COLLIER COUNTY
Collier County Hearing Examiner

AGENDA

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

July 11, 2024

9: 00 AM

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

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

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

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

1. Pledge of Allegiance

2. Review of Agenda

3. Advertised Public Hearing

A. Petition No. PL20220003219 VA - west side of New Market Rd. - Request for a variance from LDC 5.05.09.F.2.c Table 3 to reduce the Minimum Separation Distance from Abutting Uses for Industrial (I) zoned abutting zoning districts, as measured from the outside of the tower base to the property line of the abutting use, from 50% of tower height of 54 feet to 45 feet on the north side and 46.75 feet on the south side, on a ±0.28-acre property located on the west side of New Market Road East approximately 400 feet north of the intersection of East Main Street and New Market Road East, in Immokalee, further described as Lots 7 and 8, Block 59, New Market Subdivision in Section 3, Township 47 South, Range 29 East, Collier County, Florida. [Coordinator Eric Ortman, Principal Planner] Commissioner District 5

B. Petition No. VA-PL20240000509 – Request for a variance from Land Development Code Section 4.02.01.A, Table 2.1, to allow the construction or redevelopment of a single family dwelling unit and accessory structures on a triangular shaped lot by reducing the required Minimum Front Yard from 75 feet to 50 feet, Minimum Rear Yard from 75 to 25 feet, and Minimum Side Yard from 30 feet to 20 feet on the western side and 13 feet 6 inches on the eastern side, for an Estates (E) zoned property at 174 Cocohatchee Boulevard, located southeast of the intersection of Cocohatchee Boulevard and Cocohatchee Drive, in Section 22, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: John Kelly, Planner III] Commission District 2

C. Petition No. CU-PL20220001199 – Request for approval of Conditional Use No. 9 of the Heavy Commercial (C-5) Zoning District, as provided in Section 2.03.03.E.1.c of the Collier County Land Development Code (LDC), allowing for a hotel/motel located outside of an activity center and within the Immokalee Urban Overlay District-Immokalee Agribusiness Overlay Subdistrict (AOSD) and Airport Overlay (APO) on one ± acre located at 504 East Main Street, at the northeast corner of Jefferson Avenue and East Main Street, in Section 3, Township 47 South, Range 29 East, Collier County, Florida. [Coordinator: John Kelly, Planner III] Commission District 5

D. Petition No. VA-PL20230005243 – A variance request from Section 4.02.01.A, Table 2.1, of the Collier County Land Development Code to reduce the minimum rear yard setback from 20 feet to 8.8 feet for a proposed single-family dwelling in the Village Residential (VR) zoning district. The subject property, Folio No. 26082280000, comprises 0.15 acres located on the west side of Smallwood Drive approximately 150 feet south of Demere Lane, in Section 36, Township 53 South, Range 29 East, Collier County, Florida. [Coordinator: John Kelly, Planner III] Commission District 5

4. Other Business

5. Public Comments

6. Adjourn

07/11/2024

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.A
Doc ID: 29224
Item Summary: Petition No. PL20220003219 VA - west side of New Market Rd. - Request for a variance from LDC 5.05.09.F.2.c Table 3 to reduce the Minimum Separation Distance from Abutting Uses for Industrial (I) zoned abutting zoning districts, as measured from the outside of the tower base to the property line of the abutting use, from 50% of tower height of 54 feet to 45 feet on the north side and 46.75 feet on the south side, on a ±0.28-acre property located on the west side of New Market Road East approximately 400 feet north of the intersection of East Main Street and New Market Road East, in Immokalee, further described as Lots 7 and 8, Block 59, New Market Subdivision in Section 3, Township 47 South, Range 29 East, Collier County, Florida. [Coordinator Eric Ortman, Principal Planner] Commissioner District 5

Meeting Date: 07/11/2024

Prepared by:
Title: Principal Planner – Zoning
Name: Eric Ortman
06/21/2024 12:11 PM

Submitted by:
Title: Zoning Director – Zoning
Name: Mike Bosi
06/21/2024 12:11 PM

Approved By:

Review:

Operations & Regulatory Management	Diane Lynch	GMCDD Reviewer	Skipped	06/21/2024 12:10 PM
Unknown	Jaime Cook	GMCDD Reviewer	Completed	06/25/2024 1:43 PM
Operations & Regulatory Management	Mike Bosi	Review Item	Skipped	06/27/2024 4:53 PM
Zoning	Ray Bellows	Review Item	Completed	06/27/2024 5:10 PM
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	06/27/2024 5:56 PM
Zoning	Diane Lynch	Review Item	Skipped	06/27/2024 6:06 PM
Zoning	Mike Bosi	Division Director	Completed	06/28/2024 4:21 PM
Hearing Examiner	Andrew Dickman	Meeting Pending	07/11/2024 9:00 AM	

Collier County

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: GROWTH MANAGEMENT DEPARTMENT
ZONING DIVISION – ZONING SECTION

HEARING DATE: JULY 11, 2024

SUBJECT: VA-PL-20220003219, CENTRAL IMMOKALEE – G COMMUNICATIONS TOWER

PROPERTY OWNER/AGENT:

Owner:

Donna and Linda Davis
540 New Market Rd. E.
Immokalee, FL. 34142

Agent:

Mattaniah S. Jahn, P.A.
The Law Office of Mattaniah S. Jahn, P.A.
935 Main St., Suite C4
Safety Harbor, FL. 34695

Applicant:

Diamond Communications
120 Mountain Ave.
Springfield, N.J. 07081

REQUESTED ACTION:

Request for a variance from LDC 5.05.09.F.2.c Table 3 to reduce the Minimum Separation Distance from Abutting Uses for Industrial (I) zoned abutting zoning districts, as measured from the outside of the tower base to the property line of the abutting use, from 50% of the tower height of 54 feet to 45 feet on the north side and 46.75 feet on the south side, on a ±0.28-acre property located on the west side of New Market Road East approximately 400 feet north of the intersection of East Main Street and New Market Road East, in Immokalee, further described as Lots 7 and 8, Block 59, New Market Subdivision in Section 3, Township 47 South, Range 29 East, Collier County, Florida. (*Please note that LDC 5.05.09 was amended while this petition was being reviewed. The amended text has not yet been codified in Municode, the ordinance approving the change (Ord. No. 24-05) is included as Attachment 1.*)

Table 1- Requested Relief from Separation Requirements (LDC section 5.05.09.F.2.c)

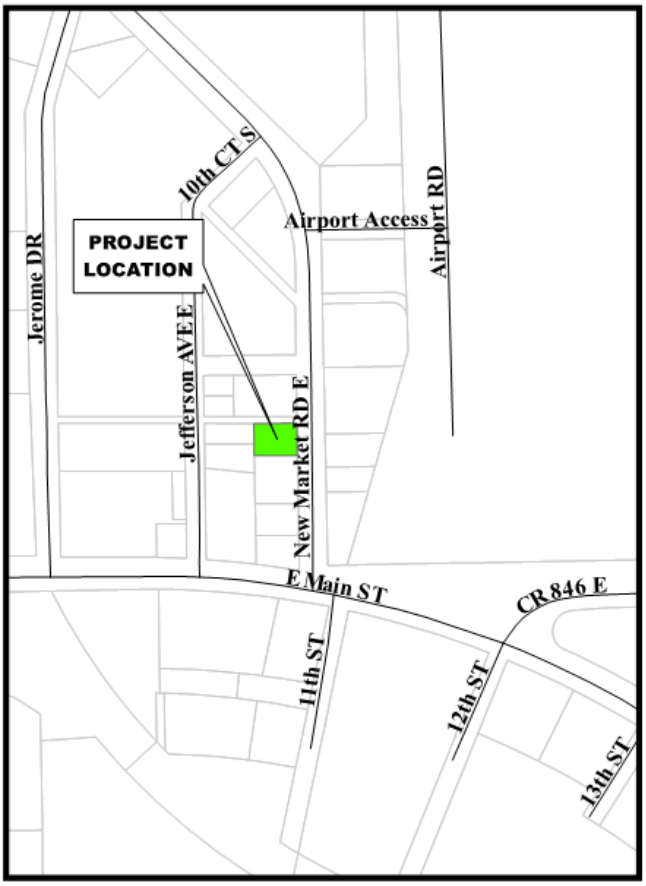
Direction	Required (ft)	Provided (ft)	Relief Requested (ft)
North	54.0	45.0	9.0
South	54.0	46.75	7.25

Attachment: Staff Report VA-PL20220003219 - Immokalee III Cell Tower CAO review (29224 : PL20220003219 VA Central Immokalee Cell Tower)

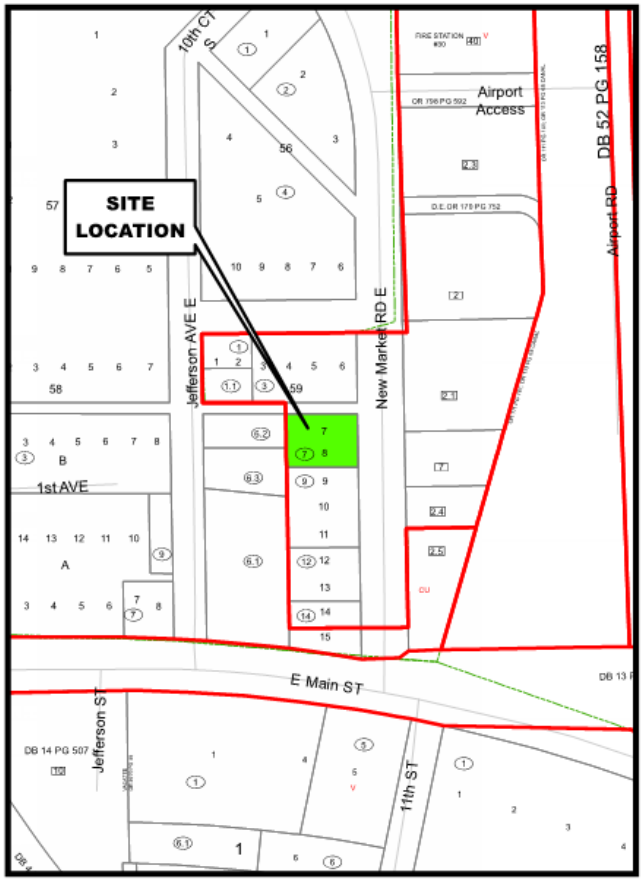
Attachment: Staff Report VA-PL20220003219 - Immokalee III Cell Tower CAO review (29224 : PL20220003219 VA Central Immokalee Cell Tower)

GEOGRAPHIC LOCATION:

The subject property is a vacant ±0.28-acre property (#63867640006) that fronts on New Market Road East, approximately 400 feet north of East Main Street, in Immokalee. The industrially zoned property is surrounded by Heavy Commercial (C-5) and Industrial (I) zoning districts. The Immokalee Regional Airport lies approximately 500 feet to the east. The subject parcel has a legal description of Newmarket Subdivision, Block 59, Lots 7 & 8, and is in Section 3, Township 47 South, Range 29 East in unincorporated Collier County, Florida (See location map below).



Location Map



Zoning Map

Petition Number: PL20220003219

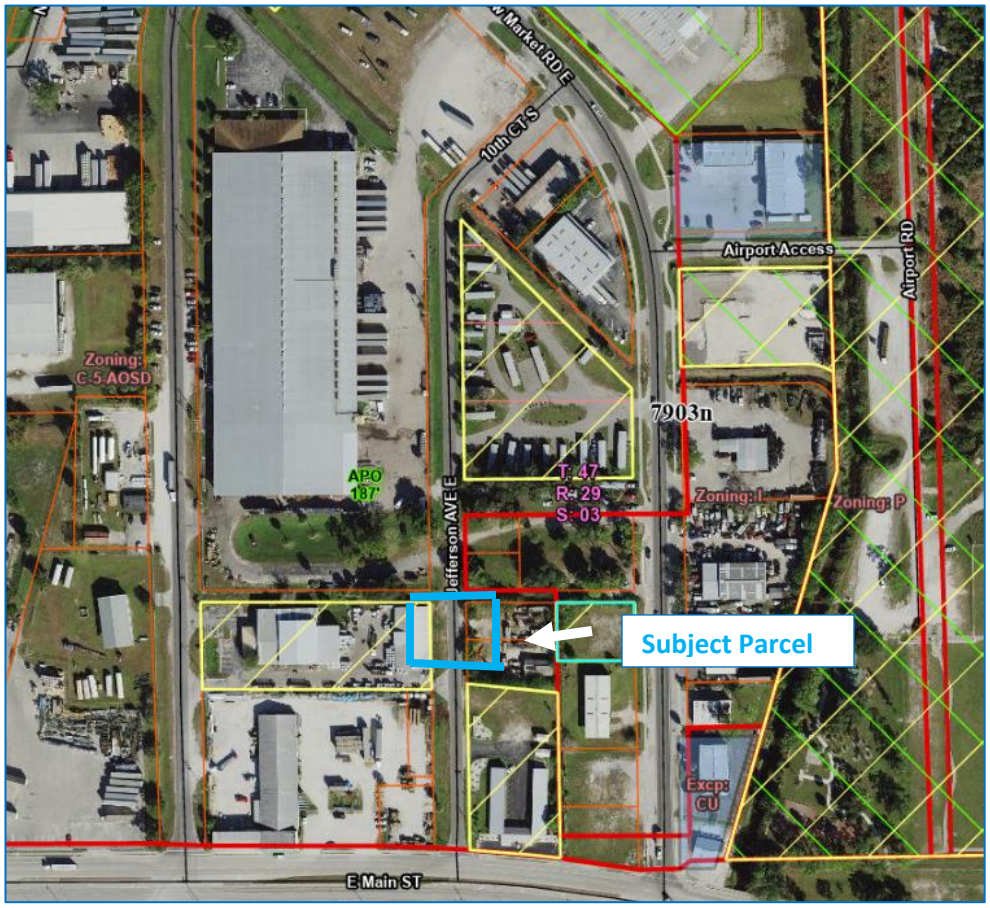
Attachment: Staff Report VA-PL20220003219 - Immokalee III Cell Tower CAO review (29224 : PL20220003219 VA Central Immokalee Cell Tower)

PURPOSE/DESCRIPTION

The proposed communications tower will address a service gap in cellular communications in the downtown Immokalee area. The tower will accommodate four (4) sets of antennas, one for the applicant with the other three (3) being available for leasing. The network nature of cellular coverage (RF-radio frequency) limits the area where a tower may be located while still achieving Verizon's RF objectives to address the large gap in coverage. In addition to RF restrictions, platting and development patterns limit the number of properties that could address this problem.

SURROUNDING LAND USE & ZONING:

North: Industrial (I) Zoned District.
East: Industrial (I) Zoned District.
South: Industrial (I) Zoned District.
West: Heavy Commercial (C-5) Base Zoning with an Agricultural Overlay Subdistrict (AOSD).



GROWTH MANAGEMENT PLAN (GMP) CONSISTENCY:

The subject property has an Industrial Mixed-Use Subdistrict land-use designation in the Immokalee Area Master Plan (IAMP) of the Collier County Growth Management Plan (GMP).

Attachment: Staff Report VA-PL20220003219 - Immokalee III Cell Tower CAO review (29224 : PL20220003219 VA Central Immokalee Cell Tower)

The purpose of this subdistrict is to provide a transition area from the Industrial Subdistrict to adjacent commercial and residential land uses and permit higher intensity commercial uses as listed in the LDC for the C-4 and C-5 Zoning Districts. Communication towers (SIC 4812 and 4813) are permitted in both C-4 and C-5 Districts; however, communication towers are permitted in the Industrial Mixed-Use Subdistrict and consistent with the IAMP of the GMP. The GMP focuses on the actual uses of land and does not address individual variance requests, therefore this petition is consistent with the IAMP and the GMP.

STAFF ANALYSIS:

This petition requests a variance from LDC section 5.05.09.F.2.c which requires the base of communication towers in an industrial zoned district to be set 50 percent (50%) of the tower's height from all property lines. The proposed tower is 108 feet tall, requiring a setback of 54 feet from each property line. As shown below, the tower does not meet this requirement on the northern and southern property boundaries. A tower that does not meet these requirements may request a variance in accordance with LDC section 9.04.00.

Direction	Required (ft)	Provided (ft)	Relief Requested (ft)
North	54.0	45.0	9.0
South	54.0	46.75	7.25

The applicant has obtained the required permits and letters of no objection from the agencies with jurisdiction (*Attachment 2*). A certified fall zone letter is included in Attachment 3.

The decision to grant a variance is based on the criteria in LDC section 9.04.00. Staff has analyzed this petition relative to these criteria and provides 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?

Siting of a communication tower is driven by a combination of existing coverage areas, cell tower capacity, and the RF requirements of a tower to ensure consistent and adequate service. The site search did not identify any parcels with existing structures that met the RF requirements. The site search did identify seven parcels without structures that met the RF requirements. Diamond and the property owner were able to successfully negotiate a lease agreement for one of these parcels.

b. Are there special conditions and circumstances which do not result from the action of the applicant, such as preexisting conditions relative to the property which is the subject of this variance request?

The FCC mandate and local zoning ordinances are beyond the control of the applicant. RF requirements limit the number of properties for successful tower location. The tower must also be sited in an area where there is either limited or no coverage. Further limiting the site location is the need for a willing landowner to enter into a lease agreement with Diamond Communications. Combined, these factors limit the number of sites where a communication tower might be located.

Attachment: Staff Report VA-PL20220003219 - Immokalee III Cell Tower CAO review (29224 : PL20220003219 VA Central Immokalee Cell Tower)

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

Without the variance, Diamond Communications will not be able to install the tower at the proposed location. This will leave the existing coverage gap near the proposed tower unresolved and leave spotty cell coverage for those who need it near the proposed tower location.

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

The 108-foot communications tower is the minimum height needed to resolve the capacity gap in the surrounding service area. The tower will be 45 feet from the northern property line, which is the closest the tower will be to any property line. Documentation by a civil engineer lists the tower's fall zone radius as 40 feet, which is less than the distance between the tower and any of the property boundaries. In the unlikely event of a tower collapse, the tower will fall within the parcel boundaries.

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?

No special privilege is being bestowed to the applicant through this petition. Variances are handled on a case-by-case basis and do not set a precedent; approval is based on an evaluation of the eligibility criteria. This petition has no bearing on another individual, firm, or other interested party from seeking a dimensional variance. The height and design of a communications tower are unique when compared to much of the building occurring in Collier County and present difficulties in siting a tower with respect to meeting separation requirements from property lines. The tower height is the minimum height that will permit resolving the service gap issue in the proposed area.

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

Communications towers handle 911 Emergency Calls and, therefore, are considered an essential service. Roughly 84 percent (84%) of the 183,000 911 calls received in 2021 were made using wireless devices. The greater the cellular coverage, the greater the chance of a successful 911 call when an emergency arises. In the event of a tower failure, the tower is designed to fold over into itself and has a fall zone radius of 40 feet, meaning that if the tower were to fail, it would fall within the boundaries of the subject parcel. Enhanced 911 coverage and a fall zone, which will keep the tower on the subject property, both act to preserve public health, safety, and welfare; the proposed tower is in keeping with the intent of the LDC. In addition, the applicant is following FCC mandated guidelines concerning cellular coverage.

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.?

Attachment: Staff Report VA-PL20220003219 - Immokalee III Cell Tower CAO review (29224 : PL20220003219 VA Central Immokalee Cell Tower)

The property is surrounded by land that is zoned either commercial (C-5) or industrial (I) and abuts a public right-of-way (New Market Road East). There are no residences within any proximity to the tower. In the unlikely event of a structural failure in the tower, it will collapse upon itself with a fall radius of 40 feet from the base of the tower.

h. Will granting the variance be consistent with the GMP?

The IAMP/GMP permits communication towers on the subject property. The IAMP/GMP does not address individual variance requests related to dimensions. Approval of this variance will not affect or change the requirements of the IAMP/GMP with respect to density, intensity, compatibility, access/connectivity, or other applicable land use provisions except for granting relief of the tower from the northern and southern property lines.

ENVIRONMENTAL ADVISORY COUNCIL (EAC) RECOMMENDATION:

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

RECOMMENDATION:

Staff recommends that the Collier County Hearing Examiner approve variance petition VA-PL-20220003219 to reduce the north side tower separation from the property line from 54 feet to 45 feet and the south side tower separation from the property line from 54 feet to 46.75 feet for a communications tower.

Direction	Required (ft)	Provided (ft)	Relief Requested (ft)
North	54.0	45.0	9.0
South	54.0	46.75	7.25

Attachments:

1. Ord. 24-05 – LDC 5.05.09 Wireless Communications
2. Applicant's Backup Documentation
3. Certified Fall Zone Letter

Attachment: Attachment 1 - Ord 2024-05 (LDC 5.05.09) Wireless Communications (29224 : PL20220003219 VA Central Immokalee Cell Tower)

ORDINANCE NO. 2024 – 05

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, AMENDING ORDINANCE NUMBER 04-41, AS AMENDED, THE COLLIER COUNTY LAND DEVELOPMENT CODE, WHICH INCLUDES THE COMPREHENSIVE LAND REGULATIONS FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA, TO REVISE THE REGULATIONS RELATED TO WIRELESS COMMUNICATION FACILITIES, BY PROVIDING FOR: SECTION ONE, RECITALS; SECTION TWO, FINDINGS OF FACT; SECTION THREE, ADOPTION OF AMENDMENTS TO THE LAND DEVELOPMENT CODE, MORE SPECIFICALLY AMENDING THE FOLLOWING: CHAPTER 1 GENERAL PROVISIONS, INCLUDING SECTION 1.08.02 DEFINITIONS; CHAPTER TWO ZONING DISTRICTS AND USES, INCLUDING SECTION 2.01.03 ESSENTIAL SERVICES, SECTION 2.03.01 AGRICULTURAL DISTRICTS, SECTION 2.03.02 RESIDENTIAL ZONING DISTRICTS, SECTION 2.03.03 COMMERCIAL ZONING DISTRICTS, SECTION 2.03.04 INDUSTRIAL ZONING DISTRICTS, SECTION 2.03.05 CIVIC AND INSTITUTIONAL ZONING DISTRICTS, SECTION 2.03.06 PLANNED UNIT DEVELOPMENT DISTRICTS, SECTION 2.03.07 OVERLAY ZONING DISTRICTS, SECTION 2.03.08 RURAL FRINGE ZONING DISTRICTS, AND SECTION 2.03.09 OPEN SPACE ZONING DISTRICTS; CHAPTER FOUR SITE DESIGN AND DEVELOPMENT STANDARDS, INCLUDING SECTION 4.02.01 DIMENSIONAL STANDARDS FOR PRINCIPAL USES IN BASE ZONING DISTRICTS, SECTION 4.02.14 DESIGN STANDARDS FOR DEVELOPMENT IN THE ST AND ACSC-ST DISTRICTS, SECTION 4.06.05 GENERAL LANDSCAPING REQUIREMENTS, AND SECTION 4.08.06 SSA DESIGNATION; AND CHAPTER FIVE SUPPLEMENTAL STANDARDS, INCLUDING SECTION 5.05.09 COMMUNICATIONS TOWERS; SECTION FOUR, CONFLICT AND SEVERABILITY; SECTION FIVE, INCLUSION IN THE COLLIER COUNTY LAND DEVELOPMENT CODE; AND SECTION SIX, EFFECTIVE DATE. [PL20230013966]

Recitals

WHEREAS, on October 30, 1991, the Collier County Board of County Commissioners adopted Ordinance No. 91-102, the Collier County Land Development Code (hereinafter LDC), which was subsequently amended; and

WHEREAS, the Collier County Board of County Commissioners (Board) on June 22, 2004, adopted Ordinance No. 04-41, which repealed and superseded Ordinance No. 91-102, as

amended, the Collier County Land Development Code, which had an effective date of October 18, 2004; and

WHEREAS, on March 18, 1997, the Board adopted Resolution 97-177 establishing local requirements and procedures for amending the LDC; and

WHEREAS, all requirements of Resolution 97-177 have been met; and

WHEREAS, the Collier County Planning Commission, sitting as the land planning agency, did hold an advertised public hearing on December 7, 2023, and reviewed the proposed amendments for consistency with the Comprehensive Plan and did recommend approval; and

WHEREAS, the Board of County Commissioners, in a manner prescribed by law, did hold an advertised public hearing on February 27, 2024, and did take action concerning these amendments to the LDC; and

WHEREAS, the subject amendments to the LDC are hereby determined by this Board to be consistent with and to implement the Collier County Growth Management Plan as required by Subsections 163.3194 (1) and 163.3202 (1), Florida Statutes; and

WHEREAS, this ordinance is adopted in compliance with and pursuant to the Community Planning Act (F.S. § 163.3161 *et seq.*), and F.S. § 125.01(1)(t) and (1)(w); and

WHEREAS, this ordinance is adopted pursuant to the constitutional and home rule powers of Fla. Const. Art. VIII, § 1(g); and

WHEREAS, all applicable substantive and procedural requirements of the law have otherwise been met.

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

SECTION ONE: RECITALS

The foregoing Recitals are true and correct and incorporated by reference herein as if fully set forth.

SECTION TWO: FINDINGS OF FACT

The Board of Commissioners of Collier County, Florida, hereby makes the following findings of fact:

1. Collier County, pursuant to § 163.3161, *et seq.,* F.S., the Florida Community Planning Act (herein after the "Act"), is required to prepare and adopt a comprehensive plan.

Attachment: Attachment 1 - Ord 2024-05 (LDC 5.05.09) Wireless Communications (29224 : PL20220003219 VA Central Immokalee Cell Tower)

2. After adoption of the Comprehensive Plan, the Act and in particular § 163.3202(1), F.S., mandates that Collier County adopt land development regulations that are consistent with and implement the adopted comprehensive plan.

3. Section 163.3201, F.S., provides that it is the intent of the Act that the adoption and enforcement by Collier County of land development regulations for the total unincorporated area shall be based on, be related to, and be a means of implementation for, the adopted comprehensive plan.

4. Section 163.3194(1)(b), F.S., requires that all land development regulations enacted or amended by Collier County be consistent with the adopted comprehensive plan, or element or portion thereof, and any land regulations existing at the time of adoption which are not consistent with the adopted comprehensive plan, or element or portion thereof, shall be amended so as to be consistent.

5. Section 163.3202(3), F.S., states that the Act shall be construed to encourage the use of innovative land development regulations.

6. On January 10, 1989, Collier County adopted the Collier County Growth Management Plan (hereinafter the "Growth Management Plan" or "GMP") as its comprehensive plan pursuant to the requirements of § 163.3161 *et seq.,* F.S.

7. Section 163.3194(1)(a), F.S., mandates that after a comprehensive plan, or element or portion thereof, has been adopted in conformity with the Act, all development undertaken by, and all actions taken in regard to development orders by, governmental agencies in regard to land covered by such comprehensive plan or element shall be consistent with such comprehensive plan or element as adopted.

8. Pursuant to § 163.3194(3)(a), F.S., a development order or land development regulation shall be consistent with the comprehensive plan if the land uses, densities or intensities, and other aspects of development are compatible with, and further the objectives, policies, land uses, densities, or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.

9. Section 163.3194(3)(b), F.S., states that a development approved or undertaken by a local government shall be consistent with the comprehensive plan if the land uses, densities or intensities, capacity or size, timing, and other aspects of development are compatible with, and further the objectives, policies, land uses, densities, or intensities in the comprehensive plan and if it meets all other criteria enumerated by the local government.

10. On October 30, 1991, Collier County adopted the Collier County Land Development Code, which became effective on November 13, 1991. The Land Development Code adopted in Ordinance 91-102 was recodified and superseded by Ordinance 04-41.

Words ~~struck through~~ are deleted, words underlined are added

Attachment: Attachment 1 - Ord 2024-05 (LDC 5.05.09) Wireless Communications (29224 : PL20220003219 VA Central Immokalee Cell Tower)

11. Collier County finds that the Land Development Code is intended and necessary to preserve and enhance the present advantages that exist in Collier County; to encourage the most appropriate use of land, water and resources consistent with the public interest; to overcome present handicaps; and to deal effectively with future problems that may result from the use and development of land within the total unincorporated area of Collier County and it is intended that this Land Development Code preserve, promote, protect and improve the public health, safety, comfort, good order, appearance, convenience and general welfare of Collier County; to prevent the overcrowding of land and avoid the undue concentration of population; to facilitate the adequate and efficient provision of transportation, water, sewerage, schools, parks, recreational facilities, housing and other requirements and services; to conserve, develop, utilize and protect natural resources within the jurisdiction of Collier County; to protect human, environmental, social and economic resources; and to maintain through orderly growth and development, the character and stability of present and future land uses and development in Collier County.

12. It is the intent of the Board of County Commissioners of Collier County to implement the Land Development Code in accordance with the provisions of the Collier County Comprehensive Plan, Chapter 125, Fla. Stat., and Chapter 163, Fla. Stat., and through these amendments to the Code.

SECTION THREE: ADOPTION OF AMENDMENTS TO THE LAND DEVELOPMENT CODE

* * * * * * * * * * * * *

SUBSECTION 3.A. AMENDMENTS TO SECTION 1.08.02 – DEFINITIONS

Section 1.08.02 Definitions, of Ordinance 04-41, as amended, the Collier County Land Development Code, is hereby amended to read as follows:

Section 1.08.02 Definitions

* * * * * * * * * * * * *

~~Monopole communications tower: A commercial vertical single tubular self-supporting tower for nonparabolic antennas with small effective radii.~~

* * * * * * * * * * * * *

Wireless communication facilities: See all related definitions in LDC section 5.05.09.

* * * * * * * * * * * * *

Attachment: Attachment 1 - Ord 2024-05 (LDC 5.05.09) Wireless Communications (29224 : PL20220003219 VA Central Immokalee Cell Tower)

SUBSECTION 3.B. AMENDMENTS TO SECTION 2.01.03 - ESSENTIAL SERVICES

Section 2.01.03, Essential Services, of Ordinance 04-41, as amended, the Collier County Land Development Code, is hereby amended to read as follows:

Section 2.01.03 Essential Services

* * * * * * * * * * * * *

A. The following uses shall be deemed permitted uses in all zoning districts, except CON districts, RFMU sending lands, NRPAS, HSAS, and FSAS:

* * * * * * * * * * * * *

~~4.~~ ~~Wireless communication facilities~~ ~~Communication towers, limited to those providing wireless emergency telephone service, subject to all applicable provisions in section 5.05.09 of this Code.~~

~~5~~4. Electrical transmission and distribution lines, substations, and emergency power structures;

-Remainder of list to be renumbered accordingly-

~~9~~8. Conservation Collier lands which provide for permitted nondestructive, passive natural resource based recreational and educational activities, exclusive of major improvements. Permitted minor improvements shall be limited to one (1) ground sign, not to exceed eight (8) feet in height with a maximum sign area of thirty-two (32) square feet; a parking area, not to exceed twenty (20) parking spaces; hiking trails; a fully accessible trail or trail section; educational kiosks not to exceed one hundred (100) square feet; and public restroom facilities not to exceed five hundred (500) square feet. The provisions for Conservation Collier lands in this Code do not affect the underlying zoning districts or land use designations in any district where Conservation Collier lands are established. Such that no expansion or diminution of the various zoning district permitted uses is intended or implied by these provisions, except as stated above with respect to minor improvements. Oil and gas exploration as defined and regulated in this Code remains a permitted use on or beneath Conservation Collier lands established in any zoning district providing for oil and gas exploration as a permitted use pursuant to subsection 2.03.09 B.1.a.viii.

* * * * * * * * * * * * *

H. Wireless communication facilities, limited to those providing wireless emergency telephone service, are considered an essential service and shall be permitted and subject to all applicable provisions in LDC section 5.05.09.

Words ~~struck through~~ are deleted, words underlined are added

Attachment: Attachment 1 - Ord 2024-05 (LDC 5.05.09) Wireless Communications (29224 : PL20220003219 VA Central Immokalee Cell Tower)

SUBSECTION 3.C. AMENDMENTS TO SECTION 2.03.01 – AGRICULTURAL DISTRICTS

Section 2.03.01, Agricultural Districts, of Ordinance 04-41, as amended, the Collier County Land Development Code, is hereby amended to read as follows:

2.03.01 Agricultural Districts

A. Rural Agricultural District (A). The purpose and intent of the rural agricultural district (A) is to provide lands for agricultural, pastoral, and rural land uses by accommodating traditional agricultural, agricultural related activities and facilities, support facilities related to agricultural needs, and conservation uses. Uses that are generally considered compatible to agricultural uses that would not endanger or damage the agricultural, environmental, potable water, or wildlife resources of the County, are permissible as conditional uses in the A district. The A district corresponds to and implements the Agricultural/Rural land use designation on the future land use map of the Collier County GMP, and in some instances, may occur in the designated urban area. The maximum density permissible in the rural agricultural district within the urban mixed use district shall be guided, in part, by the density rating system contained in the future land use element of the GMP. The maximum density permissible or permitted in A district shall not exceed the density permissible under the density rating system. The maximum density permissible in the A district within the agricultural/rural district of the future land use element of the Collier County GMP shall be consistent with and not exceed the density permissible or permitted under the agricultural/rural district of the future land use element.

1. The following subsections identify the uses that are permissible by right and the uses that are allowable as accessory or conditional uses in the rural agricultural district (A).

a. *Permitted uses.*

* * * * * * * * * * * * *

7. Family care facilities, subject to section 5.05.04.

8. ~~Communications towers up to specified height~~ Wireless communication facilities, subject to LDC section 5.05.09.

9. Essential services, as set forth in section 2.01.03.

* * * * * * * * * * * * *

c. Conditional uses. The following uses are permitted as conditional uses in the rural agricultural district (A), subject to the standards and procedures established in LDC section 10.08.00 and the Administrative Code.

* * * * * * * * * * * * *

12. Collection and transfer sites for resource recovery.

~~13. Communication towers above specified height, subject to section 5.05.09.~~

143. Social and fraternal organizations.

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-Remainder of list to be renumbered accordingly-

287. Ancillary plants.

* * * * * * * * * * * * *

B. Estate District (E). The purpose and intent of the estates district (E) is to provide lands for low density residential development in a semi-rural to rural environment, with limited agricultural activities. In addition to low density residential development with limited agricultural activities, the E district is also designed to accommodate as conditional uses, development that provides services for and is compatible with the low density residential, semi-rural and rural character of the E district. The E district corresponds to and implements the estates land use designation on the future land use map of the Collier County GMP, although, in limited instances, it may occur outside of the estates land use designation. The maximum density permissible in the E district shall be consistent with and not exceed the density permissible or permitted under the estates district of the future land use element of the Collier County GMP as provided under the Golden Gate Master Plan.

1. The following subsections identify the uses that are permissible by right and the uses that are allowable as accessory or conditional uses in the estates district (E).

* * * * * * * * * * * * *

c. Conditional uses. For Estates zoning within the Golden Gate Estates subdivision, the Golden Gate Area Master Plan in the GMP restricts the location of conditional uses. The following uses are permissible as conditional uses in the estates district (E), subject to the standards and procedures established in LDC section 10.08.00:

* * * * * * * * * * * * *

11. Public schools without an agreement with Collier County, as described in LDC section 5.05.14. Additional standards in LDC section 5.05.14 shall also apply.

12. ~~Communication towers up to specified heights~~ Wireless communication facilities, subject to LDC section 5.05.09.

* * * * * * * * * * * * *

SUBSECTION 3.D. AMENDMENTS TO SECTION 2.03.02 – RESIDENTIAL ZONING DISTRICTS

Section 2.03.02, Residential Zoning Districts, of Ordinance 04-41, as amended, the Collier County Land Development Code, is hereby amended to read as follows:

2.03.02 Residential Zoning Districts

Attachment: Attachment 1 - Ord 2024-05 (LDC 5.05.09) Wireless Communications (29224 : PL20220003219 VA Central Immokalee Cell Tower)

A. Residential Single-Family Districts (RSF-1; RSF-2; RSF-3; RSF-4; RSF-5; RSF-6). The purpose and intent of the residential single-family districts (RSF) is to provide lands primarily for single-family residences. These districts are intended to be single-family residential areas of low density. The nature of the use of property is the same in all of these districts. Variation among the RSF-1, RSF-2, RSF-3, RSF-4, RSF-5 and RSF-6 districts is in requirements for density, lot area, lot width, yards, height, floor area, lot coverage, parking, landscaping and signs. Certain structures and uses designed to serve the immediate needs of the single-family residential development in the RSF districts such as governmental, educational, religious, and noncommercial recreational uses are permitted as conditional uses as long as they preserve and are compatible with the single-family residential character of the RSF district[s]. The RSF districts correspond to and implement the urban mixed use land use designation on the future land use map of the Collier County GMP. The maximum density permissible in the residential single-family (RSF) districts and the urban mixed use land use designation shall be guided, in part, by the density rating system contained in the future land use element of the Collier County GMP. The maximum density permissible or permitted in the RSF district shall not exceed the density permissible under the density rating system, except as permitted by policies contained in the future land use element.

* * * * * * * * * * * * *

1. The following subsections identify the uses that are permissible by right and the uses that are allowable as accessory or conditional uses in the residential single-family districts (RSF).

* * * * * * * * * * * * *

c. *Conditional uses.* The following uses are permissible as conditional uses in the residential single-family districts (RSF), subject to the standards and procedures established in LDC section 10.08.00.

* * * * * * * * * * * * *

11. Public schools without an agreement with Collier County, as described in LDC section 5.05.14. Additional standards in LDC section 5.05.14 shall also apply; however, any high school located in this district is subject to a compatibility review as described in LDC section 10.02.03.

12. Wireless communication facilities, subject to LDC section 5.05.09.

* * * * * * * * * * * * *

B. Residential Multi-Family-6 District (RMF-6). The purpose and intent of the residential multi-family-6 district (RMF-6) is to provide for single-family, two-family and multi-family residences having a low profile silhouette, surrounded by open space, being so situated that it is located in close proximity to public and commercial services and has direct or convenient access to collector and arterial roads on the county major road network. The RMF-6 district corresponds to and implements the urban mixed use land use designation on the future land use map of the Collier County GMP. The maximum density permissible in the RMF-6 district and the urban mixed use land use designation shall be guided, in part, by the density rating system contained in the future land use element of

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the Collier County GMP. The maximum density permissible or permitted in the RMF-6 district shall not exceed the density permissible under the density rating system, except as permitted by policies contained in the future land use element.

1. The following subsections identify the uses that are permissible by right and the uses that are allowable as accessory or conditional uses in the RMF-6 district.

* * * * * * * * * * * * *

c. *Conditional uses.* The following uses are permissible as conditional uses in the RMF-6 district, subject to the standards and procedures established in LDC section 10.08.00.

* * * * * * * * * * * * *

10. Public schools without an agreement with Collier County, as described in LDC section 5.05.14. Additional standards in LDC section 5.05.14 shall also apply; however, any high school located in this district is subject to a compatibility review as described in LDC section 10.02.03.

11. Wireless communication facilities, subject to LDC section 5.05.09.

* * * * * * * * * * * * *

C. Residential Multi-Family-12 District (RMF-12). The purpose and intent of the residential multi-family 12 district (RMF-12) is to provide lands for multiple-family residences having a mid-rise profile, generally surrounded by lower structures and open space, located in close proximity to public and commercial services, with direct or convenient access to collector and arterial roads on the county major road network. Governmental, social, and institutional land uses that serve the immediate needs of the multi-family residences are permitted as conditional uses as long as they preserve and are compatible with the mid-rise multiple-family character of the district. The RMF-12 district corresponds to and implements the urban mixed use land use designation on the future land use map of the Collier County GMP. The maximum density permissible in the RMF-12 district and the urban mixed use land use designation shall be guided, in part, by the density rating system contained in the future land use element of the Collier County GMP. The maximum density permissible or permitted in the RMF-12 district shall not exceed the density permissible under the density rating system, except as permitted by policies contained in the future land use element.

1. The following subsections identify the uses that are permissible by right and the uses that are allowable as accessory or conditional uses in the residential multi-family-12 district (RMF-12).

a. Permitted uses.

* * * * * * * * * * * * *

6. Educational plants and public schools with an agreement with Collier County, as described in LDC section 5.05.14; however, any high school located in this district is subject to a compatibility review as described in LDC section 10.02.03

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7. Wireless communication facilities, subject to LDC section 5.05.09.

* * * * * * * * * * * * *

D. Residential Multi-Family-16 District (RMF-16). The purpose and intent of the residential multi-family-16 district (RMF-16) is to provide lands for medium to high density multiple-family residences, generally surrounded by open space, located in close proximity to public and commercial services, with direct or convenient access to arterial and collector roads on the county major road network. Governmental, social, and institutional land uses that serve the immediate needs of the multiple-family residences are permitted as conditional uses as long as they preserve and are compatible with the medium to high density multi-family character of the district. The RMF-16 district corresponds to and implements the urban mixed use land use designation on the future land use map of the Collier County GMP. The maximum density permissible in the RMF-16 district and the urban mixed use land use designation shall be guided, in part, by the density rating system contained in the future land use element of the Collier County GMP. The maximum density permissible or permitted in the RMF-16 district shall not exceed the density permissible under the density rating system, except as permitted by policies contained in the future land use element.

1. The following subsections identify the uses that are permissible by right and the uses that are allowable as accessory or conditional uses in the residential multi-family-16 district (RMF-16).

a. Permitted uses.

4. Educational plants and public schools with an agreement with Collier County, as described in LDC section 5.05.14; however, any high school located in this district is subject to a compatibility review as described in LDC section 10.02.03.

5. Wireless communication facilities, subject to LDC section 5.05.09.

* * * * * * * * * * * * *

E. Residential Tourist District (RT). The purpose and intent of the residential tourist district (RT) is to provide lands for tourist accommodations and support facilities, and multiple family uses. The RT district corresponds with and implements the urban mixed use district and the activity center district in the urban designated area on the future land use map of the Collier County GMP.

1. The following subsections identify the uses that are permissible by right and the uses that are allowable as accessory or conditional uses in the residential tourist district (RT).

a. Permitted uses.

5. Townhouses subject to section 5.05.07.

6. Wireless communication facilities, subject to LDC section 5.05.09.

* * * * * * * * * * * * *

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F. Village Residential District (VR). The purpose and intent of the village residential district (VR) is to provide lands where a mixture of residential uses may exist. Additionally, uses are located and designed to maintain a village residential character which is generally low profile, relatively small building footprints as is the current appearance of Goodland and Copeland. The VR district corresponds to and implements the mixed residential land use designation on the Immokalee future land use map of the Collier County GMP. It is intended for application in those urban areas outside of the coastal urban area designated on the future land use map of the Collier County GMP, though there is some existing VR zoning in the coastal urban area. The maximum density permissible in the VR district and the urban mixed use land use designation shall be guided, in part, by the density rating system contained in the future land use element of the Collier County GMP. The maximum density permissible or permitted in the VR district shall not exceed the density permissible under the density rating system, except as permitted by policies contained in the future land use element, or as designated on the Immokalee future land use map of the GMP.

1. The following subsections identify the uses that are permissible by right and the uses that are allowable as accessory or conditional uses in the village residential district (VR).

a. Permitted uses.

6. Educational plants and public schools with an agreement with Collier County, as described in LDC section 5.05.14; however, any high school located in this district is subject to a compatibility review as described in LDC section 10.02.03.

7. Wireless communication facilities, subject to LDC section 5.05.09.

* * * * * * * * * * * * *

G. Mobile Home District (MH). The purpose and intent of the mobile home district (MH) is to provide land for mobile homes and modular built homes, as defined in this Land Development Code, that are consistent and compatible with surrounding land uses. The MH District corresponds to and implements the urban mixed-use land use designation on the future land-use map of the Collier County GMP. The maximum density permissible in the MH district and the urban mixed use land use designation shall be guided, in part, by the density rating system contained in the future land use element of the Collier County GMP. The maximum density permissible or permitted in the MH district shall not exceed the density permissible under the density rating system, except as permitted by policies contained in the future land use element, or as identified in the Immokalee future land use map of the GMP.

1. The following subsections identify the uses that are permissible by right and the uses that are allowable as accessory or conditional uses in the mobile home district (MH).

a. Permitted uses.

5. Educational plants and public schools with an agreement with Collier County, as described in LDC section 5.05.14; however, any

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high school located in this district is subject to a compatibility review as described in LDC section 10.02.03.

6. Wireless communication facilities, subject to LDC section 5.05.09.

* * * * * * * * * * * * *

SUBSECTION 3.E. AMENDMENTS TO SECTION 2.03.03 – COMMERCIAL ZONING DISTRICTS

Section 2.03.03, Commercial Zoning Districts, of Ordinance 04-41, as amended, the Collier County Land Development Code, is hereby amended to read as follows:

2.03.03 Commercial Zoning Districts

A. Commercial Professional and General Office District (C-1). The purpose and intent of the commercial professional and general office district C-1 is to allow a concentration of office type buildings and land uses that are most compatible with, and located near, residential areas. Most C-1 commercial, professional, and general office districts are contiguous to, or when within a PUD, will be placed in close proximity to residential areas, and, therefore, serve as a transitional zoning district between residential areas and higher intensity commercial zoning districts. The types of office uses permitted are those that do not have high traffic volumes throughout the day, which extend into the evening hours. They will have morning and evening short-term peak conditions. The market support for these office uses should be those with a localized basis of market support as opposed to office functions requiring inter-jurisdictional and regional market support. Because office functions have significant employment characteristics, which are compounded when aggregations occur, certain personal service uses shall be permitted, to provide a convenience to office-based employment. Such convenience commercial uses shall be made an integral part of an office building as opposed to the singular use of a building. Housing may also be a component of this district as provided for through conditional use approval.

1. The following uses, as identified with a number from the Standard Industrial Classification Manual (1987), or as otherwise provided for within this section are permissible by right, or as accessory or conditional uses within the C-1 commercial professional and general office district.

* * * * * * * * * * * * *

a. Permitted uses.

40. Travel agencies (4724, no other transportation services).

41. Wireless communication facilities, subject to LDC section 5.05.09.

~~41~~2. Any other commercial use or professional service which is comparable in nature with the foregoing uses including those that exclusively serve the administrative as opposed to the operational functions of a business and are associated purely with activities

Words ~~struck through~~ are deleted, words underlined are added

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conducted in an office, as determined by the Hearing Examiner or CCPC, pursuant to LDC section 10.02.06 K.

* * * * * * * * * * * * *

B. Commercial Convenience District (C-2). The purpose and intent of the commercial convenience district (C-2) is to provide lands where commercial establishments may be located to provide the small-scale shopping and personal needs of the surrounding residential land uses within convenient travel distance except to the extent that office uses carried forward from the C-1 district will expand the traditional neighborhood size. However, the intent of this district is that retail and service uses be of a nature that can be economically supported by the immediate residential environs. Therefore, the uses should allow for goods and services that households require on a daily basis, as opposed to those goods and services that households seek for the most favorable economic price and, therefore, require much larger trade areas. It is intended that the C-2 district implements the Collier County GMP within those areas designated agricultural/rural; estates neighborhood center district of the Golden Gate Master Plan; the neighborhood center district of the Immokalee Master Plan; and the urban mixed use district of the future land use element permitted in accordance with the locational criteria for commercial and the goals, objectives, and policies as identified in the future land use element of the Collier County GMP. The maximum density permissible in the C-2 district and the urban mixed use land use designation shall be guided, in part, by the density rating system contained in the future land use element of the Collier County GMP. The maximum density permissible or permitted in a district shall not exceed the density permissible under the density rating system.

1. The following uses, as identified with a number from the Standard Industrial Classification Manual (1987), or as otherwise provided for within this section are permissible by right, or as accessory or conditional uses within the C-2 commercial convenience district.

a. Permitted uses.

* * * * * * * * * * * * *

72. Wallpaper stores (5231) with 1,800 square feet or less of gross floor area in the principal structure.

73. Wireless communication facilities, subject to LDC section 5.05.09.

7~~3~~4. Any other commercial use or professional services which is comparable in nature with the foregoing uses including those that exclusively serve the administrative as opposed to the operational functions of a business and are associated purely with activities conducted in an office.

-Remainder of list to be renumbered accordingly-

7~~5~~6. An existing lawful structure over 1,800 sq. ft. as of July 14, 2014 may be occupied by any C-2 permitted use with a 1,800 sq. ft. or greater limitation.

Words ~~struck through~~ are deleted, words underlined are added

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C. Commercial Intermediate District (C-3). The purpose and intent of the commercial intermediate district (C-3) is to provide for a wider variety of goods and services intended for areas expected to receive a higher degree of automobile traffic. The type and variety of goods and services are those that provide an opportunity for comparison shopping, have a trade area consisting of several neighborhoods, and are preferably located at the intersection of two-arterial level streets. Most activity centers meet this standard. This district is also intended to allow all of the uses permitted in the C-1 and C-2 zoning districts typically aggregated in planned shopping centers. This district is not intended to permit wholesaling type of uses, or land uses that have associated with them the need for outdoor storage of equipment and merchandise. A mixed-use project containing a residential component is permitted in this district subject to the criteria established herein. The C-3 district is permitted in accordance with the locational criteria for commercial and the goals, objectives, and policies as identified in the future land use element of the Collier County GMP. The maximum density permissible in the C-3 district and the urban mixed use land use designation shall be guided, in part, by the density rating system contained in the future land use element of the Collier County GMP. The maximum density permissible or permitted in the C-3 district shall not exceed the density permissible under the density rating system.

1. The following uses, as identified with a number from the Standard Industrial Classification Manual (1987), or as otherwise provided for within this section are permissible by right, or as accessory or conditional uses within the commercial intermediate district (C-3).

a. Permitted uses.

* * * * * * * * * * * * *

92. Wallpaper stores (5231) with 5,000 square feet or less of gross floor area in the principal structure.

93. Wireless communication facilities, subject to LDC section 5.05.09.

9~~3~~4. Any use which was permissible under the prior General Retail Commercial (GRC) zoning district, as identified by Zoning Ordinance adopted October 8, 1974, and which was lawfully existing prior to the adoption of this Code.

9~~4~~5. Any of the foregoing uses that are subject to a gross floor area limitation shall be permitted by right without the maximum floor area limitation if the use is developed as a component of a shopping center.

9~~5~~6. Any other commercial use or professional services which is comparable in nature with the foregoing uses including those that exclusively serve the administrative as opposed to the operational functions of a business and are associated purely with activities conducted in an office.

Words ~~struck through~~ are deleted, words underlined are added

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96<u>7</u>. Any other intermediate commercial use which is comparable in nature with the list of permitted uses and consistent with the purpose and intent statement of the district, as determined by the Hearing Examiner or CCPC, pursuant to LDC section 10.02.06 K.

9~~7~~<u>8</u>. An existing lawful structure over 5,000 sq. ft. as of July 14, 2014 may be occupied by any C-3 permitted use with a 5,000 sq. ft. or greater limitation.

* * * * * * * * * * * * *

D. General Commercial District (C-4). The general commercial district (C-4) is intended to provide for those types of land uses that attract large segments of the population at the same time by virtue of scale, coupled with the type of activity. The purpose and intent of the C-4 district is to provide the opportunity for the most diverse types of commercial activities delivering goods and services, including entertainment and recreational attractions, at a larger scale than the C-1 through C-3 districts. As such, all of the uses permitted in the C-1 through C-3 districts are also permitted in the C-4 district. The outside storage of merchandise and equipment is prohibited, except to the extent that it is associated with the commercial activity conducted on-site such as, but not limited to, automobile sales, marine vessels, and the renting and leasing of equipment. Activity centers are suitable locations for the uses permitted by the C-4 district because most activity centers are located at the intersection of arterial roads. Therefore the uses in the C-4 district can most be sustained by the transportation network of major roads. The C-4 district is permitted in accordance with the locational criteria for uses and the goals, objectives, and policies as identified in the future land use element of the Collier County GMP. The maximum density permissible or permitted in a district shall not exceed the density permissible under the density rating system.

1. The following uses, as defined with a number from the Standard Industrial Classification Manual (1987), or as otherwise provided for within this section are permissible by right, or as accessory or conditional uses within the general commercial district (C-4).

a. *Permitted uses.*

* * * * * * * * * * * * *

27. Cable and other pay television services (4841) ~~including communications towers up to specified height, subject to section 5.05.09~~.

* * * * * * * * * * * * *

130. Telegraph and other message communications (4822) ~~including communications towers up to specified height, subject to section 5.05.09~~.

131. Telephone communications (4812 and 4813) ~~including communications towers up to specified height, subject to section 5.05.09~~.

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140. Wireless communication facilities, subject to LDC section 5.05.09.

~~140~~1. Any use which was permissible under the prior General Retail Commercial (GRC) zoning district, as identified by Zoning Ordinance adopted October 8, 1974, and which was lawfully existing prior to the adoption of this Code.

~~141~~2. Any other commercial use or professional services which is comparable in nature with the foregoing uses including those that exclusively serve the administrative as opposed to the operational functions of a business and are purely associated with activities conducted in an office.

~~142~~3. Any other general commercial use which is comparable in nature with the list of permitted uses and consistent with the purpose and intent statement of the district, as determined by the Hearing Examiner or CCPC, pursuant to LDC section 10.02.06 K.

* * * * * * * * * * * * *

c. *Conditional uses.* The following uses are permitted as conditional uses in the general commercial district (C-4), subject to the standards and procedures established in LDC section 10.08.00.

* * * * * * * * * * * * *

7. Bottle clubs. (All establishments engaged in the retail sale of alcoholic beverages for on-premise consumption are subject to the locational requirements of section 5.05.01.).

~~8. Communication towers above specified height, subject to section 5.05.09.~~

~~9~~8. Dealers not elsewhere classified (5599 outdoor display permitted, excluding Aircraft dealers-retail).

-Remainder of list to be renumbered accordingly-

~~24~~25. Veterinary services (0741 and 0742, with outside kenneling).

* * * * * * * * * * * * *

E. Heavy Commercial District (C-5). In addition to the uses provided in the C-4 zoning district, the heavy commercial district (C-5) allows a range of more intensive commercial uses and services which are generally those uses that tend to utilize outdoor space in the conduct of the business. The C-5 district permits heavy commercial services such as full-service automotive repair, and establishments primarily engaged in construction and specialized trade activities such as contractor offices, plumbing, heating and air conditioning services, and similar uses that typically have a need to store construction associated equipment and supplies within an enclosed structure or have showrooms

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displaying the building material for which they specialize. Outdoor storage yards are permitted with the requirement that such yards are completely enclosed or opaquely screened. The C-5 district is permitted in accordance with the locational criteria for uses and the goals, objectives, and policies as identified in the future land use element of the Collier County GMP.

1. The following uses, as identified with a number from the Standard Industrial Classification Manual (1987), or as otherwise provided for within this section are permissible by right, or as accessory or conditional uses within the heavy commercial district (C-5).

a. *Permitted uses.*

* * * * * * * * * * * * *

32. Cable and other pay television services (4841) ~~including communications towers up to specified height, subject to section 5.05.09~~.

* * * * * * * * * * * * *

166. Telegraph and other message communications (4822) ~~including communications towers up to specified height, subject to LDC section 5.05.09~~.

167. Telephone communications (4812 and 4813) ~~including communications towers up to specified height, subject to LDC section 5.05.09~~.

* * * * * * * * * * * * *

180. Welding repair (7692).

181. Wireless communication facilities, subject to LDC section 5.05.09.

181~~2~~. Any use which was permissible under the prior General Retail Commercial (GRC) zoning district, as identified by Zoning Ordinance adopted October 8, 1974, and which was lawfully existing prior to the adoption of this Code.

182~~3~~. Any other commercial use or professional services which is comparable in nature with the foregoing uses including those that exclusively serve the administrative as opposed to the operational functions of a business and are purely associated with activities conducted in an office.

183~~4~~. Any other heavy commercial use which is comparable in nature with the list of permitted uses and consistent with the purpose and intent statement of the district, as determined by the Hearing Examiner or CCPC, pursuant to LDC section 10.02.06 K.

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c. *Conditional uses.* The following uses are permissible as conditional uses in the heavy commercial district (C-5), subject to the standards and procedures established in LDC section 10.08.00.

* * * * * * * * * * * * *

~~*5.* Communications (4812—4841) with communications towers that exceed specified height, subject to section 5.05.09.~~

-Remainder of list to be renumbered accordingly-

~~18~~17. Veterinary services (0741 and 0742, without kenneling)

* * * * * * * * * * * * *

F. Travel Trailer-Recreational Vehicle Campground District (TTRVC).

* * * * * * * * * * * * *

2. The following uses are permissible by right, or as accessory or conditional uses within the travel trailer-recreational vehicle campground district (TTRVC).

a. Permitted uses.

1. Travel trailers, park model travel trailers, pickup coaches, motor homes and other recreational vehicles.

2. Wireless communication facilities, subject to LDC section 5.05.09.

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SUBSECTION 3.F. AMENDMENTS TO SECTION 2.03.04 – INDUSTRIAL ZONING DISTRICTS

Section 2.03.04, Industrial Zoning Districts, of Ordinance 04-41, as amended, the Collier County Land Development Code, is hereby amended to read as follows:

2.03.04 Industrial Zoning Districts

A. Industrial District (I). The purpose and intent of the industrial district (I) is to provide lands for manufacturing, processing, storage and warehousing, wholesaling, and distribution. Service and commercial activities that are related to manufacturing, processing, storage and warehousing, wholesaling, and distribution activities, as well as commercial uses relating to automotive repair and heavy equipment sales and repair are also permissible in the I district. The I district corresponds to and implements the industrial land use designation on the future land use map of the Collier County GMP.

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1. The following uses, as identified within the Standard Industrial Classification Manual (1987), or as otherwise provided for within this section, are permitted as a right, or as accessory or conditional uses within the industrial district (I).

a. *Permitted uses.*

* * * * * * * * * * * * *

9. Communications (4812—4899 ~~including communications towers up to specified heights, subject to section 5.05.09.~~).

* * * * * * * * * * * * *

56. Wholesale trade—nondurable goods (5111-5159, 5181, 5182, 5191 except that wholesale distribution of chemicals, fertilizers, insecticides, and pesticides must be a minimum of 500 feet from a residential zoning district (5192—5199).

57. Wireless communication facilities, subject to LDC section 5.05.09.

~~57~~8. Existing retail uses that were in operation on January 1, 2009, in the Industrial zoning district and which have been continuously and conspicuously operating in the Industrial zoning district as of June 8, 2010, without limitation as to square footage of the retail use. These existing retail businesses shall be treated as legal non-conforming uses in accordance with the LDC, provided however that in the event of destruction or damage due to natural disaster, the structures housing such uses may be rebuilt to their pre-disaster condition.

* * * * * * * * * * * * *

c. Conditional uses. The following uses are permitted as conditional uses in the industrial district (I), subject to the standards and procedures established in LDC section 10.08.00.

* * * * * * * * * * * * *

~~*4.* Communications (groups 4812—4899 including communications towers that exceed specified heights subject to all requirements of section 5.05.09.).~~

-Remainder of list to be renumbered accordingly-

~~25~~24. Soup kitchen

* * * * * * * * * * * * *

B. Business Park District (BP). The purpose and intent of the business park district (BP) is to provide a mix of industrial uses, corporate headquarters offices and business/professional offices which complement each other and provide convenience services for the employees within the district; and to attract businesses that create high

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value added jobs. It is intended that the BP district be designed in an attractive park-like environment, with low structural density and large landscaped areas for both the functional use of buffering and enjoyment by the employees of the BP district. The BP district is permitted by the urban mixed use, urban commercial, and urban-industrial districts of the future land use element of the Collier County GMP.

1. The following uses, as identified within the latest edition of the Standard Industrial Classification Manual, or as otherwise provided for within this section, are permitted as of right, or as uses accessory to permitted primary or secondary uses, or are conditional uses within the business park district.

a. *Permitted primary uses.* One hundred percent of the total business park district acreage is allowed to be developed with the following uses:

* * * * * * * * * * * * *

4. Communications (4812—4899 including wireless communications ~~towers~~ facilities, ~~limited in height to 100 feet and~~ subject to LDC section 5.05.09.).

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SUBSECTION 3.G. AMENDMENTS TO SECTION 2.03.05 – CIVIC AND INSTITUTIONAL ZONING DISTRICTS

Section 2.03.05, Civic and Institutional Zoning Districts, of Ordinance 04-41, as amended, the Collier County Land Development Code, is hereby amended to read as follows:

2.03.05 - Civic and Institutional Zoning Districts

A. *Public Use District (P).* The purpose and intent of public use district (P) is to accommodate only local, state and federally owned or leased and operated government facilities that provide essential public services. The P district is intended to facilitate the coordination of urban services and land uses while minimizing the potential disruption of the uses of nearby properties.

* * * * * * * * * * * * *

4. The following uses are permitted as of right, or as accessory or conditional uses, in the public use district (P).

a. Permitted uses.

* * * * * * * * * * * * *

~~4. Communication towers.~~

~~5~~4. Education facilities.

~~6~~5. Educational plants.
~~7~~6. Essential public service facilities.

Words ~~struck through~~ are deleted, words underlined are added

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~~8~~7. Fairgrounds.

~~9~~8. Libraries.

~~10~~9. Museums.

~~11~~10. Park and recreational service facilities.

~~12~~11. Parking facilities.

~~13~~12. Safety service facilities.

~~14~~13. Wireless communication facilities, subject to LDC section 5.05.09.

14. Any other public structures and uses which are comparable in nature with the list of permitted uses, and consistent with the purpose and intent statement of the district, as determined by the Hearing Examiner or CCPC, pursuant to LDC section 10.02.06 K.

* * * * * * * * * * * * *

B. Community Facility District (CF). The purpose and intent of (CF) district is to implement the GMP by permitting nonresidential land uses as generally identified in the urban designation of the future land use element. These uses can be characterized as public facilities, institutional uses, open space uses, recreational uses, water-related or dependent uses, and other such uses generally serving the community at large. The dimensional standards are intended to insure compatibility with existing or future nearby residential development. The CF district is limited to properties within the urban mixed use land use designation as identified on the future land use map.

1. The following uses are permitted as of right, or as accessory or conditional uses, in the community facility district (CF).

a. Permitted uses.

* * * * * * * * * * * * *

9. Educational services (groups 8211—8231).

10. Wireless communication facilities, subject to LDC section 5.05.09.

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SUBSECTION 3.H. AMENDMENTS TO SECTION 2.03.06 – PLANNED UNIT DEVELOPMENT DISTRICTS

Section 2.03.06, Planned Unit Development Districts, of Ordinance 04-41, as amended, the Collier County Land Development Code, is hereby amended to read as follows:

2.03.06 Planned Unit Development Districts

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D. The following are permissible uses in the Research and Technology Park PUD:

Identified Use	Special Notes Or Regulation	RTPPUD
Accessory uses and structures	4.07.02 and 5.03.00	P

* * * * * * * * * * * * *

Communication groups 4812—4841		T
~~Communication towers~~ Wireless Communication Facilities: ~~75 feet or less in height~~ ~~More than 75 feet in height~~	5.05.09	 ~~P~~ ~~CU~~
Computer and data processing services, Computer related services, not elsewhere classified		T

* * * * * * * * * * * * *

SUBSECTION 3.I. AMENDMENTS TO SECTION 2.03.07 – OVERLAY ZONING DISTRICTS

Section 2.03.07, Overlay Zoning Districts, of Ordinance 04-41, as amended, the Collier County Land Development Code, is hereby amended to read as follows:

2.03.07 Overlay Zoning Districts

* * * * * * * * * * * * *

F. Golden Gate Parkway Overlay District (GGPOD).

* * * * * * * * * * * * *

6. Prohibited uses. These uses are prohibited, except that uses existing as of March 16, 2021 may continue to operate as a permitted use until the use ceases for a period of one year. This section does not apply to the uses allowed in the underlying zoning district.

a. Prohibited uses in the GGPOD-AC and GGPOD-DT.

xi. ~~Communication towers~~ Wireless communication facilities, subject to LDC section 5.05.09.

