20220003185 Artesa Pointe (PCUD))

Location Map



Zoning Map

Petition Number: PL20220003185

Attachment: Staff Report Smoke and Vape Shop (22578 : PL20220003185 Artesa Pointe (PCUD))

SURROUNDING LAND USE AND ZONING:

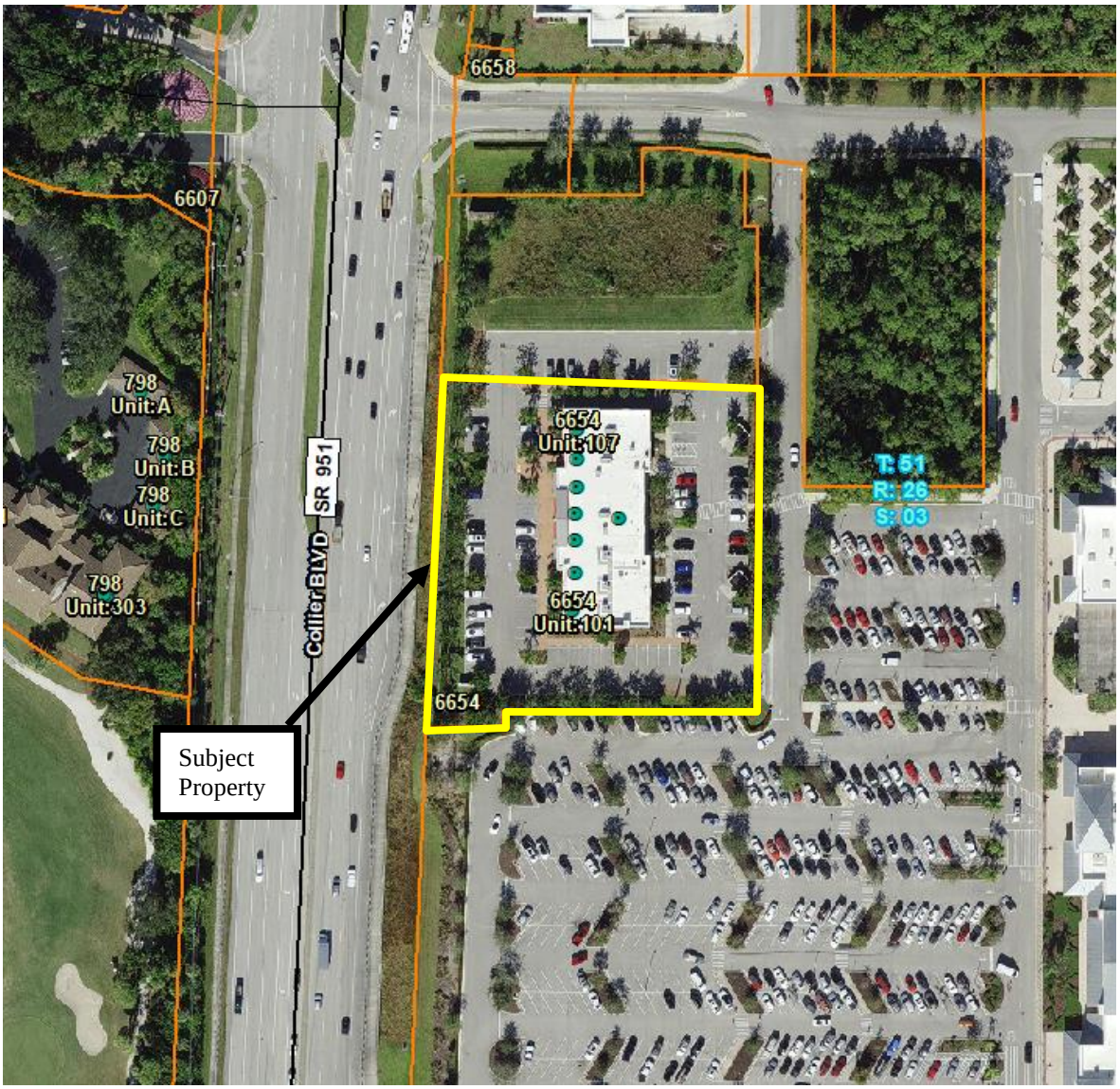
This section of the staff report identifies the land uses and zoning classifications for properties surrounding the boundaries of the subject property, which is developed as an outparcel designated for commercial non-regional in the Artesa Pointe PUD Master Plan:

North: Developed and undeveloped commercial site within the Artesa Pointe PUD

East: Developed and undeveloped commercial site within the Artesa Pointe PUD

South: Developed commercial site within the Artesa Pointe PUD

West: Six-lane divided Right-of-Way for Collier Boulevard then multi-family condominiums located in Eagle Creek PUD



Attachment: Staff Report Smoke and Vape Shop (22578 : PL20220003185 Artesa Pointe (PCUD))

PURPOSE/DESCRIPTION OF PROJECT:

The petitioner requests a determination that the proposed use of a Tobacco and Vape Retail Store (SIC Code 5993) is comparable in nature to other permitted uses in Section 4.4.A of the Artesa Pointe Planned Unit Development (PUD) adopted by Ordinance Number 03-46, as amended.

The site is within Henderson Creek Mixed Use Subdistrict per the Future Land Use Map. The site is designated in the commercial tract of the Artesa Pointe Master Plan.

Section 4.4 of the Artesa Point PUD breaks down uses that are considered regional and non-regional. Section 4.3 defines "regional commercial uses" as retail uses typically dominated by large anchors, including discount department stores, off-price stores, warehouse clubs, and home improvement centers. Regional retail uses typically utilize square footages ranging from 20,000 to over 100,000 square feet. The tobacco and vape shop is requesting a determination that the shop is comparable to a non-regional use. There are 20 non-regional uses permitted in this PUD and include things like tire shops, furniture stores, packaged liquor stores, and many other miscellaneous retail stores. See *Attachment B* for a list of permitted non-regional uses

Since the adoption of the PUD, there have been two comparable use determinations, and both have been approved:

- Hex Determination 2017-14 to determine if a beauty shop and barber shop is comparable in nature to other permitted uses in the Office district in 4.4.A of Ord 03-46
- Hex Determination 2022-17 to determine whether a carwash is comparable in nature to other permitted uses in the Office district in 4.4.A of Ord 03-46

STAFF ANALYSIS:

LDC Section 10.02.06.K., Comparable Use Determination, states: "Comparable Use Determination (CUD) shall be used to determine whether a use is comparable in nature with the list of permitted uses, and the purpose and intent statement of the zoning district, overlay, or PUD. To be effective, the Comparable Use Determination shall be approved by the Hearing Examiner by decision, or Board of Zoning Appeals by resolution, at an advertised public hearing" based on standards listed below as part of staff's analysis.

The subject site is designated in the urban-mixed-use district in the Henderson Creek Mixed Use Subdistrict on the Future Land Use Map (FLUM). The Henderson Creek Mixed Use Subdistrict states the maximum intensity of commercial uses is those allowed in C-4, General Commercial Zoning District. The proposed tobacco and vape shop (SIC CODE 5993) is a permitted use in the C-3 and C-4 zoning district and therefore is consistent with the Henderson Creek Subdistrict and meets the intent of the Henderson Creek Mixed Use Subdistrict.

Section 4.4.A of the Artesa Point PUD has a list of non-regional uses for the PUD. The other uses permitted are furniture shops, packaged liquor stores, pharmacies, tire shops, and other miscellaneous retail stores. The proposed use is SIC Code 5993, Tobacco Stores and Stands, and falls under the SIC Manual as retail stores not elsewhere classified. The group includes uses such as florists, optical good store, and other miscellaneous retail; which are all allowed in the PUD.

Attachment: Staff Report Smoke and Vape Shop (22578 : PL20220003185 Artesa Pointe (PCUD))

Per LDC Section 10.02.06.K, the following Comparable Use Determination (CUD) criteria are used to determine whether a use is comparable in nature with the list of permitted uses, and the purpose and intent statement of the zoning district, overlay, or PUD:

(Criteria is listed with corresponding *staff analysis in italics*)

a. The proposed use possesses similar characteristics to other permitted uses in the zoning district, overlay, or PUD, including but not limited to the following:

i. Operating hours;

Operating hours are proposed to be 9 AM to 10 PM for Monday through Saturday and 9 AM to 9 PM which is less than the operating hours of the gas station (5:30 AM to 10:30 PM) and less than Walmart (6 AM to 11 PM).

ii. Traffic volume generated/attracted;

The applicant provided a transportation narrative that stated that the ITE does not have a separate category for just tobacco and vape shops as they are typically located in a plaza with multiple users. The proposed shops will not attract more volume than any other type of shop located in a traditional strip retail plaza. See Attachment A for the transportation narrative.

iii. Type of vehicles associated with the use;

The type of vehicles associated with this use is similar to any other retail use that would be proposed in a shopping plaza, with customers coming in with their personal vehicle and drop-off and deliveries coming in a delivery commercial vehicle.

iv. Number and type of required parking spaces; and

The type of vehicles associated with this use is similar to any other retail use that would be proposed in a shopping plaza. The number of parking spaces that would be required would be 1 per 250 square feet. The retail shopping plaza is already built per PL20150000193 and required 1 space per 250 so the plaza should be able to accommodate the number of required spaces for the proposed retail shop.

v. Business practices and activities.

The proposed retail shop does not propose a smoking lounge and will sell tobacco products that are already being sold at Walmart and at the gas station which is located within the same PUD.

b. The effect of the proposed use would have on neighboring properties in relation to the noise, glare, or odor effects shall be no greater than that of other permitted uses in the

Attachment: Staff Report Smoke and Vape Shop (22578 : PL20220003185 Artesa Pointe (PCUD))

zoning district, overlay, or PUD.

The subject site is surrounded by commercially designated parcels of the Artesa Pointe PUD and surrounded by two major roads. The proposed vape and tobacco shop will not add any additional impacts to the noise, glare, or odor on neighboring properties.

c. The proposed use is consistent with the GMP, meaning the applicable future land use designation does not specifically prohibit the proposed use, and, where the future land use designation contains a specific list of allowable uses, the proposed use is not omitted.

Henderson Creek Mixed Use Subdistrict states that the maximum intensity of commercial uses allowed in the subdistrict shall be C-4. The proposed use of tobacco sales is permitted in the C-3 and C-4 zoning districts, therefore the use is consistent with the GMP.

d. The proposed use shall be compatible and consistent with the other permitted uses in the zoning district, overlay, or PUD.

Many of the uses permitted in the non-regional section of this PUD are allowed in the C-3 and C-4 zoning districts as is the proposed tobacco and vape retail. To the north of the Artesa Pointe PUD, there is also the Tamiami Crossing PUD which also allows similar C-3 and C-4 permitted uses.

PUBLIC NOTICE

Per LDC Section 10.03.06.O. and the Administrative Code, a newspaper advertisement is required for public hearing in accordance with F.S. § 125.66. The newspaper advertisement posted in the Naples Daily News on June 24, 2022

Per the LDC and Administrative Code, a Comparable Use Determination petition does not require a Neighborhood Information Meeting, a mailing to surrounding property owners, or posting of a sign on the property.

APPEAL OF PETITION TO BOARD OF ZONING APPEAL

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 2-89 of the Collier County Code of Ordinances within 30 days of the Decision by the Hearing Examiner. In the event that the petition has been approved by the Hearing Examiner, the applicant shall be advised that he/she proceeds with construction at his/her own risk during this 30-day period. Any construction work completed ahead of the approval authorization shall be at their own risk.

STAFF RECOMMENDATION:

Staff recommends that the Collier County Hearing Examiner determine that the use of Tobacco and Vape Shop (SIC 5593) is comparable and compatible with the Regional Commercial permitted uses of Section 4.4.A of the Artesa Pointe

Attachment: Staff Report Smoke and Vape Shop (22578 : PL20220003185 Artesa Pointe (PCUD))

Attachments:

A. Applicant Transportation Narrative
B. Section 4 of Ordinance 03-46
C. GMP Henderson Creek Mixed Use Subdistrict
D. Applicant's Back Up Material

Attachment: Staff Report Smoke and Vape Shop (22578 : PL20220003185 Artesa Pointe (PCUD))

J.R. EVANS ENGINEERING

ARTESA POINTE PUD

Transportation Narrative

This Transportation Narrative is to support the Comparable Use application for a determination from the Planning Manager and approval from the Office of the Hearing Examiner, that the use of "Tobacco and Vape Retail Sales" (SIC Code 5993) is comparable and compatible with the permitted Non-Regional Commercial Uses in the **Artesa Pointe PUD**.

The Artesa Pointe PUD is located on the east side of Collier Boulevard approximately ½ mile south of Tamiami Trail East in Collier County, FL. The Artesa Pointe PUD is located within the Henderson Creek Mixed Use Subdistrict on the Collier County Future Land Use Map. The PUD includes the commercial development known as "Commons on Collier".

Commons on Collier is a 7-unit retail strip center, totaling 12,601 SF, located in an out parcel of the Wal-Mart Superstore. The development currently includes the following retail uses:

Suite Number	Retail Space	Unit Area (SF)
101	Collier County Tax Collector	3,500
102	Supercuts	1,120
103	VS Nails	1,200
104	Marsh Cove Dental	1,881
105	Marsh Cove Dental	1,400
106	Frank's Deli	1,750
107	Vacant	1,750

According to the Institute of Traffic Engineers (ITE), there is no individual land use category (LUC) for Tobacco and Vape Retail Sales. This is most likely due to the fact that there are very few stand-alone Tobacco and Vape Retail Sales stores with most located within retail strip centers. There is no data available as a stand-alone use. The use, however, is retail sales and the ITE Manual includes a land use classification of "Retail Strip Center" (LUC 822). The trip generation calculation, per the ITE Manual, is only dependent on the retail strip center size and not the use within the retail strip center.

Attachment: A Transportation Narrative (22578 : PL20220003185 Artesa Pointe (PCUD))

Based on the ITE Manual, Land Use Code 822, the Trip Generation calculation is:

ITE TRIP GENERATION REPORT, 11th EDITION
Table 1 Land Uses

Land Use	Size
Strip Retail Plaza (<40,000 Sq. Ft.)	12,601 Sq. Ft.

Table 2
Trip Generation – Total Trips

Land Use	Weekday AM Peak Hour			Weekday PM Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Strip Retail Shopping ITE LUC 822 (12,601 Sq. Ft.)	20	14	34	46	46	92	761

The strip center commercial uses do not individually contribute to the traffic generation calculations. The addition of a Tobacco and Vape Retail Sales store will not negatively impact the existing traffic conditions within the center nor within the adjacent transportation corridors as the traffic generation is determined by the overall size of the Retail Strip Center. No additional area is being added to the existing Retail Strip Center so the traffic generation does not increase or decrease with a change of occupancy.

Attachment: A Transportation Narrative (22578 : PL20220003185 Artesa Pointe (PCUD))

SECTION IV

COMMERCIAL
"C"

4.1 PURPOSE:

The purpose of this Section is to identify the permitted commercial land uses and related development standards for areas within the Artesa Pointe PUD designated "C", Commercial on the Conceptual Master Plan, Exhibit A.

4.2 MAXIMUM COMMERCIAL SQUARE FOOTAGE

A maximum of 325,000 square feet of gross leasable commercial space is permitted within the Artesa Pointe PUD. A maximum of four out-parcels are allowed, all of which shall abut Collier Boulevard. All out-parcels shall provide internal vehicular access. All out-parcels are limited to non-regional commercial uses. No out-parcel shall exceed five acres.

4.3 GENERAL DESCRIPTION

Areas designated as "C", Commercial on the Master Concept Plan, Exhibit "A", are designed to implement the provisions of the Henderson Creek Mixed Use Sub-district outlined in the FLUE of the Collier County Growth Management Plan. The focus of this Subdistrict is to provide regional commercial uses with limited neighborhood commercial uses.

For the purposes of this PUD, the term "regional commercial uses" is defined as:

Retail uses typically dominated by large anchors, including discount department stores, discount super stores, off-price stores, warehouse clubs, and home improvement centers. Regional retail uses typically utilize square footages ranging from 20,000 square feet to over 100,000 square feet.

4.4 PERMITTED USES

A. Principal Uses (non-regional):

1. Accounting, auditing and bookkeeping services (8721)
2. Apparel and accessory stores (5611-5699)
3. Building materials, hardware, and garden supply (5231-5261)

Attachment: B Section 4 Ord. 03-46 (22578 : PL20220003185 Artesa Pointe (PCUD))

4. Business services (7311, 7313, 7322-7338, 7361, 7371, 7372, 7374-7376, 7379, 7384)
5. Depository institutions (6011-6099)
6. Eating places (5812)
7. Engineering, architectural and surveying (8711-8713)
8. Food stores (5411, excluding grocery stores and supermarkets – 5499, with accessory gasoline pumps and car wash)
9. General merchandise stores (5311-5399), including discount retail, and discount superstore with grocery, auto tire and lubricating, and pharmacy component.
10. Health services (8011-8049)
11. Home furniture, furnishing and equipment stores (5712-5736)
12. Insurance carriers, agents and brokers (6311-6399, 6411)
13. Libraries (8231)
14. Legal services (8111)
15. Management and public relations services (8741-8743)
16. Miscellaneous retail (5912, 5921, 5941-5961, 5992, 5995, and 5999 – excluding auction room, tombstone sales, and swimming pool sales.)
17. Non-depository credit institutions (6141-6163)
18. Real estate (6512, 6520-6552)
19. Stationery and office supplies, retail (5112)
20. Motion pictures (7832, 7841)

B. Principal Uses (regional):

1. Apparel and accessory stores (5611-5699)
2. Building materials, hardware, and garden supply (5231-5261)
3. General merchandise stores (5311-5399), including discount retail, and discount superstore with grocery, auto tire and lubricating, and pharmacy component.
4. Home furniture, furnishing and equipment stores (5712-5736)
5. Libraries (8231)
6. Miscellaneous retail (5912, 5921, 5941-5961, 5992, 5995, and 5999 – excluding auction room, tombstone sales, and swimming pool sales.)
7. Stationery and office supplies, retail (5112)
8. Motion pictures (7832, 7841)
9. Discount warehouse clubs, which includes stores where shoppers pay a membership fee in order to take advantage of discounted prices on a wide variety of items such as food, clothing, tires and appliances.
10. Home improvement superstore/center, which includes warehouse-type retail facilities specializing in the sale of home improvement merchandise, including lumber, tools, paint, lighting, wall paper and paneling, kitchen and bathroom fixtures, lawn equipment, and garden plants and accessories. No

Attachment: B Section 4 Ord. 03-46 (22578 : PL20220003185 Artesa Pointe (PCUD))

outdoor storage of building materials or on-site assembly of building components is permitted.

C. Accessory Uses:

1. Uses and structures that are customarily incidental and subordinate to the above permitted uses.

2. Automatic car washes and fuel pumps in conjunction with a convenience food store.

4.5 DEVELOPMENT STANDARDS

A. Yard Requirements

1. Front:	Twenty-five feet (25')
2. Side:	Fifteen feet (15')
3. Rear:	Fifteen feet (15')
4. From PUD Boundary:	Twenty-five feet (25')
5. From Internal Roadway:	Ten feet (10')
6. Preserve:	
Principal:	Twenty-five feet (25')
Accessory:	Ten feet (10)

B. Minimum Lot Size

1.	Minimum lot width:	One hundred feet (100')
2.	Minimum area:	Twenty thousand (20,000) square feet

C. Building Height

Buildings shall be limited to one-story, not to exceed a maximum of thirty-five (35') feet in height except that architectural entry features may exceed thirty-five (35') feet in height, mezzanines shall not constitute a second story. Building height shall be applied in accordance with the LDC.

D. Floor Area Requirements

At least one of the regional commercial uses (as set forth in this Subsection) shall contain a minimum of 100,000 square feet of gross leasable area. Non-regional commercial uses shall not exceed a total 32,500 square feet of gross leasable area, and the remaining regional commercial use (beyond the one required at minimum of 100,000 square feet) must occupy a minimum of 20,000 square feet of gross leasable floor area, as required by the Subdistrict. Those integral components of

Attachment: B Section 4 Ord. 03-46 (22578 : PL20220003185 Artesa Pointe (PCUD))

regional retail uses and discount super stores such as gasoline sales and auto service, grocery sales, pharmacies, and the like shall not be considered non-regional retail uses for purposes of the overall non-regional retail square footage limitation. For purposes of this PUD, gross leasable area shall include only that portion of a building under a roof and enclosed by walls.

Attachment: B Section 4 Ord. 03-46 (22578 : PL20220003185 Artesa Pointe (PCUD))

COLLIER COUNTY
GROWTH MANAGEMENT PLAN

FUTURE LAND USE ELEMENT

Prepared by
Collier County Planning and Zoning Department
Comprehensive Planning Section

Prepared for
COLLIER COUNTY BOARD OF COUNTY COMMISSIONERS
Adopted October, 1997

Attachment: C Henderson Creek Mixed Use Subdistrict (22578 : PL20220003185 Artesa Pointe (PCUD))

(VI)(XV)(XXXVII)(XXXVIII)(LII)

9. Henderson Creek Mixed Use Subdistrict

The Henderson Creek Mixed Use Subdistrict consists of approximately 81 acres and is located east of Collier Boulevard (SR 951) and south of US 41 (Tamiami Trail, East). The intent of the Subdistrict is primarily to provide for a mixture of regional commercial uses and residential development; the regional commercial uses are intended to serve the South Naples and Royal Fakapalm Planning Communities, and the Marco Island area. Conversely, the primary intent of the Subdistrict is not to provide for community and neighborhood commercial uses. The focus of the residential component of the Subdistrict shall be the provision of affordable housing to support the commercial uses within the Subdistrict, as well as in the South Naples and Royal Fakapalm Planning Communities, and the Marco Island area. The entire Subdistrict shall be developed under a unified plan; this unified plan must be in the form of a Planned Unit Development.

For purposes of this Subdistrict, the term “regional commercial” is defined as: Retail uses typically dominated by large anchors, including discount department stores, off-price stores, warehouse clubs, and the like, some of which offer a large selection in a particular merchandise category. Regional retail uses also typically utilize square footages ranging from 20,000 to over 100,000 square feet. Regional commercial uses generally have a primary trade area of 5 to 10 radial miles, with a typical store separation of 5 radial miles for any individual regional commercial business.

Specific requirements and limitations for the Henderson Creek Mixed-Use Subdistrict as follows:

a. Access to the Subdistrict shall be provided from Collier Boulevard (SR 951) and US 41. A loop road that is open to the public shall connect these access points.

b. Vehicular and pedestrian interconnections shall be provided between the residential and commercial portions of the Subdistrict.

c. The unified plan of development within the Subdistrict shall include provisions for vehicular and pedestrian interconnection to properties to the north.

d. Commercial components of this Subdistrict shall front on Collier Boulevard.

e. Commercial uses are limited to a maximum of 40 acres and 325,000 square feet of gross leasable floor area.

f. The maximum intensity of commercial uses are those allowed in the C-4, General Commercial, Zoning District.

g. At least one regional commercial use is required to occupy a minimum of 100,000 square feet of gross leasable floor area. Each remaining regional commercial use must occupy a minimum of 20,000 square feet of gross leasable floor area.

h. Non-regional commercial uses prohibited in this Subdistrict include grocery stores, fitness centers, auto repair, auto sales, and personal service uses.

i. Non-regional commercial uses are limited to a maximum of 10% of the total allowed commercial square footage (32,500 square feet).

j. A maximum of four out-parcels are allowed, all of which must abut Collier Boulevard. All out-parcels shall provide internal vehicular access. All out-parcels are limited to nonregional commercial uses. No out-parcel shall exceed five acres.

k. Commercial development shall be restricted to one-story buildings with a maximum height of 35 feet.

(LII) = Plan Amendment by Ordinance No. 2018-59 on December 11, 2018

Attachment: C Henderson Creek Mixed Use Subdistrict (22578 : PL20220003185 Artesa Pointe (PCUD))

l. Residential development shall be limited to a maximum of 360 dwelling units, subject to the Density Rating System. However, aminimum of 200 affordable housing units shall be provided.

m. Residential dwellings shall be limited to a maximum height of two habitable stories.

n. Both commercial and residential development shall be designed in a common architectural theme.

o. Prior to commencement of any development in the Subdistrict, a unified plan of development for the entire Subdistrict must be approved by the Board of Collier County Commissioners.

p. The type of landscape buffers within this Subdistrict shall be no less than that required in mixed-use activity centers.

Attachment: C Henderson Creek Mixed Use Subdistrict (22578 : PL20220003185 Artesa Pointe (PCUD))

HEARING PACKAGE CHECKLIST Return this form with printed materials

A. Backup provided by the County Planner

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

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

B. Backup provided by Applicant:

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

- X Application, to include but not limited to the following:
  - X Narrative of request
  - X Property Information
  - X Property Ownership Disclosure Form
  - X Any other documents required by the specific petition type; such as a variance, a boat dock extension; PUD amendment, rezone request, etc.
- X Disclosure of Property Ownership Interest (if there is additional documentation aside from disclosure form)
- N/A Affidavit of Unified Control
- X Affidavit of Representation
- N/A Drawings (may include Cross-Section (for BDEs generally), proposed Boat Dock(s) with Water depth, location maps etc.)
- N/A NIM Information (Sign in sheet, notes, minutes and transcript/or summary)
  - ✓ Include 3 thumbnail drives of video and/or audio
- N/A Traffic Impact Study (TIS)
- N/A Environmental Data
- N/A Historical/Archeological Survey or Waiver
- N/A Utility Letter
- N/A Deviation Justifications

Attachment: D Back up material (22578 : PL20220003185 Artesa Pointe (PCUD))

N/A Boundary Survey

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

N/A Submerged Resource Surveys may be included here if required.

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

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

Signature of Agent Representative

6/17/22
Date

Christopher R. Mitchell
Printed Name of Signing Agent Representative

Attachment: D Back up material (22578 : PL20220003185 Artesa Pointe (PCUD))

J.R. EVANS ENGINEERING

April 14, 2022

Mr. Ray Bellows
Zoning Manager
Zoning Services Section
Collier County Development Services
2800 North Horseshoe Drive
Naples, FL 34104

RE: **Artesa Pointe PUD (Ordinance 03-46)**
Comparable Use Application for Tobacco and Vape Retail Sales (SIC 5993)

Dear Mr. Bellows,

The Artesa Pointe PUD is located on the east side of Collier Boulevard approximately ½ mile south of Tamiami Trail East in Collier County, FL. The existing PUD is partially developed with an existing Walmart Superstore, a Murphy USA gasoline station, and a commercial building located on an outparcel. There are two (2) undeveloped outparcels remaining.

This application is for a Comparable Use Determination for a Tobacco and Vape Retail Store (SIC 5993) within the Artesa Pointe PUD. Specifically, this use is being requested to allow a 1,750 SF Tobacco and Vape Retail shop in the existing commercial building located on an outparcel in the PUD with frontage on Collier Boulevard. Enclosed please find the following items for the above referenced project application:

1. Cover Letter –**submitted electronically**
2. Check made payable to the Collier County Board of County Commissioners totaling $2,125.00
3. Comparable Use Determination Application – **submitted electronically**
4. Affidavit of Authorization – **submitted electronically**
5. Approved Addressing Checklist – **submitted electronically**
6. Comparable Use Determination Narrative/Justification – **submitted electronically**
7. Artesa Pointe PUD (03-46) Ordinance – **submitted electronically**
8. Property Ownership Disclosure Form – **submitted electronically**
9. Transportation Narrative **– submitted electronically**

Should you have any questions, or require any additional information, please contact our office.

Sincerely,

Christopher R. Mitchell, P.E.
Vice President of Operations

Attachment: D Back up material (22578 : PL20220003185 Artesa Pointe (PCUD))

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Comparable Use Determination

LDC sections 2.03.00 A, 10.02.06 J & Code of Laws section 2-83 – 2-90
Chapter 3 G.6 of the Administrative Code

PROJECT NUMBER
PROJECT NAME
DATE PROCESSED

To be completed by staff

☐ **PUD Zoning District**
☐ **Standard Zoning District**

APPLICANT CONTACT INFORMATION

Name of Property Owner(s): Rook at Naples I, LLC - Emilia Akridge

Name of Applicant if different than owner: _____

Address: 4828 Ashford Dunwoody Road, #200 **City:** Atlanta **State:** GA **ZIP:** 30338

Telephone: 770.391.1233 **Cell:** _____ **Fax:** _____

E-Mail Address: eakridge@crowngroup.com

Name of Agent(s): Chris Mitchell

Firm: JR Evans Engineering, P.A.

Address: 9351 Corkscrew Road, Ste 102 **City:** Estero **State:** FL **ZIP:** 33928

Telephone: 239.405.9148 **Cell:** _____ **Fax:** _____

E-Mail Address: cmitchell@jreeng.com

PROPERTY INFORMATION

Site Address: 6654 Collier Blvd, Naples, FL 34114 **Folio Number:** 81076000082

Property Owners Name: Rook at Naples I, LLC

DETERMINATION REQUEST

The determination request and justification for the use must be done by a certified land use planner or a land use attorney. Provide the completed request on a separate attached sheet. Please be very specific and include the SIC Code, if known. The request should adhere to the following format:

"I request a determination from the Planning Manager and approval from the Office of the Hearing Examiner, that the use of _____ is comparable and compatible with the permitted uses in the _____ PUD or in the _____ Straight Zoning District."

Attachment: D Back up material (22578 : PL20220003185 Artesa Pointe (PCUD))

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

SUBMITTAL REQUIREMENTS CHECKLIST

See Chapter 3 G.6 of the Administrative Code for submittal requirements. The following items are to be submitted with the application packet. **Incomplete submittals will not be accepted.**

REQUIREMENTS FOR REVIEW	# OF COPIES	REQUIRED	NOT REQUIRED
Completed Application (download current form from County website)	1	☒	
Affidavit of Authorization	1	☒	
Completed Addressing Checklist	1	☒	
Determination request and the justification for the use	1	☒	
PUD Ordinance and Development Commitment information		✓	☐
Property Ownership Disclosure Form	1	☒	
Electronic Copies of all documents *Please be advised: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.		☐	☐

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

FEE REQUIREMENTS:

☒ **Application:** $1,000.00; Additional Fees of $100 per hour will be charged as needed upon completion of review and research. Payment of Additional Fees will be required prior to the release of the verification.

☒ **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 the permit fee shall be submitted to:

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

By: Emilia R. Akridge

Applicant Signature

03/29/2022

Date

Emilia R. Akridge

Printed Name

Please be advised that the zoning letter is based upon the available records furnished by Collier County and what was visible and accessible at the time of inspection. This report is based on the Land Development Code that is in effect on the date the report was prepared. Code regulations could be subject to change. While every attempt has been made to ensure the accuracy or completeness, and each subscriber to or user of this report understands that this department disclaims any liability for any damages in connection with its use. In addition, this department assumes no responsibility for the cost of correcting any unreported conditions.

Attachment: D Back up material (22578 : PL20220003185 Artesa Pointe (PCUD))

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) _____

I, Emilia R. Akridge (print name), as Vice President (title, if applicable) of Rook at Naples I, LLC (company, If applicable), swear or affirm under oath, that I am the (choose one) owner [✓] applicant [ ] contract purchaser [ ] and that:

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

**Notes:*

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

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

By: Emilia R. Akridge
Signature

03/09/2021
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [X] physical presence or [ ] online notarization this 9th day of March, 20 21, by (printed name of owner or qualifier) Emilia R. Akridge, Vice President of Rook at Naples I, LLC.

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

[X] Are personally known to me

[ ] Has produced a current drivers license _____

[ ] Has produced _____ as identification.

Notary Signature: Stephanie Grant

Exp 11-9-23

Notary Seal: STEPHANIE GRANT NOTARY PUBLIC FORSYTH COUNTY, GEORGIA

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

Attachment: D Back up material (22578 : PL20220003185 Artesa Pointe (PCUD))

Collier County
Growth Management Department

ADDRESSING CHECKLIST

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

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

PETITION TYPE (Indicate type below. Complete a separate Addressing Checklist for each Petition type).

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

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

See attached (T51, R26, S3)

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

81076000082

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

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

CURRENT PROJECT NAME (if applicable)

Commons on Collier

PROPOSED PROJECT NAME (if applicable)

PROPOSED STREET NAMES (if applicable)

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

SDP _____-_____ or AR or PL # ~~PL20150002193~~ PL20150000193

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

Attachment: D Back up material (22578 : PL20220003185 Artesa Pointe (PCUD))

Collier County
Growth Management Department

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

Commons on Collier

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

Applicant Name: Christopher R. Mitchell, P.E.

Phone: (239) 405-9148 **Email:** cmitchell@jreeng.com

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

FOR STAFF USE ONLY

Folio Number 81076000082

Folio Number

Folio Number

Folio Number

Folio Number

Folio Number

Approved by: L.L.H **Date:** 3/31/2022

Updated by: **Date:**

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

Attachment: D Back up material (22578 : PL20220003185 Artesa Pointe (PCUD))

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

LEGAL DESCRIPTION

THE SOUTH PART OF LOT 3 LYING WITHIN LOT 3, "WAL-MART AT ARTESA POINTE PUD, A REPLAT OF TRACT C AND TRACT P-3, TRAIL RIDGE, A SUBDIVISION OF SECTION 3, TOWNSHIP 51 SOUTH, RANGE 26 EAST, AS RECORDED IN PLAT BOOK 44, PAGE 71, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 49, PAGES 14-16, AS AFFECTED BY THAT CERTAIN AFFIDAVIT CONFIRMING ERROR IN A RECORDED PLAT RECORDED IN OFFICIAL RECORDS BOOK 4631, PAGE 1977, ALL OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERNMOST CORNER OF LOT 3;

THENCE NORTH 02°27'30" EAST, A DISTANCE OF 292.65 FEET; THENCE NORTH 89°59'27" EAST, A DISTANCE OF 54.83 FEET; THENCE SOUTH 00°00'33" EAST, A DISTANCE OF 3.30 FEET; THENCE NORTH 89°59'27" EAST, A DISTANCE OF 166.45 FEET; THENCE SOUTH 00°00'33" EAST, A DISTANCE OF 3.70 FEET; THENCE NORTH 89°59'27" EAST, A DISTANCE OF 43.67 FEET; THENCE SOUTH 00°00'33" EAST, A DISTANCE OF 270.54 FEET; THENCE NORTH 89°56'31" WEST, A DISTANCE OF 212.80 FEET; THENCE SOUTH 00°03'30" WEST, A DISTANCE OF 15.17 FEET; THENCE NORTH 89°56'30" WEST, A DISTANCE OF 64.73 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 1.728 ACRES, OR 75,277 SQ. FT., MORE OR LESS.

Attachment: D Back up material (22578 : PL20220003185 Artesa Pointe (PCUD))

MAP LEGEND

- Major Roads
- Street Names
- Parcels
- Aerials 2021 Urban [6IN]
- Aerials 2021 Rural [2FT]
- Collier County

Folio Number: 81076000082
Name: ROOK AT NAPLES I LLC
Street# & Name: 6654 COLLIER BLVD
Build# / Unit#: / 3
Legal Description: WAL-MART AT ARTESA POINTE PUD PART OF LOT 3 BEG AT SW COR LOT 3, N2 27 30E 292.65FT, N89 59 27E 54.83FT, S 0 0 33E

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: D Back up material (22578 : PL20220003185 Artesa Pointe (PCUD))

J.R. EVANS ENGINEERING

ARTESA POINTE PUD

Comparable Use Determination

On behalf of Rook at Naples I, LLC, I am requesting a determination from the Planning Manager and approval from the Office of the Hearing Examiner, that the use of "Tobacco and Vape Retail Sales" (SIC Code 5993) is comparable and compatible with the permitted Non-Regional Commercial Uses in the **Artesa Pointe PUD**.

The Artesa Pointe PUD is located on the east side of Collier Boulevard approximately ½ mile south of Tamiami Trail East in Collier County, FL. The Artesa Pointe PUD is located within the Henderson Creek Mixed Use Subdistrict on the Collier County Future Land Use Map. The maximum intensity of commercial uses within the Henderson Creek Mixed Use Subdistrict are those allowed in the C-4, General Commercial, Zoning District.

The subject property was re-zoned as the Artesa Pointe PUD in 2003 with residential and commercial uses. The permitted Non-Regional Commercial Land Uses in the Artesa Pointe PUD include uses that are allowed by right in both the C-1 and C-2 zoning districts. Tobacco and Vape Retail Sales (SIC 5993) is not specifically listed in the Artesa Pointe PUD. Tobacco and Vape Retail Sales is an allowable use within the C-3 District per the Collier County Land Development Code. The uses in the C-3 District are considered less intense than the C-4 District, which is allowed in the Henderson Creek Mixed Use Subdistrict

Tobacco and Vape Retail Sales use is under Industry Group 599 "Retail Stores, Not Elsewhere Classified" according to the Standard Industrial Code. The use, however, is retail sales and aligns with permitted uses in the PUD including the following Standard Industrial Code uses:

Industry: 5411—Grocery/Food Stores with accessory gasoline pumps and car wash
Stores, commonly known as supermarkets, food stores, and grocery stores, primarily engaged in the retail sale of all sorts of canned foods and dry goods, such as tea, coffee, spices, sugar, and flour; fresh fruits and vegetables; and fresh and prepared meats, fish, and poultry.

- Convenience food stores-retail
- Food markets-retail
- Frozen food and freezer plans, except meat-retail
- Grocery stores, with or without fresh meat-retail
- Supermarkets, grocery-retail

Supermarkets offer the sale of tobacco.

Industry: 5912—Drug Stores and Proprietary Stores
Establishments engaged in the retail sale of prescription drugs, proprietary drugs, and non-prescription medicines, and which may also carry a number of related lines, such as cosmetics, toiletries, ***tobacco***, and novelty merchandise. These stores are included on the basis of their usual trade designation rather than on the stricter interpretation of commodities handled. This industry includes drug stores which also operate a soda fountain or lunch counter.

Industry: 5921—Liquor Stores
Establishments primarily engaged in the retail sale of packaged alcoholic beverages, such as ale, beer, wine, and liquor, for consumption off the premises. Stores selling prepared drinks for consumption on the premises are classified in Industry 5813.

Attachment: D Back up material (22578 : PL20220003185 Artesa Pointe (PCUD))

This request is not to establish a smoking lounge establishment as there will be no lounge within the retail store. This use will only be a retail tobacco and vape sales establishment.

Tobacco and Vape Retail Sales is similar in nature to many of the other permitted Non-Regional Commercial Uses in the Artesa Pointe PUD such as "*Drug Stores and Proprietary Stores", "Liquor Stores", "Gift, Novelty, and Souvenir Shops", "Book Stores",* and *"Miscellaneous Retail Stores, Not Elsewhere Classified (SIC 5999)"* which offer retail products to the general public during conventional business hours of operation of 9am-6pm. In addition to these similarities the Tobacco and Vape Retail Sales shop external impacts are equally similar with the other permitted Non-Regional Commercial Uses in the Artesa Pointe PUD. Specifically, the Tobacco and Vape Retail Sales:

1. Has little impact to vehicle trips; vehicle trips are calculated based on the Institute of Traffic Engineers traffic generation category of Strip Retail Plaza (less than 40,000 SF) which includes many uses.
2. There are no kitchens or outdoor dumpsters that would create off site impacts due to odor.
3. The use is not characterized as a generator of noise of any significance.

Additionally, the Tobacco and Vape Retail Sales use is compatible with other uses in the PUD as evidenced with the existing Walmart Superstore. The existing Walmart Superstore currently offers tobacco products for sale within the store. Further Tobacco and Vape Retail Sales use is compatible with the surrounding properties as evidenced with the existing C-3 and C-4 zoned properties to the north and south of the subject PUD, with frontage on Collier Boulevard, which allow Tobacco and Vape Retail shops along with other more intense commercial uses.