* * * * * * * * * * * * *

G. Immokalee Urban Overlay District. To create the Immokalee Urban Overlay District with distinct subdistricts for the purpose of establishing development criteria suitable for the unique land use needs of the Immokalee Community. The boundaries of the Immokalee Urban Overlay District are delineated on the maps below.

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5. Main Street Overlay Subdistrict. Special conditions for the properties identified in the Immokalee Area Master Plan; referenced on Map 7; and further identified by the designation "MSOSD" on the applicable official Collier County Zoning Atlas Maps. The purpose of this designation is to encourage development and redevelopment by enhancing and beautifying the downtown Main Street area through flexible design and development standards.

a. Permitted uses. For all properties within the Main Street Overlay Subdistrict, except for properties hatched as indicated on Map 7, the Main Street Overlay Subdistrict, all permitted uses within the uses within the underlying zoning districts contained within this Subdistrict, and the following uses may be permitted as of right in this Subdistrict:

1. Hotel and motels (7011)

2. ~~Communication towers~~ Wireless communication facilities, as defined in LDC section 5.05.09, subject to the following:

i. Such ~~tower~~ facilities ~~is~~ are an essential service use as defined by subsection 2.01.03 A.4; and

ii. Such ~~tower~~ facilities may not exceed a height of 75 feet above grade including any antennas attached thereto.

b. Permitted uses. For hatched properties within the Main Street Overlay Subdistrict, all permitted uses within the underlying zoning districts contained within this Subdistrict, and the following uses are permitted as of right in this Subdistrict:

1. All uses allowed in the Commercial Professional District (C-1), of this Code, except for group 7521.

2. ~~Communication towers~~ Wireless communication facilities, as defined in LDC section 5.05.09 subject to the following:

i. Such ~~tower~~ facilities ~~is~~ are an essential service use as defined by subsection 2.01.03 A.4; and

ii. Such ~~tower~~ facilities may not exceed a height of 75 feet above grade including any antennas attached thereto.

c. Prohibited uses. All uses prohibited within the underlying residential and commercial zoning districts contained within this Subdistrict, and the following uses, shall be prohibited on properties with frontage on Main Street in between First Street and Ninth Street in the Main Street Overlay Subdistrict:

* * * * * * * * * * * * *

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10. ~~Communication towers~~ Wireless communication facilities, as defined in LDC section 5.05.09 of this Code, except as otherwise permitted in this Subdistrict.

* * * * * * * * * * * * *

d. Accessory uses.

* * * * * * * * * * * * *

2. ~~Communication towers~~ Wireless communication facilities, as defined in LDC section 5.05.09 subject to the following:

i. Such ~~tower~~ facilities ~~is~~ are an essential service use as defined by subsection 2.01.03 A.4.; and

ii. Such ~~tower~~ facilities may not exceed a height of 75 feet above grade including any antennas attached thereto.

e. Conditional uses.

1. Conditional uses of the underlying zoning districts contained within the subdistrict, subject to the standards and procedures established in LDC section 10.08.00 and as set forth below:

i. Local and suburban passenger transportation (4131, 4173) located upon commercially zoned properties within the Main Street Overlay Subdistrict.

ii. ~~Communication towers~~ Wireless communication facilities, as defined in LDC section 5.05.09 of this Code for essential service uses as defined by subsection 2.01.03 A.4 that exceed a height of 75 feet above grade including any antennas attached thereto.

iii. The following conditional uses may be permitted only on properties with frontage on North First Street, South First Street, and North Ninth Street within the Main Street Overlay Subdistrict:

* * * * * * * * * * * * *

i. ~~Communication towers~~ Wireless communication facilities, as defined in LDC section 5.05.09, except as otherwise permitted in this Subdistrict.

* * * * * * * * * * * * *

l. Bayshore Zoning Overlay District (BZO). This section provides special conditions for the properties adjacent to Bayshore Drive as identified by the designation "BZO" on the applicable official Collier County Zoning Atlas Map or map series.

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4. Bayshore Zoning Overlay District (BZO) Subdistricts.

* * * * * * * * * * * * *

b. Use Categories and Table of Uses.

* * * * * * * * * * * * *

iii. Table of Uses. Table 1. Table of Uses for the BZO Subdistricts

USE TYPE	BZO SUBDISTRICTS						ADDITIONAL STANDARDS
	RESIDENTIAL				MIXED USE		
	R1	R2	R3	R4	NC	W	

* * * * * * * * * * * * *

h) INFRASTRUCTURE								
	1) Automobile Parking Facilities						CU	
	2) Boat Launch						A	
	3) Essential Services	P	P	P	P	P	P	
	4) Marinas and Boatyards					P	P	4.02.16 C.7.
	5) Transit Station							
	6) Wireless ~~Telec~~ Communication Facility<u>ies</u>							<u>5.05.09</u>

* * * * * * * * * * * * *

N. Gateway Triangle Zoning Overlay District (GTZO). This section contains special conditions for the properties in and adjacent to the Gateway Triangle as identified by the designation "GTZO" on the applicable official Collier County Zoning Atlas Map or map series.

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4. Gateway Triangle Zoning Overlay District (GTZO) Subdistricts.

* * * * * * * * * * * * *

b. Use Categories and Table of Uses.

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iii. Table of Uses. Table 2. Table of Uses for the GTZO Subdistricts

USE TYPE	GTZO SUBDISTRICTS		ADDITIONAL STANDARDS
	RESIDENTIAL	MIXED USE	

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* * * * * * * * * * * * *

h) INFRASTRUCTURE				
	1) Automobile Parking Facilities		P	
	2) Boat Launch			
	3) Essential Services	P	P	
	4) Marinas		P	
	5) Transit Station		CU	
	6) Wireless ~~Telec~~Communication Facilit~~y~~ies		CU	5.05.09

* * * * * * * * * * * * *

SUBSECTION 3.I. AMENDMENTS TO SECTION 2.03.08 – RURAL FRINGE ZONING DISTRICTS

Section 2.03.08, Rural Fringe Zoning Districts, of Ordinance 04-41, as amended, the Collier County Land Development Code, is hereby amended to read as follows:

2.03.08 - Rural Fringe Zoning Districts

A. Rural Fringe Mixed-Use District (RFMU District).

* * * * * * * * * * * * *

2. RFMU receiving lands. RFMU receiving lands are those lands within the RFMU district that have been identified as being most appropriate for development and to which residential development units may be transferred from RFMU sending lands. Based on the evaluation of available data, RFMU receiving lands have a lesser degree of environmental or listed species habitat value than RFMU sending lands and generally have been disturbed through development or previous or existing agricultural operations. Various incentives are employed to direct development into RFMU receiving lands and away from RFMU sending lands, thereby maximizing native vegetation and habitat preservation and restoration. Such incentives include, but are not limited to: the TDR process; clustered development; density bonus incentives; and, provisions for central sewer and water. Within RFMU receiving lands, the following standards shall apply, except as noted in LDC subsection 2.03.08 A.1 above, or as more specifically provided in an applicable PUD.

a. Outside rural villages.

* * * * * * * * * * * * *

(3) Allowable Uses.

* * * * * * * * * * * * *

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(c) Conditional uses. The following uses are permissible as conditional uses subject to the standards and procedures established in LDC section 10.08.00.

* * * * * * * * * * * * *

ix. In RFMU receiving lands other than those within the NBMO, earth mining and extraction.

x. Wireless communication facilities, subject to LDC section 5.05.09.

* * * * * * * * * * * * *

b. Rural villages. Rural villages, including rural villages within the NBMO, may be approved within the boundaries of RFMU receiving lands, subject to the following:

(1) Allowable Uses:

* * * * * * * * * * * * *

(b) CONDITIONAL USES 1 through 5, ~~and~~ 7, and 10 identified in section 2.03.08A.2.a.(3)(c), when specifically identified in, and approved as part of a RURAL VILLAGE PUD.

* * * * * * * * * * * * *

3. Neutral lands. Neutral lands have been identified for limited semi-rural residential development. Available data indicates that neutral lands have a higher ratio of native vegetation, and thus higher habitat values, than lands designated as RFMU receiving lands, but these values do not approach those of RFMU sending lands. Therefore, these lands are appropriate for limited development, if such development is directed away from existing native vegetation and habitat. Within neutral lands, the following standards shall apply:

a. Allowable uses. The following uses are permitted as of right:

* * * * * * * * * * * * *

(3) Conditional uses. The following uses are permissible as conditional uses subject to the standards and procedures established in LDC section 10.08.00.

* * * * * * * * * * * * *

(k) Earth mining and extraction and related processing.

(l) Wireless communication facilities, subject to LDC section 5.05.09.

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4. RFMU sending lands. RFMU sending lands are those lands that have the highest degree of environmental value and sensitivity and generally include significant wetlands, uplands, and habitat for listed species. RFMU sending lands are the principal target for preservation and conservation. Density may be transferred from RFMU sending lands as provided in LDC section 2.03.07 D.4.c. All NRPAs within the RFMU district are also RFMU sending lands. With the exception of specific provisions applicable only to NBMO neutral lands, the following standards shall apply within all RFMU sending lands:

a. Allowable uses where TDR credits have not been severed.

* * * * * * * * * * * * *

(3) Conditional uses.

* * * * * * * * * * * * *

(d) Commercial uses accessory to permitted uses 1.a, 1.c. and 1.d above, such as retail sales of produce accessory to farming, or a restaurant accessory to a park or preserve, so long as restrictions or limitations are imposed to insure the commercial use functions as an accessory, subordinate use.

(e) Wireless communication facilities, subject to LDC section 5.05.09.

b. Allowable uses where TDR credits have been severed.

* * * * * * * * * * * * *

(2) Conditional uses:

* * * * * * * * * * * * *

(b) Oil and gas field development and production, subject to applicable state and federal field development permits and Collier County non-environmental site development plan review procedures. Directional-drilling and/or previously cleared or disturbed areas shall be utilized in order to minimize impacts to native habitats, where determined to be practicable. This requirement shall be deemed satisfied upon issuance of a state permit in compliance with the criteria established in Chapter 62C-25 through 62C-30, F.A.C., as those rules existed on Oct. 3, 2005 [the effective date of this provision], regardless of whether the activity occurs within the Big Cypress Watershed, as defined in Rule 62C-30.001(2), F.A.C. All applicable Collier County environmental permitting requirements shall be considered satisfied by evidence of the issuance of all applicable

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federal and/or state oil and gas permits for proposed oil and gas activities in Collier County, so long as the state permits comply with the requirements of Chapter 62C-25 through 62C-30, F.A.C. For those areas of Collier County outside the boundary of the Big Cypress Watershed, the applicant shall be responsible for convening the Big Cypress Swamp Advisory Committee as set forth in Section 377.42, F.S., to assure compliance with Chapter 62C-25 through 62C-30, F.A.C., even if outside the defined Big Cypress Watershed. All oil and gas access roads shall be constructed and protected from unauthorized uses according to the standards established in Rule 62C-30.005(2)(a)(1) through (12), F.A.C.

(c) Wireless communication facilities, subject to LDC section 5.05.09.

(d) Conditional use approval criteria: In addition to the criteria set forth in section 10.08.00 of this Code, the following additional criteria shall apply to the approval of conditional uses within RFMU sending lands:

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SUBSECTION 3.J. AMENDMENTS TO SECTION 2.03.09 – OPEN SPACE ZONING DISTRICTS

Section 2.03.09, Open Space Zoning Districts, of Ordinance 04-41, as amended, the Collier County Land Development Code, is hereby amended to read as follows:

2.03.09 - Open Space Zoning Districts

* * * * * * * * * * * * *

B. Conservation District "CON". The purpose and intent of the conservation district "CON" is to conserve, protect and maintain vital natural resource lands within unincorporated Collier County that are owned primarily by the public. All native habitats possess ecological and physical characteristics that justify attempts to maintain these important natural resources. Barrier islands, coastal bays, wetlands, and habitat for listed species deserve particular attention because of their ecological value and their sensitivity to perturbation. All proposals for development in the CON district must be subject to rigorous review to ensure that the impacts of the development do not destroy or unacceptably degrade the inherent functional values. The CON District includes such public lands as Everglades National Park, Big Cypress National Preserve, Florida Panther National Wildlife Refuge, portions of the Big Cypress Area of Critical State Concern, Fakahatchee Strand State Preserve, Collier-Seminole State Park, Rookery Bay National Estuarine Sanctuary Research Reserve, Delnor-Wiggins State Park, and the National Audubon's Corkscrew Swamp Sanctuary (privately owned), and C.R.E.W. It is the intent of the CON District to require review of all development proposed within the CON District to ensure that the inherent value of the County's natural resources is not destroyed or unacceptably altered. The CON District corresponds to and implements the

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conservation land use designation on the future land use map of the Collier County GMP.

1. Allowable uses. The following uses are allowed in the CON District.

* * * * * * * * * * * * *

c. Conditional uses. The following uses are permitted as conditional uses in the CON, subject to the standards and procedures established in LDC section 10.08.00 and further subject to: 1) submission of a plan for development as part of the required EIS that demonstrates that wetlands, listed species and their habitat are adequately protected; and 2) conditions which may be imposed by the Board of County Commissioners, as deemed appropriate, to limit the size, location, and access to the conditional use.

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4. Staff housing in conjunction with safety service facilities and essential services.

5. Wireless communication facilities, subject to LDC section 5.05.09.

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SUBSECTION 3.K. AMENDMENTS TO SECTION 4.02.01 – DIMENSIONAL STANDARDS FOR PRINCIPAL USES IN BASE ZONING DISTRICTS

Section 4.02.01, Dimensional Standards for Principal Uses in Base Zoning Districts, of Ordinance 04-41, as amended, the Collier County Land Development Code, is hereby amended to read as follows:

4.02.01 Dimensional Standards for Principal Uses in Base Zoning Districts

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D. Exemptions and exclusions from design standards.

1. The height limitations contained in LDC subsection 4.02.01 A. Table 2. Building Dimension Standards for Principal Uses in Base Zoning Districts do not apply to infrastructure in support of the building, such as mechanical penthouses, elevator shafts, stair shafts, mechanical equipment, mechanical screening, spires, belfries, cupolas, flagpoles, antennas, ~~communications towers~~ wireless communication facilities, water tanks, fire towers when operated by a branch of government, ventilators, chimneys, feed storage structures, silos, windmills, airport control towers, or other appurtenances placed above the roof level and not intended for human occupancy or for commercial purposes as provided below:

* * * * * * * * * * * * *

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SUBSECTION 3.L. AMENDMENTS TO SECTION 4.02.14 – DESIGN STANDARDS FOR DEVELOPMENT IN THE ST AND ACSC-ST DISTRICTS

Section 4.02.14, Design Standards for Development in the ST and ACSC-ST Districts, of Ordinance 04-41, as amended, the Collier County Land Development Code, is hereby amended to read as follows:

4.02.14 Design Standards for Development in the ST and ACSC-ST Districts

* * * * * * * * * * * * *

H. Exceptions from public hearing requirements. The County Manager or designee may administratively approve a site alteration plan or site development plan for land designated ST or ACSC-ST without the public hearing otherwise required by this section if:

* * * * * * * * * * * * *

4. Site alteration or site development around existing ~~communication towers~~ wireless communication facilities to expand or construct accessory structures associated with an already existing ~~tower~~ facility, not to exceed five acres.

* * * * * * * * * * * * *

SUBSECTION 3.L. AMENDMENTS TO SECTION 4.06.05 – GENERAL LANDSCAPING REQUIREMENTS

Section 4.06.05, General Landscaping Requirements, of Ordinance 04-41, as amended, the Collier County Land Development Code, is hereby amended to read as follows:

4.06.05 - General Landscaping Requirements

B. Landscaping requirements for industrial and commercial development. For projects subject to architectural design standards, see LDC section 5.05.08 F. for related provisions.

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2. Wireless ~~C~~communication ~~towers~~facilities. See LDC section 5.05.09 for landscape requirements that are specific to wireless communication facilities. ~~An 8-foot high, 100 percent architecturally finished opaque wall must screen the security fencing that surrounds a tower base. In addition, landscaping must be located on the outside of such wall. The hedge requirement must also be planted around any ground level guy anchors. The entire perimeter of this wall shall be landscaped in at least one of the following ways so as to provide the equivalent of minimum code size trees located 25 feet on center and a 3-foot high hedge planted 3-feet on center.~~

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~~a. If native vegetation is present within the parcel, a minimum 20 foot wide buffer strip must be preserved and used toward meeting the tree and hedge planting requirement.~~

~~b. If native vegetation is present, but not dense enough to meet the equivalent of the tree and hedge requirements, it must be supplemented with plantings to meet the tree and hedge requirements.~~

~~c. On sites where no native vegetation is present, a 15 foot wide landscape buffer with minimum code size trees located 25 feet on center and a 3 foot high hedge planted 3 feet on center must be planted.~~

~~At the discretion of the county landscape architect, some or all of these landscape buffering requirements may be displaced to a right-of-way landscape buffer located within the parcel when it better serves the public interest of screening the communication tower.~~

* * * * * * * * * * * * *

SUBSECTION 3.M. AMENDMENTS TO SECTION 4.08.06 – SSA DESIGNATION

Section 4.08.06, SSA Designation, of Ordinance 04-41, as amended, the Collier County Land Development Code, is hereby amended to read as follows:

4.08.06 - SSA Designation

* * * * * * * * * * * * *

B. SSA Credit Generation - Stewardship Credit System. Stewardship Credits (Credits) are created from any lands within the RLSA District from which one or more Land Use Layers are removed and that are designated as SSAs. Once land is designated as an SSA and Credits or other compensation consistent with Policy 3.8 of the RLSA Overlay is granted to the owner, no increase in density or additional uses not expressly identified in the Stewardship Agreement shall be allowed on such property. A methodology has been adopted in the GMP for the calculation of credits based upon: 1) the Natural Resource Index Value of the land being designated as an SSA, and 2) the number of land use layers being eliminated.

* * * * * * * * * * * * *

4. Land Use Layers to be Eliminated. A set of Land Use Layers has been established as part of the Stewardship Credit Worksheet and adopted as the *Land Use Matrix* set forth below. Each Layer incorporates a number of the permitted or conditional uses allowed under the Baseline Standards. Each Layer listed below has an established credit value (percentage of a base credit) developed during the RLSA Study. At the time of designation application, a landowner wishing to have his/her land designated as an SSA determines how many of the Land Use Layers are to be removed from the designated lands. A Land Use Layer can only be removed in its entirety (all associated activities/land use are removed), and Layers shall be removed sequentially and cumulatively in the order listed below.

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b. Land Use Matrix

Residential Land Uses	General Conditional Uses	Earth Mining and Processing Uses	Recreational Uses	Agriculture Group 1	Agriculture - Support Uses	Agriculture Group 2	Conservation, Restoration and Natural Resources

* * * * * * * * * * * * *

Residential Land Uses	Wireless ~~C~~communications ~~towers~~facilities (P)(CU)	Earth Mining and Processing Uses	Recreational Uses	Agriculture Group 1	Agriculture - Support Uses	Agriculture Group 2	Essential services (P and CU)

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SUBSECTION 3.N. AMENDMENTS TO SECTION 5.05.09 – COMMUNICATIONS TOWERS

Section 5.05.09, SSA Designation, of Ordinance 04-41, as amended, the Collier County Land Development Code, is hereby deleted in its entirety and replaced with text to read as follows:

5.05.09 – ~~Communications Towers~~ Wireless Communication Facilities

A. Purpose and intent. The purpose and intent of this section is to regulate the siting, construction, and modification of wireless communication facilities in the unincorporated area of Collier County, to minimize adverse impacts to adjacent and nearby properties and to otherwise protect the public health, safety, and welfare, while accommodating the growing need for wireless communication services.

B. Applicability. These regulations are applicable to wireless communication facilities, excluding those of a governmental entity where such facilities are utilized to provide intra-governmental communications not generally available to the public.

C. Exemptions. The following are exempt from this Section:

1. Noncommercial freestanding and structure-mounted "receive only" antennas that receive direct broadcast satellite service or video programming services via multi-point distribution services, which are one meter or less in diameter in residential zoning districts and three meters or less in diameter in nonresidential zoning districts. These antennas shall meet all other requirements of the zoning district as set forth in the LDC.

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2. Amateur radio antennas and any tower to support the antenna that is owned and operated by a federally licensed amateur radio station operator used exclusively for noncommercial purposes.

3. Any tower or antenna that is owned, operated, or licensed by the Federal Aviation Administration (FAA) and used exclusively for aircraft navigation (NAVAIDS).

4. Any antenna and any tower to support the antenna, not greater than 35 feet in height, and used exclusively as an accessory use to Essential Services.

5. Wireless communication facilities within County Rights-of-Way as set forth in the Code of Laws and Ordinances, Chapter 110, Article V. Communications Facilities in the County Rights-of-Way.

D. Definitions specific to LDC section 5.05.09.

1. *Alternative Tower Structure* means manmade trees, clock towers, bell towers, steeples, light poles and similar alternative-design mounting structures that accommodate, camouflage, minimize, or conceal the presence of wireless communication facility equipment. This does not include existing structures erected for another primary purpose, but which subsequently have antennas attached to or located within them, without any reconstruction of the original structure.

2. *Antenna* means a transmitting and/or receiving device mounted on a tower, building, or structure and used in wireless communication services that radiates or captures electromagnetic waves, digital signal, analog signals, and radio frequencies. Antennas include, but are not limited to, directional antennas such as panel and microwave dish antennas, omni-directional antennas such as whips, radar antennas, amateur radio antennas, and satellite earth stations.

3. *Rooftop or Building Mounted Facility* means an antenna that is attached to an existing non-tower rooftop, structure, or building. The Facility includes all Support Facilities regardless of where they are located with respect to the antennas.

4. *Search Radius Area* means the limited area certified by the provider's Radio Frequency Engineer within which the proposed wireless communication facility needs to be located in order to resolve the provider's coverage and/or capacity issues in the surrounding area. There is not a standard numeric distance for a search radius, but instead the search radius for a particular site depends on many factors including, but not limited to, population to be served, geography, and topography.

5. *Support Facilities* means any on-site or off-site building, cabinet, or equipment enclosure that houses the electronics, backup power, power generators, and other freestanding equipment associated with the operation of a Wireless Communication Facility.

6. *Temporary Wireless Communication Facility means* any tower, pole, cell-on-wheels (COW), and/or tower-on-wheels antenna designed for use while a permanent wireless communication facility is under construction or

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reconstruction, for a large scale special event or conference, or during a County declared emergency.

7. *Tower* means a structure that is designed and constructed for the purpose of supporting one or more antennas, including but not limited to guyed towers, lattice towers, monopole towers, or alternative tower structures. Except for the abandonment and financial responsibility provisions contained in this section, the term shall not include a pole-attached antenna.

8. *Tower, Guyed* means a tower supported by one or more levels of braided or stranded steel guy cables that anchor to the ground.

9. *Tower, Lattice* means a freestanding and segmentally designed with rectangular or triangular base steel lattices.

10. *Tower, Monopole* means a single pole that can be a tubular section design or a formed, tapered pole.

11. *Wireless Communication Facility (WCF)* means any equipment or facility used to provide wireless communication services and may include, but is not limited to, antennas, alternative tower structures, guyed towers, lattice towers, monopoles, rooftop or building mounted facilities, and support facilities. Placing a wireless communication facility on an existing structure does not cause the existing structure to become a wireless communication facility.

12. *Wireless Communication Facility Site or Site* means the tracts of real property, either owned or leased, on which the wireless communication facility is located.

13. *Wireless Communication Services means a*ny personal wireless services as defined in the Federal Telecommunications Act of 1996, including but not limited to cellular, personal communications services (PCS), specialized mobile radio (SMR), enhanced specialized mobile radio (ESMR), paging, and similar services that currently exist or that may in the future be developed.

E. Table of allowable wireless communication facilities by zoning district.

1. Table 1. identifies the type of wireless communication facility and where it is allowed, either as permitted by right (P) or by Conditional Use (CU) approval. Conditional Uses shall require approval in accordance with the procedures set forth in LDC section 10.08.00. The term "NP" means the tower type is not permitted.

Table 1. Allowable wireless communication facilities by zoning district.

Zoning District		Monopole[1]	Lattice or Guyed[1]	Alternative Tower Structures[1]	Rooftop or Building Mounted Antenna[1]
Agricultural	A	P			
	E	CU[2]			
Residential	RSF-1	NP	NP	CU	CU

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	RSF-2	NP	NP	CU	CU
	RSF-3	NP	NP	CU	CU
	RSF-4	NP	NP	CU	CU
	RSF-5	NP	NP	CU	CU
	RSF-6	NP	NP	CU	CU
	RMF-6	NP	NP	CU	CU
	RMF-12	NP	NP	CU	P
	RMF-16	NP	NP	CU	P
	RT	CU	NP	CU	P
	VR	CU	NP	CU	P
	MH	CU	NP	CU	P
Commercial	C-1	P	P	P	P
	C-2				
	C-3				
	C-4				
	C-5				
	TTRVC	NP		P	
Industrial	I	P			
	BP				
Civic and Institutional	P	P			
	CF				
Planned Unit Development	PUD	Pursuant to the applicable PUD Ordinance			
Rural Fringe	RFMU	CU			
Open Space	CON	CU			

[1] Temporary Wireless Communication Facilities may be located in all zoning districts.

[2] See LDC section 5.05.09 H. for additional standards specific to the Estates (E) zoning district.

F. Design and development standards.

1. General standards applicable to all types of wireless communication facilities.

a. Any new WCF or modification to an existing WCF that requires both a Site Development Plan and building permit review may be processed concurrently but at the applicant's risk.

b. Setbacks. Except as otherwise specified within this section, wireless communication facilities must satisfy the minimum setback requirements of the zoning district as set forth in the LDC, as well as the requirements of this section.

c. Security.

i. All wireless communication facilities and support facilities shall be secured to prevent public access.

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ii. Security lighting to protect on-ground facilities/equipment shall be fully shielded and directed away from neighboring properties.

d. Signage.

i. Signage must be provided that includes contact information for the WCF. Such signage must be viewable from the outside of the WCF.

ii. No commercial signs or advertising shall be allowed.

e. Emergency backup generators. An emergency backup generator is required to be operated on each wireless communication facility site. The Site Development Plan shall identity the location and connection for the emergency backup generator.

f. Prohibition. No equipment or materials shall be stored or parked on the site of a wireless communications facility unless used in direct support for repairs of a facility.

2. Standards applicable to all towers.

a. Co-location of antennas on towers.

i. A tower owner shall permit other wireless communication service providers to co-locate facilities on a tower if space and structural capacity exists. However, co-location requirements shall not apply to towers or structures used as power transmission poles or structures owned or operated by Florida Power and Light or other power companies.

ii. Towers shall be constructed to accommodate the minimum number of providers required per maximum facility height requirement, as outlined in Table 2.

b. Height limitations. Towers shall be subject to the height limitations outlined in Table 2.

Table 2. Tower height and co-location.

Zoning District of Proposed Tower	Minimum Number of Providers to Support	Maximum Facility Height (feet)[1]
Agricultural	One	100
	Two	130
	Three	185
	Four	250
All other Zoning Districts	One	100
	Two	130
	Three	185

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[1] Lightning rods may exceed the height limitation provided the rods are no greater than 10 feet in length.

c. Separation from off-site abutting uses. Towers shall be separated from abutting uses in conformance with the minimum distances specified in Table 3., measured from the outside of the tower base to the property line of the abutting use.

Table 3. Tower separation requirements from off-site abutting uses

Type of Facility	Abutting Zoning District	Minimum Separation Distance from Abutting Uses
All Towers	Residential or Estates Zoning	100% of tower height [1]
	All Other Zoning	50% of tower height
Temporary Wireless Communication Facility	No restrictions	None

[1] If an alternative tower structure is proposed, separation distances shall be reduced to 50% of tower height.

d. Migratory birds and other wildlife considerations.

i. Wireless communication facility towers. Each new tower that will exceed a height of 75 feet (above ground), but will not exceed a height of 199 feet above natural grade, shall not be guyed.

ii. Bird diverter devices. Each guyed tower greater than 75 feet in height above natural grade, shall have installed and maintained bird diverter devices on each guy wire.

iii. Habitat loss. In addition to the requirements in Chapter 3, towers and support facilities shall be designed, sited, and constructed to minimize habitat loss within the WCF site. At such sites, road access and fencing shall be designed and located to minimize on-site and adjacent habitat fragmentation and/or disturbances.

e. Design. Towers, excluding alternative tower structures, shall maintain a galvanized gray finish or other approved compatible color, except as required by federal rules or regulations.

f. Lighting.

i. No signals, lights, or illumination on towers shall be permitted unless required by the Federal Aviation Administration (FAA) or other applicable authority. If lighting is required the by FAA, the

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alternatives chosen shall be the least obtrusive to the surrounding community.

ii. Site lighting (not required by FAA) shall be elevated less than 20 feet above grade, fully shielded, and directed downward away from neighboring properties.

g. Screening.

i. Wireless communication facilities shall be screened with a wall or fence. The wall or fence shall be 100 percent opaque with a minimum height of 8 feet and maximum height of 10 feet. The wall or fence shall be designed to ensure that no unauthorized persons can access the facility. Barbed wire is not a permitted material.

ii. Equipment cabinets. The overall height of ground-mounted equipment or equipment enclosure shall not exceed 12 feet.

h. Landscaping. A minimum 10-foot wide Type A buffer that includes a 3-foot high, continuous hedge planted 3 feet on center along the outside perimeter of the wall or fence shall be required. Tree plantings within the buffer shall be 12 feet in height at time of planting.

i. Existing, native vegetation on the subject site can be used to meet these screening requirements. If native vegetation is present but not dense enough to meet the requirements, supplemental landscaping must be used to meet the screening requirements.

ii. At the discretion of the County Manager or designee, some or all of these landscape buffering requirements may be displaced to a road right-of-way landscape buffer located within the parcel when it better screens the tower.

i. Access and parking. Each wireless communication facility site shall have access from a paved or unpaved driveway or access easement. The driveway shall extend to an appropriate location on the premises to accommodate a vehicle to be parked at the facility for normal maintenance. One parking space shall be provided for each facility, and new towers exceeding 185 feet in height shall require a minimum of two parking spaces.

3. Standards applicable to all rooftop or building mounted facilities.

a. Rooftop equipment shall not occupy more than 25 percent of the roof area and shall comply with the exterior building and site design standards.

b. Height limitations.

i. WCF located on a rooftop, structure, or building with a maximum roofline of 20 feet or greater (measured from the average natural

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grade) shall be permitted to have a maximum height of 20 feet above the maximum roofline.

ii. WCF located on a building or structure with a maximum roofline less than 20 feet (measured from the average natural grade) shall be permitted to have a maximum height equal to the height of the maximum roofline.

iii. WCF that are proposed to exceed the height requirements, as provided herein, may be approved as a deviating component through a Conditional Use request pursuant to LDC section 5.05.09 F.4. Distance from RSF-1 through RSF-6, and RMF-6 zoning districts shall be additional criterion for Conditional Use approval.

c. Rooftop mounted facilities shall be set back from the closest outer edge of the roof a distance of not less than 10 percent of the rooftop length and width, but not less than five feet.

d. Antenna structures and dish type antennas shall use camouflage techniques that incorporate architectural treatment to conceal or screen their presence from public view through design to unobtrusively blend in aesthetically with the surrounding environment.

e. Except for antennas that cannot be seen from street level, such as panel antennas on parapet walls, antennas shall not extend out beyond the vertical plane of any exterior wall.

f. The design elements of the building (i.e., parapet wall, screen enclosures, other mechanical equipment) shall be used to screen the wireless communication facility.

g. Co-location is not required for rooftop or building mounted facilities.

4. Relief from design and development standards. An applicant requesting a Conditional Use may request a deviation from the design and development standards of this section as part of the Conditional Use request. Criteria for the deviation will be the criteria set forth in LDC section 10.08.00 D.

G. Publicly owned property. The applicant of a WCF may proceed at their own risk with the submittal of an application for a WCF located on County-owned lands while the lease agreement is pending; however, no development order shall be issued by the County until such agreement or lease has been fully executed. All terms and provisions of the agreement or lease shall be in a form that is acceptable to the County Attorney, including a release from the County of all liability regarding the WCF.

1. Height limitations for wireless communication facilities on property owned, leased, or otherwise controlled by public entities, including but not limited to federal, state, and/or County entities shall be as follows:

a. Facilities that are 185 feet or less in height are a permitted use by right in all zoning districts.

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b. Facilities that are greater than 185 feet in height shall require a Conditional Use.

c. Facilities utilizing this exemption must meet all separation requirements of LDC section 5.05.09 F.2.c. and Airport Overlay regulations in the LDC.

H. Wireless communication facilities in the Estates (E) Zoning District.

Wireless communication facilities are allowed on parcels designated in the Urban or Rural Golden Gate Estates Sub-element in the Golden Gate Area Master Plan and are subject to the following:

1. The parcel shall be a minimum 2.25 acres and adjacent to an arterial or collector road.

2. The wireless communication services provider has provided evidence that the service provider's search radius for the tower location requires placement of the tower in the Estates Zoning District to meet its coverage requirements and that the WCF cannot be co-located on an existing tower and provide the same quality service coverage.

I. Application requirements in addition to the requirements of LDC section 10.02.00.

1. Supplemental tower application requirements.

a. Evidence from a Radio Frequency Engineer that the proposed facilities cannot be installed on another structure in Collier County and shall be located at the proposed site to meet coverage requirements with a composite propagation study illustrating, graphically, existing, and proposed coverage in industry-accepted median received signal ranges.

b. If co-location is not available, the applicant shall submit an affidavit stating that the applicant made diligent efforts for permission to install or co-locate the WCF on all existing support structures located within the search radius for the proposed tower. The applicant shall establish in the application that: they are unable to provide service at existing sites nearby; no other existing tower is available (including utility poles); and that no reasonable alternative technology can accommodate the WCF due to one or more of the following factors:

i. Insufficient height to allow the WCF to function reasonably in parity with similar facilities;

ii. Insufficient structural strength to support the WCF;

iii. Insufficient space to allow the WCF to function effectively and reasonably in parity with similar equipment;

iv. Resulting electromagnetic interference which cannot reasonably be corrected;

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v. Unavailability of a reasonable leasing agreement; and/or

vi. Other limiting factors.

2. Supplemental rooftop or building mounted facility application requirements.

a. These facilities shall require a Site Development Plan approval, pursuant to LDC subsection 10.02.03 E or F.

3. A copy of each application for a WCF that is greater than 150 feet in height shall be supplied by the applicant to the Collier Mosquito Control District or designee.

J. Inspections.

1. All guyed towers exceeding 185 feet in height shall be inspected every three years. All other towers shall be inspected every five years. Each inspection shall be conducted by a qualified professional engineer or other qualified professional inspector, and any inspector-recommended repairs and/or maintenance should be completed without unnecessary delay. At a minimum, each inspection shall include the following:

a. Tower structure: Including bolts, loose, or damaged members, and signs of unusual stress or vibration.

b. Guy wires and fittings: Check for age, strength, rust, wear, general condition, and any other signs of possible failure.

c. Guy anchors and foundations: Assess for cracks in concrete, signs of corrosion, erosion, movement, secure hardware, and general site condition.

d. Condition of antennas, transmission lines, lighting, painting, insulators, fencing, grounding, and elevator, if any.

e. For guyed towers: Tower vertical alignment and guy wire tension (both required tension and present tension).

2. A copy of each inspection report shall be filed with the County Manager or designee no later than December 1 of the respective inspection year. If the report recommends that repairs or maintenance are required, a letter shall be submitted to the County Manager or designee to verify that such repairs and/or maintenance have been completed. The County shall have no responsibility under this section regarding such repairs and/or maintenance.

K. Abandonment.

1. Collier County may require removal of any abandoned or unused wireless communications facility by the owner within 60 calendar days of confirming abandonment. A WCF shall be considered abandoned if use has been discontinued for 180 consecutive calendar days as determined by Collier County.

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2. Where a WCF is abandoned but not removed within the specified timeframe, the County may remove it and place a lien on the property following procedures set forth in the Collier County Code of Laws and Ordinances, Article VI, Sec. 22-245.

3. Where a WCF is utilized for other purposes, including but not limited to lighting standards and power poles, it shall not be considered abandoned if still being maintained in good condition.

4. Where a WCF is removed by an owner, the owner shall restore the area to as good of a condition as prior to the placement of the facility, unless otherwise instructed by Collier County.

~~A. Purpose and intent. This section applies to specified communication towers that support any antenna designed to receive or transmit electromagnetic energy, such as, but not limited to, telephone, television, radio, or microwave transmissions. This section sets standards for construction and facilities siting; and is intended to minimize, where applicable, adverse visual impacts of towers and antennas through careful design, siting, and vegetation screening; to avoid potential damage to adjacent properties from tower failure; to maximize the use of specified new communication towers and, thereby, to minimize the need to construct new towers; to maximize the shared use of specified tower sites to minimize the need for additional tower sites; to lessen impacts new ground mounted towers could have on migratory and other species of birds; to prevent unnecessary habitat fragmentation and/or disturbance in siting and designing new towers; and to consider the concerns of the Collier Mosquito Control District as to low flying mosquito control aircraft safety.~~

~~B. Definitions unique to communications towers, section 5.05.09.~~

~~1. As used herein "*antenna*" does not include (a) wire antennas or (b) "receive only" dishes that have an outside diameter of less than 40 inches.~~

~~2. *Effective radius* means a radius of 6 miles from the respective tower unless a lesser radius is approved.~~

~~3. *Lesser effective radius* means an approved radius of less than 6 miles.~~

~~4. "*Unavailable to the applicant*" means a tower that cannot accommodate the applicant's proposed antenna or a site that cannot accommodate the applicant's tower, antenna, and related facilities.~~

~~5. "*Unavailable*" means that no additional tower or site capacity is available to anyone.~~

~~C. Migratory Birds and other Wildlife Considerations.~~

~~1. *Ground Mounted towers.* Except to the extent not feasible for the respective new ground mounted tower's intended purpose(s), each new ground mounted tower that will exceed a height of 75 feet (above ground), exclusive of antennas, but will not exceed a height of 199 feet above natural grade, exclusive of antennas, should not be guyed. If the applicant proposes that a new ground mounted tower within this height range be guyed, the applicant shall have the burden of proving the necessity of guying the tower.~~

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2. *Bird Diverter Devices.* Each new ground mounted guyed tower installed on or after February 20, 2004, greater then 75 feet in height above natural grade, exclusive of antennas, shall have installed and maintained bird diverter devices on each guy wire (to reduce injuries to flying birds).

3. *Habitat Loss.* In addition to the requirements in Chapters 3 and 10, towers and other on-site facilities shall be designed, sited, and constructed to minimize habitat loss within the tower footprint. At such sites, road access and fencing, to the extent feasible, shall be utilized to minimize on-site and adjacent habitat fragmentation and/or disturbances.

4. *Security Lighting.* When feasible, security lighting to protect on-ground facilities/equipment shall be down-shielded to try to keep such light within the outermost geographic boundaries of the tower's footprint.

D. Shared use of towers. A tower with a height in excess of 185 feet above natural grade shall not be approved, unless the applicant demonstrates that no old or approved tower within the effective radius can accommodate the applicant's proposed antenna and ancillary equipment. Towers owned by or leased to any government are exempt from these shared use provisions, except as to sharing with other governments.

1. For the purpose of discovering availability for use of towers within the effective radius, the applicant shall contact the owner of all old and approved towers, within the effective radius, that can possibly accommodate the needs of the applicant. The county manager or designee may preapprove the minimum allowable height to determine which towers may be available for use by the applicant. A list of all owners contacted, the date of each contact, the form and content of each contact, and all responses shall be a part of the conditional use application. As an accommodation to applicants, the county manager or designee shall retain all shared use plans, records of past responses, and a list of old and approved towers. If the owner of an old tower does not respond to the applicant's inquiry within a reasonable time, generally 30 days or less, or the owner of an old tower will not rent space to the applicant at a reasonable rental for a reasonable time period, such old tower shall be deemed unavailable to that applicant. If the old tower is a nonconforming structure, additional antennas may be installed thereon in accordance with an approved shared use plan, provided however, no structural alterations may be made to the tower, and the height of the tower inclusive of its antennas may not be increased.

2. Lesser effective radius. If the applicant asserts that the effective radius for the intended use is less than 6 miles, the applicant shall provide evidence that the asserted lesser effective radius is based on physical and/or electrical characteristics. Based on the evidence submitted by the applicant, the County Manager or designee may establish a lesser effective radius. If a radius can be increased by signal amplification or other means, such means must be considered in determining the lesser effective radius. The antenna manufacturer's specifications shall be conclusive, unless the applicant can prove they are incorrect in the specific case.

3. If an approved tower within the applicant's approved effective radius may have capacity available for the antenna proposed by the applicant, the application for a

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new tower shall not be complete without the following information regarding each such possibly available approved tower. Such information shall also be provided for old towers to the extent it can be obtained.

Identification of the site of each possibly available tower by coordinates, street address or legal description, existing uses, and tower height.

Whether shared use by the applicant of the tower is prohibited (or is not feasible) for any reason.

If it has been determined that the tower owner will allow structural changes, whether the tower can accommodate the proposed antenna if reasonable structural changes are made. If so, the applicant shall specify what structural changes would be required and an approximation of the costs of such changes. If the costs of the required changes are financially impracticable, such tower shall be deemed unavailable to the applicant.

4. The applicant shall contact the owner of each possibly available approved tower to request the needed information. To enable the tower owner to respond, the applicant shall provide the following information regarding the applicant's proposed antenna and equipment:

a. All output frequencies of transmitter.

b. Type of modulation, polarization of radiation, and proposed use of antenna.

c. Manufacturer, type, manufacturer's model number, a diagram of the antenna's radiation pattern, and the manufacturer's specifications.

d. Power input to antenna and gain of antenna in decibels with respect to an isotopic radiator.

e. Range in feet of maximum and minimum height of antenna above base of tower.

f. A list of necessary ancillary equipment and description of the type of transmission cable to be used.

g. Any other pertinent information needed to enable the owner to respond in full to the inquiry.

E. Shared use of tower sites. A tower with a height in excess of 185 feet above natural grade shall not be approved on a new tower site unless the applicant demonstrates that the proposed tower, antennas, and accessory structures or uses cannot be located on any conforming old site or approved site situated within the effective radius. Sites owned by any government or leased to any government are exempt from these shared use provisions except to other governments.

1. Except as to each old site or approved site determined by the County Manager or designee, or in a shared use plan to be unavailable to the applicant, the applicant shall contact the owner of all other conforming old sites and approved tower

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sites, within the effective radius, containing sufficient land area to possibly accommodate the needs of the applicant.

2. For each such possibly available tower site, the application for a new tower site shall not be complete without the following information:

a. Identification of the proposed new tower site by coordinates, street address or legal description, area, existing uses, topography, and significant natural features.

b. Evidence that no old and no approved tower site within the effective radius can accommodate the applicant's needs.

c. If the owner of an old tower site does not respond to the applicant's simple letter of interest inquiry within thirty (30) days, or the owner of an old tower site will not rent land to accommodate the applicant's needs for a reasonable period of time at reasonable rentals, such old tower site shall be deemed unavailable to the applicant.

d. The applicant is not required to supply this information to owners of conforming old sites unless the old site appears to be available to the applicant by a shared use plan or the site's owner has responded positively to the applicant's initial letter of inquiry. To enable the site owner to respond, the applicant shall provide the site owner (and the owner of any tower on the site) with the dimensional characteristics and other relevant data about the tower, and a report from a professional engineer licensed in the State of Florida, or other qualified expert, documenting the following:

e. tower height and design, including technical, engineering, and other pertinent factors governing the intended uses and selection of the proposed design. An elevation and a cross section of the towers tructure shall be included.

f. Total anticipated capacity of the tower, including number and types of antennas and needed transmission lines, accessory use needs including specification of all required ancillary equipment, and required building and parking space to accommodate same.

g. Evidence of structural integrity of the proposed tower as required by the building official and, for metal towers, a statement promising full compliance with the then latest edition of the standards published by the Electronic Industries Association (currently EIA/TIA 222-E), or its successor functional equivalent, as may be amended for local application.

3. If the site owner, or owner of a tower on the respective site, asserts that the site cannot accommodate the applicant's needs, the respective owner shall specify in meaningful detail reasons why the site cannot accommodate the applicant. To the extent information is current and correct in the respective tower site's approved shared use plan, the site owner or tower owner can refer the applicant to the respective shared use plan. If the shared use plan is not then up-to-date, the plan shall be brought up-to-date immediately by the owner and the written

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reply to the applicant shall specify to what extent the shared use plan is incorrect, incomplete, or otherwise not up-to-date.

4. No provision in a shared use plan, land lease, mortgage, option to purchase, lease-option, contract for deed, or other controlling document shall provide, or have the effect, that the site is exclusive to one (1) tower, unless there is good reason for such restriction, other than the prevention of competition or a desire or inclination not to cooperate in good faith. If the site size is physically and electrically compatible with the installation on-site of any other tower, no such document shall prevent other towers, except for reasons approved by the County Manager or designee. An unapproved document provision of tower exclusivity shall be grounds to disapprove an application for tower site approval.

F. Required sharing. Each new tower in excess of 185 feet in height (shared use tower), except towers that are approved to be perpetually unavailable, shall be designed to structurally accommodate the maximum amount of additional antenna capacity reasonably practicable. Although it is not required that a new tower be constructed at additional expense to accommodate antennas owned by others, no new tower shall be designed to accommodate only the tower owner's proposed antennas when, without additional expense, antenna space for other owners can be made available on the tower.

1. Shared use plans. Each shared use plan shall be in a standard format that has been approved by the County Manager or designee. Each shared use plan shall specify in detail to what extent there exists tower and/or site capacity to accommodate additional antennas and/or additional towers, ancillary equipment, and accessory uses. Available antenna capacity on a tower shall be stated in detailed clearly understandable terms, and may be stated in equivalent flat plate area and total additional available transmission line capacity. The tower owner (as to tower shared use plans) and the landowner (as to site shared use plans) shall update its respective approved shared use plans by promptly filing pertinent update information with the County Manager or designee. Owners of old towers and/or old sites may file shared use plans in accord with this section.

2. Reservation of capacity. If an applicant for a shared use tower does not plan to install all of its proposed antennas during initial construction of the tower, the applicant must specify the planned schedule of installing such later added antennas as part of the shared use plan. An applicant cannot indefinitely prevent the use of unused available antenna space on a tower by reserving to itself such space. No available space can be reserved for the owner or anyone else, unless approved in the shared use plan. If an antenna is not installed by the scheduled deadline, the reserved space shall automatically be rendered available for use by others, unless the shared use plan has, by the deadline, been amended with the approval of the County Manager or designee. Deadlines may be extended even if the tower is a nonconforming structure. If space has been reserved in a shared use plan for future additional antenna use by the tower owner and it becomes clear that such space will not be utilized by the owner, the shared use plan shall be amended promptly to reflect the availability of such space.

3. Reservation of site capacity. The policy stated above applies also to additional tower space on an approved tower site to prevent indefinite reservation of available site space.

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4. Height bonus for sharing. Notwithstanding anything to the contrary in any County ordinance, any existing conforming or nonconforming tower may be permitted a one-time increase in height, provided:

   a. Any such increase in height does not exceed thirty (30) feet or twenty (20) percent of the height of the existing tower, whichever is less;

   b. The cost of such increase in height does not exceed fifty (50) percent of the actual replacement cost of the tower at the time of the application;

   c. A shared use plan covering the tower with the increased height is first approved by the County Manager or designee;

   d. The increase in height does not cause the proposed tower to exceed any required maximum height requirement for towers or make a legally conforming tower become nonconforming;

   e. Substantiated proof that such proposed antenna(s) may not be placed on the existing tower by relocating or adjusting existing antennas and equipment shall be submitted by an appropriate professional engineer certified to practice in the State of Florida; and

   f. A site development plan shall be submitted for review and approval if an increase in tower height requires placement of, or addition to, an antenna equipment building or support building.

5. Filing shared use plans. Each approved shared use plan shall be filed and recorded in the Office of the Collier County Clerk of Court prior to any site development plan approval. A copy of the initial shared use plan shall be filed with, and approved by, the County Manager or designee prior to conditional use approval.

6. Shared use plans for old towers and old tower sites. Initial shared use plans and amendments for old towers require approval of the County Manager or designee. Initial shared use plans and amendments for old tower sites require approval of the BCC, except where an amendment reduces site and/or antenna capacity.

7. Transmitting and receiving equipment serving similar kinds of uses shall, to the extent reasonable and commercially practicable, be placed on a shared use tower in such a manner that any of the users in a group can operate approximately equal to other users in the group utilizing substantially similar equipment.

8. Once a shared use plan for a tower is approved, additional antennas may be added to that tower in accordance with the approved shared use plan without additional conditional use approval even if the tower is then a nonconforming structure. The shared use plan shall be immediately updated to reflect each such change. Likewise, once a new shared use plan for a tower site is approved, additional towers and accessory buildings and uses may be added to that site in accordance with the plan without additional conditional use approval, even if the site is then nonconforming. The shared use plan shall be immediately updated to reflect each change.

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9. For each tower with a height in excess of 185 feet that is approved, the tower owner shall be required, as a condition of approval, to file an approved shared use plan, except when a government tower is approved to be perpetually unavailable. To the extent that there is capacity for other antennas on the tower, the plan shall commit the tower owner and all successor owners to allow shared use of the tower in accordance with the shared use plan for antennas of others at reasonable rates. The initial proposed rates (or a range of reasonable rates) shall be specified in the shared use plan, and shall be amended each time the rates are changed. When antenna space on a tower is rented to others, each rental agreement shall be filed with the shared use plan. Any agreement that purports to reserve antenna space for future use must be approved by the County Manager or designee.

10. For each new shared use tower site that is approved, the owner shall be required, as a condition of approval, to file an approved shared use plan, except as to a government site that is approved to be perpetually unavailable. If there is land available on the site to accommodate additional towers and accessory facilities, the plan shall commit the landowner and successor owners to accommodate such additional facilities on the site at reasonable rents (or a range of reasonable rents) which shall be specified in the shared use plan. When land is rented for facilities on the site, the rental agreement shall be filed with the shared use plan. Any agreement that purports to reserve land for future use of a tower and other facility space must be approved by the County Manager or designee.

11. Each new tower owner or site owner, as the case may be, shall agree, as a condition of approval, to respond, in writing, in a comprehensive manner within thirty (30 days) to each request for information from a potential shared use applicant. Government owners need to reply only to requests from another government. To the extent that correct and up-to-date information is contained in an approved shared use plan, the owner may refer the applicant to the shared use plan for the information. If the shared use plan is incorrect, incomplete, or otherwise not up-to-date, the respective owner shall, in the response, specify, in detail, such information, and shall immediately bring the shared use plan up-to-date.

12. The tower owner or site owner, as the case may be, shall, as a condition of approval, negotiate in good faith for shared use of tower space and/or site space by applicants in accordance with its shared use plan.

13. All conditions of approval regarding a tower shall run with the ownership of the tower and be binding on all subsequent owners of the tower. All conditions of approval regarding an approved tower site shall run with the land and be binding on all subsequent owners of the tower site.

G. Development standards for communication towers.

1. Except to the extent that amateur radio towers, and ground-mounted antennas with a height not to exceed twenty (20) feet, are exempted by subsection 5.05.09 herein, no new tower of any height shall be permitted in the RSF-1 through RSF-6, RMF-6, VR, MH, TTRVC, and E zoning districts. However, notwithstanding

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other provisions of this section, including the separation requirements of subsection 5.05.09 G.7. below, towers may be allowed to any height as a conditional use in the Estate (E) zoning district only on parcels designated as Urban or Rural Golden Gate Estates Sub-Element in the Golden Gate Area Master Plan or sites approved for a specified essential service listed in subsection 5.05.09 G.3. below. There shall be no exception to this subsection except for conditional use applications by a government for a governmental use.

2. Permitted ground-mounted towers. Towers not exceeding the stated maximum heights are a permitted use, subject to other applicable provisions of this section, including separate requirements and shared use provisions. towers that exceed those specified maximum heights require a variance in accordance with section 9.04.00.

a. All commercial and industrial zoning districts and urban designated area agricultural zoning districts: Any tower up to seventy-five (75) feet in height is a permitted use, provided the base of such tower is separated a minimum distance of seventy-five (75) feet from the nearest boundary with any parcel of land zoned RSF-1 through RSF-6, RMF-6, E, RMF-12, RMF-16, RT, VR, MH, TTRVC, or PUD permitting six (6) residential dwelling units or less. Any tower that exceeds seventy-five (75) feet in height, up to a height of 185 feet, is a lawful use, only if permitted or otherwise provided in the respective zoning district, and the base of such tower is separated from the nearest boundary of any parcel of land zoned RSF-1 through RSF-6, RMF-6, E, RMF-12, RMF-16, RT, VR, MH, TTRVC, or PUD zoning of six (6) residential dwelling units or less, by a minimum distance in feet determined by multiplying the height of the tower (in feet) by a factor of two and one-half (2.5). (The minimum separation distance is two and one-half (2 ½) times the height of the tower.) towers which do not meet the separation requirement may apply for a variance in accordance with section 9.04.00.

b. Agricultural zoning districts within the rural designated area: Towers shall not exceed 250 feet in height.

c. All agricultural zoning districts: No tower that exceeds 250 feet in height exclusive, of any antenna affixed thereto, shall be allowed on any site comprising less than ten (10) acres under common ownership or control, except such towers can be approved as a conditional use on sites of less than ten (10) acres if the applicant cannot, with economic feasibility, acquire title to, or control of, a suitable tower site of at least ten (10) acres in the required geographic vicinity of the proposed tower site.

3. Essential services—Specified conditional uses Except in the RSF-1 through RSF-6, and RMF-6 zoning districts, towers may be allowed to any height as a conditional use on sites approved for a conditional use essential service for any of the following conditional uses: safety service facilities including, but not necessarily limited to, fire stations, sheriff's substation or facility, emergency medical services facility, and all other similar uses where a communications tower could be considered an accessory or logically associated use with the safety service conditional use on the site. In addition, communications towers can be approved as a conditional use for a stand-alone essential service facility,

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provided the tower is to be owned by, or to be leased to, a governmental entity, and the primary uses of the tower are for governmental purposes.

4. New towers shall be installed only on rooftops in the RMF-12, RMF-16, and RT zoning districts, except amateur radio towers with a height not to exceed seventy-five (75) feet above the natural grade, and ground-mounted antennas with a height not to exceed twenty (20) feet above the natural grade, are permitted within these zoning districts.

5. Ground-mounted monopole communication towers up to 150 feet in height above the natural grade, including antennas affixed thereto, may be allowed as a conditional use within these zoning districts. The height of each monopole communication tower shall be limited to the height necessary for its use at its location.

6. Rooftop towers, antenna structures, and antennas.

a. Rooftop towers, antenna structures, and antennas are allowed in all zoning districts except the RSF-1 through RSF-6, RMF-6, and E zoning districts.

b. Rooftop towers, antenna structures, and antennas are, as specified, subject to the following:

i. Permitted uses. Rooftop antenna structures and antennas are a permitted use up to a height of twenty (20) feet above the maximum roofline, provided the height of the maximum roofline is twenty (20) feet or more above the average natural grade. If the maximum roofline is less than twenty (20) feet above the average natural grade, an antenna structure and/or antenna is a permitted use up to a height that equals the distance from the average natural grade to the maximum roofline. For example, if the distance from the average natural grade to the maximum point of the roofline is fifteen (15) feet, an antenna structure and/or antenna is a permitted use up to a height of fifteen (15) feet above the maximum roofline. Any antenna structure, tower, or antenna that exceeds its permitted use height, as provided herein, shall require conditional use approval, and the maximum allowable height of the structure, tower, and all antennas shall be determined in each specific case. Distance from RSF-1 through RSF-6, and RMF-6 zoning districts shall be a major consideration in determining the allowable height of rooftop facilities.

ii. Towers and antenna structures shall be set back from the closest outer edge of the roof a distance of not less than ten (10) percent of the rooftop length and width, but not less than five (5) feet, if the antenna can function at the resulting location.

iii. Antenna structures and dish type antennas shall be painted to make them unobtrusive.

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iv. Except for antennas that cannot be seen from street level, such as panel antennas on parapet walls, antennas shall not extend out beyond the vertical plane of any exterior wall.

v. Where technically feasible, dish type antennas shall be constructed of open mesh design.

vi. Where feasible, the design elements of the building (i.e., parapet wall, screen enclosures, other mechanical equipment) shall be used to screen the communications tower, structure, and antennas.

vii. The building and roof shall be capable of supporting the roof-mounted antenna, structure, and tower.

i. No rooftop shall be considered a tower site. This section does not require any sharing of any rooftop, rooftop tower, or antenna structure.

7. With the exception of rooftop towers and towers on essential services sites, each new communication tower shall meet the following separation requirements:

a. Each new tower that exceeds 185 feet in height shall be located not less than two and one-half (2.5) times the height of the tower from all RSF-1 through RSF-6, and RMF-6 zoning districts, including PUDs where the adjacent use(s) is/are, or comparable to, the RSF-1 through RSF-6 and RMF-6 zoning districts. If a part of a PUD is not developed, and it is inconclusive whether the part of a PUD area within such minimum separation distance from the proposed tower site may be developed with a density of six (6) units per acre or less, it shall be presumed that the PUD area nearest to the proposed site will be developed at the lowest density possible under the respective PUD.

b. In addition, each such new tower that exceeds a height of seventy-five (75) feet, excluding antennas, shall be separated from all boundaries of surrounding property zoned RMF-12, RMF-16, E, RT, VR, MH, TTRVC, H, and the residential areas of PUDs with existing or planned densities greater than six (6) units per acre by not less than the total height of the tower including its antennas; and from all other surrounding property boundaries by a distance not less than one-half (½) the height of the tower and its antennas, or the tower's certified collapse area, whichever distance is greater.

c. Communication towers in the Estate (E) zoning district shall be separated from residentially zoned properties as follows:

i. New towers up to 75 feet in height shall be located not less than the total height of the tower and antennas from all residentially zoned properties.

8. ii. New towers over 75 feet in height shall be located not less than two and one-half times the height of the tower and antennas, or the certified collapse area, whichever distance is greater, from all residentially zoned properties.

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9. All owners of approved towers are jointly and severally liable and responsible for any damage caused to off-site property as a result of a collapse of any tower owned by them.

10. Placement of more than one (1) tower on a land site is preferred and encouraged, and may be permitted, provided, however, that all setbacks, design, and landscape requirements are met as to each tower. structures may be located as close to each other as technically feasible, provided tower failure characteristics of the towers on the site will not likely result in multiple tower failures in the event that one (1) tower fails, or will not otherwise present an unacceptable risk to any other tower on the site. It shall be the policy of the County to make suitable County-owned land available for towers and ancillary facilities at reasonable rents.

11. Any accessory buildings or structures shall meet the minimum yard requirements for the respective zoning district. accessory uses shall not include offices, long-term vehicle storage, outdoor storage, broadcast studios except for temporary emergency purposes, or other structures and/or uses that are not needed to send or receive transmissions, and in no event shall such uses exceed twenty-five (25) percent of the floor area used for transmission or reception equipment and functions. Transmission equipment shall be automated, to the greatest extent economically feasible, to reduce traffic and congestion. Where the site abuts, or has access to, a collector street, access for motor vehicles shall be limited to the collector street. All equipment shall comply with the then applicable noise standards.

12. For new commercial towers exceeding 185 feet in height, a minimum of two (2) parking spaces shall be provided on each site. An additional parking space for each two (2) employees shall be provided at facilities which require on-site personnel. Facilities which do not require on-site personnel may utilize impervious parking.

13. All new tower bases, guy anchors, outdoor equipment, accessory buildings, and accessory structures shall be fenced. This provision does not apply to amateur radio towers, or to ground-mounted antennas that do not exceed twenty (20) feet above grade.

13. Tower lighting. Towers and antennas with a height greater than 150 feet shall be required to have red beacon or dual mode lights, unless exempted, in writing, by the Collier County Mosquito Control District. Such lights shall meet the then existing Federal Aviation Administration ("FAA") technical standards. No other towers or antennas shall be artificially lighted, except as required by the FAA, the Federal Communications Commission, or other applicable laws, ordinances, or regulations. If the FAA rules require lighting, then the applicant shall comply with such rules.

New towers exceeding 199 feet. Each new tower that will have a height in excess of one hundred and ninety-nine (199) feet above ground, exclusive of antennas, and such tower shall be lighted no more than is otherwise required by state

and/or federal law, rule, or regulation. Unless otherwise then required by law, rule or regulation, only white strobe lights shall be used at night, unless otherwise required by the FAA, in which case red strobe-type lights shall be used. Such lights shall not exceed the minimum number, minimum intensity, and minimum light flashes per interval of time (requiring the longest allowable duration between light flashes) required by state or federal law, rule, or regulation. Solid red (or pulsating red) warning lights shall not be used at night.

14. All guyed towers exceeding 185 feet in height shall be inspected every three (3) years. Self-supporting towers shall be inspected every five (5) years. Each inspection shall be conducted by a qualified professional engineer or other qualified professional inspector, and any inspector-recommended repairs and/or maintenance should be completed without unnecessary delay. At a minimum, each inspection shall include the following:

    a. Tower structure: Including bolts, loose or damaged members, and signs of unusual stress or vibration.

    b. Guy wires and fittings: Check for age, strength, rust, wear, general condition, and any other signs of possible failure.

    c. Guy anchors and foundations: Assess for cracks in concrete, signs of corrosion, erosion, movement, secure hardware, and general site condition.

    d. Condition of antennas, transmission lines, lighting, painting, insulators, fencing, grounding, and elevator, if any.

    e. For guyed towers: Tower vertical alignment and guy wire tension (both required tension and present tension).

15. A copy of each inspection report shall be filed with the County Manager not later than December 1 of the respective inspection year. If the report recommends that repairs or maintenance are required, a letter shall be submitted to the County Manager to verify that such repairs and/or maintenance have been completed. The County shall have no responsibility under this section regarding such repairs and/or maintenance.

16. Any tower that is voluntarily not used for communications for a period of one (1) year shall be removed at the tower owner's expense. If a tower is not removed within three (3) months after one (1) year of such voluntary non-use, the County may obtain authorization, from a court of competent jurisdiction, to remove the tower and accessory items, and, after removal, shall place a lien on the subject property for all direct and indirect costs incurred in dismantling and disposal of the tower and accessory items, plus court costs and attorney's fees.

17. For all ground-mounted guyed towers in excess of seventy-five (75) feet in height, the site shall be of a size and shape sufficient to provide the minimum yard requirements of that zoning district between each guy anchor and all property lines.