The Land Development Code defines compatibility 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 Land Development Code further defines the Compatibility review as follows:

"…pertains to issues of compatibility with surrounding uses, complimentary patterns of development and mitigation of negative impacts. The Compatibility Review will be limited to compatibility issues, external sidewalks and pathway connections, lighting, dumpster location and screening, and orientation of buildings and ancillary facilities…"

As stated above, many of the typical external impacts that are created with commercial development are not an issue with Tobacco and Vape Retail Sales use. Dumpsters will not contain kitchen waste as an eating place would; the use does not generate significant noise, pedestrian connectivity will be maintained similar to any other commercial use; lighting is established for the Strip Retail Plaza and is similar to other business/retail establishments, and the architectural and site design are similar to other business/retail establishments and meet the Collier County Land Development code requirements.

Based on the foregoing, it is appropriate to find that the Tobacco and Vape Retail Sales use is consistent with and comparable to the uses permitted in the Non-Regional Commercial Uses per the approved PUD, such that the use can operate as a business within the retail strip center, as discussed in this narrative statement, without needing to amend the PUD Ordinance.

Attachment: D Back up material (22578 : PL20220003185 Artesa Pointe (PCUD))

The request is consistent with the standards found in Section 10.02.06 K.2 of the LDC as follows:

a. The proposed use possesses similar characteristics to other permitted uses in the zoning district, overlay, or PUD, including but not limited to the following:

I. Operating hours;
ii. Traffic volume generated/attracted;
iii. Type of vehicles associated with the use;
iv. Number and type of required parking spaces; and
v. Business practices and activities.

The proposed Tobacco and Vape Retail Sales use possesses similar characteristics to other permitted uses in the PUD, including the *Grocery/Food Stores with accessory gasoline pumps and car wash* (SIC Code 5411), *Drug Stores and Proprietary Stores* (SIC Code 5912) and *Liquor Stores* (SIC Code 5921) uses that are currently permitted. The operating hours, traffic volume generated/attracted, the type of vehicles associated with the use, the number and type of required parking spaces, and the business practices and activities of the permitted and proposed uses are also similar. The proposed use demonstrates compatibility through the provided setbacks, buffering, landscaping, and other comparable commercial uses surrounding the site.

b. The effect of the proposed use would have on neighboring properties in relation to the noise, glare, or odor effects shall be no greater than that of other permitted uses in the zoning district, overlay, or PUD.

Considering the permitted uses within the PUD, such as Eating Places (fast food restaurants with/without a drive through window) the proposed Tobacco and Vape Retail Sales is similar in nature to many of the other permitted Non-Regional Commercial Uses in the Artesa Pointe PUD and there will be no additional impact to the noise, glare, or odor on neighboring properties over and above what is already permitted.

c. The proposed use is consistent with the GMP, meaning the applicable future land use designation does not specifically prohibit the proposed use, and, where the future land use designation contains a specific list of allowable uses, the proposed use is not omitted.

As previously stated, the project site is within the Henderson Creek Mixed-Use Subdistrict FLUM designation. This FLUM designation was developed per the C-4 General Commercial zoning district and lists Retail - miscellaneous (5921—5963, 5992—5999) as a permitted use. Tobacco Sales (SIC 5993) is a use within the Retail – miscellaneous permitted use.

d. The proposed use shall be compatible and consistent with the other permitted uses in the zoning district, overlay, or PUD.

The proposed Tobacco and Vape Retail Sales is compatible and consistent with other permitted Non-Regional Commercial uses in the PUD.

e. Any additional relevant information as may be required by County Manager or Designee.

The applicant is more than happy to provide additional relevant information required by the County Manager or Designee.

Attachment: D Back up material (22578 : PL20220003185 Artesa Pointe (PCUD))

OCT 2003
RECEIVED

ORDINANCE NO. 03 - 46

AN ORDINANCE AMENDING ORDINANCE NUMBER 91-102, THE COLLIER COUNTY LAND DEVELOPMENT CODE WHICH INCLUDES THE COMPREHENSIVE ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA BY AMENDING THE OFFICIAL ZONING ATLAS MAP NUMBERED 1603S AND BY CHANGING THE ZONING CLASSIFICATION OF THE HEREIN DESCRIBED REAL PROPERTY FROM "RSF-3" AND "PUD" TO "PUD" PLANNED UNIT DEVELOPMENT KNOWN AS ARTESA POINTE PUD FOR PROPERTY LOCATED ON THE EAST SIDE OF COLLIER BOULEVARD (CR-951) AND THE SOUTH SIDE OF U.S. 41 (TAMIAMI TRAIL) EAST, IN SECTION 03, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, CONSISTING OF 82± ACRES; PROVIDING FOR THE REPEAL OF ORDINANCE NUMBER 02-15, THE HENDERSON CREEK PUD; AND BY PROVIDING AN EFFECTIVE DATE.

WHEREAS, Wayne Arnold, AICP, of Q. Grady Minor and Associates, representing Gateway Shoppes II, LLC, petitioned the Board of County Commissioners to change the zoning classification of the herein described real property.

NOW, THEREFORE, BE IT ORDAINED by the Board of County Commissioners of Collier County, Florida, that:

SECTION ONE:

The zoning classification of the herein described real property located in Section 3, Township 51 South, Range 26 East, Collier County, Florida, is changed from "RSF-3" and "PUD" to "PUD" Planned Unit Development in accordance with the Artesa Pointe PUD Document, attached hereto as Exhibit "A", which is incorporated by reference herein and by reference made part hereof.. The Official Zoning Atlas Map numbered 1603S, as described in Ordinance Number 91-102, and the Collier County Land Development Code, is hereby amended accordingly.

SECTION TWO:

Ordinance Number 02-15, known as the Henderson Creek PUD, adopted on March 26, 2002, by the Board of County Commissioners of Collier County, is hereby repealed in its entirety.

SECTION THREE:

This Ordinance shall become effective upon filing with the Department of State.

Attachment: D Back up material (22578 : PL20220003185 Artesa Pointe (PCUD))

PASSED AND DULY ADOPTED by the Board of County Commissioners of Collier County, Florida, this 23rd day of September, 2003.

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

BY: _____
TOM HENNING, CHAIRMAN
9-23-03

ATTEST:
BY: Patricia L Morgan, DC
DWIGHT E. BROCK, CLERK
Attest as to Chairman's signature only.
Approved as to Form
and Legal Sufficiency

Marjorie M. Student
Assistant County Attorney

UDZ-2003-AR-3860/RB/lo

This ordinance filed with the Secretary of State's Office the 24th day of Sept, 2003 and acknowledgement of that filing received this 2nd day of October, 2003
By Patricia L Morgan, DC
Deputy Clerk

Attachment: D Back up material (22578 : PL20220003185 Artesa Pointe (PCUD))

Artesa Pointe

A

PLANNED UNIT DEVELOPMENT

82± Acres Located in Section 3,
Township 51 South, Range 26 East,
Collier County, Florida

PREPARED FOR:

Gateway Shoppes II, LLC

PREPARED BY:

D. Wayne Arnold, AICP
Q. Grady Minor & Associates
3800 Via Del Rey
Bonita Springs, Florida 34134

And

Richard D. Yovanovich
Goodlette, Coleman & Johnson
4001 Tamiami Trail North, Suite 300
Naples, Fl 34103

EXHIBIT "A"

Attachment: D Back up material (22578 : PL20220003185 Artesa Pointe (PCUD))

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EXHIBIT B	BERM/WALL CROSS-SECTION	

Attachment: D Back up material (22578 : PL20220003185 Artesa Pointe (PCUD))

STATEMENT OF COMPLIANCE

The purpose of this Section is to express the intent of Gateway Shoppes, LLC, hereinafter referred to as the Developer, to create a Planned Unit Development (PUD) on 82± acres of land located in Section 3, Township 51 South, Range 26 East, Collier County, Florida. The name of this Planned Unit Development shall be Artesa Pointe. The development of Artesa Pointe will be in compliance with the planning goals and objectives of Collier County as set forth in the Growth Management Plan (GMP). The development will be consistent with the growth policies and land development regulations adopted pursuant to of the Growth Management Plan, Future Land Use Element (FLUE) and other applicable regulations for the following reasons:

1. The subject property is located in the Henderson Creek Mixed-Use Subdistrict as identified on the Future Land Use Map. The Subdistrict provides for a maximum of 360 residential dwellings and 325,000 square feet of commercial development. A minimum of 200 dwelling units shall be developed as affordable housing units.

2. The proposed residential density of the Artesa Pointe PUD is 5.96 dwelling units per acre based on approximately 47 acres of non-commercial area, and approximately 8.5 dwelling units/acre based on 33± acres of residential uses, and is consistent with the maximum density permitted by the FLUE Density Rating System and is therefore consistent with FLUE, Policy 5.1. The entire property qualifies for a base density of three (3) units per acre. Through the affordable housing density bonus provisions of the GMP, eight (8) dwelling units per acre may be added to the base density.

Base density	4 dwelling units/acre
Traffic congestion area	-1 dwelling unit/acre
Affordable housing density bonus	5.5 dwelling units/acre
Total eligible density	8.5 dwelling units/acre (280 units)
Maximum permitted density	11 dwelling units/acre
Requested density	5.96 dwelling units/acre = 280 units

The maximum amount of permitted commercial space shall be 325,000 square feet of gross leasable area.

3. Improvements are planned to be in compliance with the applicable land development regulations as set forth in Objective 3 of the FLUE.

4. The development of the Artesa Pointe PUD will result in an efficient and economical extension of community facilities and services as required in Policy 3.1. of the FLUE.

5. The Artesa Pointe PUD is a master planned mixed-use community and is planned to encourage ingenuity, innovation and imagination as set forth in the Land Development Code (LDC), Planned Unit Development District.

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6. The Artesa Pointe PUD is planned to incorporate natural systems for water management in accordance with their natural functions and capabilities as may be required by Objective 1.5 of the Drainage Sub-Element of the Public Facilities Element of the GMP.

7. All final local development orders for this project are subject to the Collier County Adequate Public Facilities Ordinance, Division 3.15 of the LDC.

8. The Artesa Pointe PUD is consistent with the Henderson Creek Mixed Use Subdistrict of the FLUE.

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SHORT TITLE

This Ordinance shall be known and cited as the "ARTESA POINTE PLANNED UNIT DEVELOPMENT ORDINANCE".

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SECTION I

LEGAL DESCRIPTION, PROPERTY OWNERSHIP, AND GENERAL DESCRIPTION

1.1 PURPOSE

The purpose of this Section is to set forth the legal description and ownership of the Artesa Pointe PUD, and to describe the existing conditions of the property proposed to be developed.

1.2 LEGAL DESCRIPTION

A parcel of land located in Section 3, Township 51 South, Range 26 East, Collier County, Florida being more particularly described as follows:

Commence at the East quarter corner of Section 3, Township 51 South, Range 26 East, Collier County, Florida; thence run south 00°41'50" west, along the east line of the southeast quarter of said Section 3, for a distance of 1,361.72 feet to a point on the southerly right-of-way line of U.S. 41 (State Road 90) (200 foot right-of-way); thence run north 54°20'16" west, along said southerly right-of-way line, for a distance of 966.32 feet to a point on the westerly line of a 100 foot wide drainage easement a recorded in Official Records Book 76 at Pages 127 through 129, of the Public Records of Collier County, Florida; the same being the **point of beginning**; thence run South 20°16'12" west, along said westerly line, for a distance of 203.10 feet to the beginning of a tangential circular curve concave northwesterly; thence run southwesterly along said westerly line and the arc of said curve to the right, having a radius of 2,799.93 feet; through a central angle of 09°43'48"; subtended by a chord of 474.91 feet at a bearing of south 25°08'06" west, for an arc length of 475.48 feet to the end of said curve; the same being a point on the north line of the south half of the south half of said Section 3; thence run north 89°26'59" west, along said north line for, a distance of 2,833.22 feet to a point on the easterly right-of-way line of Isle of Capri Road (State Road 951) (right-of-way varies); thence run north 02°28'03" east, along said easterly line, for a distance of 1,284.83 feet; thence, leaving said right-of-way line, run the following four (4) courses along the lines of the property described in Official Records Book 2529 at Pages 1377 and 1378 north 90°00'00" east for a distance of 100.09 feet; thence run north 02°28'03" east for a distance of 136.68 feet; thence run north 04°09'46" east for a distance of 163.91 feet; thence run south 89°55'57" east for a distance of 867.08 feet to a point that is a distance of 400.00 feet southerly of and parallel with the aforementioned southerly right-of-way line of U.S. 41 (State Road 90) (200 foot right-of-way); thence run south 54°20'16" east for a distance of 1,654.49 feet; thence run north 35°39'44" east for a distance of 400.00 feet to a point on the said southerly right-of-way line of U.S. 41; thence run south 54°20'16" east, along said line, for a distance of 600.00 feet to the **point of beginning**, containing 81.886 acres, more or less.

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Together with a non-exclusive ingress/egress easement over Parcel "A-1" as it is described in Agreement for Non-exclusive Ingress/egress Easement recorded in Official Records Book 2529, Page 1389, of the Public Records of Collier County, Florida

1.3 GENERAL DESCRIPTION OF PROPERTY

A. The project site is located in Section 3, Township 51 South, Range 26 East. The site is generally bordered on the west by S.R. 951 and the Eagle Creek PUD District; on the north by undeveloped C-4 and A zoned property; on the east by Henderson Creek; and on the south by the Holiday Manor Mobile Home Park, zoned MH.

B. The zoning classification of the subject property at the time of PUD application is RSF-3 and PUD.

C. Elevations within the site are approximately 3.5 feet to 4.5 feet above MSL. Per FEMA Firm Map Panel No. 120067 605 E and 615 E, dated August 3, 1992, the Artesa Pointe PUD is located within AE 7 of the FEMA flood insurance rate map.

D. Approximately 33% of the site is abandoned agricultural field. The remainder is naturally forested with pine flatwoods and pine-cypress-cabbage palm.

E. The soil types on the site generally include 02 – Holopaw fine sand, limestone substratum, 10 – Oldsmar fine sand, limestone substratum, 11 – Hallendale fine sand, 14 – Pineda fine sand, limestone substratum, 20 – Ft. Drum and Malabar, high fine sands, 27 – Holopaw fine sand, and 32 – Urban land as defined by the NRCS.

F. The project site is located within the Collier County Water Management District Henderson Creek Watershed.

1.4 PERMITTED VARIATIONS OF DWELLING UNIT TYPES.

A maximum of 280 dwelling units are permitted within the Artesa Pointe PUD. This maximum may include a mix of single-family, two-family, duplex, zero lot line, patio, townhome and multi-family dwelling unit types.

1.5 DENSITY

A. The acreage of the residential and open space portions of the PUD are approximately 47± acres and the number of dwelling units authorized to be built pursuant to this PUD is a maximum of 280 units through use of the affordable housing density bonus as set forth in the Density Rating System of the FLUE of the GMP. The gross project density, shall be a maximum of 5.96 units per acre.

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B. At all times, all property included within the Artesa Pointe PUD as residential or open space shall be included in determining project density, including lands to be reserved for road right-of-way as part of the PUD rezoning process.

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SECTION II

PROJECT DEVELOPMENT

2.1 PURPOSE

The purpose of this Section is to generally describe the plan of development for the Artesa Pointe PUD, and to identify relationships to applicable County ordinances, policies, and procedures.

2.2 GENERAL DESCRIPTION OF PROJECT PLAN AND PROPOSED LAND USES

A. The Artesa Pointe PUD will be developed as a mixed-use community which may feature a full array of commercial uses, residential dwelling types, and a recreation center, providing for activities such as community gatherings, recreational amenities, and personal services, central to community residents.

B. The Conceptual Master Plan is illustrated graphically as Exhibit "A". A Land Use Summary indicating approximate land use acreages is shown on the plan. The Master Plan is conceptual, and the location, size, and configuration of the individual recreational area, water management features, and development tracts shall be determined at the time of final site development plan and/or preliminary subdivision plat approval with minor adjustments at the time of final plat approval, in accordance with Subsection 3.2.7.2 and more particular Section 3.3 of the LDC.

C. The Artesa Pointe PUD is compatible with and complementary to existing and future surrounding land uses as required in Policy 5.4 of the FLUE and the Henderson Creek Mixed Use Subdistrict of the FLUE.

2.3 COMPLIANCE WITH COUNTY ORDINANCES

A. Regulations for development of the Artesa Pointe PUD shall be in accordance with the contents of this PUD Ordinance and applicable sections of the LDC (to the extent they are not inconsistent with this PUD Ordinance) and the Growth Management Plan which are in effect at the time of issuance of any development orders to which said regulations relate which authorize the construction of improvements, such as but not limited to, final subdivision plat, final site development plan, excavation permit and preliminary work authorization. Where this PUD Ordinance does not provide developmental standards, then the provisions of the specific section of the LDC that is otherwise applicable shall apply. Where specific standards are specified in this PUD, these standards shall prevail over those in the LDC.

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B. Unless otherwise defined herein, or as necessarily implied by context, the definitions of all terms shall be the same as the definitions set forth in the LDC in effect at the time of development order application.

C. Development permitted by the approval of this PUD shall be subject to the Adequate Public Facilities Ordinance, Division 3.15 of the LDC.

D. Unless modified, waived or excepted by this PUD, or by subsequent request, the provisions of all other sections of the LDC remain in effect with respect to the development of the land which comprises this PUD.

E. All conditions imposed herein or as represented on the Artesa Pointe Master Plan are part of the regulations which govern the manner in which the land may be developed.

F. The Subdivisions Division of the LDC (Article 3, Division 3.2) shall apply to the Artesa Pointe PUD, except where an exemption or substitution is set forth herein or otherwise granted pursuant to the Land Development Code, Section 3.2.4.

G. The Site Development Plans Division of the LDC (Article 3, Division 3.3) shall apply to the Artesa Pointe PUD, except where an exemption is set forth herein or otherwise granted pursuant to the Land Development Code, Section 3.3.4.

H. Recognizing that the plans for development of tracts have not been designated with a specific dwelling unit type, the type of dwelling unit which characterizes the initial development of any platted tract shall be carried out throughout the development of that entire tract.

2.4 ROADWAYS

Roadways within the Artesa Pointe PUD may be privately owned and maintained. Standards for roads shall be in compliance with the applicable provisions of the LDC regulating subdivisions, unless otherwise modified, waived or excepted by this PUD or approved during preliminary subdivision plat approval. The Developer reserves the right to request substitutions to Code design standards in accordance with Subsection 3.2.7.2 of the LDC. The Developer retains the right to establish gates, guardhouses, and other access controls as may be deemed appropriate by the Developer on all internal and privately owned and maintained project roadways. The primary access road, loop road connecting U.S. 41 with S.R. 951, shall not be gated, and shall remain open to the public.

2.5 LAKE SETBACK AND EXCAVATION

The lake setback requirements described in Subsection 3.5.7.1 of the LDC may be reduced with the administrative approval of the Collier County Planning Services Director. All

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lakes greater than two (2) acres may be excavated to the maximum commercial excavation depths set forth in Subsection 3.5.7.3.1. and subject to permit approval of the South Florida Water Management District. Removal of fill and rock from the Artesa Pointe PUD shall be administratively permitted to an amount up to 10 percent per lake (20,000 cubic yards maximum), unless a commercial excavation permit is issued.

2.6 USE OF RIGHTS-OF-WAY

Utilization of lands within all project rights-of-way for landscaping, decorative entranceways, and signage shall be allowed subject to review and administrative approval by the Collier County Engineering Director for engineering and safety considerations during the development review process and prior to any installations.

2.7 CHANGES AND AMENDMENTS TO PUD DOCUMENT OR PUD MASTER PLAN

Changes and amendments may be made to this PUD Ordinance, PUD Master Plan as provided in Subsection 2.7.3.5 of the LDC. Minor changes and refinements as described herein may be made by the Developer in connection with any type of development or permit application required by the LDC.

2.8 COMMON AREA MAINTENANCE

Common area maintenance shall be provided by a property owners' association. The Developer shall create a property owners' association or associations, whose functions shall include provision for the perpetual maintenance of common facilities and open spaces. The property owners' association, shall be responsible for the operation, maintenance, and management of the surface water and stormwater management systems and reserves serving the Artesa Pointe, in accordance with the provisions of Collier County Ordinance 90-48 and Resolution 90-292, together with any applicable permits from the South Florida Water Management District.

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2.9 LANDSCAPE BUFFERS, BERMS, FENCES AND WALLS

Landscape buffers, berms, fences and walls are generally permitted as a principal use throughout the Artesa Pointe PUD. Landscape buffers shall be provided consistent with the minimum criteria for mixed-use activity centers, and as required by the Henderson Creek Mixed-use Subdistrict. The following standards shall apply:

A. Landscape berms shall have the following maximum side slopes:

1. Grassed berms 4:1
2. Ground covered berms
   Perimeter 3:1
   Internal to project 3:1
3. Structural walled berms - vertical

B. Fence or wall maximum height: Six feet (6'), as measured from the finished floor elevation of the nearest residential structure within the development. If the fence or wall is constructed on a landscaped berm, the wall shall not exceed six feet (6') in height from the top of berm elevation, except as noted in Section 2.9.G of this PUD Document. All fences shall be subject to the design standards of Section 2.6.11 of the LDC.

C. Landscape buffers, berms, fences and walls may be constructed along the perimeter of the Artesa Pointe PUD boundary with County Staff approval at the time of preliminary subdivision plat, site development plan, or site improvement plan approval.

D. Fences and walls which are an integral part of security and access control structures, such as gatehouses and control gates, shall be subject to the height limitations for principal residential structures.

E. Pedestrian sidewalks and/or bike paths may be allowed in landscape buffers. Where such structures or features are located in the required landscape buffer, the landscape buffer shall be increased in width equal to the encroachment in that location.

F. Landscape berms located within the Artesa Pointe PUD boundary and contiguous to a property line and/or right-of-way line may be constructed such that the toe of slope is set back a minimum 5 feet from the property line and/or right-of-way line. The berm and wall identified in Section 2.9.G of this PUD shall be designed in compliance with Exhibit "B" of the PUD.

G. Concurrent with development of each tract, a minimum 6 foot high precast concrete (or similar material) wall shall be constructed within the buffer along the southern property boundary adjacent the residential tract and an 8 foot high precast concrete

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wall (or similar material) shall be constructed within the buffer, adjacent the commercial tract(s). The walls must be constructed on a minimum 3 foot high berm). Within the Preserve Area, a chain link (or similar material) fence shall be constructed parallel to the southern property line.

2.10 FILL STORAGE

Fill storage is generally permitted as a principal use throughout the Artesa Pointe PUD. Fill material generated from other properties owned or leased by the Developer may be transported and stockpiled within areas which have been disturbed/farmed. Prior to stockpiling in these locations, the Developer shall receive approval by the County Community Development and Environmental Services Administrator. The following standards shall apply:

A. Stockpile maximum side slope 2:1, if protected by a six foot (6') high fence; otherwise, a 4:1 side slope shall be required.

B. Stockpile maximum height: Twenty feet (20)'. No stockpile shall remain for a period longer than one year.

C. Soil erosion control shall be provided in accordance with LDC, Division 3.7.

2.11 DESIGN GUIDELINES AND STANDARDS

The Collier County Planned Unit Development District is intended to encourage ingenuity, innovation and imagination in the planning, design and development or redevelopment of relatively large tracts of land under unified ownership or control, as set forth in the LDC, Section 2.2.20.1. Both commercial and residential development shall be designed in compatible architectural styles and the project shall contain similar landscaping, buffers, and signage.

2.12 PRELIMINARY SUBDIVISION PLAT PHASING

Submission, review, and approval of preliminary subdivision plats for the project may be accomplished in phases to correspond with the planned development of the property.

2.13 GENERAL PERMITTED USES

Certain uses shall be considered general permitted uses throughout the Artesa Pointe PUD except in the Preserve/Open Space Area. General permitted uses are those uses which generally serve the Developer and residents of the Artesa Pointe PUD and are typically part of the common infrastructure or are considered community facilities.

A. General Permitted Uses:

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1. Essential services as set forth under LDC, Subsection 2.6.9.1.

2. Water management facilities and related structures.

3. Lakes including lakes with bulkheads or other architectural or structural bank treatments.

4. Guardhouses, gatehouses, and access control structures.

5. Community and neighborhood parks, recreational facilities.

6. Temporary construction, sales, and administrative offices for the Developer and Developer's authorized contractors and consultants, including necessary access ways, parking areas and related uses.

7. Landscape features including, but not limited to, landscape buffers, berms, fences and walls subject to the standards set forth in Section 2.9 of this PUD.

8. Fill storage subject to the standards set forth in Section 2.10 of this PUD.

B. Development Standards:

Unless otherwise set forth in this Document, or as noted in Table 1, the following development standards shall apply to structures:

1. Setback from back of curb or edge of pavement of any road - Twelve feet (12') except for guardhouses, gatehouses, and access control structures which shall have no required setback.

2. Setback from PUD boundary: See Table 1, Development Standards and Subsection 4.5.A.4 of this PUD.

3. Minimum distance between unrelated structures - Ten feet (10').

4. Maximum height of structures - See Table 1, Development Standards and Section 4.5.C of this PUD.

5. Minimum floor area - None required.

6. Minimum lot or parcel area - None required.

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7. Standards for parking, landscaping, signs and other land uses where such standards are not specified herein are to be in accordance with the appropriate sections of the LDC in effect at the time of site development plan approval.

2.14 OPEN SPACE REQUIREMENTS

The Collier County LDC requires that mixed-use projects maintain open space at a minimum of 30% of the project area. The PUD Master Plan identifies preserves, lakes, recreation tracts and buffers as open spaces. These areas, in conjunction with open space areas included within the Residential District, will satisfy the 30% open space requirement of Section 2.6.32 of the LDC for mixed-use developments.

2.15 NATIVE VEGETATION RETENTION REQUIREMENTS

Pursuant to Policy 6.4.6 of the Conservation and Coastal Management Element of the Growth Management Plan, a minimum of 25% of the viable naturally functioning native vegetation on site shall be retained, which is 13.755 acres.

2.16 SIGNAGE

All signs will be in accordance with Division 2.5 of the LDC in effect at time of their permitting, unless otherwise specified herein within the Artesa Pointe PUD.

A. Exception from Subsection 2.5.5.1.6 On-Premises Signs within Residential District.

In addition to other permitted residential signs in Section 2.5 of the LDC, one pole or monument directory sign which identifies the name of the commercial component of the PUD and individual tenant(s) within the commercial component as well as the residential development may be located at the project entrance on U.S. 41 East. The sign shall not exceed a maximum of 150 square feet in sign copy area and shall not exceed 15 feet in height. The minimum setback from U.S. 41 shall be 15 feet.

2.17 SIDEWALKS/BIKEPATHS

A. Pursuant to LDC Subsection 3.2.8.3.17 and Section 2.9 of the Artesa Pointe PUD, sidewalks/bikepaths shall be permitted as follows:

1. An internal pedestrian walkway system is permitted within drainage easements.

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2. Sidewalks may be located outside platted rights-of-way, when located within a separate sidewalk easement.

3. Sidewalks may be located within landscape buffers and/or easements; however, the landscape buffer shall be increased in width by an amount equal to the encroachment, at the point of encroachment.

2.18 SUBSTITUTIONS TO SUBDIVISION DESIGN STANDARDS

A. The Developer reserves the right to request substitutions to subdivision improvement and utility design standards in accordance with Subsection 3.2.7.2 of the LDC.

B. The proposed primary entry road shall be designed and constructed in accordance with Section 3.2.8 of the LDC. Other roadways within Artesa Pointe shall be designed and constructed in accordance with Section 3.2.8 of the LDC with the following substitutions:

C. Streets and access improvements

1. LDC Subsection 3.2.8.4.16.5, Street Right-of-Way Width

Street right-of-way width: The minimum right-of-way width to be utilized for local streets and cul-de-sacs shall be forty (40) feet. Two-way drive aisles serving multi-family tracts or commercial tracts shall be a minimum of twenty-four (24) feet. Minimum right-of-way width for the loop road shall be sixty (60) feet.

2. LDC Subsection 3.2.8.4.16.6, Dead-end Streets

Cul-de-sacs may exceed a length of one thousand (1,000) feet.

3. LDC Subsection 3.2.8.4.16.8, Intersection Radii

Intersection radii: Street intersections shall be provided with a minimum of a twenty (20) foot radius (face of curb) for all internal project streets and a thirty-five (35) foot radius for intersections at project entrances.

4. LDC Subsection 3.2.8.4.16.10, Reverse Curves

Reverse Curves: Tangents shall not be required between reverse curves on any project streets.

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5. LDC Subsection 3.2.8.3.17, Sidewalks, bike lanes and bike paths

A sidewalk six (6) feet in width or an eight (8) foot wide multimodal pathway shall be provided on one side of the loop road connecting U.S. 41 and S.R. 951.

6. LDC Subsection 3.2.8.3.17, Sidewalks, bike lanes and bike pa

A sidewalk five (5) feet in width shall be provided on one side only of local streets.

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SECTION III

RESIDENTIAL
"R"

3.1 PURPOSE

The purpose of this Section is to identify permitted uses and development standards for areas within the Artesa Pointe PUD designated on the Master Plan as "R", Residential.

3.2 MAXIMUM DWELLING UNITS

A maximum of two hundred and eighty (280) residential dwellings may be constructed within the areas designated "R" on the Conceptual Master Plan. A minimum of two hundred (200) dwelling units shall qualify as affordable housing under Collier County guidelines for affordable housing, and subject to the approved companion Collier County Affordable Housing Density Bonus Agreement.

3.3 GENERAL DESCRIPTION

Areas designated as "R," Residential on the Master Plan are designed to accommodate a full range of residential dwelling types and general permitted uses as described by Section 2.13 of this PUD Document, a full range of recreational facilities, essential services, and customary accessory uses.

The approximate acreage of the area designated for residential development is indicated on the PUD Master Plan. This acreage is based on conceptual designs and is approximate. Actual acreages of all development tracts will be provided at the time of site development plan or preliminary subdivision plat approvals in accordance with Division 3.3, and Division 3.2, respectively, of the LDC. Residential tracts are designed to accommodate internal roadways, open spaces, and other similar uses found in residential areas.

3.4 PERMITTED USES AND STRUCTURES

All residential dwellings shall be offered as for-sale product. No building or structure, or part thereof, shall be erected, altered or used, or land used, in whole or part, for other than the following:

A. Principal Uses:

1. Single family attached, and townhomes (no building structure for single family attached or townhomes shall contain more than 4 dwelling units).

2. Single family and zero lot line dwellings.

3. Two-family and duplex dwellings.

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4. Multi-family dwellings including coach homes and garden apartments (no building structure shall contain more than 4 dwelling units).

5. Model homes and model home centers (subject to Section 2.6.33 of the LDC) Offices for project administration, construction, sales and marketing.

6. Recreational facilities such as parks, playgrounds, and pedestrian/bikeways

B. Accessory Uses and Structures:

1. Accessory uses and structures customarily associated with the principal uses permitted in this subdistrict, including swimming pools, spas and screen enclosures, recreational facilities designed to serve the development, and essential services.

2. Any other accessory use, which is comparable in nature with the foregoing list of uses, as determined by the Board of Zoning Appeals (BZA).

3.5 DEVELOPMENT STANDARDS

A. Table 1 sets forth the development standards for land uses within the Artesa Pointe PUD residential area.

B. Site development standards for single family, zero lot line, patio home, two-family, duplex, single family attached and town home uses apply to individual residential lot boundaries. Multi-family standards apply to parcel boundaries.

C. Standards for parking, landscaping, signs and other land uses where such standards are not specified herein, are to be in accordance with the LDC in effect at the time of site development plan approval. Unless otherwise indicated, required yard, height, and floor area standards apply to principal structures.

D. Development standards for uses not specifically set forth in Table I shall be in accordance with those standards of the zoning district which permits development that is most similar to the proposed use.

E. During the platting process, the Developer shall identify the specific housing type intended for each platted tract.

F. Single-family attached dwellings shall be permitted to have individual driveways on private roadways.

G. All residential development shall comply with the minimum landscape standards required in Section 2.4 of the LDC.

H. All dwelling units shall be required to have a minimum of a single-car garage.

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TABLE 1
DEVELOPMENT STANDARDS FOR "R" RESIDENTIAL AREA

DEVELOPMENT STANDARDS	SINGLE-FAMILY ATTACHED	ZERO LOT LINE PATIO\VILLA	MULTI-FAMILY\ BUILDINGS	CLUBHOUSE/ RECREATION BUILDINGS
PRINCIPAL STRUCTURES				
MINIMUM LOT AREA	2,250 S.F.	2,250 S.F.	1 ACRE	N/A
MINIMUM LOT WIDTH	25 FEET	40 FEET	150 FEET	N/A
MIN. FLOOR AREA	1,000 S.F.	1,000 S.F.	450 S.F.	N/A
FRONT YARD[10,11]	20 FEET	20 FEET	20 FEET	N/A
SIDE YARD	5 FEET[1, 7] 7.5 FEET[2, 7]	0 FEET or 5 FEET[3, 7]	15 FEET or ½ BH	N/A
REAR YARD	15 FEET	15 FEET	15 FEET	N/A
PRESERVE SETBACK[9]				
PRINCIPAL STRUCTURE	25 FEET	25 FEET	25 FEET	25 FEET
ACCESSORY STRUCTURE	10 FEET	10 FEET	10 FEET	10 FEET
MIN. DIST. BETWEEN STRUCTURES	10 FEET 15 FEET[2]	10 FEET	15 FEET[4]	N/A
MAX. BLDG. HT.	35 FEET[5,6]	35 FEET[5,6]	35 FEET[5]	N/A
ACCESSORY STRUCTURES				
FRONT	S.P.S.	S.P.S.	S.P.S.	20 FEET
SIDE	S.P.S.[7, 8]	S.P.S.[7, 8]	S.P.S.[7,8]	0, OR 5, OR 7.5 FEET[2,8]
REAR (ATTACHED)	5 FEET[8]	5 FEET[8]	10 FEET[8]	5 FEET[8]
(DETACHED)	5 FEET[8]	5 FEET[8]	20 FEET[8]	5 FEET[8]
PRESERVE SETBACK	10 FEET	10 FEET	10 FEET	10 FEET
MAX. BLDG. HT.	35 FEET[5,6]	35 FEET[5,6]	35 FEET[5,6]	35 FEET[5,6]

[1] Applicable to single story dwelling units.
[2] Applicable to two story dwelling units.
[3] Zero foot (0') minimum side yard setback on either or both sides, provided a minimum 10 foot separation between principal structures is maintained.
[4] 15 feet, or one half of the sum of the heights of adjacent buildings, measured from the exterior walls, whichever is greater.
[5] Building height shall be measured from the first finished floor elevation.
[6] Maximum height is 2 stories, not to exceed 35 feet, above the minimum finished floor elevation, except for attached screen enclosures, which may be the height of the principal structure.
[7] Where fee simple lots are created as single family attached housing units, no side yard shall be required between interior units of a unified principal structure, and the required side yard shall be measured from the exterior wall(s) of the principal structure.
[8] Where adjacent to a lake, 0 feet from the lake maintenance easement. No structures are permitted in the required, 20 foot lake maintenance easement (See Appendix "A", Typical Cross Sections, and Exhibit A, PUD Master Plan).
[9] For purposes of this PUD, attached roofed screen enclosures or lanais shall be considered accessory structures.
[10] Building setback shall be measured from back of curb for private streets; however, a minimum of 23 feet from edge of sidewalk to the garage must be provided, or 23 feet from edge of pavement where no sidewalk is provided.
[11] For lots abutting the project's loop road and which have access from another private road, a minimum building setback of 15 feet from the loop road right-of-way shall be required. A landscape buffer or fence shall be required between the structure and the right-of-way.

Attachment: D Back up material (22578 : PL20220003185 Artesa Pointe (PCUD))

Note: The location of structures proposed adjacent to a lake may have no setback from the lake maintenance easement. No structures are permitted in the required, 20 foot lake maintenance easement, except as provided for in Section 2.5 of this PUD Document.

S.P.S.: Same as Principal Structures.
BH: Building Height.

Attachment: D Back up material (22578 : PL20220003185 Artesa Pointe (PCUD))

SECTION IV

COMMERCIAL
"C"

4.1 PURPOSE:

The purpose of this Section is to identify the permitted commercial land uses and related development standards for areas within the Artesa Pointe PUD designated "C", Commercial on the Conceptual Master Plan, Exhibit A.

4.2 MAXIMUM COMMERCIAL SQUARE FOOTAGE

A maximum of 325,000 square feet of gross leasable commercial space is permitted within the Artesa Pointe PUD. A maximum of four out-parcels are allowed, all of which shall abut Collier Boulevard. All out-parcels shall provide internal vehicular access. All out-parcels are limited to non-regional commercial uses. No out-parcel shall exceed five acres.

4.3 GENERAL DESCRIPTION

Areas designated as "C", Commercial on the Master Concept Plan, Exhibit "A", are designed to implement the provisions of the Henderson Creek Mixed Use Sub-district outlined in the FLUE of the Collier County Growth Management Plan. The focus of this Subdistrict is to provide regional commercial uses with limited neighborhood commercial uses.

For the purposes of this PUD, the term "regional commercial uses" is defined as:

Retail uses typically dominated by large anchors, including discount department stores, discount super stores, off-price stores, warehouse clubs, and home improvement centers. Regional retail uses typically utilize square footages ranging from 20,000 square feet to over 100,000 square feet.

4.4 PERMITTED USES

A. Principal Uses (non-regional):

1. Accounting, auditing and bookkeeping services (8721)
2. Apparel and accessory stores (5611-5699)
3. Building materials, hardware, and garden supply (5231-5261)

Attachment: D Back up material (22578 : PL20220003185 Artesa Pointe (PCUD))

4. Business services (7311, 7313, 7322-7338, 7361, 7371, 7372, 7374-7376, 7379, 7384)
5. Depository institutions (6011-6099)
6. Eating places (5812)
7. Engineering, architectural and surveying (8711-8713)
8. Food stores (5411, excluding grocery stores and supermarkets – 5499, with accessory gasoline pumps and car wash)
9. General merchandise stores (5311-5399), including discount retail, and discount superstore with grocery, auto tire and lubricating, and pharmacy component.
10. Health services (8011-8049)
11. Home furniture, furnishing and equipment stores (5712-5736)
12. Insurance carriers, agents and brokers (6311-6399, 6411)
13. Libraries (8231)
14. Legal services (8111)
15. Management and public relations services (8741-8743)
16. Miscellaneous retail (5912, 5921, 5941-5961, 5992, 5995, and 5999 – excluding auction room, tombstone sales, and swimming pool sales.)
17. Non-depository credit institutions (6141-6163)
18. Real estate (6512, 6520-6552)
19. Stationery and office supplies, retail (5112)
20. Motion pictures (7832, 7841)

B. Principal Uses (regional):

1. Apparel and accessory stores (5611-5699)
2. Building materials, hardware, and garden supply (5231-5261)
3. General merchandise stores (5311-5399), including discount retail, and discount superstore with grocery, auto tire and lubricating, and pharmacy component.
4. Home furniture, furnishing and equipment stores (5712-5736)
5. Libraries (8231)
6. Miscellaneous retail (5912, 5921, 5941-5961, 5992, 5995, and 5999 – excluding auction room, tombstone sales, and swimming pool sales.)
7. Stationery and office supplies, retail (5112)
8. Motion pictures (7832, 7841)
9. Discount warehouse clubs, which includes stores where shoppers pay a membership fee in order to take advantage of discounted prices on a wide variety of items such as food, clothing, tires and appliances.
10. Home improvement superstore/center, which includes warehouse-type retail facilities specializing in the sale of home improvement merchandise, including lumber, tools, paint, lighting, wall paper and paneling, kitchen and bathroom fixtures, lawn equipment, and garden plants and accessories. No

Attachment: D Back up material (22578 : PL20220003185 Artesa Pointe (PCUD))

outdoor storage of building materials or on-site assembly of building components is permitted.