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18. ~~All new metal towers, including rooftop towers, except amateur radio towers, shall comply with the standards of the then latest edition published by the Electric Industries Association (currently EIA/TIA 222-E) or the publication's successor functional equivalent, unless amended for local application by resolution of the BCC. Each new amateur radio tower with a height of seventy-five (75) feet or less shall require a building permit specifying the exact location and the height of the tower exclusive of antennas. Each new ground-mounted dish type antenna that does not exceed a height of twenty (20) feet shall require a building permit.~~

19. ~~Within the proposed tower's effective radius, information that specifies the tower's physical location, in respect to public parks, designated historic buildings or districts, areas of critical concern, and conservation areas, shall be submitted as part of the conditional use application. This shall also apply to site plan applications and/or permit applications for rooftop installations that do not require conditional use approval.~~

20. ~~No communication tower shall be located on any land or water if such location thereon creates, or has the potential to create, harm to the site as a source of biological productivity, as indispensable components of various hydrologic regimes, or as irreplaceable and critical habitat for native species of flora or fauna.~~

21. ~~Any existing native vegetation on the site shall be preserved and used to meet the minimum landscape requirements as required by section 4.06.00. The site plan shall show existing significant vegetation to be removed and vegetation to be replanted to replace that lost. native vegetation may constitute part or all of the required buffer area if its opacity exceeds eighty (80) percent.~~

22. ~~As to communications towers and antennas, including rooftop towers, antenna structures, and antennas, the height provisions of this section supersede all other height limitations specified in this Code.~~

23. ~~All existing and proposed ground mounted and rooftop towers and antennas with a height greater than 150 feet shall be required to have a solid red beacon or dual mode lights unless exempted in writing by the Collier Mosquito Control District. Such lights shall meet the then existing Federal Aviation Administration (FAA) technical standards. The total structure height shall include all appendages and attachments, such as antennas, lights, lightening rods, or any other accessory device that would extend the height of the tower. All existing towers shall have six months (180 days) from June 16, 2005, to comply with the requirement. If the FAA rules require lighting, then the applicant shall comply with such rules.~~

24. ~~A copy of each application for a tower in excess of 150 feet shall be supplied by the applicant to the Collier Mosquito Control District or designee.~~

25. ~~Communication towers in the Estates (E) Zoning District.~~

~~Communication towers are allowed on parcels designated as Urban or Rural Golden Gate Estates Sub-element in the Golden Gate Area Master Plan and are subject to the following:~~

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a. The parcel is a minimum 2.25 acres and adjacent to an arterial or collector road.

b. The communications provider has provided evidence that the communication provider's search radius for tower placement requires placement of the tower in the Estates Zoning District to meet its coverage requirements and the tower cannot be co-located on an existing tower and provide the same service coverage.

c. All security and site lighting shall be less than 20 feet above grade, fully shielded, and directed away from neighboring properties.

d. Fencing height and landscaping. The required perimeter wall or fence height shall be a minimum of eight feet from finished grade of base supporting structure and no greater than 10 feet. A minimum 15 feet landscape Type B buffer along the perimeter of wall or fence is required and tree plantings within the buffer shall be 12 feet tall at time of planting.

e. Equipment cabinets. Overall height of ground-mounted equipment or equipment enclosure shall not exceed 12 feet.

H. Alligator Alley communication towers.

1. Notwithstanding other provisions of section 5.05.09, and irrespective of the zoning classification(s) of the underlying fee at each respective tower site, two (2) new communication towers shall be permitted at locations and heights herein specified within the I-75 right-of-way east of the toll booth (Alligator Alley). Two (2) of the four (4) towers shall be constructed to replace two (2) existing Florida Department of Transportation towers. The four (4) new telecommunication tower sites shall be located approximately at:

a. Mile marker 52.2. The height of the tower shall not exceed 250 feet, including antennas;

b. Mile marker 92.6 (Everglades Blvd). The height shall not exceed 250 feet, including antennas;

c. The site of an existing FDOT tower located on State Road 29. The height shall not exceed 310 feet, including antennas;

The site of an existing FDOT tower located at mile marker 63.2 at the I-75 Rest Area. It will replace an existing tower located on the north side of I-75

d. at mile marker 63.3. The height shall not exceed 280 feet, including antennas;

e. Each tower shall be constructed with a capacity to provide for a minimum of four (4) to eight (8) co-users, including Florida Department of Transportation ("FDOT"), the U.S. Fish and Wildlife Service ("FWS"), the National Park Service ("NPS"), the Department of Forestry ("DOF"), and County agencies, where practical.

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2. Each tower shall be constructed in accordance with the standards and requirements of section 5.05.09 and other applicable sections of this Code, except as expressly provided otherwise in this section.

3. Minimum yard requirements. There shall be no minimum yard requirement for these towers at these locations because each tower and all ancillary facilities must be contained within the I-75 right-of-way, and each proposed tower must maintain a separation distance from all adjacent residential property lines equal to one-half (½) of the tower's height or equal to a Florida professional engineer's certified collapse area (fall zone), whichever is greater, or a clear zone is maintained on adjoining property by a use easement applicable to such adjoining property owner. No habitable residential or non-residential structure, including offices, shall be allowed within any certified collapse area (fall zone) for any of these towers.

4. Access. Physical access to each tower site shall be as approved by FDOT.

5. Parking. Sufficient unpaved area shall be provided on, or adjacent to, each tower site to accommodate temporary parking for one (1) vehicle for servicing or maintaining the communication tower.

6. Landscape buffer. A landscape buffer no less than ten (10) feet wide with trees planted twenty-five (25) feet on center shall be developed and maintained around the perimeter of each tower site and other related equipment, structures, and buildings. This buffer shall encompass all structures including the tower base. At least one (1) row of native vegetation shall be planted within the buffer to form a continuous hedge of at least three (3) feet in height at planting. The buffer must be maintained in good condition. This landscape buffer may be waived by the County Manager or designee where the buffer is not practical due to public safety concerns.

7. A site development plan and construction plans shall be submitted to the County Manager or designee for review and approval prior to any construction of any such tower. No changes, additions, or alterations may be made to any approved site development plan or construction plans for any such tower without County approval.

8. Tower lighting. In addition to the requirements for tower lights specified in section 5.05.09 of this Code, towers located in the Big Cypress Preserve and the Florida Panther National Wildlife Preserve shall be lighted in accordance with the USFWS guidance system requirements for tower lighting.

9. Notwithstanding any other provision in this Code, and notwithstanding the underlying zoning of the respective tower site, subject to the following, the communication towers and accessory facilities ("facilities") listed above, and all such future facilities, are lawful uses, if located within the confines of the I-75 right-of-way east of the Alligator Alley toll booth to the eastern boundary of Collier County.

10. The tower and related facilities shall be subject to conditional use approval whenever the tower is to exceed a height of twenty (20) feet. Towers that are to

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be twenty (20) feet or less in height require only building permit approval from the County.

a. As all such facilities must be located within the I-75 right-of-way, the facilities must be subject to approval from the owner of that right-of-way, including such conditions as may be required by that owner. The owner of said right-of-way is the State of Florida, by and through the Florida Department of Transportation.

b. The facilities must be owned by, or leased to, a governmental entity. The primary uses of the facilities shall be governmental uses. Private uses of the facilities, if any, shall always be incidental and subordinate to the governmental uses.

c. Notwithstanding any other provision in section 5.05.09, the facilities shall be subject to the tower sharing requirements of section 5.05.09 if the tower is to exceed a height of 120 feet, unless the tower is a monopole. If the tower is to be used only for governmental uses, the tower need be shared only with other governmental entities. If the tower is to be occupied by an antenna under control of a non-governmental occupant of the tower and is to be used for any non-governmental use(s), the tower sharing requirements that apply to non-government occupants shall be adhered to as a prerequisite to occupancy of the tower.

l. Wireless emergency telephone service. Notwithstanding any other provisions of this section 5.05.09, the following provisions shall apply to communications towers that provide wireless emergency telephone service.

1. These facilities are essential services.

2. Each applicant for these permits is required to clearly inform County staff by means of an emboldened "notice" in a cover letter or on the first page of the permit application, substantially as follows: *This Application is subject to the expedited timelines specified in Chapter 365.172, Florida Statutes.*

3. Applicants for these permits need not provide staff with evidence that a proposed wireless communications facility complies with federal regulations, but staff may require from such applicant proof of proper FCC licensure, and staff may request the FCC to provide information as to the provider's compliance with federal regulations to the extent then authorized by federal law. The County has no permitting jurisdiction with regard to wireless communications facilities located (or to be located) on property owned by the State of Florida, including State-owned rights-of-way.

4. Co-located facilities. Provided the then existing zoning applicable to the proposed site allows E911 facilities without a need to rezone, a need to obtain conditional use approval, or any other required process (such as, for example, having an agreement amended), the County shall grant or deny a properly completed application requesting co-location of E911 Service, or co-location for wireless telephone service, not later then forty-five (45) business days after the date that a properly completed application is initially submitted to staff in accordance with all applicable permit application requirements in this section 5.05.09. Co-location of

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Attachment: Attachment 1 - Ord 2024-05 (LDC 5.05.09) Wireless Communications (29224 : PL20220003219 VA Central Immokalee Cell Tower)

such facilities on a then existing above-ground tower or other above-ground structure shall not be subject to the land development regulations pursuant to Section 163.3202, Florida Statutes, provided the height of the then existing tower or structure is not thereby increased. Co-location of such antenna, or co-location of related equipment, shall be subject to applicable building regulations, and with all then existing permits or agreements applicable to that tower or to the underlying property. Nothing herein, including the forty-five (45) business days timeline, shall relieve the permit holder for, or owner of, the then existing tower or structure from complying with applicable permit requirements, or applicable agreement(s), or with applicable land development regulation (including aesthetic requirement), or compliance with any other then applicable law(s).

5. New towers or antennas. Pursuant to Section 365.172, Florida Statutes, the County shall grant or deny an application requesting location of a new wireless telephone service tower, or for location of antenna(s) for wireless telephone service, not later then ninety (90) business days after the date that an application that fully complies with the requirements of this section 5.05.09 is submitted, provided the then existing zoning applicable to the proposed site allows the E911 facilities without need to rezone, the need to apply for conditional use approval, or other required procedures. Provided further that nothing herein shall affect permit compliance of such facilities with applicable federal regulations, applicable zoning and/or land development regulations (including aesthetic requirements), or with applicable building regulations.

6. Sufficiency notice. Within twenty (20) business days of receiving the permit application for any facility listed above in paragraphs (4) and (5) above, staff shall in writing notify the permit applicant whether the application is, or is not, properly completed. If such permit application is not properly completed, staff shall with specificity notify the applicant of any and all deficiencies, which if cured will thereby render the application being properly completed. Staff should also notify the applicant whether the applicable zoning classification allows the applied-for use(s) without rezoning, without conditional use approval, or without any other related ancillary approval process or permission.

7. Default approval.

a. An application for E911 service, co-location of wireless telephone service, or new location for wireless telephone service or antennae shall be deemed to have been automatically granted provided that:

i. Such service or facility is allowed in the applicable zoning district without a rezone, without the need to apply for a conditional use, or without the need to apply for some other permit;

ii. The County fails to either grant or deny the applied-for permit within the time frames set forth in paragraphs (4) and (5) above, as applicable; and

iii. The applicant has not agreed to an extension of time, as provided in paragraph (8) below.

Attachment: Attachment 1 - Ord 2024-05 (LDC 5.05.09) Wireless Communications (29224 : PL20220003219 VA Central Immokalee Cell Tower)

~~b. However, the applied-for permit shall not be deemed granted if final action requires action by the BCC, but such action is prevented due to emergency conditions beyond the County's control. In such instance, the time for final action on the application shall be extended until the next regularly scheduled meeting of the BCC. The permit shall be deemed to be granted if the BCC fails to take final action at that time.~~

~~8. Waiver. Extensions of the above-described applicable timelines (deadlines) shall not be effective except to the extent voluntarily agreed to by the permit applicant. Narrow exception: a one-time timeline waiver may be required if there then exists an emergency that directly affects the administration of all of the County's communications tower permitting activities which had been formally declared by the County, by the State of Florida, or by the federal government.~~

SECTION FOUR: CONFLICT AND SEVERABILITY

In the event that any provisions of this ordinance should result in an unresolved conflict with the provisions of the Land Development Code (LDC) or Growth Management Plan (GMP), the applicable provisions of the LDC or GMP shall prevail. In the event this Ordinance conflicts with any other Ordinance of Collier County or other applicable law, the more restrictive shall apply. If any phrase or portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion.

SECTION FIVE: INCLUSION IN THE COLLIER COUNTY LAND DEVELOPMENT CODE

The provisions of this Ordinance shall become and be made a part of the Land Development Code of Collier County, Florida. The sections of the Ordinance may be renumbered or re-lettered to accomplish such, and the word "ordinance" may be changed to "section," "article," or any other appropriate word.

SECTION SIX: EFFECTIVE DATE

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

Attachment: Attachment 1 - Ord 2024-05 (LDC 5.05.09) Wireless Communications (29224 : PL20220003219 VA Central Immokalee Cell Tower)

PASSED AND DULY ADOPTED by the Board of County Commissioners of Collier County, Florida, this 27th day of February, 2024.

ATTEST:
CRYSTAL K. KINZEL, CLERK

By:_____
as to Chairman's signature only
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF COLLIER COUNTY, FLORIDA

By:_____
Chris Hall, Chairman

Approved as to form and legality:

_____
Heidi F. Ashton-Cicko
Managing Assistant County Attorney

04-CMD-01077/1983 (02/27/24)
23-LDS-00284/86 (02/27/24)

This ordinance filed with the Secretary of State's Office the 4th day of March, 2024 and acknowledgement of that filing received this 4th day of March, 2024.
By _____ Deputy Clerk

Words ~~struck through~~ are deleted, words underlined are added

Attachment: Attachment 1 - Ord 2024-05 (LDC 5.05.09) Wireless Communications (29224 : PL20220003219 VA Central Immokalee Cell Tower)

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

March 5, 2024

Crystal K. Kinzel, Clerk of Court
Office of the Clerk of the Circuit Court
& Comptroller of Collier County
3329 Tamiami Trail E, Suite #401
Naples, FL 34112

Dear Ms. Kinzel,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Collier County Ordinance No. 2024-05, which was filed in this office on March 4, 2024.

Sincerely,

Matthew Hargreaves
Administrative Code and Register Director

MJH/wlh

R. A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
Telephone: (850) 245-6270

Attachment: Attachment 1 - Ord 2024-05 (LDC 5.05.09) Wireless Communications (29224 : PL20220003219 VA Central Immokalee Cell Tower)

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): Donald and Linda Davis c/o Mattaniah S. Jahn, P.A.

Name of Applicant if different than owner: Diamond Communications c/o Mattaniah S. Jahn, Esq / The Law Office of Mattaniah S. Jahn, P.A.

Address: 935 Main St., Suite C4 **City:** Safety Harbor **State:** FL **ZIP:** 34695

Telephone: 727-773-2221 **Cell:** _____ **Fax:** 727-773-2616

E-Mail Address: mjhan@thelawmpowered.com; mscicchitano@thelawmpowered.com

Name of Agent: Mattaniah S. Jahn, Esq / The Law Office of Mattaniah S. Jahn, P.A.

Firm: The Law office of Mattaniah S. Jahn, PA

Address: 935 Main St., Suite C4 **City:** Safety Harbor **State:** FL **ZIP:** 34695

Telephone: 727-773-2221 **Cell:** _____ **Fax:** 727-773-2616

E-Mail Address: mjahn@thelawmpowered.com

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

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

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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: 63867640006 Section/Township/Range: 03 / 47 / 29

Subdivision: 520300 - New Market Sub Unit: _____ Lot: _____ Block: _____

Metes & Bounds Description: _____ Total Acreage: +/- 0.28 ac

Address/ General Location of Subject Property: 63867640006 (E-911 tbd) state Road 29 and East Main st.

ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	Industrial	Industrial Mixed Use Subdistrict
S	Industrial	Industrial Mixed Use Subdistrict
E	Industrial	Industrial Mixed Use Subdistrict
W	C-5	Industrial Mixed Use Subdistrict

Minimum Yard Requirements for Subject Property:

Front: 25' Corner Lot: Yes ☐ No O

Side: 10' each * Waterfront Lot: Yes ☐ No O

Rear: 15'

* 4.02.01.Table2-1 footnote e the total of all side yard setbacks shall equal 20% of the lot width, with a maximum of 50 feet. No side yard shall be less than 10 feet. Alternative dimensions may be possible when approved through a unified plan of development involving one or more lots under common ownership where the yard requirements are met for the unified site but not necessarily for each parcel within the unified site.

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

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

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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: _____
Mailing Address: _____ **City:** _____ **State:** _____ **ZIP:** _____

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

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

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

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

NATURE OF PETITION

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

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

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

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

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

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

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b) Are there special conditions and circumstances which do not result from the action of the applicant such as pre-existing conditions relative to the property which is the subject of the variance request.

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

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

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

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

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

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

4. Official Interpretations or Zoning Verifications: To your knowledge, has there been an official interpretation or zoning verification rendered on this property within the last year?

☐ Yes ☑ No If yes, please provide copies.

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

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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	X	
Pre-Application Meeting Notes	1	X	
Project Narrative	1	X	
Completed Addressing Checklist	1		
Property Ownership Disclosure Form	1	X	
Conceptual Site Plan 24" x 36" and one 8 ½ " x 11" copy	1		
Survey of property showing the encroachment (measured in feet)	1	X	
Affidavit of Authorization, signed and notarized	1	X	
Deeds/Legal's	1	X	
Location map	1	X	
Current aerial photographs (available from Property Appraiser) with project boundary and, if vegetated, FLUCFCS Codes with legend included on aerial	1	X	
Historical Survey or waiver request	1		X
Environmental Data Requirements or exemption justification	1		X
Once the first set of review comments are posted, provide the assigned planner the Property Owner Advisory Letter and Certification	1		
Electronic copy of all documents and plans *Please advise: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.	1		

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

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

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

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

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 — Date: 10/26/22

Nathanael S. Sohn
Printed Name

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

LAW OFFICE OF
Mattaniah S. Jahn. P.A.

935 Main Street, Suite C4
Safety Harbor, FL 34695
Telephone: (727) 773-2221
Facsimile: (727) 773-2616

SENT VIA CITYVIEW UPLOAD

November 02, 2023

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

RE: Diamond Communications
PL20220003219 Central Immokalee-G (F.K.A. Immokalee III)
Revised Zoning Variance Narrative
Application PL20220003219

Dear Mr. Ortman:

On behalf of my client, Diamond Communications, LLC (Diamond), please find the included revised Variance Narrative for application PL20220003219.

Summary of Request

Diamond respectfully requests a Site Development Plan with companion Variance approval for Parcel #63867640006 to allow the construction of a 108' AGL Monopole Style Telecommunication Tower (Monopole) and related equipment compound. The Monopole will be able to accommodate Verizon's antennas as well as up to 3 additional sets of antennas for a total of 4 colocations. The 0.29 Acres parent property is currently cleared but undeveloped. The parent parcel currently carries an Industrial zoning and has a future land use designation of Industrial Subdistrict. The Monopole will be set back from the property lines North: 45'-0", South: 46'-9", East: 67'- 4", and West: 56'- 7". Given the sitting requirements, the Monopole will require a Variance from the North and South lot lines as required under LDC Section 5.05.09.G.7.b. The Monopole will meet or exceed all other requirements of the code including residential separation.

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Applicable GMP – FLUE

Policy 5.6:

New developments shall be compatible with, and complementary to, the surrounding land uses, as set forth in the Land Development Code (Ordinance 04-41, adopted June 22, 2004, and effective October 18, 2004, as amended).

The Monopole will exhibit compatibility and complementariness with surrounding land uses through its general placement within Verizon's search ring, its siting on the parent parcel, and its design.

Verizon's search ring for the Monopole extends from the southern half of the Immokalee Farmer's Market to just south of Main Street. The area is adjacent to the Immokalee Airport, and it is generally developed as a commercial/industrial sector of the area. The Immokalee downtown exists to the West of the commercial/industrial sector, residential uses generally predominate the areas to the West, Southwest, and Northwest of the Downtown. As such the siting places the Monopole in the commercial/industrial sector of Immokalee, near uses already impacted by the airport, and maximizes separation from both the Downtown and the residential areas.

The siting of the Monopole on the parent parcel maximizes compatibility and complementariness through its physical siting and use of mature existing vegetation in the surrounding area. The physical siting of the Monopole places it in the center of the parent parcel, maximizing separations and minimizing the intensity of each relief request. The net result is a siting on the parent parcel that maximizes the use of native buffering features, intervening uses, protects the surrounding residential and Downtown areas to the Northwest, West, and Southwest, and avoids any requests for relief from residential separations.

Finally, the Monopole's physical design maximizes compatibility and complementariness to neighboring uses while meeting Verizon's RF need, allowing it to solve a significant gap in coverage. The Monopole is designed to the minimum height necessary to meet Verizon's RF objectives, no additional tower height is requested. It will be completely dark at night. Further, the Monopole's design; with a single dull gray pole and all cabling contained within the Monopole itself; takes advantage of the surrounding vegetation and development context discussed above. Please see the enclosed Site Plan Set, Mosquito Control Waiver Email, RF package, and Photo Simulations.

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Applicable GMP – CCME

GOAL 6:
TO IDENTIFY, PROTECT, CONSERVE AND APPROPRIATELY USE NATIVE VEGETATIVE COMMUNITIES AND WILDLIFE HABITAT.

…

OBJECTIVE 6.1:
Protect native vegetative communities through the application of minimum preservation requirements. (The Policies under this Objective apply to all of Collier County except for that portion of the County which is identified on the Countywide Future Land Use Map (FLUM) as the *Rural Lands Stewardship Area Overlay*.)

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

This is not applicable as this parcel is a cleared industrial lot. Please see the enclosed NEPA Report (site photographs).

…..

OBJECTIVE 7.1:

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

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

This is not applicable as this parcel is a cleared industrial lot. Please see the enclosed NEPA Report (site photographs).

…

Applicable Land Development Code

2.01.03 Essential Services

Essential services are hereby defined as services designed and operated to provide water, sewer, gas, telephone, electricity, cable television or communications to the general public by providers which have been approved and authorized according to laws having appropriate jurisdiction, and government facilities. Essential services are allowed in any zoning district subject to the following conditions:

A. The following uses shall be deemed permitted uses in all zoning districts, except CON districts, RFMU sending lands, NRPAS, HSAS, and FSAS:

1. Water lines and sewer lines;
2. Natural gas lines, except those associated with oil extraction and related processing operations as defined in this Code and regulated under applicable federal and state law;
3. Telephone lines, telephone switching stations, and cable television lines;
4. Communication towers, limited to those providing wireless emergency telephone service, subject to all applicable provisions in section 5.05.09 of this Code;

The Monopole is proposed to solve a gap in service for Verizon, who in turn is bound to provide E-911 location services. Therefore, the Monopole is an essential service. Please see the enclosed RF Package.

…

2.03.04 Industrial Zoning Districts

A. Industrial District (I). The purpose and intent of the industrial district (I) is to provide lands for manufacturing, processing, storage and warehousing, wholesaling, and distribution. Service and commercial activities that are related to manufacturing, processing, storage and warehousing, wholesaling, and distribution activities, as well as commercial uses relating to automotive repair and heavy equipment sales and repair are also permissible in the I district. The I district corresponds to and implements the industrial land use designation on the future land use map of the Collier County GMP.

1. The following uses, as identified within the Standard Industrial Classification Manual (1987), or as otherwise provided for within this section, are permitted as a right, or as accessory or conditional uses within the industrial district (I).

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

a. *Permitted uses.*

1. Agricultural services …

9. Communications (4812—4899 including communications towers up to specified heights, subject to section 5.05.09.).

...

16. Essential services, subject to section 2.01.03.

Diamond respectfully proposes to construct a 108' Monopole style communication tower upon Parcel #63867640006 to solve a significant gap of service for Verizon. Please see the enclosed analysis of section 5.05.09 *infra.*

9.03.03 Types of Nonconformities

A. *Nonconforming lots of record.* In any district, any permitted or permissible structure may be erected, expanded, or altered on any lot of record at the effective date of adoption or relevant amendment to the LDC.

1. Except as provided herein, the minimum yard requirements in any residential district …
2. The minimum side yard requirement in any commercial or industrial district shall be equal to the height of the proposed principal structure, or the minimum side yard requirement in the district, whichever is lesser.

The Monopole will be setback from lot lines as follows:

	Required*:	**Provided:**
North:	**40'**	**45' – 0"**
South:	**40'**	**46' – 9"**
East:	**40'**	**67' – 4"**
West:	**40'**	**56 – 7"**

The compound will be setback from the lot lines as follows:

	Required:	**Provided:**
North:	**20'**	**25' – 0"**
South:	**20'**	**22' – 7"**
East:	**25'**	**45' – 6"**
West:	**15'**	**34 – 7"**

***note: the required setback for the Monopole is shown as 40', which is the fall zone radius, as the fall zone radius exceeds the district setback standards.**

Therefore, the Monopole and its compound will meet the minimum yard requirements for industrial zoning. Please see Sheet C1.1.

3. Nonconforming through lots…

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

5.05.09 - Communications Towers

A. Purpose and intent. This section applies to specified communication towers that support any antenna designed to receive or transmit electromagnetic energy, such as, but not limited to, telephone, television, radio, or microwave transmissions. This section sets standards for construction and facilities siting; and is intended to minimize, where applicable, adverse visual impacts of towers and antennas through careful design, siting, and vegetation screening; to avoid potential damage to adjacent properties from tower failure; to maximize the use of specified new communication towers and, thereby, to minimize the need to construct new towers ; to maximize the shared use of specified tower sites to minimize the need for additional tower sites; to lessen impacts new ground mounted towers could have on migratory and other species of birds; to prevent unnecessary habitat fragmentation and/or disturbance in siting and designing new towers ; and to consider the concerns of the Collier Mosquito Control District as to low flying mosquito control aircraft safety.

B. Definitions unique to communications towers , section 5.05.09.

1. As used herein " *antenna* " does not include (a) wire antennas or (b) "receive only" dishes that have an outside diameter of less than 40 inches.

2. *Effective radius* means a radius of 6 miles from the respective tower unless a lesser radius is approved.

Diamond respectfully submits Verizon's search ring as the lesser effective radius for the Monopole. The network nature of cellular coverage limits the area where the Monopole can be located and still achieve Verizon's RF objectives to solve its significant gap in coverage. Please see the enclosed RF Package.

3. *Lesser effective radius* means an approved radius of less than 6 miles.

Diamond respectfully submits Verizon's search ring as the lesser effective radius for the Monopole. The network nature of cellular coverage limits the area where the Monopole can be located and still achieve Verizon's RF objectives to solve its significant gap in coverage. Please see the enclosed RF Package.

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

4. " *Unavailable to the applicant* " means a tower that cannot accommodate the applicant's proposed antenna or a site that cannot accommodate the applicant's tower, antenna, and related facilities.

All other sites have been eliminated within Verizon's search ring. Please see the enclosed RF Package.

5. …

C. Migratory Birds and other Wildlife Considerations.

1. *Ground Mounted Towers* . Except to the extent not feasible for the respective new ground mounted tower 's intended purpose(s), each new ground mounted tower that will exceed a height of 75 feet (above ground), exclusive of antennas, but will not exceed a height of 199 feet above natural grade , exclusive of antennas, should not be guyed. If the applicant proposes that a new ground mounted tower within this height range be guyed, the applicant shall have the burden of proving the necessity of guying the tower.

The Monopole will not have guyed wires; therefore, it will comply with the LDC. Please see Sheet C7.

…

3. *Habitat Loss.* In addition to the requirements in Chapters 3 and 10, towers and other on-site facilities shall be designed, sited, and constructed to minimize habitat loss within the tower footprint. At such sites, road access and fencing, to the extent feasible, shall be utilized to minimize on-site and adjacent habitat fragmentation and/or disturbances.

The Monopole will be located on an Industrially zoned cleared lot and, therefore, will not result in habitat loss. Please see the Sheet C1 as well as the enclosed NEPA report.

4. *Security Lighting*. When feasible, security lighting to protect on-ground facilities/equipment shall be down-shielded to try to keep such light within the outermost geographic boundaries of the tower's footprint.

Noted.

D. …

E. …

F. …

G. Development standards for communication towers.

1. Except to the extent that amateur radio towers , and ground-mounted antennas with a height not to exceed twenty (20) feet, are exempted by subsection 5.05.09 herein, no new

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tower of any height shall be permitted in the RSF-1 through RSF-6, RMF-6, VR, MH, TTRVC, and E zoning districts. However, notwithstanding other provisions of this section, including the separation requirements of subsection5.05.09(F)(7) below, towers may be allowed to any height as a conditional use in the E zoning district only on sites approved for a specified essential service listed in subsection 5.05.09((F)(3) below. There shall be no exception to this subsection except for conditional use applications by a government for a governmental use.

N/A, Diamond respectfully proposes to construct a tower on a parcel zoned Industrial. See Sheet C1.1.

2. Permitted ground-mounted towers. Towers not exceeding the stated maximum heights are a permitted use, subject to other applicable provisions of this section, including separate requirements and shared use provisions. towers that exceed those specified maximum heights require a variance in accordance with section 9.04.00.

a. All commercial and industrial zoning districts and urban designated area agricultural provided the base of such tower is separated a minimum distance of seventy-five (75) feet from the nearest boundary with any parcel of land zoned RSF-1 through RSF-6, RMF-6, E, RMF-12, RMF-16, RT, VR, MH, TTRVC, or PUD permitting six (6) residential dwelling units or less. Any tower that exceeds seventy-five (75) feet in height, up to a height of 185 feet, is a lawful use, only if permitted or otherwise provided in the respective zoning district, and the base of such tower is separated from the nearest boundary of any parcel of land zoned RSF-1 through RSF-6, RMF-6, E, RMF-12, RMF-16, RT, VR, MH, TTRVC, or PUD zoning of six (6) residential dwelling units or less, by a minimum distance in feet determined by multiplying the height of the tower (in feet) by a factor of two and one-half (2.5). (The minimum separation distance is two and one-half (2 ½) times the height of the tower .) towers which do not meet the separation requirement may apply for a variance in accordance with section 9.04.00.

Pursuant to Section 2.03.04.A.1.a communication towers like the Monopole are permitted in Industrial zoned properties. Further, none of the above referenced districts are known to exists within the 385' (2.5 x tower height) of the Monopole. Therefore, the Monopole exceeds the Code required residential separations. Diamond does respectfully request lot line setback variances as discussed *infra*. Please see Sheet C1.

…

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5. Ground-mounted monopole communication towers up to 150 feet in height above the natural grade, including antennas affixed thereto, may be allowed as a conditional use within these zoning districts. The height of each monopole communication tower shall be limited to the height necessary for its use at its location.

The Monopole will be constructed only to the minimum height necessary to meet Verizon's RF objectives. Please see Sheet C7 and the enclosed RF Package.

…

7. With the exception of rooftop towers and towers on essential services sites, each new communication tower shall meet the following separation requirements:

a. …

b. In addition, each such new tower that exceeds a height of seventy-five (75) feet, excluding antennas, shall be separated from all boundaries of surrounding property zoned RMF-12, RMF-16, E, RT, VR, MH, TTRVC, H, and the residential areas of PUDs with existing or planned densities greater than six (6) units per acre by not less than the total height of the tower including its antennas; and from all other surrounding property boundaries by a distance not less than one-half (1/2) the height of the tower and its antennas, or the tower's certified collapse area, whichever distance is greater.

The Monopole will be designed with a 40' fall zone radius. In the unlikely event of structural failure, it will not collapse. Rather it will fold over upon itself and be completely contained within a 40' radius on the parent parcel. The Monopole will be setback as follows.

	Required:	Provided:	Relief Required
North:	**54'**	**45' – 0"**	**9'**
South:	**54'**	**46' – 9"**	**7'3"**
East:	**54' – 0"**	**67' – 4"**	**N/A**
West:	**54' – 0"**	**56' – 7"**	**N/A**

Therefore, while the Monopole will require variances from this section of the LDC, it will meet the spirit of the LDC by keeping the Fall Zone within the parent parcel. Please see Sheet C1.1, the enclosed Fall Zone Letter as well as the variance analysis *infra*.

8. All owners of approved towers are jointly and severally liable and responsible for any damage caused to off-site property as a result of a collapse of any tower owned by them.

Noted.

9. …

10. Any accessory buildings or structures shall meet the minimum yard requirements for the respective zoning district. accessory uses shall not include offices, long-term vehicle storage, outdoor storage, broadcast studios except for temporary emergency purposes, or

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

other structures and/or uses that are not needed to send or receive transmissions, and in no event shall such uses exceed twenty-five (25) percent of the floor area used for transmission or reception equipment and functions. Transmission equipment shall be automated, to the greatest extent economically feasible, to reduce traffic and congestion. Where the site abuts , or has access to, a collector street , access for motor vehicles shall be limited to the collector street . All equipment shall comply with the then applicable noise standards.

The Monopole equipment compound will be set back as follows:

	Required:	**Provided:**
North:	**20'**	**25' – 0"**
South:	**20'**	**22' – 7"**
East:	**25'**	**45' – 6"**
West:	**15'**	**34 – 7"**

Therefore, the equipment compound will exceed the required setbacks. Any equipment collocated within the compound will comply with the County's noise ordinance. Please see Sheets C1.1 as well as Survey Sheet 1.

11. …

12. All new tower bases, guy anchors, outdoor equipment, accessory buildings, and accessory structures shall be fenced. This provision does not apply to amateur radio towers, or to ground-mounted antennas that do not exceed twenty (20) feet above grade.

The Monopole equipment compound will be enclosed by an 8' masonry wall with 3 strands of barbed wire on top. Please see Sheet C4.

13. Tower lighting. Towers and antennas with a height greater than 150 feet shall be required to have red beacon or dual mode lights, unless exempted, in writing, by the Collier County Mosquito Control District. Such lights shall meet the then existing Federal Aviation Administration ("FAA") technical standards. No other towers or antennas shall be artificially lighted, except as required by the FAA, the Federal Communications Commission, or other applicable laws, ordinances, or regulations. If the FAA rules require lighting, then the applicant shall comply with such rules.

…

Please see the enclosed FAA Determination of No Hazard as well as the approval from Collier County Mosquito Control District.

14. …

15. A copy of each inspection report shall be filed with the County Manager not later than December 1 of the respective inspection year. If the report recommends that repairs or

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maintenance are required, a letter shall be submitted to the County Manager to verify that such repairs and/or maintenance have been completed. The County shall have no responsibility under this section regarding such repairs and/or maintenance.

Noted.

16. Any tower that is voluntarily not used for communications for a period of one (1) year shall be removed at the tower owner's expense. If a tower is not removed within three (3) months after one (1) year of such voluntary non-use, the County may obtain authorization, from a court of competent jurisdiction, to remove the tower and accessory items, and, after removal, shall place a lien on the subject property for all direct and indirect costs incurred in dismantling and disposal of the tower and accessory items, plus court costs and attorney's fees.

Noted.

17. For all ground-mounted guyed towers in excess of seventy-five (75) feet in height, the site shall be of a size and shape sufficient to provide the minimum yard requirements of that zoning district between each guy anchor and all property lines.

N/A. The Monopole will not be a guyed tower. Please see Sheet C7.

18. All new metal towers , including rooftop towers , except amateur radio towers , shall comply with the standards of the then latest edition published by the Electric Industries Association (currently EIA/TIA 222-E) or the publication's successor functional equivalent, unless amended for local application by resolution of the BCC. Each new amateur radio tower with a height of seventy-five (75) feet or less shall require a building permit specifying the exact location and the height of the tower exclusive of antennas. Each new ground-mounted dish type antenna that does not exceed a height of twenty (20) feet shall require a building permit.

Diamond will comply. Please see Sheet T1, Code Compliance Note.

19. Within the proposed tower's effective radius, information that specifies the tower's physical location, in respect to public parks, designated historic buildings or districts, areas of critical concern, and conservation areas, shall be submitted as part of the conditional use application. This shall also apply to site plan applications and/or permit applications for rooftop installations that do not require conditional use approval.

Please see Sheet C1 and the enclosed NEPA Report.

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20. No communication tower shall be located on any land or water if such location thereon creates, or has the potential to create, harm to the site as a source of biological productivity, as indispensable components of various hydrologic regimes, or as irreplaceable and critical habitat for native species of flora or fauna.

The Monopole will be located on an industrially zoned cleared lot. Therefore, it will not create harm to the biological productivity of the parent parcel, nor will it impact indispensable components of hydraulic regimes, or critical habitat for flora or fauna. Please see Sheet C1 as well as the enclosed NEPA report.

21. Any existing native vegetation on the site shall be preserved and used to meet the minimum landscape requirements as required by section 4.06.00. The site plan shall show existing significant vegetation to be removed and vegetation to be replanted to replace that lost. native vegetation may constitute part or all of the required buffer area if its opacity exceeds eighty (80) percent.

N/A the parent parcel is cleared. Please see Sheet C1 as well as the enclosed NEPA report.

22. As to communications towers and antennas, including rooftop towers, antenna structures, and antennas, the height provisions of this section supersede all other height limitations specified in this Code.

Noted.

23. All existing and proposed ground mounted and rooftop towers and antennas with a height greater than 150 feet shall be required to have a solid red beacon or dual mode lights unless exempted in writing by the Collier Mosquito Control District. Such lights shall meet the then existing Federal Aviation Administration (FAA) technical standards. The total structure height shall include all appendages and attachments, such as antennas, lights, lightning rods, or any other accessory device that would extend the height of the tower. All existing towers shall have six months (180 days) from June 16, 2005, to comply with the requirement. If the FAA rules require lighting, then the applicant shall comply with such rules.

The Monopole will not be lighted unless required by the Mosquito Control District. Please see the enclosed FAA Determination of No Hazard as well as the approval from Collier County Mosquito Control.

24. A copy of each application for a tower in excess of 150 feet shall be supplied by the applicant to the Collier Mosquito Control District or designee.

Please see the enclosed Collier County Control District approval.

…

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4.06.05 - General Landscaping Requirements

…

B. Landscaping requirements for industrial and commercial development. For projects subject to architectural design standards, see LDC section 5.05.08 F. for related provisions.

1. …

2. Communication towers. An 8-foot high, 100 percent architecturally finished opaque wall must screen the security fencing that surrounds a tower base. In addition, landscaping must be located on the outside of such wall. The hedge requirement must also be planted around any ground level guy anchors. The entire perimeter of this wall shall be landscaped in at least one of the following ways so as to provide the equivalent of minimum code size trees located 25 feet on center and a 3-foot-high hedge planted 3-feet on center.

a. If native vegetation is present within the parcel, a minimum 20-foot-wide buffer strip must be preserved and used toward meeting the tree and hedge planting requirement.

N/A the parcel is cleared.

b. If native vegetation is present, but not dense enough to meet the equivalent of the tree and hedge requirements, it must be supplemented with plantings to meet the tree and hedge requirements.

Diamond will provide the LDC required plantings. Please see the enclosed Landscape and Tree Protection sheets.

c. …

At the discretion of the county landscape architect, some or all of these landscape buffering requirements may be displaced to a right-of-way landscape buffer located within the parcel when it better serves the public interest of screening the communication tower.

Noted.

10.09.00 - VARIANCE PROCEDURES

…

F. *Board of zoning appeals action.* Upon consideration of the Planning Commission's report, findings and recommendations, and upon consideration of the standards and guidelines set forth in section 9.04.03 of this code, the Board of Zoning Appeals shall approve, by resolution, or deny a petition for a variance.

An analysis of §9.04.03, LDC, is below.

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G. *Conditions and safeguards.* In granting any variance, the Board of Zoning Appeals may prescribe appropriate conditions and safeguards in conformity with this Zoning Code, including, but not limited to, reasonable time limits within which action for which the variance is required shall be begun or completed, or both. In the case of after-the-fact variances, the board may stipulate that in the case of destruction of the encroaching structure, for any reason, to an extent equal to or greater than 50 percent of the actual replacement cost of the structure at the time of its destruction, any reconstruction shall conform to the provisions of this Code in effect at the time of reconstruction. Violation of such conditions and safeguards, when made a part of the terms under which the variance is granted, shall be deemed a violation of this Zoning Code.

Noted.

H. *Limitations on power to grant variances.* Under no circumstances shall the Board of Zoning Appeals grant a variance to permit a use not permitted under the terms of this Zoning Code in the zoning district involved, or any use expressly or by implication prohibited, by the terms of these regulations in the said zoning district.

The Monopole will be located on a 0.29 Acre parent parcel with an Industrial zoning designation, and an Industrial Future Land Use designation. The variance request is only for partial relief from the tower setbacks contained in the LDC at 5.05.09.G.7.b, due to the restrictive lot sizes commonly found in the lands historically platted for Immokalee. Please see Sheet C1, C1.1, as well as the enclosed Survey.

…

9.04.03 - Criteria for Variances

Findings. Before any variance shall be recommended for approval to the board of zoning appeals, the planning commission shall consider and be guided by the following standards in making a determination:

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

The Monopole is restricted to the requested height in order for it to be able to solve the significant gap in Verizon's coverage in the area. Diamond is unable to locate the Monopole on a parcel that provides the LDC required setbacks in this instance due to the combination of the prevailing platting and development patterns, and the geographic restrictions arising from the manner in which cellular signal propagates. Together, these factors, which are peculiar to the location of the land and the characteristics of the Monopole make the variances necessary in this instance. Please see Sheets C1, C7, as well as the enclosed RF Package.

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B. There are special conditions and circumstances which do not result from the action of the applicant, such as pre-existing conditions relative to the property which is the subject of the variance request.

Diamond made extensive efforts during the site acquisition process to avoid an application that would necessitate the variance requests. However, the prevailing platting and development patterns and RF geographic restrictions, create special conditions and circumstances that necessitate the variance requests in this instance. Please see Sheets C1 as well as the enclosed RF Package.

C. A literal interpretation of the provisions of the LDC work unnecessary and undue hardship on the applicant or create practical difficulties on the applicant.

Diamond respectfully submits that, given the totality of the factors limiting tower placement in Verizon's search ring, the literal interpretation of the LDC would create an undue hardship as it would prevent Verizon from solving the significant gap in its coverage and also visit a hardship upon the members of the public in the Immokalee area who try to connect to Verizon's network. Please see the enclosed RF Package.

D. The variance, if granted, will be the minimum variance that will make possible the reasonable use of the land, building, or structure and which promote standards of health, safety, or welfare.

As discussed above, the Monopole will be the minimum height necessary to achieve Verizon's RF objectives and the Monopole will be centered within the parent parcel, balancing the setbacks to all four lot lines as much as possible. As the required tower setbacks under the LDC are driven by the height of the facility, Diamond is requesting the minimum relief necessary for the project. Please see Sheets C1.1 as well as C7.

E. Granting the variance requested will not confer on the petitioner any special privilege that is denied by these zoning regulations to other lands, buildings, or structures in the same zoning district.

Granting the Variance will not confer a special privilege on Diamond. Rather, it will allow the provision of reliable wireless coverage through Immokalee's Downtown and central residential areas from an industrially zoned parcel, located in a commercial/industrial sector on the East side of the area, adjacent to the airport. Please see Sheets C1, C1.1 as well as the enclosed RF package, and GGAMP Study Area Map.

F. Granting the variance will be in harmony with the intent and purpose of the LDC, and not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

As discussed in the analysis of GMP policy 5.6 above, the Monopole's location, siting, and design create a facility that will be in harmony with the intent and purpose of the LDC while requesting the minimum relief necessary to obtain Verizon's RF objective. Further, the Monopole will not be injurious to the neighborhood or public welfare. Rather, it will support

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the neighborhood and public welfare through the provision or reliable wireless coverage in the area. In County Calendar year 2021, 80.14% of all 911 calls received by the Collier County Sheriff's Office were made via wireless phones, this shows that reliable wireless coverage is no longer a luxury, it is a necessity. Please see the enclosed RF Package and 911 Call Statistics.

G. There are natural conditions or physically induced conditions that ameliorate the goals and objectives of the regulation, such as natural preserves, lakes, golf course, etc.

As discussed above in the analysis of GMP policy 5.6, native existing vegetation off the parent parcel help contextually ameliorate the goals and objectives of the LDC. Further, the Monopole's location, within a commercial/industrial sector adjacent to the airport, maximizes separation from protected uses under the LDC. Finally, the Monopole is designed fall zone technology, which achieves the sound planning objective of the LDC by containing the Monopole within the parent parcel should a structural failure. In the unlikely event of a structural failure the Monopole will Not collapse. Rather, it will fold over upon itself at a pre-engineered point and be completely contained within a 40' radius on the parent parcel. Please see the enclosed RF package, Sheet C1.1, and the enclosed Fall Zone Letter.

H. Granting the variance will be consistent with the GMP.

As discussed above, the Monopole will be consistent with the GMP.

Thank you for your assistance in this matter. Please do not hesitate to contact me if I am able to provide you with additional information.

Sincerely,

Mattaniah S. Jahn, Esq.
MSJ/dkp
Enclosures

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Collier County Property Appraiser
Property Summary

Parcel No	63867640006	Site Address *Disclaimer		Site City	IMMOKALEE	Site Zone *Note	34142

Name / Address	DAVIS, DONALD=& LINDA				
	540 NEW MARKET RD E				
City	IMMOKALEE	State	FL	Zip	34142-3804

Map No.	Strap No.	Section	Township	Range	Acres *Estimated
2E03	520300 59 72E03	3	47	29	0.29

Legal	NEWMARKET SUBD BLK 59 LOTS 7 AND 8 OR 1230 PG 1970 & OR 1230 PG 1978

Millage Area	5	Millage Rates *Calculations		
Sub./Condo	520300 - NEWMARKET SUBD	School	Other	Total
Use Code	49 - OPEN STORAGE, NEW AND USED BUILDING SUPP	4.292	9.3722	13.6642

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
11/02/86	1230-1978	$ 0

2023 Certified Tax Roll

(Subject to Change)

	Land Value	$ 50,440
(+)	Improved Value	$ 3,044
(=)	Market Value	$ 53,484
(-)	10% Non-Homestead Cap	$ 14,768
(=)	Assessed Value	$ 38,716
(=)	School Taxable Value	$ 53,484
(=)	Taxable Value	$ 38,716

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

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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
Donald Davis	50%
Linda Davis	50%
540 New Market Rd E	
Immokalee, FL 34142	

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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(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 12/7/2021

[X] **Leased: Term of lease** 5 **years** / ~~**months**~~ excluding renewals

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

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

Date of option: 12/7/2021

Date option terminates: 6/7/2023, or

Anticipated closing date: undetermined

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

04/04/21
Date

Mattgamah S. John, as agent
Agent/Owner Name (please print)

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COLLIER COUNTY

OR BOOK 001230
PAGE 001978

SPECIAL WARRANTY DEED

THIS INDENTURE made this 6th day of November, 1986, by and between KAISER ALUMINUM PROPERTIES, INC., a Delaware corporation, with a Florida office at 100 Biscayne Blvd.Miami,FL 33132 in DADE County, Florida, hereinafter called the Grantor, and DONALD DAVIS AND LINDA DAVIS, Husband and Wife as an Estate by the Entirety of Collier County, Florida, whose post office address is: 524 East Main St., Immokalee, FL 33934 hereinafter called the Grantee:

Witnesseth: That the Grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, conveys, remises, releases, and transfers unto the Grantee, his heirs and assigns, all that certain land situate in Collier County, Florida, to-wit:

ALL that certain tract or parcel of land situate, lying and being in Collier County, Florida, shown and designated as Lots 7 and 8, Block 59, New Market Subdivision, according to the plat thereof as recorded in Plat Book 1 at pages 104 and 105 of the public records of Collier County, Florida, to which reference is hereby made for a more complete description.

Subject, however, to any easements, restrictions and reservations of record.

And said Grantor does hereby warrant the title to said land against the claims of Grantor and all persons claiming by, through and under Grantor.

IN WITNESS WHEREOF, Grantor by its duly authorized officers has hereunto caused its name to be signed and its corporate seal affixed as of the day and year first above written.

Received $ 112.50 Documentary Stamp Tax
Received $ N/A Class "C" Intangible Personal Property Tax
COLLIER COUNTY CLERK OF COURTS
BY Jeanne G.J. D.C.

Signed and sealed in the presence of:

Eleanor G. Larson

Mary McEwen

KAISER ALUMINUM PROPERTIES, INC.

By: H.M. Nelson
Vice President

Attest: Bruce D. Oliver
Assistant Secretary

STATE OF CALIFORNIA
COUNTY OF ALAMEDA

The foregoing instrument was acknowledged before me this 23rd day of September, 1986, by H.M. NELSON, as Vice President, and by BRUCE D. OLIVER, as Assistant Secretary, of KAISER ALUMINUM PROPERTIES, INC., a Delaware corporation, on behalf of the corporation.

OFFICIAL SEAL
ELIZABETH A. REICKER
NOTARY PUBLIC-CALIFORNIA
COUNTY OF ALAMEDA
My Commission Expires Oct. 20, 1987

Elizabeth A. Reicker
NOTARY PUBLIC

My Commission expires: October 20, 1987

Recorded and Verified
In Official Records of
COLLIER COUNTY, FLORIDA

ASSOCIATED LAND TITLE

NOT CERTIFIED COPY

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Diamond Towers V LLC
120 Mountain Avenue
Springfield, New Jersey 07081

April 14, 2023

Via UPS Overnight Mail, Tracking No. 1Z 980 4R3 03 9210 7247

Mr. Donald Davis
Mrs. Linda Davis
540 New Market Road
Immokalee, FL 34142-3804

RE: **Option and Ground Lease Agreement dated December 7, 2021, by and between Diamond Towers V LLC ("Optionee"), and Donald Davis and Linda Davis ("Optionor").**

Site Name: **FL157 – IMMOKALEE**
Site Address: **Located at Market Road East, Immokalee, County of Collier, State of Florida**
Parcel: **63867640006**

Dear Mr. and Mrs. Davis,

Enclosed, please find a check for One Hundred Dollars ($100.00) representing the consideration for the Option Renewal Period of Eighteen (18) months beginning on June 7, 2023 and concluding on December 6, 2024.

Should you have any questions or concerns, please feel free to contact me at (973) 635-3600 or via email at sregan@diamondcomm.com.

Sincerely,

Suzanne Regan

Suzanne Regan
Lease Administration and Management

CC: File
Enclosures

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

3.A.c

View/Print Label

1. **Ensure there are no other shipping or tracking labels attached to your package.** Select the Print button on the print dialogue box that appears. Note: If your browser does not support this function, select Print from the File menu to print the label.

2. **Fold the printed label at the solid line below.** Place the label in a UPS Shipping Pouch. If you do not have a pouch, affix the folded label using clear plastic shipping tape over the entire label.

3. **GETTING YOUR SHIPMENT TO UPS**
   Customers with a scheduled Pickup
   - Your driver will pickup your shipment(s) as usual.

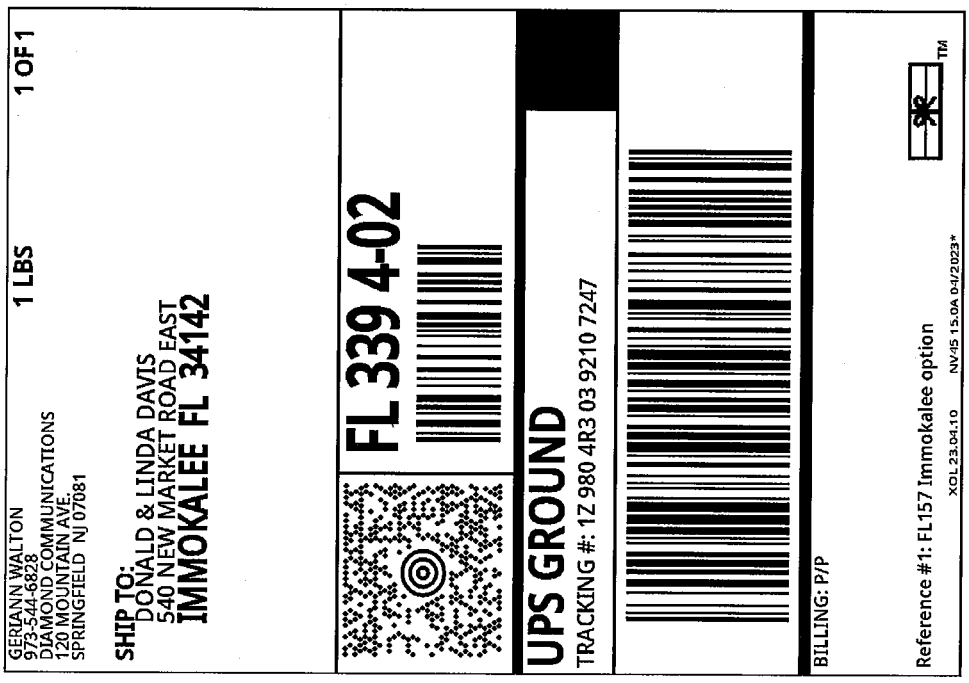
   Customers without a scheduled Pickup
   - Schedule a Pickup on ups.com to have a UPS driver pickup all of your packages.
   - Take your package to any location of The UPS Store®, UPS Access Point(TM) location, UPS Drop Box, UPS Customer Center, Staples® or Authorized Shipping Outlet near you. To find the location nearest you, please visit the 'Locations' Quick link at ups.com.

UPS Access Point™
CVS STORE # 5771
178 MORRIS AVE
SPRINGFIELD NJ 07081-1217

UPS Access Point™
THE UPS STORE
302 MILLBURN AVE
MILLBURN NJ 07041-1621

UPS Access Point™
ADVANCE AUTO PARTS STORE 7903
130 US HIGHWAY 22
SPRINGFIELD NJ 07081-3133

FOLD HERE



Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Proof of Delivery

Dear Customer,

This notice serves as proof of delivery for the shipment listed below.

Tracking Number
1Z9804R30392107247

Weight
0.50 LBS

Service
UPS Ground

Shipped / Billed On
04/11/2023

Delivered On
04/20/2023 11:15 A.M.

Delivered To
730 E MAIN ST
IMMOKALEE, FL, 34142, US

Received By
DONNIE

Left At
Reception

Reference Number(s)
FL157 IMMOKALEE OPTION

Please print for your records as photo and details are only available for a limited time.

Sincerely,

UPS

Tracking results provided by UPS: 04/21/2023 1:35 P.M. EST

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Mary M Scicchitano

From: Patrick Linn <PLinn@cmcd.org>
Sent: Tuesday, October 25, 2022 5:16 PM
To: Mary M Scicchitano
Cc: Mattaniah Jahn; Aya Abunada; Kevin Dunleavy
Subject: RE: Diamond - Immokalee III - Mosquito Control

Good afternoon Ms. Scicchitano:

Thank you kindly for your email and the inclusion of the plans for construction of a 154' A.G.L. (with lightning rod) monopole in Immokalee. I have reviewed your detailed plans and airspace study (a copy of each will be forwarded to our Chief Pilot for his perusal and notation in our obstruction database – he is also copied on this email).

As the Executive Director here at the Collier Mosquito Control District, please accept this email as notice of "no objection" to the proposed project.

As you may be aware, the town of Immokalee lies within the current Collier Mosquito Control District boundaries – hence the requirement to notify us of the project. What you may not know is that this proposed project lies very close to a parcel of land (on the southwest corner of the Immokalee Airport) which the District recently leased for purposes of construction of a facility. The location of your proposed project will no doubt become a well-known landmark (to avoid) during egress and ingress of our helicopters to the – yet to be built – facility there.

Thank you again for providing us with this important information. Please keep us posted on the progress of the tower construction, and don't hesitate to contact me with any questions or concerns.

Regards,

Patrick Linn, MS, MSHAPI
Executive Director

Collier Mosquito Control District
600 North Road, Naples, FL 34104
239.434.4646 | Direct
239.436.1000 | Main
239.436.1005 | Fax
www.cmcd.org

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

From: Mary M Scicchitano <mscicchitano@thelawmpowered.com>
Sent: Tuesday, October 25, 2022 3:59 PM
To: Patrick Linn <PLinn@cmcd.org>
Cc: Mattaniah Jahn <mjahn@thelawmpowered.com>; Aya Abunada <aabunada@thelawmpowered.com>
Subject: Diamond - Immokalee III - Mosquito Control

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Good afternoon, Patrick:

We are proposing a 145' Monopole communication tower in Collier County upon parcel 63867640006, and we are ready to submit our application into zoning, One item we need to include is a no-objection letter from you. Therefore, I have attached our plans to this email as well as the FAA Airspace Study to help you review my request.

If I need to do anything else, feel free to call upon me.

Mary Scicchitano
Planner

LAW OFFICE OF
Mattaniah S. Jahn, P.A.
Pragmatic Solutions for Land Use Projects
Zoning - Permitting - Environmental - Appellate

Firm Practicing in Florida and Georgia
Law Office of Mattaniah S. Jahn, PA
WE HAVE MOVED!
935 Main Street., Suite C4
Safety Harbor, FL 34695
T: 727.773.2221
F: 727.773.2616
C: 941.685.3770

NOTICE: This is privileged and confidential and intended only for those named to receive it. If you are not one of them, then any use, dissemination, distribution, reading, forwarding, printing, or copying of this is strictly prohibited, and you are requested to notify ME immediately by calling me collect at the number above or emailing me at the address above.
DISCLAIMER: Although this email and any attachments are believed to be free of any VIRUS or other defect that might affect any computer system into which it is received and opened, it is the responsibility of the recipient to ensure that it is virus free and I accept no responsibility for any loss or damage.

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Pre-Application Meeting Request

TO:	FROM:	Date 07/18/22
ERPREAPP@SFWMD.GOV	Name Chris Strange	
	Phone Number 678-894-3618	
	Email Address christopher.strange@kimley-horn.com	

GENERAL INFORMATION

(A location map and aerial photograph with geographic references should be brought to the meeting or submitted with the request.)

☑ New Project ☐ Permit Modification	Project Name Diamond-Immokalee III
Permit Number	Project Location 26.419706, -81.411183
Address 26.419706, -81.411183	
City Immokalee	County Collier
South Florida Water Management District Basin West Collier	Section 03 / Township 47 S / Range 29 E
Special Drainage District NA	Parcel Identification (if available) 638667640006

PROJECT DESCRIPTION (including project acreage)

Please describe the proposed land use, surface water management system and receiving system, and wetland impacts.

Communications tower; Parcel Area-12,635 sf; Limits of Disturbed Area-6520 sf; Proposed impervious surfaces = 0 sf (Truegrid Pro Plus to be installed)

SPECIFIC CONCERNS/ISSUES

This information will help to make the meeting more productive and will assist in determining whether other District units should participate (i.e. Comprehensive Everglades Restoration Plan, right-of-way, water use, land stewardship).

ADDITIONAL INFORMATION

☐ YES	☑ NO	Are there historic basin storage/floodplain issues?
☐ YES	☑ NO	Does this project discharge into or is it in close proximity to an Outstanding Florida Water Aquatic Preserve?
		If **YES**, please name:
☐ YES	☑ NO	Does the site contain wetlands or other surface waters?
☐ YES	☑ NO	Has District staff performed a wetland determination?
		If **YES**, please provide name of staff person: and Date:
☑ YES	☐ NO	If **NO**, would you like to request one now?
☐ YES	☑ NO	Does the site contain or is it adjacent to, state-owned, sovereign, submerged lands?

To help us reserve the appropriate size conference room, list all persons and/or the total number who plan to attend the meeting and their affiliation.

Name/Quantity	Affiliation	Name/Quantity	Affiliation

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

Pre-Application Meeting Request

ENVIRONMENTAL RESOURCE BUREAU CONTACTS & LOCATIONS
(CLICK ABOVE LINK AND SCROLL DOWN FOR FULL LIST)

Pre-Application Meeting Request

erpreapp@sfwmd.gov
Upon receipt of your request it will be forwarded to the appropriate Service Center Staff. You will be contacted by Staff to set a specific date and time for the meeting. Feel free to provide your preferred date and time range in your email to the address above.

Surface Water/Engineering & Variances

- **Broward, Miami-Dade, Monroe and Palm Beach counties**
  Dustin Wood, P.E.
  duwood@sfwmd.gov - (561) 682-2624

- **Charlotte, Collier, Hendry and Lee counties**
  Angelica Hoffert, P.E.
  ahoffert@sfwmd.gov (239) 338-2929 x7731

- **Glades, Highlands, Martin, Okeechobee and St. Lucie counties**
  Gary Priest, P.E.
  gpriest@sfwmd.gov - (863) 462-5260 x3016

- **Orange, Osceola and Polk counties**
  Debra Laisure, P.E.
  dlaisure@sfwmd.gov - (407) 858-6100 x3805

Wetlands & State Lands

- **Broward, Martin, Miami-Dade, Monroe, Palm Beach, St. Lucie**
  Barb Conmy
  bconmy@sfwmd.gov - (561) 682-6937

- **Charlotte, Collier, Hendry, Lee**
  Laura Layman
  llayman@sfwmd.gov - (239) 338-2929 x7725

- **Glades, Highlands, Okeechobee**
  Stephanie Raymond
  sraymon@sfwmd.gov - (863) 462-5260 x3007

- **Orange, Osceola, Polk**
  Marc Ady
  mady@sfwmd.gov - (407) 858-6100 x3803

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

For calendar year 2021

Wireline – 9,153
Wireless – 153,427
VoIP – 14,493
SMS – 270
Unclassified – 5,327

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Sabre Industries™
INNOVATION DELIVERED

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

May 15, 2024

Scott Von Rein
Director of Site Development
Diamond Communications
820 Morris Turnpike
Suite 104
Short Hills, NJ 07078

RE: Proposed 108' Monopole for Immokolee, FL

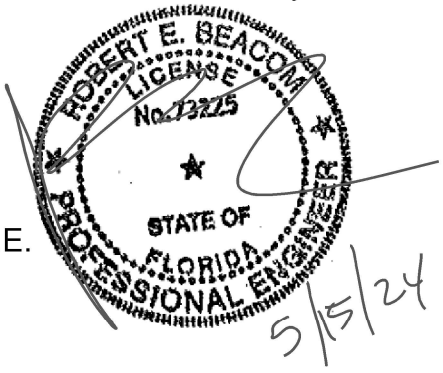
Dear Mr. Von Rein,

Upon receipt of order, we propose to design and supply the above referenced tower for a Basic Wind Speed of 151 mph with no ice, Risk Category II, Exposure Category C, and Topographic Category 1, in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard for Antenna Supporting Structures and Antennas".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the monopole shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the monopole shaft. This is likely to result in the portion of the monopole above leaning over and remaining in a permanently deformed condition. *Please note that this letter only applies to the above referenced monopole designed and manufactured by Sabre Towers & Poles*. This would effectively result in fall radius equal to 40' at ground level.

Sincerely,



Robert E. Beacom, P.E., S.E.
Engineering Manager

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219

RF Justification Package

Immokalee Central

Prepared by Verizon Wireless RF Engineering

William Compton

February, 2024

verizon

Introduction:

There are two main drivers that prompt the need for a new cell site. One is coverage and the other is capacity.

Coverage is the need to expand wireless service into an area that either has no service or bad service. The request for service often comes from customers or emergency personnel. Expansion of service could mean improving the signal levels in a large apartment complex or new residential community. It could also mean providing new service along a newly built highway.

Capacity is the need for more wireles resources. Cell sites have a limited amour of resources to handle voice calls, dat connections, and data volume. When thes limits are reached, user experience quickl degrades. This could mean customers ma no longer be able to make/receive calls nc be able to browse the internet. It could als mean that webpages will be very slow t download.

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219

verizon

Capacity is the amount of resources a cell site has to handle customer dema
We utilize sophisticated programs that use current usage trends to forecast future capacity needs. Since it takes an average of (1-3) years to complete a cell site project, we have to start the acquisition process several years in advance to ensure the new cell site is in place before the existing cell site hits capacity limits.

Location, Location, Location. A capacity cell site needs to be as close as possible to the center of the user population and network demand as that ensures a more even traffic distribution around the cell and optimal RF efficiency A typical cell site is configured in a circular pie shape, with each slice (aka. sector) holding 33% of the total cell site resources. Optimal performance is achieved when traffic is evenly distributed across the 3 sectors and as close to the site as possible. A new site placed too close to an existing cell site generates unwanted interference to existing customers and does not offload far away traffic and is therefore an ineffective capacity offload solution.