C. Accessory Uses:

1. Uses and structures that are customarily incidental and subordinate to the above permitted uses.

2. Automatic car washes and fuel pumps in conjunction with a convenience food store.

4.5 DEVELOPMENT STANDARDS

A. Yard Requirements

1. Front:	Twenty-five feet (25')
2. Side:	Fifteen feet (15')
3. Rear:	Fifteen feet (15')
4. From PUD Boundary:	Twenty-five feet (25')
5. From Internal Roadway:	Ten feet (10')
6. Preserve:	
Principal:	Twenty-five feet (25')
Accessory:	Ten feet (10)

B. Minimum Lot Size

1.	Minimum lot width:	One hundred feet (100')
2.	Minimum area:	Twenty thousand (20,000) square feet

C. Building Height

Buildings shall be limited to one-story, not to exceed a maximum of thirty-five (35') feet in height except that architectural entry features may exceed thirty-five (35') feet in height, mezzanines shall not constitute a second story. Building height shall be applied in accordance with the LDC.

D. Floor Area Requirements

At least one of the regional commercial uses (as set forth in this Subsection) shall contain a minimum of 100,000 square feet of gross leasable area. Non-regional commercial uses shall not exceed a total 32,500 square feet of gross leasable area, and the remaining regional commercial use (beyond the one required at minimum of 100,000 square feet) must occupy a minimum of 20,000 square feet of gross leasable floor area, as required by the Subdistrict. Those integral components of

Attachment: D Back up material (22578 : PL20220003185 Artesa Pointe (PCUD))

regional retail uses and discount super stores such as gasoline sales and auto service, grocery sales, pharmacies, and the like shall not be considered non-regional retail uses for purposes of the overall non-regional retail square footage limitation. For purposes of this PUD, gross leasable area shall include only that portion of a building under a roof and enclosed by walls.

Attachment: D Back up material (22578 : PL20220003185 Artesa Pointe (PCUD))

SECTION V

PRESERVE/OPEN SPACE AREA "P/O"

5.1 PURPOSE

The purpose of this Section is to identify permitted uses and development standards for the area within the Artesa Pointe PUD designated on the Master Plan as "PO", Preserve/Open Space.

5.2 GENERAL DESCRIPTION

Areas designated as "PO", Preserve/Open Space on the Master Plan are designed to accommodate conservation, passive recreation and water management uses and functions. The acreage of the Preserve/Open Space area is indicated on the Master Plan.

5.3 PERMITTED USES AND STRUCTURES

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

A. Permitted Principal Uses and Structures

1. Boardwalks, nature trails and shelters.

2. Water management structures.

3. Any other conservation and related open space activity or use, which is comparable in nature with the foregoing list of uses, as determined by the Board of Zoning Appeals (BZA).

5.4 DEVELOPMENT STANDARDS

A. Maximum height of structures: Twenty-five (25) feet.

5.5 LANDSCAPE BUFFERS

A. Where Section 2.4 of the LDC requires landscape buffers, and Preserve/Open Space areas are shown, landscape buffers may consist of preserve vegetation, where it is demonstrated that the landscape feature meets or exceeds requirements of Section 2.4 of the LDC.

Attachment: D Back up material (22578 : PL20220003185 Artesa Pointe (PCUD))

SECTION VI

GENERAL DEVELOPMENT COMMITMENTS

6.1 PURPOSE

The purpose of this Section is to set forth the development commitments for the Artesa Pointe PUD.

6.2 PUD MASTER DEVELOPMENT PLAN

A. All facilities shall be constructed in accordance with final site development plans, final subdivision plats and all applicable state and local laws, codes and regulations in effect at the time of approval of the development order to which such regulations apply except where specifically noted.

B. The PUD Master Plan (Exhibit A) is an illustration of the conceptual development plan. Tracts and boundaries shown on the Plan are conceptual and shall not be considered final. Actual tract boundaries shall be determined at the time of preliminary subdivision plat or site development plan approval.

C. All necessary easements, dedications, or other instruments shall be granted to insure the continued operation and maintenance of all utilities.

6.3 ENGINEERING

A. Except as noted herein, all project development will occur consistent with Division 3.2 and 3.3 respectively, of the LDC.

6.4 UTILITIES

A. Water distribution, sewage collection and transmission systems shall be constructed throughout the project by the Developer. Potable water and sanitary sewer facilities constructed within platted rights-of-way or within dedicated County utility easements shall be conveyed to Collier County, pursuant to Collier County Ordinance 01-57, as may be amended, except as may be provided in Section 2.4 of this Document.

B. Upon completion of the utility facilities, they shall be tested to insure they meet Collier County utility construction requirements in effect at the time construction plans are approved.

Attachment: D Back up material (22578 : PL20220003185 Artesa Pointe (PCUD))

C. All customers connecting to the potable water and sanitary sewer system shall be customers of the County.

6.5 WATER MANAGEMENT

A. A SFWMD surface water management permit shall be obtained prior to commencement of site work.

B. An excavation permit will be required for the proposed lakes in accordance with Division 3.5 of the LDC. All lake dimensions will be approved at the time of excavation permit approval.

C. The Artesa Pointe PUD conceptual surface water management system is described in the Surface Water Management and Utilities Report, which has been included in the PUD rezone application materials.

D. All development within the PUD may share common surface water management facilities.

6.6 ENVIRONMENTAL

A. Buffers shall be provided around wetlands, extending at least 15 feet landward from the edge of wetland preserves and averaging 25 feet from the landward edge of wetland preserves. Where natural buffers are not possible, structural buffers shall be provided in accordance with State of Florida Environmental Resource Permit Rules and be subject to review and approval by Current Planning Section Staff.

B. An exotic vegetation removal, monitoring and maintenance plan for the site, with emphasis on the preserve/open space areas, shall be submitted to Environmental Services Department for review and approval prior to final site plan/construction plan approval.

C. All conservation areas shall be designated as conservation/preservation tracts or easements on all construction plans and shall be recorded on the plat with protective covenants per or similar to Section 704.06 of the Florida Statutes. Conservation easements shall be dedicated on the plat to the project homeowners' association, or like entity, for ownership and maintenance responsibility and to Collier County with no responsibility for maintenance.

Attachment: D Back up material (22578 : PL20220003185 Artesa Pointe (PCUD))

6-3

6.7 TRANSPORTATION

The development of this PUD will be subject to and governed by the following conditions:

A. All traffic control devices used must be in accordance with the Manual of Uniform Traffic Control Devices as amended, and as adopted by the Florida Department of Transportation (FDOT), ~~as amended~~, and as required by Florida Statutes – Chapter 316, Uniform Traffic Control Law.

B. All traffic speed limit postings must be in accordance with the Speed Zoning Manual), as amended, and as adopted by the FDOT, and as required by Florida Statutes – Chapter 316, Uniform Traffic Control Law.

C. Arterial level street lighting shall be provided at all development points of ingress and egress. Said lighting shall be in place prior to the issuance of the first permanent certificate of occupancy.

D. External and internal improvements determined by Collier County Staff to be essential to the safe ingress and egress to the development shall not be considered for impact fee credits. All such improvements shall be in place prior to the issuance of the first certificate of occupancy.

E. Road Impact Fees shall be paid in accordance with Collier County Ordinance 01-13, as amended.

F. Any and all points of ingress and/or egress as shown on any and all plan submittal(s) are conceptual in nature and subject to change, as determined by Collier County Staff. The County reserves the right to modify or close any ingress and/or egress location(s) determined to have an adverse affect on the health, safety and welfare of the public. These include, but are not limited to, safety concerns, operational circulation issues, roadway capacity problems.

G. Any and all median opening locations must be in accordance with the Collier County Access Management Policy, as amended, and LDC, as amended. Median access and control will remain under the County's authority. The County reserves the right to modify or close any median opening(s) determined to have an adverse effect on the health, safety and welfare of the public. These include, but are not limited to, safety concerns, operational circulation issues, roadway capacity problems.

Attachment: D Back up material (22578 : PL20220003185 Artesa Pointe (PCUD))

H. Nothing in any development order will vest the right of access over and above a right in/right out condition. Neither will the existence, or lack of, a future median opening be the basis for any future cause of action for damages against the County by the Developer(s), its successor(s) in title, or assignee(s).

I. The development shall be designed to promote the safe travel of all users including pedestrians and bicyclists. Pedestrian and bicycle travel ways shall be separated from vehicular traffic in accordance with recognized standards and safe practices, as determined by Collier County Staff.

J. The Developer(s) shall be responsible for the cost of any and all traffic signal(s), at any and all development entrances(s), when determined warranted and approved by FDOT. When warranted, upon the completion of the installation, inspection, burn-in period, and final approval/acceptance of any and all traffic signal(s), said traffic signal(s) shall be turned over (for ownership) to Collier County, and will then be operated and maintained by Collier County Transportation Operations Department. Any negotiations relevant to "fair share" payment(s), or reimbursement(s), from any and all other neighboring developer(s)/property owner(s), that directly benefit from said traffic signal(s), will be determined based upon percentage of usage/impact.

K. The Developer(s) shall provide any and all site related transportation improvement(s) including, but not limited to, any and all necessary turn lane(s) improvement(s) at the development entrance(s) prior to the issuance of the first permanent certificate of occupancy. Said improvements are considered site related, and therefore, do not qualify for impact fee credits. When said turn lane improvement(s), whether left turn lane(s) and/or right turn lane(s), are determined to be necessary, right-of-way and/or compensating right-of-way, shall be provided in conjunction with said improvement(s), as determined by Collier County Staff.

L. All internal access(es), drive isle(s), sidewalk(s), not located within County right-of-way shall be privately maintained by an entity created by the Developer(s), its successor(s) in title, or assignee(s).

M. Joint/shared access(es) may be required by Collier County Staff, as a condition of site development plan approval.

N. Frontage, midpoint and/or backside interconnection(s) may be required by Collier County Staff, as a condition of site development plan approval.

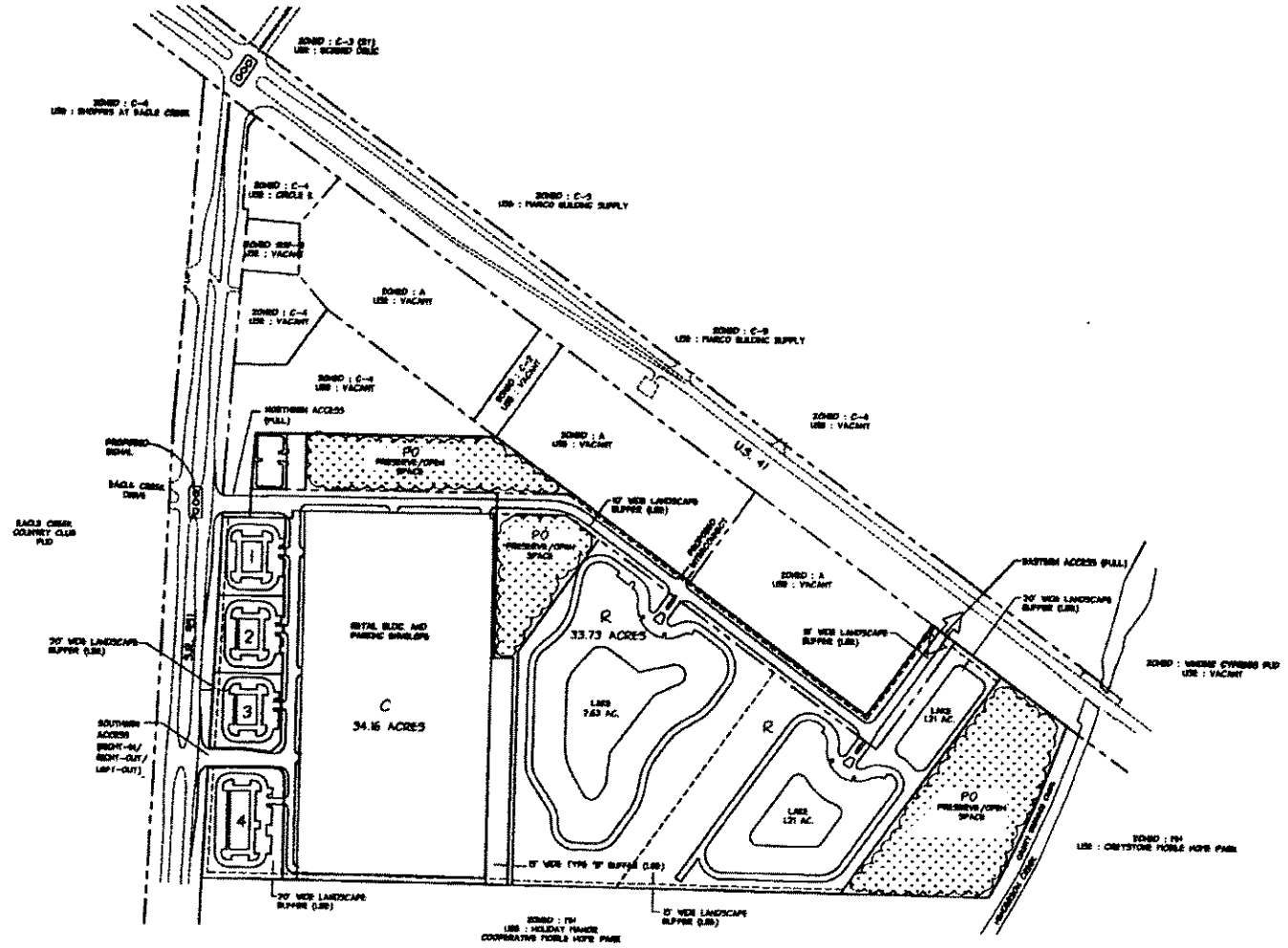
O. Arterial level street lighting shall be provided by the Developer at all project entrances prior to issuance of a certificate of occupancy.

Attachment: D Back up material (22578 : PL20220003185 Artesa Pointe (PCUD))

P. The primary access, loop road connecting U.S. 41 with S.R. 951, shall not be gated, and shall be open to the public. Provisions for future interconnections to properties north of the access road shall be made at the time of plat or site development plan approval.

Attachment: D Back up material (22578 : PL20220003185 Artesa Pointe (PCUD))

ARTESA POINTE PUD



SCALE: 1" = 200'

SITE SUMMARY

(R) RESIDENTIAL	33.73± ACRES
(C) COMMERCIAL	34.16± ACRES
PRIMARY RETAIL	21.29± ACRES
OUTLOT 1	1.49± ACRES
OUTLOT 2	1.52± ACRES
OUTLOT 3	1.57± ACRES
OUTLOT 4	2.59± ACRES
(PO) PRESERVE/OPEN SPACE	13.755 ACRES

NOTES

1) MASTER PLAN AND SITE SUMMARY ARE CONCEPTUAL IN NATURE AND RESIDENTIAL TRACTS AND LAKES ARE SUBJECT TO REFINEMENT DURING JURISDICTIONAL AGENCY REVIEW AND APPROVAL, AND SITE DEVELOPMENT PLAN REVIEWS AND APPROVAL.

2) RESIDENTIAL TRACTS ALSO PERMITTING ASSISTED LIVING FACILITY, SUBJECT TO PROVISIONS IN SECTION 3.5 OF THE PUD.

3) LAKE AREAS ARE APPROXIMATE AND LOCATIONS ARE CONCEPTUAL, THEIR FINAL SIZE AND CONFIGURATION WILL BE DETERMINED AT THE TIME OF PLATTING OR SITE DEVELOPMENT PLAN APPROVAL.

LEGEND

OWNER/DEVELOPER
GATEWAY SHOPPES II, LLC
SCHRAGE DEVELOPMENT COMPANY
8900 KEYSTONE CROSSING,
SUITE 1200
INDIANAPOLIS, INDIANA 46240
(317) 815-1580 (PHONE)
(317) 815-1581 (FAX)

Revision	Date	Description	By
1	6/18/03	PER ENVIRONMENTAL COMMENTS	SJU

DESIGNED BY: CDS
DRAWN BY: SJU
APPROVED: DWA
JOB CODE: HCPUD
SCALE: 1" = 200'

Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE: (239) 947-1144 FAX: (239) 947-0375
CERTIFICATE OF AUTHORIZATION NO. 000000
CERTIFICATE OF AUTHORIZATION NO. 000000

ARTESA POINTE PUD
EXHIBIT "A"
CONCEPTUAL MASTER PLAN

DATE: FEBRUARY 2003 | FILE NAME: HCPUDCMP1 | DRAWING NUMBER 1 OF 1

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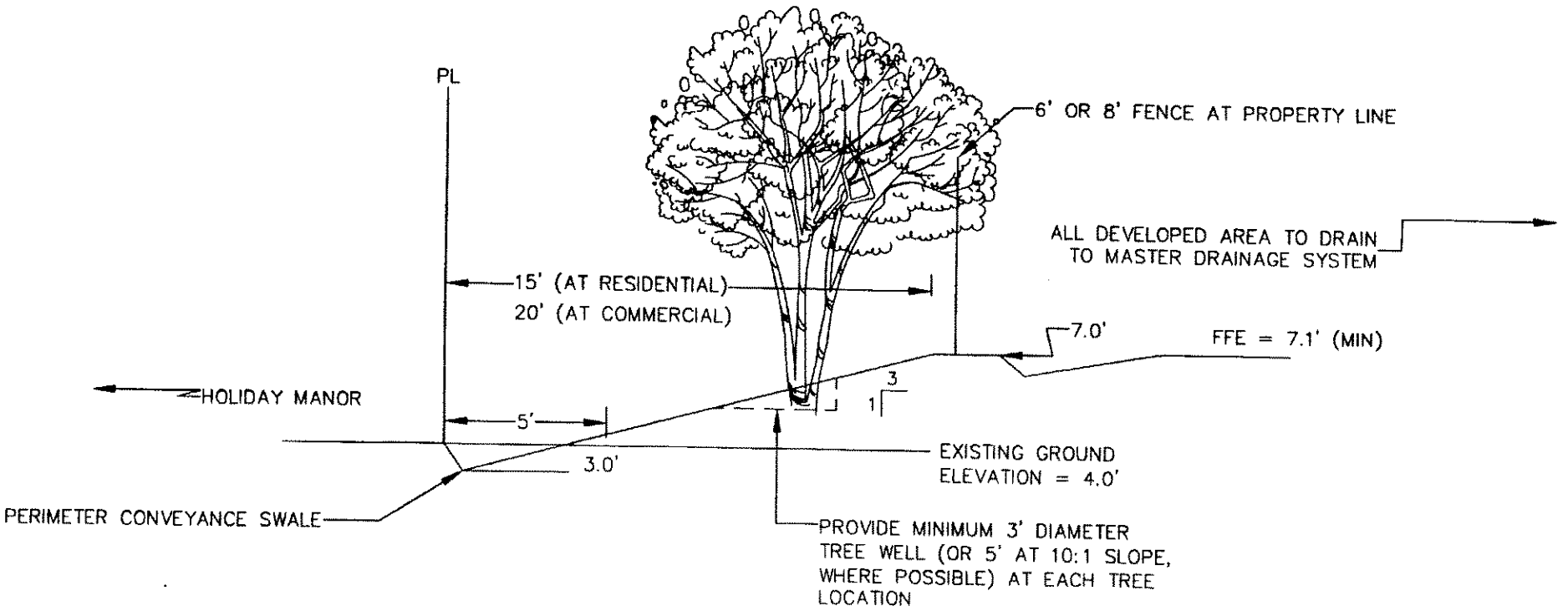
Attachment: D Back up material (22578 : PL20220003185 Artesa Pointe (PCUD))



LEGEND

OWNER/DEVELOPER

GATEWAY SHOPPES II, LLC
SCHRAGE DEVELOPMENT COMPANY
8900 KEYSTONE CROSSING,
SUITE 1200
INDIANAPOLIS, INDIANA 46240
(317) 819-1580 (PHONE)
(317) 819-1581 (FAX)

Revision	Date	Description	By

DESIGNED BY: C.D.S.
DRAWN BY: S.J.U.
APPROVED: C.D.S.
JOB CODE: HCPUDA
SCALE: NONE

Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS • LAND SURVEYORS • PLANNERS
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134
PHONE: (239) 947-1144 FAX: (239) 947-0870
LICENSED CERTIFICATE OF AUTHORIZATION NO. 00000000
LICENSED CERTIFICATE OF AUTHORIZATION NO. 00000000

HENDERSON CREEK PUD
BERM/WALL CROSS-SECTION
EXHIBIT "B"

DATE	FILE NAME	DRAWING NUMBER
AUGUST 2003	EXH B	1 OF 1

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Attachment: D Back up material (22578 : PL20220003185 Artesa Pointe (PCUD))

STATE OF FLORIDA)

COUNTY OF COLLIER)

I, DWIGHT E. BROCK, Clerk of Courts in and for the Twentieth Judicial Circuit, Collier County, Florida, do hereby certify that the foregoing is a true and correct copy of:

ORDINANCE 2003-46

Which was adopted by the Board of County Commissioners on the 23rd day of September, 2003, during Regular Session.

WITNESS my hand and the official seal of the Board of County Commissioners of Collier County, Florida, this 26th day of September, 2003.

DWIGHT E. BROCK
Clerk of Courts and Clerk
Ex-officio to Board of
County Commissioners

Patricia L Morgan DC

By: Patricia L. Morgan
Deputy Clerk

Attachment: D Back up material (22578 : PL20220003185 Artesa Pointe (PCUD))

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

LIMITED LIABILITY COMPAY

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
Rook at Naples I, LLC - Blair G. Schlossberg, MGR	48.21%
Rook at Naples I, LLC - Moshe Manoah, MGR	48.21%
*all others	3.58%

*None of the remaining beneficiaries of the LLC are Collier County employees or elected officials.

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: D Back up material (22578 : PL20220003185 Artesa Pointe (PCUD))

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

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Date of Contract: _____

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

Name and Address

g. Date subject property acquired _____

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

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

Attachment: D Back up material (22578 : PL20220003185 Artesa Pointe (PCUD))

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

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

Agent/Owner Signature

03/29/2022
Date

Blair G. Schlossberg
Agent/Owner Name (please print)

Attachment: D Back up material (22578 : PL20220003185 Artesa Pointe (PCUD))

J.R. EVANS ENGINEERING

ARTESA POINTE PUD

Transportation Narrative

This Transportation Narrative is to support the Comparable Use application for a determination from the Planning Manager and approval from the Office of the Hearing Examiner, that the use of "Tobacco and Vape Retail Sales" (SIC Code 5993) is comparable and compatible with the permitted Non-Regional Commercial Uses in the **Artesa Pointe PUD**.

The Artesa Pointe PUD is located on the east side of Collier Boulevard approximately ½ mile south of Tamiami Trail East in Collier County, FL. The Artesa Pointe PUD is located within the Henderson Creek Mixed Use Subdistrict on the Collier County Future Land Use Map. The PUD includes the commercial development known as "Commons on Collier".

Commons on Collier is a 7-unit retail strip center, totaling 12,601 SF, located in an out parcel of the Wal-Mart Superstore. The development currently includes the following retail uses:

Suite Number	Retail Space	Unit Area (SF)
101	Collier County Tax Collector	3,500
102	Supercuts	1,120
103	VS Nails	1,200
104	Marsh Cove Dental	1,881
105	Marsh Cove Dental	1,400
106	Frank's Deli	1,750
107	Vacant	1,750

According to the Institute of Traffic Engineers (ITE), there is no individual land use category (LUC) for Tobacco and Vape Retail Sales. This is most likely due to the fact that there are very few stand-alone Tobacco and Vape Retail Sales stores with most located within retail strip centers. There is no data available as a stand-alone use. The use, however, is retail sales and the ITE Manual includes a land use classification of "Retail Strip Center" (LUC 822). The trip generation calculation, per the ITE Manual, is only dependent on the retail strip center size and not the use within the retail strip center.

Attachment: D Back up material (22578 : PL20220003185 Artesa Pointe (PCUD))

Based on the ITE Manual, Land Use Code 822, the Trip Generation calculation is:

ITE TRIP GENERATION REPORT, 11th EDITION
Table 1 Land Uses

Land Use	Size
Strip Retail Plaza (<40,000 Sq. Ft.)	12,601 Sq. Ft.

Table 2
Trip Generation – Total Trips

Land Use	Weekday AM Peak Hour			Weekday PM Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Strip Retail Shopping ITE LUC 822 (12,601 Sq. Ft.)	20	14	34	46	46	92	761

The strip center commercial uses do not individually contribute to the traffic generation calculations. The addition of a Tobacco and Vape Retail Sales store will not negatively impact the existing traffic conditions within the center nor within the adjacent transportation corridors as the traffic generation is determined by the overall size of the Retail Strip Center. No additional area is being added to the existing Retail Strip Center so the traffic generation does not increase or decrease with a change of occupancy.

Attachment: D Back up material (22578 : PL20220003185 Artesa Pointe (PCUD))

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.B
Item Summary: Petition No. VA PL20220001712 - 5740 Dogwood Way - Bare - An after-the-fact variance request from Section 4.02.01.A, Table 2.1, of the Collier County Land Development Code, to reduce the minimum side yard setback from 30 feet to 12.3 feet and to 11.3 feet for a 1-foot roof overhang on the east side for an existing single family dwelling in the Estates (E) zoning district, and for a variance to allow for an addition to the existing dwelling to reduce the minimum side yard setback from 30 feet to 17.1 feet and to 16.1 feet on the east side for a 1-foot roof overhang in the Estates (E) zoning district located at 5740 Dogwood Way also known as The East 75 feet of Tract 93 and the West 75 feet of Tract 102, Golden Gate Estates, Unit No. 33, in Section 17, Township 49 South, Range 26 East, Collier County, Florida. [Coordinator: John Kelly, Senior Planner] Commission District 3

Meeting Date: 07/14/2022

Prepared by:
Title: Planner – Zoning
Name: John Kelly
06/24/2022 4:41 PM

Submitted by:
Title: Zoning Director – Zoning
Name: Mike Bosi
06/24/2022 4:41 PM

Approved By:

Review:

Growth Management Operations & Regulatory Management	Kenneth Kovensky		Review Item	Completed
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	06/28/2022 5:58 PM
Zoning	Ray Bellows	Review Item	Completed	06/29/2022 9:04 AM
Zoning	Mike Bosi	Zoning Director Review	Completed	06/30/2022 9:14 AM
Hearing Examiner	Andrew Dickman	Meeting Pending	07/14/2022 9:00 AM	

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: GROWTH MANAGEMENT DEPARTMENT
ZONING DIVISION- ZONING SERVICES SECTION

HEARING DATE: JULY 14, 2022

SUBJECT: PETITION VA-PL20220001712; 5740 DOGWOOD WAY – BARE VARIANCE

PROPERTY OWNER/AGENT:

Owner/Applicant:

Bria L. and Joseph L. Bare
5740 Dogwood Way
Naples, FL 34116

Agents:

Bria L. Bare
5740 Dogwood Way
Naples, FL 34116

REQUESTED ACTION:

To have the Collier County Hearing Examiner (HEX) consider an after-the-fact variance request from Section 4.02.01.A, Table 2.1, of the Collier County Land Development Code, to reduce the minimum side yard setback from 30 feet to 12.3 feet and to 11.3 feet for a 1-foot roof overhang on the east side for an existing single family dwelling in the Estates (E) zoning district, and for a variance to allow for an addition to the existing dwelling to reduce the minimum side yard setback from 30 feet to 17.1 feet and to 16.1 feet on the east side for a 1-foot roof overhang.

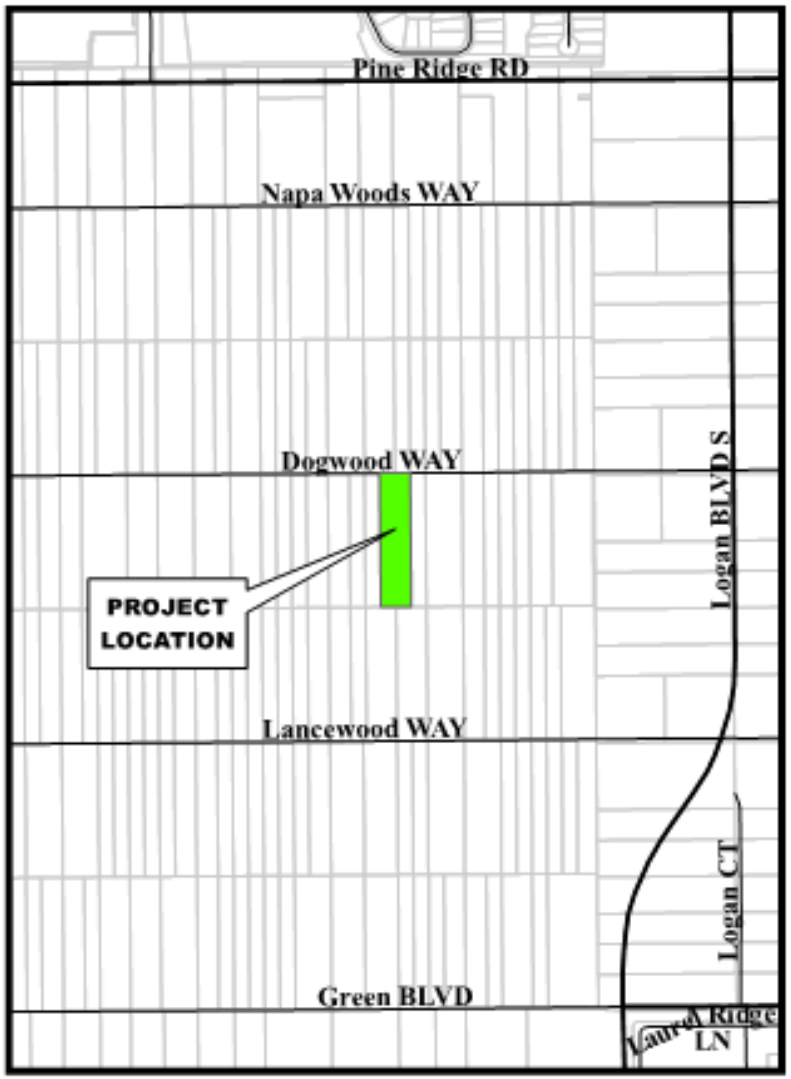
GEOGRAPHIC LOCATION:

The subject property is located at 5740 Dogwood Way, approximately 0.3 miles west of Logan Boulevard South, and comprises the East 75 feet of Tract 93 and the West 75 feet of Tract 102, Golden Gate Estates, Unit No. 33, Golden Gate Estates Unit No. 37, in Section 17, Township 49 South, Range 26 East, Collier County, Florida, consisting of 2.27± acres *(See location map on page 2)*.

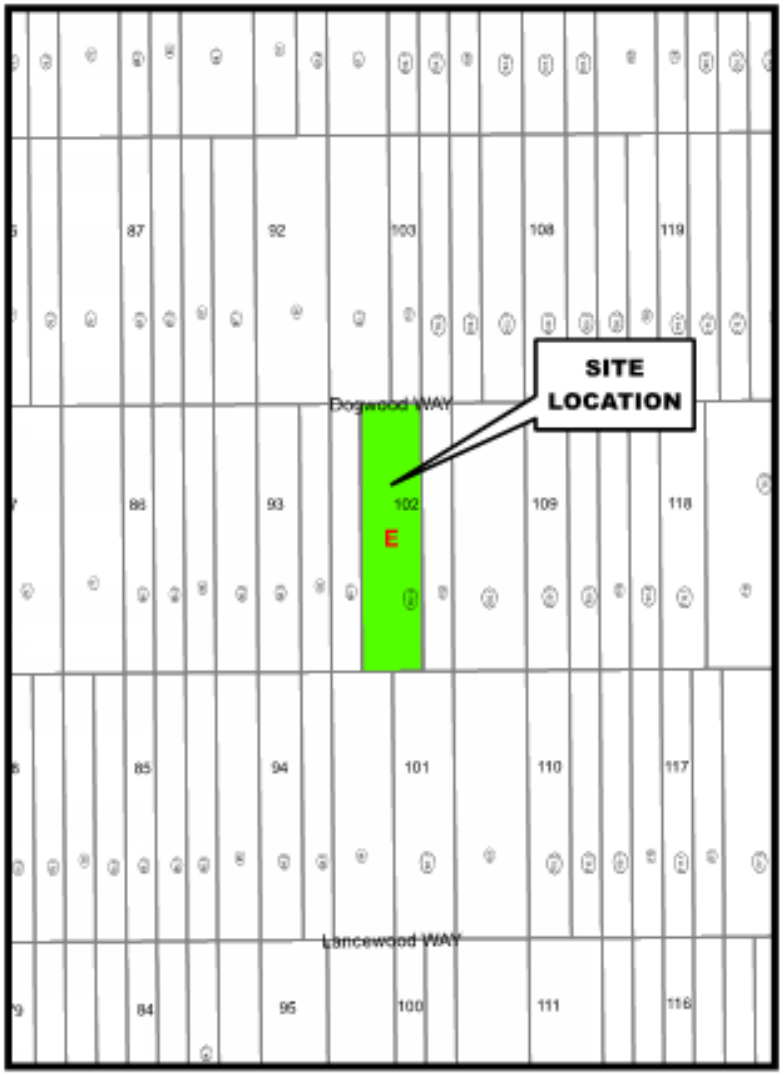
PURPOSE/DESCRIPTION OF PROJECT:

As per records obtained from the Collier County Property Appraiser's Office, the existing single-family dwelling was constructed upon the West 75 feet of Tract 102 in accordance with Building Permit No.: 94-13123 for which a Certificate of Occupancy (C.O.) was issued in 1995; the issuance (Continued on Page 5)

Attachment: VA-PL20220001712 - 5740 Dogwood Way - Staff Report 06302022 (22634 : PL20220001712 VA 5740 Dogwood Way Bare)



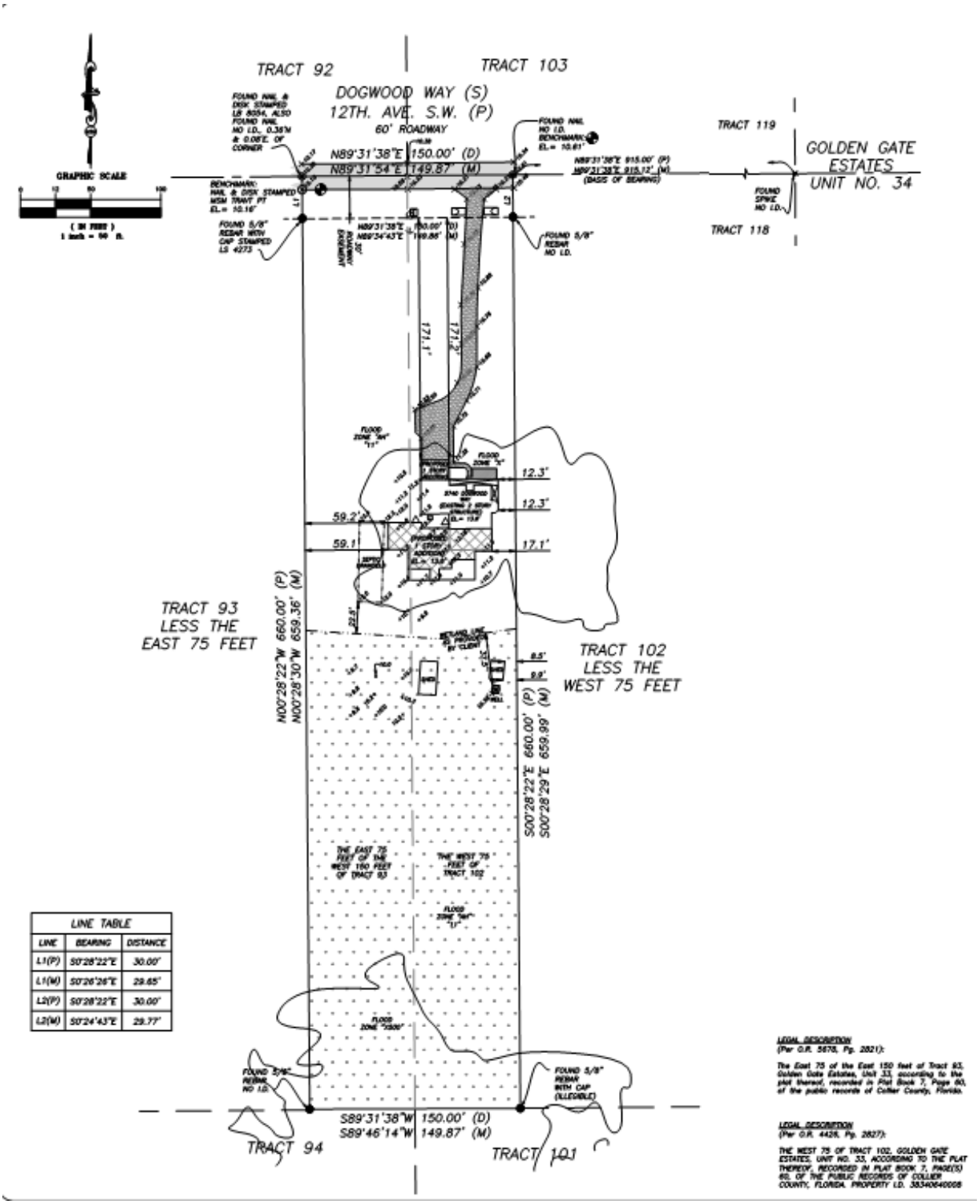
Location Map



Zoning Map

Petition Number: PL20220001712

Attachment: VA-PL20220001712 - 5740 Dogwood Way - Staff Report 06302022 (22634 : PL20220001712 VA 5740 Dogwood Way Bare)



Copy of portion of Survey contained within Attachment C

Attachment: VA-PL20220001712 - 5740 Dogwood Way - Staff Report 06302022 (22634 : PL20220001712 VA 5740 Dogwood Way Bare)

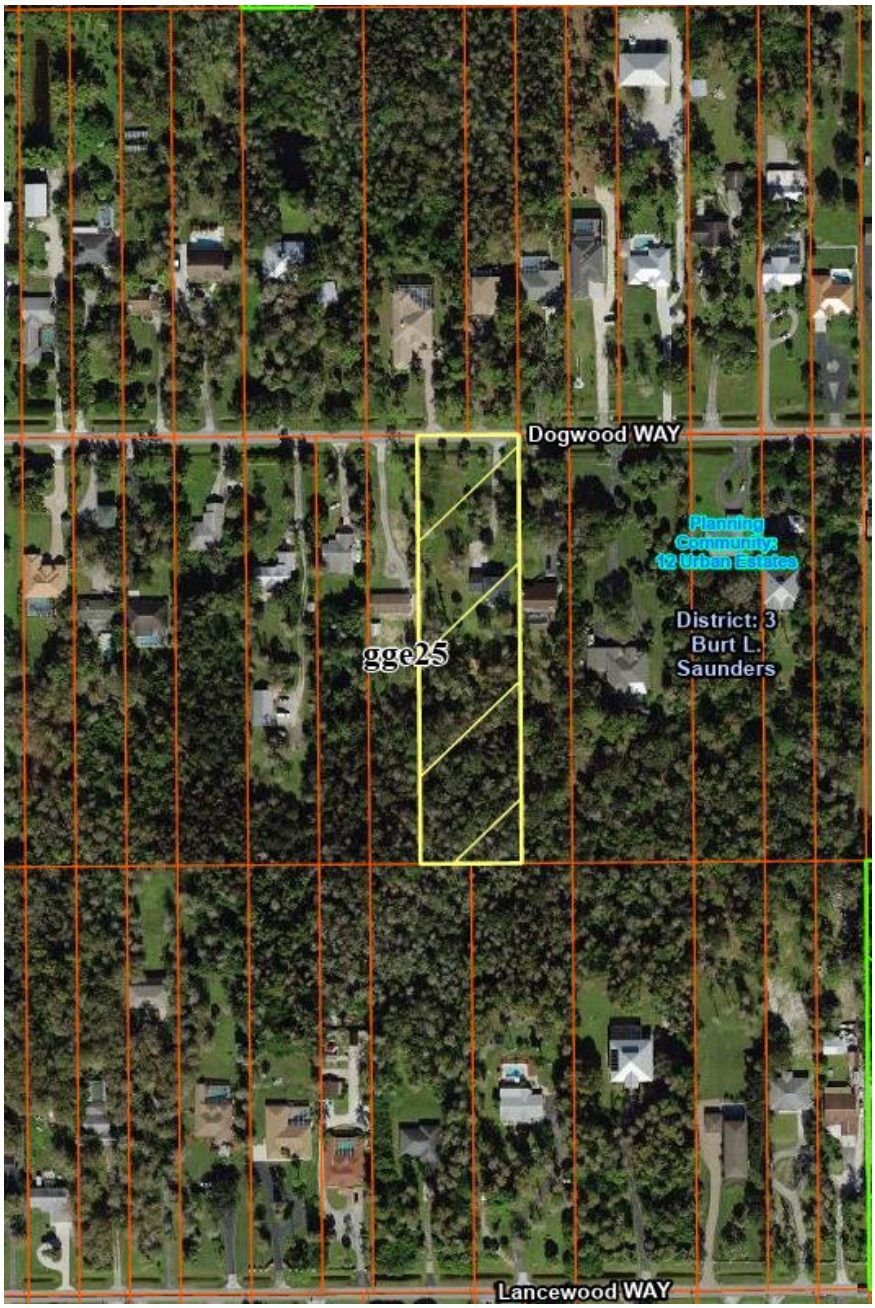
SURROUNDING LAND USE AND ZONING:

North: Unimproved, Single-family residential, within the Estates (E) zoning district

East: Unimproved, Single-family residential, within the Estates (E) zoning district

South: 35th Avenue NW then unimproved, Single-family residential, within the Estates (E) zoning district

West: Unimproved, Single-family residential, within the Estates (E) zoning district



Collier County GIS

Attachment: VA-PL20220001712 - 5740 Dogwood Way - Staff Report 06302022 (22634 : PL20220001712 VA 5740 Dogwood Way Bare)

Purpose/Description of Project (Continued from Page 1)

of a building permit and C.O. evidence the subject lot was deemed to have been legal nonconforming, a result of insufficient lot width and lot area, and satisfied development requirements at the time of issuance. The owner/applicant has since purchased the adjoining lot to the west and proceeded to combine the lots, presumably for the purposes of development. By joining the lots, the unified property became legally conforming with respect to both minimum lot width and area and, as an unintended consequence, the minimum yard requirements increased. The required side yard requirement (setback) increased from 10-percent of the lot width for nonconforming lots of record to 30 feet for conforming lots thereby rendering the existing single-family dwelling nonconforming. The property owner/applicant learned of the setback issue upon submitting a building permit application for an addition to the existing residence; Permit Application No.: PRFH20220206292. Said permit application remains in the review process as it can not be approved given the existing and proposed setback issues. It is the property owner's/applicant's desire to remedy the present setback issue by means of an after-the-fact variance allowing the existing dwelling to remain and to incorporate a secondary variance request to incorporate the proposed addition. Both the existing residence and the proposed addition have a one-foot roof overhang. The LDC typically allows a roof overhang to encroach up to three feet into a required yard; however, in this case, both the existing residence and the proposed addition already encroach greater than three feet into the required setback; therefore, this variance request must also accommodate the one-foot roof overhang. The new addition will cause no greater encroachment than that which already exists. Staff notes that approximately the southern half of the subject property has been determined to be wetlands upon which no development can occur without an Exemption Letter or Environmental Resource Permit from the Florida Department of Environmental Protection (DEP).

GROWTH MANAGEMENT PLAN (GMP) CONSISTENCY:

The subject property is in the Residential Estates Subdistrict land use classification of the Urban Golden Gate Estates Future Land Use Map. This land use category is designed to accommodate single-family residential development at a maximum density of one unit per 2.25 acres, or one unit per legal non-conforming lot of record, exclusive of guesthouses. As stated, the applicant seeks a Variance for an existing single-family dwelling which is an authorized land use. The Growth Management Plan (GMP) does not address individual variance requests related to land use.

ZONING DIVISION ANALYSIS:

The decision to grant a variance is based on the criteria in LDC Section 9.04.03. Staff has analyzed this petition relative to these provisions and offers the following responses:

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

Yes, when the subject property was initially developed in 1994 it was only 75 feet wide and comprised 1.14± acres; issuance of both a building permit and Certificate of Occupancy demonstrate that said property was determined to be a legal non-conforming property at the time of permitting. The LDC allows for a reduction of the required setbacks for legal non-

Attachment: VA-PL20220001712 - 5740 Dogwood Way - Staff Report 06302022 (22634 : PL20220001712 VA 5740 Dogwood Way Bare)

conforming properties; specifically, the required side yard was 10 percent of the lot width not to exceed 30 feet. Since that time the adjoining property to the west, also non-conforming having a lot width of 75 feet and area of 1.14± acres, was added to the subject property; presumably for development purposes and not strictly for tax purposes. The combination of the two properties results in a single legally conforming property, minimum lot width of 150 feet and minimum area of 2.25 acres, which requires satisfaction of current setback requirements; more specifically, a side yard requirement (setback) of 30 feet for both principal and accessory structures. In summary, the existing residence was in full compliance with the County's development standards up to and until the two properties were combined for development purposes. The current building permit process has also revealed that a wetland determination completed by an environmental consultant has revealed the presence of wetlands on approximately the southern one-half of the now unified property. The applicant will need to provide an Exemption Letter or Environmental Resource Permit from the Florida Department of Environmental Protection (DEP) prior to any development within the area identified as wetlands; the provided survey and site plan demonstrate that neither the existing residence nor the proposed addition encroach into the area identified as wetlands.

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

Yes, the existing residence was not permitted or built by the current property owner/applicant. Said property was deemed to be legal non-conforming at the time of permitting.

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

Yes, the applicant combined two non-conforming properties which had the unintended impact of increasing the required side yard requirement (setback) from 10 percent of the lot width (7.5 feet) to the full 30-foot requirement for conforming lots of record. An after-the-fact Variance is requested to bring the existing residence into compliance with the 30-foot side yard requirement on the east side and a more traditional variance is sought to accommodate an addition to the residence; a one-foot roof overhang is also to be compensated for by means of this variance request. Severing the two properties and returning them to their prior legal non-conforming state was contemplated; however, that would interfere with the desired addition which, as proposed, would then cross property lines. Staff notes that once any development occurs that would serve to establish the properties were combined for development purposes, as opposed to tax purposes, the unified property could not be split again.

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

Yes, the existing single-family dwelling has existed at its present location since its completion in 1995. The after-the-fact portion of this request is the minimum necessary to

Attachment: VA-PL20220001712 - 5740 Dogwood Way - Staff Report 06302022 (22634 : PL20220001712 VA 5740 Dogwood Way Bare)

bring the existing dwelling unit into full compliance with current yard requirements. The more conventional variance request is to allow for an addition to the existing residence that will result in no greater encroachment into the east side yard than already exists. Granting of the requested variance will have no adverse impact to health, safety, and welfare.

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

By definition, a Variance bestows some dimensional relief from the zoning regulations specific to a site. LDC Section 9.04.02 allows relief through the Variance process for any dimensional development standard. As such, other properties facing a similar hardship would be entitled to make a similar request and would be conferred equal consideration on a case by case basis.

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

Yes, the granting of the Variance will be in harmony with the general intent and purpose of the Land Development Code and will not harm public safety, health and welfare.

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

Yes, there is an approximately 8-foot-high wood panel fence between the subject property and the next residence to the east. Additionally, the rearward half of the subject property has been deemed to be wetlands that are not developable without exemption or special permissions by the Florida DEP.

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

Yes, approval of this Variance will not affect or change the requirements of the GMP with respect to density, intensity, compatibility, access/connectivity, or any other applicable provisions.

ENVIRONMENTAL ADVISORY COUNCIL (EAC) RECOMMENDATION:

The EAC does not normally hear variance petitions. Since the subject variance doesn't impact any preserve area, the EAC did not hear this petition.

RECOMMENDATION:

Staff recommends that the Collier County Hearing Examiner approve variance petition VA-PL20220001712, to reduce the minimum east side yard setback to 12.3 feet and to 11.3 feet for a 1-foot roof overhang for the existing single-family dwelling and to also reduce the minimum east

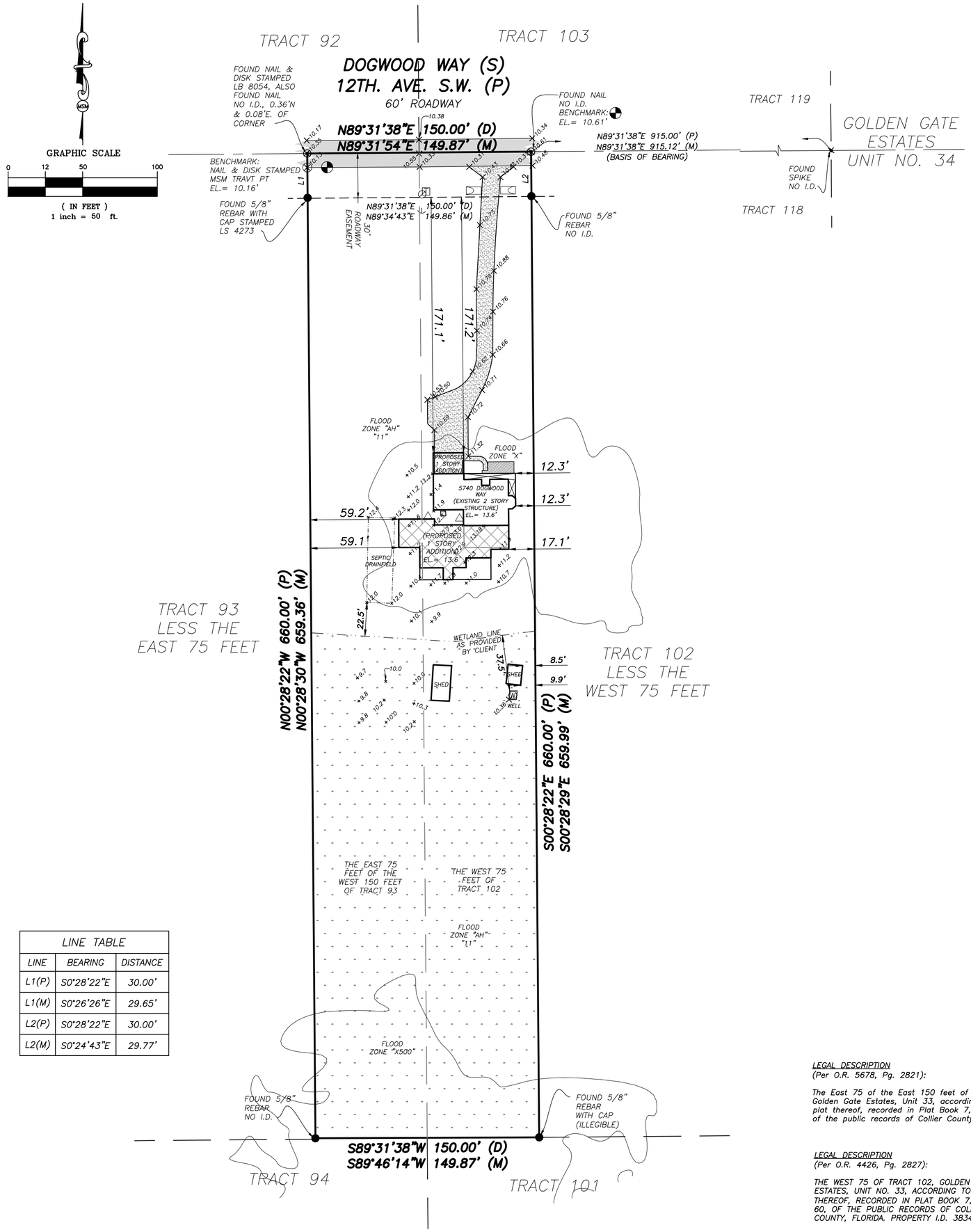
Attachment: VA-PL20220001712 - 5740 Dogwood Way - Staff Report 06302022 (22634 : PL20220001712 VA 5740 Dogwood Way Bare)

side yard setback from 30 feet to 17.1 feet and to 16.1 feet for a 1-foot roof overhang to allow for an addition to said dwelling as depicted in Attachments A and B.

Attachments:

Attachment A – Boundary & Topographic Survey / Plot Plan
Attachment B – Applicant's Backup Package, including Application and Sign Posting Information
Attachment C – Applicant's Backup, Application and Supporting Documents

Attachment: VA-PL20220001712 - 5740 Dogwood Way - Staff Report 06302022 (22634 : PL20220001712 VA 5740 Dogwood Way Bare)



LINE TABLE		
LINE	BEARING	DISTANCE
L1(P)	S0°28'22"E	30.00'
L1(M)	S0°26'26"E	29.65'
L2(P)	S0°28'22"E	30.00'
L2(M)	S0°24'43"E	29.77'

NOTES:

1. *Last day of field work is March 7, 2022. (date of survey)*
2. *Bearings shown hereon are based on the centerline of 12TH. AVE. S.W., Golden Gate Estates Unit No. 33, according to the Plat thereof, as located in State Plane coordinate system Florida East Zone, NAD 83, 2011 adjustment being N89°31'38"E, Rotated from Plat bearing system counter-clockwise 00°47'32".*
3. *No easement search or abstracting was done by the surveyor and note should be taken that this property is subject to any facts that may be revealed with a full and accurate title search.*
4. *No environmental study, audit, or determinations were made in this survey. Any environmental conditions that may be depicted on this survey are the result of simple observation and not the result of a scientific analysis.*
5. *The intended use of this survey is to serve as an analysis tool for a real estate transaction.*
6. *Unless otherwise indicated all easements shown hereon are based on plat.*
7. *Only above ground, visible and apparent improvements were located.*
8. *Foundations and overhangs are not taken into account on this survey.*
9. *Irrigation equipment was not taken into account on this survey.*
10. *No other persons or entities other than those listed as exclusive users may rely on this survey.*
11. *All dimensions are in feet and decimals thereof, unless otherwise noted.*
12. *Subject to easements, reservations and restrictions of record.*
13. *Building ties reflect distances to the finish surface of the structure and may not be representative of foundations or primary walls.*
14. *According to public information this property is zoned E.*

Zoning and setback information is provided for informational purposes only and are subject to variances and other conditions not provided to the surveyor consult applicable codes before making any decisions regarding setbacks.

15. *All elevations are in North American Vertical Datum of 1988 (NAVD88).*
16. *Property falls in Flood Zone "X" & "AH" base flood elevation "11" according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12021C0403H, Community Number 120067, Panel 0403, Suffix H, Dated May 16, 2012.*
17. *Property contains 2.27 acres (98,865 square feet) more or less.*

REVISIONS:
1. *REVISED PERVIOUS CALCULATIONS, R.Y., 4/25/2022.*
2. *REVISED PER COMMENTS. R.Y., 5/4/2022.*
3. *REVISED PERVIOUS CALCULATIONS, R.Y., 5/4/2022.*
4. *REMOVE PLOT PLAN INFORMATION, R.Y., 5/18/2022.*

SURFACE LEGEND
- *ASPHALT*
- *CONCRETE*
- *WOOD DECK*
- *WETLAND*

SYMBOL LEGEND
- *MITERED END*
- *WOOD UTILITY POLE*
- *GUY ANCHOR*
- *TELEPHONE BOX*
- *SANITARY CLEAN-OUT*

ABBREVIATIONS
(M) MEASURED
(P) PLAT
(C) CALCULATED
(D) DEED
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
C.S.C. = CONCRETE SEAWALL CAP
O.R. = OFFICIAL RECORDS BOOK
P.C. = POINT OF CURVATURE
PG. = PAGE
P.I. = POINT OF INTERSECTION

For the Exclusive Use Of:
Joseph and Bria Bare

David B. Bruns
Digitally signed by David B. Bruns
Date: 2022.05.18 11:12:15 -04'00'

David B. Bruns, PLS,
Florida License No. 4520
Not valid without the signature and original seal or digital signature of the Florida Licensed Professional Surveyor and Mapper Certificate of Authorization #7705.

LEGAL DESCRIPTION
(Per O.R. 5678, Pg. 2821):

The East 75 of the East 150 feet of Tract 93, Golden Gate Estates, Unit 33, according to the plat thereof, recorded in Plat Book 7, Page 60, of the public records of Collier County, Florida.

LEGAL DESCRIPTION
(Per O.R. 4426, Pg. 2827):

THE WEST 75 OF TRACT 102, GOLDEN GATE ESTATES, UNIT NO. 33, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE(S) 60, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. PROPERTY I.D. 38340640008

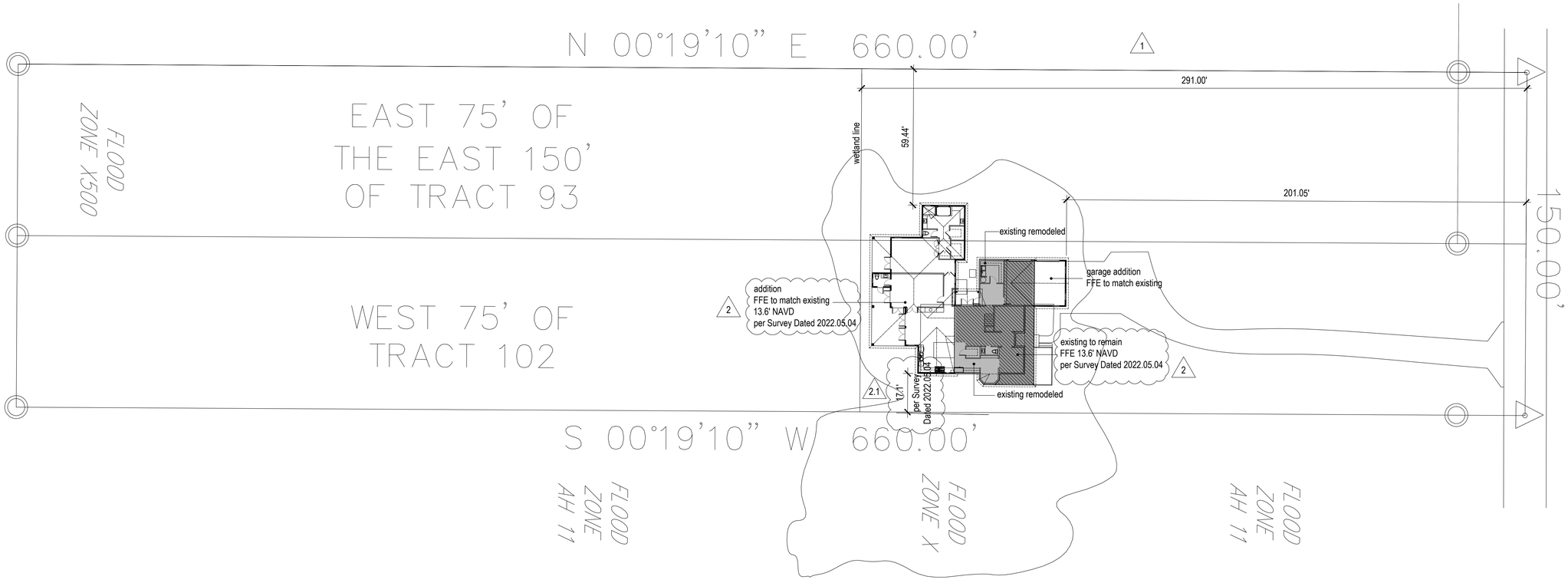
MARCO SURVEYING & MAPPING
A LIMITED LIABILITY COMPANY
MARCO SURVEYING & MAPPING
3205 BECK BOULEVARD
NAPLES, FLORIDA 34114
(239) 389-0026
WWW.MARCOSURVEYS.COM

BOUNDARY & TOPOGRAPHIC SURVEY / PLOT PLAN

A Portion of Tracts 93 & 102, Golden Gate Estate Unit No. 33, Collier County, Florida

CLIENT:	Bria Bare					
HORIZONTAL SCALE:	1" = 50'	VERTICAL SCALE:	N/A	DATE:		
CHIEF:	BOOK/PAGE		DRAFTED BY:	PROJECT NO.	WO NUMBER	DRAWING NO.
G.P.	241	51	R.Y.	P1430	22-141	3-421

Attachment: Attachment A - Boundary and Topographic Survey - Plot Plan (22634 : PL20220001712 VA 5740 Dogwood Way Bare)



1 A0.2 Site Plan

THIS IS NOT A SURVEY
INDICATES DRAINAGE DIRECTION

scale 1/32" = 1'-0"

north

ATLAS DESIGN & ENGINEERING, Inc.

Civil /Structural/
Plumbing/Electrical/
Mechanical Engineering

12800 University Dr. Ste 402
Fort Myers, Florida 33907
Tel: (239)-267-7432
Fax: (239)-267-8704
www.AtlasDesignEngineering.com

CA# 28823

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Job Status Note:
Pursuant to Florida Statue 61G15-30.003 These drawings are preliminary and not in final form but are being transmitted to the public agency to receive agency reviews, comments and interpretations. The documents may be subsequently revised by the engineer to reflect resolution of issues with the public agency prior to final action by the agency. Changes, revisions and modifications to the project may prompt additional document submittal for agency approval action on the same project.

PRINT	△REVISION
Design Development	2020.07.31
Design Development	2020.08.11
DD(100%) - 60%CD	2020.08.28
95%CD	2020.09.11
Permit	2021.03.10
Permit Rev 1	2022.04.12
Permit Rev 2	2022.05.09
Permit Rev 2.1	2022.05.17

JOB # 20-4267

Addition and Renovations to:
The Bare Residence
5740 Dogwood Way
Naples, Florida

Drawings are considered preliminary unless signed and sealed.

Tao Wang, PE# 92032

| CHECKED BY |

| SHEET NUMBER |

A0.2

Attachment: Attachment B - Site Plan Sheet A0.2 - The Bare Residence (22634 : PL20220001712 VA 5740 Dogwood Way Bare)

Collier County

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

VARIANCE PETITION APPLICATION

Variance from Setbacks Required for a Particular Zoning District

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

PROJECT NUMBER
PROJECT NAME
DATE PROCESSED

To be completed by staff

APPLICANT CONTACT INFORMATION

Name of Property Owner(s): JOSEPH AND BRIA BARE

Name of Applicant if different than owner: _____

Address: 5740 DOGWOOD WY City: NAPLES State: FL ZIP: 34116

Telephone: (239) 777-9711 Cell: (239) 777-9711 Fax: _____

E-Mail Address: briaonline@gmail.com

Name of Agent: SELF

Firm: _____

Address: _____ City: _____ State: _____ ZIP: _____

Telephone: _____ Cell: _____ Fax: _____

E-Mail Address: _____

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

Attachment: Attachment C - Applicant's Backup and Supporting Documents (22634 : PL20220001712 VA 5740 Dogwood Way Bare)

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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: 383406400008 **Section/Township/Range:** 17 / 49 / 26

Subdivision: GOLDEN GATE EST UNIT 33 **Unit:** 33 **Lot:** W75 **Block:** 102

Metes & Bounds Description: 337300 AND E75 OF THE E150 FT TR 7 TR **Total Acreage:** _____

Address/ General Location of Subject Property: 5740 DOGWOOD WAY NAPLES, FL 34116

ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	E	
S	E	
E	E	
W	E	

Minimum Yard Requirements for Subject Property:

Front: 75

Side: 30

Rear: ~~75~~

Corner Lot: Yes ☐ No ☒

Waterfront Lot: Yes ☐ No ☒

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

Attachment: Attachment C - Applicant's Backup and Supporting Documents (22634 : PL20220001712 VA 5740 Dogwood Way Bare)

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ASSOCIATIONS

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

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

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

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

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

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

NATURE OF PETITION

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

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 C - Applicant's Backup and Supporting Documents (22634 : PL20220001712 VA 5740 Dogwood Way Bare)

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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)	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	1	☑	☐
Survey of property showing the encroachment (measured in feet)	~~2~~ 1	☑	☐
Affidavit of Authorization, signed and notarized – JOINTLY	~~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	☐	☑
Historical Survey or waiver request	1	☑	☐
Environmental Data Requirements or exemption justification	3	☐	☑
AGENT LETTER → *Once the first set of review comments are posted,* provide the assigned planner the Property Owner Advisory Letter and Certification	1	☑	☐
AFTER COMPLETION OF REVIEW PROCESS. Electronic copy of all documents and plans *Please advise: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.	1	☑	☐

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

Attachment: Attachment C - Applicant's Backup and Supporting Documents (22634 : PL20220001712 VA 5740 Dogwood Way Bare)

Collier County

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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

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

FEE REQUIREMENTS

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

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

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

All checks payable to: Board of County Commissioners.

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

Applicant Signature

3/24/2022
Date

BRIA BARE
Printed Name

Attachment: Attachment C - Applicant's Backup and Supporting Documents (22634 : PL20220001712 VA 5740 Dogwood Way Bare)

Collier County
Growth Management Department

ADDRESSING CHECKLIST

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

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

PETITION TYPE (Indicate type below. Complete a separate Addressing Checklist for each Petition type).

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

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

GOLDEN GATE EST UNIT 33 W 75FT OF TR 102 AND THE E 75FT OF THE E 150FT OF TR 93 T49, R26, S17

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

38340640008

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

5740 DOGWOOD WAY NAPLES, FLORIDA 34116

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

CURRENT PROJECT NAME (if applicable)

5740 DOGWOOD WAY (VA) name not yet approved

PROPOSED PROJECT NAME (if applicable)

PROPOSED STREET NAMES (if applicable)

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

SDP _____-_____ or AR or PL # 20220001712

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

Attachment: Attachment C - Applicant's Backup and Supporting Documents (22634 : PL20220001712 VA 5740 Dogwood Way Bare)

Collier County
Growth Management Department

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

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

Applicant Name: JOSEPH AND BRIA BARE

Phone: (239) 777-9711 **Email:** Bria@briaonline.com

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

FOR STAFF USE ONLY

Folio Number 38340640008

Folio Number

Folio Number

Folio Number

Folio Number

Folio Number

Approved by: L.L.H **Date:** 4/21/2022

Updated by: **Date:**

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

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership
JOSEPH A. BARE - 5740 DOGWOOD WAY NAPLES, FL 34116	100
BRIA L. BARE - 5740 DOGWOOD WAY NAPLES, FL 34116	100

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Attachment: Attachment C - Applicant's Backup and Supporting Documents (22634 : PL20220001712 VA 5740 Dogwood Way Bare)

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

Name and Address	% of Ownership
N/A	

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

Name and Address	% of Ownership
N/A	

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
N/A

g. Date subject property acquired _____

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

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

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Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

Agent/Owner Signature

3/24/22
Date

BRIA BARE
Agent/Owner Name (please print)

Attachment: Attachment C - Applicant's Backup and Supporting Documents (22634 : PL20220001712 VA 5740 Dogwood Way Bare)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) 20220001712

I, ~~Joseph and~~ Bria Bare BRIA BARE (print name), as Homeowners (title, if applicable) of 5740 Dogwood Way Naples Fl 34116 (company, If applicable), swear or affirm under oath, that I am the (choose one) owner [X] applicant [X] 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 SELF 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.

B. D

Signature

4-18-22

Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [X] physical presence or [ ] online notarization this 18 day of April, 2022, by (printed name of owner or qualifier) Bria Bare.

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

[ ] Are personally known to me

[X] Has produced a current drivers license B600-072-75-601-0

[ ] Has produced _____ as identification.

Notary Seal

Notary Signature: _____

Notary Public State of Florida
Ryan Allen
My Commission HH 021568
Expires 07/21/2024

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

Attachment: Attachment C - Applicant's Backup and Supporting Documents (22634 : PL20220001712 VA 5740 Dogwood Way Bare)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) 20220001712

I, Joseph A. Bare (print name), as Homeowner (title, if applicable) of 5740 Dogwood Way Naples, FL 34116 (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 Bria L. Bare 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

4/20/2022
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [✔] physical presence or [ ] online notarization this 20 day of April, 2022, by (printed name of owner or qualifier) Joseph A. Bare.

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

[✔] Are personally known to me

[ ] Has produced a current drivers license _____

[ ] Has produced _____ as identification.

Notary Signature: _____

MARY ELLEN WADE
Notary Public - State of Florida
Commission # HH 152585
My Comm. Expires Jul 29, 2025
Bonded through National Notary Assn.

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

Attachment: Attachment C - Applicant's Backup and Supporting Documents (22634 : PL20220001712 VA 5740 Dogwood Way Bare)

*** 4259964 OR: 4426 PG: 2827 ***
RECORDED in OFFICIAL RECORDS of COLLIER COUNTY, FL
02/11/2009 at 09:25AM DWIGHT B. BROCK, CLERK
CONS 212000.00
REC FEE 10.00
DOC-.70 1484.00
Retn:
COLLIER TITLE INSURANCE CO
2335 N TAMIAMI TR #310
NAPLES FL 34103

Prepared by:
Sylvia Dillon
Collier Title Insurance Agency of Naples, Inc.
2335 N. Tamiami Trail, Suite 310
Naples, Florida 34103

File Number: CTI-3055-08

Warranty Deed
(Short Sale)

Made this February 9th, 2009 A.D. By **VINCENT J. RUNYON AND JOY D. RUNYON, HUSBAND AND WIFE,** hereinafter called the grantor,

to **JOSEPH A. BARE AND BRIA L. BARE, HUSBAND AND WIFE,**

whose post office address is: 5740 DOGWOOD WAY, Naples, Florida 34116, 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:

THE WEST 75 OF TRACT 102, GOLDEN GATE ESTATES, UNIT NO. 33, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, AT PAGE(S) 60, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.
PROPERTY I.D. 38340640008

Subject to easements, restrictions and reservations of record.
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.
To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the granto has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defen the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruin subsequent to December 31, 2008.

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

Signed, sealed and delivered in our presence:

Witness Signature Sylvia Ann Dillon
Witness Printed Name SYLVIA ANN DILLON

Witness Signature Lynn L Gray
Witness Printed Name LYNN L. GRAY

V J R (Seal)
VINCENT J. RUNYON
4641 3rd Ave. N.W., Naples, FL 34116

Joy D. Runyon (Seal)
JOY D. RUNYON

State of Florida
County of Collier

The foregoing instrument was acknowledged before me this 9th day of February, 2009, by VINCENT J. RUNYON AND JOY D. RUNYON, HUSBAND AND WIFE, who is/are personally known to me or who has produced drivers licenses as identification.

NOT A CERTIFIED COPY

Attachment: Attachment C - Applicant's Backup and Supporting Documents (22634 : PL20220001712 VA 5740 Dogwood Way Bare)

INSTR 5771563 OR 5678 PG 2821 E-RECORDED 10/1/2019 10:20 AM PAGES 2
CLERK OF THE CIRCUIT COURT AND COMPTROLLER, COLLIER COUNTY FLORIDA
DOC@.70 $350.00 REC $18.50
CONS $50,000.00

This Instrument prepared without
review or opinion of title by:
Greisy Rodriguez
Goodwin Law, P.A.
800 Seagate DR, STE 202
Naples, FL 34103
(239) 207-3403
Parcel ID: 38339840000
Consideration: $50,000.00

NOT A CERTIFIED COPY

Warranty Deed

This Indenture is made this **27th day of September, 2019**, Between **Ruben D. Maduro, a single man**, ("Grantor") of **5141 Codwise Place, Elmhurst, NY 11373**; and **Bria L. Bare and Joseph L. Bare, wife and husband, as tenants by entirety**, ("Grantee") of **5740 Dogwood Way, Naples, FL 34116**.

WITNESSETH that the Grantor, for and in consideration of the sum of FIFTY THOUSAND AND 00/100 (50,000.00), and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in the County of Collier, State of Florida, to wit:

The East 75 feet of the East 150 feet of Tract 93, Golden Gate Estates, Unit 33, according to the plat thereof recorded in Plat Book 7, Page 60, Public Records of Collier County, Florida.

SUBJECT TO ad valorem and non-ad valorem real property taxes for the year 2019 and subsequent years; zoning and building code and other use restrictions imposed by governmental authority; outstanding oil, gas and mineral interests of record, if any; and restrictions, reservations and easements common to the subdivision.

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 covenants 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 title to said land and will defend the same against the lawful claims of all persons whomsoever.

Attachment: Attachment C - Applicant's Backup and Supporting Documents (22634 : PL20220001712 VA 5740 Dogwood Way Bare)

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal as of the year and date first above written.

Signed, sealed and delivered in the presence of two witnesses:

Hebert H Toro
Witness #1
Print Name: Hebert H Toro

Ruben D. Maduro

Luis V Martinez
Witness #2
Print Name: LUIS MARTINEZ

STATE OF NEW YORK
COUNTY OF KINGS

The foregoing instrument was acknowledged before me this 24TH day of September, 2019, by Ruben D. Maduro.

Signature of Notary Public
Print, Type/Stamp Name of Notary

TOMAS ELVIR
Notary Public, State of New York
No. 01EL5013080
Qualified in Kings County
Commission Expires July 15, 2023

Personally Known: ✓ OR Type of Identification Produced: _____

OFFICIAL CERTIFIED COPY

Attachment: Attachment C - Applicant's Backup and Supporting Documents (22634 : PL20220001712 VA 5740 Dogwood Way Bare)

VARIANCE REQUEST
PL#20220001712
NATURE OF PETITION
DETAILED EXPLANATION OF REQUEST

1. This variance request is regarding the existing 2-story residence located at 5740 Dogwood Way Naples, FL 34116 which was constructed in 1995 and has been in continuous residential use since that time. At the time of construction, the structure was built on a legal non-conforming lot of 75 ft x 660 ft with a required side setback of 7.5 feet. The structure as built, maintained a 7.5 feet setback on the west side and 12.3 feet setback on the east side of the 75-foot legal non-conforming lot.

Subsequently, the applicant purchased the adjacent west 75' x 660' non-conforming lot in 2018. The properties were combined and resulted in a conforming lot for which a full 30' ft side setback is required. The existing house, constructed in 1995, is 12.3 feet from the east property line which required a variance from LDC section 4.02.01.A., due to the combining of the two lots.

The applicant herewith requests to reduce the eastern side yard setback from 30 ft to 12.3 ft for the existing residence which is 12.3 at its closest point to the eastern property line. Additionally, the applicant requests a reduction from 30 ft to 17.1 ft to allow for the construction of an addition to the existing residence; said addition will be in-line with the existing structure and will therefore cause no greater encroachment into the side yard than that which already exists. The addition has been designed so that the majority will satisfy the new 30 ft side yard requirement (see attached plans).

2. This is a variance request to the size/setback requirement of the side yard in accordance with LDC section 9.04.02. No dredging will be required for the Addition. No fill will be required to the portion of the Addition within the setback and therefore requiring a variance. Fill will be required for a portion of the Addition which meets the 30 ft. setback and does not require a variance.

3.

a. Yes. In accordance with LDC section 9.04.01A the special conditions and circumstances peculiar to this property are the combining of the two legal non-conforming lots into one conforming lot, wherein a legal structure meeting the setback requirements for a legal non-conforming lot existed prior to the said combining. The said pre-existing structure now does not meet the setback requirements for the new conforming lot.
b. Yes. The existing house was built in 1995 on a 75' non-conforming lot which became a conforming 150' lot once combined in 2018 with the adjacent 75' lot.
c. Yes. The structure's original 1995 build now sets within area of 30' setback including the current 15'x30' patio slab. Applicant is requesting allowance to utilize this pre-existing patio slab area for a portion of the Addition. No additional setback area is being requested other than what has already been impacted at original construction and which exceeds the 7.5' setback for a non-conforming 75' lot.

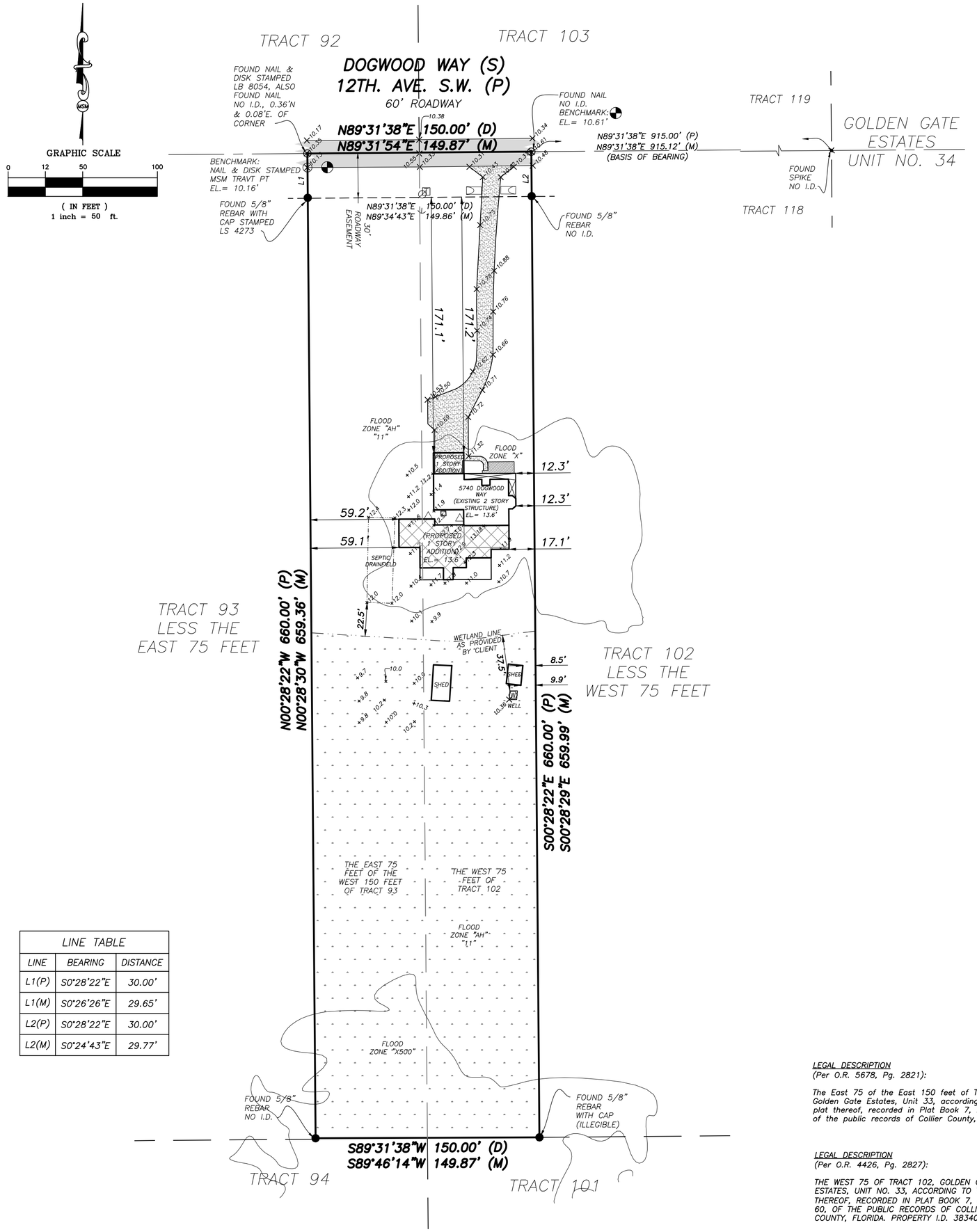
Attachment: Attachment C - Applicant's Backup and Supporting Documents (22634 : PL20220001712 VA 5740 Dogwood Way Bare)

d. Yes. Minimal to no additional impact will result from the approval of the setback variance as the area of usage is already impacted by the existing back slab area.
e. No. Applicant requests less setback allowance than original 7.5' non-conforming setback for minimal required building project site area.
f. Yes. In accordance with LDC section 9.04.01A granting the variance will not be contrary to, or have a measurable impact on the public interest, safety, or welfare. However, a literal enforcement of the LDC would result in an unnecessary and undue hardship, and practical difficulty to the owner of the property and would deny the owner of a level of utilization of the property that is consistent with the neighborhood. The area of impact is not visible from the public street and is only visible from a small unused portion of one neighboring property. The owners of the said property have voiced their agreement with the various request.
g. No. The area of request is not in any area of impact upon natural preserves, lakes, golf courses, etc. It is restricted to a 16'x18' area for the Addition.
h. Yes. The impact is minimal to non and will not affect the growth management plan.