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219

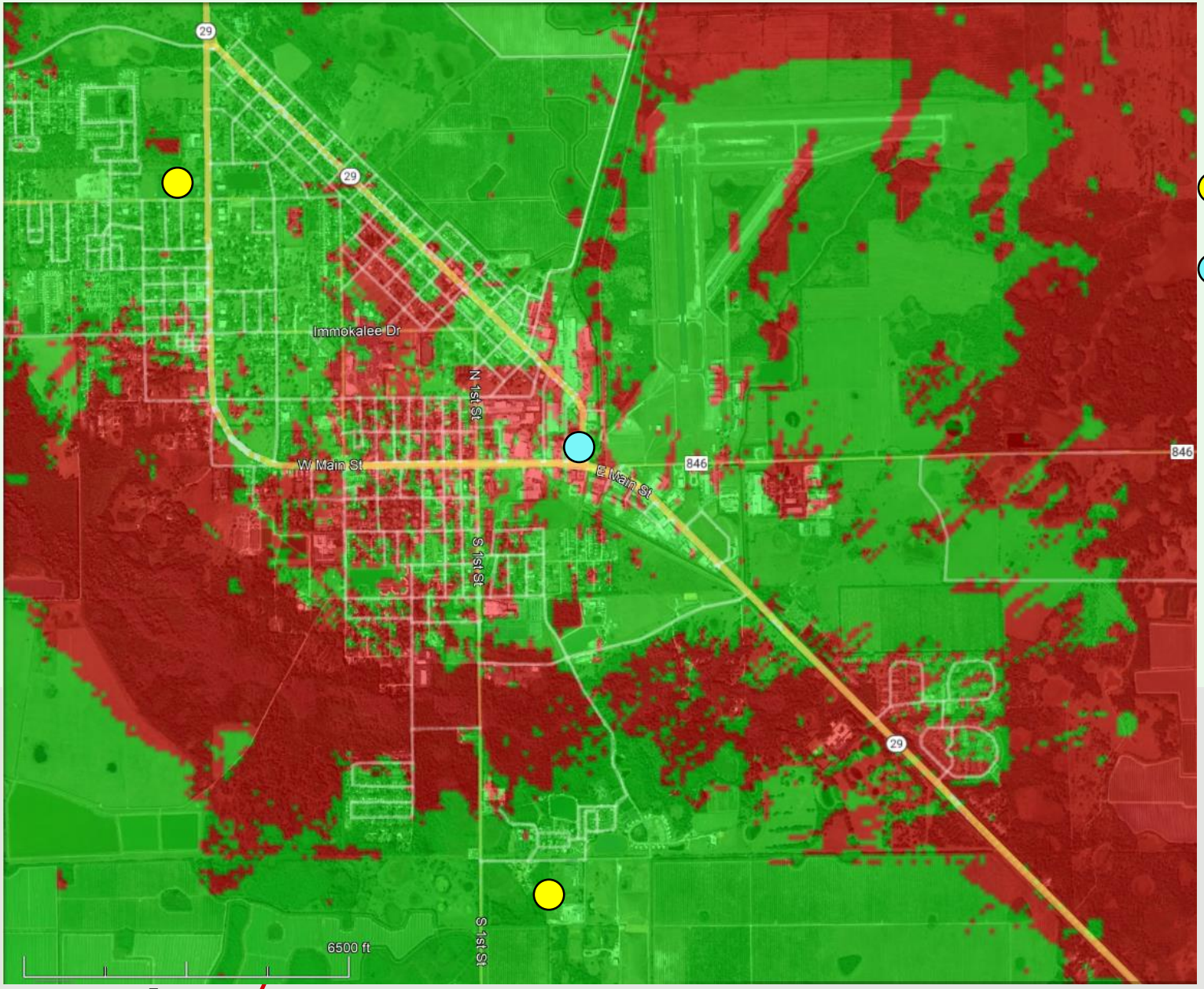
Need Case for: Immokalee Central

The existing VzW network serving the town of Immokalee Florida consists of 2 sites. One is located on the western side of the town and the other site is located southeast of the town. The sites are slightly over 3 miles apart. The antenna sectors that serve the town are trending towards capacity exhaustion due to existing traffic in the town with the bulk of the traffic coming from Immokalee High School and Immokalee Middle School across the street. Due to the construction materials and methods of those buildings the service is mainly provided by one frequency band which further exasperates the issue. There are no existing structures in the area that would support the installation of the Verizon Wireless equipment needed .

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219

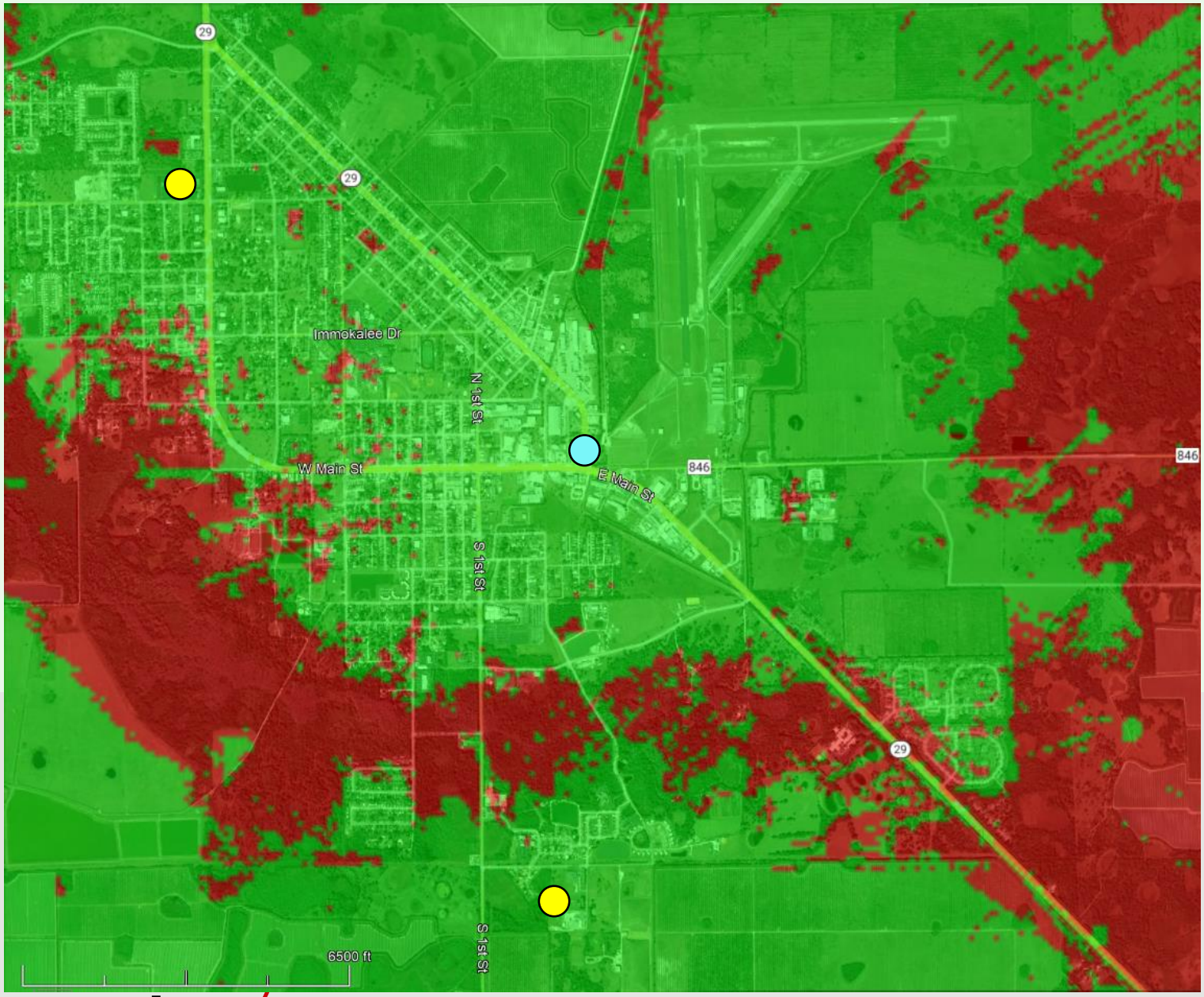
verizon

LTE AWS (Capacity Band) Current Coverage



verizon

LTE AWS (Capacity Band) Proposed Coverage



verizon

Neighbor Sites with VzW Installations and Distance



verizon

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219

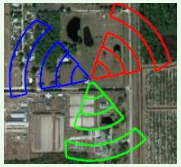
First Tier Neighbors Zoning Approved and Proposed Site Information

Map Label	Latitude	Longitude	FCC ASR	FCC Structure Owner	Structure Max Height (ft)	Structure Type	VzW Centerline (ft)	VzW Site Name
A	26.434167	-81.435293	1216644	STC Five, LLC	141	Monopole	132	Sprint Immokalee
B	26.395155	-81.412809	1207381	Collier County	297	Lattice	257	Immokalee
Proposed Site								
	26.419699	-81.411195	1325036	Diamond Towers V LLC	108	Monopole	104	Immokalee Central

verizon

Candidate Map: Immokalee Central

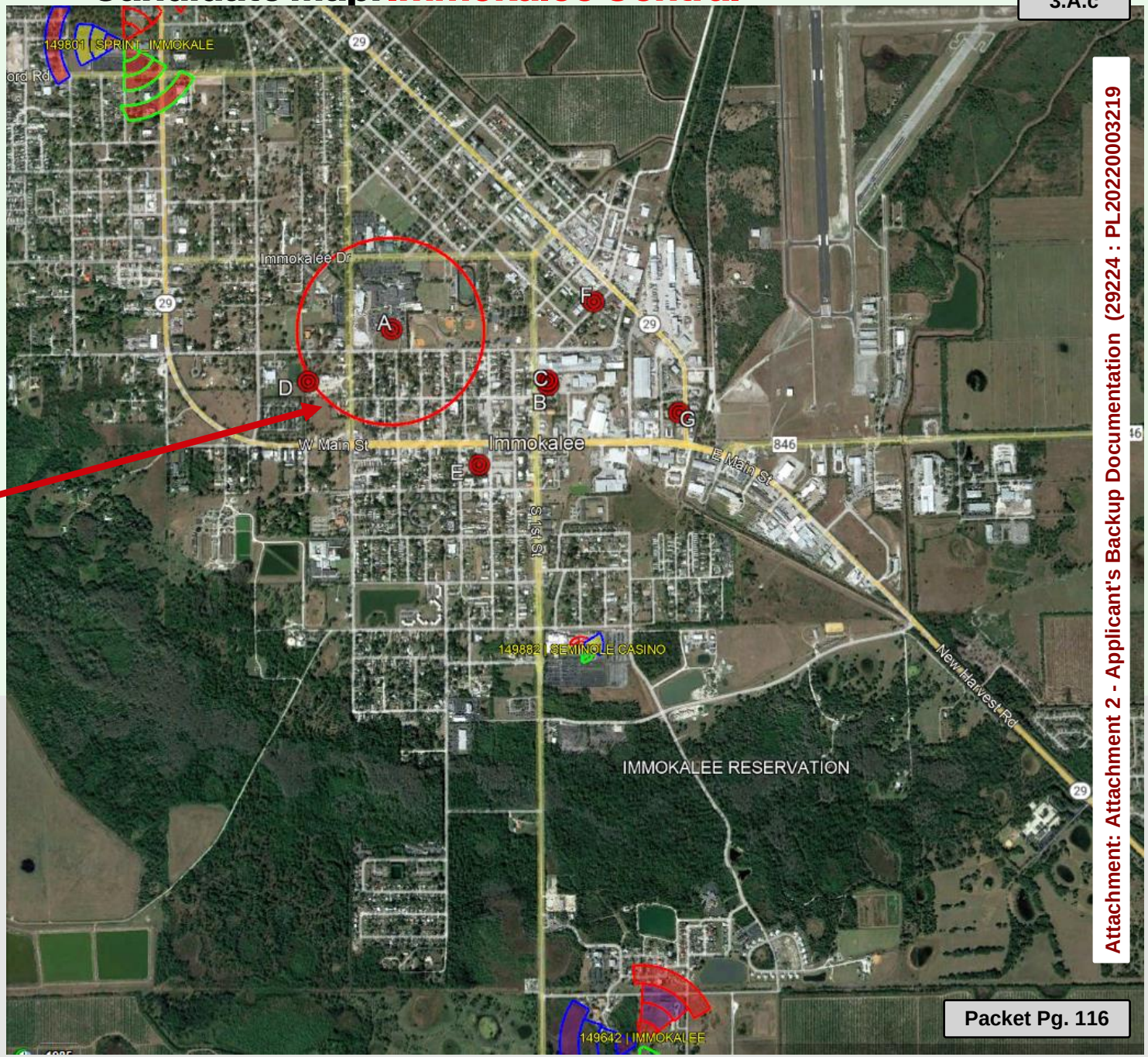
Existing Site



Candidate



Initial .25mile radius search area



Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219

verizon

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No
2023-ASO-14241-OE
Prior Study No.
2022-ASO-11560-OE

Issued Date: 07/07/2023

Compliance Dept.-DMP
Diamond Towers V LLC
210 Mountain Ave.
Unit 619
Springfield, NJ 07081

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Antenna Tower Immokalee FL157
Location:	Immokalee, FL
Latitude:	26-25-10.94N NAD 83
Longitude:	81-24-40.26W
Heights:	33 feet site elevation (SE)
	108 feet above ground level (AGL)
	141 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Emissions from this site must be in compliance with the parameters set by collaboration between the FAA and telecommunications companies and reflected in the FAA 5G C band compatibility evaluation process (such as power, frequencies, and tilt angle). Operational use of this frequency band is not objectionable provided the Wireless Providers (WP) obtain and adhere to the parameters established by the FAA 5G C band compatibility evaluation process. **Failure to comply with this condition will void this determination of no hazard.**

See attachment for additional condition(s) or information.
Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/ lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 M.

While the structure does not constitute a hazard to air navigation, it would be located within or near a military training area and/or route.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights,

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

power, or the addition of other transmitters, requires separate notice to the FAA.This determination includ previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

This determination cancels and supersedes prior determinations issued for this structure.

If we can be of further assistance, please contact Terri Johnson, at (404) 305-5540, or teresa.ctr.johnson@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2023-ASO-14241-OE.

Signature Control No: 582006537-592616988 (DNE)
Mike Helvey
Manager, Obstruction Evaluation Group

Attachment(s)
Additional Information
Case Description
Frequency Data
Map(s)

cc: FCC

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL2022000321 9 VA Central Immokalee Cell Tower)

The FAA 5G C band compatibility evaluation is a data analytics system used by FAA to evaluate operational hazards related to aircraft design. The FAA 5G C band compatibility evaluation process refers to the process in which the telecommunication companies and the FAA have set parameters, such as power output, locations, frequencies, and tilt angles for antenna that mitigate the hazard to aviation. As the telecommunication companies and FAA refine the tools and methodology, the allowable frequencies and power levels may change in the FAA 5G C band compatibility evaluation process. Therefore, your proposal will not have a substantial adverse effect on the safe and efficient use of the navigable airspace by Part 77 authorizes the FAA to evaluate a structure or object's potential electromagnetic effects on air navigation, communication facilities, and other surveillance systems. It also authorizes study of impact on arrival, departure, and enroute procedures for aircraft operating under visual or instrument flight rules, as well as the impact on airport traffic capacity at existing public use airports. Broadcast in the 3.7 to 3.98 GHz frequency (5G C band) currently causes errors in certain aircraft radio altimeters and the FAA has determined they cannot be relied upon to perform their intended function when experiencing interference from wireless broadband operations in the 5G C band. The FAA has adopted Airworthiness Directives for all transport and commuter category aircraft equipped with radio altimeters that prohibit certain operations when in the presence of 5G C band.

This determination of no hazard is based upon those mitigations implemented by the FAA and operators of transport and commuter category aircraft, and helicopters operating in the vicinity of your proposed location. It is also based on telecommunication industry and FAA collaboration on acceptable power levels and other parameters as reflected in the FAA 5G C band aircraft provided the equipment and emissions are in compliance with the parameters established through the FAA 5G C band compatibility evaluation process.

Any future changes that are not consistent with the parameters listed in the FAA 5G C band compatibility evaluation process will void this determination of no hazard.

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Side Mount Frequency Add ONLY 3700-3980 MHz on proposed structure.

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Frequency Data for ASN 2023-ASO-14241-OE

LOW FREQUENCY	HIGH FREQUENCY	FREQUENCY UNIT	ERP	ERP UNIT
6	7	GHz	55	dBW
6	7	GHz	42	dBW
10	11.7	GHz	55	dBW
10	11.7	GHz	42	dBW
17.7	19.7	GHz	55	dBW
17.7	19.7	GHz	42	dBW
21.2	23.6	GHz	55	dBW
21.2	23.6	GHz	42	dBW
614	698	MHz	2000	W
614	698	MHz	1000	W
698	806	MHz	1000	W
806	901	MHz	500	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
929	932	MHz	3500	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1670	1675	MHz	500	W
1710	1755	MHz	500	W
1850	1910	MHz	1640	W
1850	1990	MHz	1640	W
1930	1990	MHz	1640	W
1990	2025	MHz	500	W
2110	2200	MHz	500	W
2305	2360	MHz	2000	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W
2496	2690	MHz	500	W
3700	3980	MHz	1640	W

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)



Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Date of Contract: _____

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

Name and Address

g. Date subject property acquired 12/7/2021

☒ **Leased: Term of lease** 5 (years) ~~/months~~ Excluding renewals

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

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Collier County

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Date of option: 12/7/2021

Date option terminates: 6/7/2023, or

Anticipated closing date: Undetermined

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

9/22/22
Date

THOMAS WANIEWSKI
Agent/Owner Name (please print)

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL: 20220003219

I, Linda and Donald Davis (print name), as owner (title, if applicable) of parcel #63867640006 (company, if applicable), swear or affirm under oath, that I am the (choose one) _X_ 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 Mattaniah S. Jahn, P.A. / Mattaniah S. Jahn, Esq. to act as our/my representative in any matters regarding this petition including 1 through 2 above.

*Notes:

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

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

Signature

10-13-22
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 13th of October 2022 (date) by (name of person providing oath or affirmation), as Donald Davis who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

LAURA L. WATKINS
Notary Public
State of Florida
Comm# HH274488
Expires 6/9/2026

Laura L Watkins
Signature of Notary Public

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

AGENT OF RECORD LETTER

We, Donald Davis and Linda Davis, with an address of 540 New Market RD E., own land in Collier County, Florida identified by parcel # 63867640006. We hereby designate and appoint the below listed Agent(s) of Record for any necessary zoning or permitting processes for a communication tower on said parcel.

The Agent of Record is vested with the authority to make any representations, agreements or promises which are necessary or desirable in conjunction with any of the aforementioned processes. The Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity. The Agent of Record has the authority to execute and file any and all necessary sets of plans, applications, or other required paperwork necessary in the zoning or permitting process for the above referenced site.

The authorized Agent(s) of Record is:

Law Office of Mattaniah S. Jahn, P.A.
Mattaniah S. Jahn, Esquire
935 Main Street. Suite D1
Safety Harbor, FL 34695
Phone: (727)773-2221
Fax: (727) 773-2616
Email: mjahn@thelawmpowered.com; aabunada@thelawmpowered.com

Signature: D. Davis

Name: Donald Davis

As: _____

Date: 8-18-22

STATE OF Florida
COUNTY OF Collier

The foregoing instrument was acknowledged before me this 18th day of August, 2022, by Donald Davis who is personally known to me or who has/have produced _____, _____ as identification.

Laura L Watkins
Notary Public
Laura L. Watkins
Printed Name of Notary

(SEAL)

LAURA L. WATKINS
Notary Public
State of Florida
Comm# HH274488
Expires 6/9/2026

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL: 20220003219

I, Vincent Casiero (print name), as Senior Vice-President, Development, Diamond Communications, LLC, swear or affirm under oath, that Diamond Communications, LLC is the applicant 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 the Law Office of Mattaniah S. Jahn, P.A. and/or Mattaniah S. Jahn, Esq., 935 Main St., Suite D1, Safety Harbor, FL 34695 to act as our/my representative in any matters regarding this petition including 1 through 2 above.

*Notes:

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

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

Signature **Date** 6/1/22

STATE OF NEW JERSEY
COUNTY OF UNION

The foregoing instrument was sworn to (or affirmed) and subscribed before me on June 1, 2022 by Vincent Casiero providing oath or affirmation), as Senior Vice-President, who is personally known to me .

STAMP/SEAL

Signature of Notary Public

James K. Pryor, Esq.
Attorney at Law of the State of New Jersey
Authorized to Administer Oaths, NJSA 41:2-1

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

AGENT OF RECORD LETTER

I, Vincent Casiero, as Authorized Signor for Diamond Communications, LLC. ("Diamond") have the authority to execute this document. Diamond leases the property located in Collier County, Florida; identified by Parcel # 63867640006; and hereby designate and appoint the Law Office of Mattaniah S. Jahn, P.A. and/or Mattaniah S. Jahn, Esquire, 935 Main Street, Suite D1, Safety Harbor, Florida 34695, Phone 727-773-2221, Facsimile 727-773-2616, Email mjahn@thelawmpowered.com, as my Agent of Record for the purpose of any and all permitting, zoning, and/or land use applications, hearings, or processes in association with the development of a communication facility on the aforementioned property.

My Agent of Record is hereby vested with authority to make any representations, agreements, or promises which are necessary or desirable in conjunction with any of the aforementioned processes. My Agent of Record is also authorized to accept or reject any conditions imposed by any reviewing board or entity. My Agent of Record has the authority to execute documents relating to any of the above described processes on my behalf.

Signature
Vincent Casiero
Printed Name
As Authorized Signor
Title
Senior Vice-President
Date 6/1/22

STATE OF NEW JERSEY
COUNTY OF UNION

The foregoing instrument was acknowledged before me this 1 day of June, 2022, by Vincent Casiero who is personally known to me.

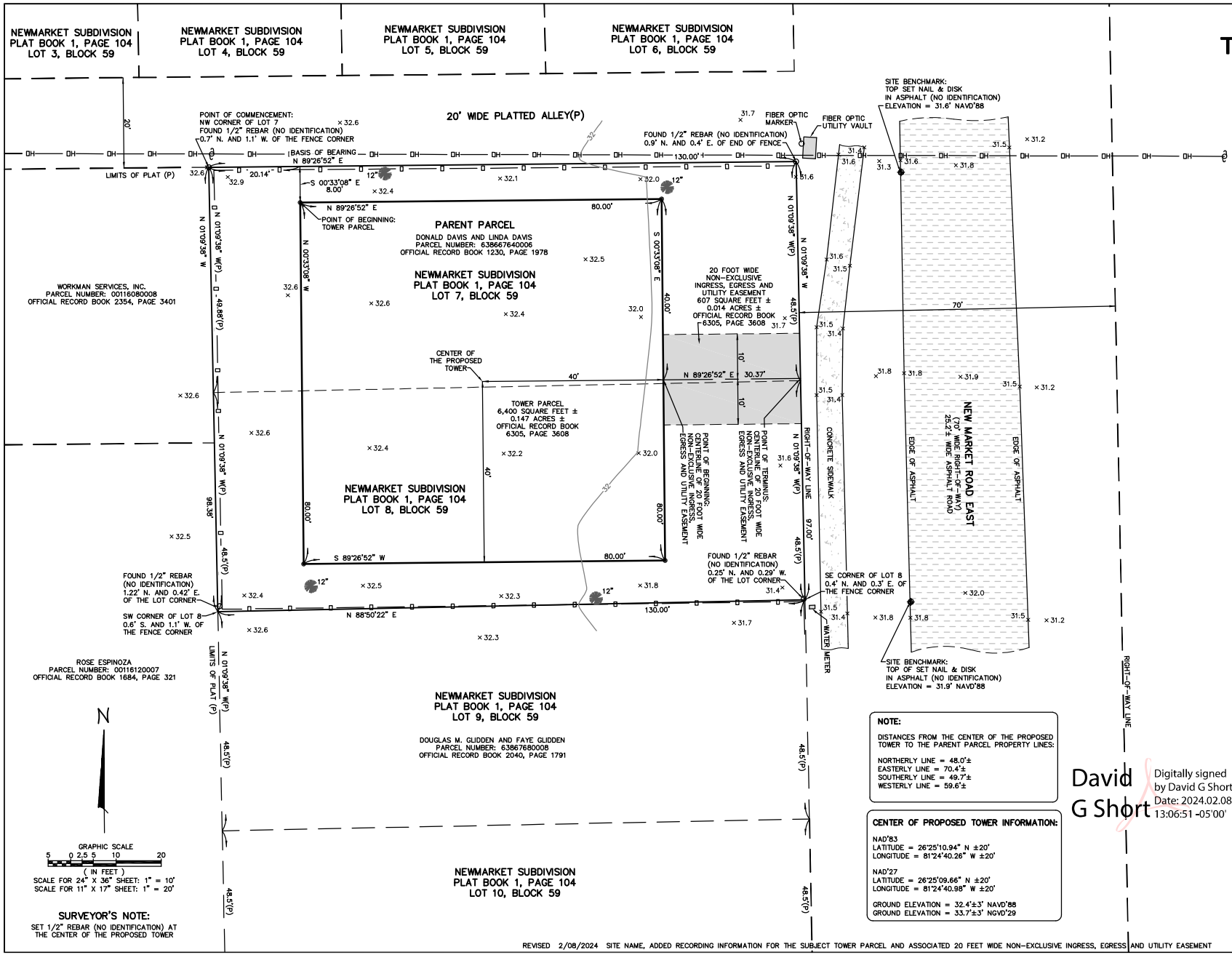
(SEAL)

Notary Public

Printed Name of Notary

James K. Pryor, Esq.
Attorney at Law of the State of New Jersey
Authorized to Administer Oaths, NJSA 41:2-1

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)



SURVEYOR'S NOTE:

SET 1/2" REBAR (NO IDENTIFICATION) AT THE CENTER OF THE PROPOSED TOWER

NOTE:

DISTANCES FROM THE CENTER OF THE PROPOSED TOWER TO THE PARENT PARCEL PROPERTY LINES:

NORTHERLY LINE = 48.0'±
EASTERLY LINE = 70.4'±
SOUTHERLY LINE = 49.7'±
WESTERLY LINE = 59.6'±

CENTER OF PROPOSED TOWER INFORMATION:

NAD'83
LATITUDE = 26°25'10.94" N ±20'
LONGITUDE = 81°24'40.26" W ±20'

NAD'27
LATITUDE = 26°25'09.66" N ±20'
LONGITUDE = 81°24'40.98" W ±20'

GROUND ELEVATION = 32.4'±.3' NAVD'88
GROUND ELEVATION = 33.7'±.3' NGVD'29

REVISED 2/08/2024 SITE NAME, ADDED RECORDING INFORMATION FOR THE SUBJECT TOWER PARCEL AND ASSOCIATED 20 FEET WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT

BOUNDARY AND TOPOGRAPHIC SURV

SECTION 3, TOWNSHIP 47 SOUTH, RANGE 29 EAST
COLLIER COUNTY, FLORIDA
FOR: KIMLEY-HORN

SURVEYOR'S NOTES

1. BEARINGS HEREON ARE REFERENCED TO AN AS BEARING OF NORTH 89°26'52" EAST ALONG THE NO LINE OF THE PARENT PARCEL.
2. UNDERGROUND UTILITIES SHOWN HEREON ARE L TO AND ARE PER OBSERVED, ABOVEGROUND INDICA SET BY OTHERS. NO SUB-SURFACE INVESTIGATION PERFORMED BY THIS OFFICE.
3. THE BOUNDARY AND TOPOGRAPHIC SURVEY SH HEREON IS BASED ON ACTUAL FIELD MEASUREMENT OBSERVATIONS DATED FEBRUARY 23, 2022.
4. REPRODUCTIONS OF THIS SKETCH ARE NOT VA WITHOUT THE ORIGINAL SIGNATURE AND THE RAISE OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5. THE PURPOSE OF THIS SURVEY IS TO ESTABL AND DESCRIBE A TOWER PARCEL AND ASSOCIATED EASEMENT. THIS IS NOT A BOUNDARY SURVEY OF PARENT PARCEL.
6. LATITUDE, LONGITUDE AND ELEVATIONS DEPICTE HEREON ARE BASED UPON GPS OBSERVATIONS MA AN EGPS REAL TIME KINEMATIC GPS SYSTEM INCORPORATING A CHAMPION TKO GPS RECEIVER.
7. ELEVATIONS DEPICTED HEREON ARE REFERENCE THE NAVD'88 DATUM.
8. THIS SURVEY WAS PREPARED WITHOUT THE BE OF A TITLE SEARCH OR AN ABSTRACT. THIS OFFIC NOT PERFORMED A SEARCH OF THE PUBLIC RECOR EXISTING EASEMENTS, RIGHTS-OF-WAY, ABANDONM ZONING, SETBACKS OR DEED RESTRICTIONS.

FLOOD NOTE

ACCORDING TO MY INTERPRETATION OF COMMUNITY NUMBER 120067 0145 H OF THE FEDERAL EMERGE MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RA MAP (FIRM) FOR COLLIER COUNTY, FLORIDA, DATED 5/16/2012, THE SUBJECT PROPERTY IS IN FLOOD "AH", "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; F DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PON BASE FLOOD ELEVATIONS DETERMINED".

NOTE: THE BASE FLOOD ELEVATION DEPICTED ON T COMMUNITY PANEL, FOR THE LOCATION OF THE SUI PROPERTY, IS 32.3 FEET NAVD'88.

LEGEND

- INDICATES SET NAIL & DISK (NO IDENTIFICATION)
- INDICATES SET 1/2" REBAR WITH GEOLINE LB 7082 CAP
- INDICATES IRON PIN FOUND AS NOTED
- INDICATES WOOD UTILITY POLE
- INDICATES OVERHEAD POWER LINE
- INDICATES 4' TALL CHAINLINK FENCE
- INDICATES SITE BENCHMARK
- (P) INDICATES INFORMATION PER RECORDED PLAT
- X 32.4 INDICATES TOPOGRAPHIC SPOT ELEVATION
- INDICATES ASPHALT
- INDICATES CONCRETE
- INDICATES PINE TREE AS NOTED

TREE NOTE: INDICATED TREE SIZE IS TRUNK DIAMETER IN INCHES, 4-5 FOOT ABOVE GROUN

NAVD'88 = NORTH AMERICAN VERTICAL DATUM, 1988 ADJUST
NGVD'29 = NATIONAL GEODETIC VERTICAL DATUM, 1929 ADJU
NAD'83 = INDICATES NORTH AMERICAN DATUM, 1983 ADJUSTI
NAD'27 = INDICATES NORTH AMERICAN DATUM, 1927 ADJUSTI

David G Short
Digitally signed by David G Short
Date: 2024.02.08 13:06:51 -05'00'

GEOLINE SURVEYING, INC. LB7082

DAVID G. SHORT, P.S.M.
FLORIDA PROFESSIONAL SURVEYOR AND M
CERTIFICATE OF REGISTRATION NO. 5022

GEOLINE SURVEYING, INC.
Professional Land Su
13450 NW 104th Terra
Alachua, Florida 3261
(386)418-0500 Fax:(386
geoline@geolineinc.co

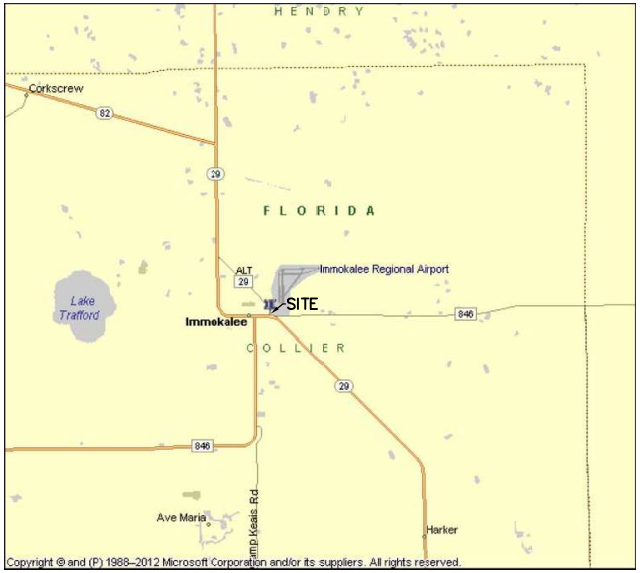
DESIGNED	FLOYD CURTIS	SCALE	AS
DRAWN	FLOYD CURTIS	DATE	FEBRUAR
CHECKED	DAVE SHORT	PROJECT #	344-

DIAMOND COMMUNICATIONS CENTRAL IMMOKALEE
SITE NO. FL157
COLLIER COUNTY, FLORIDA
DRAWING# 344-207 KIMLEY-HORN

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central

BOUNDARY AND TOPOGRAPHIC SURVI

SECTION 3, TOWNSHIP 47 SOUTH, RANGE 29 EAST
COLLIER COUNTY, FLORIDA
FOR: KIMLEY-HORN



VICINITY MAP
NOT TO SCALE



LOCATION MAP
NOT TO SCALE

N

PROPERTY DESCRIPTIONS

PARENT PARCEL
(OFFICIAL RECORD BOOK 1230, PAGE 1978)

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN COLLIER COUNTY, FLORIDA, SHOWN AND DESIGNATED AS LOTS 7 AND 8, BLOCK 59, NEW MARKET SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 104 AND 105 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

TOWER PARCEL
(OFFICIAL RECORD BOOK 6305, PAGE 3608)

THAT PART OF LOTS 7 AND 8, BLOCK 59, NEWMARKET SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 104 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, SITUATED IN SECTION 3, TOWNSHIP 47 SOUTH, RANGE 29 EAST, SAID COLLIER COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 7, BLOCK 59, NEWMARKET SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 104 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE NORTH 89°26'52" EAST ALONG THE NORTH LINE OF SAID LOT 7 FOR 20.14 FEET; THENCE SOUTH 00°33'08" EAST FOR 8.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°26'52" EAST ALONG A LINE PARALLEL WITH SAID NORTH LINE FOR 80.00 FEET; THENCE SOUTH 00°33'08" EAST FOR 80.00 FEET; THENCE SOUTH 89°26'52" WEST ALONG A LINE PARALLEL WITH SAID NORTH LINE FOR 80.00 FEET; THENCE NORTH 00°33'08" WEST FOR 80.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 6,400 SQUARE FEET (0.147 ACRES), MORE OR LESS.

20 FEET WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT
(OFFICIAL RECORD BOOK 6305, PAGE 3608)

THAT PART OF LOTS 7 AND 8, BLOCK 59, NEWMARKET SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 104 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, SITUATED IN SECTION 3, TOWNSHIP 47 SOUTH, RANGE 29 EAST, SAID COLLIER COUNTY, LYING WITHIN 10 FEET OF BOTH SIDES OF A CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 7, BLOCK 59, NEWMARKET SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 104 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE NORTH 89°26'52" EAST ALONG THE NORTH LINE OF SAID LOT 7 FOR 20.14 FEET; THENCE SOUTH 00°33'08" EAST FOR 8.00 FEET TO THE NORTHWEST CORNER OF AN 80 FEET X 80 FEET TOWER PARCEL; THENCE NORTH 89°26'52" EAST ALONG THE NORTH LINE OF SAID TOWER PARCEL FOR 80.00 FEET TO THE NORTHEAST CORNER OF SAID TOWER PARCEL; THENCE SOUTH 00°33'08" EAST ALONG THE EAST LINE OF SAID TOWER PARCEL FOR 40.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE HEREIN DESCRIBED 20 FEET WIDE NON-EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT; THENCE NORTH 89°26'52" EAST FOR 30.37 FEET TO AN INTERSECTION WITH THE EAST LINE OF LOT 8, SAID BLOCK 59 AND THE WESTERLY RIGHT-OF-WAY LINE OF NEW MARKET ROAD EAST (70 FEET WIDE RIGHT-OF-WAY), AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 607 SQUARE FEET (0.014 ACRES), MORE OR LESS.

GEOLINE SURVEYING, INC.
Professional Land Surv
13480 NW 104th Terrace,
Alachua, Florida 32615
(386)418-0500 Fax:(386)46
geoline@geolineinc.com

DESIGNED	FLOYD CURTIS	SCALE	AS SI
DRAWN	FLOYD CURTIS	DATE	FEBRUARY
CHECKED	DAVE SHORT	PROJECT #	344-2

DIAMOND COMMUNICATIONS CENTRAL IMMOKALEE-
SITE NO. FL157
COLLIER COUNTY, FLORIDA

DRAWING# 344-207	KIMLEY-HORN	SHEE

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central

NOTE:
THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT AUTHORIZE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EASEMENT OF RECORD.

FLORIDA BUILDING CODE: FBC 2020, 7TH EDITION
ELECTRIC CODE: 2017 NEC OF FLORIDA
STRUCTURE CODE: TIA/EIA-222-H
2010 ADA GUIDELINES: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, THEREFORE, HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED.
TRAFFIC: THE PROPOSED COMMUNICATION TOWER WILL BE UNSTAFFED AND WILL TYPICALLY GENERATE NO MORE THAN ONE TRIP PER CARRIER PER MONTH
RISK CATEGORY I: 140 MPH
RISK CATEGORY II: 151 MPH
RISK CATEGORY III-IV: 168 MPH
MRI 10 YEAR: 86 MPH
MRI 25 YEAR: 102 MPH
MRI 50 YEAR: 115 MPH
MRI 100 YEAR: 125 MPH

RISK CATEGORY DESIGN WIND SPEEDS ARE BASED ON ASCE 7-16 CRITERIA FOR A 3-SECOND GUST. REFER TO STRUCTURAL ANALYSIS IN THE EVENT A CONFLICT ARISES BETWEEN STANDARD REQUIREMENTS AND LISTED CODES, THE MORE RESTRICTIVE REQUIREMENT WILL TAKE PRECEDENCE.

BUILDING CODES AND STANDARDS

COLLIER SHERIFF'S OFFICE- DISTRICT 8
112 S 1ST ST
IMMOKALEE, FL 34142
PHONE: (239) 455-3121
ATTN.: CUSTOMER SERVICE

IMMOKALEE FIRE FIRE CONTROL DISTRICT STATION 30
502 NEW MARKET RD E
IMMOKALEE, FL 34142
PHONE: (239) 657-2111
ATTN.: CUSTOMER SERVICE



VICINITY MAP

FROM DIAMOND COMMUNICATIONS OFFICE: GET ON GARDEN STATE PKWY IN UNION FROM NJ-82 E/MORRIS AVE AND W CHESTNUT ST FOR 3.2 MI; TAKE I-95 S NJ TURNPIKE S, NJ TPKE S, I-95 S AND I-4 W TO US-27 S IN POLK COUNTY. TAKE EXIT 55 FROM I-4 W FOR 1,088 MI; CONTINUE ON US-27 S. TAKE FL-29 S TO FL-29 ALT/NEW MARKET RD W IN IMMOKALEE FOR 136 MI; THEN THE DESTINATION WILL BE ON THE RIGHT.

DRIVING DIRECTIONS

Diamond Communications LLC

CENTRAL IMMOKALEE-G
SITE DEVELOPMENT PLAN
PL-20220006737

SITE ADDRESS (E-911 TBD)

IMMOKALEE, FL 34142
COLLIER COUNTY
LATITUDE: 26° 25' 10.94" N
LONGITUDE: 81° 24' 40.26" W
PARCEL #: 63867640006
ZONING: INDUSTRIAL
FLU: INDUSTRIAL MIXED USE
DIAMOND SITE #: FL157

NOTE:
1. THIS COMMUNICATION TOWER WILL PROVIDE E911 COMMUNICATION SERVICES.
2. SITE IS LOCATED IN AIRPORT OVERLAY ZONE WITH A CEILING OF 187' AGL.

JURISDICTION:
COLLIER COUNTY

STATE:
FLORIDA

TOWER TYPE:
MONOPOLE

TOWER HEIGHT:
108'

NUMBER OF CARRIERS:
1 PROPOSED, 2 FUTURE

USE:
PROPOSED TELECOMMUNICATIONS TOWER
AND UNMANNED EQUIPMENT

FLOOD INFO PER SURVEYOR

ACCORDING TO MY INTERPRETATION OF COMMUNITY PANEL NUMBER 120067 0145 H OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR COLLIER COUNTY, FLORIDA, DATED 05/16/2012. THE SUBJECT PROPERTY IS IN FLOOD ZONE "AH", "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED". NOTE: THE BASE FLOOD ELEVATION DEPICTED ON THE COMMUNITY PANEL, FOR THE LOCATION OF THE SUBJECT PROPERTY, IS 32.3 FEET NAVD '88.

PROJECT SUMMARY

LEGAL DESCRIPTION FROM SURVEY:
ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED, LYING AND BEING IN COLLIER COUNTY, FLORIDA, SHOWN AND DESIGNATED AS LOTS 7 & 8, BLOCK 59, NEW MARKET SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 104 AND 105 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

DEVELOPER
DIAMOND COMMUNICATIONS
820 MORRIS TURNPIKE, SUITE 104
SHORT HILLS, NJ 07078
ATTN: RICH HUBER

POWER COMPANY
LCEC
PHONE: (239) 656-2300
ATTN.: CUSTOMER SERVICE

AGENT OF RECORD
LAW OFFICE OF MATTANIAH S. JAHN, P.A.
935 MAIN ST, SUITE D1
SAFETY HARBOR, FL 34695
PHONE: (727) 773-2221
ATTN: MATTANIAH S. JAHN, P.A.

PROPERTY OWNER
DONALD & LINDA DAVIS
540 NEW MARKET ROAD EAST
IMMOKALEE FL, 34142

CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE: (770) 545-6105
ATTN.: CHRISTOPHER STRANGE

CONTACTS

verizon

SHEET NO.	SHEET TITLE
T1	COVER SHEET
--	SITE SURVEY (SHEET 1 OF 2)
--	SITE SURVEY (SHEET 2 OF 2)
N1	GENERAL NOTES 1
N1.1	GENERAL NOTES 2
C0	FLU MAP
C1	OVERALL AERIAL PLAN
C1.1	OVERALL SITE PLAN
C1.2	SITE PLAN
C2	PRESERVE MANAGEMENT PLAN
C3	EQUIPMENT PAD LAYOUT
C4	FENCE, GATE, AND COMPOUND DETAILS
C5	SITE SIGNAGE DETAILS
C6	WAVEGUIDE BRIDGE DETAILS
C7	ANTENNA AND TOWER ELEVATION DETAILS
C7.1	SCOPE OF WORK SUMMARY
C8	ACCESS ROAD DETAILS
C9	GRADING & EROSION CONTROL PLAN
C9.1	GRADING & EROSION CONTROL DETAILS
C9.2	SILT FENCE DETAILS
S1	PLATFORM FRAMING PLAN
S1.1	PLATFORM GRATING PLAN
S2	PLATFORM ELEVATIONS
S3	STRUCTURAL DETAILS
S4	STRUCTURAL DETAILS
S5	STRUCTURAL DETAILS
S6	CLIMBING LADDER DETAILS
TP1	TREE PROTECTION PLAN
L1	LANDSCAPING PLAN
L2	LANDSCAPING DETAILS
IR1	IRRIGATION PLAN
IR2	IRRIGATION DETAILS
IR3	IRRIGATION NOTES
E1	ELECTRICAL NOTES
E2	OVERALL UTILITY SERVICE ROUTING PLAN
E3	UTILITY SERVICE ROUTING PLAN
E4	METER RACK DETAILS
E4.1	PLATFORM RACK DETAILS
E5	ELECTRICAL SINGLE LINE DIAGRAM
E5.1	ELECTRICAL SINGLE LINE DIAGRAM
E6	PANEL SCHEDULE
E7	ELECTRICAL DETAILS
E8	GROUNDING NOTES
E9	GROUNDING PLAN
E10	GROUNDING DETAILS
LI-1	LIGHTING PLAN
SHEET INDEX	

Diamond Communications LLC

PROJECT INFORMATION:
SITE NAME:
CENTRAL IMMOKALEE-G
PL - 20220006737
PARCEL #: 63867640006

IMMOKALEE, FL 34142
COLLIER COUNTY

PLANS PREPARED BY:
Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

Andrew L Pitts

REV:	DATE:	ISSUED FOR:	BY:
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7			
6	05/06/24	CONSTRUCTION	ALP
5	02/15/24	CONSTRUCTION	DRC
4	09/05/23	CONSTRUCTION	DRC
3	07/20/23	CONSTRUCTION	KJC
2	12/21/22	CONSTRUCTION	KJC
1	07/06/22	CONSTRUCTION	KJC
0	05/25/22	CONSTRUCTION	KJC

LICENSER:
ANDREW LAMAR PITTS — LICENSE No. 89864 — STATE OF FLORIDA — PROFESSIONAL ENGINEER
5/6/24

KHA PROJECT NUMBER:
013541031

DRAWN BY:	CHECKED BY:
WTB	DMF

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
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Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central

1.00 GENERAL NOTES

- THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT AUTHORIZE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EASEMENT OF RECORD.
- DIAMOND COMMUNICATIONS LLC OR ITS SUCCESSOR SHALL BE RESPONSIBLE FOR MAINTAINING THE COMMUNICATIONS TOWER, ITS COMPOUND, AND ALL LANDSCAPING BUFFERS, DRIVEWAYS, TURN-AROUNDS, AND THE PARKING SPACE SERVING THE COMMUNICATION TOWER. THE FEE SIMPLE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL OTHER OPEN SPACE, LANDSCAPING BUFFERS, DRIVEWAYS AND PARKING SPACES, AND IMPROVEMENTS ON THE PARENT PARCEL.
- ALL PROHIBITED EXOTIC VEGETATION SHALL BE REMOVED FROM THE SITE AND IT SHALL BE MAINTAINED FREE OF EXOTICS IN PERPETUITY.
- TEMPORARY SIGNS IDENTIFYING ANY PRESERVES SHALL BE PLACED AROUND THE PERIMETER DURING CONSTRUCTION.
- ANY TOWER THAT IS VOLUNTARILY NOT USED FOR COMMUNICATIONS FOR A PERIOD OF ONE (1) YEAR SHALL BE REMOVED AT THE TOWER OWNER'S EXPENSE. IF A TOWER IS NOT REMOVED WITHIN THREE (3) MONTHS AFTER ONE (1) YEAR OF SUCH VOLUNTARY NON-USE, THE COUNTY MAY OBTAIN AUTHORIZATION, FROM A COURT OF COMPETENT JURISDICTION, TO REMOVE THE TOWER AND ACCESSORY ITEMS, AND, AFTER REMOVAL, SHALL PLACE A LEIN ON THE SUBJECT PROPERTY FOR ALL DIRECT AND INDIRECT COSTS INCURRED IN DISMANTLING AND DISPOSAL OF THE TOWER AND ACCESSORY ITEMS, PLUS COURT COSTS AND ATTORNEY'S FEES.

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Diamond Communications LLC

PROJECT INFORMATION:

SITE NAME:
CENTRAL IMMOKALEE-G
PL - 20220006737
PARCEL #: 63867640006

IMMOKALEE, FL 34142
COLLIER COUNTY

PLANS PREPARED BY:

Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

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LICENSER:

ANDREW LAMAR PITTS LICENSE NO. 91811 STATE OF FLORIDA PROFESSIONAL ENGINEER
5/6/24

KHA PROJECT NUMBER:

013541031

DRAWN BY:	CHECKED BY:
WTB	DMF

SHEET TITLE:

GENERAL NOTES 1

SHEET NUMBER:

N1

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Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central

1.00 GENERAL NOTES

1.01 ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.

1.02 THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE PROJECT MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN DRAWING AND DIAMOND COMMUNICATIONS SPECIFICATIONS, THE DIAMOND COMMUNICATIONS PROJECT ENGINEER SHOULD BE CONTACTED FOR CLARIFICATION.

1.03 ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE PROJECT MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE PROJECT MANAGER AND/OR ENGINEER.

1.04 CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.

1.05 WAVEGUIDE BRIDGE AND EQUIPMENT CABINETS ARE SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE DRAWINGS FOR SPECIFIC INFORMATION.

1.06 ALL FINISHED GRADES SHALL SLOPE MINIMUM 1/4 IN./FT. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.

1.07 THE PROPOSED TOWER AND TOWER FOUNDATIONS WERE DESIGNED BY OTHERS. TOWER INFORMATION PROVIDED ON THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. NOTIFY ENGINEER OR PROJECT MANAGER OF ANY CONFLICTS OR DISCREPANCIES. CONTRACTOR TO OBTAIN COPY OF TOWER DESIGN DRAWINGS, IF AVAILABLE, FROM DIAMOND COMMUNICATIONS PROJECT MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.

1.08 THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.

1.09 UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPOUND GRAVEL AREAS. ANY NEW FILL MATERIALS SHALL BE COMPACTED.

1.10 THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED TO NOTIFY "SUNSHINE 811" 48 HOURS IN ADVANCE OF PERFORMING ANY WORK BY CALLING THE TOLL FREE NUMBER (800) 432-4770 (OR 811). ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.

1.11 CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.

1.12 CONTRACTOR TO PROVIDE STYMIE LOCK OR EQUIVALENT AS APPROVED BY DIAMOND COMMUNICATIONS PROJECT MANAGER.

1.13 CONTRACTOR TO PROVIDE ANY NECESSARY SIGNAGE PER DIAMOND COMMUNICATIONS PROJECT MANAGER'S INSTRUCTIONS. SEE DETAIL ON SHEET C11.

2.00 EQUIPMENT FOUNDATION NOTES

2.01 FOUNDATIONS ARE DESIGNED FOR A PRESUMPTIVE ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF. CONTRACTOR SHALL VERIFY SOIL CONDITIONS AND BEARING CAPACITY PRIOR TO CONSTRUCTION.

2.02 EXCAVATE A MINIMUM 18" BELOW PROPOSED EQUIPMENT FOUNDATIONS OF EXPANSIVE, ORGANIC, UNCONSOLIDATED OR OTHERWISE UNACCEPTABLE MATERIAL AND REPLACE WITH WELL-COMPACTED MATERIAL ACCEPTABLE TO DIAMOND COMMUNICATIONS.

2.03 CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, PROTECTING, AND RELOCATING AS REQUIRED ALL SERVICE AND UTILITY LINES IN VICINITY OF THE WORK SITE. ALL EXCAVATIONS NEAR THESE LINES TO BE CARRIED OUT WITH EXTREME CAUTION. COORDINATE ALL RELOCATIONS WITH THE PROPERTY OWNER.

2.04 CONTRACTOR TO CUT/FILL EXISTING COMPOUND SUBSOIL TO PROVIDE AN AREA AS LEVEL AS POSSIBLE FOR THE EQUIPMENT FOUNDATIONS. ALL FILL AREAS ARE TO BE FILLED WITH SUITABLE MATERIALS. FILL MATERIALS ARE TO BE PLACED, COMPACTED, AND TESTED IN MAXIMUM LAYERS OF 8". COMPACTION OF ALL FILL MATERIAL SHALL ACHIEVE 95 PERCENT OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D 698. ALL TESTS MUST MEET THE MINIMUM SPECIFIED SOIL BEARING CAPACITY. COMPACTION TESTING IS BY THE GEOTECHNICAL TESTING COMPANY DESIGNATED FOR THE PROJECT. SCHEDULING AND COORDINATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. REPORTS OF ALL TESTING ARE TO BE PROMPTLY DELIVERED OR FAXED TO THE DIAMOND COMMUNICATIONS PROJECT MANAGER.

2.05 CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION TO ACI-318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.

2.06 CONCRETE SHALL HAVE A SLUMP BETWEEN 3" AND 6".

2.07 FIBERS FOR CONCRETE SHALL BE FIBERMESH 650, 100 PERCENT VIRGIN POLYPROPYLENE FIBRILLATED FIBERS, e3 PATENTED TECHNOLOGY PATENTED TECHNOLOGY, CONTAINING NO REPROCESSED OLEFIN MATERIALS. THE FIBERS SHALL CONFORM TO ASTM C1116 TYPE III AND MANUFACTURED SPECIFICALLY FOR THE SECONDARY REINFORCEMENT OF CONCRETE.

2.08 THE FIBERS SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED MANUFACTURING FACILITY. UNLESS OTHERWISE STATED, FIBERMESH 650 MACRO-SYNTHETIC FIBERS SHALL BE ADDED TO THE CONCRETE AT THE BATCHING PLANT AT THE RECOMMENDED APPLICATION RATE OF 3 LBS/YD^3 AND MIXED FOR A SUFFICIENT TIME (MINIMUM 5 MINUTES AT FULL MIXING SPEED) TO ENSURE UNIFORM DISTRIBUTION OF THE FIBERS THROUGHOUT THE CONCRETE. FIBROUS CONCRETE REINFORCEMENT SHALL BE MANUFACTURED BY FIBERMESH, 4019 INDUSTRY DRIVE, CHATTANOOGA, TN 37416 USA, TEL: 800 621-1273, WEBSITE: WWW.FIBERMESH.COM

2.09 AT THE REQUEST OF THE DIAMOND COMMUNICATIONS PROJECT MANAGER, TEST CYLINDERS SHALL BE MOLDED AND LABORATORY CURED IN ACCORDANCE WITH ASTM C31. THREE CYLINDERS SHALL BE TAKEN FOR EACH DAY'S CONCRETE PLACEMENT. CYLINDERS SHALL BE TESTED IN ACCORDANCE WITH THE LATEST REVISION TO ASTM C39.

2.10 CHAMFER ALL EXPOSED EXTERNAL CORNERS OF CONCRETE WITH ¾" x 45° CHAMFER, UNLESS OTHERWISE NOTED.

2.11 CONCRETE FORMWORK IS TO BE STRIPPED WITHIN 48 HOURS. VIBRATION OF THE CONCRETE MUST ASSURE THAT HONEYCOMBING WILL BE AT A MINIMUM. MECHANICAL VIBRATION OF ALL CONCRETE IS REQUIRED UNLESS OTHERWISE DIRECTED BY DIAMOND COMMUNICATIONS PROJECT MANAGER. ABOVE GRADE CONCRETE IS TO BE RUBBED AND PATCHED TO ASSURE SMOOTH FINISH AT TIME OF FORMS REMOVAL. CONTRACTOR SHALL PROVIDE A BROOM FINISH ON THE TOP SURFACE OF THE EQUIPMENT FOUNDATION UNLESS OTHERWISE DIRECTED BY DIAMOND COMMUNICATIONS PROJECT MANAGER.

2.12 TOPS OF CONCRETE FOUNDATION MUST BE WITHIN 0.02' OF ELEVATION REQUIRED.

2.13 TOP OF FOUNDATION FINISH TO BE LEVEL ±⅛" IN 10'.

2.14 TOP OF FOUNDATION TO HAVE MEDIUM BROOM FINISH.

2.15 CONTRACTOR SHALL REFER TO DRAWINGS OF OTHER TRADES AND VENDOR DRAWINGS FOR EMBEDDED ITEMS AND RECESSES NOT SHOWN ON THE STRUCTURAL DRAWINGS. CONTRACTOR SHALL VERIFY PLACEMENT OF EQUIPMENT AND LOCATION OF CONDUIT FOR MANUFACTURER'S AND VENDORS SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL OPENINGS AND SLEEVES FOR PROPER DISTRIBUTION OF ALL UTILITIES.

3.00 GENERAL STRUCTURAL NOTES

3.01 DESIGN: 2021 INTERNATIONAL BUILDING CODE WITH FLORIDA AMENDMENTS.

3.02 STRUCTURAL STEEL W SHAPES SHALL CONFORM TO THE REQUIREMENTS OF ASTM A992 GR. 50. TUBING SHALL CONFORM TO ASTM A-500 GR. B. PIPE SHALL CONFORM TO ASTM A53 GR. B. CHANNELS AND ALL OTHER STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 UNLESS OTHERWISE NOTED.

3.03 ALL DETAILING, FABRICATION, AND ERECTION OF STRUCTURAL STEEL, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE REQUIREMENTS OF THE AISC SPECIFICATIONS FOR BUILDINGS, LATEST EDITION.

3.04 WELDING SHALL BE DONE BY AN AWS CERTIFIED WELDER AND IN COMPLIANCE WITH AWS D1.1 ALL WELDS SIZES SHALL BE THE MAXIMUM ALLOWED BY THE MATERIAL BEING WELDED WITH E70XX ELECTRODES.

3.05 UNLESS OTHERWISE NOTED, ALL FIELD CONNECTIONS SHALL BE FULL DEPTH CONNECTIONS MADE WITH ¾" DIAMETER HIGH STRENGTH BOLTS (ASTM A325-X).

3.06 CONNECTIONS SHALL BE DESIGNED AS BEARING TYPE WITH THREADS EXCLUDED FROM THE SHEAR PLANE.

3.07 HOT DIP GALVANIZE ALL STRUCTURAL STEEL, GRATING, HANDRAILS, AND HARDWARE. TOUCH UP ALL FIELD WELDS AND ABRADED AREAS WITH GALVANIZING PAINT. REPAIR OF ABRADED OR UNCOATED AREAS SHALL CONFORM TO THE LATEST VERSION OF ASTM A780-93A.

3.08 GALVANIZED STEEL SUBJECTED TO FIELD WELDING FOR STRUCTURAL CONNECTIONS SHALL BE PROPERLY PREPARED FOR A MINIMUM DISTANCE OF 1 INCH FROM THE WELD. APPROVED METHODS OF PREPARATION INCLUDE USING SUITABLE MASKING MATERIALS PRIOR TO GALVANIZING IN THE SHOP OR GRINDING THE COATING OFF IN THE FIELD. AFTER WELDING, APPLY EPOXY ZINC COATING SYSTEM SHERWIN-WILLIAMS AEROSOL ZINC CLAD 5 OR ENGINEER APPROVED EQUAL PER MANUFACTURER'S RECOMMENDATIONS.

3.09 CONTRACTOR / STEEL FABRICATOR SHALL VERIFY ALL DIMENSIONS, EXISTING COLUMN LOCATIONS, AND LOAD BEARING COLUMNS AS REQUIRED BEFORE FABRICATION OF ANY STEEL.

3.10 CONTRACTOR / STEEL FABRICATOR SHALL CONFORM TO THE MINIMUM EDGE DISTANCE REQUIREMENTS IN ACCORDANCE TO THE LATEST EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION.

3.11 ALL STRUCTURAL STEEL SHALL BE FABRICATED TO FIT AT BOLTED CONNECTIONS WITHIN 1/16 INCH TOLERANCE. STRUCTURAL STEEL SHALL NOT BE FLAME CUT UNDER ANY CIRCUMSTANCES WITHOUT APPROVAL OF THE ENGINEER.

3.12 CONTRACTOR / STEEL FABRICATOR SHALL CAP OR SEAL ALL PIPES/TUBES AS REQUIRED TO PREVENT RAINWATER INTRUSION.

3.13 CONTRACTOR / STEEL FABRICATOR SHALL SUBMIT SHOP DRAWINGS FOR ENGINEER'S REVIEW PRIOR TO ANY STEEL FABRICATION. AT THE CONTRACTOR'S OPTION, FIELD SPLICES MAY BE USED FOR ERECTION PURPOSES. IF FIELD SPLICES ARE USED, THE SHOP DRAWINGS SHALL INCLUDE ALL DETAILS FOR THE PROPOSED FIELD SPLICES.

3.14 AT THE CONTRACTORS OPTION, SHOP WELDS MAY BE USED INSTEAD OF FIELD WELDS.

3.15 GRATING SHALL BE 1¼"X⅜" MCNICHOLS (OR APPROVED EQUAL). GRATING TO BE ATTACHED TO THE STRUCTURAL STEEL PLATFORM FRAMING USING STANDARD GRATING CLIPS IN ACCORDANCE WITH GRATING MANUFACTURERS' STANDARDS AND RECOMMENDATIONS.

3.16 IT IS ASSUMED THAT THE SHELTER IS ADEQUATE TO RESIST EQUIPMENT LOADING AND SPAN THE BEAM SPACINGS SHOWN. CONTRACTOR TO VERIFY MAXIMUM SPAN ALLOWANCES WITH THE SHELTER MANUFACTURER AND NOTIFY THE ENGINEER IF SPANS ARE NOT WITHIN TOLERANCE. CONNECT SHELTER TO STRUCTURAL STEEL PER MANUFACTURER'S RECOMMENDATIONS.

Diamond Communications LLC

PROJECT INFORMATION:

SITE NAME:
CENTRAL IMMOKALEE-G
PL - 20220006737
PARCEL #: 63867640006

IMMOKALEE, FL 34142
COLLIER COUNTY

PLANS PREPARED BY:

Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4260
WWW.KIMLEY-HORN.COM

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LICENSER:



KHA PROJECT NUMBER:
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WTB	DMF

SHEET TITLE:
GENERAL NOTES 2

SHEET NUMBER:
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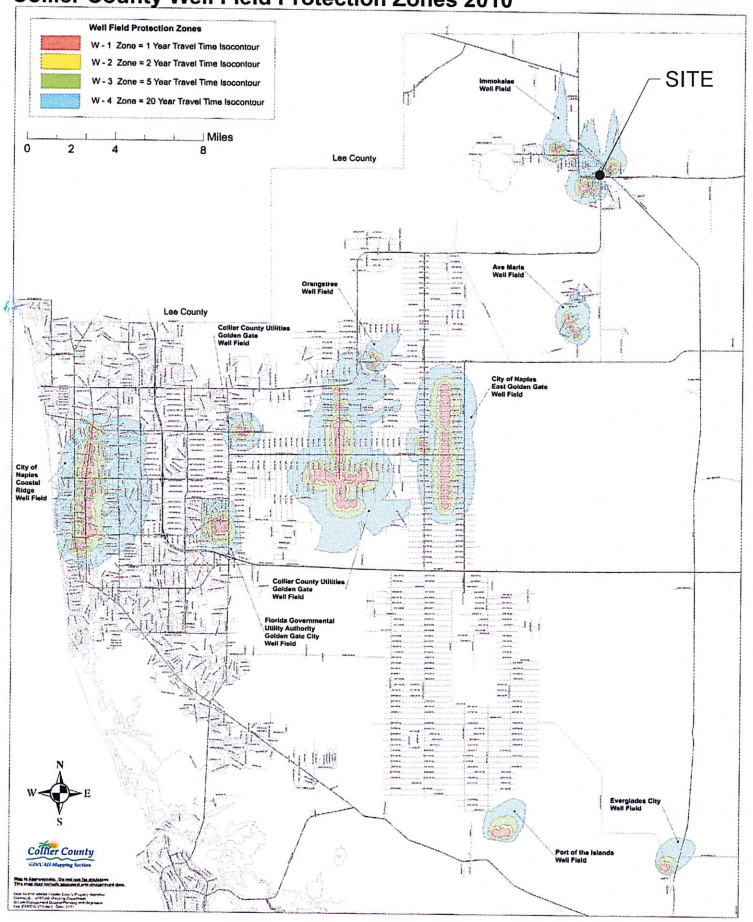
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Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central

Collier County Well Field Protection Zones 2010



1 C0 FLU MAP
SCALE: NOT TO SCALE

FLUCFCS	Description	Acres	Native Veg.	Percent of Site
191	Undeveloped Land within urban areas	0.268	N	100%



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Florida Land Use, Cover, and Forms Classification System Map
Central Immokalee-G
Immokalee, Collier County, Florida

1 IN = 50 FT	PROJECT NUMBER: 013541031	MAY 2023	FIGURE 1

2 C0 FLUCFS MAP
SCALE: NOT TO SCALE

Diamond Communications LLC

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LICENSER:
KAREN LAMAR HITTE
LICENSE No. 69501
STATE OF FLORIDA
PROFESSIONAL ENGINEER
5/6/24

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DRAWN BY: WTB | CHECKED BY: DMF

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FLU MAP

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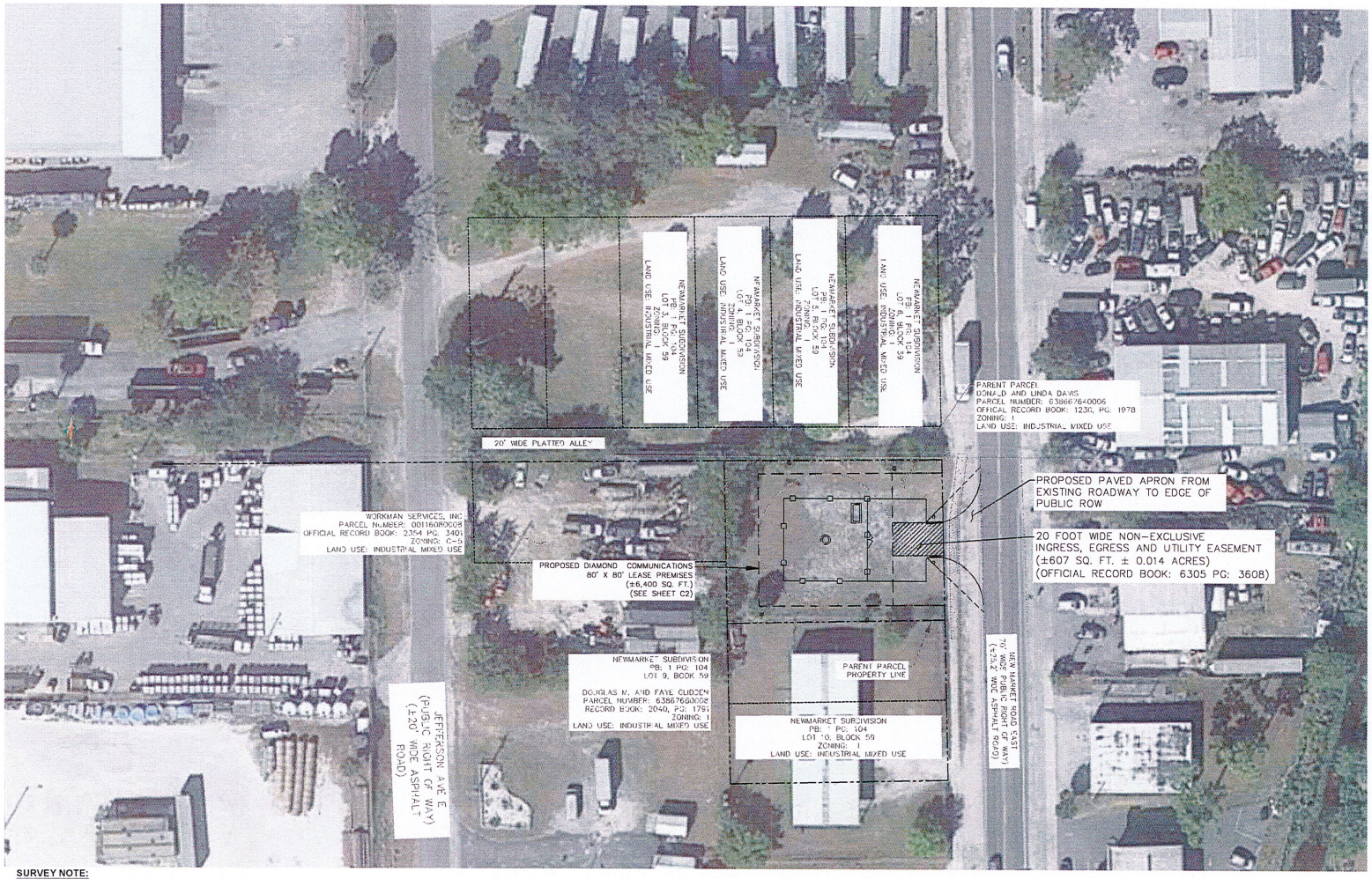
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SURVEY NOTE:

1. DIAMOND COMMUNICATIONS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY GEOLINE SURVEYING, INC DATED 03/21/22 AND SITE VISIT ON 01/07/22.

NOTE:

1. SITE IS LOCATED IN AIRPORT OVERLAY ZONE WITH A CEILING OF 187; AGL.

1 / C1 OVERALL AERIAL PLAN

SCALE: 1" = 30'

NORTH

GRAPHIC SCALE: 1" = 30'

Diamond Communications LLC

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PL - 20220006737
PARCEL #: 63867640006

IMMOKALEE, FL 34142
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LICENSER:

KATHLEEN LAMAR WITT — LICENSE No. 89891 — STATE OF FLORIDA — PROFESSIONAL ENGINEER — 5/6/24

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DRAWN BY:	CHECKED BY:
WTB	DMF

SHEET TITLE:

OVERALL AERIAL PLAN

SHEET NUMBER:

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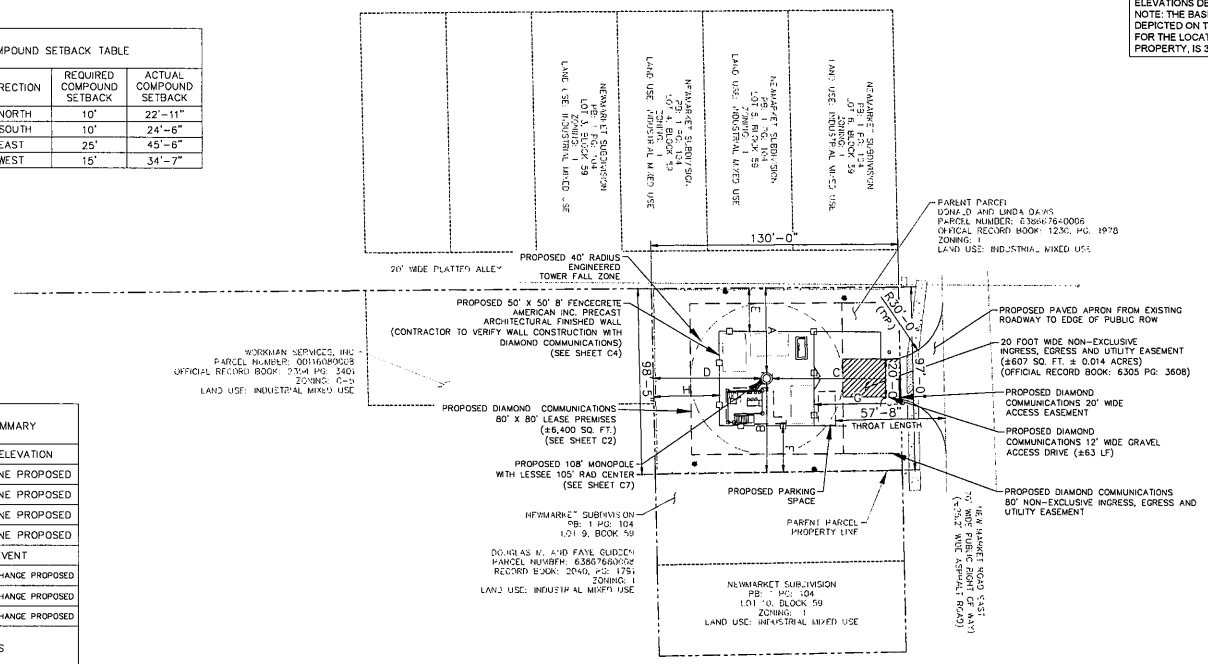
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TOWER SETBACK TABLE			
DESIGNATION	DIRECTION	REQUIRED TOWER SETBACK	ACTUAL TOWER SETBACK
A	NORTH	54'-0"	45'-0"
B	SOUTH	54'-0"	46'-9"
C	EAST	54'-0"	67'-4"
D	WEST	54'-0"	56'-7"

COMPOUND SETBACK TABLE			
DESIGNATION	DIRECTION	REQUIRED COMPOUND SETBACK	ACTUAL COMPOUND SETBACK
E	NORTH	10'	22'-11"
F	SOUTH	10'	24'-6"
G	EAST	25'	45'-6"
H	WEST	15'	34'-7"

FLOOD ZONE INFORMATION
ACCORDING TO MY INTERPRETATION OF COMMUNITY PANEL NUMBER 12067 0145 H OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR COLLIER COUNTY, FLORIDA, DATED 05/16/2012, THE SUBJECT PROPERTY IS IN FLOOD ZONE "AH", "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED". NOTE: THE BASE FLOOD ELEVATION DEPICTED ON THE COMMUNITY PANEL, FOR THE LOCATION OF THE SUBJECT PROPERTY, IS 32.3 FEET NAVD '88.



STORMWATER SUMMARY	
DESCRIPTION	ELEVATION
CONTROL ELEVATION	NONE PROPOSED
BOTTOM OF POND	NONE PROPOSED
NORMAL WTR LEVEL	NONE PROPOSED
TOP OF BANK	NONE PROPOSED
STORMWATER EVENT	
10 YR - 24 HR	NO CHANGE PROPOSED
25 YR - 72 HR	NO CHANGE PROPOSED
100 YR - 72 HR	NO CHANGE PROPOSED
IMPERVIOUS	
PARCEL AREA	12,698'
EXIST. IMPERVIOUS	0 SF
PROP. IMPERVIOUS	4,500 SF

SURVEY NOTE:
1. DIAMOND COMMUNICATIONS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY GEOLINE SURVEYING, INC DATED 03/21/22 AND SITE VISIT ON 01/07/22.

NOTE:
1. SITE IS LOCATED IN AIRPORT OVERLAY ZONE WITH A CEILING OF 187' AGL.

1 C1.1 OVERALL SITE PLAN
SCALE: 1" = 30'

NORTH

GRAPHIC SCALE: 1" = 30'

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Diamond Communications LLC

PROJECT INFORMATION:
SITE NAME:
CENTRAL IMMOKALEE-G
PL - 20220006737
PARCEL #: 63867640006

IMMOKALEE, FL 34142
COLLIER COUNTY

PLANS PREPARED BY:
Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

REV:	DATE:	ISSUED FOR:	BY:
8			
7			
6	05/06/24	CONSTRUCTION	ALP
5	02/15/24	CONSTRUCTION	DRC
4	09/05/23	CONSTRUCTION	DRC
3	07/20/23	CONSTRUCTION	KJC
2	12/21/22	CONSTRUCTION	KJC
1	07/06/22	CONSTRUCTION	KJC
0	05/25/22	CONSTRUCTION	KJC

LICENSER:
STATE OF FLORIDA
DANIEL M. FLANAGAN
LICENSE NUMBER 84710
PROFESSIONAL ENGINEER
5/10/24

KHA PROJECT NUMBER:
013541031

DRAWN BY:	CHECKED BY:
WTB	DMF

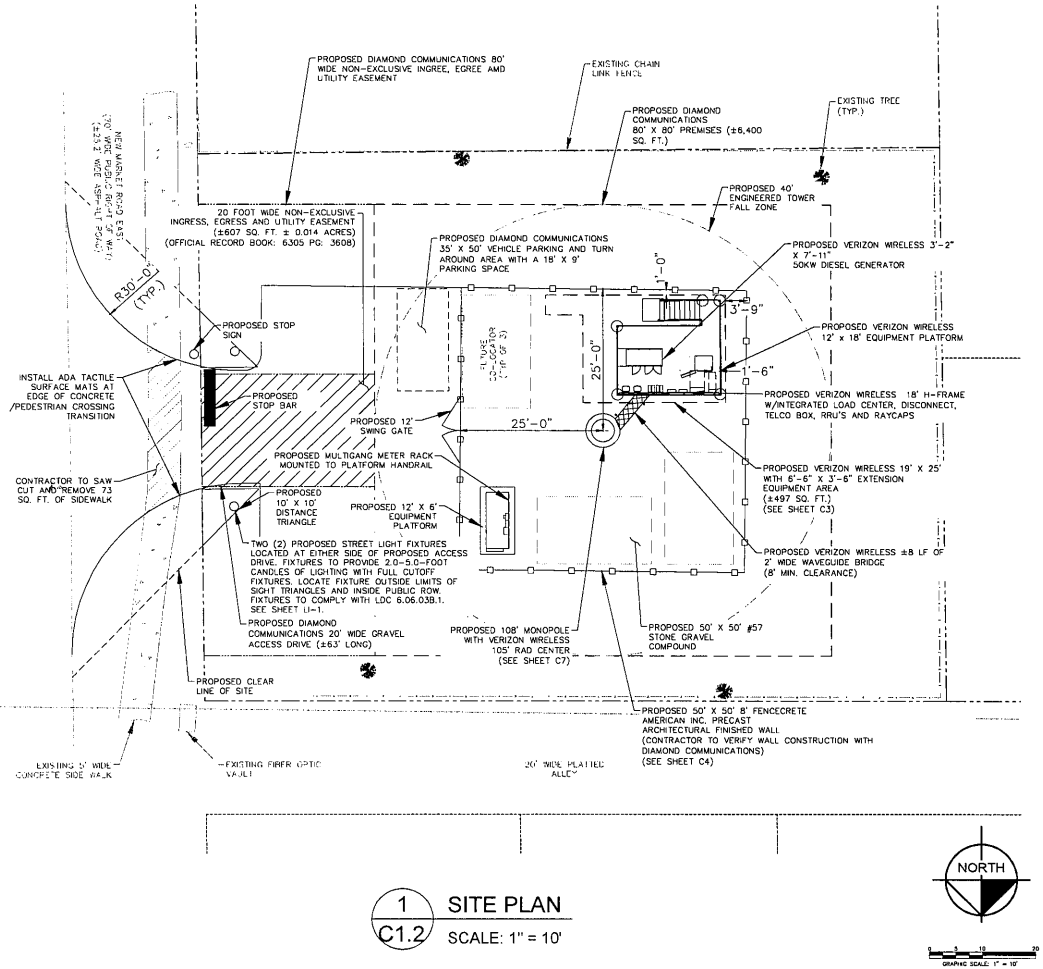
SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C1.1

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Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central



1 C1.2 SITE PLAN

SCALE: 1" = 10'

SITE NOTES:

1. DIAMOND COMMUNICATIONS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY GEOLINE SURVEYING, INC DATED 03/21/22 AND SITE VISIT ON 01/07/22.
3. CONTRACTOR TO CONFIRM WITH DIAMOND COMMUNICATIONS CONSTRUCTION MANAGER THAT THE SHELTER/EQUIPMENT SHOWN HAS BEEN ORDERED/SCHEDULED FOR DELIVERY TO THIS SITE.
4. THE BASIS OF EQUIPMENT DESIGN INCLUDES ONE (1) RF CABINET, ONE (1) FUTURE BATTERY CABINET, AND ONE (1) FUTURE EXPANSION CABINET.
5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND MODIFYING SCOPE OF WORK TO ACCOMMODATE ANY CHANGES IN THE EXACT EQUIPMENT PROCURED BY VERIZON WIRELESS. COORDINATE ANY CHANGES WITH DIAMOND COMMUNICATIONS CONSTRUCTION MANAGER.
6. ROUTE COAX/FIBER UP TOWER PER STRUCTURAL ANALYSIS BY TOWER OWNER.
7. TOWER DIMENSIONS SHOWN ON THIS PLAN ARE FOR TOWER CENTER LOCATION. CONTRACTOR TO OBTAIN COPY OF TOWER ERECTION DRAWINGS FROM DIAMOND COMMUNICATIONS CONSTRUCTION MANAGER PRIOR TO DRILLING TOWER FOUNDATIONS. CASSIONS AND TOWER SHOWN ON THIS PLAN ARE ILLUSTRATIVE, SEE DESIGN DRAWING BY OTHERS. DO NOT SCALE.

Diamond Communications LLC

PROJECT INFORMATION:

SITE NAME:
CENTRAL IMMOKALEE-G
PL - 20220006737
PARCEL #: 63867640006

IMMOKALEE, FL 34142
COLLIER COUNTY

PLANS PREPARED BY:

Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

REV: | DATE: | ISSUED FOR: | BY:

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2	12/21/22	CONSTRUCTION	KJC
1	07/06/22	CONSTRUCTION	KJC
0	05/25/22	CONSTRUCTION	KJC

LICENSER:

ANDREW LAWRENCE MILLER — LICENSE — No. 88677 — STATE OF FLORIDA — PROFESSIONAL ENGINEER — 5/9/24

KHA PROJECT NUMBER: 013541031

DRAWN BY:	CHECKED BY:
WTB	DMF

SHEET TITLE: SITE PLAN

SHEET NUMBER: C1.2

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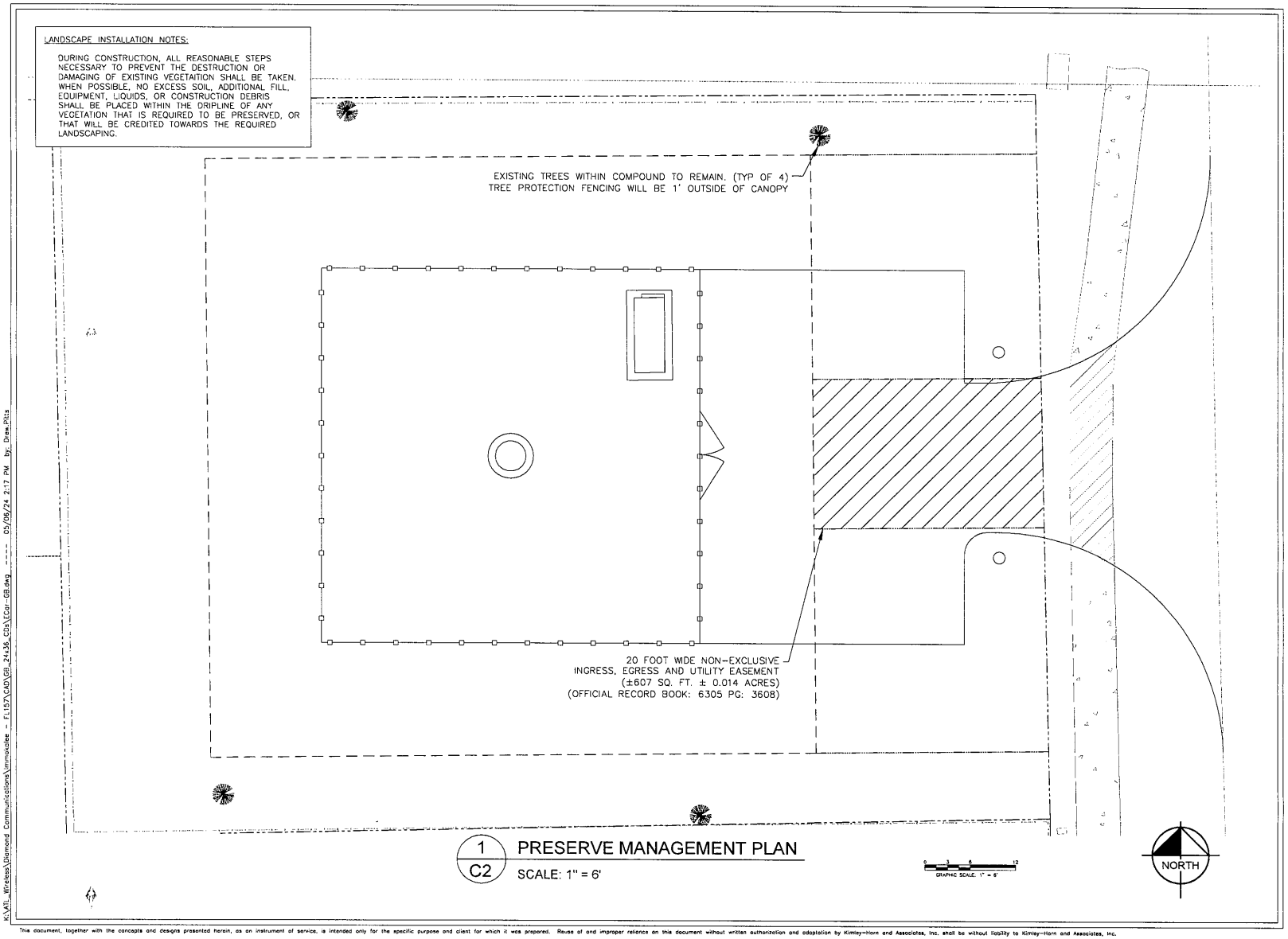
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LANDSCAPE INSTALLATION NOTES:

DURING CONSTRUCTION, ALL REASONABLE STEPS NECESSARY TO PREVENT THE DESTRUCTION OR DAMAGING OF EXISTING VEGETATION SHALL BE TAKEN. WHEN POSSIBLE, NO EXCESS SOIL, ADDITIONAL FILL, EQUIPMENT, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE DRIPLINE OF ANY VEGETATION THAT IS REQUIRED TO BE PRESERVED, OR THAT WILL BE CREDITED TOWARDS THE REQUIRED LANDSCAPING.



1 / C2 PRESERVE MANAGEMENT PLAN

SCALE: 1" = 6'

Diamond Communications LLC

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PL - 20220006737
PARCEL #: 63867640006

IMMOKALEE, FL 34142
COLLIER COUNTY

PLANS PREPARED BY:

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LICENSER:

ANDREW LAMAR PITTS — LICENSE — STATE OF FLORIDA — PROFESSIONAL ENGINEER
5/6/24

KHA PROJECT NUMBER:

013541031

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WTB	DMF

SHEET TITLE:

PRESERVE MANAGEMENT PLAN

SHEET NUMBER:

C2

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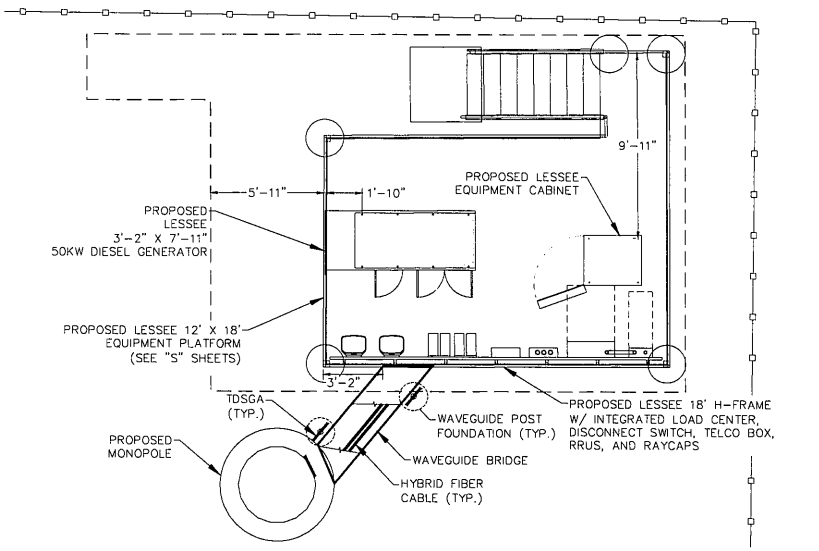
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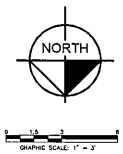
ROUTING NOTES:

1. REFER TO THE SITE PLAN ON SHEET C1 FOR EQUIPMENT PLATFORM LOCATION AND ORIENTATION.
2. RUN 2" TELCO CONDUIT FROM NEW TELCO BOX, DOWN THROUGH NEW OPENING IN PLATFORM GRATING. RUN UNDER STEEL PLATFORM USING 16" RADIUS SWEEPS AT ALL BENDS. FASTEN TO UNDERSIDE OF STEEL PLATFORM USING STANDARD GALVANIZED OR STAINLESS STEEL CONDUIT HANGER HARDWARE. MOUNT SO AS TO ALLOW POWER CONDUITS TO RUN ABOVE TELCO CONDUIT. RUN UP THROUGH NEW OPENING IN PLATFORM GRATING TO APPROX. 3 FT HIGH, THEN CONNECT TO BOTTOM OF 12X12X6 PVC NEMA BOX MOUNTED TO SIDE OF RF CABINET WITH CHASE NIPPLE THROUGH FACTORY KNOCKOUT.
3. RUN (2) 2" POWER CONDUIT FOR RF CABINET AND (1) 1" ALARM CONDUIT FROM BOTTOM OF ILC, DOWN THROUGH NEW OPENING IN PLATFORM GRATING. RUN UNDER STEEL PLATFORM. FASTEN TO UNDERSIDE OF STEEL PLATFORM USING STANDARD GALVANIZED OR STAINLESS STEEL CONDUIT HANGER HARDWARE. RUN UP THROUGH NEW OPENING IN PLATFORM GRATING TO APPROX. 5 FT HIGH, THEN CONNECT TO BOTTOM OF 8X8X6 PVC NEMA BOX MOUNTED TO SIDE OF RF CABINET WITH CHASE NIPPLE THROUGH FACTORY KNOCKOUT.
4. RUN 2" FIBER CONDUIT FROM BOTTOM OF RAYCAP DISTRIBUTION UNIT (OVP), DOWN THROUGH NEW OPENING IN PLATFORM GRATING. RUN UNDER STEEL PLATFORM USING 16" RADIUS SWEEPS AT ALL BENDS. FASTEN TO UNDERSIDE OF STEEL PLATFORM USING STANDARD GALVANIZED OR STAINLESS STEEL CONDUIT HANGER HARDWARE. MOUNT SO AS TO ALLOW POWER CONDUITS TO RUN ABOVE TELCO CONDUIT. RUN UP THROUGH NEW OPENING IN PLATFORM GRATING TO APPROX. 3 FT HIGH, THEN CONNECT TO BOTTOM OF 12X12X6 PVC NEMA BOX MOUNTED TO SIDE OF RF CABINET WITH CHASE NIPPLE THROUGH FACTORY KNOCKOUT.
5. RUN 1½" POWER CONDUIT FOR EVERY (6) RRU CIRCUITS FROM BOTTOM OF OVP, DOWN THROUGH NEW OPENING IN PLATFORM GRATING. RUN UNDER STEEL PLATFORM. FASTEN TO UNDERSIDE OF STEEL PLATFORM USING STANDARD GALVANIZED OR STAINLESS STEEL CONDUIT HANGER HARDWARE. RUN UP THROUGH NEW OPENING IN PLATFORM GRATING TO APPROX. 3 FT HIGH, THEN CONNECT TO BOTTOM OF SAME 12X12X6 PVC NEMA BOX USED FOR TERMINATION OF FIBER CONDUIT FROM OVP.
6. RUN HYBRID CABLES FROM TOWER, DOWN SITE STRUT CABLE LADDER AT EDGE OF PLATFORM. TRANSITION ONTO BOTTOM OF OVP H-FRAME AND RUN UP INTO BOTTOM OF H-FRAME MOUNTED OVP.
7. RUN COAX (IF USED) FROM TOWER DOWN SITE STRUT CABLE LADDER AT EDGE OF PLATFORM. TERMINATE JUST ABOVE PLATFORM AND TRANSITION TO COAX JUMPERS. RUN JUMPERS ACROSS BOTTOM OF RRU H-FRAME AND UP TO BOTTOM OF RRU'S OR DIPLEXERS.
8. GPS ANTENNA TO BE MOUNTED TO RF CABINET WITH EXTENDED MOUNTING PIPE, USING COMMSCOPE GPS-U MOUNTING KIT.
9. BOLT CABINETS TO PLATFORM GRATING USING FASTENERS SPECIFIED BY EQUIPMENT MANUFACTURER IN FACTORY PROVIDED MOUNTING HOLES.
10. BOLT GENERATOR TO PLATFORM GRATING USING FASTENERS SPECIFIED BY EQUIPMENT MANUFACTURER IN FACTORY PROVIDED MOUNTING HOLES. PROVIDE SHEET MEMBRANE BARRIER BETWEEN PLATFORM GRATING AND GENERATOR BASE TO PREVENT INSECTS AND VERMIN FROM GETTING INSIDE GENERATOR.
11. DIMENSIONS TO PLATFORM PERIMETER ARE TO CENTERLINE OF PERIMETER PLATFORM BEAMS.



1 / C3 EQUIPMENT PAD LAYOUT

SCALE: 1" = 3'



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Diamond Communications LLC

PROJECT INFORMATION:

SITE NAME:
CENTRAL IMMOKALEE-G
PL - 20220006737
PARCEL #: 63867640006

IMMOKALEE, FL 34142
COLLIER COUNTY

PLANS PREPARED BY:

Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
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7			
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0	05/25/22	CONSTRUCTION	KJC

LICENSER:



KHA PROJECT NUMBER:

013541031

DRAWN BY:	CHECKED BY:
WTB	DMF

SHEET TITLE:

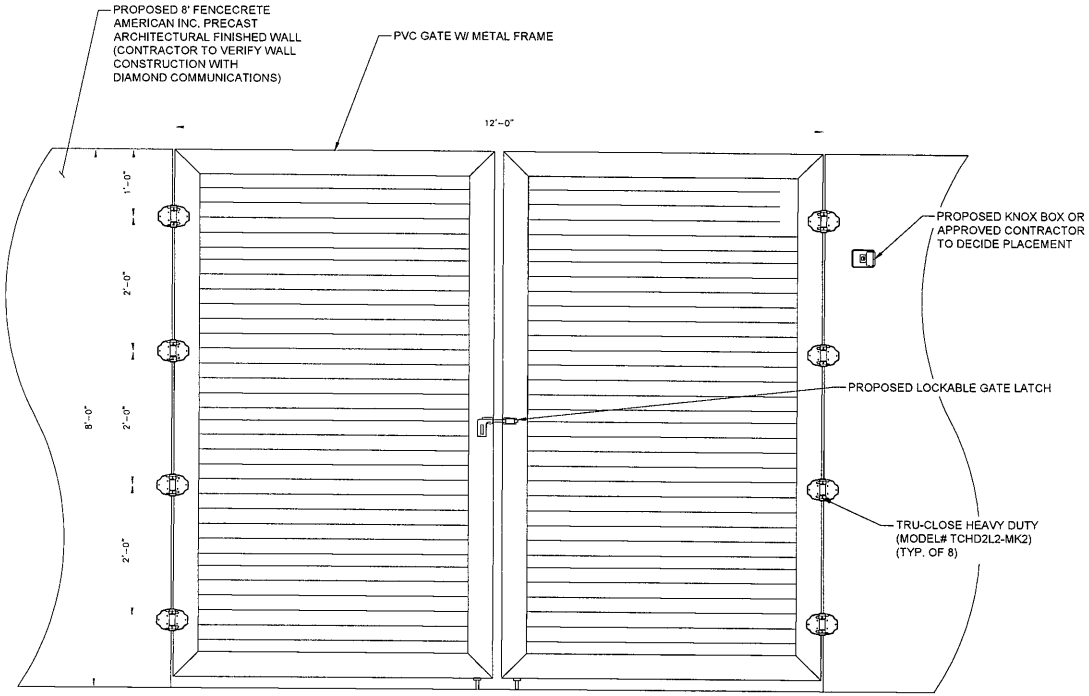
EQUIPMENT PAD LAYOUT

SHEET NUMBER:

C3

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1 / C4 PVC GATE DETAIL
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Diamond Communications LLC

PROJECT INFORMATION:

SITE NAME:
CENTRAL IMMOKALEE-G
PL - 20220006737
PARCEL #: 63867640006

IMMOKALEE, FL 34142
COLLIER COUNTY

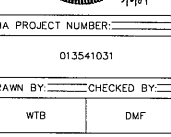
PLANS PREPARED BY:

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11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
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7			
6	05/06/24	CONSTRUCTION	ALP
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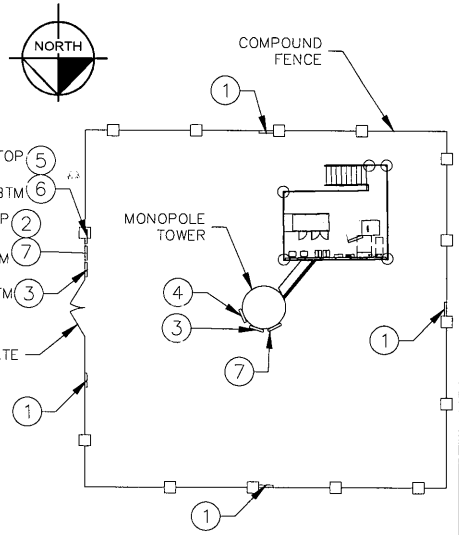
DRAWN BY:	CHECKED BY:
WTB	DMF

SHEET TITLE:
FENCE, GATE, AND COMPOUND DETAILS

SHEET NUMBER:
C4

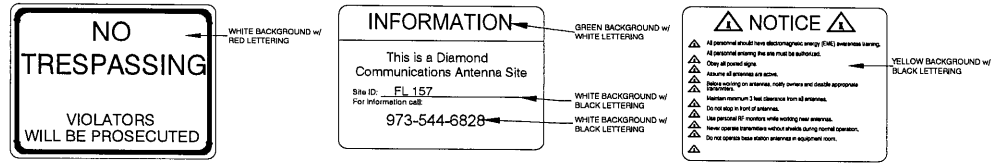
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Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central



NOTE: SEE TYPICAL SIGNS AND SPECIFICATIONS DETAIL ON THIS SHEET FOR SIGN DESIGNATIONS.

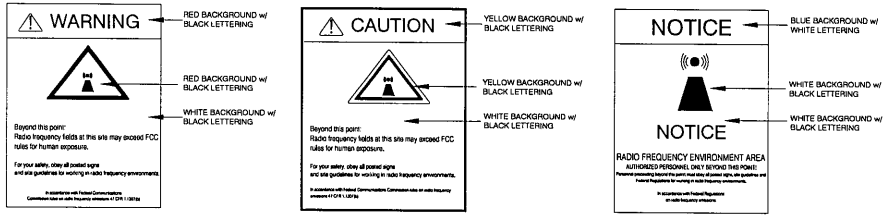
1/C5 SIGN PLACEMENT PLAN VIEW
NOT TO SCALE



① NO-TRESPASSING SIGN
18" HIGH X 24" WIDE
(OPERATIONS PROVIDED)

② DIAMOND COMMUNICATIONS - SITE ID SIGN
15" HIGH X 23" WIDE
(OPERATIONS PROVIDED)

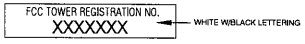
③ NOTICE-RFE SIGN
12" HIGH X 18" WIDE
(OPERATIONS PROVIDED)



④ WARNING-RF SIGN (RED)
12" WIDE X 18" HIGH

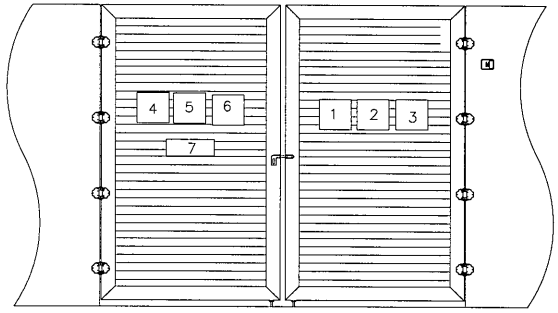
⑤ CAUTION-RF SIGN (YELLOW)
12" WIDE X 18" HIGH

⑥ NOTICE-RF SIGN (BLUE)
12" WIDE X 18" HIGH



⑦ FCC REGISTRATION SIGN
20 WIDE X 4" HIGH

2/C5 TYPICAL SIGNS AND SPECIFICATIONS
NOT TO SCALE



3/C5 SIGN PLACEMENT FRONT GATE VIEW
NOT TO SCALE

SIGNAGE NOTES:
1. SIGNS SHALL BE FABRICATED FROM CORRISION RESISTANT PRESSED METAL, AND PAINTED WITH LONG LASTING UV RESISTANT COATINGS.
2. SIGNS (EXCEPT WHERE NOTED OTHERWISE) SHALL BE MOUNTED TO THE TOWER, GATE, AND FENCE USING A MINIMUM OF 9 GAUGE ALUMINUM WIRE, HOG RINGS (AS UTILIZED IN FENCE INSTALLATIONS) OR BRACKETS. WHERE NECESSARY, BRACKETS SHALL BE OF SIMILAR METAL AS THE STRUCTURE TO AVOID GALVANIC CORROSION.

Diamond Communications LLC

PROJECT INFORMATION:

SITE NAME:
CENTRAL IMMOKALEE-G
PL - 20220006737
PARCEL #: 63867640006

IMMOKALEE, FL 34142
COLLIER COUNTY

PLANS PREPARED BY:

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0	05/25/22	CONSTRUCTION	KJC

LICENSER:



KHA PROJECT NUMBER:
013541031

DRAWN BY:	CHECKED BY:
WTB	DMF

SHEET TITLE:
SITE SIGNAGE DETAILS

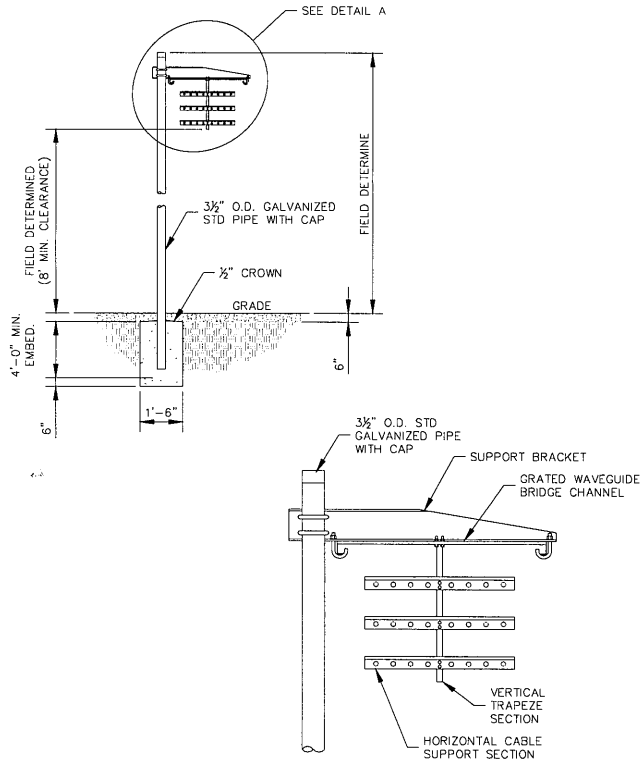
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C5

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DETAIL A

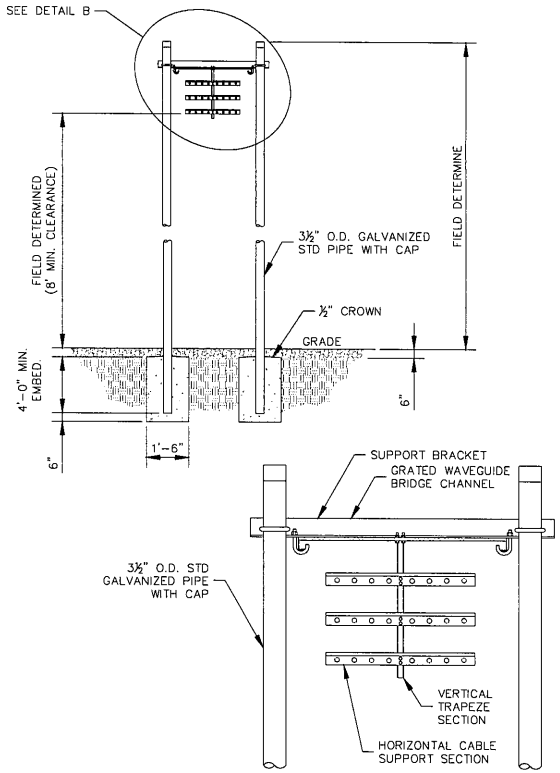
ANDREW 1 POST WAVEGUIDE BRIDGE KIT (PART #: WB-K210-B15, OR APPROVED EQUIVALENT)

NOTE:

1. ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.

1 C6 WAVEGUIDE BRIDGE DETAIL

NOT TO SCALE



DETAIL B

ANDREW 2 POST WAVEGUIDE BRIDGE KIT (PART #: WB-K410-B15, OR APPROVED EQUIVALENT)

NOTE:

1. ALL MATERIALS FURNISHED BY CONTRACTOR UNLESS OTHERWISE NOTED.

2 C6 WAVEGUIDE BRIDGE DETAIL (ALT DESIGN - 2 PIPE COLUMNS)

NOT TO SCALE

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LICENSER:

ANDREW LAMAR PITTS LICENSE No. 88888 STATE OF FLORIDA PROFESSIONAL ENGINEER 5/6/24

KHA PROJECT NUMBER:

013541031

DRAWN BY:	CHECKED BY:
WTB	DMF

SHEET TITLE:

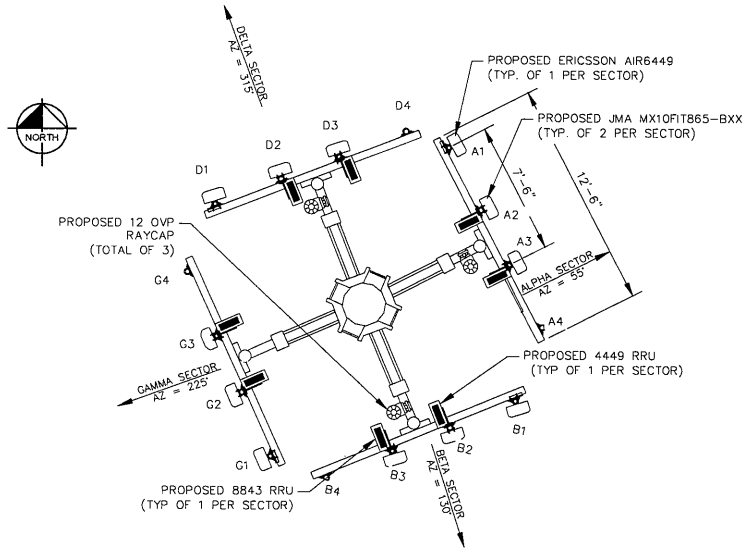
WAVEGUIDE BRIDGE DETAILS

SHEET NUMBER:

C6

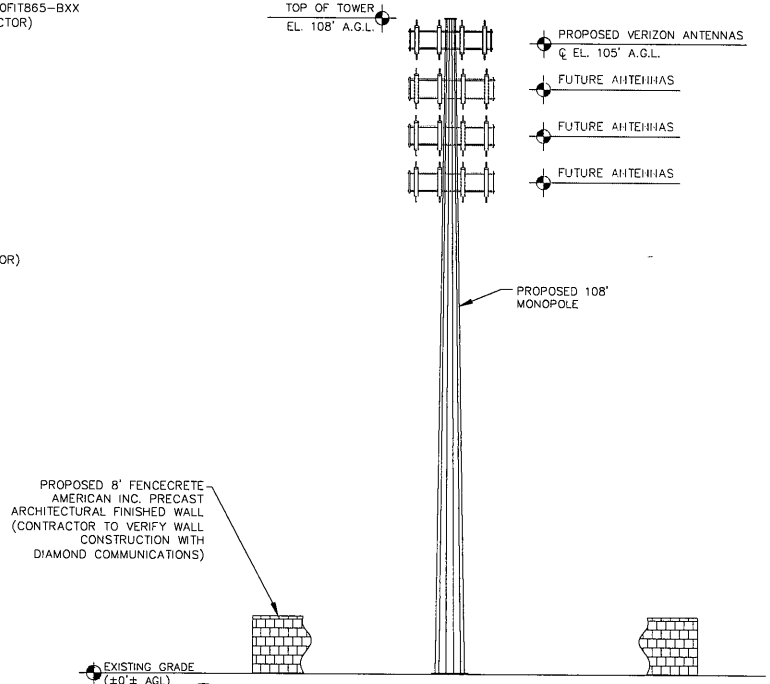
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1 / C7 ANTENNA ORIENTATION PLAN

NOT TO SCALE



2 / C7 MONOPOLE TOWER ELEVATION

NOT TO SCALE

NOTES:

1. ALL PROPOSED ATTACHMENTS TO TOWER BASED ON TOWER DESIGN DRAWINGS BY OTHERS (SEE GENERAL NOTE 1.07, SHEET N1).
2. PROPOSED TOWER ELEVATION SHOWN IS FOR REFERENCE ONLY.
3. PROPOSED TOWER WILL BE GALVANIZED STEEL-GRAY IN COLOR.
4. PROPOSED TOWER WILL NOT BE ILLUMINATED.

Diamond Communications LLC

PROJECT INFORMATION:

SITE NAME:
CENTRAL IMMOKALEE-G
PL - 20220006737
PARCEL #: 63867640006

IMMOKALEE, FL 34142
COLLIER COUNTY

PLANS PREPARED BY:

Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

REV:	DATE:	ISSUED FOR:	BY:
8			
7			
6	05/06/24	CONSTRUCTION	ALP
5	02/15/24	CONSTRUCTION	DRC
4	09/05/23	CONSTRUCTION	DRC
3	07/20/23	CONSTRUCTION	KJC
2	12/21/22	CONSTRUCTION	KJC
1	07/06/22	CONSTRUCTION	KJC
0	05/25/22	CONSTRUCTION	KJC

LICENSER:

FOR ILLUSTRATIVE PURPOSES ONLY- NO SIGNATURE REQUIRED

KHA PROJECT NUMBER:

013541031

DRAWN BY:	CHECKED BY:
WTB	DMF

SHEET TITLE:

ANTENNA AND TOWER ELEVATION DETAILS

SHEET NUMBER:

C7

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ANTENNAS	—	—
FEEDLINES	—	—
	—	—
OTHER EQUIPMENT	—	—
	—	—
ANTENNAS	—	—
FEEDLINES	—	—
OTHER EQUIPMENT	—	—
ANTENNAS	8	JMA MX10FIT865-BXX
	4	ERICSSON AIR6449
FEEDLINES	3	HYBRID FIBER 1-5/8"
OTHER EQUIPMENT	3	ERICSSON 4449
	3	ERICSSON 8843
	3	RAYCAP 12 OVP
ANTENNAS	8	JMA MX10FIT865-BXX
	4	ERICSSON AIR6449
FEEDLINES	3	HYBRID FIBER 1-5/8"
OTHER EQUIPMENT	3	ERICSSON 4449
	3	ERICSSON 8843
	3	RAYCAP 12 OVP

1 C7.1 SCOPE OF WORK SUMMARY

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Diamond Communications LLC

PROJECT INFORMATION:

SITE NAME:
CENTRAL IMMOKALEE-G
PL - 20220006737
PARCEL #: 63867640006

IMMOKALEE, FL 34142
COLLIER COUNTY

PLANS PREPARED BY:

Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

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3	07/20/23	CONSTRUCTION	KJC
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1	07/06/22	CONSTRUCTION	KJC
0	05/25/22	CONSTRUCTION	KJC

LICENSER:

ANDREW LAMAR PITTS LICENSE No. 88884 STATE OF FLORIDA PROFESSIONAL ENGINEER 5/6/24

KHA PROJECT NUMBER:

013541031

DRAWN BY:	CHECKED BY:
WTB	DMF

SHEET TITLE:

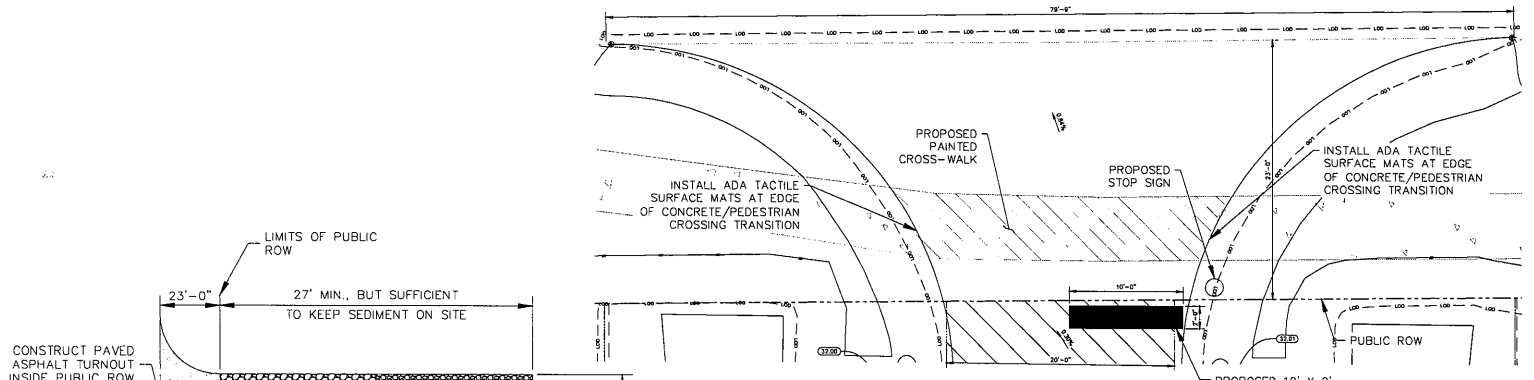
SCOPE OF WORK SUMMARY

SHEET NUMBER:

C7.1

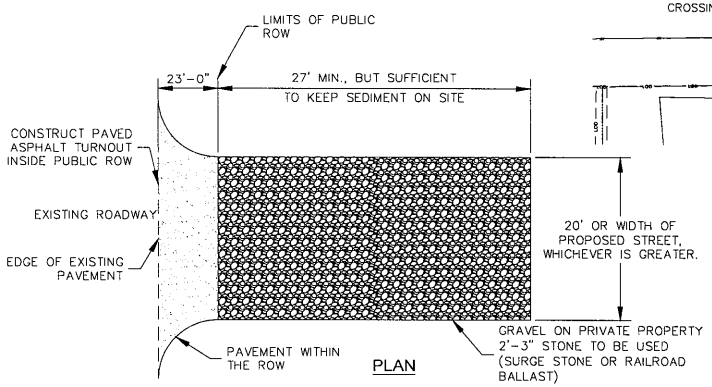
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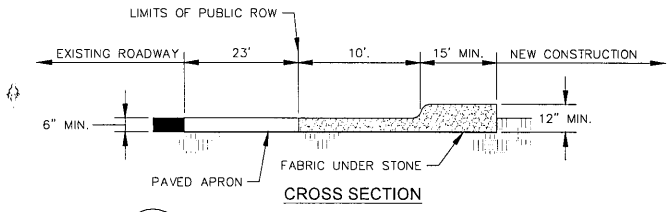
NOTES:
1. 1" THICK TYPE SP-9.5, SURFACE COURSE
2. 1.5" THICK, TYPE SP-12.5, STRUCTURAL COURSE
3. 10" LIMEROCK (LBR100), COMPACTED TO 98% OF MAX DENSITY
4. 12" STABILIZED SUNGRADE, MIN LBR40, COMPACTED TO 98% OF MAX DENSITY

2 / C8 STANDARD ACCESS ROAD
NOT TO SCALE



PLAN

NOTES:
1. PUT SILT FENCE OR TREE PROTECTION FENCE UP TO ENSURE CONSTRUCTION ENTRANCE IS USED.
2. IF CONSTRUCTION ON THE SITES ARE SUCH THAT THE MUD IS NOT REMOVED BY THE VEHICLE TRAVELING OVER THE STONE, THEN THE TIRES OF THE VEHICLES MUST BE WASHED BEFORE ENTERING THE PUBLIC ROAD.
3. IF A PROJECT CONTINUES TO PULL MUD AND DEBRIS ON TO THE PUBLIC ROAD, THE GOVERNING AUTHORITY WILL CLEAN THE AREA AND INVOICE THE FINANCIALLY RESPONSIBLE PERSON AS INDICATED ON THE FINANCIAL RESPONSIBILITY FORM.



CROSS SECTION

1 / C8 CONSTRUCTION ENTRANCE
NOT TO SCALE

Diamond Communications LLC

PROJECT INFORMATION:

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PL - 20220006737
PARCEL #: 63867640006

IMMOKALEE, FL 34142
COLLIER COUNTY

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0	05/25/22	CONSTRUCTION	KJC

LICENSER:



KHA PROJECT NUMBER:
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DRAWN BY:	CHECKED BY:
WTB	DMF

SHEET TITLE:
ACCESS ROAD DETAILS

SHEET NUMBER:
C8

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NOTE:
CURRENT DESIGN ANTICIPATES APPROXIMATELY 9,951± SQ. FT. (0.23 ACRES) OF CLEARING AND GRADING FOR THE PROPOSED PROJECT. IF ADDITIONAL CLEARING IS REQUIRED BEYOND WHAT IS SHOWN IN THE PLANS THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND/OR PROJECT MANAGER. IF DURING THE BID WALK OR CONSTRUCTION IT IS DETERMINED THAT MORE THAN (1) ACRE OF LAND IS TO BE DISTURBED FOR CONSTRUCTION AN EROSION AND SEDIMENTATION CONTROL PLAN MUST BE FILED 30 DAYS PRIOR TO CONSTRUCTION.

GRADING NOTES:
1. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEERS SPECIFICATIONS. FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
2. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES.
3. CONTRACTOR SHALL BLEND EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
4. PORTIONS OF THE SITE NOT SPECIFICALLY MENTIONED WITHIN THE GEOTECHNICAL REPORT SHALL BE COMPACTED TO 95 PERCENT OF THE MATERIALS MAXIMUM DRY DENSITY WITHIN 3 PERCENT OF OPTIMUM MOISTURE CONTENT.
5. FILL SHALL BE PLACED IN MAXIMUM 8 INCH LOOSE LIFTS.
6. UNDISTURBED AREAS WITHIN 30' INGRESS/EGRESS EASEMENT NOT NEEDED FOR UTILITY ROUTING TO BE LEFT UNDISTURBED.
7. GROUND WATER SHOULD BE REASONABLY EXPECTED. ANY DE-WATERING OR MOISTURE CONDITIONING IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHOULD BE INCLUDED IN THE CONTRACT PRICE.
8. SEED ALL DISTURBED AREAS NOT TOPPED WITH GRAVEL PER SEEDING SCHEDULE ON DETAIL ON SHEET C9.
9. MAXIMUM CUT SLOPE = 2H:1V UNLESS OTHERWISE NOTED.
10. MAXIMUM FILL SLOPE = 3H:1V UNLESS OTHERWISE NOTED.

LEGEND

EXISTING CONTOURS

PROPOSED CONTOURS

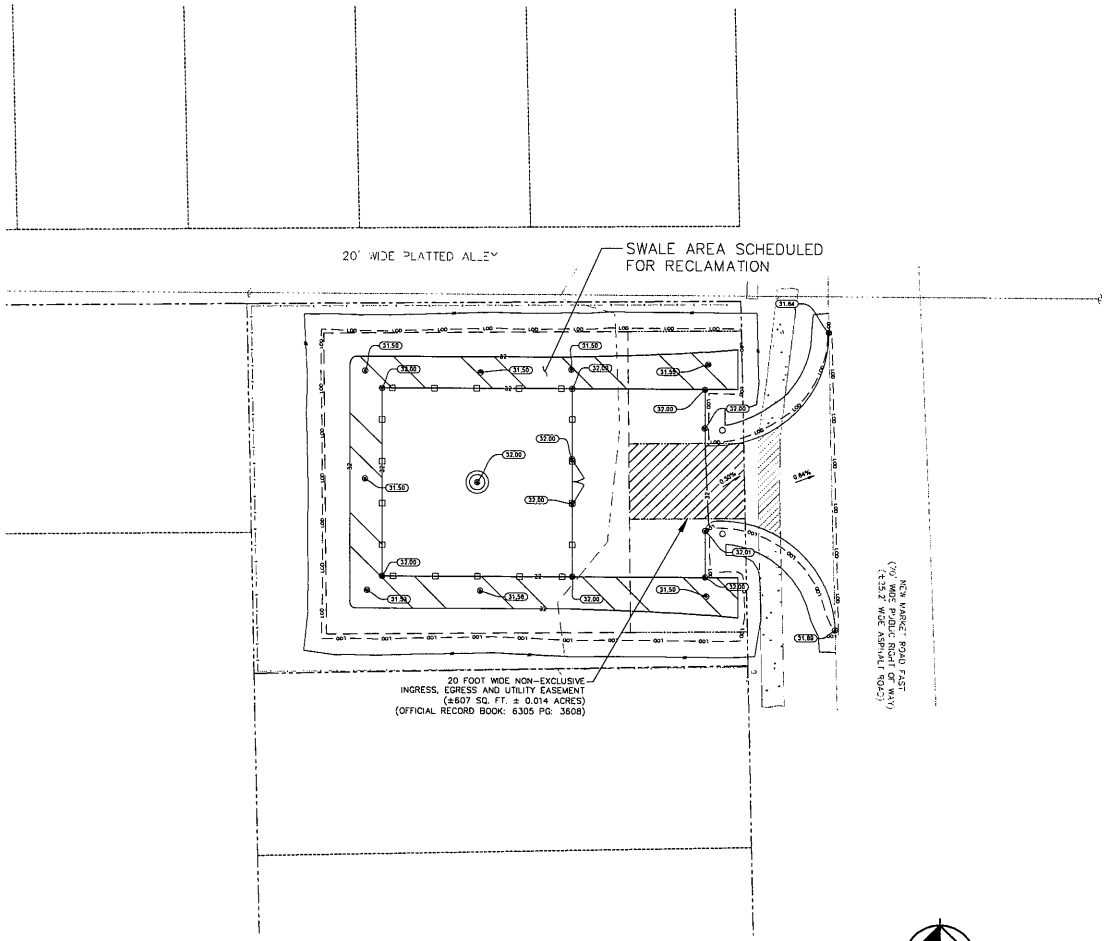
LOD (LIMIT OF DISTURBANCE)

SILT FENCE

TPF

EXISTING SPOT ELEVATION x XXX

PROPOSED SPOT ELEVATION ● XXX



1 / C9 GRADING & EROSION CONTROL PLAN
SCALE: 1" = 15'

Diamond Communications LLC

PROJECT INFORMATION:
SITE NAME:
CENTRAL IMMOKALEE-G
PL - 20220006737
PARCEL #: 63867640006

IMMOKALEE, FL 34142
COLLIER COUNTY

PLANS PREPARED BY:
Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

REV:	DATE:	ISSUED FOR:	BY:
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7			
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3	07/20/23	CONSTRUCTION	KJC
2	12/21/22	CONSTRUCTION	KJC
1	07/06/22	CONSTRUCTION	KJC
0	05/25/22	CONSTRUCTION	KJC

LICENSER:
ANDREW LAMAR RITZ, LICENSED, No. 89811, STATE OF FLORIDA, PROFESSIONAL ENGINEER
5/6/24

KHA PROJECT NUMBER:
013541031

DRAWN BY: WTB CHECKED BY: DMF

SHEET TITLE:
GRADING & EROSION CONTROL PLAN

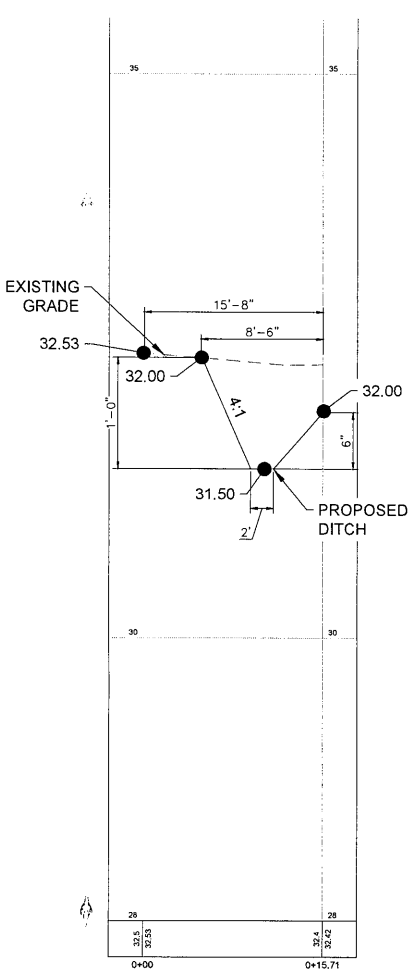
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C9

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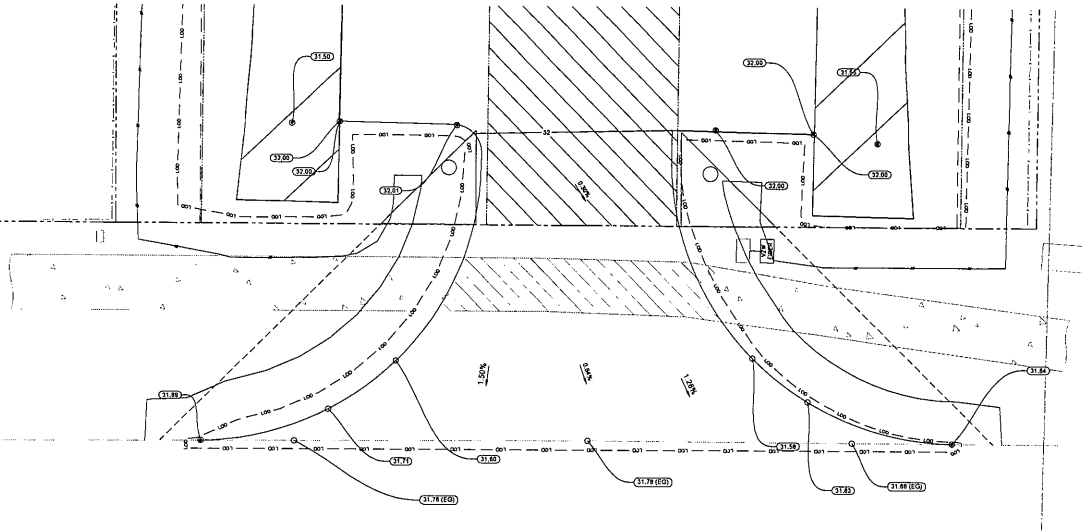
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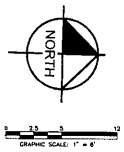
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1 C9.1 SWALE - PROFILE VIEW
SCALE: 1" = 5'



2 C9.1 DRIVEWAY PLAN
SCALE: 1" = 6'



Diamond Communications LLC

PROJECT INFORMATION:

SITE NAME:
CENTRAL IMMOKALEE-G
PL - 20220006737
PARCEL #: 63867640006

IMMOKALEE, FL 34142
COLLIER COUNTY

PLANS PREPARED BY:

Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

REV:	DATE:	ISSUED FOR:	BY:
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7			
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0	05/25/22	CONSTRUCTION	KJC

LICENSER:



KHA PROJECT NUMBER:
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DRAWN BY:	CHECKED BY:
WTB	DMF

SHEET TITLE:
GRADING & EROSION CONTROL DETAILS

SHEET NUMBER:
C9.1

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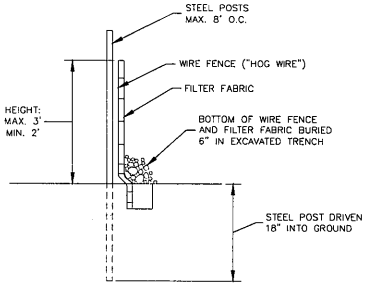
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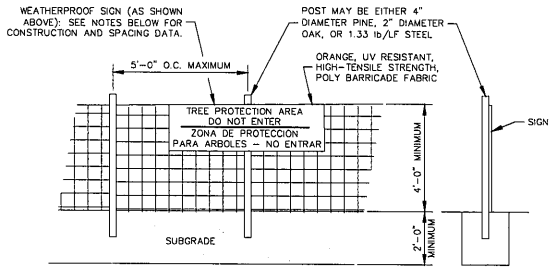
EROSION CONTROL NOTES:

1. EROSION CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE ADEQUATE TO MAINTAIN SEDIMENT ON SITE.
2. ALL EXCAVATED SOILS NOT NEEDED ON SITE FOR BACKFILL OPERATIONS SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE TAKEN OFF SITE AND LEGALLY DISPOSED OF.
3. SOIL REMAINING ON SITE SHALL HAVE SILT FENCE TIGHTLY PLACED AROUND THE ENTIRE CIRCUMFERENCE OF THE PILE.
4. PROVIDE EROSION CONTROLS AS NECESSARY TO PREVENT EXISTING SOILS FROM DRAINING OFF SITE OR INTO EXISTING DRAINAGE STRUCTURES.
5. ERECTION OF EROSION CONTROLS SHALL BE IN ACCORDANCE WITH STATE AND LOCAL EROSION CONTROL REGULATIONS.



SECTION

1 / C9.2 SILT FENCE DETAIL
NOT TO SCALE



NOTES
INSTALL TREE PROTECTION FENCE AND SIGNAGE PRIOR TO CALLING FOR SITE INSPECTION. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT. ADDITIONAL SIGNS MAY BE REQUIRED BASED ON ACTUAL FIELD CONDITIONS.