4. Official interpretation to applicant's knowledge if applicable includes:

Wetlands determination 2022, area of setback variance is not affected.

Attachment: Attachment C - Applicant's Backup and Supporting Documents (22634 : PL20220001712 VA 5740 Dogwood Way Bare)



LINE TABLE		
LINE	BEARING	DISTANCE
L1(P)	S0°28'22"E	30.00'
L1(M)	S0°26'26"E	29.65'
L2(P)	S0°28'22"E	30.00'
L2(M)	S0°24'43"E	29.77'

NOTES:

1. Last day of field work is March 7, 2022. (date of survey)
2. Bearings shown hereon are based on the centerline of 12TH. AVE. S.W., Golden Gate Estates Unit No. 33, according to the Plat thereof, as located in State Plane coordinate system Florida East Zone, NAD 83, 2011 adjustment being N89°31'38"E, Rotated from Plat bearing system counter-clockwise 00°47'32".
3. No easement search or abstracting was done by the surveyor and note should be taken that this property is subject to any facts that may be revealed with a full and accurate title search.
4. No environmental study, audit, or determinations were made in this survey. Any environmental conditions that may be depicted on this survey are the result of simple observation and not the result of a scientific analysis.
5. The intended use of this survey is to serve as an analysis tool for a real estate transaction.
6. Unless otherwise indicated all easements shown hereon are based on plat.
7. Only above ground, visible and apparent improvements were located.
8. Foundations and overhangs are not taken into account on this survey.
9. Irrigation equipment was not taken into account on this survey.
10. No other persons or entities other than those listed as exclusive users may rely on this survey.
11. All dimensions are in feet and decimals thereof, unless otherwise noted.
12. Subject to easements, reservations and restrictions of record.
13. Building ties reflect distances to the finish surface of the structure and may not be representative of foundations or primary walls.
14. According to public information this property is zoned E.

Zoning and setback information is provided for informational purposes only and are subject to variances and other conditions not provided to the surveyor consult applicable codes before making any decisions regarding setbacks.

15. All elevations are in North American Vertical Datum of 1988 (NAVD88).
16. Property falls in Flood Zone "X" & "AH" base flood elevation "11" according to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Number 12021C0403H, Community Number 120067, Panel 0403, Suffix H, Dated May 16, 2012.
17. Property contains 2.27 acres (98,865 square feet) more or less.

REVISIONS:
1. REVISED PERVIOUS CALCULATIONS, R.Y., 4/25/2022.
2. REVISED PER COMMENTS. R.Y., 5/4/2022.
3. REVISED PERVIOUS CALCULATIONS, R.Y., 5/4/2022.
4. REMOVE PLOT PLAN INFORMATION, R.Y., 5/18/2022.

For the Exclusive Use Of:
Joseph and Bria Bare

SURFACE LEGEND
- ASPHALT
- CONCRETE
- WOOD DECK
- WETLAND

SYMBOL LEGEND
- MITERED END
- WOOD UTILITY POLE
- GUY ANCHOR
- TELEPHONE BOX
- SANITARY CLEAN-OUT

ABBREVIATIONS
(M) MEASURED
(P) PLAT
(C) CALCULATED
(D) DEED
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
C.S.C. = CONCRETE SEAWALL CAP
O.R. = OFFICIAL RECORDS BOOK
P.C. = POINT OF CURVATURE
PG. = PAGE
P.I. = POINT OF INTERSECTION

David B. Bruns, PLS,
Florida License No. 4520
Not valid without the signature and original seal or digital signature of the Florida Licensed Professional Surveyor and Mapper Certificate of Authorization #7705.

LEGAL DESCRIPTION
(Per O.R. 5678, Pg. 2821):

The East 75 of the East 150 feet of Tract 93, Golden Gate Estates, Unit 33, according to the plat thereof, recorded in Plat Book 7, Page 60, of the public records of Collier County, Florida.

LEGAL DESCRIPTION
(Per O.R. 4426, Pg. 2827):

THE WEST 75 OF TRACT 102, GOLDEN GATE ESTATES, UNIT NO. 33, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE(S) 60, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. PROPERTY I.D. 38340640008

MARCO SURVEYING & MAPPING
A LIMITED LIABILITY COMPANY
MARCO SURVEYING & MAPPING
3205 BECK BOULEVARD
NAPLES, FLORIDA 34114
(239) 389-0026
WWW.MARCOSURVEYS.COM

BOUNDARY & TOPOGRAPHIC SURVEY / PLOT PLAN

A Portion of Tracts 93 & 102, Golden Gate Estate Unit No. 33, Collier County, Florida

CLIENT:	Bria Bare					
HORIZONTAL SCALE:	1" = 50'	VERTICAL SCALE:	N/A	DATE:		
CHIEF:	BOOK/PAGE		DRAFTED BY:	PROJECT NO.	WO NUMBER	DRAWING NO.
G.P.	241	51	R.Y.	P1430	22-141	3-421

Attachment: Attachment C - Applicant's Backup and Supporting Documents (22634 : PL20220001712 VA 5740 Dogwood Way Bare)

Code information

Construction type:	V-B
Occupancy type:	R
Applicable codes:	2020 FBC 7th edition
	2020 FBC 7th edition Residential
	2020 FBC 7th edition Mechanical
	2020 FBC 7th edition Plumbing
	2020 FBC 7th edition Fuel gas
	2020 FBC 7th edition Accessibility
	2020 FBC 7th edition Energy conservation
	2020 FBC 7th edition Test protocols
	2020 Florida fire prevention code 7th edition
	2017 NEC
	Florida statutes
	Florida administrative code
Structural information:	This structure has been designed in accordance with, and meets the requirements of all applicable structural sections of the FLORIDA BUILDING CODE 2020 7th edition as well as ASCE 7-16 where applicable for 170 MPH or less wind speed. Certification by engineer applies to structural design only. Ultimate wind speed = 170 MPH. - per FBC Figure R301.2(4). S.S.D. Risk category = II - per FBC Table 1604.5 Wind exposure category= B - per FBCR 301.2.1.4.3. S.S.D. Internal pressure coefficient = +/-0.18 fully enclosed - per ASCE 7-16 Wind pressures for components and cladding for wall elements per FBCR 301.2(2). S.S.D.
CONSTRUCTION NARRATIVE:	Addition and renovations to an existing 2-story wood framed house.

Building area calculations

	Conditioned area	Non-conditioned area
Ground Level		
Existing	**1420 s.f.**	
Addition	**1800 s.f.**	
Garage extension		**285 s.f.**
Porches		**500 s.f.**
Total Conditioned	**3220 s.f.**	
Total Un-Conditioned		**785 s.f.**
2nd Level		
Existing	**900 s.f.**	
Total Under Roof 4905 s.f.		

Fire rating notes:

FBCR 302.5 OPENING/ PENETRATION PROTECTION.

FBCR 302.5.1 OPENING PROTECTION. OPENINGS FROM A PRIVATE GARAGE DIRECTLY INTO A ROOM USED FOR SLEEPING PURPOSES SHALL NOT BE PERMITTED. OTHER OPENINGS BETWEEN THE GARAGE AND RESIDENCE SHALL BE EQUIPPED WITH SOLID WOOD DOORS NOT LESS THAN 1 3/8" (35 MM) IN THICKNESS, SOLID OR HONEYCOMB CORE STEEL DOORS NOT LESS THAN 1 3/8" (35 MM) THICK, OR 20-MINUTE FIRE-RATED DOORS.

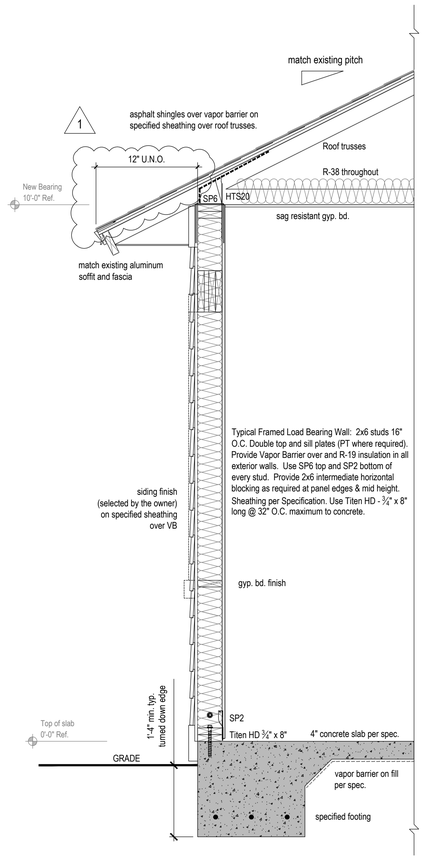
FBCR 302.5.2 DUCT PENETRATION. DUCTS IN THE GARAGE AND DUCTS PENETRATING THE WALLS OR CEILINGS SEPARATING THE DWELLING FROM THE GARAGE SHALL BE CONSTRUCTED OF A MINIMUM NO. 26 GAGE (0.48 MM) SHEET STEEL, 1 INCH MINIMUM RIGID NONMETALLIC CLASS 0 OR CLASS 1 DUCT BOARD, OR OTHER APPROVED MATERIAL AND SHALL HAVE NO OPENINGS INTO THE GARAGE.

FBCR 302.5.3 OTHER PENETRATIONS.PENETRATIONS THROUGH THE SEPARATION REQUIRED IN SECTION R302.6 SHALL BE PROTECTED AS REQUIRED BY SECTION R302.11, ITEM 4.

FBCR302.6 DWELLING/GARAGE FIRE SEPARATION. PER FBCR TABLE R302.6 - NOT LESS THAN 5/8" GYPSUM BOARD OR EQUIVALENT APPLIED TO THE INTERIOR SIDE OF EXTERIOR WALLS. FOR 8" CMU WALLS BETWEEN A GARAGE AND A RESIDENCE PROVIDE AN ASSEMBLY WITH THE MIN EQUIVALENT FIRE SEPARATION PER FBCR TABLE.

R302.6. ASSEMBLY MUST CONFORM WITH THE FIRE RATING AND STANDARDS OF THE FBC AND NFPA. SEE FBC 721.3 FOR ESTABLISHING CALCULATED FIRE RESISTANCE RATINGS OF CONCRETE MASONRY.

FBCR 302.7 UNDER STAIR PROTECTION. ENCLOSED SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE W/ 5/8" (12.7 mm) GYPSUM BOARD.



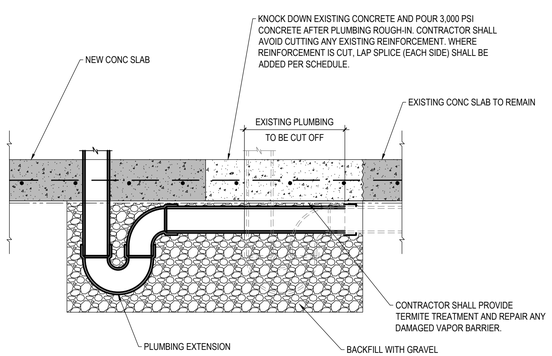
1 A0.1 **Typical Wall Section**

not to scale

1

REINFORCING BAR LAP SPLICE SCHEDULE

BAR SIZE Fy=60 ksi	TENSION BARS 3000 PSI
#4	29"
#5	36"
#6	43"
#7	63"
#8	72"
#9	81"
#10	91"
#11	101"



SLAB REPAIR FOR PLUMBING EXTENSION

NOT TO SCALE

General notes:

ALL NOTES IN THIS SET OF BOUND PAGES ARE PART OF A CONTINUOUS WORKING SET. AT ANY MOMENT DURING CONSTRUCTION THE ARCHITECT RESERVES THE RIGHT TO ADD, REVISE, AMEND AND REMOVE ANY OR PART OF ANY NOTE. NOTES MAY APPLY TO THE JOB IN PART OR IN FULL. IT IS THE BUILDER'S RESPONSIBILITY TO COORDINATE WITH THE ENGINEER. IF THE STATEMENT OF A NOTE IS UNCLEAR IT IS THE BUILDER'S RESPONSIBILITY TO COORDINATE WITH THE ENGINEER.

1. ALL DIMENSIONS ARE TO FACE OF MASONRY OR STUD WALL.

2. ALL COLUMNS ARE DIMENSIONED TO CENTER-POINT OF COLUMN.

3. ALL WINDOW OPENINGS ARE DIMENSIONED TO THE CENTER OF THE OPENING. VERIFY REQUIRED ROUGH OPENING WITH WINDOW MANUFACTURER'S WRITTEN INSTRUCTIONS.

4. WALL THICKNESS SHOWN IS NOMINAL.

5. ALL STEPS HAVE 7" RISERS AND 11" TREADS U.N.O. OR SPECIFIED DIFFERENTLY ON DRAWINGS.

6. ALL FINISHED FLOOR ELEVATIONS ARE TO TOP OF SLAB OR TOP OF STRUCTURE U.N.O.CONTRACTOR TO COORD. FINAL FINISH FLOOR MATERIAL THICKNESS WITH ALL TRANSITIONS IN FFE TO MEET SPECIFIED ELEVATION DIMENSIONS.

7. ALL INTERIOR COMPONENTS - DOORS, CASEWORK, CABINETRY, MILLWORK, FIXTURES, RAILINGS, COLUMN COVERS, APPLIANCES AND MATERIAL FINISHES ARE TO BE SELECTED BY OWNER AT CONSTRUCTION.

8. ALL INTERIOR FEATURES SHOWN ARE CONCEPTUAL. VERIFY SHAPE, HEIGHT, AND DISTANCE OFF FINISH FLOOR WITH OWNER AT CONSTRUCTION PHASE.

9. ALL CEILING DROPS AND SOFFITS SHOWN ARE CONCEPTUAL.

10. ANY CHANGE WHICH RESULTS IN EXTRA COST SHALL NOT PROCEED WITHOUT WRITTEN AUTHORIZATION BY OWNER.

11. CONTRACTOR/BUILDER SHALL VERIFY ALL DIMENSIONS, DETAILS AND CONDITIONS SHOWN ON DRAWINGS AT THE JOB SITE AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES, OMISSIONS, AND/OR CONFLICTS BEFORE PROCEEDING WITH THE JOB.

12. CONTRACTOR MUST COMPLY WITH RULES AND REGULATIONS OF AGENCIES HAVING JURISDICTION AND SHALL CONFORM TO ALL CITY, COUNTY, STATE AND FEDERAL CONSTRUCTION, SAFETY AND SANITARY LAWS, CODES, STATUTES AND ORDINANCES. ALL FEES, TAXES, PERMITS, APPLICATIONS AND CERTIFICATES OF INSPECTION, AND THE FILING OF ALL WORK WITH GOVERNMENTAL AGENCIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER PER CONTRACT.

13. ALL WORK SHALL BE PERFORMED BY SKILLED AND QUALIFIED WORKMEN IN ACCORDANCE WITH THE BEST PRACTICES OF THE TRADES INVOLVED, AND IN COMPLIANCE WITH BUILDING REGULATIONS AND/OR GOVERNMENTAL LAWS, STATUTES OR ORDINANCES CONCERNING THE USE OF UNION LABOR.

14. EACH TRADE WILL PROCEED IN A FASHION THAT WILL NOT DELAY THE TRADES WORKING SIMULTANEOUSLY OR FOLLOWING THEM.

15. CONTRACTORS SHALL BE RESPONSIBLE FOR THE DISTRIBUTION OF DRAWINGS TO ALL TRADES UNDER HIS JURISDICTION.

16. ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE, TRUE AND IN PROPER ALIGNMENT.

17. ALL MATERIALS SHALL BE NEW, UNUSED AND OF THE HIGHEST QUALITY IN EVERY RESPECT AS SPECIFIED, UNLESS OTHERWISE NOTED. MANUFACTURED MATERIALS AND EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND INSTRUCTIONS.

18. THERE SHALL BE NO SUBSTITUTION OF MATERIALS WHERE A MANUFACTURER IS SPECIFIED. WHERE THE TERMS "EQUAL TO" OR "APPROVED EQUAL" ARE USED, THE ARCHITECT SHALL DETERMINE EQUALITY BASED ON INFORMATION SUBMITTED BY THE CONTRACTOR.

19. ALL WORK AND MATERIALS SHALL BE GUARANTEED AGAINST DEFECTS FOR A PERIOD OF AT LEAST ONE (1) YEAR FROM APPROVAL FOR FINAL PAYMENT.

20. CONTRACTOR SHALL BE RESPONSIBLE FOR CUTTING AND PATCHING REQUIRED FOR HIS WORK.

21. CONTRACTOR SHALL AT ALL TIMES KEEP THE PREMISES FREE OF ACCUMULATION OF WASTE MATERIALS OR RUBBISH; PREMISES TO BE SWEPT CLEAN WEEKLY OF RELATED CONSTRUCTION DEBRIS. AT THE COMPLETION OF THE WORK, LEAVE THE JOB SITE FREE OF ALL MATERIALS AND BROOM CLEAN.

22. DO NOT SCALE DRAWINGS- DIMENSIONS GOVERN. LARGER SCALE DRAWINGS SHALL GOVERN SMALLER SCALE.

23. PATCH ALL AREAS WHERE FLOOR IS NOT LEVEL OR TRUE PRIOR TO THE INSTALLATION OF FLOORING OR CARPETING.

24. TO INSURE PROPER AND ADEQUATE BLOCKING, ALL BLOCKING FOR MILLWORK WILL BE THE RESPONSIBILITY OF THE CABINET CONTRACTOR.

25. UPON COMPLETION OF WORK THE CONTRACTOR SHALL WALK THROUGH WITH OWNER AND COMPILE A "PUNCH LIST" OF CORRECTIONS AND UNSATISFACTORY AND/OR INCOMPLETE WORK. FINAL PAYMENT WILL BE CONTINGENT UPON THE COMPLETION OF THESE ITEMS.

26. CONTRACTOR SHALL FOLLOW MANUFACTURER'S WRITTEN INSTRUCTIONS AT ALL TIMES WHEN INSTALLING ANY CONSTRUCTION MATERIAL, FIXTURE OR APPLIANCE, ETC. IN THE CASE WHERE THE MANUFACTURER'S WRITTEN INSTRUCTIONS ARE NOT AVAILABLE CONTACT THE ARCHITECT BEFORE PROCEEDING WITH INSTALLATION.

27. AT ALL TIMES BEFORE CONSTRUCTIONS END. THIS SET OF BOUND PAGES IS TO BE CONSIDERED BY THE CONTRACTOR, ALL SUBCONTRACTORS AND ALL PARTIES INVOLVED IN THE CONSTRUCTION AS A WORKING SET.

28. EMERGENCY ESCAPES AND RESCUE OPENINGS ARE PROVIDED PER FBC 2020 R310. 1

29. ALL WATERPROOFING, MOISTURE BARRIER, SHOULD BE APPLIED PER MANUFACTURE'S WRITTEN INSTRUCTIONS.

30. ALL FINISHES BELOW FLOOD SHALL BE CONSTRUCTED OF FLOOD DAMAGE RESISTANT MATERIAL. ALL LOCATIONS BELOW FLOOD SHALL BE PROVIDED WITH SMART VENT FLOOD VENTS CAPABLE OF COVERING 200 SQUARE FEET OF FLOOR AREA PER VENT AND A MINIMUM OF ONE PER WALL IS REQUIRED ALL MATERIALS BELOW FLOOD SHALL BE CONSISTENT WITH FEMA TECHNICAL BULLETIN #2 AND BE OF FLOOD DAMAGE RESISTANT MATERIAL. ALL CONSTRUCTION BELOW BASE FLOOD ELEVATION MUST COMPLY WITH FBC 2020 R322 1

Mold prevention:

THE FOLLOWING CONSTRUCTION TECHNIQUES ARE RECOMMENDED TO REDUCE THE GROWTH OF MOLD IN BUILDINGS.

NOTE: MOLD WILL ALWAYS EXIST AND THESE RECOMMENDATIONS WILL NOT ELIMINATE THE PRESENCE OF BOTH ACTIVE OR DORMANT MOLD SPORES. IMPLEMENTATION OF THESE RECOMMENDATIONS MAY REDUCE THE SOURCE OF ENVIRONMENTAL CONDITIONS THAT ENCOURAGES THE GROWTH AND SPREAD OF MOLD SPORES.

1. ALL BUILDING MATERIALS ARE TO BE KEPT DRY BOTH DURING ON SITE STORAGE AND AFTER INSTALLATION. ALL IN-PLACE FRAMING SHOULD BE "EFFECTIVELY DRIED-IN" AS SOON AS POSSIBLE AFTER ERECTION.

2. ANY AND ALL BUILDING MATERIALS THAT HAVE ACTIVE/VISIBLE MOLD GROWTH WILL BE REMOVED FROM THE CONSTRUCTION SITE AND REPLACED WITH NEW MATERIAL.

3. ALL EXTERIOR DOOR AND WINDOW OPENINGS ARE TO BE INSPECTED FOR MOISTURE PROTECTION AND PENETRATIONS PRIOR TO "CLOSING UP" THE STRUCTURE.

4. ALL FLASHING CONDITIONS INCLUDING, BUT NOT LIMITED TO THE FOLLOWING, ARE TO BE INSPECTED FOR MOISTURE PROTECTION AND PENETRATIONS PRIOR TO "CLOSING-UP" THE STRUCTURE: ROOF FLASHING, EAVES, KNEE WALLS, DOOR AND WINDOW HEAD, JAMB, AND SILL FLASHING, BALCONY DECKS AND DRAINS, PLUMBING AND MECHANICAL VENT STACKS, PITCH PANS, THROUGH FLASHING, PARAPET WALLS, AND CHIMNEY FLASHING.

5. REFER TO THE ARCHITECTURAL ROOF PLAN, WALL SECTIONS AND DETAILS FOR FLASHING AND DRY-IN CONSTRUCTION DETAILS.

6. IT IS FURTHER RECOMMENDED NOT TO USE ANY TYPE OF NON-PERMEABLE WALL FINISHES OR VINYL WALL PAPER ON ANY WALL SURFACE THAT ABUTS AN EXTERIOR WALL OR NON-CONDITIONED SPACE. THIS ALSO INCLUDES WAXED AND/OR PAINTED FINISHES THAT IMPEDE OR STOP THE FLOW OF MOISTURE THROUGH A WALL ASSEMBLY.

7. AFTER FRAMING INSPECTION ALL EXPOSED INTERIOR BUILDING COMPONENTS WITH VISIBLE MOLD ARE TO BE CLEANED WITH "MICROSHIELD 2 STEP SYSTEM" OR AN APPROVED MOLD PREVENTION SYSTEM OF EQUAL OR BETTER GRADE TO REMOVE ALL APPEARANCES OF MOLD. BEFORE APPLYING CLEAN UP ALL RESIDUAL CONSTRUCTION DEBRIS. SPRAY-APPLY ENVIRONMENTALLY SAFE ANTIMICROBIAL/CHEMICAL AGENT TO ALL EXPOSED INTERIOR BUILDING COMPONENTS - CONTRACTOR TO RECEIVE WARRANTY CERTIFICATE FOR PROTECTION AGAINST FUTURE MOLD GROWTH OF FUNGI AND MICROORGANISMS FOR A MINIMAL 15 YEARS. COORD. WITH ENGINEER FOR FINAL PRODUCT APPROVAL.

Termite protection

CODE SECTION:	
FBC 105.11	"A permanent sign which identifies the termite treatment provider and need for re-inspection and treatment contract renewal shall be provided. The sign shall be posted near the water heater or electric panel."
N/A	"Condensate and roof downspouts shall discharge at least 1'-0" away from building side walls."
N/A	"Irrigation / sprinkler systems including all risers and spray heads shall not be installed within 1'-0" of the building walls."
FBCR 704	In order to provide for inspection for termite infestation, clearance between exterior wall coverings and final earth grade on the exterior of a building shall not be less than 6 inches (152 mm). Exceptions: 1. Paint or decorative cementitious finish less than 5/8 inch (17.1 mm) thick adhered directly to th masonry foundation sidewall. 2. Access or vehicle ramps which rise to the interior finish floor elevation for the width of such ramps only. 3. A 4-inch (102 mm) inspection space above patio and garage slabs and entry areas. 4. If the patio has been soil treated for termites, the finish elevation may match the building interior finish floor elevations on masonry construction only. 5. Masonry veneers.
FBCR 318.1.1	"The initial chemical soil treatment inside the foundation perimeter shall be done after all excavation, backfilling and compaction is complete."
FBCR 318.1.2	"Soil area disturbed after initial chemical soil treatment shall be retreated with a chemical soil treatment, including spaces boxed or formed."
FBCR 318.1.3	"Space in concrete floors boxed out or formed for the subsequent installation of plumbing traps, drains or any other purpose shall be created by using plastic or metal permanently placed forms of sufficient depth to eliminate any planned soil disturbance after initial chemical soil treatment."
FBCR 318.1.4	"Chemically treated soil shall be protected with a minimum 6 mil vapor retarder to protect against rainfall dilution. If rainfall occurs before vapor retarder placement, retreatment is required. Any work, including placement of reinforcing steel, done after chemical treatment until the concrete floor is poured, shall be done in such manner as to avoid penetrating or disturbing treated soil."
FBCR 318.1.5	"Concrete overpour or mortar accumulated along the exterior foundation perimeter shall be removed prior to exterior chemical soil treatment, to enhance vertical penetration of the chemicals."
FBCR 318.1.6	"Chemical soil treatments shall also be applied under all exterior concrete or grade within 1 foot (305 mm) of the primary structure sidewalls."
FBCR 318.1.6	"A vertical chemical barrier shall be applied promptly after construction is completed, including initial landscaping and irrigation/sprinkler installation. Any soil disturbed after the chemical vertical barrier is applied shall be promptly retreated."
N/A	"All buildings are required to have pre-construction treatment."
FBCR 318.1.7	"If a registered termiticide formulated and registered as a bait system is used for subterranean termite prevention, Sections R318.1.1 through R318.1.6 do not apply; however, a signed contract assuring the installation, maintenance and monitoring of the baiting system for a minimum of five years from the issue of the certificate of occupancy shall be provided to the building official prior to the pouring of the slab, and the system must be installed prior to final building approval. If the baiting system directions for use require a monitoring phase prior to installation of the pesticide active ingredient, the installation of the monitoring phase components shall be deemed to constitute installation of the system."
FBCR 318.1.8	"If a registered termiticide formulated and registered as a wood treatment is used for subterranean termite prevention, Sections R318.1.1 through R318.1.6 do not apply. Application of the wood treatment termiticide shall be as required by label directions for use, and must be completed prior to final building approval."
FBCR 318.2	"Protective sleeves around metallic piping penetrating concrete slab-on-grade floors shall not be of cellulose-containing materials and, if soil treatment is used for subterranean termite protection, shall receive application of a termiticide in annular space between sleeve and pipe."
FBCR 318.1	"A certificate of compliance must be issued to the building department by a licensed pest control company before a certified of occupancy will be issued. The certified of compliance shall state: "The building has received a complete treatment for the prevention of subterranean termites. The treatment is in accordance with the rules and laws of the Florida Department of Agriculture and Consumer Services.""
FBCR 404.1.6	"Height above finished grade. Concrete and masonry foundation walls shall extend above the finished grade adjacent to the foundation at all points a minimum of 4 inches (102 mm) where masonry veneer is used and a minimum of 6 inches (152 mm) elsewhere."
FBCR 404.1.2.3.5 Item 4	"Foam plastic insulation shall be permitted below grade on fpundation walls in accordance with one of the following conditions: 4.1. When in addition to the requirements of R 318.1, an approved method of protecting the foam plastic and structure from subterranean termite damage is provided. 4.2. The structural members of walls, floors, ceilings and roofs are of noncombustible materials or pressure-preservative-treated wood. 4.3. On the interior side of basement walls."
FBCR 318.3	"CLEANING: Cells and cavities in masonry units and air gaps between brick, stone or masonry veneers and the structure shall be cleaned of all non-preservative treated or non-naturally durable wood, or other cellulose-containing material prior to concrete placement. Exception: Inorganic material manufactured for closing cells in foundation concrete masonry unit construction or clean earth fill placed in concrete masonry units voids below slab level before termite treatment is performed."
FBCR 318.4	"CONCRETE BEARING LEDGE: Brick, stone or other veneer shall be supported by a concrete bearing ledge at least equal to the total thickness of the brick, stone or other veneer, which is poured integrally with the concrete foundation. No supplemental concrete foundation pours which will create a hidden cold joint shall be used without supplemental treatment in the foundation unless there is an approved physical barrier. An approved physical barrier shall also be installed from below the wall sill plate or first block course horizontally to embed in a mortar joint. If masonry veneer extends below grade, a termite protective treatment must be applied to the cavity created between the veneer and the foundation, in lieu of a physical barrier. Exception: Veneer supported by a shelf angle or lintel secured to the foundation sidewall in accordance with ACI 530/ASCE 5/TMS 402, provided at least a 6-inch (152 mm) clear inspection space of the foundation sidewall exterior exist between the veneer and the top of any soil, sod, mulch or other organic landscaping component, deck, apron, porch, walk or any other work immediately adjacent to or adjoining the structure."
FBCR 408.5	"The under-floor grade shall be cleaned of all vegetation and organic material. All wood forms used for placing concrete shall be removed before a building is occupied or used for any purpose. All construction materials shall be removed before a building is occupied or used for any purpose."
	The foundation and the area encompassed within 1 foot (305 mm) therein shall have all vegetation, stumps, dead roots, cardboard, trash, and foreign material removed and the fill material shall be free of vegetation and foreign material. The fill shall be compacted to assure adequate support of the foundation.
FBCR 317 & 318	Refer to "Protection against decay and termites"

ATLAS DESIGN & ENGINEERING, Inc.
Civil /Structural/ Plumbing/Electrical/ Mechanical Engineering
12800 University Dr. Ste 402
Fort Myers, Florida 33907
Tel: (239)-267-7432
Fax: (239)-267-8704
www.AtlasDesignEngineering.com
CA# 28823

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Job Status Note:
Pursuant to Florida Statue 61G15-30.003 These drawings are preliminary and not in final form but are being transmitted to the public agency to receive agency reviews, comments and interpretations. The documents may be subsequently revised by the engineer to reflect resolution of issues with the public agency prior to final action by the agency. Changes, revisions and modifications to the project may prompt additional document submittal for agency approval action on the same project.

PRINT	REVISION
Design Development	2020.07.31
Design Development	2020.08.11
DD(100%) - 60%CD	2020.08.28
95%CD	2020.09.11
Permit	2021.03.10
Permit Rev 1	2022.04.12
Permit Rev 2	2022.05.09
Permit Rev 2.1	2022.05.17

JOB # 20-4267

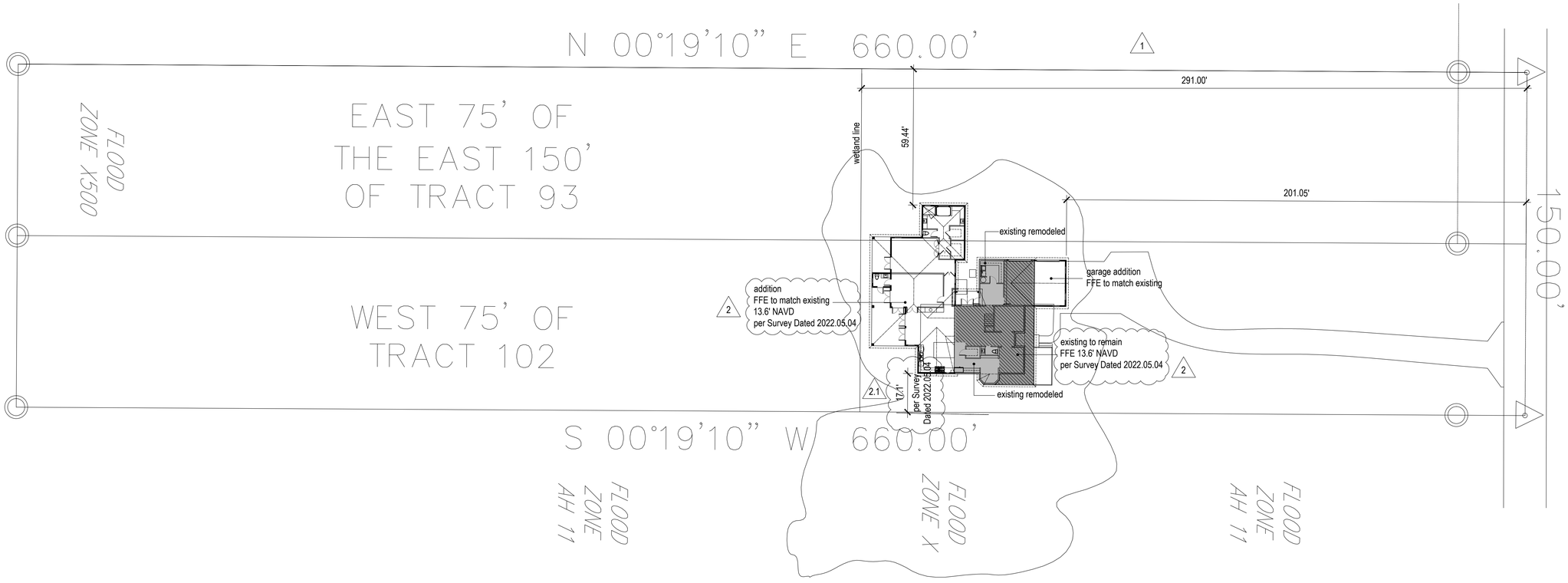
Addition and Renovations to: **The Bare Residence**
5740 Dogwood Way Naples, Florida

Drawings are considered preliminary unless signed and sealed.

Tao Wang, PE# 92032

CHECKED BY	
SHEET NUMBER	A0.1

Attachment: Attachment C - Applicant's Backup and Supporting Documents (22634 : PL20220001712 VA 5740 Dogwood Way Bare)



1 A0.2 Site Plan

THIS IS NOT A SURVEY
INDICATES DRAINAGE DIRECTION

scale 1/32" = 1'-0"

north

ATLAS DESIGN & ENGINEERING, Inc.

Civil /Structural/
Plumbing/Electrical/
Mechanical Engineering

12800 University Dr. Ste 402
Fort Myers, Florida 33907
Tel: (239)-267-7432
Fax: (239)-267-8704
www.AtlasDesignEngineering.com

CA# 28823

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Design Development	2020.08.11
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95%CD	2020.09.11
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Permit Rev 1	2022.04.12
Permit Rev 2	2022.05.09
Permit Rev 2.1	2022.05.17

JOB # 20-4267

Addition and Renovations to:
The Bare Residence
5740 Dogwood Way
Naples, Florida

Drawings are considered preliminary unless signed and sealed.

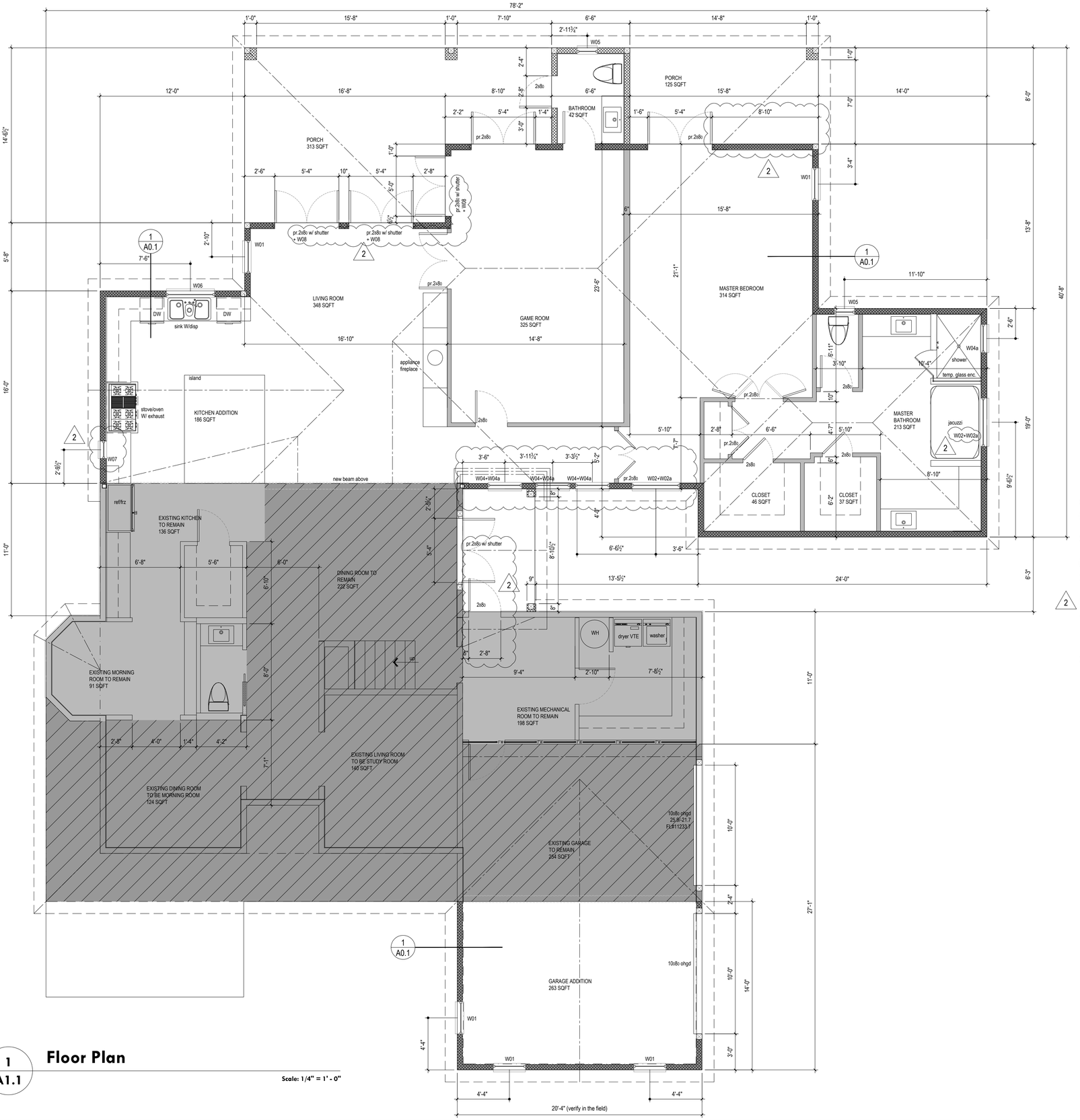
Tao Wang, PE# 92032

| CHECKED BY |

| SHEET NUMBER |

A0.2

Attachment: Attachment C - Applicant's Backup and Supporting Documents (22634 : PL20220001712 VA 5740 Dogwood Way Bare)



Legend:

Typical exterior load bearing framed wall :
Minimum 2x6 stud framing @16" O.C.. Sheathing per structural. W/ Continuous VB and R-19 Insulation throughout.

Similar - non-load bearing location.

Typical interior partition 2x framing 16" O.C.

2x6 Minimum wall framing(plumbing wall U.O.N.)

Separation required. FBC R302.6 see fire rating notes.

water closet

lavatory and vanity as selected by the owner

Floor plan General notes:

Verify floor elevations w/ flood requirements.

All exterior windows are dimensioned to center line and the required opening is determined by the window manufacturer, U.N.O.

All handrails and guard rails to be 36" a.f.f. u.n.o. designed and installed to not allow the passage of a 4" sphere. provide toe railing as required, max 2" a.f.f. coord.inate final material, design, and finish with owner. handrails and guards must comply with all the requirements of the current Florida Building Code
1015.2 Where required.
Guards shall be located along open-sided walking surfaces, including mezzanines, equipment platforms, aisles, stairs, ramps and landings that are located more than 30 inches (762 mm) measured vertically to the floor or grade below at any point within 36 inches (914 mm) horizontally to the edge of the open side. Guards shall be adequate in strength and attachment in accordance with Section 1607.8.