2 / C9.2 TREE PROTECTION FENCE
NOT TO SCALE

Diamond Communications LLC

PROJECT INFORMATION:

SITE NAME:
CENTRAL IMMOKALEE-G
PL - 20220006737
PARCEL #: 63867640006

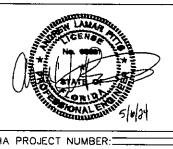
IMMOKALEE, FL 34142
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KHA PROJECT NUMBER:
013541031

DRAWN BY:	CHECKED BY:
WTB	DMF

SHEET TITLE:
SILT FENCE DETAILS

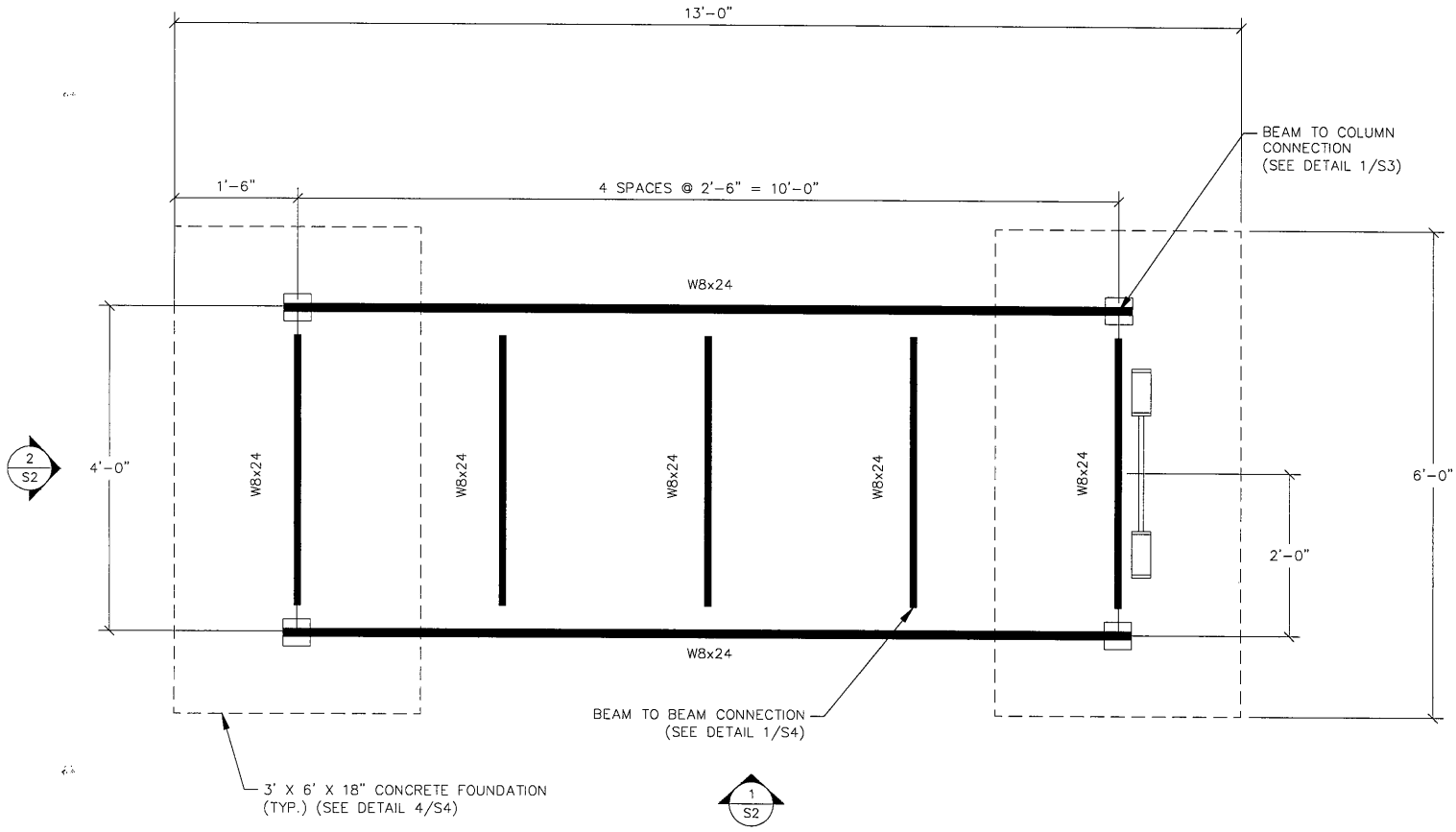
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1 S1 PLATFORM FRAMING PLAN

SCALE: 1 1/2" = 1'

NOTES:
1. DIMENSIONS TO CHANNEL MEMBERS ARE TO BACK OF CHANNEL. ALL OTHER DIMENSIONS ARE TO THE ℄ OF MEMBERS UNLESS NOTED OTHERWISE.

Diamond Communications LLC

PROJECT INFORMATION:

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PL - 20220006737
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SHEET TITLE:
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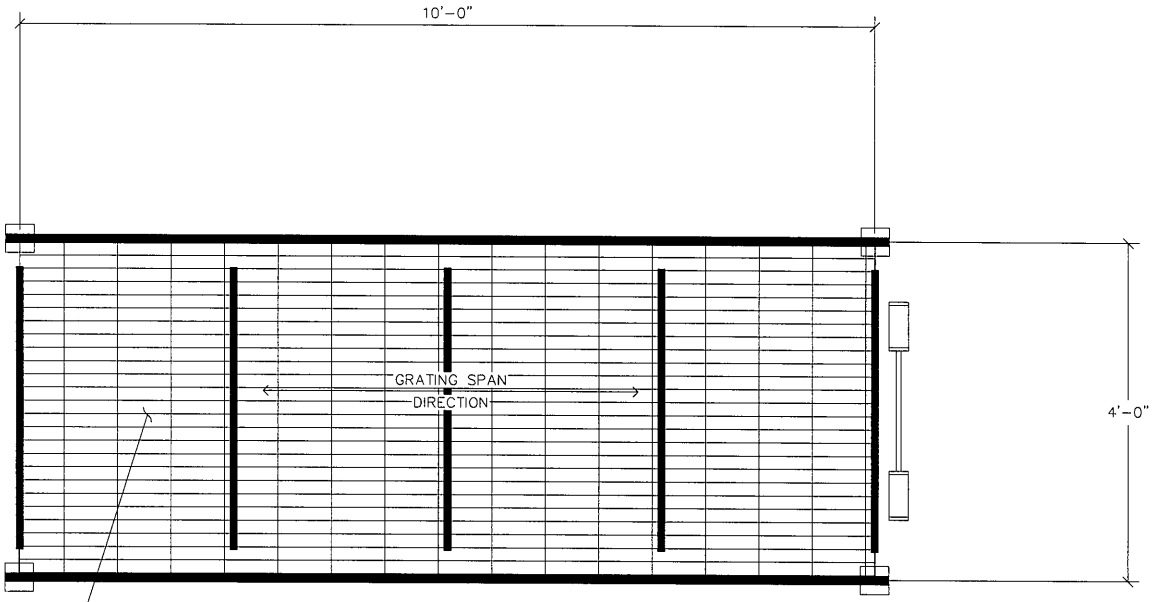
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1 / S1.1 PLATFORM GRATING PLAN

SCALE: 1 1/2" = 1'

Diamond Communications LLC

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SHEET TITLE:

PLATFORM GRATING PLAN

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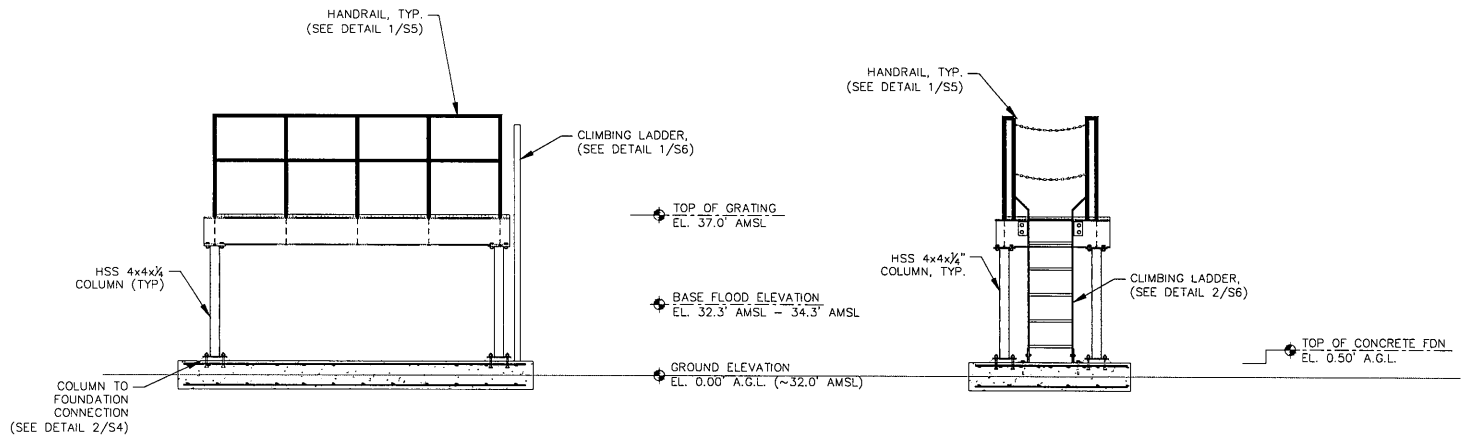
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1 / S2 METER RACK PLATFORM FRONT VIEW
SCALE: NTS

2 / S2 METER RACK PLATFORM SIDE VIEW
SCALE: NTS

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Diamond Communications LLC

PROJECT INFORMATION:

SITE NAME:
CENTRAL IMMOKALEE-G
PL - 20220006737
PARCEL #: 63867640006

IMMOKALEE, FL 34142
COLLIER COUNTY

PLANS PREPARED BY:

Kimley»Horn
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ALPHARETTA, GA 30009
PHONE: 770-619-4280
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1	07/06/22	CONSTRUCTION	KJC
0	05/25/22	CONSTRUCTION	KJC

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KHA PROJECT NUMBER:
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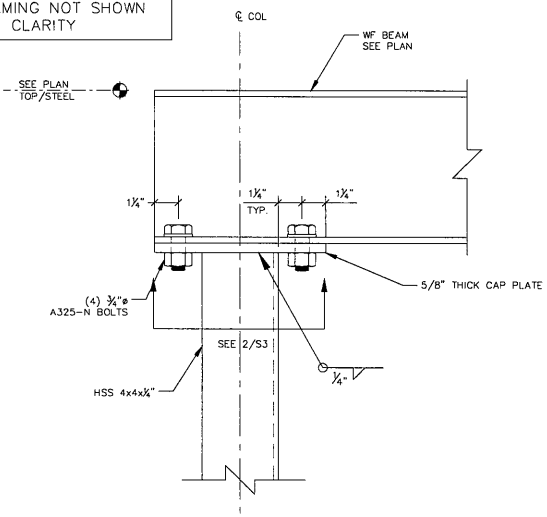
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PLATFORM ELEVATIONS

SHEET NUMBER:
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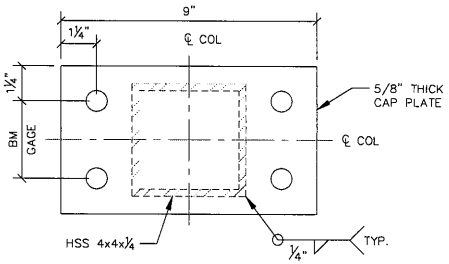
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NOTE: PERPENDICULAR FRAMING NOT SHOWN FOR CLARITY



1 S3 HSS TO BEAM CONNECTION
SCALE: NTS



2 S3 CAP PLATE DETAIL
SCALE: NTS

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5/6/24

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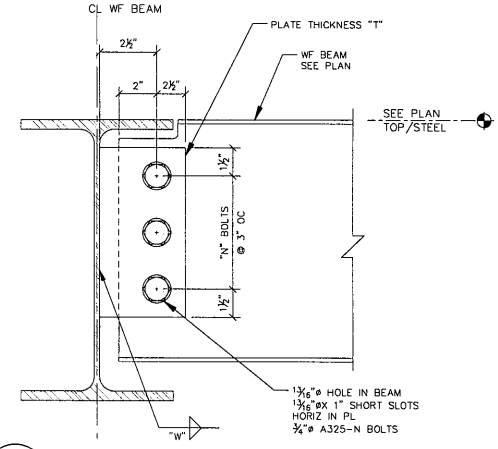
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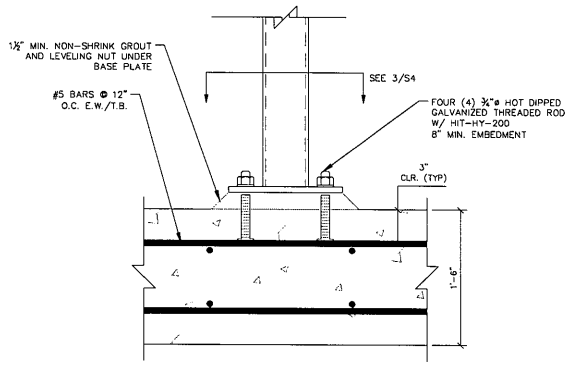
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CONNECTION SCHEDULE

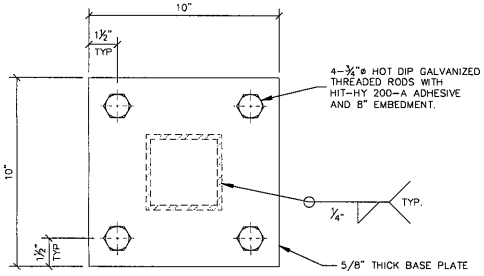
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W8	2	3/8"	3/16"



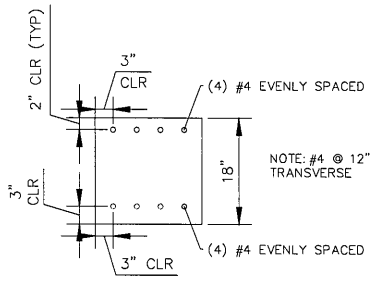
1 S4 BEAM TO BEAM CONNECTION
SCALE: NTS



2 S4 COLUMN TO SLAB CONNECTION - METER RACK PLATFORM
SCALE: NTS



3 S4 BASE PLATE DETAIL
SCALE: NTS



4 S4 CONCRETE FOUNDATION DETAIL
SCALE: NTS

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Diamond Communications LLC

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PARCEL #: 63867640006

IMMOKALEE, FL 34142
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KHA PROJECT NUMBER:
013541031

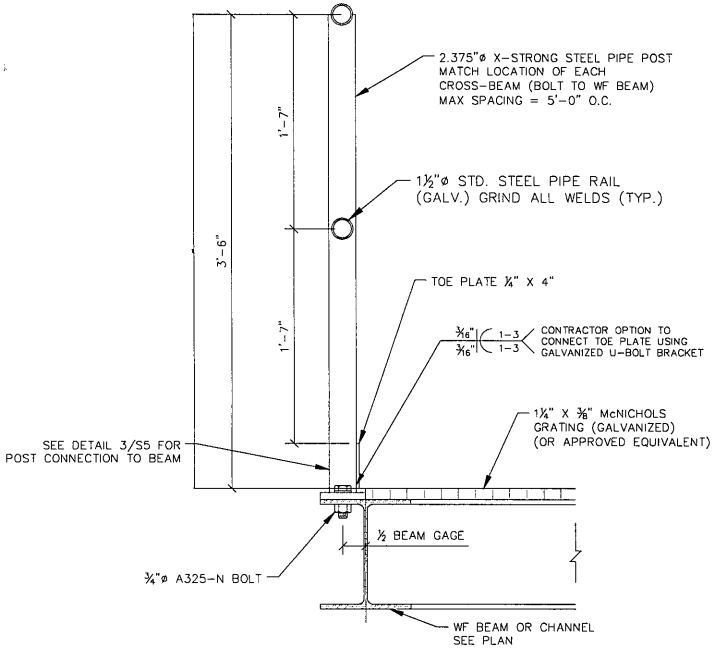
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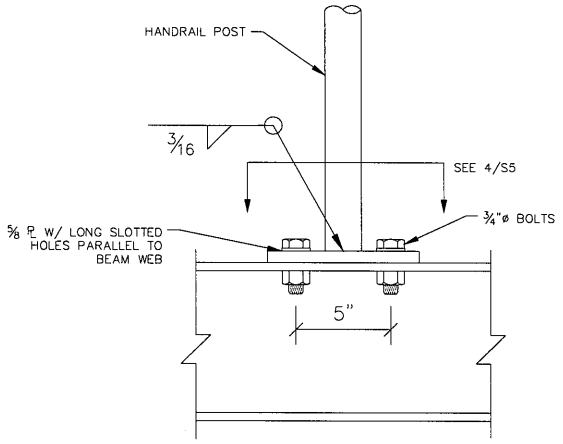
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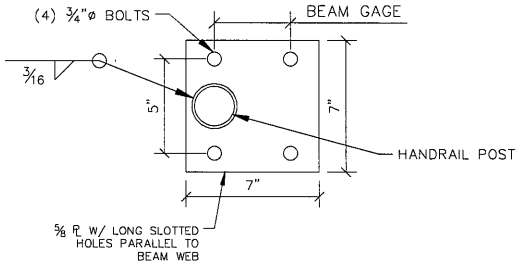
1 S5 HANDRAIL ON BEAM DETAIL

SCALE: NTS



2 S5 HANDRAIL ON BEAM DETAIL

SCALE: NTS



3 S5 HANDRAIL TO BEAM CONNECTION DETAIL

SCALE: NTS

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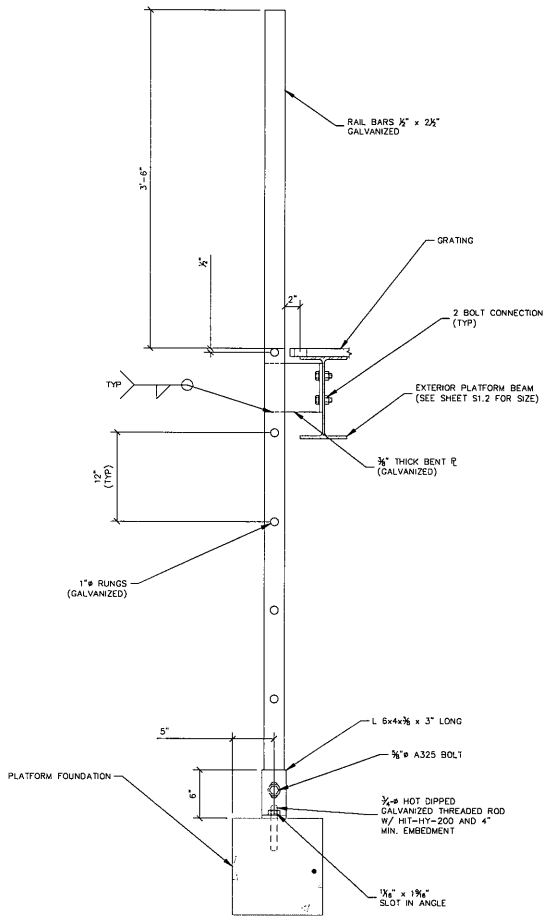
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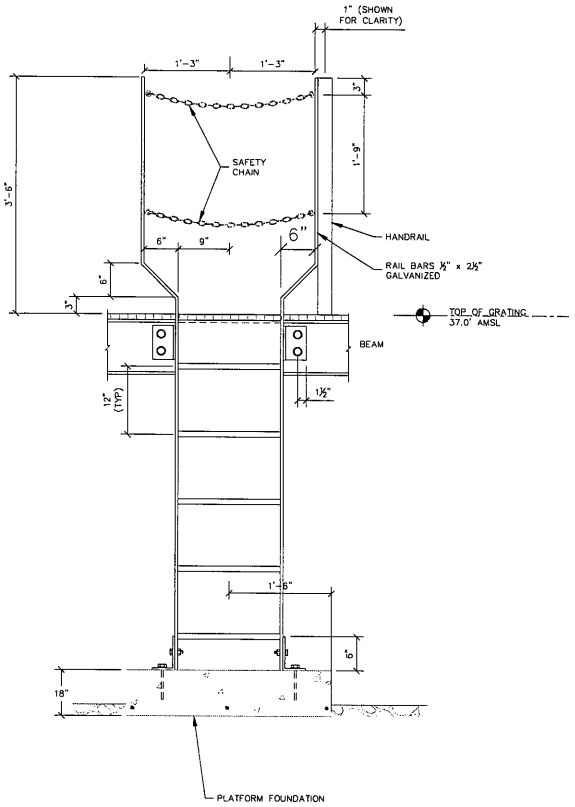
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1 S6 CLIMBING LADDER SECTION

SCALE: NTS



2 S6 CLIMBING LADDER ELEVATION

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Diamond Communications LLC

PROJECT INFORMATION:

SITE NAME:
CENTRAL IMMOKALEE-G
PL - 20220006737
PARCEL #: 63867640006

IMMOKALEE, FL 34142
COLLIER COUNTY

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ELECTRICAL NOTES

1.00 CODES, STANDARDS, & SPECIFICATIONS

1.01 IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL MATERIALS AND LABOR RELATED DIRECTLY OR INDIRECTLY TO ALL ELECTRICAL WORK DOCUMENTED IN THESE DRAWINGS SHALL BE PROVIDED AND PERFORMED IN CONFORMANCE WITH ALL CURRENT GOVERNING CODES, STANDARDS, AND PROFESSIONAL STANDARD OF CARE TO INCLUDE THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM), UNDERWRITERS LABORATORY (UL), NATIONAL ELECTRICAL MANUFACTURERS ASSOCIATION (NEMA), AMERICAN STANDARDS ASSOCIATION (ASA), NATIONAL FIRE PROTECTION ASSOCIATION (NFPA), AND THE NATIONAL ELECTRICAL CODE (NEC).

1.02 MATERIALS SHALL BE NEW AND SHALL CONFORM TO ALL APPLICABLE CURRENT GOVERNING STANDARDS ESTABLISHED FOR EACH ITEM BY ASTM, UL, NEMA, ASA, AND NFPA.

1.03 ALL ELECTRICAL WORK SHALL COMPLY WITH ALL APPLICABLE STATE, COUNTY, AND MUNICIPAL CODES AND ORDINANCES, AS WELL AS ALL CURRENT GOVERNING STANDARDS AND PRACTICES AS REQUIRED BY NEC, NEMA, ANSI, NFPA, UBC, UL, IEEE, AND THE LOCAL UTILITY COMPANY.

1.04 ALL ELECTRICAL GROUNDING SHALL COMPLY WITH THE CURRENT EDITION OF THE NEC.

1.05 CONTRACTOR SHALL MAINTAIN UL LISTED FIRE RATINGS AT ALL WALL PENETRATIONS.

1.06 CONTRACTOR SHALL MAINTAIN A MINIMUM CLEARANCE OF 36" IN FRONT OF ALL ELECTRICAL EQUIPMENT AS REQUIRED BY NEC. MINIMUM CLEARANCE SHALL BE OBSERVED FOR BOTH THE FRONT AND THE REAR OF THE METER H-FRAME RACK AND THE EQUIPMENT H-FRAME RACK.

2.00 GENERAL

2.01 CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND ASSOCIATED FEES RELATED TO THE PROJECT AND SHALL DELIVER A COPY OF ALL PERMITS TO THE VERIZON REPRESENTATIVE.

2.02 CONTRACTOR SHALL SCHEDULE AND SHOULD ATTEND ALL INSPECTIONS REQUIRED BY THE JURISDICTION HAVING AUTHORITY.

2.03 CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS, TOOLS, ACCESSORIES, ETC., FOR A COMPLETE WORKING ELECTRICAL INSTALLATION.

2.04 ALL WORK SHALL BE PERFORMED IN STRICT ACCORDANCE WITH APPLICABLE BUILDING CODES AND LOCAL ORDINANCES, INSTALLED IN A NEAT MANNER, AND SHALL BE SUBJECT TO APPROVAL BY THE ENGINEER.

2.05 CONTRACTOR SHALL PROTECT ADJACENT EQUIPMENT AND FINISHES FROM DAMAGE AND SHALL REPAIR TO ORIGINAL CONDITION ANY ITEMS DAMAGED AS A RESULT OF THE WORK.

2.06 CONTRACTOR SHALL REPAIR ANY LANDSCAPING DISTURBED DURING CONSTRUCTION.

2.07 IF CONDUIT RUNS HAVE MORE THAN THREE (3) CONSECUTIVE 90 DEGREE TURNS, THE CONTRACTOR SHALL INSTALL PULL BOXES AS REQUIRED BY NEC.

2.08 CONTRACTOR SHALL INDICATE THE LOCATION OF ALL CAPPED UNDERGROUND SPARE CONDUIT ON THE RECORD DRAWINGS SUBMITTED TO THE OWNER.

2.09 CONTRACTOR SHALL COORDINATE EXACT ROUTING OF CONDUIT WITH OWNER. ALL CONDUIT SHALL BE ROUTED WITHIN 3 FEET, EITHER SIDE, OF PERIMETER FENCING.

3.00 MATERIALS

3.01 ALL EQUIPMENT AND MATERIALS SHOWN SHALL BE CONSIDERED NEW UNLESS SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS.

3.02 FINAL CONNECTIONS OF EQUIPMENT SHALL BE PER MANUFACTURER'S APPROVED WIRING DIAGRAMS, DETAILS, AND INSTRUCTIONS. THE ELECTRICAL CONTRACTOR SHALL PROVIDE MATERIALS AND EQUIPMENT COMPATIBLE WITH EQUIPMENT SUPPLIED BY VERIZON.

3.03 CONTRACTOR SHALL PROVIDE AN UPDATED PANELBOARD DIRECTORY FOR THE PANEL FROM WHICH THE NEW VERIZON EQUIPMENT CIRCUIT WILL BE CONNECTED. CONTRACTOR SHALL SUBMIT UPDATED DIRECTORY IN A PLASTIC COVER TO THE BUILDING OWNER FOR APPROVAL PRIOR TO INSTALLATION.

3.04 CONTRACTOR SHALL FIELD DETERMINE ACTUAL CONDUIT ROUTING AND SHALL OBTAIN APPROVAL FROM THE TOWER OWNER OF THE PROPOSED ROUTING PRIOR TO CONDUIT INSTALLATION.

3.05 ALL CONDUCTORS SHALL BE COPPER WITH THWN INSULATION AND ALL TERMINATIONS SHALL BE RATED FOR AT LEAST 75 DEGREES CELSIUS.

3.06 ALL NEUTRAL CONDUCTORS SHALL HAVE WHITE INSULATION. ALL GROUND CONDUCTORS SHALL HAVE GREEN INSULATION. COLOR TAPE IDENTIFICATION OF THESE CONDUCTORS IS NOT PERMITTED.

3.07 CONTRACTOR SHALL SEAL ALL CONDUITS ENTERING AN ENCLOSURE WITH CONDUIT SEALANT THAT IS COMPATIBLE WITH THE INSULATION OF THE CONDUCTORS IN THE CONDUIT.

3.08 CONDUIT RUNS SHALL HAVE A CONTINUOUS DOWNWARD SLOPE AWAY FROM ALL EQUIPMENT TO PREVENT WATER INFILTRATION.

3.09 ALL CONDUIT SHALL BE SCHEDULE 40 PVC UNLESS NOTED OTHERWISE ON THE PLANS. WHEN CONDUIT IS ROUTED UNDER A ROADWAY, SCHEDULE 80 PVC CONDUIT SHALL BE UTILIZED. MANUFACTURED BEND RADII SHALL BE PER NEC.

3.10 CONTRACTOR SHALL PROVIDE TWO (2) 200 POUND TEST POLYETHYLENE PULL CORDS IN ALL CONDUITS AND ALL INNERDUCTS. PULL CORDS SHALL BE SECURED AT EACH END OF CONDUIT RUNS. ALL SPARE CONDUIT ENDS SHALL BE CAPPED WITH MANUFACTURED PVC FITTINGS.

3.11 CONTRACTOR SHALL BOND EACH METALLIC CONDUIT ENTERING A METALLIC ENCLOSURE WITH A #8 MIN AWG INSULATED COPPER BONDING JUMPER PER NEC. CONTRACTOR SHALL BOND ALL ELECTRICAL EQUIPMENT TO THE H-FRAME RACK ON WHICH EQUIPMENT IS MOUNTED WITH #8 MIN AWG INSULATED COPPER BONDING JUMPERS PER NEC.

3.12 CONTRACTOR SHALL IDENTIFY THE END OF ALL SPARE UNDERGROUND CONDUITS AND PROVIDE AND INSTALL 90 DEGREE ELBOWS WITH VERTICAL CONDUIT EXTENSIONS TO EXTEND 3" ABOVE FINISHED CRUSHED AGGREGATE GRADE. CONTRACTOR SHALL TERMINATE CONDUITS WITH MANUFACTURED CONDUIT CAPS THAT THE CONTRACTOR HAS PAINTED ORANGE.

3.13 CONTRACTOR SHALL PROVIDE AND INSTALL AN ENGRAVED PHENOLIC PLATE ON THE FRONT OF THE INTEGRATED LOAD CENTER. THE WORDING ON THE PLATE SHALL READ AS FOLLOWS: "MAXIMUM DRAW OF ALL RECTIFIERS AND EQUIPMENT ON THE LOAD CENTER CANNOT EXCEED 50kW. IF ADDITIONAL POWER IS REQUIRED, THE EXISTING 50kW GENERATOR MUST BE REPLACED."

4.00 PRE-CONSTRUCTION COORDINATION

4.01 CONTRACTOR SHALL VISIT THE SITE PRIOR TO BID AND NOTE EXISTING CONDITIONS THAT MIGHT AFFECT THEIR WORK. ALL SUCH CONDITIONS SHALL BE REPORTED TO THE ENGINEER PRIOR TO BID.

4.02 THE CONTRACTOR SHALL PROVIDE A UTILITY LOCATOR AND SHALL VERIFY THE ACTUAL LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

4.03 CONTRACTOR SHALL VERIFY, PRIOR TO ROUGH-IN, THAT SITE CONDITIONS ALLOW FOR THE PLACEMENT OF THE ELECTRICAL EQUIPMENT AS SHOWN ON THE PLANS.

4.04 CONTRACTOR SHALL COORDINATE WITH LOCAL ELECTRICAL UTILITY REGARDING THE EXACT LOCATION OF THE TRANSFORMER, ALL METERING REQUIREMENTS, AND CONDUIT ROUTING BETWEEN TRANSFORMER AND METER.

4.05 CONTRACTOR SHALL COORDINATE WITH LOCAL TELCO UTILITY REGARDING THE EXACT LOCATION OF THE TELCO SERVICE ENTRY POINT.

4.06 CONTRACTOR SHALL COORDINATE WITH AUTHORITY HAVING JURISDICTION REGARDING LOCAL FROST LINE REQUIREMENTS FOR RACEWAY MATERIAL SELECTION AND INSTALLATION.

4.07 CONTRACTOR SHALL PERFORM AN ARC FLASH ANALYSIS AT THE INTEGRATED LOAD CENTER AND PROVIDE ARC FLASH LABEL PER NEC.

4.08 ALL CIRCUIT BREAKERS AND EQUIPMENT SHALL HAVE A MINIMUM AIC RATING OF 10,000 AMPS. IF THE RATING OF THE UTILITY TRANSFORMER PROVIDING THE ELECTRICAL SERVICE IS GREATER THAN 75 kVA, THE CONTRACTOR SHALL PERFORM A SHORT CIRCUIT ANALYSIS TO DETERMINE THE REQUIRED AIC RATING FOR THE CIRCUIT BREAKERS AND EQUIPMENT. PRIOR TO PURCHASING EQUIPMENT, THE CONTRACTOR SHALL CONTACT THE ELECTRIC UTILITY AND OBTAIN IN WRITING THE MAXIMUM AVAILABLE FAULT CURRENT (AFC) AT THE UTILITY SERVICE POINT. PROVIDE MAX. AFC SIGNAGE AS REQUIRED PER NEC 110.24. THE CONTRACTOR SHALL ENSURE ALL ELECTRICAL EQUIPMENT, CIRCUIT BREAKERS, DISCONNECTS, FUSES, AND PANELBOARDS HAVE A FAULT CURRENT INTERRUPTING RATING GREATER THAN THE AVAILABLE FAULT CURRENT.

Diamond Communications LLC

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LICENSER:

ANDREW LAMAR WITT
LICENSE
No. 88361
STATE OF
FLORIDA
PROFESSIONAL ENGINEER
5/6/24

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DRAWN BY:	CHECKED BY:
WTB	DMF

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ELECTRICAL NOTES

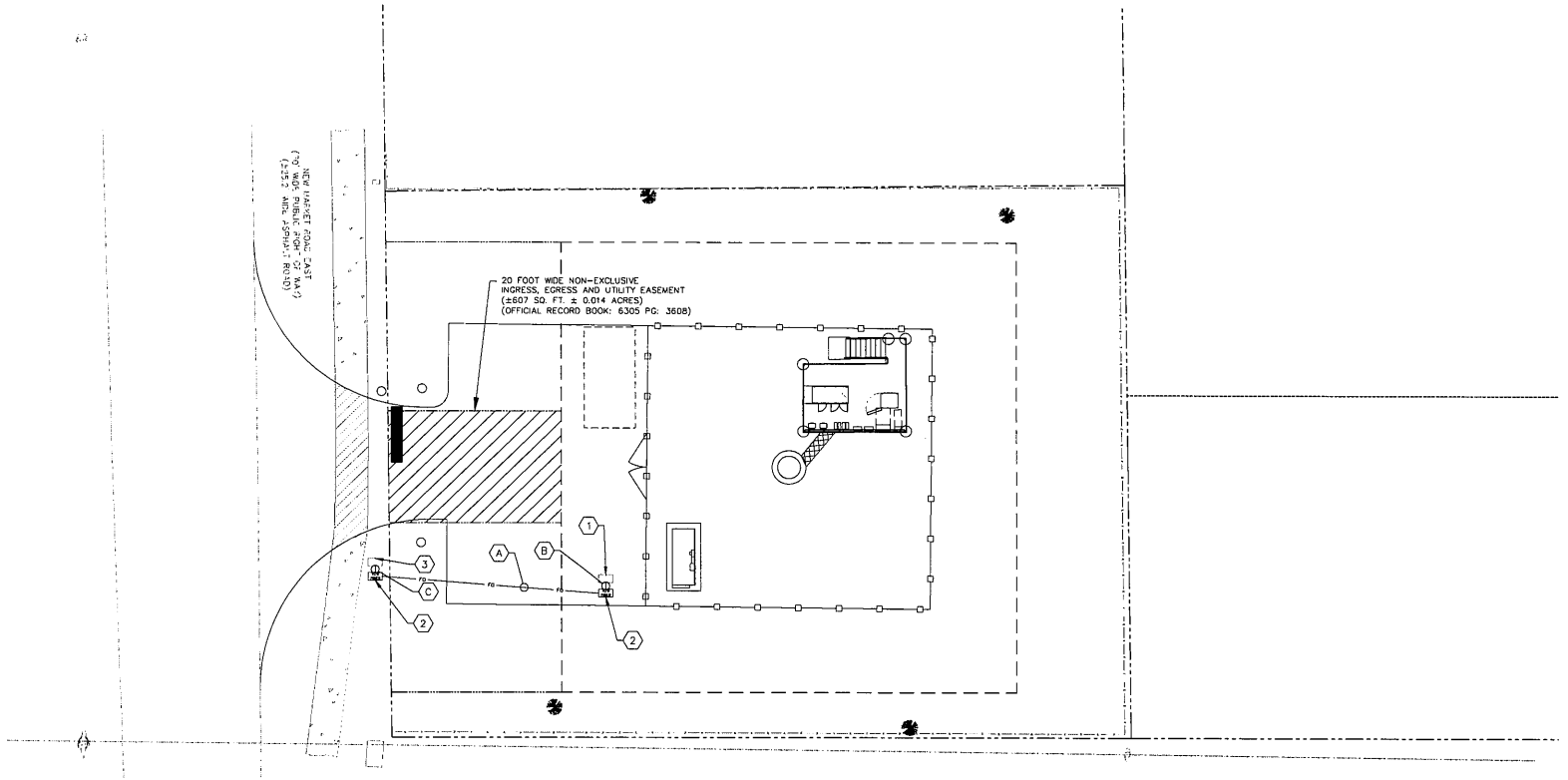
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1 / E2 OVERALL UTILITY SERVICE ROUTING PLAN

SCALE: 1" = 10'

KEY NOTES - ELECTRICAL EQUIPMENT

1. EXISTING LIT-FIBER HANDHOLE/PEDESTAL.
2. TRAFFIC RATED TELCO VAULT LABELED "VZW FIBER". (SPACED EVERY 500', AT MAJOR TRANSITIONS, AND AS NEEDED TO ALLOW DARK FIBER TO BE PULLED)(SEE NOTE 4.05 ON SHEET E1)
3. EXISTING ONE FIBER HANDHOLE (CONTRACTOR TO CONFIRM EXISTENCE AND LOCATION)

KEY NOTES - CONDUIT, CONDUCTORS, & MISC.

A. TWO (2) 2" PVC CONDUIT FOR "VZW FIBER" WITH TWO (2) PULL ROPES. (SEE DETAIL 2/E6); (APPROXIMATELY 38± LF); GENERAL CONTRACTOR TO CONFIRM NEED FOR CONDUITS TO RIGHT OF WAY AND HANDHOLE AT RIGHT OF WAY WITH VERIZON CONSTRUCTION MANAGER.

B. 4" PVC BRIDGE FIBER CONDUIT. (IF NO EXISTING LIT FIBER HANDHOLE/PEDESTAL IS PRESENT CONTRACTOR TO PROVIDER A 5' LONG CAPPED STUB BRIDGE CONDUIT).

C. 4" PVC BRIDGE FIBER CONDUIT. (IF NO EXISTING ONE FIBER HANDHOLE IS PRESENT, BRIDGE CONDUIT WILL BE BY OTHERS)

NOTES:

GENERAL CONTRACTOR IS TO CONFIRM WITH VERIZON CONSTRUCTION MANAGER WHETHER INSTALLATION OF THE TWO (2) 2" CONDUITS TO THE RIGHT OF WAY WILL BE PART OF THE INITIAL CONSTRUCTION.

PROPOSED VERIZON TELCO VAULT WITHIN RIGHT OF WAY LOCATED APPROXIMATELY 26° 25' 10.71"N, 81° 24' 39.43"W BASED ON GOOGLE EARTH IMAGERY.

NORTH

0 5 10 20
GRAPHIC SCALE: 1" = 10'

Diamond Communications LLC

PROJECT INFORMATION:

SITE NAME:
CENTRAL IMMOKALEE-G
PL - 20220006737
PARCEL #: 63867640006

IMMOKALEE, FL 34142
COLLIER COUNTY

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2	12/21/22	CONSTRUCTION	KJC
1	07/06/22	CONSTRUCTION	KJC
0	05/25/22	CONSTRUCTION	KJC

LICENSER:

LAUREN LAMAR PITTS — LICENSE — STATE OF FLORIDA — PROFESSIONAL ENGINEER — 5/6/24

KHA PROJECT NUMBER: 013541031

DRAWN BY:	CHECKED BY:
WTB	DMF

SHEET TITLE: OVERALL UTILITY SERVICE ROUTING PLAN

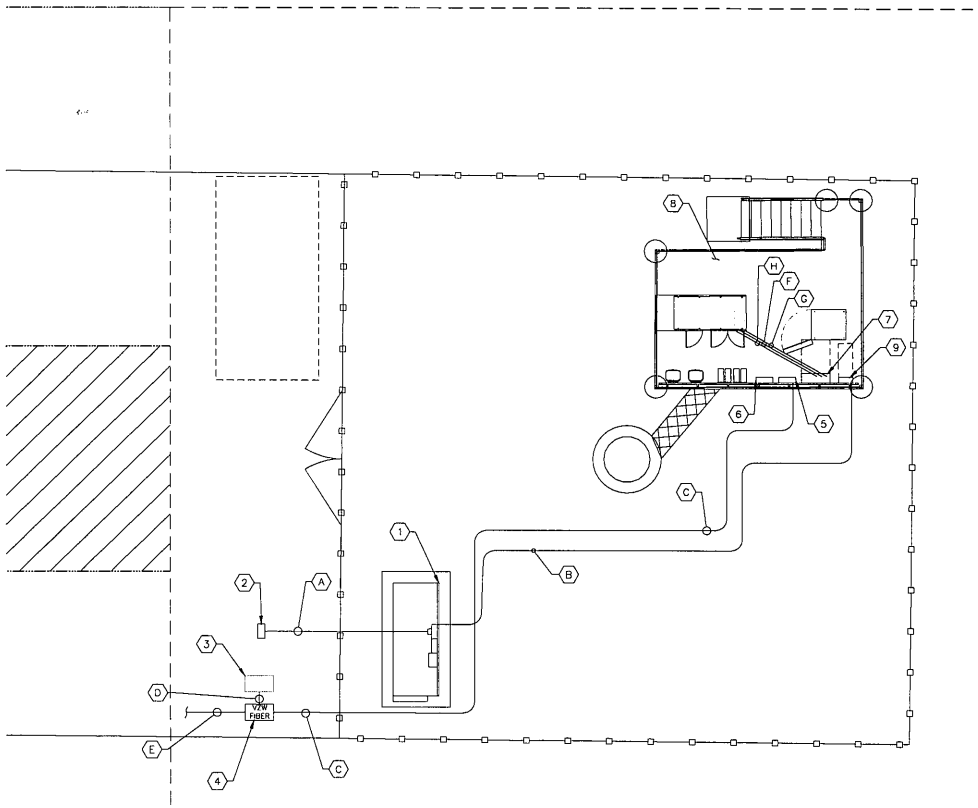
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Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central



1 / E3 UTILITY SERVICE ROUTING PLAN

SCALE: 1" = 5'

NORTH

GRAPHIC SCALE: 1" = 5'

KEY NOTES - ELECTRICAL EQUIPMENT

1. UTILITY METER H-FRAME ON PLATFORM (SEE DETAIL 1/E4).
2. POWER STUB UP (SEE NOTE 4.04 ON SHEET E1).
3. TRAFFIC RATED TELCO VAULT FOR LIT FIBER FURNISHED AND INSTALLED BY LIT FIBER BY LIT FIBER PROVIDER (SEE NOTE 4.05 ON SHEET E1).
4. TRAFFIC RATED TELCO VAULT FOR DARK FIBER.
5. TELCO BOX (SEE SHEET C4).
6. CIENA UNIT, IF NEEDED (SEE SHEET C4).
7. INTEGRATED LOAD CENTER (SEE SHEET C4).
8. VERIZON EQUIPMENT PLATFORM (SEE SHEET C6).
9. DISCONNECT SWITCH (SEE SHEET C4).

KEY NOTES - CONDUIT, CONDUCTORS, & MISC.

A. TWO (2) 4" PVC POWER CONDUITS FOR INCOMING SERVICE LATERALS FROM LOCAL UTILITY (SEE TRENCH DETAIL 2/E7).

B. 2" PVC POWER CONDUIT FROM PROPOSED METER RACK TO EQUIPMENT RACK (SEE TRENCH DETAIL 2/E7).

C. TWO (2) 2" PVC TELCO CONDUITS, EACH WITH THREE (3) ¾" INNERDUCTS AND PULL ROPES (SEE TRENCH DETAIL 2/E7).

D. LIT FIBER CONDUITS FROM RIGHT OF WAY FURNISHED AND INSTALLED BY LIT FIBER PROVIDER.

E. 2" PVC CONDUITS FOR DARK FIBER W/ THREE (3) ¾" INNERDUCTS AND PULL ROPES (SEE TRENCH DETAIL 2/E7 AND SHEET E3).

F. 2" PVC CONDUIT FOR ROUTING GENERATOR CONTROL AND ALARM SIGNAL CABLES TO THE GENERATOR (SEE TRENCH DETAIL 2/E7).

G. 1" PVC CONDUIT FOR ROUTING GENERATOR CONTROL AND ALARM SIGNAL CABLES TO THE GENERATOR (SEE TRENCH DETAIL 2/E7).

H. 1" PVC CONDUIT FRO ROUTING POWER CONDUCTOR TO THE GENERATOR BATTERY CHARGER AND THE GENERATOR BLOCK HEATER (SEE TRENCH DETAIL 2/E7).

Diamond Communications LLC

PROJECT INFORMATION:

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PL - 20220006737
PARCEL #: 63867640006

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LICENSER:



KHA PROJECT NUMBER:

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SHEET TITLE:

UTILITY SERVICE ROUTING PLAN

SHEET NUMBER:

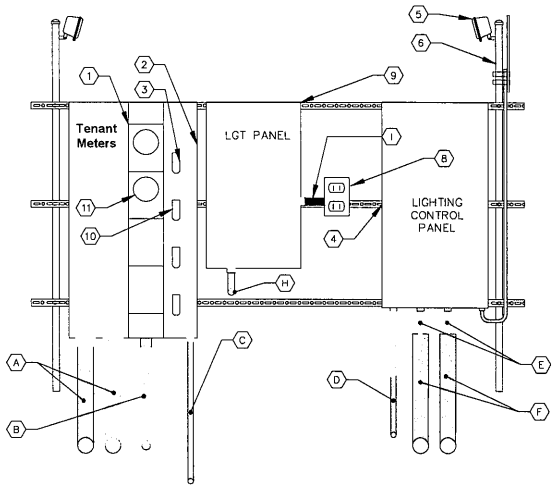
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KEY NOTES - CONDUIT, CONDUCTORS, & MISC

- (A) 4" PVC CONDUIT FOR INCOMING SERVICE LATERALS FROM LOCAL UTILITY, TYPICAL OF 2.
- (B) 3" GALVANIZED RIGID STEEL PIPE, TYPICAL.
- (C) 1⅝" x 1⅝" GALVANIZED STEEL CHANNEL (UNISTRUT #P1000 OR APPROVED EQUIVALENT) WITH PLASTIC END CAP (UNISTRUT #P2860), TYPICAL.
- (D) 1" PVC CONDUIT FOR FOR POWER CABLES FROM LGT PANEL TO LIGHTING CONTROL
- (E) FLASH HEAD CABLE
- (F) 2½" FLASH HEAD CABLE PROTECTION CONDUIT (MIN. 18" BELOW GRADE). TRANSITION TO 1" PVC CONDUIT FOR UNDERGROUND ROUTING TO LIGHT POLE.
- (H) 1½" PVC POWER CONDUIT FROM METER
- (I) ½" PVC CONDUIT FOR ROUTING POWER CONDUCTORS TO GFCI RECEPTACLE.

KEY NOTES - ELECTRICAL EQUIPMENT

- (1) 200 AMP METER SOCKET IN NEMA 3R ENCLOSURE. ONLY TOP SOCKET WILL RECEIVE METER UNDER THIS CONTRACT.
- (2) 600 AMP, 22KAIC, 4 GANG, SERVICE ENTRANCE RATED METER CENTER IN NEMA 3R ENCLOSURE. BOND TO RACK PER NEC.
- (3) 200 AMP, 2 POLE (22KAIC) CIRCUIT BREAKER DISCONNECT FOR TOP METER ONLY. CONTRACTOR SHALL MOUNT THE METER CENTER SUCH THAT THE TOP CIRCUIT BREAKER IS NO MORE THAN 6' ABOVE GRADE.
- (4) LIGHTING CONTROL PANEL IN NEMA 4X ENCLOSURE.
- (5) LITHONIA HFR SERIES, 250 WATT METAL HALIDE, SCWA BALLAST, NATURAL ALUMINUM FINISH (OR APPROVED EQUIVALENT) (TYP. OF TWO (2) LOCATIONS).
- (6) GALVANIZED POST CLAMPED TO HANDRAIL FOR LIGHTING SUPPORT. OF TWO (2) LOCATIONS).
- (8) ONE (1) 20A DUPLEX GFCI WALL PLUG WITH WEATHER RATED COVER
- (9) 120/240V. 100A MCB SERVICE ENTRANCE RATED PANEL IN NEMA 3R ENCLOSURE.
- (10) 100A, 2 POLE (22KAIC) DISCONNECT CIRCUIT BREAKER.
- (11) 100A METER SOCKET IN NEMA 3R ENCLOSURE.

1 / E4 METER RACK DETAILS
NOT TO SCALE

Diamond Communications LLC

PROJECT INFORMATION:

SITE NAME:
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PL - 20220006737
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5/6/24

KHA PROJECT NUMBER:
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SHEET TITLE:
METER RACK DETAILS

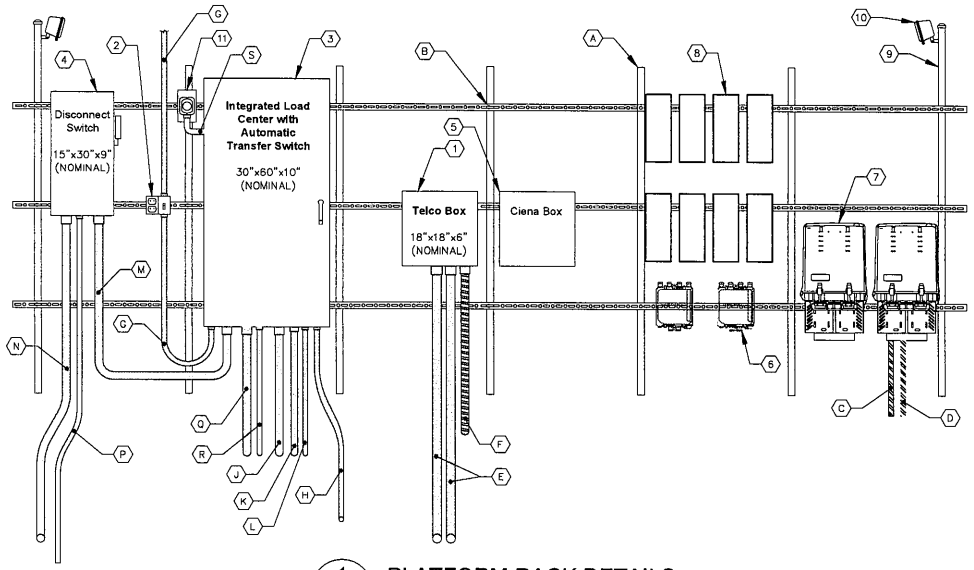
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1 E4.1 PLATFORM RACK DETAILS
NOT TO SCALE

KEY NOTES - ELECTRICAL EQUIPMENT

1. NEMA 3R ENCLOSURE TELCO BOX WITH REMOVABLE FRONT PANEL, PVC, (18" X 18" X 6" NOMINAL).
2. 20 AMP GFCI DUPLEX RECEPTACLE AND TIMER SWITCH, ENERLITES HET06 SERIES (OR APPROVED EQUIVALENT) IN LOCKABLE NEMA 3R ENCLOSURE, 2 GANG BOX WITH RED DOT 2CKPM-W COVER.
3. 200 AMP, 120/240 VOLT, INTEGRATED LOAD CENTER WITH 42 SPACE PANEL AND AUTOMATIC TRANSFER SWITCH (30" X 60" X 10" NOMINAL).
4. SE RATED, 240 V, 200 AMP, 2-POLE, NON-FUSED DISCONNECT IN NEMA 3R ENCLOSURE.
5. CIENA ETHERNET IF REQUIRED (COORDINATE WITH VERIZON CONSTRUCTION MANAGER FOR ADDITIONAL CONDUIT AND WIRING REQUIREMENTS.
6. DIPLEXERS "AS NEEDED".
7. VERIZON RAYCAPS (MODEL, QUANTITY OF, AND CONFIGURATION DETERMINED BY RF DESIGN).
8. VERIZON RF RRU'S (MODEL, QUANTITY OF, AND CONFIGURATION DETERMINED BY RF DESIGN).
9. GALVANIZED POST CLAMPED TO HANDRAIL FOR LIGHTING SUPPORT. (TYP. OF TWO (2) LOCATIONS).
10. LITHONIA HFR SERIES, 250 WATT METAL HALIDE, SCWA BALLAST, NATURAL ALUMINUM FINISH (OR APPROVED EQUIVALENT) (TYP. OF TWO (2) LOCATIONS).
11. EMERGENCY SHUTOFF SWITCH FOR GENERATOR MOUNTED ON 4" X 7" GALVANIZED J-BOX COVER PLATE

KEY NOTES - CONDUIT, CONDUCTORS, & MISC

A. VERTICAL P1001, UNISTRUT DOUBLE CHANNEL, FASTENED TO BOTH HANDRAIL AND INTERMEDIATE RAIL, TYPICAL.
B. 1⅝" x 1⅝" GALVANIZED STEEL CHANNEL (UNISTRUT #P1000) WITH PLASTIC END CAP (UNISTRUT #P2860), TYPICAL.
C. 1½" POWER FLEX CONDUIT RUNNING FROM BOTTOM OF RAYCAPS TO CABINET, TYPICAL (SEE ROUTING NOTES ON SHEET C2).
D. 2" FIBER FLEX CONDUIT RUNNING FROM BOTTOM OF RAYCAPS TO CABINET, TYPICAL (SEE ROUTING NOTES ON SHEET C2).
E. TWO (2) 2" PVC TELCO CONDUITS, WITH TWO (2) PULL ROPES EACH.
F. 2" FLEX CONDUIT FOR TELCO CABLES TO RF CABINET. REFER TO ROUTING NOTES ON EQUIPMENT PAD LAYOUT.
G. 1" PVC CONDUIT FOR ROUTING POWER CONDUCTORS TO LIGHTS/DUPLEX OUTLET.
H. ¾" PVC CONDUIT WITH ONE (1) #2 AWG BARE TINNED COPPER FROM GROUNDING LUG IN ILC TO GROUND ROD, EXOTHERMIC WELD TO GROUND ROD.
J. 2" PVC CONDUIT FOR ROUTING POWER CONDUCTORS TO THE GENERATOR.
K. 1" PVC CONDUIT FOR ROUTING POWER CONDUCTORS TO THE GENERATOR BATTERY CHARGER AND THE GENERATOR BLOCK HEATER.
L. 1" PVC CONDUIT FOR ROUTING GENERATOR CONTROL AND ALARM SIGNAL CABLES TO THE GENERATOR.
M. 2" PVC CONDUIT FOR ROUTING POWER CONDUCTORS FROM THE DISCONNECT SWITCH TO THE UTILITY BREAKER IN THE ILC.
N. 2" PVC CONDUIT FOR ROUTING POWER CONDUCTORS FROM THE UTILITY COMPANY METER TO THE DISCONNECT SWITCH.
P. ¾" PVC CONDUIT WITH ONE (1) - #2 AWG BARE TINNED COPPER FROM GROUNDING LUG IN DISCONNECT SWITCH TO GROUND RING, EXOTHERMIC WELD TO GROUND RING.
Q. TWO (2) 2" FLEX CONDUIT FOR ROUTING POWER CONDUCTORS TO RF CABINET. REFER TO ROUTING NOTES ON EQUIPMENT PAD LAYOUT.
R. 1" FLEX CONDUIT FROM ILC TO RF CABINET FOR ALARM SIGNAL CABLE. REFER TO ROUTING NOTES ON EQUIPMENT PAD LAYOUT.
S. 1" PVC CONDUIT FOR ROUTING POWER CONDUCTORS FROM THE ILC TO THE EMERGENCY GENERATOR STOP SWITCH.

Diamond Communications LLC

PROJECT INFORMATION:
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CENTRAL IMMOKALEE-G
PL - 20220006737
PARCEL #: 63867640006

IMMOKALEE, FL 34142
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LICENSER:
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PLATFORM RACK DETAILS

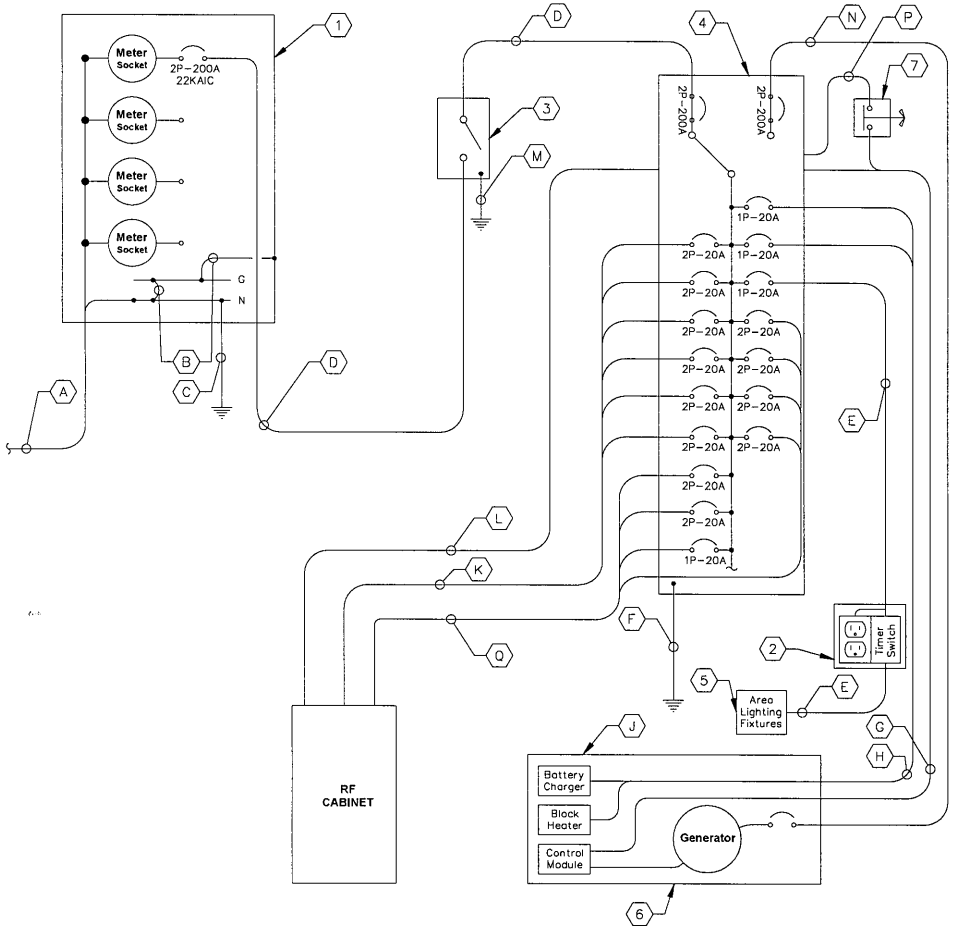
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REQUIRED SIGNAGE PER NEC 702 AT SERVICE DISCONNECT

"WARNING: Shock hazard exists if grounding electrode conductor or bonding jumper connection in this equipment is removed while alternate source(s) is energized. Opening the equipment disconnect will cause the stand-by generator to start. To remove power entirely from the equipment, the generator must be turned OFF using emergency stop switch."

REQUIRED SIGNAGE PER NEC 702 AT SERVICE DISCONNECT & INTEGRATED LOAD CENTER

"NOTE: Emergency power is supplied by a stand-by generator located behind Verizon equipment rack."

1/E5 ELECTRICAL SINGLE LINE DIAGRAM

NOT TO SCALE

KEY NOTES - CONDUIT, CONDUCTORS, & MISC

- (A) TWO (2) 4" CONDUITS BY CONTRACTOR FOR INCOMING SERVICE LATERALS BY LOCAL UTILITY FOR 800 AMP, 120/240 VOLT SINGLE PHASE SERVICE.
- (B) BOND GROUND BUS TO NEUTRAL BUS AND GROUND BUS TO ENCLOSURE WITH 2/0 BONDING JUMPERS.
- (C) ONE (1) 2/0 BARE STRANDED TINNED COPPER GEC TO GROUND ROD, EXOTHERMIC WELD GEC TO GROUND ROD.
- (D) THREE (3) 3/0 CONDUCTORS AND ONE (1) #6 AWG GROUND IN 2" CONDUIT.
- (E) TWO (2) #12 AWG CONDUCTORS AND ONE (1) #12 AWG GROUND IN 1" CONDUIT.
- (F) ONE (1) #2 BARE TINNED COPPER FROM GROUNDING LUG IN ILC TO GROUND ROD, EXOTHERMIC WELD TO GROUND ROD.
- (G) AUTOMATIC TRANSFER SWITCH ALARM AND GENERATOR CONTROL CABLES IN 1" CONDUIT.
- (H) FOUR (4) #12 CONDUCTORS AND ONE (1) #12 AWG GROUND IN 1" CONDUIT.
- (J) THE GENERATOR, WHEN UTILIZING A TWO POLE ATS WITH A SOLID NEUTRAL, IS NOT A SEPARATELY DERIVED SYSTEM. THEREFORE, DO NOT BOND THE NEUTRAL TO THE GROUND AT THE GENERATOR.
- (K) TWELVE (12) #10 AWG THHN CONDUCTORS AND THREE (3) #10 AWG EG IN 2" PVC CONDUIT.
- (L) ALARM CABLES IN 1" PVC CONDUIT.
- (M) ONE (1) – #2 BARE TINNED COPPER FROM GROUNDING LUG IN DISCONNECT SWITCH TO GROUND RING, EXOTHERMIC WELD TO GROUND RING.
- (N) THREE (3) 3/0 AWG CONDUCTORS AND ONE (1) #4 AWG EG IN 2" CONDUIT. VERIFY GENERATOR BREAKER DOES NOT EXCEED 200 AMPS.
- (P) 1" PVC CONDUIT FOR ROUTING POWER CONDUCTORS FROM THE ILC TO THE EMERGENCY GENERATOR STOP SWITCH.
- (Q) TWELVE (12) #10 AWG THHN CONDUCTORS AND THREE (3) #10 AWG. FOR RECTIFIERS AND TWO (2) #10 THHN CONDUCTORS AND ONE (1) #10 AWG FOR CABINET MOUNTED GFI OUTLET, ALL IN ONE 2" PVC CONDUIT.

KEY NOTES - ELECTRICAL EQUIPMENT

1. FURNISH AND INSTALL 800 AMP, 3-WIRE, SINGLE PHASE, 120/240 VOLT, 22KAIC, FOUR-SPACE MULTI-GANG METER CENTER WITH 200 AMP RATED METER SOCKETS IN NEMA 3R ENCLOSURE, SE RATED. CONTRACTOR SHALL FURNISH AND INSTALL 200 AMP CIRCUIT BREAKER AT METER BASE IF NOT ALREADY EXISTING.
2. 20 AMP GFCI DUPLEX OUTLET RECEPTACLE AND TIMER SWITCH, ENERLITES HET06 SERIES (OR APPROVED EQUIVALENT) IN LOCKABLE NEMA 3R ENCLOSURE.
3. FURNISH AND INSTALL SE RATED 240 V, 200 AMP, 2 POLE, NON-FUSED DISCONNECT IN NEMA 3R ENCLOSURE.
4. 200 AMP, 120/240 VOLT, ILC WITH 42 SPACE PANEL AND AUTOMATIC TRANSFER SWITCH. ALL CIRCUIT BREAKERS SHALL BE RATED 10KAIC MINIMUM. ILC IS FURNISHED BY VZW AND INSTALLED BY GENERAL CONTRACTOR.
5. FURNISH AND INSTALL TWO (2) AREA LIGHTS, (LITHONIA HFR-250M-TA120-DNA-LP1), (OR APPROVED EQUIVALENT).
6. 50 KW DIESEL GENERATOR, CONTRACTOR SHALL COORDINATE SPECIFIC GENERATOR CONFIGURATION WITH OWNER AND INSTALL THE GENERATOR IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS. GENERATOR BREAKER SIZED AND PROVIDED BY GENERATOR MANUFACTURER.
7. EMERGENCY GENERATOR STOP SWITCH IN NEMA 3R ENCLOSURE WILL BE FURNISHED BY VERIZON AND INSTALLED BY GC.

Diamond Communications LLC

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PL - 20220006737
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SHEET TITLE: ELECTRICAL SINGLE LINE DIAGRAM

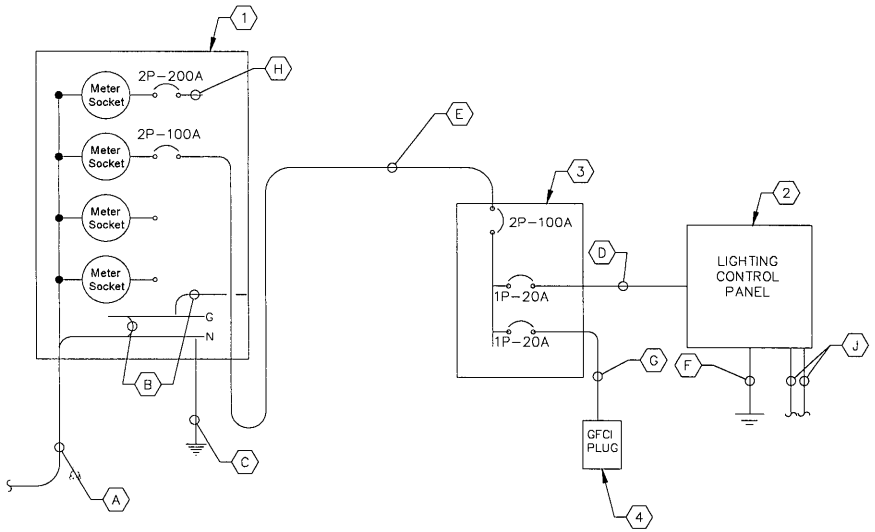
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KEY NOTES - CONDUIT, CONDUCTORS, & MISC

(A) 4" CONDUITS BY CONTRACTOR FOR INCOMING SERVICE LATERALS BY LOCAL UTILITY FOR FOUR (4) – 200 AMP (22KAIC), 120/240 VOLT SINGLE PHASE SERVICES. CONTRACTOR SHALL COORDINATE QUANTITY OF CONDUITS REQUIRED WITH LOCAL UTILITY.

(B) BOND GROUND BUS TO NEUTRAL BUS AND BOND GROUND BUS TO ENCLOSURE WITH 3/0 BONDING JUMPERS.

(C) 2/0 GROUND ELECTRODE CONDUCTOR, BOND TO GROUND ROD VIA EXOTHERMIC WELD.

(D) THREE (3) #10 AWG CONDUCTORS AND ONE (1) #10 AWG EGC IN ½" PVC CONDUIT.

(E) THREE (3) #2 AWG CONDUCTORS AND ONE (1) #8 AWG EGC IN 1½" PVC CONDUIT.

(F) ONE (1) – #2 AWG BARE TINNED COPPER GROUNDING ELECTRODE CONDUCTOR (GEC) FROM GROUNDING LUG TO GROUND ROD, EXOTHERMIC WELD GEC TO GROUND ROD.

(G) TWO (2) #12 AWG CONDUCTORS AND ONE (1) #12 AWG GROUND IN 1" CONDUIT.

(H) SEE SHEET E5 FOR VERIZON SINGLE LINE & PANEL SCHEDULE.

(J) THREE (3) #10 AWG CONDUCTORS AND ONE (1) #10 AWG EGC IN 1" PVC CONDUIT TO EACH LIGHT POLE.

KEY NOTES - ELECTRICAL EQUIPMENT

(1) FURNISH AND INSTALL SERVICE ENTRANCE RATED GANGED METER CENTER WITH FOUR (4) – 200 AMP, 120/240 VOLT SINGLE PHASE SERVICE POSITIONS IN NEMA 3R ENCLOSURE. COORDINATE SPECIFIC REQUIREMENTS WITH LOCAL UTILITY.

(2) LIGHTING CONTROL PANEL IN NEMA 4X ENCLOSURE.

(3) 120/240 VOLT, 100 AMP MCB PANEL 'LTG' IN NEMA 3R ENCLOSURE

(4) 20A GFCI DUPLEX WALL PLUG WITH WEATHER RATED COVER.

LTG PANEL

Voltage: 240/120 Volts
Phase, Wires: Single Phase, 3 Wire
Mounting Type: Surface
Enclosure Type: NEMA 3R

MCB Size: 100 Amps
AIC Rating: 10,000 Amps min
Bus Rating: 100 Amps
Neutral Rating: 100%

Load Served	Load (kVA) A	Load (kVA) B	Circuit Bkr Size	Ckt Nbr	Phase A	Phase B	Ckt Nbr	Circuit Bkr Size	Load (kVA) A	Load (kVA) B	Load Served
LIGHT POLE #1	1.92		1P-20	1	*		2				SPACE
LIGHT POLE #2		1.92	1P-20	3		*	4				SPACE
GFCI PLUG	0.18			5	*		6				SPACE
SPACE				7		*	8				SPACE
Sub-Total (kVA)	2.10	1.92							0.00	0.00	Sub-Total (kVA)

	A	B	
	2.10	1.92	
LOAD SUMMARY	4.02		Total Connected (kVA)

Load Description	Connected Load (kVA) A	Connected Load (kVA) B	Demand Factor	Demand Load (kVA) A	Demand Load (kVA) B	
RECTIFIERS/EQUIPMENT			1.25	0.00	0.00	
LIGHTING	1.92	1.92	1.25	2.40	2.40	
DUPLEX RECEPTACLES		0.18	1.00	0.00	0.18	
TOTAL MISCELLANEOUS			1.25	0.00	0.00	
			Total Power per Phase	2.40	2.58	kVA
			Total Demand Current per Phase	20.00	21.50	Amps
			Total Demand Power	4.98		kVA

1 E5.1 ELECTRICAL SINGLE LINE DIAGRAM
NOT TO SCALE

Diamond Communications LLC

PROJECT INFORMATION:
SITE NAME:
CENTRAL IMMOKALEE-G
PL - 20220006737
PARCEL #: 63867640006

IMMOKALEE, FL 34142
COLLIER COUNTY

PLANS PREPARED BY:
Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
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REV:	DATE:	ISSUED FOR:	BY:
8			
7			
6	05/06/24	CONSTRUCTION	ALP
5	02/15/24	CONSTRUCTION	DRC
4	09/05/23	CONSTRUCTION	DRC
3	07/20/23	CONSTRUCTION	KJC
2	12/21/22	CONSTRUCTION	KJC
1	07/06/22	CONSTRUCTION	KJC
0	05/25/22	CONSTRUCTION	KJC

LICENSER:
ANDREW LAMAR PATE LICENSE No. 88870 STATE OF FLORIDA PROFESSIONAL ENGINEER
5/6/24

KHA PROJECT NUMBER:
013541031

DRAWN BY: WTB CHECKED BY: DMF

SHEET TITLE:
ELECTRICAL SINGLE LINE DIAGRAM

SHEET NUMBER:
E5.1

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Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central

PANEL SCHEDULE - VERIZON INTEGRATED LOAD CENTER

Voltage: 240/120 Volts
Phase, Wires: Single Phase, 3 Wire
Mounting Type: Surface
Enclosure Type: NEMA 3R

MCB Size: 200 Amps
AIC Rating: 10,000 Amps min
Bus Rating: 200 Amps
Neutral Rating: 100%

Load Served	Load (kVA) A	Load (kVA) B	Circuit Bkr Size	Ckt Nbr	Phase A B	Ckt Nbr	Circuit Bkr Size	Load (kVA) A	Load (kVA) B	Load Served
RECTIFIER 1	1.78		2P-20	1		2	1P-20	0.58		AREA LIGHTS/GFCI
		1.78		3		4	1P-20		1.50	GEN BLOCK HEATER
RECTIFIER 2	1.78		2P-20	5		6	1P-20	0.30		GEN BATTERY CHARGER
		1.78		7		8	----		0.00	SPACE
RECTIFIER 3	1.78		2P-20	9		10	1P-20	0.18		CAB DUPLEX OUTLET
		1.78		11		12	----		0.00	SPACE
RECTIFIER 4	1.78		2P-20	13		14	2P-20	1.78		RECTIFIER 9
		1.78		15		16			1.78	
RECTIFIER 5	1.78		2P-20	17		18	2P-20	1.78		RECTIFIER 10
		1.78		19		20			1.78	
RECTIFIER 6	1.78		2P-20	21		22	2P-20	0.00		RECTIFIER 11 (SPARE)
		1.78		23		24			0.00	
RECTIFIER 7	1.78		2P-20	25		26	2P-20	0.00		RECTIFIER 12 (SPARE)
		1.78		27		28			0.00	
RECTIFIER 8	1.78		2P-20	29		30	----	0.00		SPACE
		1.78		31		32	----		0.00	SPACE
SPACE	0.00		----	33		34	----	0.00		SPACE
SPACE		0.00	----	35		36	----		0.00	SPACE
SPACE	0.00		----	37		38	----	0.00		SPACE
TVSS (INTERNAL TO ILC)		0.00	2P-30	39		40	----		0.00	SPACE
	0.00			41		42	----	0.00		SPACE
Sub-Total (kVA)	14.24	14.24						4.62	5.06	**Sub-Total (kVA)**
								A	B	
								18.86	19.30	
								38.16		**Total Connected (kVA)**

LOAD SUMMARY

Load Description	Connected Load (kVA) A	Connected Load (kVA) B	Demand Factor	Demand Load (kVA) A	Demand Load (kVA) B
RECTIFIERS/EQUIP	17.80	17.80	1.00	17.80	17.80
LARGEST MOTOR	0.00	0.00	1.00	0.00	0.00
ALL OTHER MOTORS	0.00	0.00	1.00	0.00	0.00
LIGHTING	0.40	0.00	1.25	0.50	0.00
DUPLEX RECEPTACLES	0.36	0.00	1.00	0.36	0.00
TOTAL MISCELLANEOUS	0.30	1.50	1.00	0.30	1.50
			Total Power per Phase	18.96	19.30 **kVA**
			Total Demand Current per Phase	158.00	161.00 **Amps**
			Total Demand Power	38.26	**kVA**

*NOTE: CIRCUIT LOAD AND DEMAND FACTOR PROVIDED BY VERIZON.

1 / E6 PANEL SCHEDULE
NOT TO SCALE

Diamond Communications LLC

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3	07/20/23	CONSTRUCTION	KJC
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1	07/06/22	CONSTRUCTION	KJC
0	05/25/22	CONSTRUCTION	KJC

LICENSER:
ANDREW LAMAR WILLIS LICENSE STATE OF FLORIDA PROFESSIONAL ENGINEER
5/6/24

KHA PROJECT NUMBER: 013541031

DRAWN BY: WTB CHECKED BY: DMF

SHEET TITLE: PANEL SCHEDULE

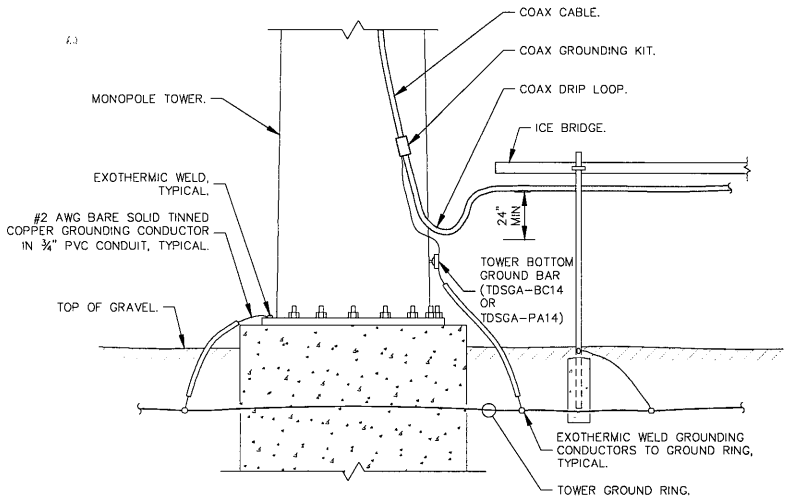
SHEET NUMBER: E6

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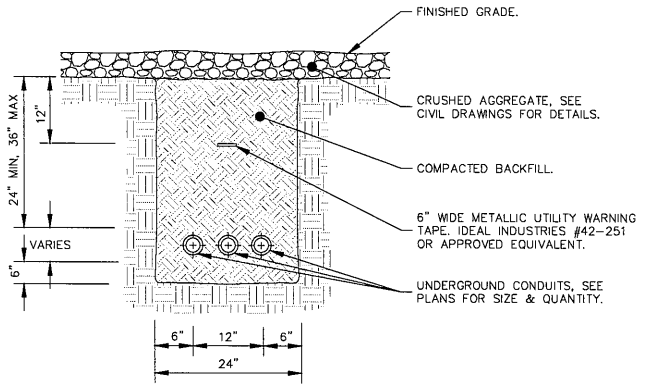
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1 E7 DRIP LOOP DETAIL
NOT TO SCALE



NOTES:
1. IF GROUND SURFACE IS OTHER THAN NEWLY GRAVELED AREA. CONTRACTOR IS TO RESTORE TO ORIGINAL CONDITION.
2. PROVIDE PVC CONDUIT BELOW GRADE EXCEPT AS NOTED BELOW.
3. PROVIDE SCHEDULE 40 OR SCHEDULE 80 PVC CONDUIT & ELBOWS AT STUB UP LOCATIONS (I.E. POLES, EQUIPMENT, ETC.)
4. PROVIDE SCHEDULE 80 PVC CONDUIT BELOW PARKING LOTS AND ROADWAYS.

2 E7 TYPICAL TRENCH DETAIL
NOT TO SCALE

Diamond Communications LLC

PROJECT INFORMATION:

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PL - 20220006737
PARCEL #: 63867640006

IMMOKALEE, FL 34142
COLLIER COUNTY

PLANS PREPARED BY:

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1	07/06/22	CONSTRUCTION	KJC
0	05/25/22	CONSTRUCTION	KJC

LICENSER:



KHA PROJECT NUMBER:
013541031

DRAWN BY:	CHECKED BY:
WTB	DMF

SHEET TITLE:
ELECTRICAL DETAILS

SHEET NUMBER:
E7

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GROUNDING NOTES

1. THE GROUND RING SHALL CONSIST OF #2 AWG BARE SOLID TINNED COPPER (STC) CONDUCTOR, UNLESS NOTED OTHERWISE, BURIED AT 30" BELOW FINISHED GRADE (OR BELOW FROST LINE). LOCATE 24" MINIMUM AND 36" MAXIMUM FROM EQUIPMENT AREA AND FROM TOWER FOUNDATION. ALL CONNECTIONS SHALL BE MADE USING A PARALLEL TYPE EXOTHERMIC WELD, UNLESS NOTED OTHERWISE.

2. INSTALL GROUND RODS AS SHOWN AND AS REQUIRED. GROUND RODS TO BE COPPER CLAD STEEL, 5/8" DIAMETER AND 10FT IN LENGTH. SPACING BETWEEN GROUND RODS SHALL BE 10FT MINIMUM AND 15FT MAXIMUM. TOP OF GROUND ROD TO BE 30" MINIMUM BELOW GRADE (OR BELOW FROST LINE). BOND TOP OF GROUND ROD TO GROUND WIRE WITH EXOTHERMIC WELD. DO NOT EXOTHERMICALLY WELD ANYTHING TO GROUND ROD EXCEPT GROUND WIRE WHICH PASSES OVER TOP OF GROUND ROD (CLAMPED CONNECTIONS TO GROUND ROD PER TOWER MANUFACTURERS DETAILS ARE ACCEPTABLE).

3. EQUIPMENT PLATFORM GROUND RING SHALL HAVE A MINIMUM OF 4 GROUND RODS, INSTALLED AT THE CORNERS OF THE GROUND RING PLUS ADDITIONAL RODS AS REQUIRED TO COMPLY WITH THE SPACING REQUIREMENTS. TOWER GROUND RING SHALL HAVE A MINIMUM OF 3 GROUND RODS, EXCEPT USE 4 RODS AT A MONOPOLE TOWER. WHERE SPREAD TOWER FOOTING WOULD PREVENT GROUND RODS FROM BEING DRIVEN INTO SOIL ADJACENT TO TOWER, PROVIDE VERTICAL 1" DIAMETER PVC SLEEVES EMBEDDED IN FOOTING TO ALLOW INSTALLATION OF GROUND RODS.

4. EQUIPMENT GROUND RING AND TOWER GROUND RING SHALL BE BONDED TOGETHER WITH TWO #2 STC GROUND LEADS, TYPICALLY ONE ON EACH SIDE OF ICE BRIDGE.

5. BOND TOWER TO TOWER GROUND RING AT THREE LOCATIONS WITH #2 STC GROUND LEAD. SELF SUPPORT TOWERS SHALL HAVE EACH LEG BONDED TO GROUND RING, MONOPOLES AND GUYED TOWERS SHALL HAVE GROUND LEADS EQUALLY SPACED AROUND TOWER. EXOTHERMICALLY WELD GROUND LEADS TO TOP OF BASE PLATES, OR ATTACH TO TOWER USING TOWER MANUFACTURER PROVIDED DETAIL.

6. PROVIDE #2 STC RADIALS FROM THE TOWER GROUND RING TO EACH FENCE CORNER POST. RADIALS SHALL HAVE GROUND RODS AS PER THE REQUIRED SPACING. THE GROUND ROD AT THE END OF EACH RADIAL SHALL BE 24" MAXIMUM FROM FENCE CORNER POST. EQUIPMENT AREA GROUND RING AND CONNECTING GROUND LEADS [BETWEEN EQUIPMENT AREA AND TOWER GROUND RINGS] MAY BE USED AS PART OF THE RADIAL GOING TO THE FENCE CORNER POSTS TO WHICH THE EQUIPMENT AREA IS CLOSER THAN THE TOWER.

7. MINIMUM BEND RADIUS FOR #2 AWG GROUND WIRE IS 12", EXCEPT USE 24" FOR TOWER GROUND RINGS AND EQUIPMENT PAD GROUND RINGS.

8. GROUND ALL EXTERIOR EXPOSED METAL OBJECTS. USE TWO HOLE LUGS FOR CONNECTION TO FLAT METAL SURFACES. USE ONLY STAINLESS STEEL HARDWARE ON ALL MECHANICAL CONNECTIONS. CLEAN ALL SURFACES (AND STRIP PAINTED SURFACES) TO BARE BRIGHT METAL PRIOR TO MAKING GROUND CONNECTIONS. APPLY ANTI-OXIDE COMPOUND TO ALL CONNECTIONS. APPLY ZINC RICH PAINT (COLD GALV.) TO ALL EXOTHERMIC WELDS, AND TO ANY METAL EXPOSED BY CLEANING, STRIPPING, GRINDING, CUTTING OR DRILLING.

9. ALL #2 STC GROUNDING CONDUCTORS ABOVE GRADE SHALL BE RUN IN 3/4" FLEXIBLE PVC CONDUIT. CONDUIT SHALL BEGIN WITHIN 3/4" OF ABOVE GROUND CONNECTION POINT, SHALL EXTEND 24" BELOW GRADE MINIMUM WHERE RUNNING INTO THE GROUND, AND SHALL BE FILLED WITH SEALANT AT ANY ABOVE GROUND CONNECTION POINT. SECURE CONDUIT EVERY 24" ON VERTICAL RUNS AND EVERY 36" ELSEWHERE. THE PORTION OF THE SECURING FASTENER WHICH ENCIRCLES THE GROUNDING CONDUCTOR SHALL BE NON-METALLIC.

10. BOND EACH PLATFORM SUPPORT COLUMN AND EACH STAIR STRINGER / LADDER RAIL TO GROUND RING WITH #2 STC GROUND LEAD. EXOTHERMICALLY WELD #2 STC TO TOP OF COLUMN BASE PLATE OR SIDE OF STRINGER / LADDER RAIL. RUN PVC CONDUIT AND GROUND WIRE ALONG TOP OF FOOTING OR PIER USING SHORTEST PATH TO EDGE OF CONCRETE, AND THEN DOWN TO GROUND RING.

11A. AT GUYED AND SELF SUPPORT TOWERS MOUNT TDSGA-PA14 TOWER BOTTOM GROUND BAR ON DEDICATED POST DIRECTLY BELOW COAX CABLES COMING OFF TOWER. POST TO BE 3.5" OD GALVANIZED SCHEDULE 40 PIPE WITH GALVANIZED PIPE CAP. TOP OF POST TO BE 78" ABOVE GRADE. EMBED POST 30" MINIMUM IN 12" DIAMETER BY 36" DEEP MINIMUM CONCRETE FOOTING WITH TOP OF FOOTING 6" BELOW GRADE. IF TOWER FOUNDATION OBSTRUCTS AUGERED FOOTING, USE POST WITH 10" SQUARE GALVANIZED STEEL FLANGE PLATE WELDED TO BOTTOM AND BOLT FLANGE TO TOP OF CONCRETE TOWER FOOTING.

11B. AT MONOPOLE TOWERS CLAMP TDSGA-BC14 TOWER BOTTOM GROUND BAR DIRECTLY TO TOWER. IF RUNNING COAX INSIDE MONOPOLE, CLAMP ONTO BOTTOM LIP OF EXIT PORT. IF BANDING COAX TO OUTSIDE OF TOWER, CLAMP ONTO STEEL ANGLE WHICH IS BANDED TO TOWER. BOND TDSGA-BC14 TO TOWER GROUND RING WITH TWO #2 STC LEADS LUGGED TO GROUND BAR AND EXOTHERMICALLY WELDED TO GROUND RING.

12. AT EQUIPMENT PLATFORM, MOUNT TDSGA-BC14 MAIN EXTERIOR GROUND BAR TO BOTTOM FLANGE OF PLATFORM PERIMETER BEAM BELOW CABLE LADDER FOR COAX/HYBRID CABLES COMING DOWN FROM ICE BRIDGE. ISOLATE GROUND BAR FROM PLATFORM STEEL. BOND TDSGA-BC14 TO EQUIPMENT PLATFORM GROUND RING WITH TWO #2 STC LEADS LUGGED TO GROUND BAR AND EXOTHERMICALLY WELDED TO GROUND RING. RUN PVC CONDUIT AND GROUND WIRE ALONG BOTTOM OF STEEL BEAM, DOWN STEEL COLUMN AND CONCRETE PIER INTO GRAVEL AREA AND THEN DOWN TO GROUND RING.

13. ALL ICE BRIDGE SECTIONS ARE TO BE JUMPERED TOGETHER WITH #2 WIRE, EITHER BARE TINNED COPPER OR GREEN INSULATED STRANDED. ICE BRIDGE SHALL BE GROUNDED AT EACH END WITH #2 STC WIRE LUGGED TO ICE BRIDGE AND EXOTHERMICALLY WELDED TO UPPER PORTION OF NEAREST ICE BRIDGE POST.

14. BOND EACH ICE BRIDGE POST, H-FRAME POST OR DEDICATED GROUNDING POST TO BURIED GROUNDING SYSTEM WITH #2 STC LEAD EXOTHERMICALLY WELDED TO POST BELOW TOP OF GRAVEL AND EXOTHERMICALLY WELDED TO GROUND RING. EACH POST TO HAVE SEPARATE GROUND LEAD DIRECTLY TO GROUND RING – DO NOT DAISY CHAIN POSTS TOGETHER.

15. BOND EACH RF CABINET TO TDSGA-BC14 MAIN EXTERIOR GROUND BAR WITH #2 AWG TINNED SOLID BARE COPPER CONDUCTOR LUGGED TO CABINET BODY AND TO GROUND BAR. LUG TO CABINET BODY USING LOCATION AT WHICH STUDS ON CABINET CHASSIS HAVE DIRECT GROUND WIRE CONNECTION TO CABINET INTERNAL GROUND BAR. RUN CONDUIT AND CONDUCTOR ACROSS BACK OF CABINET (DO NOT RUN TOWARDS NEAREST CORNER OF CABINET AND THEN BEND GROUND WIRE SHARPLY), DOWN THROUGH PLATFORM GRATING, THEN OVER TO MAIN EXTERIOR GROUND BAR.

16. BOND EACH BATTERY CABINET (WHERE USED) TO TDSGA-BC14 MAIN EXTERIOR GROUND BAR WITH #2 AWG TINNED SOLID BARE COPPER CONDUCTOR LUGGED TO CABINET BODY AND TO GROUND BAR. CONNECT TWO HOLE LUG TO BACK OF CABINET AT FACTORY PROVIDED GROUNDING STUDS. RUN CONDUIT AND CONDUCTOR DOWN THROUGH PLATFORM GRATING, THEN OVER TO MAIN EXTERIOR GROUND BAR.

17. BOND H-FRAME MOUNTED SERVICE DISCONNECT (OR METER BASE) AND INTEGRATED LOAD CENTER TO DEDICATED GROUND ROD(S) OR TO GROUND RING AS PER NEC, MUNICIPAL AND UTILITY COMPANY REQUIREMENTS. RUN PVC CONDUIT AND GROUND WIRE ALONG BOTTOM OF PLATFORM, DOWN NEAREST PLATFORM PIER, AND THEN DOWN TO GROUND RING.

18. BOND GENERATOR TO TDSGA-BC14 MAIN EXTERIOR GROUND BAR WITH #2 STC LUGGED TO GENERATOR BODY AND TO GROUND BAR. BOND #2 STC AT TWO DIAGONALLY OPPOSITE LOCATIONS ON GENERATOR BY DRILLING AND BOLTING TWO HOLE LUG TO FINS ON GENERATOR BASE STRUCTURE. RUN CONDUIT AND CONDUCTOR DOWN THROUGH PLATFORM GRATING, THEN OVER TO MAIN EXTERIOR GROUND BAR.

19. WHERE PROPANE TANK IS INSTALLED TO FUEL GENERATOR, BOND PROPANE TANK TO GROUND RING WITH A SINGLE #2 STC CLAMPED TO FILLER PIPE OF PROPANE TANK AND EXOTHERMICALLY WELDED TO GROUND RING. GROUND LEAD SHOULD RUN TO TANK SUPPORT AND TAKE SHORTEST PATH ACROSS CONCRETE PAD OR PLATFORM TO GRAVEL AREA, THEN CONTINUE TO GROUND RING. IF PROPANE TANK FUEL LINE IS METALLIC AND CROSSES EQUIPMENT GROUND RING, BOND FUEL LINE TO EQUIPMENT GROUND RING WHERE THE TWO LINES CROSS WITH A SINGLE #2 STC CLAMPED TO FUEL LINE AND EXOTHERMICALLY WELDED TO GROUND RING.

20. BOND GPS ANTENNA AND GPS ANTENNA MOUNT TO TDSGA-BC14 MAIN EXTERIOR GROUND BAR WITH #2 GREEN INSULATED STRANDED GROUND WIRE.

21. PROVIDE TWO GROUND RODS OUTSIDE GATES OF COMPOUND. DISTANCE BETWEEN GROUND RODS SHALL MATCH WIDTH OF GATE OPENING, AND DISTANCE FROM FENCE SHALL MATCH LENGTH OF LONGEST INDIVIDUAL GATE LEAF. BOND GATE POSTS TOGETHER WITH #2 STC LEAD WHICH RUNS PAST AND CONNECTS TO GROUND RODS OUTSIDE GATES.

22. BOND EACH GATE POST WITH #2 STC TO NEAREST PORTION OF GROUNDING SYSTEM INSIDE COMPOUND.

23. BOND EACH GATE TO GATE POST WITH FLEXIBLE INSULATED OR BRAIDED #4/0 COPPER STRAP. EXOTHERMICALLY WELD STRAP TO BOTH GATE AND GATE POST.

24. ANY METAL FENCE POST WITHIN 6FT OF A GROUNDED METAL OBJECT SHALL BE BONDED TO THE NEAREST GROUND RING. ANY METAL FENCE WITHIN 6FT OF A GROUND RING SHALL HAVE THE LINE POSTS BONDED TO THE GROUND RING AT 20FT MAXIMUM INTERVALS AS MEASURED ALONG THE LENGTH OF THE FENCE.

25. WHERE GROUND BASED RRU'S, RAYCAP OVP'S OR DIPLEXERS ARE INSTALLED AT THE EQUIPMENT AREA, BOND EACH COMPONENT TO NEAREST TDSGA GROUND BAR BELOW THE COMPONENT WITH #2 GREEN INSULATED STRANDED GROUND WIRE. SINGLE HOLE LUG OR RING TYPE CONNECTOR IS SUITABLE FOR CONNECTION TO GROUNDING STUD ON EACH COMPONENT.

26. NOTIFY VZW CM TO INSPECT GROUND RING BEFORE BACKFILLING. CONTRACTOR SHALL HIRE A 3RD PARTY TO PERFORM AN IEEE81 FALL OF POTENTIAL METHOD GROUND TEST. MAXIMUM ALLOWABLE RESISTANCE TO GROUND IS 5 OHMS. PROVIDE ADDITIONAL GROUND SYSTEM COMPONENTS AS REQUIRED TO ACHIEVE THIS VALUE.

27. REFER TO TOWER GROUNDING DIAGRAM AND NOTES FOR GROUND SYSTEM REQUIREMENTS ON THE TOWER.

28. GROUNDING OF ALL ELECTRICAL EQUIPMENT SHALL BE AS PER NEC, MUNICIPAL AND UTILITY COMPANY REQUIREMENTS.

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Diamond Communications LLC

PROJECT INFORMATION:

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CENTRAL IMMOKALEE-G
PL - 20220006737
PARCEL #: 63867640006

IMMOKALEE, FL 34142
COLLIER COUNTY

PLANS PREPARED BY:

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0	05/25/22	CONSTRUCTION	KJC

LICENSER:

ANDREW LAMAR WITT LICENSE No. 89811 STATE OF FLORIDA PROFESSIONAL ENGINEER 5/6/24

KHA PROJECT NUMBER:
013541031

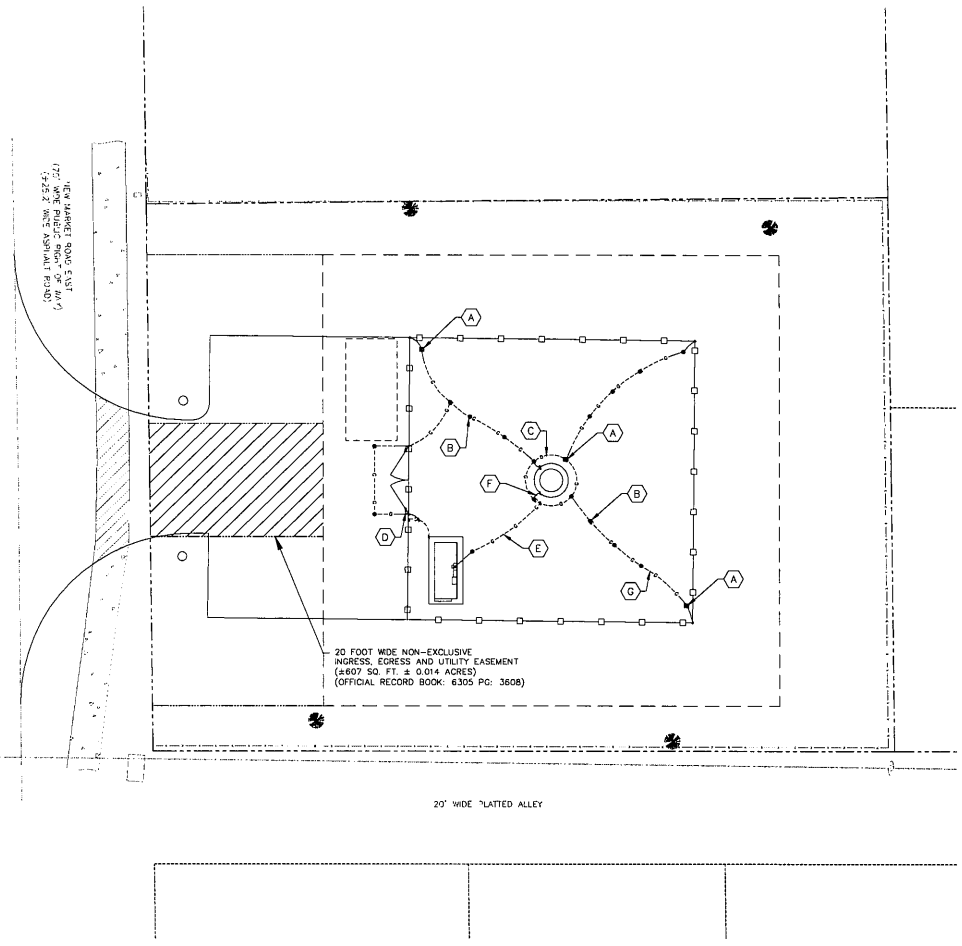
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GROUNDING NOTES

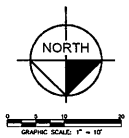
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E8

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1 / E9 GROUNDING PLAN
SCALE: 1" = 10'



KEY NOTES - GROUNDING EQUIPMENT

(A) GROUND ROD TEST WELL (SEE DETAIL 1/E11).

(B) GROUND ROD, TYPICAL
(SEE DETAIL 2/E11 AND NOTES 2 AND 3 ON E8).

(C) TOWER AND EQUIPMENT GROUND RING
(SEE NOTES 1, 3, 4, 5, 6 AND 7 ON E8).

(D) GATE GROUNDING, TYPICAL.
(SEE NOTES 19, 20 & 21 ON E8).

(E) UTILITY H-FRAME GROUNDING, TYPICAL.
(SEE SHEET E3 AND NOTE 13 ON E8).

(F) TOWER GROUNDING, TYPICAL.
(SEE NOTES 5, 6 & 25 ON E8).

(G) GROUND RADIALS, TYPICAL (SEE NOTE 6 ON E8).

LEGEND:

- GROUND RING
- GROUND ROD EXOTHERMICALLY WELDED TO GROUND RING
- GROUND ROD
- GROUND ROD TEST WELL (SEE DETAIL 1/E11)
- MECHANICAL CONNECTION

Diamond Communications LLC

PROJECT INFORMATION:

SITE NAME:
CENTRAL IMMOKALEE-G
PL - 20220006737
PARCEL #: 63867640006

IMMOKALEE, FL 34142
COLLIER COUNTY

PLANS PREPARED BY:

Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4260
WWW.KIMLEY-HORN.COM

REV:	DATE:	ISSUED FOR:	BY:
8			
7			
6	05/06/24	CONSTRUCTION	ALP
5	02/15/24	CONSTRUCTION	DRC
4	09/05/23	CONSTRUCTION	DRC
3	07/20/23	CONSTRUCTION	KJC
2	12/21/22	CONSTRUCTION	KJC
1	07/06/22	CONSTRUCTION	KJC
0	05/25/22	CONSTRUCTION	KJC

LICENSER:

ANDREW LAMAR PEARCE — LICENSE — STATE OF FLORIDA — PROFESSIONAL ENGINEER
5/16/24

KHA PROJECT NUMBER:
013541031

DRAWN BY:	CHECKED BY:
WTB	DMF

SHEET TITLE:
GROUNDING PLAN

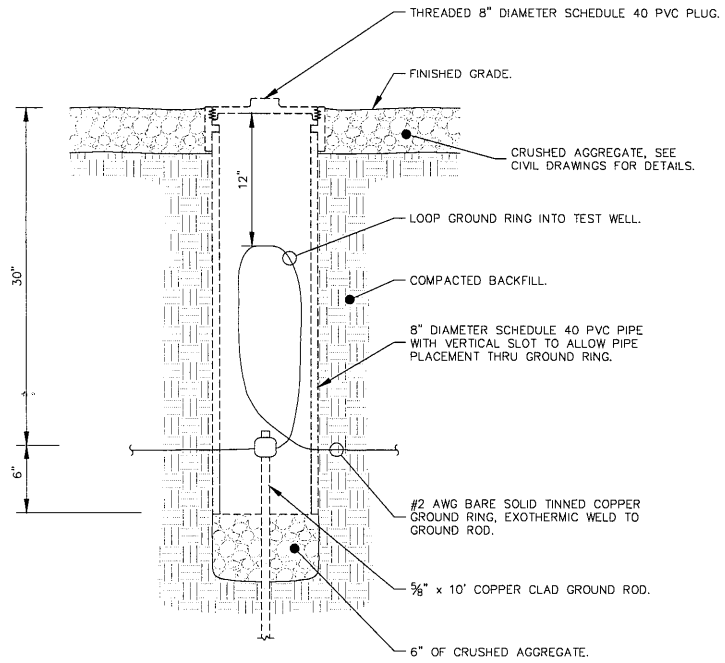
SHEET NUMBER:
E9

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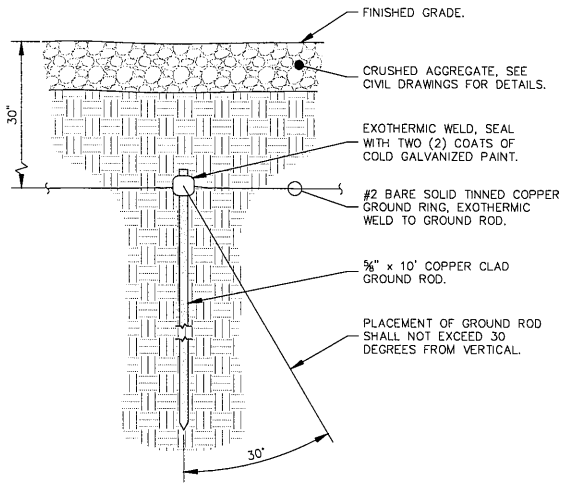
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Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central



1 E10 GROUND ROD TEST WELL DETAIL
NOT TO SCALE



2 E10 GROUND ROD INSTALLATION DETAIL
NOT TO SCALE

Diamond Communications LLC

PROJECT INFORMATION:

SITE NAME:
CENTRAL IMMOKALEE-G
PL - 20220006737
PARCEL #: 63867640006

IMMOKALEE, FL 34142
COLLIER COUNTY

PLANS PREPARED BY:

Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

REV:	DATE:	ISSUED FOR:	BY:
8			
7			
6	05/06/24	CONSTRUCTION	ALP
5	02/15/24	CONSTRUCTION	DRC
4	09/05/23	CONSTRUCTION	DRC
3	07/20/23	CONSTRUCTION	KJC
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1	07/06/22	CONSTRUCTION	KJC
0	05/25/22	CONSTRUCTION	KJC

LICENSER:



KHA PROJECT NUMBER:
013541031

DRAWN BY:	CHECKED BY:
WTB	DMF

SHEET TITLE:
GROUNDING DETAILS

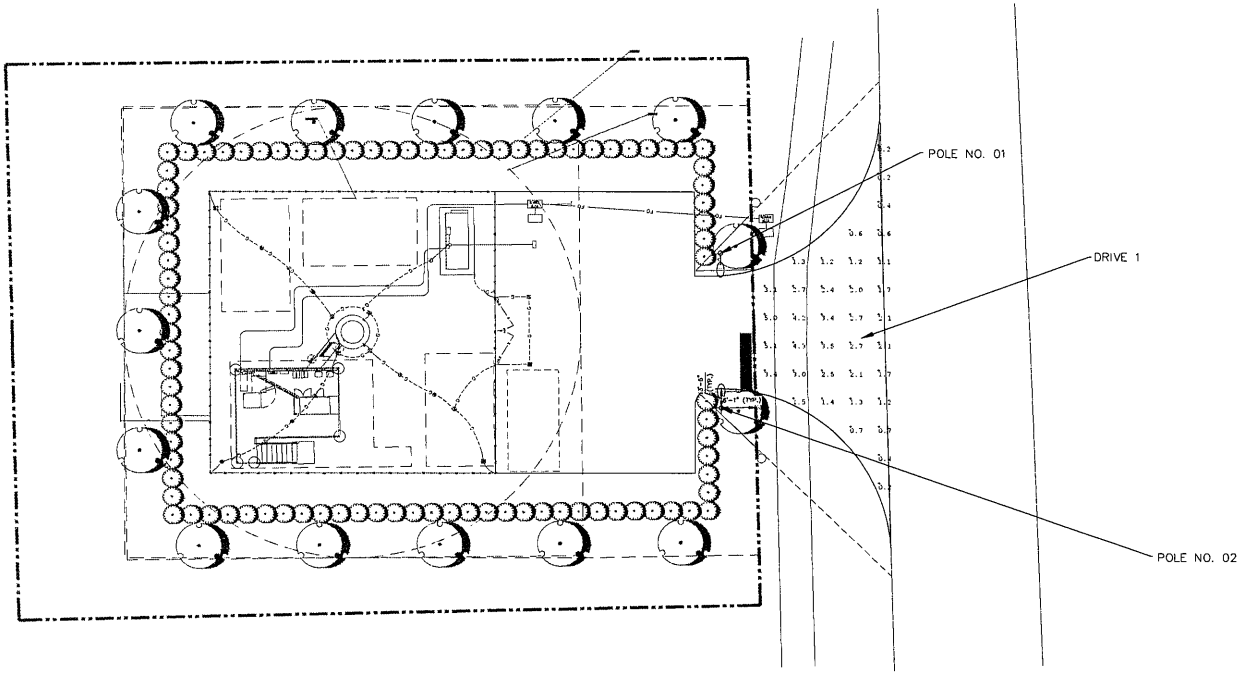
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E10

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Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central



1 / LI-1 LIGHTING PLAN

SCALE: 1" = 10'

NORTH

GRAPHIC SCALE: 1" = 10'

AREA	AVERAGE ILLUMINANCE (FC)	AVG/MIN	MAX/MIN
DRIVE 1	3.95	10	25.5

POLE NO.	LUMINAIRE WATTAGE	MOUNTING HEIGHT	ARM LENGTH	IES FILE
01	33	25'	2'	DSX0 LED P1 30K 70CRI AFR
02	33	25'	2'	DSX0 LED P1 30K 70CRI AFR

Diamond Communications LLC

PROJECT INFORMATION:

SITE NAME:
CENTRAL IMMOKALEE-G
PL - 20220006737
PARCEL #: 63867640006

IMMOKALEE, FL 34142
COLLIER COUNTY

PLANS PREPARED BY:

Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

REV: | DATE: | ISSUED FOR: | BY:

8			
7			
6	05/06/24	CONSTRUCTION	ALP
5	02/15/24	CONSTRUCTION	DRC
4	09/05/23	CONSTRUCTION	DRC
3	07/20/23	CONSTRUCTION	KJC
2	12/21/22	CONSTRUCTION	KJC
1	07/06/22	CONSTRUCTION	KJC
0	05/25/22	CONSTRUCTION	KJC

LICENSER:

LICENSE NUMBER 87559 — STATE OF FLORIDA — PROFESSIONAL ENGINEER — 5/6/24

KHA PROJECT NUMBER:

013541031

DRAWN BY:	CHECKED BY:
WTB	DMF

SHEET TITLE:

LIGHTING PLAN

SHEET NUMBER:

LI-1

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Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central

Kimley»Horn

August 4, 2022

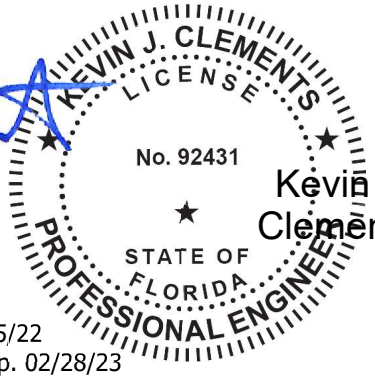
Collier County, Florida
Immokalee Permitting Office – Attn: Plan Review
310 Alachua St.
Immokalee, FL 34142

RE: ***Immokalee III FL157 – Telecommunications Tower – Traffic Statement***

To Whom It May Concern:

Please accept this letter to indicate that the proposed Diamond Communications facility will typically generate no more than one trip, per carrier, per month, therefore de minimis traffic generation.

Sincerely;
Kimley-Horn & Associates, Inc.
Kevin Clements, PE
License # 92431



Kevin J Clements

cn=Kevin J Clements, c=US, o=North Carolina, email=kevin.clements@kimley-horn.com
2022.08.05 11:21:14 -04'00'

8/5/22
Exp. 02/28/23

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY KEVIN J. CLEMENTS ON THE DATE ADJACENT TO THE SEAL. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRIC COPIES.

TRILEAF

environmental architecture engineering

NEPA Report

September 1, 2022



Immokalee

Client# FL157

520 New Market Road East

Immokalee, Collier County, Florida 34142

Trileaf # 690856

Prepared For:

Diamond Towers V LLC

210 Mountain Avenue, Unit 619

Springfield, New Jersey 07081

Prepared By:

Trileaf Corporation

1395 S. Marietta Pkwy, Bldg 400, Ste. 209

Marietta, Georgia 30067

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

TRILEAF
environmental architecture engineering

NEPA Report Summary

Site Name/Location:

Immokalee/Client# FL157/Trileaf # 690856
520 New Market Road East, Immokalee, Collier County, Florida 34142
Latitude: 26° 25' 10.94" N, Longitude: 81° 24' 40.26" W

Project Description:

Our client proposes the construction of a 150-foot monopole telecommunications tower and associated ground-based equipment within a proposed 80-foot by 80-foot lease area. Access and utilities would be granted via a proposed 20-foot wide access/utility easement extending approximately 30 feet east. The proposed lease area and easement are currently in a landscaped grass-covered area.

1. Is the facility located in an officially designated wilderness area? [47 CFR 1.1307 (a)(1)]

Yes	No
☐	☒

Data Sources: Site Reconnaissance
Review of 7.5-Minute USGS Topographic Map (Appendix B)
National Wilderness Preservation System Website (www.wilderness.net)

2. Is the facility located in an officially designated wildlife preserve? [47 CFR 1.1307 (a)(2)]

Yes	No
☐	☒

Data Sources: Site Reconnaissance
Review of 7.5-Minute USGS Topographic Map (Appendix B)
US Fish & Wildlife Service National Wildlife Refuge System Map (Appendix B)

3. Will the facility: (i) affect listed threatened or endangered species or designated critical habitats; or (ii) jeopardize the continued existence of any proposed endangered or threatened species; or is it likely to result in the destruction or adverse modification of proposed critical habitats, as determined by the Secretary of the Interior pursuant to the Endangered Species Act of 1973? [47 CFR 1.1307 (a)(3)]

Yes	No
☐	☒

Data Sources: Site Reconnaissance
Review of US Fish & Wildlife Service Critical Habitat and Federally Listed Endangered Species (Appendix D)
Informal Biological Assessment (Appendix D)

4. Will the facility affect districts, sites, buildings, structures, or objects significant in American history, architecture, archeology, engineering or culture, that are listed, or are eligible for listing on the State or National Registers of Historic Places? [47 CFR 1.1307 (a)(4)]

Yes	No
☐	☒

Data Sources: Site Reconnaissance
Cultural Resource Investigation (Appendix E)
State Historic Preservation Office Section 106 Review (Appendix E)

5. Will the facility affect an Indian religious site? [47 CFR 1.1307 (a)(5)]

Yes	No
☐	☒

Data Sources: Site Reconnaissance
Correspondence with Native American Tribes via FCC TCNS (Appendix F)
Review of Bureau of Indian Affairs Indian Reservation Map (Appendix B)

6. Will the facility be located in a "floodplain", and not be placed at least one (1) foot above the base flood elevation of the floodplain? [47 CFR 1.1307 (a)(6)]

Yes	No	
☐	☒	Conditional Clearance

Data Sources: Review of FEMA Flood Map (Appendix B)

7. Will the construction of the facility involve significant change in surface features (e.g. wetland fill, deforestation, or water diversion)? [47 CFR 1.1307 (a)(7)]

Yes	No
☐	☒

Data Sources: Site Reconnaissance
Review of 7.5-Minute USGS Topographic Map (Appendix B)
Review of US Fish & Wildlife Service National Wetlands Inventory Map (Appendix B)
Review of USDA NRCS Web Soil Survey Map (Appendix B)

8. Will the antenna tower or supporting structure be equipped with high intensity white lights and located in a residential neighborhood, as defined by the applicable zoning law?

Yes	No
☐	☒

Data Sources: Construction Drawings (Appendix A)
It is assumed that clients will not utilize high intensity white lights in residential areas

9. Will the facility cause human exposure to levels of radiofrequency radiation in excess of Commission-adopted guidelines?

Yes	No
☐	☒

Data Sources: Construction Drawings (Appendix A) and/or interviews with clients
Clients will comply with the established criteria regarding radio frequency exposure limits, as established at the time of this report

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)



Signature	September 1, 2022 **Date**
Ben Petersen **Name**	Trileaf Corporation **Company**

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

NEPA Report

Introduction

Trileaf Corporation (Trileaf) completed a NEPA Review for the above-referenced Diamond Towers V LLC (Diamond Towers) site. The purpose of a NEPA Review is to comply with the National Environmental Policy Act (NEPA) of 1969. Trileaf performed extensive research by consulting with appropriate state and federal agencies and reviewing readily available published lists, files, data, and maps to provide our clients with a complete NEPA document. The following summarizes the scope of work Trileaf performed in accordance with the Federal Communications Commission's (FCC's) rules implementing NEPA (47 CFR Section 1.1307 (a) (1) through (8) to determine whether any of the below listed FCC special interest items would be affected by the proposed action. Referenced materials are included as attachments, where applicable and available.

Our client proposes the construction of a 150-foot monopole telecommunications tower and associated ground-based equipment within a proposed 80-foot by 80-foot lease area. Access and utilities would be granted via a proposed 20-foot wide access/utility easement extending approximately 30 feet east. The proposed project site is located at approximately 520 New Market Rd E, Immokalee, Collier County, FL 34142 at 26° 25' 10.94" North latitude and 81° 24' 40.26" West longitude.

During Trileaf's site reconnaissance, it was observed that the site is currently a landscaped grass-covered area, and the areas surrounding the site are currently commercial and residential development, and major roadways.

1. Will the facility be located in an officially designated wilderness area?

Trileaf reviewed the USGS 7.5-minute topographic map titled "Immokalee" Quadrangle, FL and information from the National Wilderness Preservation System (NWPS) (*http://www.wilderness.net*) to determine if the site is located within an officially designated wilderness area.

There are currently seventeen (17) officially designated wilderness areas in the State of Florida. The closest wilderness area to the project site is the Marjory Stoneman Douglas Wilderness Area, which is located approximately 36.5 miles south-southeast of the project site.

Based on this review, the project site is not located within an officially designated wilderness area.

2. Will the facility be located in an officially designated wildlife preserve?

Trileaf reviewed the USGS 7.5-minute topographic map titled "Immokalee" Quadrangle, FL, and information from the National Wildlife Refuge (NWR) System (*http://www.fws.gov/refuges*) to determine if the site is located within an officially designated wildlife preserve or refuge.

Based on this review, the project site is not located within an officially designated wildlife preserve or refuge. A copy of the NWR System map is located in Appendix B.

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

3. Will the facility (i) affect listed threatened or endangered species or designated critical habitat; or (ii) likely jeopardize the continued existence of any proposed endangered or threatened species or likely result in the destruction or adverse modification of proposed critical habitats, as determined by the Secretary of the Interior pursuant to the Endangered Species Act of 1973?

The Endangered Species Act (ESA) of 1973 (16 U.S.C. §§ 1536), as amended, protects endangered and threatened species and the ecosystems upon which they depend. As interpreted and implemented by 50 CFR 402, Section 7 of the ESA directs Federal agencies, in consultation with and with the assistance of the Secretary of the Interior, to utilize their authorities to further the purposes of the ESA. It also requires every Federal agency to ensure that any action it authorizes, funds or carries out, is not likely to jeopardize the continued existence of any endangered or threatened species or results in the destruction or adverse modification of critical habitat.

On June 27, 2022, a Trileaf representative visited and photographed the project site to conduct an Informal Biological Assessment (IBA). In addition, Trileaf reviewed the United States Fish and Wildlife Service (USFWS) critical habitat information and determined that the site is not located within designated critical habitat. Based on the results of our assessment, impacts to listed and/or proposed, threatened and endangered species or critical habitats resulting from the proposed action are not anticipated. Therefore, Trileaf determined that the proposed project site will have "no effect" on the species, their habitats, or designated critical habitats. Copies of the IBA and critical habitat review are located in Appendix D.

FEDERAL

On June 29, 2022, Trileaf reviewed the Section 7 Consultation guidance set forth by the USFWS – Florida Ecological Services Field Office. According to guidance obtained on November 6, 2020, and titled "U.S. Fish and Wildlife Services Clearance to Proceed with Communication Tower Projects in Florida", Agency concurrence with a no effect determination is not required under the Endangered Species Act and will not be provided by the Florida Ecological Services Office. Therefore, as Trileaf determined the project would have no effect on listed or proposed threatened or endangered species or critical habitats, no further consultation with the USFWS was required. A copy of the USFWS' Section 7 guidance is located in Appendix D.

STATE

The Florida Fish and Wildlife Conservation Commission (FWC) does not provide assessments of potential impact to threatened and/or endangered species. A copy of the FWC letter is attached in Appendix D.

4. Will the facility affect districts, sites, buildings, structures, or objects significant in American history, architecture, archeology, engineering, or culture that are listed, or are eligible for listing, in the National Register of Historic Places?

Trileaf referred to Section 106 of the National Historic Preservation Act (NHPA) of 1966 as amended (16 U.S.C. §§ 470 et seq.), the Advisory Council on Historic Preservation (ACHP) implementing regulations (36 CFR Part 800) and the Nationwide Programmatic Agreement (NPA) for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission dated September 2004 to determine if the project site is contained in, on, or within the viewshed of a building, site, district, structure, or object, significant in American history, architecture, archaeology, engineering, or culture, that is listed, or eligible for listing on the National Registers of Historic Places, or located in or on an Indian Religious Site.

A search of the *National Historic Landmarks* (NHL), *National Register of Historic Places* (NRHP), *State Historic Preservation Office* (SHPO) files, and a field survey was conducted by Ms. Danielle Young, Secretary of Interior-qualified Archaeologist, Ms. Collins Anderson, Secretary of Interior-qualified

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Architectural Historian, and Ms. Gwyneth Vollman of Trileaf, to identify any cultural resources within the area of direct effects and within a 0.50-mile radius for visual effects.

It was determined that there were no historic properties identified within the Area of Potential Effects (APE) for direct effects, and no adverse effect to historic properties identified within the APE for visual effects. Additionally, the identification process did not locate archaeological materials that would be directly affected, or sites that are of cultural or religious significance to Tribes/NHOs. Documentation of these reviews was submitted to the SHPO via Form 620 on July 8, 2022. On August 11, 2022, the SHPO let the 30-day review period to lapse without comment. The project was referred to the FCC on August 12, 2022, and the review period completed without comment on August 30, 2022. A copy of the SHPO concurrence letter, Form 620, and associated documents are located in Appendix E.

On July 1, 2022, Mr. Timothy Finn of the Collier County Historic Archaeological Preservation Board, was notified of the proposed project and invited to comment on the proposed project's potential effect on Historic Properties as well as indicate whether they are interested in consulting further on the proposed project. Additionally, a legal notice regarding the proposed telecommunications tower construction was posted in the *Naples Daily News* on June 29, 2022. Mr. Timothy Finn replied via an email dated July 7, 2022, that there are no Historic Properties within the project area. No comments from the legal notice have been received by Trileaf. Copies of the correspondence and legal notice are located in Appendix E.

NATIONAL SCENIC TRAILS

On October 5, 1999, the Cellular Telecommunications Industry Association, Personal Communications Industry Association, Appalachian Trail Conference, American Hiking Society, and representative Managing and Supporting Trails Organizations (MSTOs) for the National Scenic Trails signed a resolution for the Siting of Wireless Telecommunications Facilities Near National Scenic Trails. This resolution states that if a wireless telecommunications or site management company plans a new or significantly expanded facility within one mile of a National Scenic Trail, it will notify the non-profit group that supports the trail.

In order to determine if the site is located within one mile of a National Scenic Trail, Trileaf reviewed information from the National Park Service (NPS) National Trails System created by the National Trails System Act of 1968.

Based on this review, the project site is not located within 1 mile of a National Scenic Trail. A copy of the trails map is located in Appendix B.

5. Will the facility affect any Indian religious sites?

Trileaf referred to Section 106 of the National Historic Preservation Act (NHPA) of 1966 as amended (16 U.S.C. §§ 470 et seq.), the Advisory Council on Historic Preservation (ACHP) implementing regulations (36 CFR Part 800) and the Nationwide Programmatic Agreement (NPA) for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission dated September 2004 to determine if the project site is located in or on an Indian Religious Site.

On June 13, 2022, Trileaf submitted project information through the Tower Construction Notification System (TCNS) to the FCC who initiated contact with the tribes on June 17, 2022. As of August 26, 2022, all tribes have confirmed clearance either directly or by default via the FCC referral process. Trileaf determined that the subject Property is not located on or near a Native American Religious or Sacred Site. However, if archaeological remains or resources are unearthed during construction activities, Trileaf recommends that the client stop construction and notify our office immediately. Tribal consultation documentation and associated correspondence is located in Appendix F.

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

6. Will the facility be located in a floodplain and not be placed at least one (1) foot above the base flood elevation of the floodplain?

Trileaf reviewed the relevant Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) Panel #12021C0145H, dated May 16, 2012, to determine if the project was located within the 100-year floodplain.

Trileaf determined that the property is located in Zone AH which consists of areas located within the 100-year floodplain with a 1% annual chance of flooding. As of July 2, 2018, the FCC has dispensed with the existing requirement that an applicant file an EA solely due to the location of a proposed facility in a floodplain, **so long as such equipment is at least one (1) foot above the base flood elevation of the floodplain.** Therefore, the preparation and filing of an EA is not required. The client should ensure that all associated equipment is located at least one (1) foot above the base flood elevation of the floodplain. The base flood elevation for the site is 32 feet and is in the NAVD88 vertical datum. The AMSL for this site is 32.4 and is in the NAVD88 vertical datum. Therefore, equipment needs to be elevated 0.6 feet above the ground surface. Copies of the FEMA FIRM is located in Appendix B, and the 1A Certification is located in Appendix A.

7. Will the construction of the facility involve significant change in surface features (e.g. wetland fill, deforestation, or water diversion)?

Trileaf determined through site reconnaissance, review of the relevant USGS 7.5-minute topographic map titled "Immokalee" Quadrangle, FL, and review of the relevant USFWS National Wetlands Inventory Map (*http://www.fws.gov/wetlands/Data/Mapper.html*) that there are no federally designated wetlands on or in the immediate vicinity of the proposed project site.

Trileaf's site assessment did not reveal any evidence of potential wetlands or hydrophytic vegetation located on or in the immediate vicinity of the project site. Additionally, a review of the United States Department of Agriculture (USDA) Soil Survey (*http://websoilsurvey.sc.egov.usda.gov*) did not indicate hydric soils at the project site.

Based on this review, no designated wetland areas were located within the vicinity of this project and no significant changes in surface features resulting from the proposed undertaking are anticipated. Copies of the soil map and wetlands map are located in Appendix B.

8. Zoning/High Intensity White Lights/Radio Frequency

As a standard practice, Diamond Towers does not construct facilities requiring high intensity white lights that are to be located in residentially zoned neighborhoods. According to Diamond Towers, high intensity white lights will not be used for towers less than 500 feet in height.

9. Radio Frequency

FCC licensees transmitting from antennas mounted on Diamond Towers owned antenna structures will comply with the established criteria regarding radio frequency exposure limits in accordance with the *Second Report and Order*, as well as the FCC Code of Federal Regulations [47 CFR § 1.1307, § 1.1310] published at the time of this report.

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Conclusion

A NEPA Review of the proposed undertaking was performed by Trileaf Corporation in conformance with the FCC rules and regulations for implementing NEPA; 47 CFR 1.1301 to 1.1319.

Based on data obtained during the Site visit, consultation with government agencies, and a review of readily available information from other sources, the preparation and filing of an Environmental Assessment will not be required and no further NEPA-related action is required for the proposed undertaking.

Qualifications

Ben Petersen
Project Scientist II

Morgan Rasmussen
Project Manager

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Appendix A

Site Plans

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

BOUNDARY AND TOPOGRAPHIC SURVEY

SECTION 3, TOWNSHIP 47 SOUTH, RANGE 29 EAST
COLLIER COUNTY, FLORIDA
FOR: KIMLEY-HORN

NEWMARKET SUBDIVISION
PLAT BOOK 1, PAGE 104
LOT 3, BLOCK 59

NEWMARKET SUBDIVISION
PLAT BOOK 1, PAGE 104
LOT 4, BLOCK 59

NEWMARKET SUBDIVISION
PLAT BOOK 1, PAGE 104
LOT 5, BLOCK 59

NEWMARKET SUBDIVISION
PLAT BOOK 1, PAGE 104
LOT 6, BLOCK 59

20' WIDE PLATTED ALLEY(P)

POINT OF COMMENCEMENT:
NW CORNER OF LOT 7
FOUND 1/2" REBAR (NO IDENTIFICATION)
0.7' N. AND 1.1' W. OF THE FENCE CORNER

BASIS OF BEARING
N 89°26'52" E

FOUND 1/2" REBAR (NO IDENTIFICATION)
0.9' N. AND 0.4' E. OF END OF FENCE

SITE BENCHMARK:
TOP SET NAIL & DISK
IN ASPHALT (NO IDENTIFICATION)
ELEVATION = 31.6' NAVD'88

FIBER OPTIC MARKER

FIBER OPTIC UTILITY VAULT

LIMITS OF PLAT (P)

20.14'

S 00°33'08" E
8.00'

130.00'

N 89°26'52" E

80.00'

POINT OF BEGINNING:
TOWER PARCEL

PARENT PARCEL
DONALD DAVIS AND LINDA DAVIS
PARCEL NUMBER: 638667640006
OFFICIAL RECORD BOOK 1230, PAGE 1978

NEWMARKET SUBDIVISION
PLAT BOOK 1, PAGE 104
LOT 7, BLOCK 59

WORKMAN SERVICES, INC.
PARCEL NUMBER: 00116080008
OFFICIAL RECORD BOOK 2354, PAGE 3401

N 01°09'38" W(P)

S 00°33'08" E

N 01°09'38" W(P)

49.88'(P)

98.38'

48.5'(P)

40.00'

20 FOOT WIDE
NON-EXCLUSIVE
INGRESS, EGRESS AND
UTILITY EASEMENT
607 SQUARE FEET ±
0.014 ACRES ±

70'

10'

30.37'

10'

CENTER OF
THE PROPOSED
TOWER

40'

N 89°26'52" E

CONCRETE SIDEWALK

NEW MARKET ROAD EAST
(70' WIDE RIGHT-OF-WAY)
25.2' ± WIDE ASPHALT ROAD

EDGE OF ASPHALT

EDGE OF ASPHALT

NEWMARKET SUBDIVISION
PLAT BOOK 1, PAGE 104
LOT 8, BLOCK 59

TOWER PARCEL
6,400 SQUARE FEET ±
0.147 ACRES ±

40'

80.00'

80.00'

S 89°26'52" W

80.00'

POINT OF BEGINNING:
CENTERLINE OF 20 FOOT WIDE
NON-EXCLUSIVE INGRESS,
EGRESS AND UTILITY EASEMENT

POINT OF TERMINUS:
CENTERLINE OF 20 FOOT WIDE
NON-EXCLUSIVE INGRESS,
EGRESS AND UTILITY EASEMENT

N 01°09'38" W(P)

RIGHT-OF-WAY LINE

97.00'

48.5'(P)

FOUND 1/2" REBAR
(NO IDENTIFICATION)
1.22' N. AND 0.42' E.
OF THE LOT CORNER

SW CORNER OF LOT 8
0.6' S. AND 1.1' W. OF
THE FENCE CORNER

N 88°50'22" E

130.00'

FOUND 1/2" REBAR
(NO IDENTIFICATION)
0.25' N. AND 0.29' W.
OF THE LOT CORNER

SE CORNER OF LOT 8
0.4' N. AND 0.3' E. OF
THE FENCE CORNER

WATER METER

SITE BENCHMARK:
TOP OF SET NAIL & DISK
IN ASPHALT (NO IDENTIFICATION)
ELEVATION = 31.9' NAVD'88

RIGHT-OF-WAY LINE

ROSE ESPINOZA
PARCEL NUMBER: 00116120007
OFFICIAL RECORD BOOK 1684, PAGE 321

N 01°09'38" W(P)
LIMITS OF PLAT (P)

48.5'(P)

NEWMARKET SUBDIVISION
PLAT BOOK 1, PAGE 104
LOT 9, BLOCK 59

DOUGLAS M. GLIDDEN AND FAYE GLIDDEN
PARCEL NUMBER: 63867680008
OFFICIAL RECORD BOOK 2040, PAGE 1791

48.5'(P)

NEWMARKET SUBDIVISION
PLAT BOOK 1, PAGE 104
LOT 10, BLOCK 59

48.5'(P)

N

GRAPHIC SCALE
5 0 2.5 5 10 20
(IN FEET)
SCALE FOR 24" X 36" SHEET: 1" = 10'
SCALE FOR 11" X 17" SHEET: 1" = 20'

SURVEYOR'S NOTE:
SET 1/2" REBAR (NO IDENTIFICATION) AT THE CENTER OF THE PROPOSED TOWER

NOTE:

DISTANCES FROM THE CENTER OF THE PROPOSED TOWER TO THE PARENT PARCEL PROPERTY LINES:

NORTHERLY LINE = 48.0'±
EASTERLY LINE = 70.4'±
SOUTHERLY LINE = 49.7'±
WESTERLY LINE = 59.6'±

CENTER OF PROPOSED TOWER INFORMATION:

NAD'83
LATITUDE = 26°25'10.94" N ±20'
LONGITUDE = 81°24'40.26" W ±20'

NAD'27
LATITUDE = 26°25'09.66" N ±20'
LONGITUDE = 81°24'40.98" W ±20'

GROUND ELEVATION = 32.4'±3' NAVD'88
GROUND ELEVATION = 33.7'±3' NGVD'29

SURVEYOR'S NOTES

1. BEARINGS HEREON ARE REFERENCED TO AN ASSUMED BEARING OF NORTH 89°26'52" EAST ALONG THE NORTH LINE OF THE PARENT PARCEL.