Provide metal thresholds at doors leading to the garage, and all exterior doors, U.O.N.

Coordinate attic access locations w/ final truss layout.

See structural drawings for all load bearing wall, column and filled cell locations.

Extend poured slab edge @ exterior doors ½" beyond stem wall, U.O.N.

Verify electric and a/c chase locations w/ electrical and mechanical contractor.

For walls that abut non-conditioned space use "Densarmor"
For walls that are in direct contact with wet areas: use "Densarmor plus"
For walls and ceiling at a tub/shower use cement board sheathing w/ tile finish selected by the owner.

All appliances, fixtures, cabinetry, hardware, and accessories are selected by the owner.

Window / Exterior Door / Shutter Schedule

ID	Type	Opening Wxht	Design pressure +/-	Product approval #
W01	single hung	35.5" x 65.5"	31.2/-41.7	FL#14095.4
W02	single hung	47.5" x 51.5"	31.2/-41.7	FL#14095.4
W02a	fixed/transom	47.5" x 22"	31.2/-41.7	FL#14088.3
W03	fixed	47.5" x 40"	31.2/-41.7	FL#14088.3
W04	single hung	33.5" x 61.5"	31.2/-41.7	FL#14095.4
W04a	fixed/transom	33.5" x 17.5"	31.2/-41.7	FL#14088.3
W05	single hung	17.5" x 29.5"	31.2/-41.7	FL#14095.4
W06	single hung	41.5" x 43.5"	31.2/-41.7	FL#14095.4
W07	fixed	17.5" x 31.5"	31.2/-41.7	FL#14088.3
W08	fixed/transom	61.875" x 23.5"	31.2/-41.7	FL#14088.3
pr.2x8o	exterior pair outswing	61.875" x 81.875"	NA	FL#16468.4
shutter	storm panel for pr.2x8o	72" x 96"	31.2/-41.7	FL#39178.1
2x8o	exterior outswing	32" x 96"	31.2/-41.7	FL#253.4
OHGD	garage door	10' x 8'	27.9/-35.2	FL#11233.7

1. See elevations for layout and configurations.
2. INstallation details per manufacturer. See waterproofing requirements. Install per manufacturers written specifications. manufacturer is to provide a schedule and report any size discrepancies.
3. Windows are subject change in exact size per manufacturer recommendations.
4. Required openings will be determined by the window manufacturer.

1 / A1.1 **Floor Plan**

Scale: 1/4" = 1' - 0"

ATLAS DESIGN & ENGINEERING, Inc.

Civil /Structural/
Plumbing/Electrical/
Mechanical Engineering
12800 University Dr. Ste 402
Fort Myers, Florida 33907
Tel: (239)-267-7432
Fax: (239)-267-8704
www.AtlasDesignEngineering.com
CA# 28823

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Permit	2021.03.10
Permit Rev 1	2022.04.12
Permit Rev 2	2022.05.09
Permit Rev 2.1	2022.05.17

JOB # 20-4267

Addition and Renovations to:
The Bare Residence
5740 Dogwood Way
Naples, Florida

Drawings are considered preliminary unless signed and sealed.

Tao Wang, PE# 92032

CHECKED BY	kwt

SHEET NUMBER

A1.1

Attachment: Attachment C - Applicant's Backup and Supporting Documents (22634 : PL20220001712 VA 5740 Dogwood Way Bare)

Elevation typical notes:

Roof note:
-See general roof notes and roof material selection notes.
Typical architectural notes:
-verify all structural elements with structural drawings.
-roof and bearing heights are shown relative to a reference elevation based on top of slab. U.N.O.

Elevation Keynotes:

- a Horizontal lap siding (owner select - match existing)
- b Trim
- c Asphalt shingles (owner select - match existing)
- d Painted gable fan and decorative elements (owner select)
- e Cementitous finish

1
A3.1

Front Elevation

Scale: 1/4" = 1' - 0"

2
A3.1

Right Side Elevation

SCALE: 1/4" = 1' - 0"

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- b Trim
- c Asphalt shingles (owner select - match existing)
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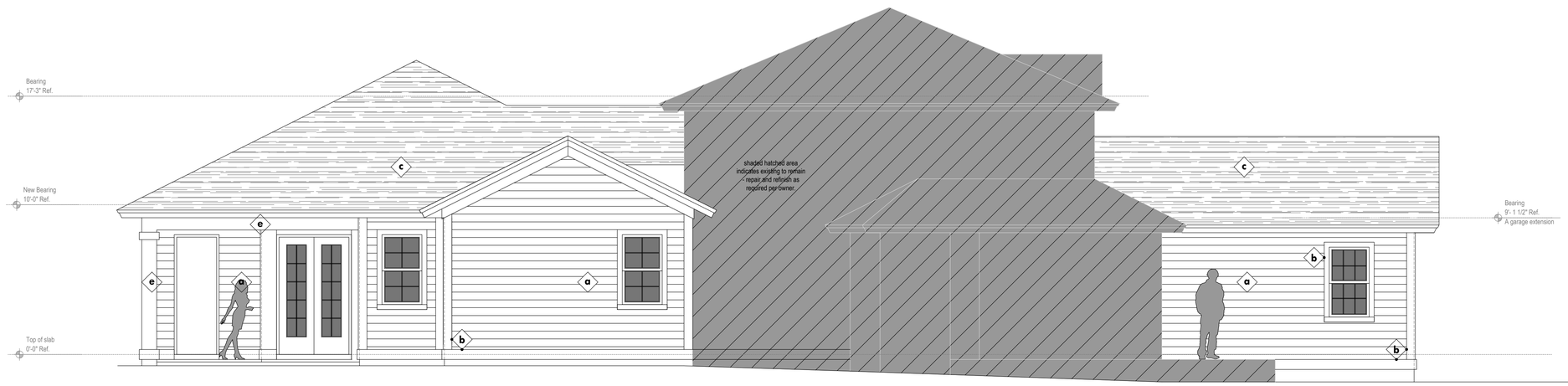
- e Cementitous finish

3
A3.2

Rear Elevation

SCALE: 1/4" = 1' - 0"



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A3.2

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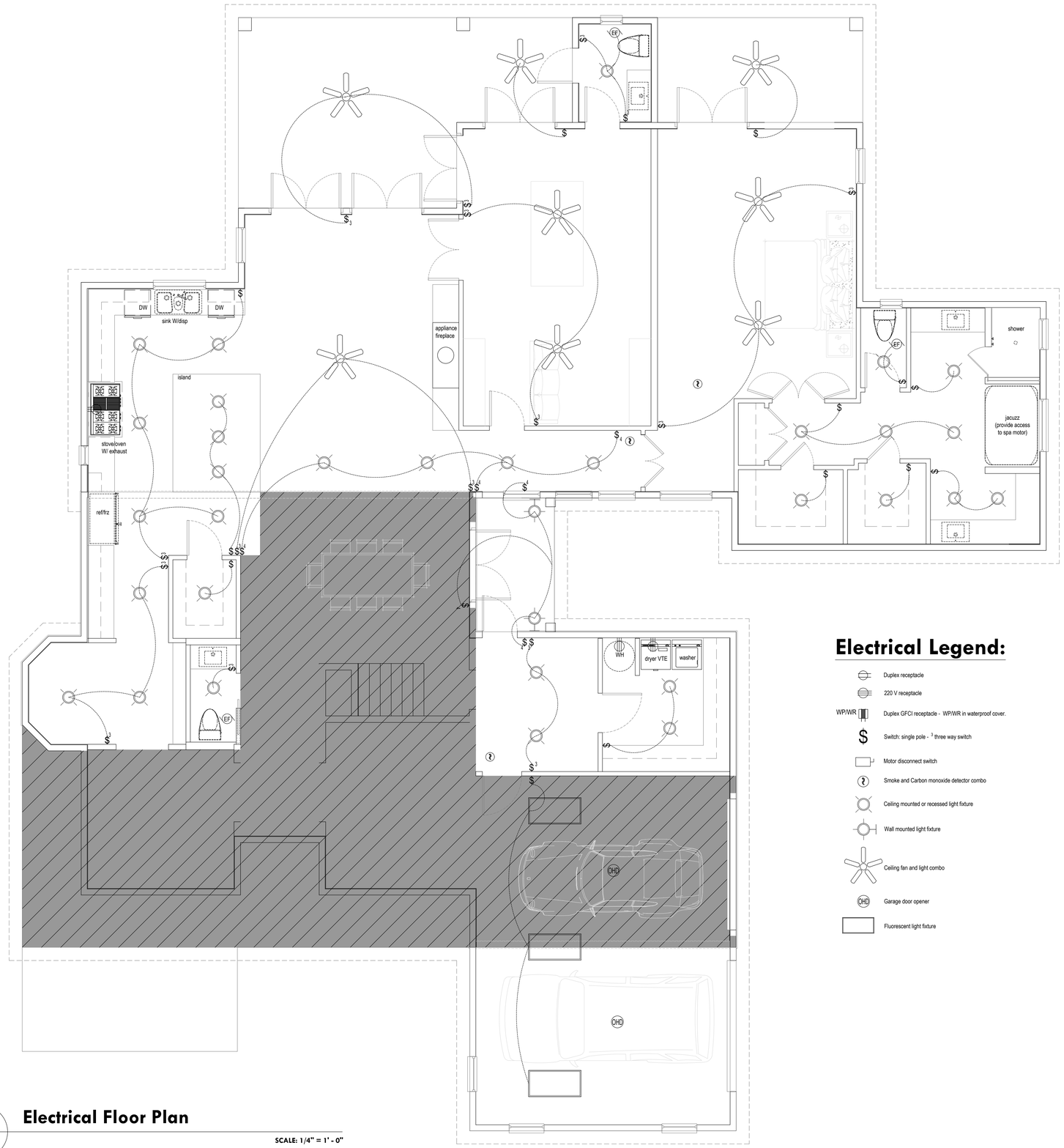

1
E1.1

Electrical Floor Plan

SCALE: 1/4" = 1' - 0"

Electrical Legend:

- Duplex receptacle
- 220 V receptacle
- WP/WR — Duplex GFCI receptacle - WP/WR in waterproof cover.
- $ — Switch: single pole - ^{3} three way switch
- Motor disconnect switch
- Smoke and Carbon monoxide detector combo
- Ceiling mounted or recessed light fixture
- Wall mounted light fixture
- Ceiling fan and light combo
- DHD — Garage door opener
- Fluorescent light fixture

Electrical Notes:

1. SWITCHED RECEPTACLES: SWITCH TOP HALF OF RECEPTACLE; BOTTOM SHALL REMAIN HOT!
2. EQUIPMENT FURNISHED AND PHYSICALLY INSTALLED BY "OTHERS". ALL ELECTRICAL CONNECTIONS EXTERNAL TO THE EQUIPMENT SHALL BE MADE BY THE ELECTRICAL CONTRACTOR. WIRE, CONDUIT, LUGS, RECEPTACLES, PIGTAILS, DISCONNECTS, ETC. AS MAY BE REQUIRED SHALL BE FURNISHED BY THE ELECTRICAL CONTRACTOR. INCLUDE WORSE CONDITION IN PRICING. VERIFY ROUGH-IN LOCATIONS, TYPE OF CONNECTION AND AMPACITY REQUIRED FROM APPLICABLE EQUIPMENT DRAWINGS PRIOR TO INSTALLING ANY CONDUIT, CONDUCTORS OR BOXES.
3. PROVIDE INCANDESCENT WALL DIMMER WITH TUNGSTEN SURGE AND RFI PROTECTION. SLIDE ACTION WITH "OFF" POSITION AT BOTTOM.
4. WALL TELEPHONE/DATA OUTLET. INSTALL 2-GANG BOX WITH MODULAR TELEPHONE DEVICE IN COVER PLATE. INSTALL (2) 3/4" EMT CONDUITS TO ACCESSIBLE CEILING SPACE OR HOMERUN TO TELEPHONE/COMPUTER TERMINAL EQUIPMENT. HEIGHT, UNLESS NOTED, IS 18" ABOVE FINISH FLOOR.
5. RESIDENTIAL TYPE, 120 VOLT AC/DC, SINGLE STATION SMOKE DETECTOR, PHOTOCELL TYPE. LOCATE PER N.F.P.A. #74. MULTIPLE DETECTORS IN SAME UNIT TO HAVE SIGNAL DEVICES INTERCONNECTED.
6. ANY BUILDING WITH A FOSSIL-FUEL BURNING HEATER OR APPLIANCE, FIREPLACE, OR ATTACHED GARAGE, SHALL HAVE A CARBON MONOXIDE (CO) ALARM WITHIN 10 FEET OF EACH SLEEPING ROOM.
7. PROVIDE LIGHT FIXTURE AND RECEPTACLE AT LOCATIONS INDICATED FOR HVAC MAINTENANCE LIGHTING. USE COMBINATION SWITCH AND RECEPTACLE FOR LIGHT CONTROL. FIELD DETERMINES EXACT LOCATION AND HEIGHT.
8. RECEPTACLES FOR DISHWASHER AND DISPOSAL SHALL BE 20 AMP DUPLEX, SPLIT-WIRED AS POWER SOURCE FOR BOTH. BRANCH CIRCUIT BREAKER MUST BE 2-POLE COMMON TRIP. FIELD LOCATE OUTLET FOR ACCESSIBILITY.
9. SWITCHED JUNCTION BOX IN CEILING FOR CEILING FAN OR LIGHT. NOTE: BOX MUST BE IDENTIFIED FOR FAN SUPPORT USE). ANCHOR TO STRUCTURE TO SUPPORT 75 LBS. ELECTRICAL CONTRACTOR TO PROVIDE AND INSTALL FAN AND/OR LIGHT, AND ALL WIRING, INCLUDING SWITCH AND POWER LEGS. VERIFY AND COORDINATE FAN TYPE WITH OWNER.

General notes

THE ELECTRICAL CONTRACTOR SHALL VERIFY AND COORDINATE ALL ELECTRICAL SERVICE ROUGH-IN AND INSTALLATION DETAILS, FEES, WITH THE LOCAL POWER COMPANY/UTILITY FIELD ENGINEER PRIOR TO AND INCLUDE IN BID!

THE ELECTRICAL INSTALLATION SHALL BE IN ACCORDANCE WITH ALL STATE/LOCAL BUILDING CODES/ORDINANCES/REGULATIONS PRESENTLY IN EFFECT. IN ADDITION, COMPLIANCE WITH THE NATIONAL ELECTRICAL CODE (N.E.C.) PRESENTLY IN EFFECT.

THE ELECTRICAL CONTRACTOR SHALL VISIT THE SITE IN ORDER TO FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS, FAILURE TO DO SO WILL NOT WARRANT ANY ADDITIONAL CHARGES TO THE OWNER.

THE ELECTRICAL CONTRACTOR SHALL INCLUDE IN HIS BID, ANY CUTTING OR PATCHING OF CONCRETE/ASPHALT PAVEMENTS, ETC. TO RUN ELECTRICAL.

ALL EQUIPMENT, FIXTURES, ETC. SHALL BE STARTED, TESTED, ADJUSTED AND PLACED IN SATISFACTORY OPERATING CONDITION. THIS CONTRACTOR SHALL GUARANTEE ALL WORKMANSHIP, MATERIALS AND EQUIPMENT TO BE FREE OF DEFECTS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF CERTIFICATE OF OCCUPANCY (C.O.), AND SHALL REPAIR ANY SUCH DEFECTS WITHOUT COST TO THE OWNER. ALL EQUIPMENT SHALL BE COVERED FOR THE DURATION OF THE MANUFACTURER'S GUARANTEE OR WARRANTY. THIS CONTRACTOR SHALL FURNISH THE OWNER WITH ALL MANUFACTURER'S GUARANTEE AND WARRANTIES.

"WAFER" OR "PIGGYBACK" BREAKERS SHALL NOT BE PERMITTED.

THE ELECTRICAL CONTRACTOR IS TO INSTALL MODULAR METERING SERVICE EQUIPMENT EITHER PROVIDED BY THE GOVERNING UTILITY COMPANY OR OF A TYPE APPROVED BY THE UTILITY COMPANY AND U.L. LISTED. IMMEDIATELY AFTER SUB-CONTRACT AWARD, CONTACT WITH THE UTILITY COMPANY SHALL BE MADE FOR COORDINATION OF SERVICE AND METERING DETAILS.

HVAC AIR HANDLER AND CONDENSING UNIT CIRCUIT BREAKERS MUST BE U.L. LISTED AS "HACR" RATED IN ORDER TO USE NON-AUTO DISCONNECTS AT HVAC EQUIPMENT. IF NOT LISTED, THEN A FUSED DISCONNECT IN ACCORDANCE WITH THE EQUIPMENT MANUFACTURER'S NAMEPLATE REQUIREMENTS MUST BE INSTALLED AT THE EQUIPMENT.

THE ELECTRICAL, GENERAL, HVAC, AND PLUMBING CONTRACTOR(S) SHALL STRICTLY ADHERE TO THE FOLLOWING ITEMS WHEN DEALING WITH ELECTRICAL EQUIPMENT CLEARANCES:

A.) NO PIPING OR DUCTWORK OF ANY KIND SHALL BE INSTALLED ABOVE ANY SWITCHBOARD OR PANELBOARD. THIS AREA TO REMAIN CLEAN FROM THE EQUIPMENT TO 25' ABOVE OR TO THE BOTTOM OF THE STRUCTURAL SLAB.

B.) A CLEARANCE OF 36" MINIMUM SHALL BE MAINTAINED IN FRONT OF ELECTRICAL EQUIPMENT FOR THE ENTIRE WIDTH OF THE EQUIPMENT, PLUS A MINIMUM OF 30" TOTAL LEFT/RIGHT CLEARANCE.

ALL "WEATHERPROOF" ("WP") DEVICES ARE TO BE INSTALLED WITH A WEATHER-SHIELDING COVER.

ALL ELECTRICAL CONDUITS NOT CONTAINING SPECIFIED CONDUCTORS SHALL HAVE A PULL WIRE INSTALLED.

DO NOT SCALE THE ELECTRICAL DRAWINGS; REFER TO THE ARCHITECTURAL PLANS FOR EQUIPMENT LOCATIONS, CABINETRY, CEILING GRIDS, DOOR SWINGS, ETC.

THE INTENT OF THESE DRAWINGS IS TO PROVIDE A COMPLETE AND FULLY OPERATIONAL ELECTRICAL INSTALLATION.

IT IS NOT THE INTENT OF THESE PLANS TO SHOW ALL DETAILS OF CONSTRUCTION. THE ELECTRICAL CONTRACTOR IS EXPECTED TO FURNISH AND INSTALL ALL ITEMS SUCH AS HARDWARE, J-BOXES, CONDUIT FITTINGS, ETC., AS NECESSARY FOR A COMPLETE ELECTRICAL SYSTEM INSTALLATION.

TECHNICIANS SKILLED IN THEIR TRADE SHALL PERFORM ALL ELECTRICAL INSTALLATIONS IN A PROFESSIONAL MANNER.

WIRE TO, AND MAKE CONNECTIONS AS NECESSARY, TO ALL PIECES OF EQUIPMENT (FURNISHED BY OTHERS), FOR COMPLETE AND SATISFACTORY OPERATION BY THE OWNER.

PROVIDE CIRCUIT BREAKERS, AS NECESSARY, TO ACCOMMODATE ALL NEW CIRCUITS INSTALLED.

ALL SERVICE AND FEEDER CONDUITS SHALL HAVE EXPANSION FITTINGS WHEN PENETRATING SLABS, ETC. TO ALLOW FOR STRUCTURAL SETTLEMENT.

PROVIDE "PVC" CONDUITS STUBBED OUT, BELOW GRADE FOR ADDITIONAL SERVICES, IN ORDER TO PROVIDE CONCEALED TELEPHONE AND/OR DATA SERVICE ENTRANCE.

PROVIDE TIME CLOCKS WITH BATTERY BACK-UP TO CONTROL ALL SIGNAGE AND EXTERIOR LIGHTING CIRCUITS; SEE POWER RISER DIAGRAM FOR ADDITIONAL DETAILS.

ALL CONDUCTORS SHALL BE TYPE THHN/THWN, COPPER (CU) UNLESS OTHERWISE CALLED FOR ON THESE DOCUMENTS. SEE PANEL SCHEDULE.

ALL LIGHTING FIXTURES (INCLUDING THOSE PROVIDED BY OTHERS) ARE TO BE INSTALLED UNDER THIS CONTRACT. SEE SCHEDULE FOR FIXTURE RECOMMENDATIONS, LAMPS, ETC.

NOTICE TO CONTRACTOR: REVISIONS TO THESE DRAWINGS AND CERTIFICATION THEREOF WHICH MAY BE REQUIRED BECAUSE OF CONTRACTOR OPTED REVISIONS, SHALL BE COMPENSATED TO THE ENGINEER(S) BY THE REQUESTING CONTRACTOR. PAYMENT SHALL BE REQUIRED AT THE TIME OF CERTIFICATION DELIVERY.

CONTRACTOR SHALL REVIEW ALL CUT SHEETS FOR EQUIPMENT INSTALLED IN THIS PROJECT TO VERIFY ALL LOADING, OVER-CURRENT PROTECTION/MAX FUSE SIZE FOR ALL EQUIPMENT. THIS INCLUDES BUT IS NOT LIMITED TO ALL PUMPS, HVAC EQUIPMENT, LIGHTING, FOOD PREP EQUIPMENT, APPLIANCES ETC. THIS SHALL BE DONE PRIOR TO FINAL EQUIPMENT CONNECTION.

CONTRACTOR SHALL VERIFY VOLTAGE SUPPLIED TO STRUCTURE TO BE THE SAME VOLTAGE AS STATED ON THE RISER DIAGRAM, PANEL SCHEDULES, OR ANY OTHER PLACE ON THESE DRAWINGS. CONTRACTOR SHALL VERIFY VOLTAGE BETWEEN ALL PHASES IS EQUAL TO ENSURE THE STRUCTURE IS NOT SUPPLIED WITH A OPEN DELTA SERVICE. THIS SHALL BE DONE PRIOR TO ANY ELECTRICAL CONNECTION OF ANY ELECTRICAL DEVICES.

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SHEET NUMBER	E0.1

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GENERAL NOTES
ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE IDENTICAL AND SHALL BE CONSTRUCTED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.

THE CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE JOB SITE PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL REPORT ALL DISCREPANCIES BETWEEN THE DRAWING AND EXISTING CONDITIONS TO THE DESIGNER PRIOR TO BIDDING AND AGAIN PRIOR TO COMMENCING WORK.

ALL BOLTS, NUTS, WASHERS, STRAPS, AND FASTENERS INCLUDING NAILS, SHALL BE HOT DIP GALVANIZED. CONTINUOUS ANCHORAGE SHALL BE PROVIDED BETWEEN ALL TRUSSES, WALL SECTIONS, BEAMS, POSTS, AND FOOTINGS WITH THE USE OF STRAPS AND CONNECTORS AS SPECIFIED HEREIN, EXCEPT FOR INTERIOR FRAMING UNLESS NOTED OTHERWISE.

IF ALUMINUM IS TO BE USED IN ANY AREAS ALL FASTENERS IN CONTACT SHALL BE ALUMINUM ALSO, OR A BARRIER SHALL BE PROVIDED TO PREVENT GALVANIC ACTION BETWEEN DISSIMILAR METALS.

ALL OPENINGS AND OPENING LOCATIONS ARE BASED IN NOMINAL MODULAR SIZES. DIMENSIONS MAY VARY DUE TO FURRING, BLOCKING, TRUSS ALIGNMENT, LOADING OR OTHER CONDITIONS NECESSARY TO COMPLETE CONSTRUCTION. DIMENSIONS MAY NOT BE IDENTICAL TO THE ACTUAL REQUIREMENT DUE TO THE MANUFACTURE AND/OR SERIES THAT WAS SELECTED.

PROVIDE CAULKING AND SEALING AT ALL EXTERIOR DOORS AND WINDOWS. PROVIDE THRESHOLDS AND WEATHER STRIPPING AT ALL EXTERIOR DOORS. ALL OTHER WATERPROOFING IS BY THE GENERAL CONTRACTOR OR THE ARCHITECT IF ONE IS ON THE JOB.

STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.

CONTRACTOR SHALL LOCATE ALL BURIED UTILITIES PRIOR TO EXCAVATION FOR BUILDING FOUNDATIONS. THE STRUCTURAL ENGINEER SHALL BE NOTIFIED OF POTENTIAL CONFLICTS BETWEEN FOUNDATIONS AND BURIED UTILITIES.

CODE REQUIREMENTS- THE BUILDING STRUCTURE IS DESIGNED IN ACCORDANCE WITH THE
1 2020 7th EDITION OF THE FLORIDA BUILDING CODE. FOLLOW ALL APPLICABLE PROVISIONS FOR ALL PHASES OF CONSTRUCTION.

TEMPORARY CONDITIONS: THE STRUCTURAL INTEGRITY OF THE COMPLETED STRUCTURE DEPENDS ON INTERACTION OF VARIOUS CONNECTED COMPONENTS. PROVIDE ADEQUATE BRACING, SHORING, AND OTHER TEMPORARY SUPPORTS AS REQUIRED TO SAFELY COMPLETE THE WORK. THE STRUCTURE SHOWN ON THE DRAWINGS HAS BEEN DESIGNED FOR STABILITY UNDER FINAL CONFIGURATION ONLY.

THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIE DOWNS.

PROVIDE 8x16 NOMINAL CAST IN PLACE TIE BEAM CONTINUOUS AROUND ENTIRE PERIMETER OF THE HOUSE, UNLESS NOTED OTHERWISE. SEE BEAM PLAN FOR APPROPRIATE REINFORCEMENT. PROVIDE A STANDARD LINTEL BY CAST CRETE 8F16-1B/1T REINFORCED TO MEET LOADING CONDITIONS OF OPENINGS. UNLESS SPECIFIED OTHERWISE BELOW THE TIE BEAM.

FOUNDATIONS:
FOUNDATIONS ARE DESIGNED FOR AN ALLOWABLE SOIL BEARING PRESSURE OF 2,000 PSF ON COMPACTED FILL. BEFORE CONSTRUCTION COMMENCES, SOIL BEARING CAPACITY SHALL BE VERIFIED BY A SUBSURFACE INVESTIGATION, AS WELL AS FIELD AND LABORATORY TESTS PERFORMED BY A CERTIFIED TESTING LABORATORY, WHO'S REPORT, SHALL INCLUDE ANALYSIS AND RECOMMENDATIONS FOR SITE PREPARATION IN ORDER TO BEAR THE FOUNDATION LOADS. ABOVE REPORT SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR REVIEW BEFORE FOUNDATION CONSTRUCTION BEGINS.

CENTER ALL FOOTINGS AND PIERS UNDER COLUMNS ABOVE UNLESS SPECIFICALLY DIMENSIONED OTHERWISE.

PROVIDE TERMITE PROTECTION OVER GRANULAR FILL WELL COMPACTED FILL TO 95% MODIFIED PROCTOR. U.O.N. PROVIDE STEGO 10-MIL VAPOR RETARDER.

ALL FOOTINGS TO EXTEND BELOW GRADE MINIMUM 12" AT BEARING WALLS. INTERIOR BEARING FOOTINGS 6" INTO CONSTRUCTION FILL UNLESS NOTED OTHERWISE.

ALL CONCRETE SLABS ON GRADE SHALL BE MIN. 4" THICK REINFORCED WITH 6x6" #10/10 W.W.F. OR FIBER-MESH 2.5#/CUBIC YARD.

ALL STRUCTURAL SLABS SHALL BE 5" THICK, 4000 PSI W/ #4"s @ 8" O.C.E.W. PLACED MID SLAB. SAW CUT CONTROL JOINTS BY CONTRACTOR..

FILL UNDER CONCRETE SLABS SHALL BE CLEAN SAND OR ROCK AND FREE OF DEBRIS AND OTHER DELETERIOUS MATERIAL. FILL SHALL BE COMPACTED TO A DENSITY OF AT LEAST 95% OF STANDARD PROCTOR MAXIMUM DRY DENSITY (ASTM D1557)

WELDED WIRE MESH SHALL CONFORM TO ASTM-A-185, FREE FROM OIL, SCALE, AND RUST AND PLACED IN ACCORDANCE WITH THE TYPICAL PLACE DETAILS OF ACI STANDARDS AND SPECIFICATIONS. MINIMUM LAP SHALL BE ONE SPACE PLUS TWO (2) INCHES.

SHOP DRAWING SUBMITTALS:
SHOP DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT OR DIRECTLY TO THE ENGINEER PRIOR TO FABRICATION AND CONSTRUCTION REGARDING ALL STRUCTURAL ITEMS INCLUDING THE FOLLOWING:
CONCRETE MIX DESIGNS,
CONCRETE AND MASONRY REINFORCING,
PRE-ENGINEERED TRUSS DRAWINGS,
PRECAST PLANK DRAWINGS,
PRECAST STAIRS,
CURTAIN WALLS,
STEEL FABRICATION DRAWINGS,
STEEL DETAIL DRAWINGS,
STRUCTURAL STEEL CORROSION PROTECTION SPECIFICATION,
OPEN WEB STEEL JOISTS,
ITEMS CONSIDERED AS PART OF AN ASSEMBLY, i.e. WINDOWS, ETC.
ANY OTHER PRECAST ITEMS.
WHERE STRUCTURAL STEEL IS USED IN THE PROJECT, STEEL TO STEEL CONNECTIONS SHALL BE THE RESPONSIBILITY OF A DELEGATE ENGINEER. THE DELEGATE ENGINEER SHALL SUBMIT THE SHOP DRAWINGS TO THE ENGINEER OF RECORD FOR REVIEW, THE ENGINEER OF RECORD SHALL REVIEW THE CAPACITIES OF THE SHOP DRAWINGS DESIGN AGAINST THE STRUCTURAL LOADS AND MAKE CORRECTIONS AS REQUIRED.IF THE ENGINEER OF RECORD DOES SUPPLY THE STEEL TO STEEL CONNECTION DETAIL, THE DELEGATE ENGINEER SHALL STILL PRODUCE A SHOP DRAWINGS FOR REVIEW.
IF THE SHOP DRAWINGS DIFFER FROM OR ADD TO THE DESIGN OF THE STRUCTURAL DRAWINGS, THEY SHALL BEAR THE SEAL AND SIGNATURE OF A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF FLORIDA. ANY CHANGES TO THE STRUCTURAL DRAWINGS SHALL BE SUBMITTED TO THE ARCHITECT AND ARE SUBJECT TO THE REVIEW AND ACCEPTANCE OF THE ENGINEER.
SHOP DRAWINGS WILL BE REVIEWED FOR GENERAL COMPLIANCE WITH THE DESIGN INTENT OF THE CONTRACT DOCUMENTS ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY COMPLIANCE WITH THE CONTRACT DOCUMENTS AS TO QUANTITY, LENGTH, ELEVATIONS, DIMENSIONS,
ETC. CONTRACTOR SHALL NOT BE REMOVED FROM RESPONSIBILITY FOR ERRORS OR OMISSIONS IN SHOP DRAWINGS OR MIX DESIGNS BY THE ENGINEER'S REVIEW.

CONCRETE:
REINFORCED CONCRETE CONSTRUCTION SHALL CONFORM TO THE FBC AND ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" CONCRETE STRENGTHS SHALL BE VERIFIED BY STANDARD 28-DAY CYLINDER TESTS PER ASTM C39, AND SHALL BE AS FOLLOWS:
FOUNDATIONS: f'c = 3,000 PSI
BEAMS, COLUMNS, ALL OTHER ITEMS UNLESS OTHERWISE SPECIFIED: f'c = 4,000 PSI
CEMENT SHALL CONFORM TO ASTM C150, TYPE 1. FLY ASH CONFORMING TO ASTM C618, TYPE FOR TYPE C,
MAY BE USED TO REPLACE UP TO 20% OF THE CEMENT CONTENT, PROVIDED THAT THE MIX STRENGTH IS SUBSTANTIATED BY TEST DATA.
COARSE AGGREGATE SHALL CONFORM TO ASTM C33
WITH A MAXIMUM SIZE OF 3/4". FINE AGGREGATE SHALL BE CLEAN, DURABLE, NATURAL SAND CONFORMING TO ASTM C33.

A WATER-REDUCING ADMIXTURE CONFORMING TO ASTM C494, USED IN STRICT ACCORDANCE WITH THE CONCRETE MIX SPECIFICATION AND SHALL BE INCORPORATED IN CONCRETE DESIGN MIXES SPECIFIED BY CONCRETE MIX SUPPLIER AN MEETS ENGINEERS COMPRESSIVE STRENGTH REQUIREMENTS.

SLEEVES, OPENINGS, CONDUIT, AND OTHER EMBEDDED ITEMS NOT SHOWN ON THE STRUCTURAL DRAWINGS SHALL BE APPROVED BY THE STRUCTURAL ENGINEER BEFORE POURING. NO SLEEVE, OPENING, OR INSERT MAY BE PLACED IN BEAMS, JOISTS, OR COLUMNS UNLESS APPROVED BY THE ENGINEER CONDUITS EMBEDDED IN SLABS SHALL NOT BE LARGER IN OUTSIDE DIMENSION THAN ONE THIRD OF THE THICKNESS OF THE SLAB AND SHALL NOT BE SPACED CLOSER THAN THREE DIAMETERS ON CENTER.

PROVIDE 3/4" CHAMFERS ON ALL EXPOSED CONCRETE EDGES, UNLESS NOTED OTHERWISE. WHERE INDICATED OR REQUIRED, SLOPE CONCRETE SLABS TO DRAINS SHOWN ON PLUMBING AND/OR ARCHITECTURAL DRAWINGS.

ALL CONCRETE SHALL BE CURED IMMEDIATELY AFTER FINISHING OPERATIONS.

WEATHER RESISTANCE:
CONCRETE BALCONIES OR OTHER CONCRETE FLAT SURFACES EXPOSED TO THE WEATHER THROUGHOUT THE LIFE OF THE BUILDING, SHALL BE TREATED WITH A CLEAR NONFLAMMABLE PENETRATING SEALER OF THE ALKYL- ALKOXY SILANE CLASSIFICATION, SUCH AS SONNEBORN PENETRATING SEALER 20, HYOROZO ENVIROSEAL 20, OR OTHER APPROVED WEATHER RESISTANT SYSTEM. APPLICATION AND SURFACE PREPARATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

SHORING AND RESHORING:
SHORING AND RESHORING SHALL CONFORM TO ACI 347R-88. SHORING AND SUPPORTING FORMWORK SHALL NOT BE REMOVED FROM HORIZONTAL MEMBERS BEFORE CONCRETE STRENGTH IS AT LEAST 70 PERCENT OF DESIGN STRENGTH, AS DETERMINED BY FIELD CURE CYLINDERS. IN ADDITION, SHORING SHALL NOT BE REMOVED SOONER THAN RECOMMENDED BY ACI 347R-88, SECTION 3.7.2.3. FORMWORK SHALL NOT BE REMOVED IN LESS THAN TEN (10) DAYS. ALL SHORING SHALL BE DESIGNED BY A DELEGATE ENGINEER AND REMOVAL OF SHORING SHALL BE CONDUCTED UNDER THEIR SUPERVISION.

REINFORCING STEEL:
REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60, FOR DEFORMED BAR AND ASTM A185 FOR SMOOTH WELDED WIRE FABRIC (WWF), UNLESS OTHERWISE NOTED. REINFORCING STEEL TO BE WELDED SHALL CONFORM TO ASTM A706. REINFORCING STEEL SHALL BE SECURELY TIED IN PLACE WITH#16 ANNEALED IRON WIRE.
ALL DETAILING AND ACCESSORIES SHALL CONFORM TO ACI DETAILING MANUAL SP- 66. PROVIDE CHAIRS, SPACERS, BOLSTERS, AND ITEMS IN CONTACT WITH FORMS WITH HOT- DIP GALVANIZED LEGS OR PLASTIC LEGS. ACCURATELY POSITION, SUPPORT, AND SECURE REINFORCEMENT AGAINST DISPLACEMENT BY FORMWORK CONSTRUCTION OR CONCRETE PLACEMENT OPERATIONS. "WET-STICKING" OF REINFORCING IS PROHIBITED.
REQUIRED CONCRETE COVER FOR REINFORCING STEEL (UNLESS NOTED OTHERWISE):

FOOTINGS	3" BOTTOM AND SIDES, 2" TOP FROM EDGE.
SLABS	1"
WALLS	1-1/2"

LAP SPLICE CONTINUOUS VERTICAL OR HORIZONTAL BARS IN CONCRETE MEMBERS IN ACCORDANCE WITH ACI 318-14 LATEST EDITION, FOR CLASS "B" TENSION LAP SPLICES. DO NOT SPLICE CONTINUOUS TOP BARS IN BEAMS AT ENDS OF CLEAR SPANS. DO NOT SPLICE CONTINUOUS BOTTOM BARS IN BEAMS IN CLEAR SPANS BETWEEN SUPPORTS. SHOW ALL SPLICES ON SHOP DRAWINGS. SPLICE LOCATIONS AND METHODS SUBJECT TO APPROVAL OF STRUCTURAL ENGINEER.
AT SLAB AND WALL OPENINGS PROVIDE A MINIMUM OF (2) #5 BARS ALL FOUR SIDES AND DIAGONALLY; EXTEND THESE BARS A LAP DISTANCE OR A MINIMUM OF 24" PAST THE OPENING OR HOOK BARS IF DISCONTINUOUS.

DOWEL ALL WALLS AND COLUMNS TO FOOTINGS WITH BAR SIZE AND SPACING TO MATCH VERTICAL REINFORCING UNLESS OTHERWISE SHOWN.

ADHESIVE ANCHORS:
ADHESIVE ANCHORS (EPOXY STYLE) SHALL HAVE THE ICC ES OR IAPMO UES EVALUATION REPORT INDICATING CONFORMANCE WITH CURRENT APPLICABLE ICC ES ACCEPTANCE CRITERIA. ADHESIVE ANCHORS SHALL BE INSTALLED IN CONCRETE HAVING A MINIMUM AGE OF 21 DAYS (ACI 318-11 D.2.2). ADHESIVES SHALL HAVE MAX. IN-SERVICE SHORT-TERM TEMPERATURE OF 150°F, AND MAX. IN-SERVICE LONG-TERM TEMPERATURE OF 110°F (ACI 318-11 D.9.2.1). PRIOR TO INSTALLATION OF ADHESIVE ANCHORS IN HORIZONTAL OR UPWARDLY INCLINED ORIENTATIONS RESISTING SUSTAINED TENSION LOADS, INSTALLERS ARE REQUIRED TO BE CERTIFIED IN ACCORDANCE WITH THE ACI/CRSI ADHESIVE ANCHOR INSTALLER CERTIFICATION PROGRAM (ACI 318-14 D.9.2.2) AND MUST BE CONTINUOUSLY INSPECTED (ACI 318-14 D.9.2.4).

ACCEPTABLE ADHESIVE IN FOUNDATIONS, SLAB ON GRADE, COLUMNS AND WALLS ARE HIL TI HY-200, POWERS AC100+ GOLD OR SIMPSON AT-XP; IN BEAMS AND ELEVATED SLABS ARE HILTI RE500-SD, POWERS PE1000+ OR SIMPSON SET-XP

THREADED STUDS SHALL CONFORM TO ASTM F1554, UNLESS NOTED OTHERWISE. PERMANENTLY EXPOSED STUDS SHALL BE STAINLESS STEEL NUTS AND WASHERS SHALL CONFORM TO SAME SPECIFICATION AS THE SUPPLIED ANCHOR RODS.

INSTALLATION SHALL BE IN CONFORMANCE WITH MANUFACTURER'S PRINTED LITERATURE. INSTALLATION SHALL ALSO INCLUDE BRUSHING AND CLEANING OF DRILLED HOLES WITH COMPRESSED AIR AS INSTRUCTED. INSTALLERS SHALL BE TRAINED BY THE MANUFACTURER'S REPRESENTATIVE. EMBEDMENT SHALL BE AS INDICATED ON THE STRUCTURAL DRAWINGS.

IDENTIFY POSITION OF REINFORCING STEEL AND OTHER EMBEDDED ITEMS PRIOR TO DRILLING HOLES FOR ANCHORS. EXERCISE CARE IN CORING OR DRILLING TO AVOID DAMAGING EXISTING REINFORCING OR EMBEDDED ITEMS. NOTIFY THE ENGINEER IF REINFORCING STEEL OR OTHER EMBEDDED ITEMS ARE ENCOUNTERED DURING DRILLING.

SEPARATE PERMITS:
THE FOLLOWING ITEMS ARE SEPARATE PERMITS AND SHALL BE PERMITTED SEPARATELY FROM THIS SET.
EXHAUST & GREASE HOODS
GENERATORS
ELEVATORS
POOLS & POOL ENCLOSURES
FENCES
FIRE ALARMS
FIRE SPRINKLERS

BELOW FLOOD PLAIN CONSTRUCTION:
ALL FINISHES BELOW FLOOD SHALL BE CONSTRUCTED OF FLOOD RESISTANT MATERIAL.
ALL LOCATIONS BELOW FLOOD SHALL BE PROVIDED WITH SMART VENT FLOOD VENTS CAPABLE OF COVERINGS 200 SQUARE FEET OF FLOOR AREA PER VENT AND A MINIMUM OF ONE PER WALL IS REQUIRED

ALL MATERIALS BELOW FLOOD SHALL BE CONSISTENT WITH FEMA TECHNICAL BULLETIN #2 AND BE OF FLOOD RESISTANT MATERIAL.

DRAFT STOPPING:
IN COMBUSTIBLE CONSTRUCTION WHERE THERE IS A USABLE SPACE BOTH ABOVE AND BELOW THE CONCEALED SPACE OF A FLOOR/CEILING ASSEMBLY, DRAFT STOPS SHALL BE PROVIDED AS TO DIVIDE THE SPACE INTO EQUALLY DIVIDED AREAS NOT EXCEEDING 1,000sf.

WHERE THE ASSEMBLY IS ENCLOSED BY A FLOOR MEMBRANE ABOVE AND CEILING MEMBRANE BELOW, DRAFT STOPPING SHALL BE PROVIDED UNDER THE FOLLOWING CIRCUMSTANCES.

CEILING IS SUSPENDED UNDER THE FLOOR FRAMING.

FLOOR FRAMING IS CONSTRUCTED OF OPEN WEB STYLE TRUSS MEMBERS.

MASONRY NOTES:
CONCRETE MASONRY UNITS SHALL BE ASTM C90-75, HOLLOW LOAD BEARING CONCRETE MASONRY UNITS, TYPE I, GRADE N-1, NORMAL WEIGHT.

MORTAR SHALL CONFORM TO ASTM C270 AND BE TYPE M OR S. SLUMP SHALL BE 8" TO 11".

PROVIDE DURO-O-WIRE @ 16" O.C. VERTICAL, 9 GAUGE STEEL.

PROVIDE A FULL MORTAR BED ADJACENT TO GROUTED CELLS.

WHERE INDICATED ON THE DETAILS AND SECTION, PROVIDE GRADE 60 REBAR IN FILLED CELLS, MAXIMUM CELL SPACING SHALL NOT EXCEED 48" AT ANY TIME SPACING SHOWN ON THE PLAN VIEW IS FOR ILLUSTRATION PURPOSES ONLY UNLESS SHOWN AT ADJACENT TO WALL OPENINGS.

GROUT SHALL BE 2000 PSI MINIMUM COMPRESSIVE STRENGTH AND MEET ASTM 476.

All CELLS CONTAINING VERTICAL BARS, BOND BEAMS, and ALL CELLS BELOW GRADE SHALL BE FILLED WITH GROUT. MAXIMUM HEIGHT OF GROUT POUR SHALL BE 48" UNLESS WITNESS HOLE OPENINGS ARE PROVIDED AT BOTTOM OF CELLS TO BE FILLED.

ALL WALLS SHALL BE 8" CMU PARTIALLY REINFORCED MASONRY WALL WITH RUNNING BOND CONSTRUCTION WITH #5 AT 48 INCH O.C. MAX. IN GROUT FILLED CELLS. WITH (1) #5 REINFORCING BAR EACH SIDE OF OPENINGS. FOR OPENINGS EXCEEDING 8'-0" PROVIDE (1) # 5 IN (2) CELLS ADJACENT EACH SIDE OF OPENING AND PER MASONRY CELL SPACING TABLE U.O.N..

PROVIDE REINFORCING BARS AT CORNERS, INTERSECTIONS, AND EACH SIDE OF OPENINGS. PROVIDE HOOKED DOWELS INTO FOOTINGS AND STRUCTURE ABOVE AND/OR BELOW TO PROVIDE CONTINUITY.

DO NOT PLACE CONDUITS, PIPES, ETC., IN CELLS WITH VERTICAL REINFORCING. DO NOT RUN CONDUITS, PIPES, ETC., HORIZONTALLY IN CMU WALLS PARALLEL TO LENGTH OF WALL WHERE MASONRY WALLS ABUT CONCRETE COLUMNS TO BE PLACED PRIOR TO ERECTION OF MASONRY WALLS, PROVIDE DOVETAIL SLOTS BETWEEN COLUMN AND WALLS AND GROUT THE CMU CELL CONTAINING THE DOVETAIL ANCHORS OTHERWISE, EXTEND CMU HORIZONTAL JOINT REINFORCING THROUGH CONCRETE COLUMN.

CONTROL JOINTS SHALL BE PROVIDED IN ALL CONCRETE MASONRY CONSTRUCTION AT LOCATIONS INDICATED ON THE ARCHITECTURAL DRAWINGS. HORIZONTAL WALL REINFORCING SHALL BE STOPPED EACH SIDE OF CONTROL JOINTS. SEE ARCHITECTURAL DRAWINGS FOR SEALANT REQUIREMENTS AT CONTROL JOINTS.

USE METAL LATH OR WIRE SCREEN FOR CAVITY CAPS. SHEET METAL, FELT, BUILDING PAPER, OR LIKE MATERIALS ARE PROHIBITED.

PRECAST CONCRETE LINTELS:
UNLESS INDICATED OTHERWISE, ALL LINTELS TO BE "U" TYPE PRECAST CONCRETE UNITS EQUAL TO UNITS MANUFACTURED BY CAST- CRETE CORP. AND PRE-STRESSED (AND ADDITIONALLY REINFORCED AS REQUIRED) IN ACCORDANCE WITH CAST- CRETE CORP. "DESIGN MANUAL", LATEST EDITION, FOR THE SPAN AND LOADING CONDITION RELATIVE TO LINTEL LOCATION.
LINTEL SIZE IF NOT SHOWN ON THE PLANS SHALL BE 8F16-1B FOR OPENINGS LESS THAN 8 FEET AND 8F24-1B/1T FOR OPENINGS 8 FEET TO 12 FEET. PROVIDE 8" MINIMUM BEARING FOR LINTELS UNLESS NOTED OTHERWISE.

WOOD FRAMING NOTES:
ALL FRAMING SHALL BE SOUTHERN PINE #2 WITH THE ALLOWABLE FIBER STRESSES PER THE AWC NATIONAL DESIGN SPECIFICATION.
ALL LUMBER IN CONTACT WITH THE CONCRETE OR MASONRY SHALL BE PROTECTED OR PRESSURE TREATED IN ACCORDANCE WITH AITC-109. ALL FRAMING NAILS SHALL BE COMMON NAILS AND SHALL BE OF THE SIZE AND NUMBER INDICATED ON THE DRAWINGS. NAILING NOT SHOWN SHALL BE AS INDICATED IN TABLE 2304.9.1 OF THE FBC. BOLTS AND LAG SCREWS SHALL CONFORM TO ANSI/ASME STANDARD B 18.1. ALL BOLTS AND LAD SCREWS SHALL BE INSTALLED WITH STANDARD CUT WASHERS.

ALL WOOD FRAMING SHALL BE FABRICATED AND INSTALLED PER AITC, TPI 1-2014, AND NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION. ALL STRUCTURAL WOOD MEMBERS SHALL BE SOUTHERN YELLOW PINE NO.2 , UNLESS NOTED OTHERWISE. POSTS AND COLUMNS SHALL BE S-P-F No 1.

ALL WOOD MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH MASONRY, CONCRETE, OR SOIL SHALL BE PRESSURE TREATED.

ALL METAL CONNECTIONS AND FABRICATIONS SHALL COMPLY WITH AISC & NDS 2015 SPECIFICATIONS.

SOLID BLOCK ALL JOISTS AND RAFTERS AT INTERIOR POINT OF SUPPORT.

WHERE WOOD FRAME WALLS BEAR ON WOOD BEAMS, PROVIDE A MINIMUM OF MSTA24 EACH STUD UNLESS NOTED OTHERWISE IN THE SECTIONS OR DETAILS .
ALL WALLS SHALL BE 2x6 WITH SP6 STUD TO TOP PLATE, PROVIDE BLOCKING EVERY 4'-0" O.C. WHERE WALLS BEAR ON CONCRETE FOOTINGS, PROVIDE SP6 AT EACH STUD TO PT BASE PLATE AND 5/8" X 8" WEDGE ANCHOR 32"O.C.
WHERE WALLS BEAR ON CONCRETE BEAM, PROVIDE SIMPSON MSTAM24 EACH STUD INSTEAD OF THE WEDGE ANCHOR AND SP6. PT BASE PLATE STILL REQUIRED.
BRACE TRUSSES DURING ERECTION AND AFTER PERMANENT INSTALLATION TO COMPLY WITH TPI 1-2014 BWT-76.

DOUBLE TOP PLATES SHALL BE OVERLAPPED AT CORNERS AND SECURED WITH (2) 16d NAILS. MID-WALL SPLICES SHALL BE 48" MINIMUM W/2 ROWS OF 16d NAILS AT 6" O.C., STAGGERED.

FASTEN MULTIPLE PLY BEAMS, COLUMNS AND LVL'S TOGETHER PER DETAIL PROVIDED OR SEE MANUFACTURERS REQUIREMENTS

PREFABRICATED WOOD TRUSSES:
DESIGN AND MANUFACTURE IN ACCORDANCE WITH TPI 1-2014 "DESIGN SPECIFICATIONS FOR METAL PLATE CONNECTED WOOD TRUSSES", LATEST EDITION.
TRUSS DIAGRAMS, IF SHOWN, ARE DIAGRAMMATIC ONLY. TRUSS DESIGNER TO DETERMINE AND ESTABLISH EXACT HEIGHT, LENGTH, LOCATION, SPACING, AND WEB MEMBER FOR EACH TRUSS. COORDINATE WITH ARCHITECTURAL AND MECHANICAL DRAWINGS FOR ADDITIONAL ITEMS INCLUDING AIR HANDLER LOCATIONS, MECHANICAL ROOMS AND DUCT SPACE AND ROUTING.
TRUSS LOADING SHALL BE AS FOLLOWS, IN ADDITION TO LOADS SHOWN ON THE DRAWINGS.
ROOF TRUSS LOADING:
PER ASCE7-16 LOAD TABLE PROVIDED
BOTTOM CHORD LIVE LOAD WIND UPLIFT WHERE EXPOSED (I.E. LANAIS, ENTRIES, PORCHES, BALCONIES, ETC.)

THE TRUSS SUBMITTAL PACKAGE SHALL INCLUDE TRUSS DESIGN DRAWINGS, TRUSS PLACEMENT DIAGRAM, AND TRUSS MEMBER PERMANENT BRACING. TRUSS DESIGN SHALL INCLUDE: SLOPE OR DEPTH, SPAN, SPACING, REQUIRED BEARING WIDTH, REACTIONS, AND REQUIRED PERMANENT BRACING.
TRUSS MEMBERS AND COMPONENTS SHALL NOT BE CUT, NOTCHED, DRILLED, SPLICED OR ALTERED WITHOUT SIGNED AND SEALED WRITTEN APPROVAL FROM TRUSS MANUFACTURER. ALL TRUSS AND PLY TO PLY CONNECTIONS TO BE DESIGNED BY TRUSS MANUFACTURER. TRUSS BOTTOM CHORD IS NOT BRACED BY CEILING. DESIGN BOTTOM CHORD TO BE UNBRACED OR PROVIDE BRACING.

PLYWOOD:
PLYWOOD PANELS SHALL CONFORM TO THE REQUIREMENTS OF "U.S. PRODUCT STANDARD PS-1 FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD OR APA PRP-108 PERFORMANCE STANDARDS UNLESS OTHERWISE NOTED, PANELS SHALL BE APA RATED SHEATHING, EXPOSURE 1, OF THE THICKNESS AND SPAN RATING SHOWN ON THE DRAWINGS. IF NO SPECIFICATION IS GIVEN ON THE WALL SECTIONS PROVIDE 5/8" APA 40/20.

PLYWOOD INSTALLATION SHALL BE IN CONFORMANCE WITH APA RECOMMENDATIONS. ALLOW 1/8" SPACING AT PANEL EDGES, UNLESS OTHERWISE RECOMMENDED BY THE PANEL MANUFACTURER.

ALL ROOF, AND SHEAR WALL SHEATHING SHALL BE INSTALLED WITH FACE GRAIN PERPENDICULAR TO SUPPORTS, EXCEPT AS INDICATED ON THE DRAWINGS. STAGGER ENDS OF ADJACENT PANELS 4'-0".

ROOF SHEATHING SHALL BE BLOCKED, TONGUE-AND-GROOVE, OR HAVE EDGES SUPPORTED BY PLY CLIPS. ATTACH PLYWOOD PANELS TO SUPPORTING MEMBERS WITH 8d RING SHANK NAILS SPACED 4" ON CENTER ALONG THE PANEL EDGES AND AT 6" ON CENTER ALONG INTERMEDIATE SUPPORTS, UNLESS NOTED OTHERWISE.

SHEAR WALL SHEATHING SHALL BE BLOCKED WITH 2x FRAMING AT ALL PANEL EDGES. ATTACH PLYWOOD PANELS TO SUPPORTING MEMBERS WITH 8d NAILS SPACED 4" ON CENTER ALONG INTERMEDIATE SUPPORTS, UNLESS NOTED OTHERWISE ON DRAWINGS.

ATTACH PLYWOOD PANELS TO SUPPORTING MEMBERS WITH 8d NAILS SPACED 4" ON CENTER ALONG THE PANEL EDGES AND AT 6" ON CENTER ALONG INTERMEDIATE SUPPORTS.

WOOD FRAMING CONNECTORS:
FRAMING ACCESSORIES AND STRUCTURAL FASTENERS SHALL BE MANUFACTURED BY SIMPSON COMPANY (OR APPROVED EQUAL) AND OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS. HANGERS NOT SHOWN SHALL BE SIMPSON HUS OF SIZE RECOMMENDED FOR MEMBER. ALL CONNECTORS SHALL BE GALVANIZED. UNLESS SHOWN OTHERWISE, INSTALL MAXIMUM SIZE AND NUMBER OF FASTENERS SHOWN IN LATEST SIMPSON CATALOG.

EXPANSION AND SCREW ANCHORS:
EXPANSION AND SCREW ANCHORS SHALL HAVE THE ICC ES OR IAPMO UES EVALUATION REPORT INDICATING CONFORMANCE WITH CURRENT APPLICABLE ICC ES ACCEPTANCE CRITERIA.

ACCEPTABLE EXPANSION ANCHORS ARE HILTI KWIK-BOLT TZ, POWERS SD2 OR SIMPSON STRONG-BOLT 2.

ACCEPTABLE SCREW ANCHORS ARE ITW TAPCON+ OR SIMPSON TITEN HD.

ALL WEDGE ANCHORS "REDHEADS", SIMPSON TITAN "TAPCON" OR SIMPSON TITAN HD BOLTS SHALL BE INSTALLED PER THE MANUFACTURERS GUIDELINES, AND SPACING, EDGE DISTANCE & EMBEDMENT, AS WELL AS INSTALLATION AND PREPARATION INSTRUCTIONS.
"TAPCONS" WHERE SPECIFIED SHALL BE 1/4" DIAMETER WITH 1-1/2" EMBEDMENT, EDGE SPACING OF 1-1/2" MINIMUM, AND A SPACING OF 3".

"SIMPSON TITAN HD" WHERE SPECIFIED SHALL BE AS FOLLOWS:
WHERE SPECIFIED AS 1/2" DIAMETER SHALL HAVE:
4" EMBEDMENT INTO CONCRETE, EDGE DISTANCE OF 4-1/2" SPACING OF 6" MINIMUM, CONCRETE THICKNESS OF 6-1/4".

WHERE SPECIFIED AS 5/8" DIAMETER SHALL HAVE:
5-1/2" EMBEDMENT INTO CONCRETE, EDGE DISTANCE OF 5-1/2", SPACING OF 6", CONCRETE THICKNESS OF 8-1/2"

WHERE SPECIFIED AS 3/4" DIAMETER SHALL HAVE:
6-1/4" EMBEDMENT INTO CONCRETE, EDGE DISTANCE OF 7-5/8", SPACING OF 6", CONCRETE THICKNESS OF 10"

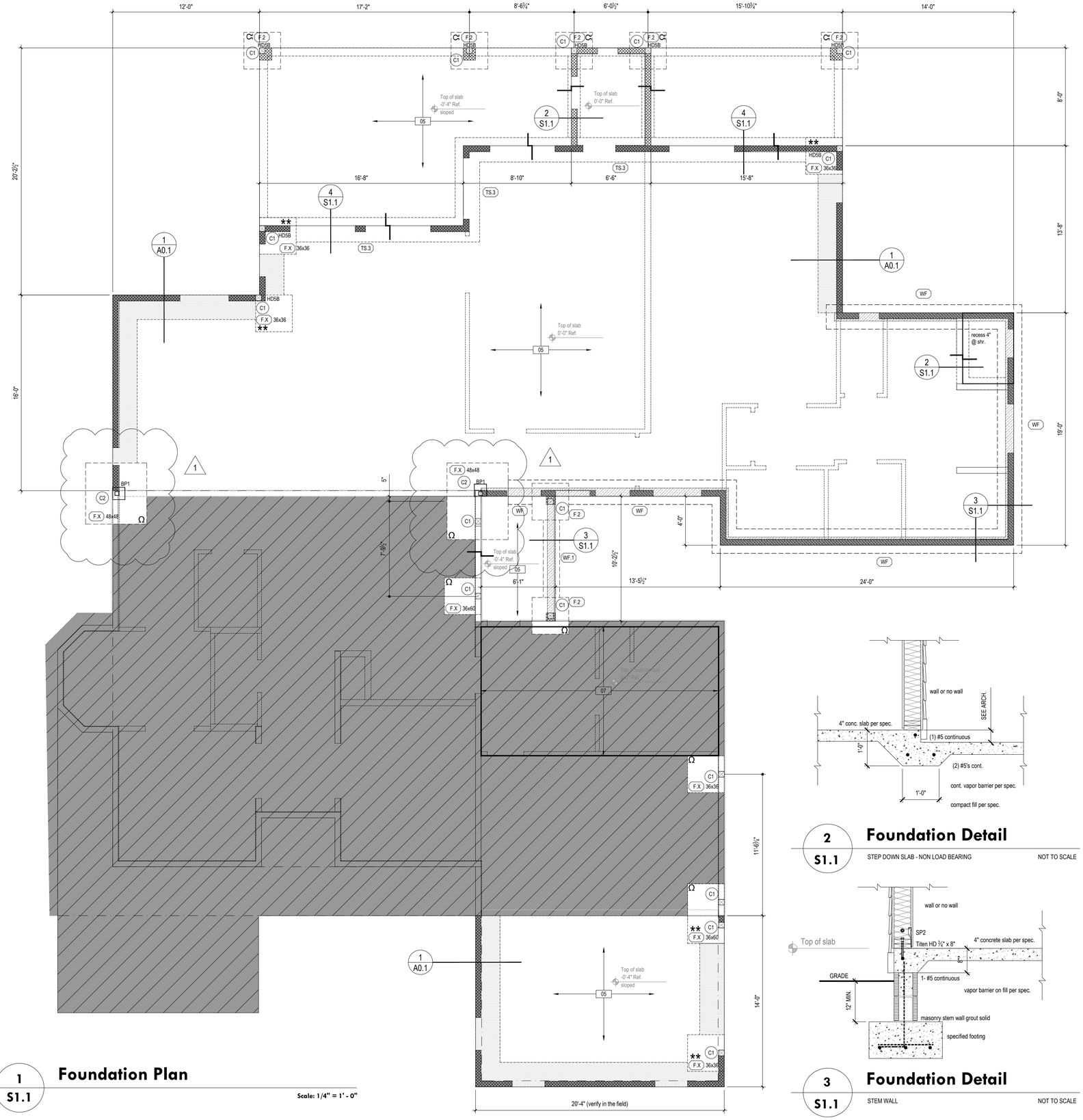
"REDHEADS" WHERE SPECIFIED SHALL BE AS FOLLOWS:
WHERE SPECIFIED AS 1/2" DIAMETER SHALL HAVE:
3-3/8" EMBEDMENT INTO CONCRETE, 5" CRITICAL EDGE DISTANCE, 6" CRITICAL SPACING, CONCRETE THICKNESS 1-1/2 TIMES EMBEDMENT.

WHERE SPECIFIED AS 5/8" DIAMETER SHALL HAVE:
4-1/2" EMBEDMENT INTO CONCRETE, 6-1/4" CRITICAL EDGE SPACING, 6-1/4" CRITICAL SPACING. CONCRETE THICKNESS 1-1/2 TIMES EMBEDMENT.

WHERE SPECIFIED AS 3/4" DIAMETER SHALL HAVE:
5" EMBEDMENT INTO CONCRETE, 7-1/2" CRITICAL EDGE DISTANCE, 7" CRITICAL SPACING, CONCRETE THICKNESS 1-1/2 TIMES CONCRETE THICKNESS.

STRUCTURAL STEEL SPECIFICATION:
ALL STRUCTURAL STEEL SHALL CONFORM TO THE FOLLOWING SPECIFICATION AS WELL AS AISC MANUAL CURRENT EDITION:

FOR "W" SECTIONS ASTM A992
FOR "M", "S", "C", "MC", "L" SECTIONS SHALL BE ASTM A36
FOR HSS RECTANGULAR TUBE SECTIONS SHALL BE ASTM A500 GRADE B Fy = 46ks



1 S1.1 Foundation Plan

Scale: 1/4" = 1' - 0"

Legend

Typical Framed Load Bearing Knee Wall: 2x studs @16" O.C. W/double top and sill plate(PT U.O.N.). Use SP6 top and SP2 bottom of every stud. Provide 2x intermediate horizontal blocking as required at panel edges & mid height. Sheathing per Specification.
Use Titen HD - ⅝" x 8" long @ 16" O.C. maximum to concrete.

Specified Beam

Specified column

Header location - (3)-ply 2x10 U.O.N. w/ flitch as required to match wall width. Fasten together per detail provided. provide minimum (2) 2x6 header studs with (2) Simpson MSTA24 over header and min. (1) 2x6 full height jack stud each side of opening. Use SP1 top and bottom of cripple studs above header to plate and use HD5A header studs to structure below U.N.O.. Typical all openings in frame bearing wall as shown.

Indicates masonry stem wall

Typical footing - See schedule.

Keynotes XX

01. Typical roof trusses: Pre-engineered manufactured trusses at 24" O.C. W/ ⅞" APA rated exterior exposure decking attached per specification. provide shop drawings & layouts w/ all uplift loads and support loads for approval prior to fabrication and placement. See specification sheet for additional information. Use HTS20 at connection to wood frame walls or beams. Typical U.O.N..
    a. 2-ply min. Girder see truss drawings and engineering. Use HGT at connection to Walls. Provide specified column in wall and use HTT down. Typical U.O.N..
    b. Gable end truss.
02. 2x8 rafters @ 16" O.C. Use RR hangers to ridge beam and MTS12 to frame wall.
03. Indicates header location - (4)-ply 2x10 U.O.N. w/ flitch as required to match wall width. Fasten together per detail provided. provide minimum (2) 2x6 header studs with (2) Simpson MSTA24 over header and min. (1) 2x6 full height jack stud each side of opening.
04. Build up framed knee wall per legend on top of existing/new structure below.
05. 4" thick concrete slab per spec.
06. 8x12 turned down edge W/ (1) #5 continuous - typical @ exposed slab edge.
07. Frame up new floor to match existing house slab.

Beam Schedule

Designation	Description
B1.1	(3) 2x12's SYP No2 P.T. W/ plywood flitch plate. Assemble per detail provided.
B1.2	W16x57 - pack out W/ PT 2x12's bolt thru W/ ⅝" A307 @ 12" O.C. staggered.

Notes:
1. Minimum 1½" concrete coverage all steel

Column Schedule

Designation	Description
C1	6x6 SYP No2 P.T. - Use ABU66RZ base U.O.N.
C2	HSS 4x4x¼"

Notes:
1. Minimum 1½" concrete coverage all steel
Bearing plates (all ¾") :
BP1: 12 x 12 W/ (4) ¾" x 6" nelson studs
Weld all nelson studs to plate W/ ½" fillet all around.
The position of column can/will vary on the plate in each location. Locate plate per (slab/stem wall...) condition below and or beam above. Weld column all around - ½" fillet (field) - to plate.

Footing Schedule

Designation	Description
TDE	24"w x 16"d (minimum below slab level). Continuous turned down edge footing W/ (3)#5's Centered in footing and equally spaced. "SHADED ON PLAN, NOT KEYED."
WF	24"w x 12"d Continuous Wall footing W/ (3)#5's Centered in footing and equally spaced.
WF.1	16"w x 12"d Continuous Wall footing W/ (2)#5's Centered in footing and equally spaced.
F.X	As dimensioned on the plan x 16"d Pad footing W/ #5's @ 8" O.C.E.W Centered and equally spaced.
F.2	36" SQ. x16"d Pad footing W/ #5's @ 8" O.C.E.W. Centered in footing and equally spaced.
TS.3	24"w x 16"d (minimum below lowest slab level). Continuous thickened slab footing W/ (3)#5's Centered in footing and equally spaced. (bearing wall @ step down)

Notes:
1. bottom of all TDE footings minimum 16" below grade.
2. 3" minimum cover all foundation steel.
3. all continuous footings over 24" in width shall have #5's @ 12" O.C. transverse.

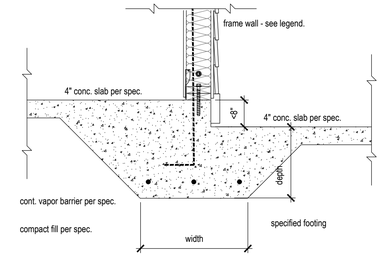
** Integral W/ slab
C1 Cut into existing slab
C1 Top of pad below turned down edge.

2 S1.1 Foundation Detail

STEP DOWN SLAB - NON LOAD BEARING — NOT TO SCALE

3 S1.1 Foundation Detail

STEM WALL — NOT TO SCALE



4 S1.1 Foundation Detail

STEM WALL — NOT TO SCALE

ATLAS DESIGN & ENGINEERING, Inc.
Civil /Structural/ Plumbing/Electrical/ Mechanical Engineering
12800 University Dr. Ste 402
Fort Myers, Florida 33907
Tel: (239)-267-7432
Fax: (239)-267-8704
www.AtlasDesignEngineering.com
CA# 28823

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Job Status Note:
Pursuant to Florida Statue 61G15-30.003 These drawings are preliminary and not in final form but are being transmitted to the public agency to receive agency reviews, comments and interpretations. The documents may be subsequently revised by the engineer to reflect resolution of issues with the public agency prior to final action by the agency. Changes, revisions and modifications to the project may prompt additional document submittal for agency approval action on the same project.

PRINT	△ REVISION
Design Development	2020.07.31
Design Development	2020.08.11
DD(100%) - 60%CD	2020.08.28
95%CD	2020.09.11
Permit	2021.03.10
Permit Rev 1	2022.04.12
Permit Rev 2	2022.05.09
Permit Rev 2.1	2022.05.17

JOB # 20-4267

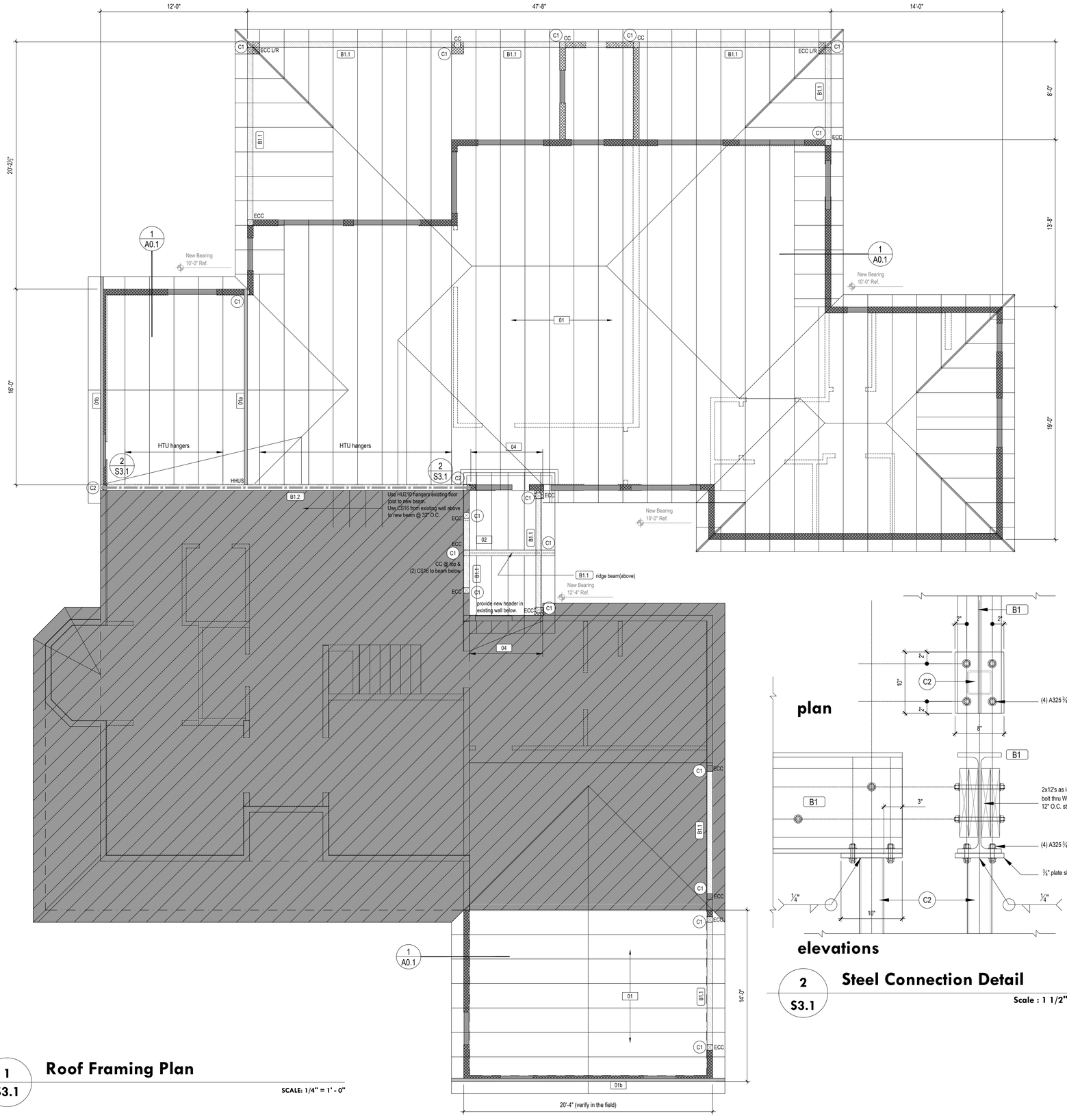
Addition and Renovations to:
The Bare Residence
5740 Dogwood Way
Naples, Florida

Drawings are considered preliminary unless signed and sealed.

Tao Wang, PE# 92032

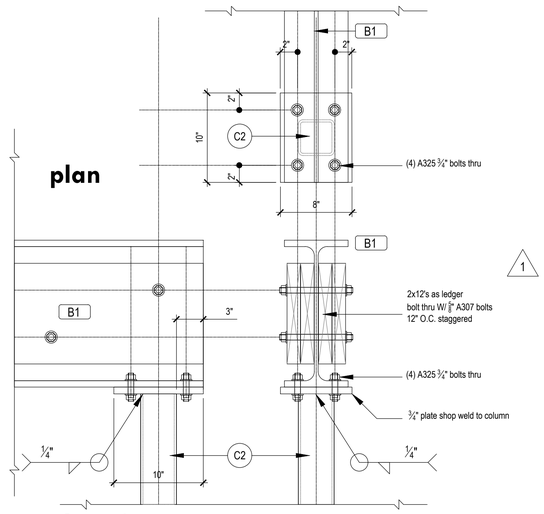
CHECKED BY	
SHEET NUMBER	S1.1

Attachment: Attachment C - Applicant's Backup and Supporting Documents (22634 : PL20220001712 VA 5740 Dogwood Way Bare)



1 S3.1 Roof Framing Plan

SCALE: 1/4" = 1' - 0"



2 S3.1 Steel Connection Detail

Scale : 1 1/2" = 1'- 0"

Legend

Typical Framed Load Bearing Knee Wall: 2x studs @16" O.C. W/double top and sill plate(PT U.O.N.). Use SP6 top and SP2 bottom of every stud. Provide 2x intermediate horizontal blocking as required at panel edges & mid height. Sheathing per Specification.
Use Titen HD - 5/16" x 8" long @ 16" O.C. maximum to concrete.

Specified Beam

Specified column

Header location - (3)-ply 2x10 U.O.N. w/ flitch as required to match wall width. Fasten together per detail provided. provide minimum (2) 2x6 header studs with (2) Simpson MSTA24 over header and min. (1) 2x6 full height jack stud each side of opening. Use SP1 top and bottom of cripple studs above header to plate and use HDSA header studs to structure below U.N.O.. Typical all openings in frame bearing wall as shown.

Indicates masonry stem wall

Typical footing - See schedule.

Keynotes XX

01. Typical roof trusses: Pre-engineered manufactured trusses at 24" O.C. W/ 7/16" APA rated exterior exposure decking attached per specification. provide shop drawings & layouts w/ all uplift loads and support loads for approval prior to fabrication and placement. See specification sheet for additional information. Use HTS20 at connection to wood frame walls or beams. Typical U.O.N..
    a. 2-ply min. Girder see truss drawings and engineering. Use HGT at connection to Walls. Provide specified column in wall and use HTT down. Typical U.O.N..
    b. Gable end truss.
02. 2x8 rafters @ 16" O.C. Use RR hangers to ridge beam and MTS12 to frame wall.
03. Indicates header location - (4)-ply 2x10 U.O.N. w/ flitch as required to match wall width. Fasten together per detail provided. provide minimum (2) 2x6 header studs with (2) Simpson MSTA24 over header and min. (1) 2x6 full height jack stud each side of opening.
04. Build up framed knee wall per legend on top of existing/new structure below.
05. 4" thick concrete slab per spec.
06. 8x12 turned down edge W/ (1) #5 continuous - typical @ exposed slab edge.
07. Frame up new floor to match existing house slab.

Beam Schedule

Designation	Description
B1.1	(3) 2x12's SYP No2 P.T. W/ plywood flitch plate. Assemble per detail provided.
B1.2	W16x57 - pack out W/ PT 2x12's bolt thru W/ ¾" A307 @ 12" O.C. staggered.

Notes:
1. Minimum 1 ½" concrete coverage all steel

Column Schedule

Designation	Description
C1	6x6 SYP No2 P.T. - Use ABU66RZ base U.O.N.
C2	HSS 4x4x¼"

Notes:
1. Minimum 1 ½" concrete coverage all steel
Bearing plates (all ¾") :
BP1: 12 x 12 W/ (4) ¾" x 6" nelson studs
Weld all nelson studs to plate W/ ¼" fillet all around.
The position of column can/will vary on the plate in each location. Locate plate per (slab/stem wall...) condition below and or beam above. Weld column all around - ¼" fillet (field) - to plate.

Footing Schedule

Designation	Description
TDE	24"w x 16"d (minimum below slab level). Continuous turned down edge footing W/ (3)#5's Centered in footing and equally spaced. "SHADED ON PLAN, NOT KEYED."
WF	24"w x 12"d Continuous Wall footing W/ (3)#5's Centered in footing and equally spaced.
WF.1	16"w x 12"d Continuous Wall footing W/ (2)#5's Centered in footing and equally spaced.
F.X	As dimensioned on the plan x 16"d Pad footing W/ #5's @ 8" O.C.E.W Centered and equally spaced.
F.2	36" SQ. x16"d Pad footing W/ #5's @ 8" O.C.E.W. Centered in footing and equally spaced.
TS.3	24"w x 16"d (minimum below lowest slab level). Continuous thickened slab footing W/ (3)#5's Centered in footing and equally spaced. (bearing wall @ step down)

Notes:
1. bottom of all TDE footings minimum 16" below grade.
2. 3" minimum cover all foundation steel.
3. all continuous footings over 24" in width shall have #5's @ 12" O.C. transverse.

** Integral W/ slab
Ω Cut into existing slab
Top of pad below turned down edge.

Roofing Notes

1. All overhangs are 12" UNLESS NOTED OTHERWISE.
2. Roof pitches are 5:12 or AS NOTED ON THE ELEVATIONS.
3. Condensate lines and roof downspouts to discharge min. 1'-0" away from exterior wall.
4. SLOPE ALL Horizontal Surfaces (Roofs/Floors) AS SHOWN MIN. ¼" FT.
5. ROOF FLASHING to meet the requirements of section 1503.2.1 of the FLORIDA BUILDING CODE (BUILDING)& section 903.2.1 of the FLORIDA BUILDING CODE(RESIDENTIAL) 2020 7th EDITION.
6. Gutters are optional.
7. Roof ventilation (if required) as PER FBCR806
R806.1Ventilation required.
Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilation openings shall have a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Ventilation openings having a least dimension larger than 1/4 inch (6.4 mm) shall be provided with corrosion-resistant wire cloth screening, hardware cloth or similar material with openings having a least dimension of 1/16 inch (1.6 mm) minimum and 1/4 inch (6.4 mm) maximum. Openings in roof framing members shall conform to the requirements of Section R802.7. Required ventilation openings shall open directly to the outside air.
R806.2Minimum vent area.
The minimum net free ventilating area shall be 1/150 of the area of the vented space.
Vents provided by others.
8. INSTALL "POLYSTICK TU" Peel & stick membrane or similar base roof layer per Manufacturer. Specs.
9. INSTALL Aluminum Flashing, counter flashing, valleys, and off ridge vents
10. Strip all flanges with membrane and plastic roof cement.

ROOFING MATERIAL:
Ashalt shungle roof covering - selected by the owner - installed per manufacturers written instructions, selected by the owner

LIGHTNING PROTECTION:
UL LISTED, Master label lightning protection system -
(CLASS 1 - COPPER).
High voltage surge errestor @ meter - (CLASS 3 UNIT).
2nd stage high voltage surge errestors @ subpanels in garage and M/E rooms - (CATEGORY 'B'.)

ATLAS DESIGN & ENGINEERING, Inc.
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12800 University Dr. Ste 402
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Tel: (239)-267-7432
Fax: (239)-267-8704
www.AtlasDesignEngineering.com
CA# 28823

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JOB # 20-4267

Addition and Renovations to:
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Naples, Florida

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Tao Wang, PE# 92032

CHECKED BY	
SHEET NUMBER	S3.1

Attachment: Attachment C - Applicant's Backup and Supporting Documents (22634 : PL20220001712 VA 5740 Dogwood Way Bare)

Collier County Property Appraiser

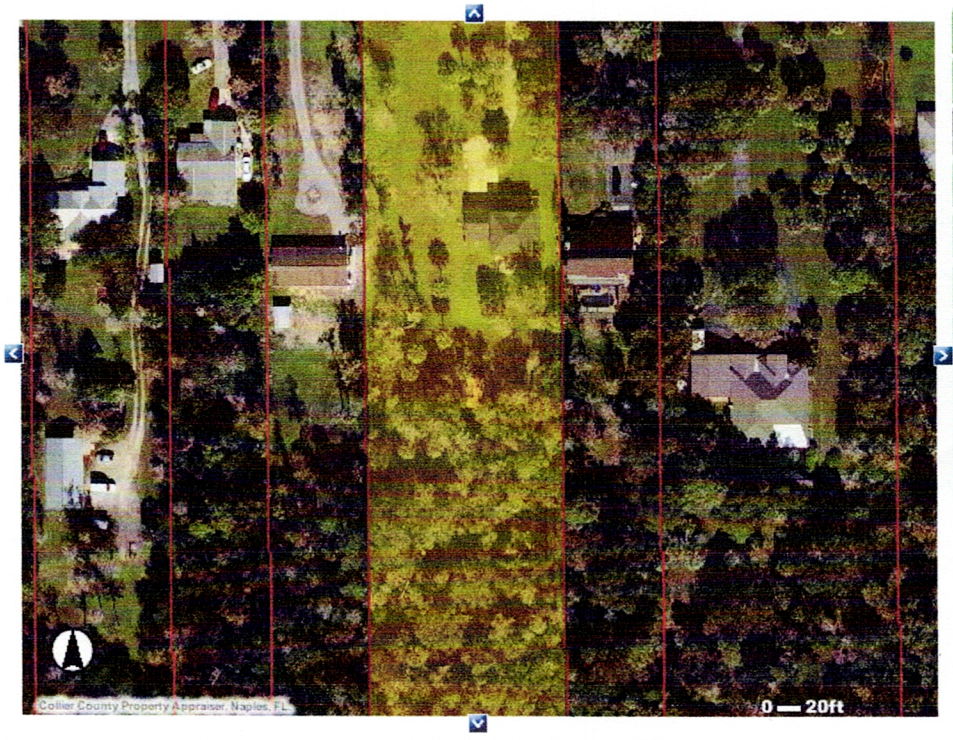
MAP SIZE: SMALL | **MEDIUM** | LARGE |

- Introduction
- Search for Parcels by
- Search Results

Parcel ID: 38340640008
Name: BARE, JOSEPH A=& BRIA L
Street# & Name: 5740 DOGWOOD WAY
Build# / Unit#: 102 / 2

Map

- Layers
- Legend
- Print



Zoom In
Zoom Out
Identify
Pan
Measure
Full County View
Previous View
Zoom To Selected
Clear Map Graphics
Overview

Aerial Year: 2021
Sales Year: OFF

Aerial Photography: January - 2021 Urban [6IN] - 2021 Rural [2FT] - 2021 Rural [10FT] - 2021 Rural [50FT]

Attachment: Attachment C - Applicant's Backup and Supporting Documents (22634 : PL20220001712 VA 5740 Dogwood Way Bare)

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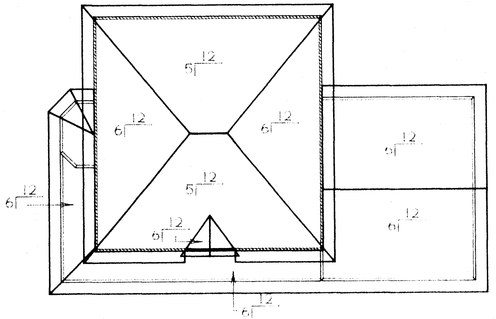
FT. MYERS LUMBER & SUPPLY CO.,INC.
RESERVES THE RIGHT TO CORRECT ANY ERRORS MADE BY FT. MYERS LUMBER.FT. MYERS WILL NOT BE RESPONSIBLE FOR UNAUTHORIZED REPAIRS, OR ALTERATIONS BACK CHARGES WILL NOT BE ACCEPTED REGARDLESS OF FAULT, WITHOUT PRIOR NOTIFICATION BY CUSTOMER WITHIN 48 HOURS & INSPECTION BY FT. MYERS LUMBER CO.,INC. NO EXCEPTIONS

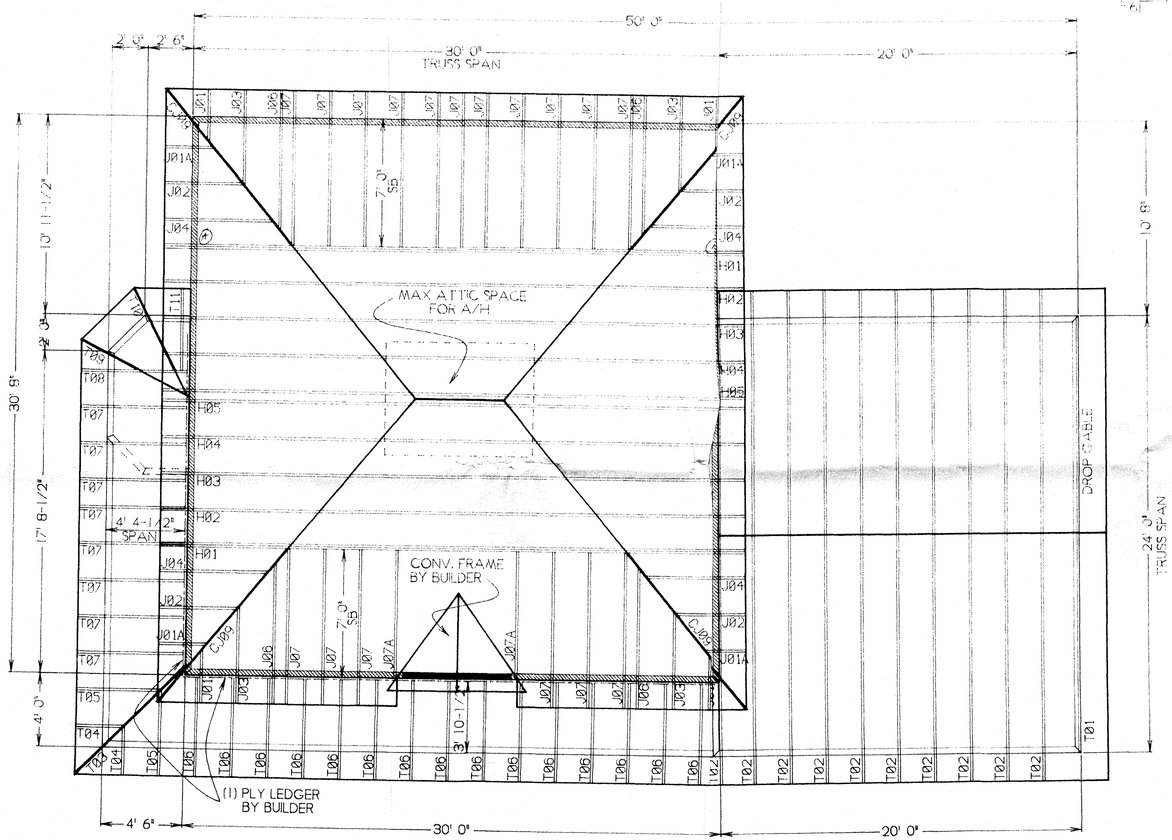
NOTE: VERIFY ALL DIMENSIONS, BRG WALLS,CLG. HTS. ETC.

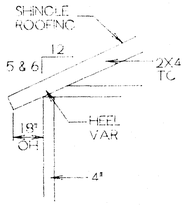
ALL REACTIONS OVER 5000# AND UPLIFTS OVER 1000# ARE SHOWN IN TABLE BELOW

TRUSS ID	REACTION	UPLIFT	HANGER
H01	N/A	A=1531# 2M	N/A

ALL OTHERS DO NOT EXCEED 1K







TYP. WALL SECTION
N.T.S.

— REACTIONS UNDER 5000# AND UPLIFTS UNDER 1000# ARE NOT LISTED.

— CONTRACTOR TO VERIFY AIR HANDLER LOCATION AND WEIGHT. RECESS OR ATTIC TYPE

BRG. KEY
9'1-1/2" BRG.
17'3" BRG. EL.
CONV. FRAME

ATTENTION BUILDER

Fort Myers Lumber

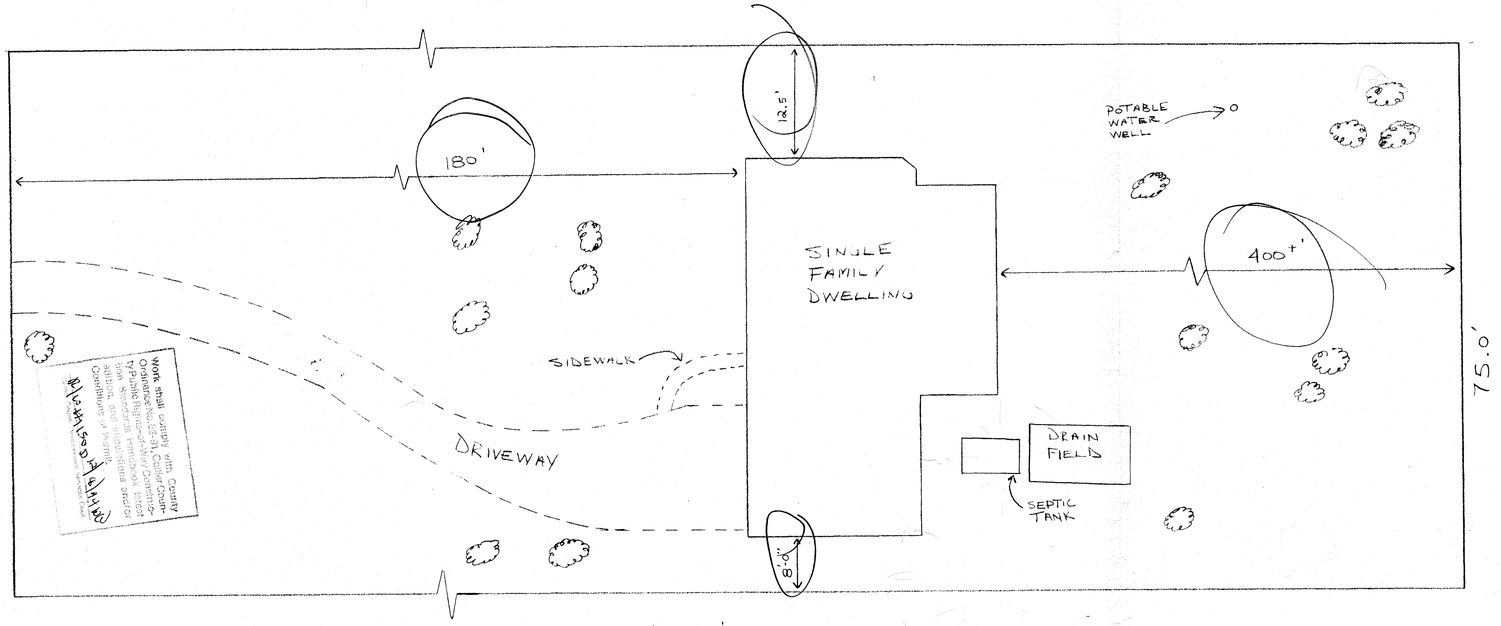
FT. MYERS LUMBER & SUPPLY

TRUSS LOADING

JOB NUMBER 94-552

REVISED

Attachment: Attachment C - Applicant's Backup and Supporting Documents (22634 : PL20220001712 VA 5740 Dogwood Way Bare)



≈ EXISTING TREE

North

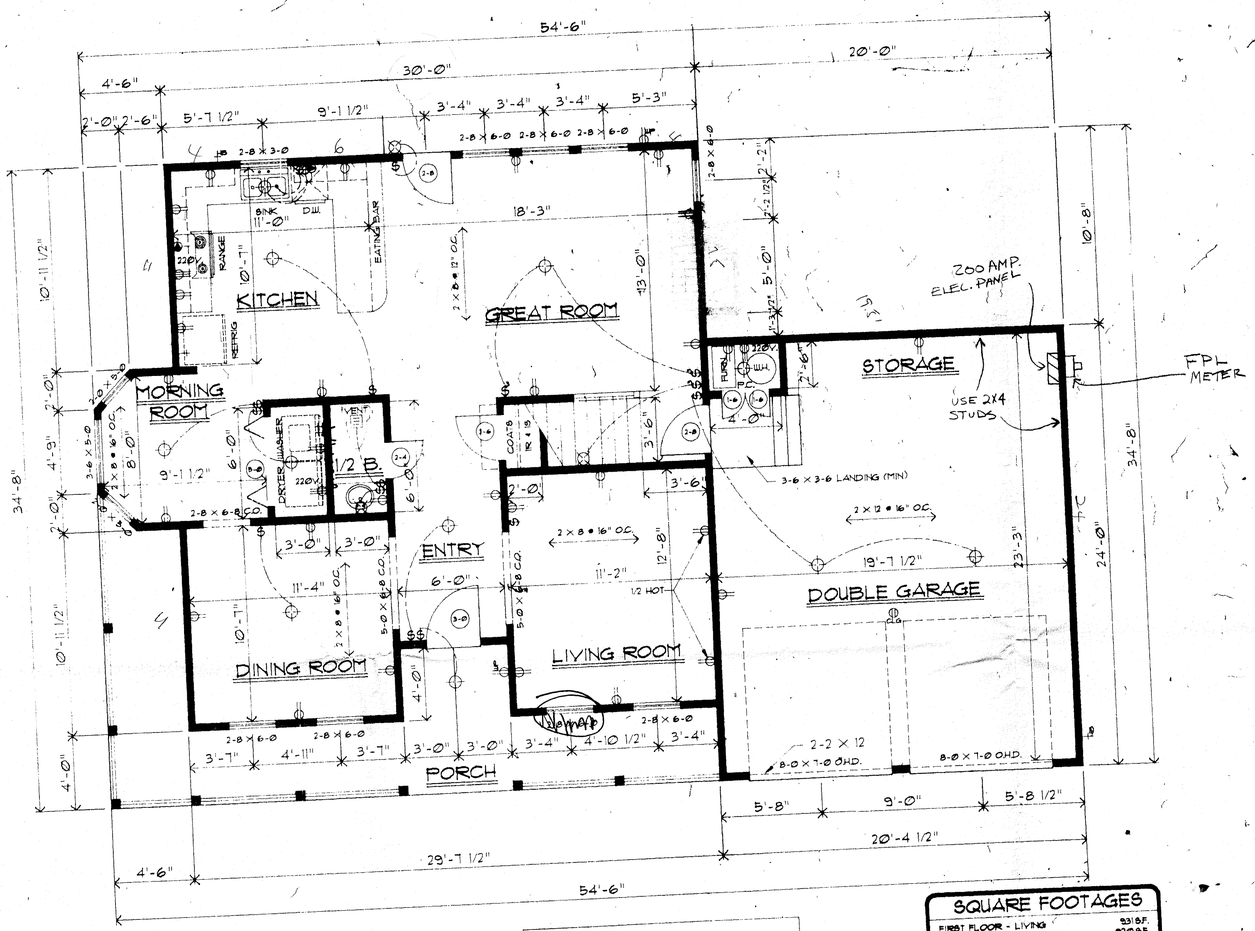
1) LANDSCAPE REQUIREMENTS
11 BALD CYPRESS (NATIVE)
4 NATIVE PALMS
15

2) OWNER TO UTILIZE EXISTING TREES ON SITE. TREES TO BE ENVIRODFENCED TO PREVENT DAMAGE

SITE PLAN

1

Attachment: Attachment C - Applicant's Backup and Supporting Documents (22634 : PL20220001712 VA 5740 Dogwood Way Bare)



1ST FLOOR PLAN

1/4"=1'-0"

NOTE:
ALL WALLS 6 1/2" UNLESS NOTED.
ALL DOOR HEIGHTS ARE 6'-8" UNLESS NOTED.

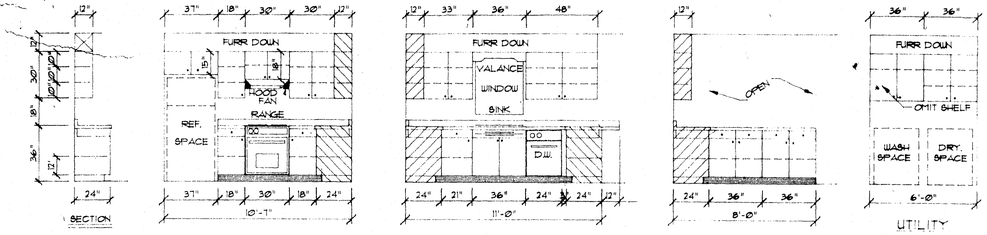
WALL INSULATION : R-11
CEILING INSULATION - R-19

SQUARE FOOTAGES

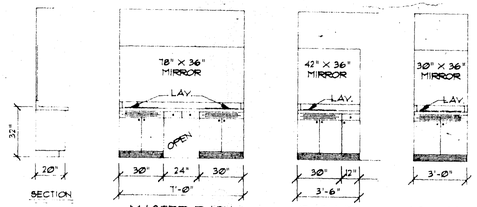
FIRST FLOOR - LIVING	931 S.F.
SECOND FLOOR - LIVING	522 S.F.
TOTAL LIVING AREA (A/C)	1453 S.F.
GARAGE AND/OR STORAGE	482 S.F.
COVERED PATIO AND/OR PORCH	212 S.F.
TOTAL UNDER ROOF	2147 S.F.
OVERALL WIDTH	54'-6"
OVERALL DEPTH	34'-8"

12

Attachment: Attachment C - Applicant's Backup and Supporting Documents (22634 : PL20220001712 VA 5740 Dogwood Way Bare)

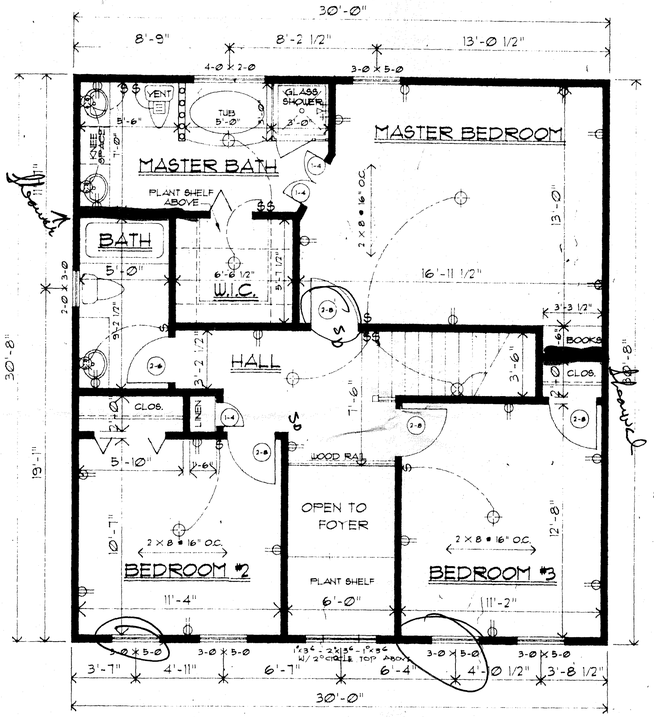


KITCHEN CABINET DETAILS 1/4" = 1'-0"



VANITY CABINET DETAILS 1/4" = 1'-0"

[redacted]



2ND FLOOR PLAN

1/4" = 1'-0"

3

[redacted]

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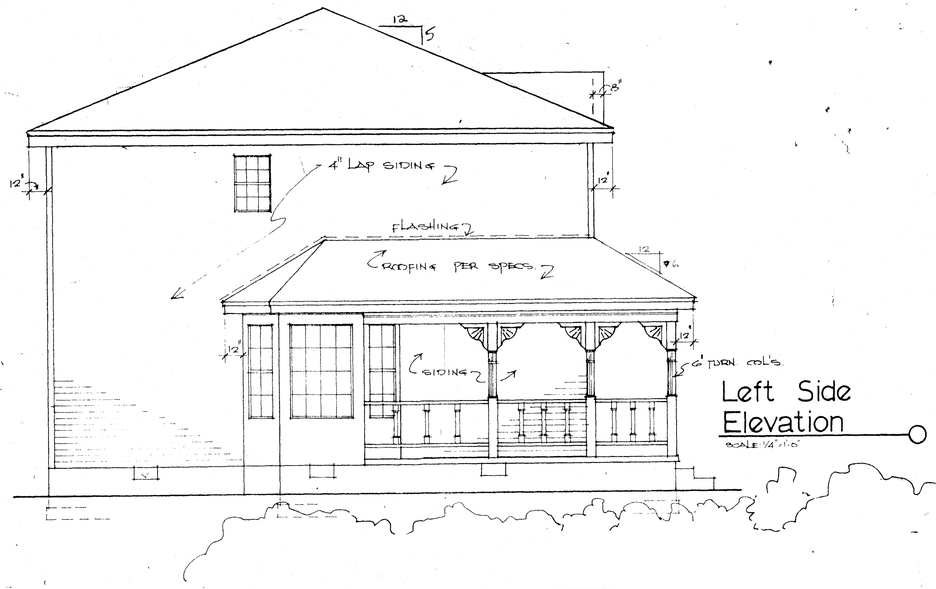
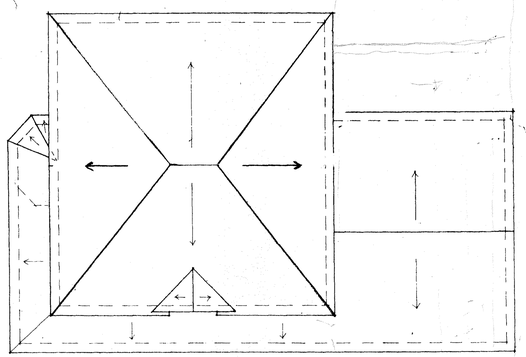
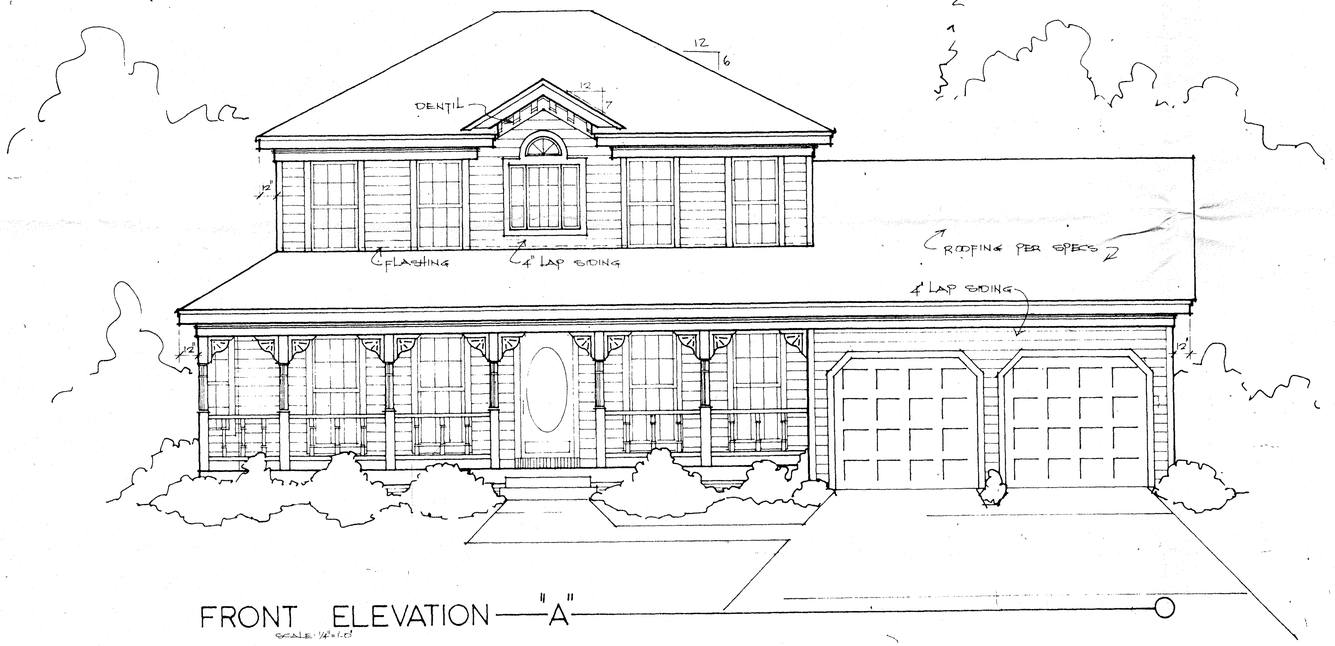


Left Side Elevation
SCALE: 1/4"=1'-0"



Roof Plan
SCALE: 1/4"=1'-0"

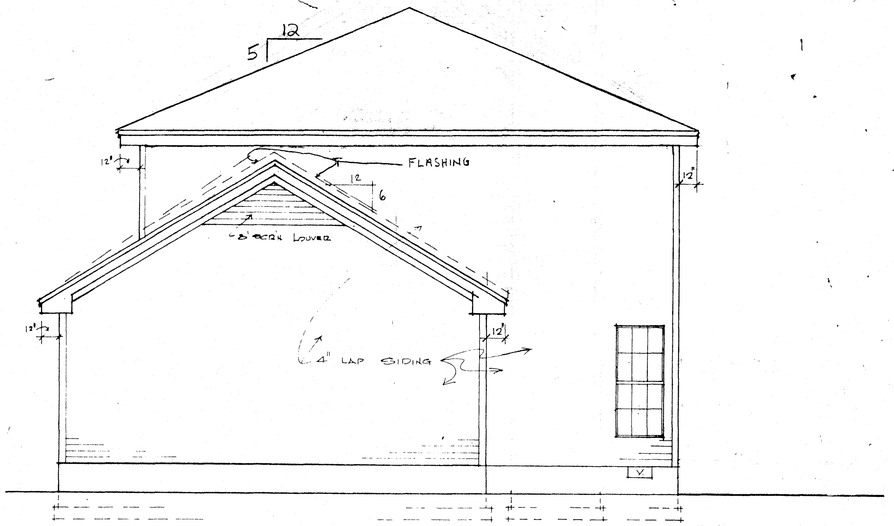
ROOFING:
1. SHEATHING - ½" Plywood
2. 30# FELT DRY IN
3. 12"X36" FIBERGLASS SHINGLES 230#/SQUARE



FRONT ELEVATION — "A"
SCALE: 1/4"=1'-0"

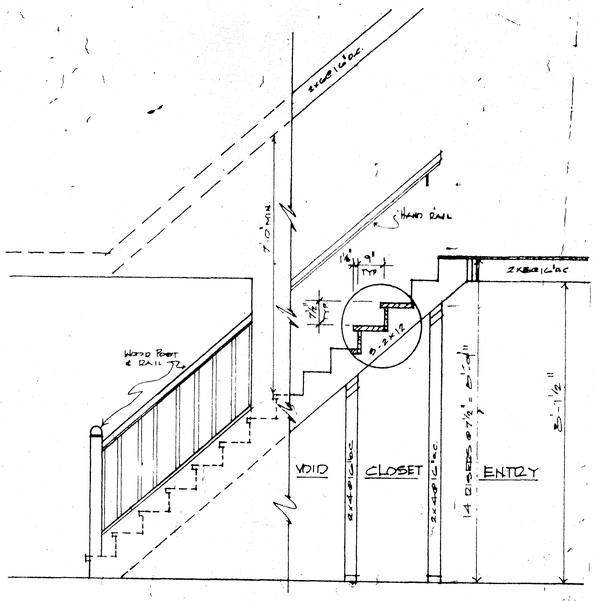
4

Attachment: Attachment C - Applicant's Backup and Supporting Documents (22634 : PL20220001712 VA 5740 Dogwood Way Bare)



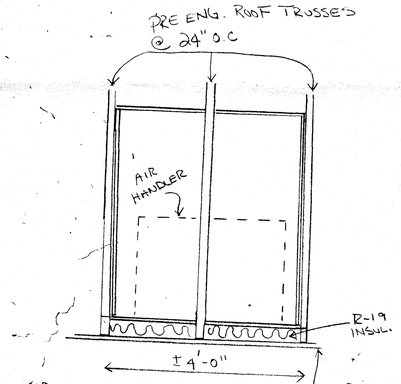
Right Side Elevation

SCALE 1/4"=1'-0"



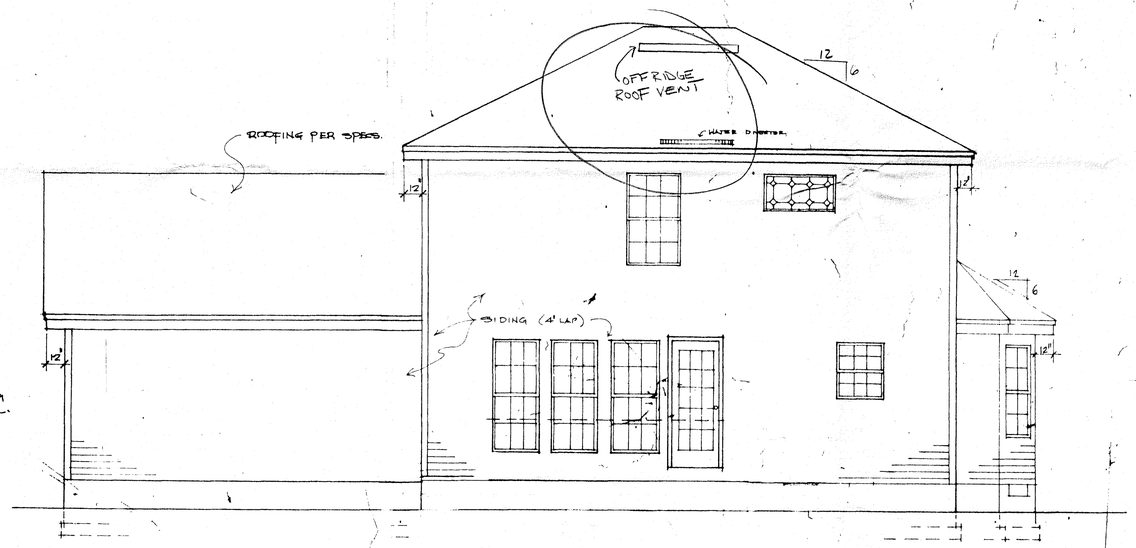
Stair Detail

SCALE 1/2"=1'-0"



(A) AIR HANDLER TO BE FRAMED AS REQD. SHEATHING TO BE ½ DRYWALL AND OR PLYWOOD

SECTION AT AIR HANDLER



Rear Elevation

SCALE 1/4"=1'-0"

5

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AFFIDAVIT OF COMPLIANCE

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

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

(Signature of Applicant)

State of Florida
County of Collier

The foregoing Affidavit of compliance was acknowledged before me this 9TH day of JUNE, 2022 NH by BRIA BARE, who is personally known to me or who has produced DRIVER LICENSE as identification.

(Signature of Notary Public)

NICHOLAS HARRIS
Printed Name of Notary

Notary Public State of Florida
Nicholas Harris
My Commission
HH 186976
Exp.10/14/2025
Notary Seal

Attachment: Attachment C - Applicant's Backup and Supporting Documents (22634 : PL20220001712 VA 5740 Dogwood Way Bare)

Joe and Bria Bare
5740 Dogwood Way
Naples, FL 34116

Dear Property Owner/Neighbor:

Please be advised that we have made a formal application to Collier County for a variance from the requirements of certain zoning regulations as they apply to our homesteaded property. More specifically, we are requesting the following:

An after-the-fact variance request from Section 4.02.01.A, Table 2.1, of the Collier County Land Development Code, to reduce the minimum side yard setback from 30 feet to 12.3 feet and to 11.3 feet for a 1-foot roof overhang on the east side for an existing single family dwelling in the Estates (E) zoning district, and for a variance to allow for an addition to the existing dwelling to reduce the minimum side yard setback from 30 feet to 17.1 feet and to 16.1 feet on the east side for a 1-foot roof overhang in the Estates (E) zoning district located at 5740 Dogwood Way also known as The East 75 feet of Tract 93 and the West 75 feet of Tract 102, Golden Gate Estates, Unit No. 33, in Section 17, Township 49 South, Range 26 East, Collier County, Florida. [PL20220001712]

Our property was initially developed using setbacks afforded only to legal nonconforming properties; having combined two lots, we are now required to satisfy the setback requirements for conforming lots. As we would like to add an addition to our home, we must obtain the requested variance. You are encouraged to contact us in the event you would like additional explanation or further information. In any event, please be advised that we are interested in assuring you that our request should not adversely affect your property interest.

Sincerely,

Joe and Bria Bare
5740 Dogwood Way
Naples, FL 34116
(239) 777-9711

Attachment: Attachment C - Applicant's Backup and Supporting Documents (22634 : PL20220001712 VA 5740 Dogwood Way Bare)

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: PL20220001712 | Buffer: 150' | Date: 5/23/2022 | Site Location: 38340640008

BARE, JOSEPH A & BRIA L	5740 DOGWOOD WAY	
CASTILLO, MARIO F & MARIA D	5770 DOGWOOD WAY	
FEHR, WILLEM ABRAHAM ROBER	TAMARA LYNN FEHR	5747 LANCEWOOD WAY
GRANT, RONALD R & BARBARA M	5771 DOGWOOD WAY	
MAYNOR, JOHN M & JOHANNA X	5781 LANCEWOOD WAY	
NOLASCO, WILSON R	JOANDIA FERNANDEZ	5721 DOGWOOD WAY
PEDEN, IVY E	5781 DOGWOOD WAY	
ROPER, DAVID & YANA	5730 DOGWOOD WAY	
SAUNDERS, BURT L	5710 DOGWOOD WAY	
SEDOR EST, JULIA S	% SUSAN A SEDOR & J K SEDOR PF	PO BOX 201
TAYLOR, BRUCE F & DEBBIE A	5755 LANCEWOOD WAY	
UNITED PROPS LLC	5780 DOGWOOD WAY	
VAN DER BANK, ZAINE	5741 DOGWOOD WAY	
ZORNES, DAVID OTIS & SUEANN I	5731 DOGWOOD WAY	

NAPLES, FL	34116---490	GOLDEN GATE EST UNIT 33 \	75FT OF TR 102 AND THE E 75F OF THE E 150FT OF TR 93
NAPLES, FL	34116---490	GOLDEN GATE EST UNIT 33 \	75FT OF E 150FT OF TR 93
NAPLES, FL	34116---0	GOLDEN GATE EST UNIT 33 E	180FT OF TR 101
NAPLES, FL	34116---490	GOLDEN GATE EST UNIT 33 E	150FT OF TR 92
NAPLES, FL	34116---491	GOLDEN GATE EST UNIT 33 E	75FT OF W 180FT OF TR 94
NAPLES, FL	34116---0	GOLDEN GATE EST UNIT 33 \	75FT OF E 180FT OF TR 103 OR 1673 PG 1687-98
NAPLES, FL	34116---490	GOLDEN GATE EST UNIT 33 \	180FT OF TR 92
NAPLES, FL	34116---0	GOLDEN GATE EST UNIT 33 E	75FT OF W 150FT OF TR 102
NAPLES, FL	34116---490	GOLDEN GATE EST UNIT 33 E	180FT OF TR 102
OXFORD, MA	01540---20	GOLDEN GATE EST UNIT 33 E	150FT OF TR 94
NAPLES, FL	34116---491	GOLDEN GATE EST UNIT 33 \	150FT OF TR 101 OR 1354 PG 813
NAPLES, FL	34116---490	GOLDEN GATE EST UNIT 33 E	75FT OF W 180FT OF TR 93 OR 926 PG 859
NAPLES, FL	34116---490	GOLDEN GATE EST UNIT 33 \	75FT OF TR 103
NAPLES, FL	34116---490	GOLDEN GATE EST UNIT 33 E	75FT OF W 150FT OF TR 103

Attachment: Attachment C - Applicant's Backup and Supporting Documents (22634 : PL20220001712 VA

SIGN POSTING INSTRUCTIONS

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

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

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

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

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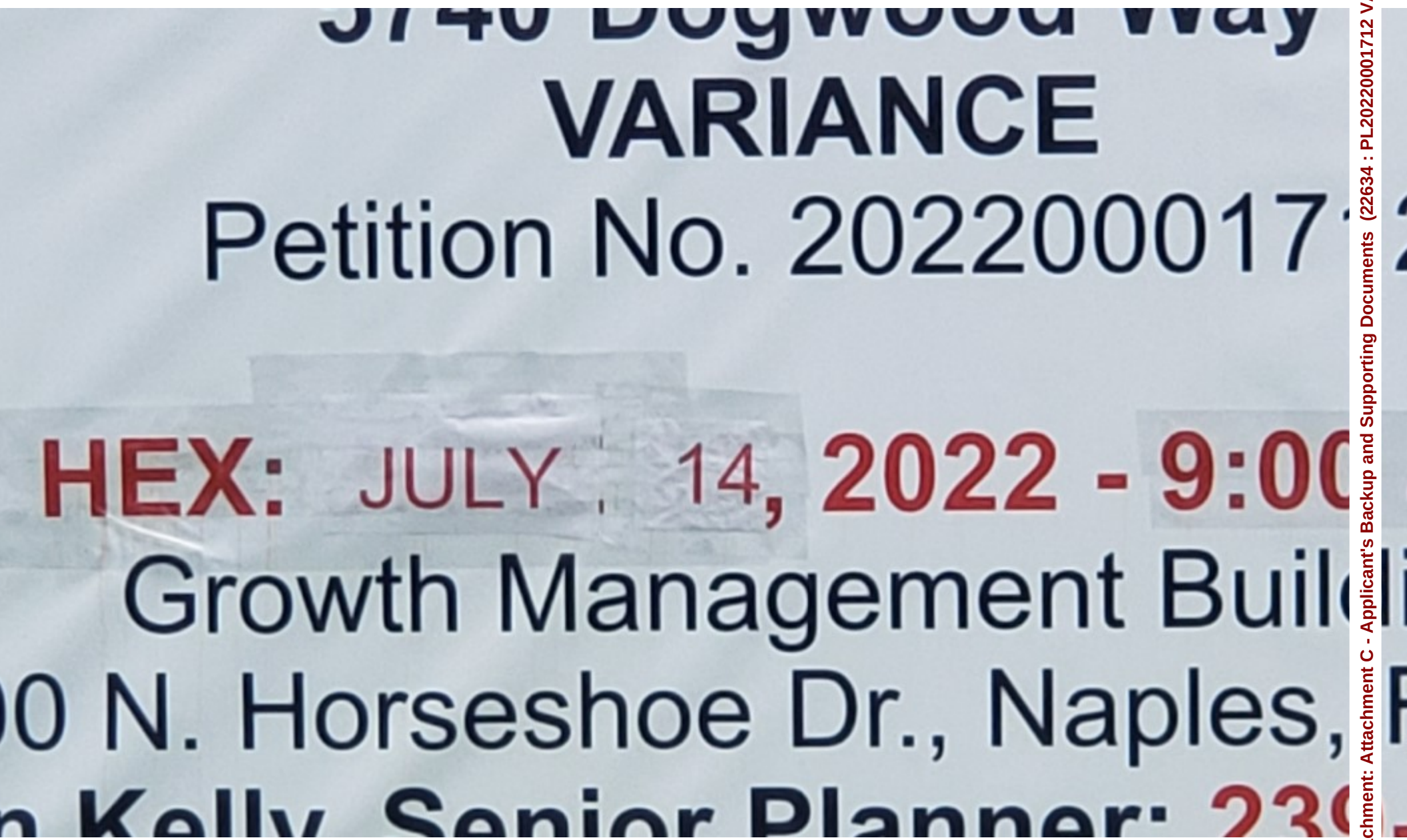
Attachment: Attachment C - Applicant's Backup and Supporting Documents (22634 : PL20220001712 VA



Attachment: Attachment C - Applicant's Backup and Supporting Documents (22634 : PL20220001712 VA