2. UNDERGROUND UTILITIES SHOWN HEREON ARE LIMITED TO AND ARE PER OBSERVED, ABOVEGROUND INDICATIONS SET BY OTHERS. NO SUB-SURFACE INVESTIGATION WAS PERFORMED BY THIS OFFICE.

3. THE BOUNDARY AND TOPOGRAPHIC SURVEY SHOWN HEREON IS BASED ON ACTUAL FIELD MEASUREMENTS AND OBSERVATIONS DATED FEBRUARY 23, 2022.

4. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND THE RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

5. THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND DESCRIBE A TOWER PARCEL AND ASSOCIATED EASEMENT. THIS IS NOT A BOUNDARY SURVEY OF THE PARENT PARCEL.

6. LATITUDE, LONGITUDE AND ELEVATIONS DEPICTED HEREON ARE BASED UPON GPS OBSERVATIONS MADE WITH AN EGPS REAL TIME KINEMATIC GPS SYSTEM INCORPORATING A CHAMPION TKO GPS RECEIVER.

7. ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE NAVD'88 DATUM.

8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH OR AN ABSTRACT. THIS OFFICE HAS NOT PERFORMED A SEARCH OF THE PUBLIC RECORDS FOR EXISTING EASEMENTS, RIGHTS-OF-WAY, ABANDONMENTS, ZONING, SETBACKS OR DEED RESTRICTIONS.

FLOOD NOTE

ACCORDING TO MY INTERPRETATION OF COMMUNITY PANEL NUMBER 120067 0145 H OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR COLLIER COUNTY, FLORIDA, DATED 5/16/2012, THE SUBJECT PROPERTY IS IN FLOOD ZONE "AH", "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED".

NOTE: THE BASE FLOOD ELEVATION DEPICTED ON THE COMMUNITY PANEL, FOR THE LOCATION OF THE SUBJECT PROPERTY, IS 32.3 FEET NAVD'88.

LEGEND

- INDICATES SET NAIL & DISK (NO IDENTIFICATION)
- INDICATES SET 1/2" REBAR WITH GEOLINE LB 7082 CAP
- INDICATES IRON PIN FOUND AS NOTED
- INDICATES WOOD UTILITY POLE
- INDICATES OVERHEAD POWER LINE
- INDICATES 4' TALL CHAINLINK FENCE
- INDICATES SITE BENCHMARK
- ___(P) INDICATES INFORMATION PER RECORDED PLAT
- X 32.4 INDICATES TOPOGRAPHIC SPOT ELEVATION
- INDICATES ASPHALT
- INDICATES CONCRETE
- INDICATES PINE TREE AS NOTED

TREE NOTE: INDICATED TREE SIZE IS TRUNK DIAMETER IN INCHES, 4-5 FOOT ABOVE GROUND

NAVD'88 = NORTH AMERICAN VERTICAL DATUM, 1988 ADJUSTMENT.
NGVD'29 = NATIONAL GEODETIC VERTICAL DATUM, 1929 ADJUSTMEN
NAD'83 = INDICATES NORTH AMERICAN DATUM, 1983 ADJUSTMENT.
NAD'27 = INDICATES NORTH AMERICAN DATUM, 1927 ADJUSTMENT.

DAVID G. SHORT CERTIFICATE No.5022 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

GEOLINE SURVEYING, INC. LB7082

3/21/2

DAVID G. SHORT, P.S.M.
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
CERTIFICATE OF REGISTRATION NO. 5022

GEOLINE SURVEYING, INC.
Professional Land Surveyor
13430 NW 104th Terrace, Sui
Alachua, Florida 32615
(386)418-0500 Fax: (386)462-9
geoline@geolineinc.com

DESIGNED	FLOYD CURTIS	SCALE	AS SHOWN
DRAWN	FLOYD CURTIS	DATE	FEBRUARY 23, 2
CHECKED	DAVE SHORT	PROJECT #	344-207

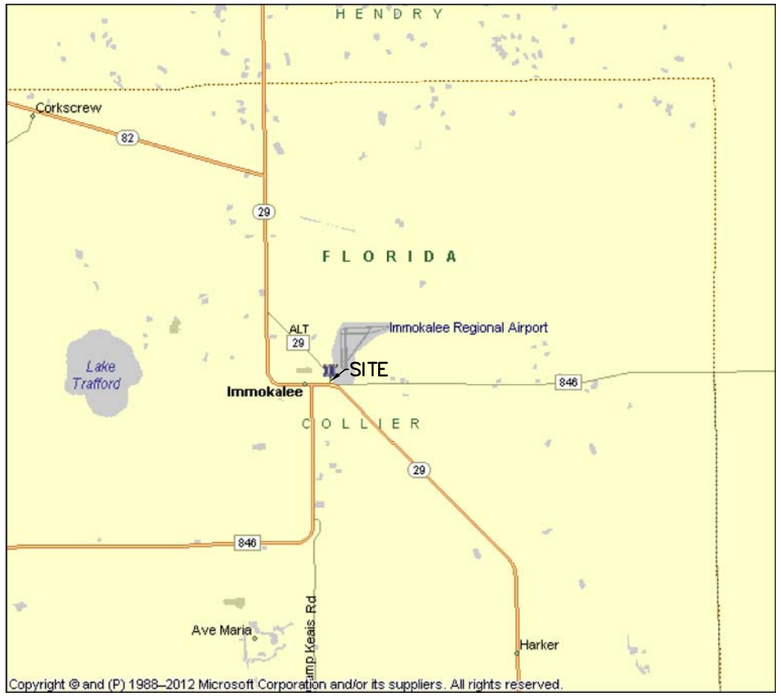
DIAMOND COMMUNICATIONS IMMOKALEE SITE
SITE NO. FL157
COLLIER COUNTY, FLORIDA

DRAWING# 344-207 KIMLEY-

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

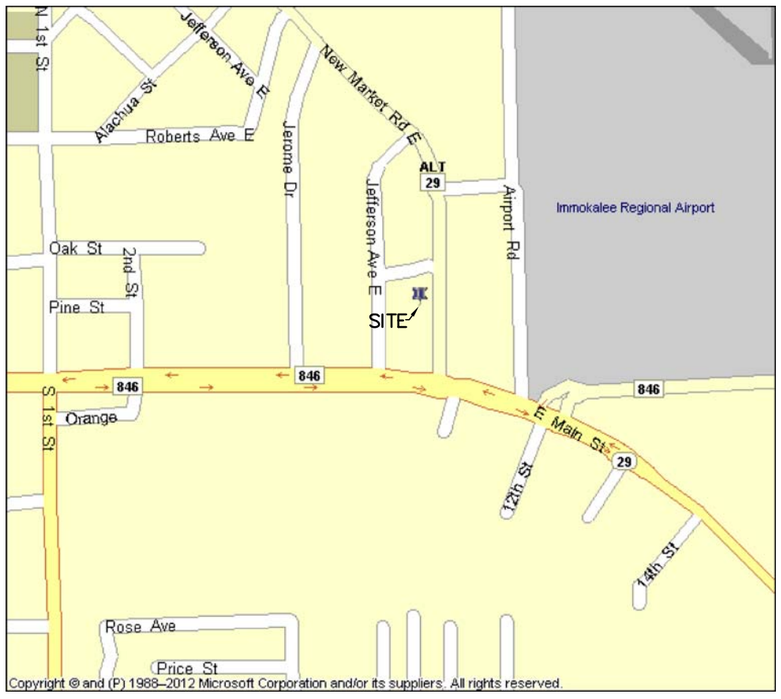
BOUNDARY AND TOPOGRAPHIC SURVEY

SECTION 3, TOWNSHIP 47 SOUTH, RANGE 29 EAST
COLLIER COUNTY, FLORIDA
FOR: KIMLEY–HORN



VICINITY MAP
NOT TO SCALE

N



LOCATION MAP
NOT TO SCALE

PROPERTY DESCRIPTIONS

PARENT PARCEL
(OFFICIAL RECORD BOOK 1230, PAGE 1978)

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE, LYING AND BEING IN COLLIER COUNTY, FLORIDA, SHOWN AND DESIGNATED AS LOTS 7 AND 8, BLOCK 59, NEW MARKET SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 104 AND 105 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

TOWER PARCEL
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF LOTS 7 AND 8, BLOCK 59, NEWMARKET SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 104 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, SITUATED IN SECTION 3, TOWNSHIP 47 SOUTH, RANGE 29 EAST, SAID COLLIER COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 7, BLOCK 59, NEWMARKET SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 104 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE NORTH 89°26'52" EAST ALONG THE NORTH LINE OF SAID LOT 7 FOR 20.14 FEET; THENCE SOUTH 00°33'08" EAST FOR 8.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°26'52" EAST ALONG A LINE PARALLEL WITH SAID NORTH LINE FOR 80.00 FEET; THENCE SOUTH 00°33'08" EAST FOR 80.00 FEET; THENCE SOUTH 89°26'52" WEST ALONG A LINE PARALLEL WITH SAID NORTH LINE FOR 80.00 FEET; THENCE NORTH 00°33'08" WEST FOR 80.00 FEET TO SAID POINT OF BEGINNING.

CONTAINING 6,400 SQUARE FEET (0.147 ACRES), MORE OR LESS.

20 FEET WIDE NON–EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT
(PREPARED BY GEOLINE SURVEYING, INC.)

THAT PART OF LOTS 7 AND 8, BLOCK 59, NEWMARKET SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 104 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, SITUATED IN SECTION 3, TOWNSHIP 47 SOUTH, RANGE 29 EAST, SAID COLLIER COUNTY, LYING WITHIN 10 FEET OF BOTH SIDES OF A CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 7, BLOCK 59, NEWMARKET SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 104 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE NORTH 89°26'52" EAST ALONG THE NORTH LINE OF SAID LOT 7 FOR 20.14 FEET; THENCE SOUTH 00°33'08" EAST FOR 8.00 FEET TO THE NORTHWEST CORNER OF AN 80 FEET X 80 FEET TOWER PARCEL; THENCE NORTH 89°26'52" EAST ALONG THE NORTH LINE OF SAID TOWER PARCEL FOR 80.00 FEET TO THE NORTHEAST CORNER OF SAID TOWER PARCEL; THENCE SOUTH 00°33'08" EAST ALONG THE EAST LINE OF SAID TOWER PARCEL FOR 40.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF THE HEREIN DESCRIBED 20 FEET WIDE NON–EXCLUSIVE INGRESS, EGRESS AND UTILITY EASEMENT; THENCE NORTH 89°26'52" EAST FOR 30.37 FEET TO AN INTERSECTION WITH THE EAST LINE OF LOT 8, SAID BLOCK 59 AND THE WESTERLY RIGHT–OF–WAY LINE OF NEW MARKET ROAD EAST (70 FEET WIDE RIGHT–OF–WAY), AND THE POINT OF TERMINUS OF THE HEREIN DESCRIBED CENTERLINE.

CONTAINING 607 SQUARE FEET (0.014 ACRES), MORE OR LESS.

GEOLINE SURVEYING, INC.
Professional Land Surveyor
13430 NW 104th Terrace, Sui
Alachua, Florida 32615
(386)418–0500 Fax: (386)462–9
geoline@geolineinc.com

DESIGNED	FLOYD CURTIS	SCALE	AS SHOWN
DRAWN	FLOYD CURTIS	DATE	FEBRUARY 23, 2
CHECKED	DAVE SHORT	PROJECT #	344–207

DIAMOND COMMUNICATIONS IMMOKALEE SITE
SITE NO. FL157
COLLIER COUNTY, FLORIDA

DRAWING# 344–207 KIMLEY–

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

GEOLINE SURVEYING, INC.

FAA TOWER CERTIFICATION

Date: March 15, 2022

Re: ***Immokalee / FL157 Site Proposed Tower***
Collier County, Florida

I hereby certify that the following Latitude and Longitude values for the center of the above-referenced proposed tower site are accurate to within ± 20 feet horizontally; and that the following proposed tower site elevation is accurate to within ± 3 feet vertically; all based on data collected February 24, 2022.

Tower Position:	Latitude: 26° 25' 10.94" N. *NAD'83* Longitude: 81° 24' 40.26" W. *NAD'83*
Tower Position:	Latitude: 26° 25' 09.66" N. *NAD'27* Longitude: 81° 24' 40.98" W. *NAD'27*
Ground elevation:	32.4 Feet *NAVD'88* 33.7 Feet *NGVD'29*

GeoLine Surveying, Inc.

DAVID G. SHORT ★ CERTIFICATE No.5022 ★ STATE OF FLORIDA ★ PROFESSIONAL SURVEYOR & MAPPER

David G. Short, P.S.M March 15, 2022
Professional Surveyor and Mapper
Florida Certificate of Registration No. 5022
Florida DBPR Certificate of Authorization No. LB7082
s:\office documents\word docs\kimley horn\344-207 proposed faa.doc

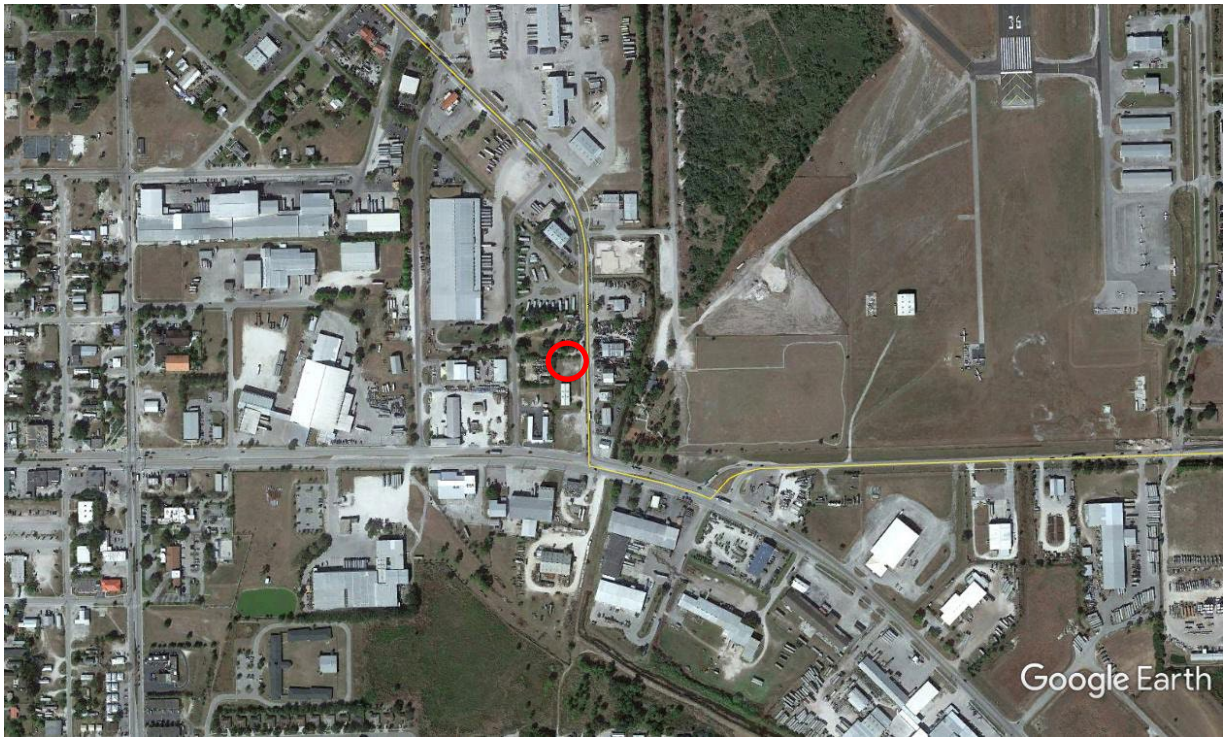
13430-A NW 104th Terrace • Alachua, Florida 32615 • Tel: 386-418-0500 • Fax: 386-462-9986 • www.geolineinc.com

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Appendix B

Site Maps

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)



Site Location & Surrounding Properties



Site Location ----- Easement

Aerial Photographs (2021)

Diamond Towers V LLC – Immokalee
520 New Market Rd E
Immokalee, Florida 34142

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environmental architecture engineering

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Immokalee Quadrangle, Florida (2021)
Contour Interval = 5 Feet
Latitude: 26° 25' 10.94" N, Longitude: 81° 24' 40.26" W
Township: T47S Range: R29E Section: S3

North



Site Vicinity Map

Diamond Towers V LLC – Immokalee
520 New Market Rd E
Immokalee, Florida 34142

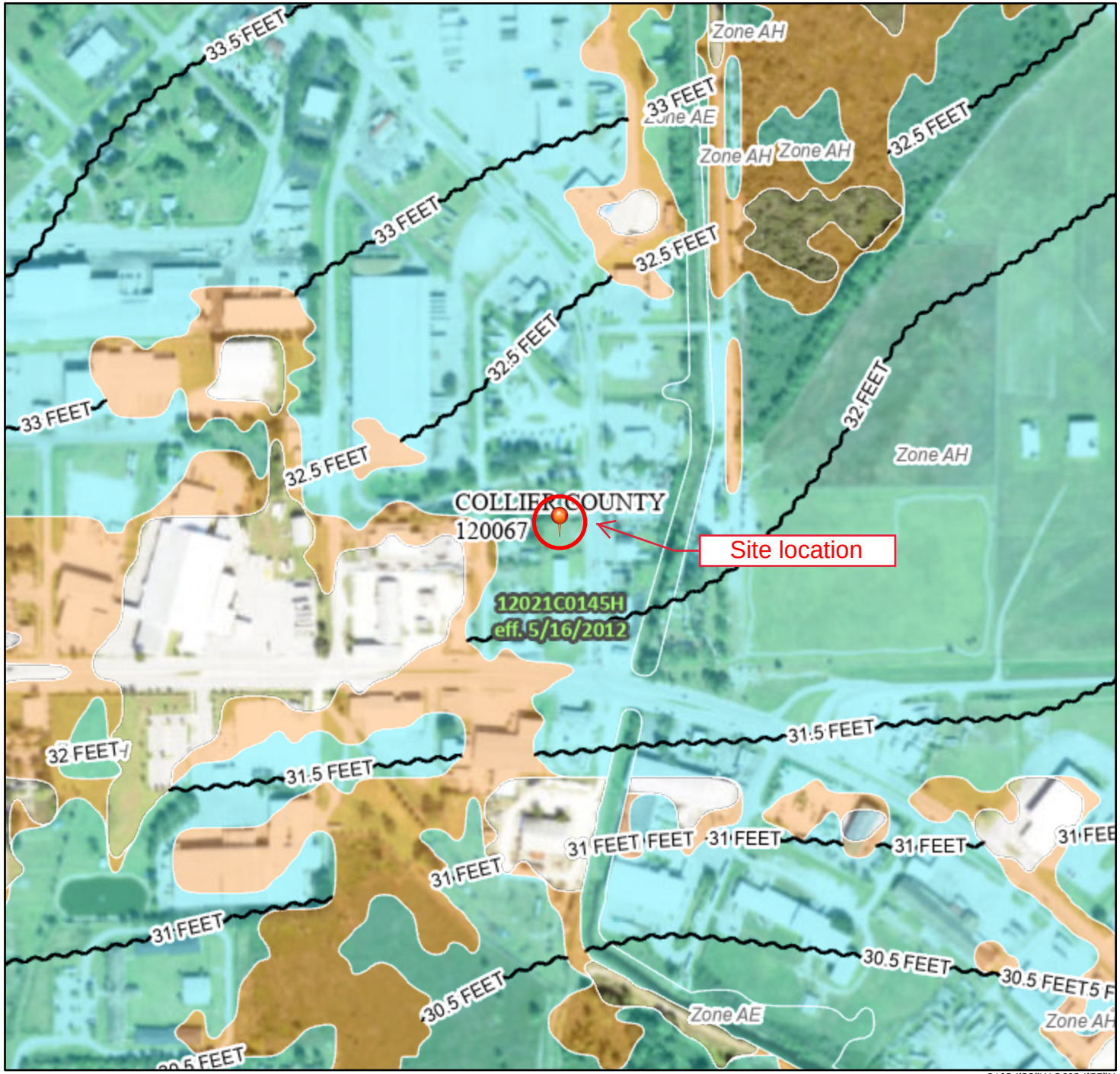
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Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

National Flood Hazard Layer FIRMette

FEMA

81°24'59"W 26°25'27"N



81°24'22"W 26°24'55"N

Feet 1:6,000

0 250 500 1,000 1,500 2,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BF Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH,
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazar of 1% annual chance flood with a depth less than one foot or with d areas of less than one square mil
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk du Levee. See Notes. Zone X
- Area with Flood Risk due to Levee

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard Zo
- Effective LOMRs
- Area of Undetermined Flood Haza

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Ch / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an appro point selected by the user and does not r an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This ma was exported on 6/14/2022 at 12:46 PM and does not reflect changes or amendments subsequent to this date an time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following n elements do not appear: basemap imagery, flood zone labe legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized area regulatory purposes.

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central

U.S. Fish and Wildlife Service
National Wetlands Inventory

Immokalee



August 29, 2022

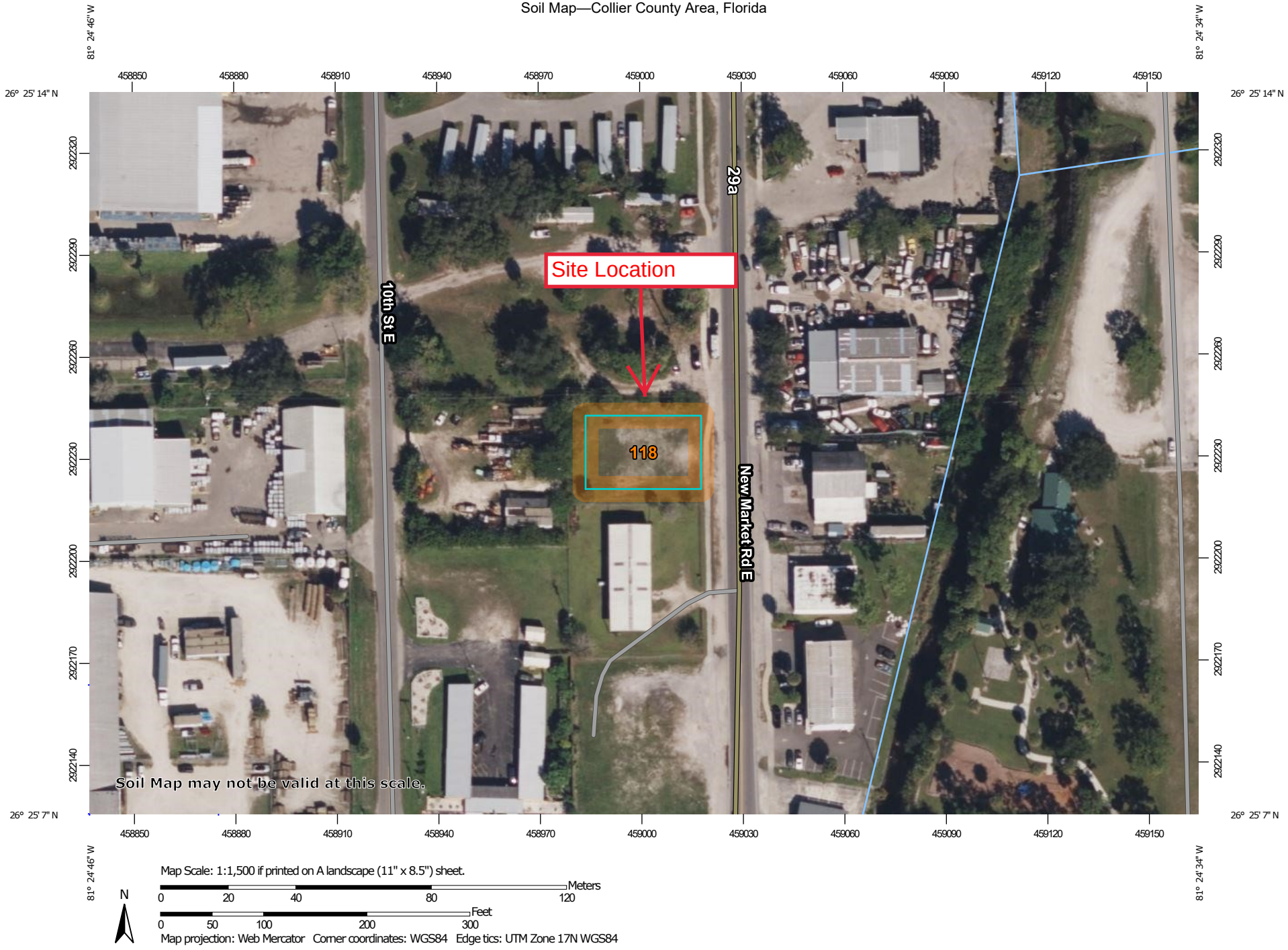
Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central

Soil Map—Collier County Area, Florida



Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Collier County Area, Florida
Survey Area Data: Version 15, Aug 25, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 14, 2021—Nov 23, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central

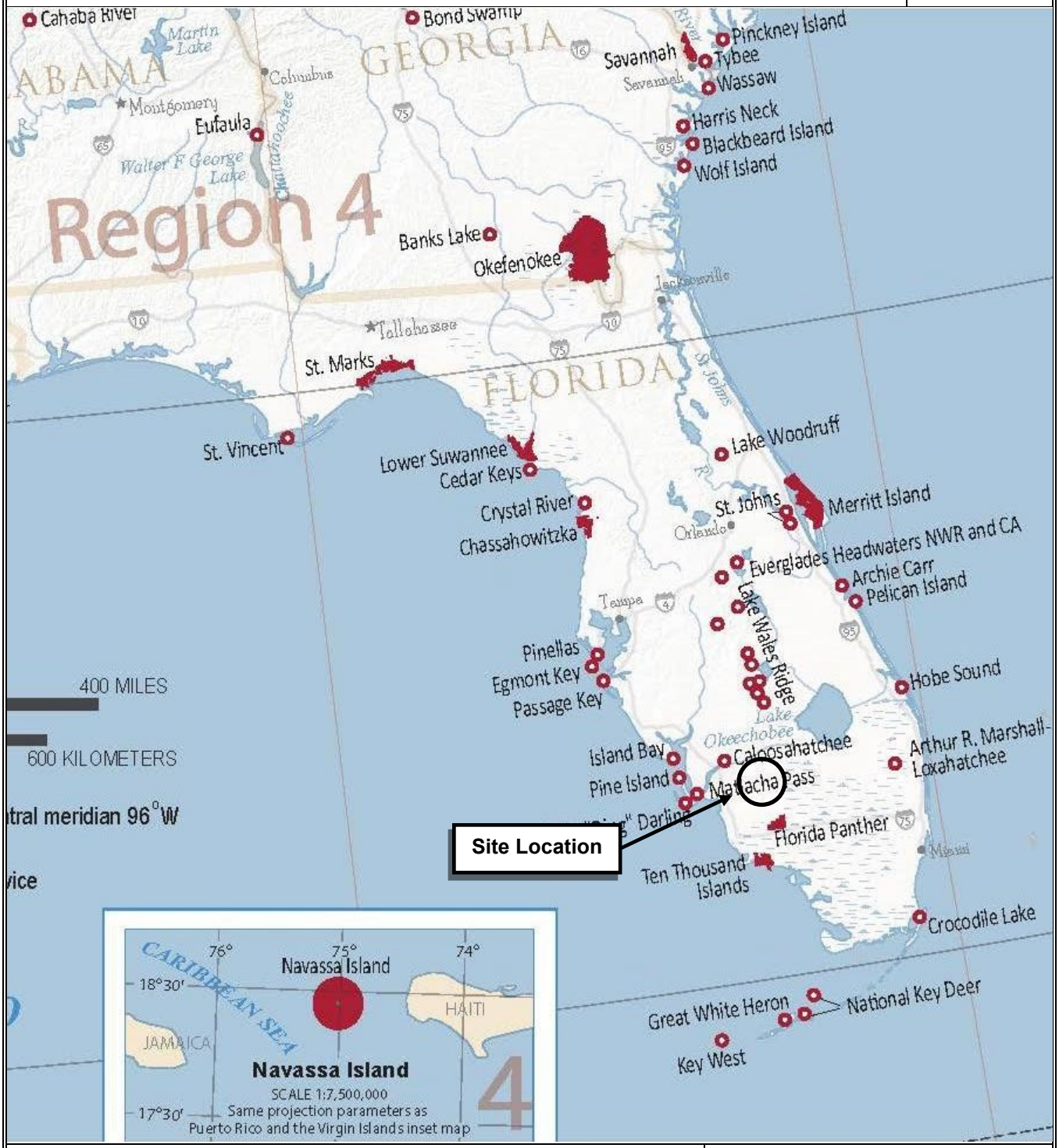
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
118	Immokalee-Oldsmar, limestone substratum-Urban land complex, 0 to 2 percent slopes	0.2	100.0%
Totals for Area of Interest		**0.2**	**100.0%**

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

U.S. Fish and Wildlife Service
National Wildlife Refuge System Map

North



USFWS – Wildlife Refuge Map

Diamond Towers V LLC – Immokalee
520 New Market Rd E
Immokalee, Florida 34142

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environmental architecture engineering

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

North American Migration Flyways

North



Migratory Bird Flyways – Location Map

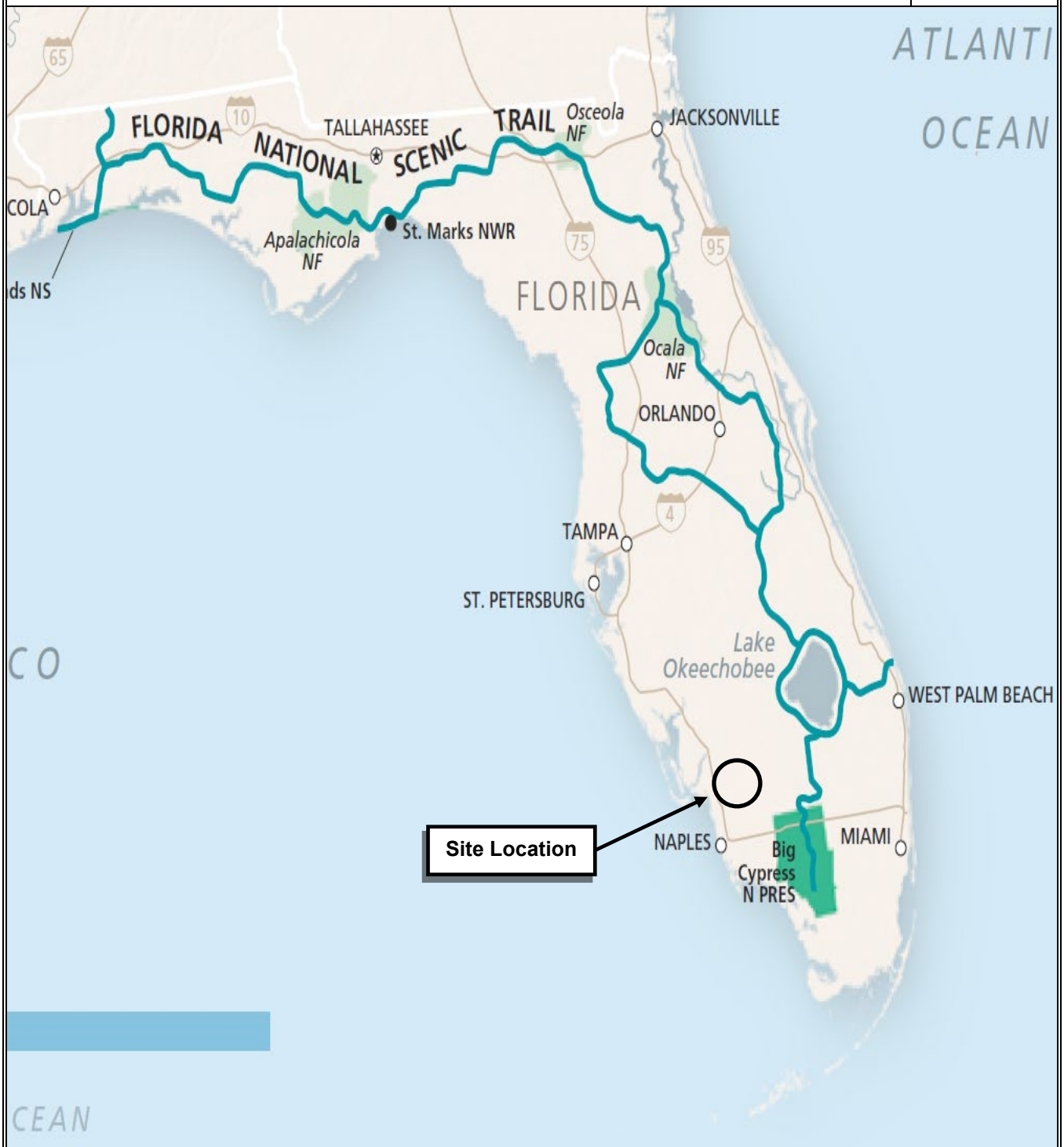
Diamond Towers V LLC – Immokalee
520 New Market Rd E
Immokalee, Florida 34142

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environmental architecture engineering

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

National Park Service
National Historic Trails and Scenic Routes

North



National Park Service – Trails and Routes Map

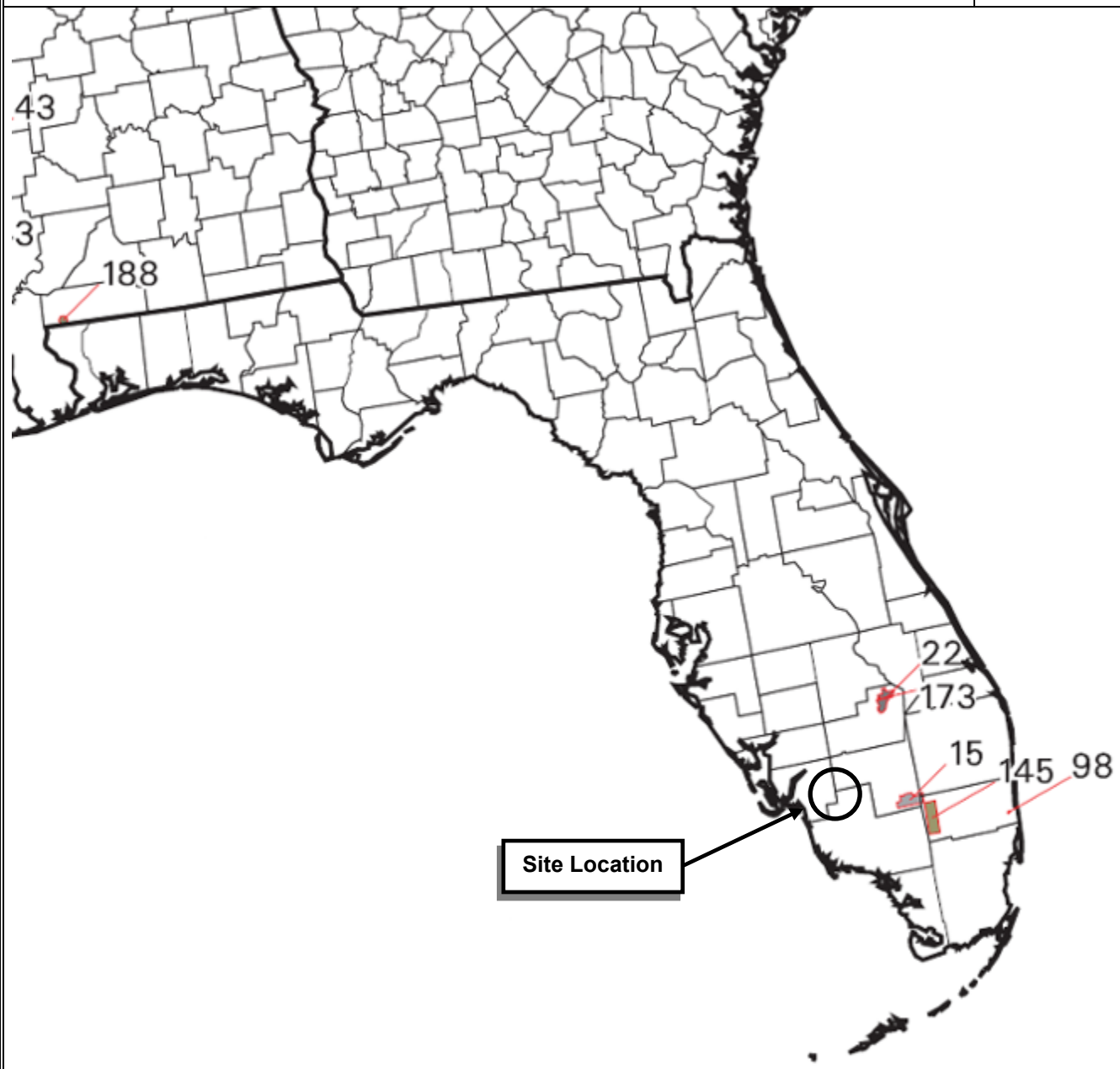
Diamond Towers V LLC – Immokalee
520 New Market Rd E
Immokalee, Florida 34142

TRILEAF
environmental architecture engineering

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Bureau of Indian Affairs
Indian Reservation Map

North



Bureau of Indian Affairs – Reservation Map

Diamond Towers V LLC – Immokalee
520 New Market Rd E
Immokalee, Florida 34142

TRILEAF
environmental architecture engineering

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Appendix C

Site Photographs

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)



Site Photograph 1 – Looking north at the Site



Site Photograph 2 – Looking south at the Site

Site Photographs

Diamond Tower V LLC – Immokalee
520 New Market Rd E
Immokalee, Florida 34142

Photographed:
June 27, 2022

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)



Site Photograph 3 – Looking east at the Site



Site Photograph 4 – Looking west at the Site

Site Photographs

Diamond Tower V LLC – Immokalee
520 New Market Rd E
Immokalee, Florida 34142

Photographed:
June 27, 2022

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)



Site Photograph 5 – Looking north away from the Site



Site Photograph 6 – Looking south away from the Site

Site Photographs

Diamond Tower V LLC – Immokalee
520 New Market Rd E
Immokalee, Florida 34142

Photographed:
June 27, 2022

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)



Site Photograph 7 – Looking east away from the Site



Site Photograph 8 – Looking west away from the Site

Site Photographs

Diamond Tower V LLC – Immokalee
520 New Market Rd E
Immokalee, Florida 34142

Photographed:
June 27, 2022

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)



Site Photograph 9 – Looking east along the access/utility easement



Site Photograph 10 – Looking west along the access/utility easement

Site Photographs

Diamond Tower V LLC – Immokalee
520 New Market Rd E
Immokalee, Florida 34142

Photographed:
June 27, 2022

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Appendix D

Documentation of Officially Designated Wilderness Areas, Wildlife Preserves and Endangered Species

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Informal Biological Assessment

Diamond Towers V LLC
Project Name: Immokalee / FL157 - Trileaf #690856
Latitude: 26° 25' 10.94" N, Longitude: 81° 24' 40.26" W

Trileaf performed an Informal Biological Assessment for the subject site. The purpose is to document whether the proposed undertaking will affect listed or proposed threatened or endangered species, designated critical habitats, wetlands, and migratory birds. A project description, site photographs and topographical site location maps are included in this report.

Proposed Project Description:
The Site is located at 520 New Market Rd E, Immokalee, Collier County, Florida 34142, and consists of the construction of a 150-foot monopole telecommunications tower and associated ground-based equipment within a proposed 80-foot by 80-foot lease area. Access and utilities would be granted via a proposed 20-foot wide access/utility easement extending approximately 30 feet east. The proposed structure site is approximately 32.4 feet above mean sea level.

Site and Surrounding Habitat:
The Site is currently located within a landscaped grass and sparsely sand-covered area. During the area reconnaissance, no trees along the access road, and generally throughout the area were identified to be removed.

The surrounding habitat within a 0.5 mile radius of the proposed site consists predominantly of commercial and residential development, and major roadways. To the north is grass and sparsely tree-covered area, followed by commercial development, followed by New Market Road East, followed by additional commercial development. To the east is New Market Road East, followed by commercial development, followed by an unnamed riverine, followed by the Immokalee Regional Airport. To the south is commercial development, followed by a grass-covered area, followed by East Main Street, followed by additional commercial development. To the west is a junkyard containing abandoned vehicles, followed by 10th Street East, followed by commercial development, followed by 9th Street East. The current habitat is not mapped as critical habitat, nor does it qualify as sufficient habitat for Federal listed species.

Wetlands:
Trileaf has reviewed the topographic map, soil composition, as well as the National Wetlands Inventory Map to determine if the proposed lease area and easements would have an impact on any wetlands or require significant amounts of fill or grading. Trileaf determined that the site is not located in a recognized national wetland area.

Trileaf performed a field visit and identified surface water bodies. Using local maps in combination with an area reconnaissance the following water bodies have been identified in the table below:

Water Body Type	Water Body Name	Direction from Structure	Distance from Structure
Riverine	Unnamed	E	287 feet
Freshwater Pond	Unnamed	SW	0.32 miles
Riverine	Unnamed	E	0.61 miles
Freshwater Pond	Unnamed	ENE	0.71 miles

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Immokalee
Trileaf# 690856

Migratory Birds:
The proposed Site and design process for this project could not conform to all the USFWS recommendations to decrease potential effects on migratory birds. Therefore, it has included mitigating factors such as structure placement within minimally sensitive areas, avoiding placement near wetlands and large water bodies, limiting structure height to 150 feet, and eliminating the need for guy wires or FAA obstruction lighting. While the proposed Site is located near the Mississippi, Atlantic, and Central flyways, our site investigation has determined that the project area is not located in an NWI mapped wetland, waterway, wildlife refuge, national wilderness area, native grassland or forest area, ridge-line, mountain top, coastline or area commonly known to have high incidences of fog or low clouds, where migratory birds may be found. Based upon the efforts undertaken during this IBA as well as the current data made available, we have concluded that this project will not have a significant effect on migratory birds; however, the presence of migratory birds cannot be ruled out.

Soils:
According to the U.S. Soil Conservation Service Soil Survey of Collier County, Florida, the Site is underlain by Immokalle-Oldsmar, limestone substratum-Urban land complex with a 0 to 2 percent slope. Immokalee soils consist of poorly drained soils that are formed from sandy marine deposits and are found in flatwoods on marine terraces. The depth to the most restrictive feature is more than 80 inches. The depth to the water table is about 6 to 18 inches. A typical profile of Immokalle soil consists of a surface layer of black fine sand extending from 0 to 6 inches, subsurface layer of gray fine sand extending from 6 to 35 inches, subsoil layers of black, dark reddish brown, and dark brown fine sand extending from 35 to 58 inches, and a substratum layer of pale brown fine sand extending from 58 to 80 inches. Immokalle soils have no frequency of flooding or ponding. Immokalle-Oldsmar, limestone substratum-Urban land complex with a 0 to 2 percent slope, is not considered a hydric soil, and no hydrophytic vegetation or surface water was observed.

The soils encountered in areas classified as urban lands have been highly modified by developments where soil profiles vary greatly. The areas are typically covered by paved surfaces, buildings, utilities, and other structures. Some undisturbed soils may exist in playgrounds, parks, and landscaped areas.

Threatened or Endangered Species:
Trileaf has researched the listed or proposed threatened or endangered species and designated critical habitat for the project area. This includes any such species that have been reported to exist within the action area where the project is located. The list of federally threatened or endangered species was acquired through the U.S. Fish and Wildlife Service's Information, Planning, and Consultation system (IPaC). The lease area is not located within an aquatic environment; therefore any obligate aquatic species should not be directly impacted by this project and are not included in the table below. In addition, due to the landscaping disturbances at the Site, no native plant species are present and are therefore not included. A list of remaining species and site observations are summarized in the following table:

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Immokalee
Trileaf# 690856

Species / Resource Name	Federal / State Status	Habitat Description	Recommendation of Effect	Notes / Documentation
Florida Bonneted Bat (*Eumops floridanus*)	Federal-Endangered	Forage in semitropical forests with tropical hardwood, pineland, and mangrove	No effect	Habitat assessment indicated no potential habitat present
Florida Panther (*Puma concolor coryi*)	Federal-Endangered	Cypress forests, thicket swamps, freshwater marshes, hardwood hammocks, saw palmetto woodlands, and pine flatwoods	No effect	Habitat assessment indicated no potential habitat present
Crested Caracara (*Caracara cheriway*)	Federal-Threatened	Open country, including dry prairie and pasture lands with cabbage palm, cabbage palm/live oak hammocks, and shallow ponds and sloughs	No effect	Habitat assessment indicated no potential habitat present
Eastern Black Rail (*Laterallus jamaicensis ssp. jamaicensis*)	Federal-Threatened	High coastal marshes (upper portions of salt and estuarine marshes that are irregularly flooded by tides) and wet coastal marshes	No effect	Habitat assessment indicated no potential habitat present
Everglade Snail Kite (*Rostrhamus sociabilis plumbeus*)	Federal-Endangered	Freshwater marshes, shallow vegetated edges of lakes where apple snails are present	No effect	Habitat assessment indicated no potential habitat present
Florida Scrub-jay (*Aphelocoma coerulescens*)	Federal-Threatened	Fire-dominated, low-growing, oak scrub habitat found on well-drained sandy soils	No effect	Habitat assessment indicated no potential habitat present
Wood Stork (*Mycteria americana*)	Federal-Threatened	Cypress strands and domes, mixed hardwood swamps, sloughs, and mangroves	No effect	Habitat assessment indicated no potential habitat present

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Immokalee
Trileaf# 690856

Species / Resource Name	Federal / State Status	Habitat Description	Recommendation of Effect	Notes / Documentation
Eastern Indigo Snake (*Drymarchon corais couperi*)	Federal-Threatened	High pine, tropical hardwood hammock, scrubby high pine, mesic temperate hammock, pine rockland, dry prairie, seepage swamp, flowing water swamp and mangrove	No effect	Habitat assessment indicated no potential habitat present
Bartram's Hairstreak Butterfly (*Strymon acis bartrami*)	Federal-Endangered	Pine rockland	No effect	Habitat assessment indicated no potential habitat present
Florida Leafwing Butterfly (*Anaea troglodyte floridalis*)	Federal-Endangered	Pine rockland	No effect	Habitat assessment indicated no potential habitat present
Miami Blue Butterfly (*Cyclargus (=Hemiargus) thomasi bethunebakeri*)	Federal-Endangered	Tropical hardwood hammocks, tropical pine rocklands, and beachside scrub	No effect	Habitat assessment indicated no potential habitat present

Conclusions:
Based on the efforts undertaken during our IBA, project specifications and the current data made available, we have concluded that there is no potential for the proposed project to have a significant effect on listed or proposed, threatened and endangered species, their designated critical habitat, or migratory birds.

It should be noted that this informal biological assessment was conducted in accordance with the Scope of Work and does not constitute a Section 7 Biological Assessment under the Endangered Species Act (50 CFR Part 402.01).



Ben Petersen
Natural Resource Specialist

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Please refer to Appendix B for Site Maps

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Please refer to Appendix C for Site Photographs

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EagleWatch Map



6/29/2022, 10:56:58 AM

Bald Eagle Nest Locations

660ft Buffer Around Nest Locations

330ft Buffer Around Nest Locations

1:72,224

0 0.5 1 2 mi

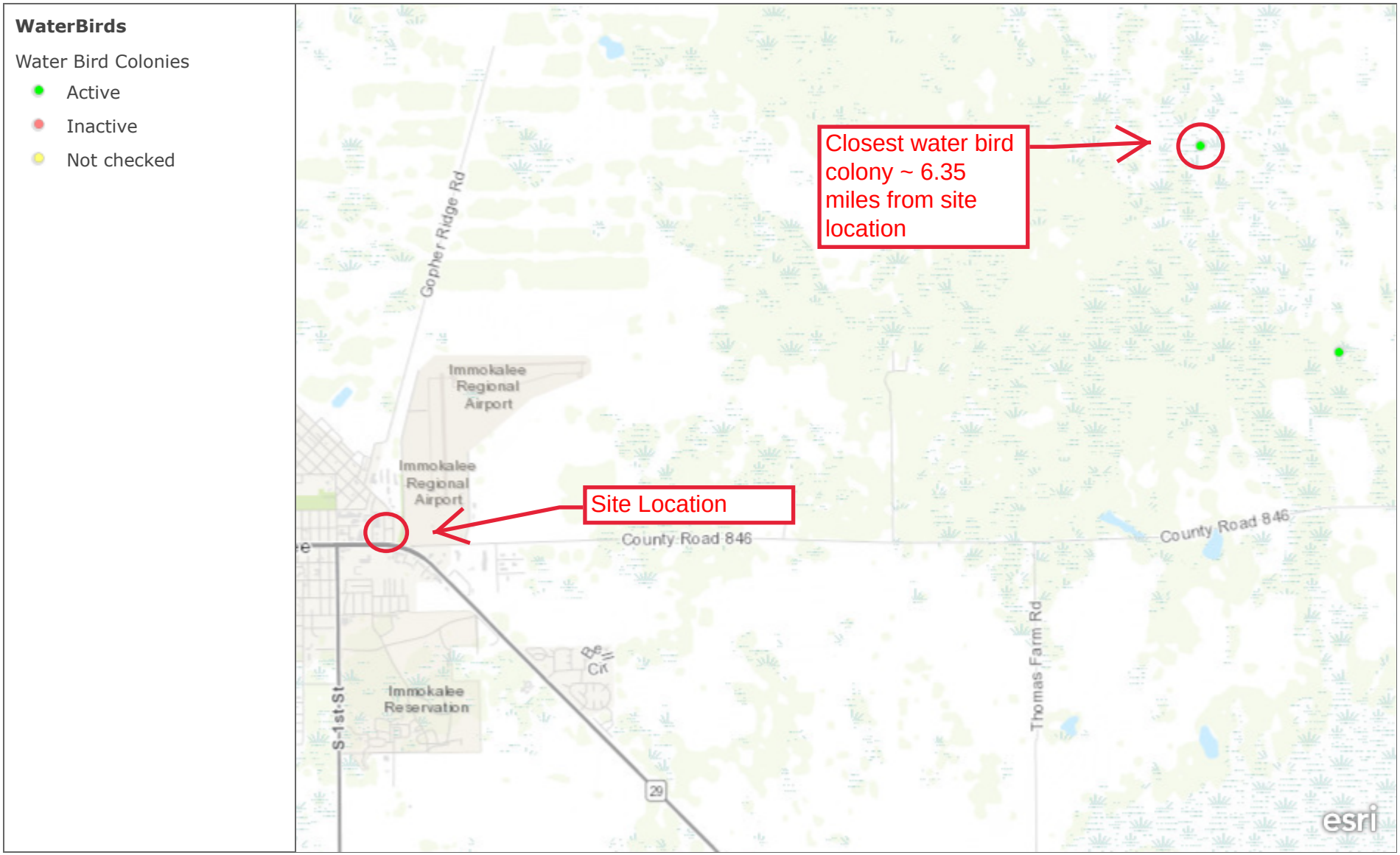
0 0.75 1.5 3 km

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Florida's Water Bird Colony Locator Web Map



Florida's Water Bird Colony Locator Web Map

University of South Florida, County of Collier, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, METI/NASA, NGA, EPA, USDA | FWC - FWRI

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United States Department of the Interior

FISH AND WILDLIFE SERVICE
Florida Ecological Services Field Office
FL
Email Address: TBD
TBD

In Reply Refer To:
Project Code: 2022-0058837
Project Name: Immokalee

June 29, 2022

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. **Please include your Project Code, listed at the top of this letter, in all subsequent correspondence regarding this project.** Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

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A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts see https://www.fws.gov/birds/policies-and-regulations.php.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures see https://www.fws.gov/birds/bird-enthusiasts/threats-to-birds.php.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit https://www.fws.gov/birds/policies-and-regulations/executive-orders/e0-13186.php.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of

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this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Migratory Birds
- Wetlands

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Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Florida Ecological Services Field Office
, FL

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Project Summary

Project Code: 2022-0058837
Event Code: None
Project Name: Immokalee
Project Type: Communication Tower New Construction
Project Description: Our client proposes to construct a 145-foot monopole communications tower with an overall height of 150 feet within a 80-foot by 80-foot lease area. The project includes a 20-foot wide access/utility easment

Project Location:

Approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@26.4197239,-81.41114220185185,14z



Counties: Collier County, Florida

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Endangered Species Act Species

There is a total of 17 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

Mammals

NAME	STATUS
Florida Bonneted Bat *Eumops floridanus* There is **proposed** critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/8630	Endangered
Florida Panther *Puma (=Felis) concolor coryi* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/1763	Endangered
Puma (=mountain Lion) *Puma (=Felis) concolor (all subsp. except coryi)* Population: FL No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6049	Similarity of Appearance (Threatened)

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Birds

NAME	STATUS
Audubon's Crested Caracara *Polyborus plancus audubonii* Population: FL pop. No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8250	Threatened
Eastern Black Rail *Laterallus jamaicensis ssp. jamaicensis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10477	Threatened
Everglade Snail Kite *Rostrhamus sociabilis plumbeus* There is **final** critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/7713	Endangered
Florida Scrub-jay *Aphelocoma coerulescens* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/6174	Threatened
Wood Stork *Mycteria americana* Population: AL, FL, GA, MS, NC, SC No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/8477 General project design guidelines: https://ipac.ecosphere.fws.gov/project/WBPRQU4TOFHYJEZBHRZJOGHD24/documents/generated/6954.pdf	Threatened

Reptiles

NAME	STATUS
American Alligator *Alligator mississippiensis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/776	Similarity of Appearance (Threatened)
Eastern Indigo Snake *Drymarchon couperi* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/646	Threatened
Loggerhead Sea Turtle *Caretta caretta* Population: Northwest Atlantic Ocean DPS There is **final** critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/1110	Threatened

Fishes

NAME	STATUS
Gulf Sturgeon *Acipenser oxyrinchus (=oxyrhynchus) desotoi* There is **final** critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/651	Threatened

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Insects

NAME	STATUS
Bartram's Hairstreak Butterfly *Strymon acis bartrami*	Endangered
There is **final** critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/4837	
Florida Leafwing Butterfly *Anaea troglodyta floridalis*	Endangered
There is **final** critical habitat for this species. The location of the critical habitat is not available. Species profile: https://ecos.fws.gov/ecp/species/6652	
Miami Blue Butterfly *Cyclargus (=Hemiargus) thomasi bethunebakeri*	Endangered
No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/3797	
Monarch Butterfly *Danaus plexippus*	Candidate
No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743	

Flowering Plants

NAME	STATUS
Florida Prairie-clover *Dalea carthagenensis floridana*	Endangered
Population: No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/2300	

Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

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United States Department of the Interior

FISH AND WILDLIFE SERVICE
Florida Ecological Services Office
1339 20th Street
Vero Beach, Florida 32960

U.S. Fish and Wildlife Service Clearance to Proceed with Communication Tower Projects in Florida

November 6, 2020

This Clearance to Proceed with Communication Tower Projects (Key) letter revises and replaces all prior versions of communication tower clearance letters within the State of Florida. This Key is only for use within the State of Florida.

The U.S. Fish and Wildlife Service (Service) is the lead Federal Agency charged with the protection and conservation of Federal Trust Resources, including threatened and endangered species and migratory birds, in accordance with section 7 of the Endangered Species Act of 1973, as amended (Act) (87 Stat. 884; 16 U.S.C. 1531 *et seq*.), the Bald and Golden Eagle Protection Act, (16 U.S.C. 668-668d) (Eagle Act), and the Migratory Bird Treaty Act (40 Stat. 755; 16 U.S.C. 701 *et seq*.).

Section 7 of the Act requires that each Federal agency, in consultation with the Service, ensure their actions are not likely to jeopardize the existence of any Federally listed threatened or endangered species or result in the adverse modification of critical habitat designated for these species. The Key was developed for consultation with the Federal Communications Commission (FCC) or other Federal agencies for new tower construction, co-location of antennas on existing communication towers or other structures, and the repair, maintenance or relicensing of existing structures. When proposed projects have the potential to effect bald and golden eagles, or other migratory birds, additional consultation with the Migratory Bird office may be necessary, please visit: https://www.fws.gov/birds/management/managed-species/bald-and-golden-eagle-information.php and https://www.fws.gov/birds/index.php.

Pursuant to section 7 of the Act, the lead action agency must review the best available data and exercise their responsibility to support determinations with clear and substantial information. The questions in the determination Key are intended to assist the lead action agency in evaluating whether the proposed action will result in adverse effects to a species protected under the Act. The responses to each of the questions in the determination Key should be considered within the context of the proposed action and site-specific information. If the lead action agency is aware of a nuance in a project that makes it different from the Key, then the lead action agency always has the option not to use the Key and make a determination based on their best professional judgement. In all cases, the lead action agency should document the reasoning behind their determination. Please request technical assistance from the Service for the proposed action if you would like additional guidance in evaluating whether the species is likely to be present and how the proposed action is likely to affect the species.

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The purpose of this Key is to assist the FCC, the non-federal designee of the FCC, or other Federal agencies in making appropriate effects determinations for communication tower projects under section 7 of the Act within the State of Florida. The Key is intended to streamline consultation with the Service when the proposed action can be walked through the Key and the appropriate conclusion is the proposed action will have no effect on listed species. For towers where the Service believes that further evaluation of the proposed tower is necessary, the Key recommends contacting the local field office and requesting consultation. The Service intends to develop this Key further in the future to provide concurrence for some proposed towers where the proposed project may affect, but is not likely to adversely affect listed species. Therefore, the Service highly recommends continuing to check this site for improvements and additional streamlining opportunities for similar actions. Currently, this Key is not applicable to proposed actions that occur within the consultation area for the Florida bonneted bat (*Eumops floridanus*).

No Effect Determinations:

The following provides supporting rationale for no effect determinations.

In order to avoid adverse effects to listed avian species from lighting on proposed communication towers and support a no effect determination for any tower in this Key, the applicant must implement the most current Federal Aviation Administration's obstruction marking and lighting circular (https://www.fws.gov/birds/management/project-assessment-tools-and-guidance/guidance-documents/communication-towers.php). The link to this guidance as well as additional information and guidance from the Service and FCC on how to minimize and avoid impact to birds are posted our national a web site: https://www.fws.gov/birds/management/project-assessment-tools-and-guidance/guidance-documents/communication-towers.php

Proposed projects that are co-located on an existing communication tower and do not increase the height of the tower more than 10 feet (3.05 meters) and do not include any ground disturbance, are considered to be consistent with the current structure and no adverse effects are expected for the addition of the new feature.

The Key screens the remaining proposed tower projects that were new or co-located and will increase the height of the tower by more than 10 feet (3.05 meters) with a sensitive features layer to ensure the proposed action would be consistent with a no effect determination. This layer excludes towers proposed in Bay County, conservation lands, within 2,500 feet (762 meters) of a wood stork (*Mycteria americana*) colony, within 1 mile (1.6 meters) of the coastal shoreline (for piping plovers [*Charadrius melodus*] and red knots [*Calidris canutus rufa*]), pine rockland habitat, and scrub habitat. Proposed projects that fall outside these areas are considered further for potential affects to listed species.

The next screen that is applied to support a conclusion that the proposed project would have no effect to listed species is whether the proposed action would include any ground disturbance. To

support a conclusion of no effect, when a proposed tower includes ground disturbance it must occur outside any designated critical habitat, as well as outside the consultation area for the blue-tailed mole skink (*Eumeces egregius lividus*), eastern indigo snake (*Drymarchon corais couperi*), and sand skink (*Neoseps reynoldsi*). Furthermore, the proposed tower must occur in a currently developed site (*i.e*., previously disturbed, urbanized, developed).

Conclusion:
For any project that meets the aforementioned screening criteria, use of the Key will provide documentation that they proposed project does not warrant additional consultation under the Act. For any proposed tower that does not meet the aforementioned screening criteria, the Service recommends further consultation. As described above, we anticipate that these activities have the potential to adversely affect a species protected under the Act and further evaluation is warranted. The consultation may conclude informally or formally. For these proposed projects, the Service strongly encourages applicants to implement *Recommended Best Practices for Communication Tower Design, Siting, Construction, Operation, Maintenance, and Decommissioning, dated April 2018,* guidance letter from the Division of Migratory Bird Management, to avoid and minimize potential adverse effects to migratory birds and birds protected under the Act.

If later modifications are made to the project so that it no longer meets the criteria described above, if additional information involving potential effects to listed species becomes available, or if a new species is listed, reinitiation of consultation may be necessary.

If you have any questions, please contact us at 772-562-3909. Thank you for your effort and cooperation in protecting federally listed threated and endangered species and other wildlife resources in Florida.

Sincerely yours,

Larry Williams
State Supervisor, Florida Ecological Services

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Florida Fish and Wildlife Conservation Commission

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Hearing/speech-impaired:
(800) 955-8771 (T)
(800) 955-8770 (V)

MyFWC.com/Research

January 29, 2014

Dear All:

This letter is in response to your requests for information regarding FCC NEPA screening. Our section (Information Science and Management within Fish and Wildlife Research Institute) of the Florida Fish and Wildlife Conservation Commission (FWC) does not provide assessments of potential impact to threatened and/or endangered species. The FWC Fish and Wildlife Research Institute, GIS and Mapping web page (http://www.myfwc.com/research/gis/) provides links and access to frequently requested data sets, species location data, as well as FWC project specific data and base data layers. This web page provides downloads of the data in both shapefile and KML format. The FWC Quick Map page (http://atoll.floridamarine.org/Quickmaps/KMZ_download.htm) provides easy access to many of our frequently requested data sets via a Google Earth viewer. You may also request a CD/DVD of the data by submitting a data request via GISrequests@myfwc.com.

Ordinarily, if another agency wishes to get our input on the potential effects of a proposed project on fish and wildlife resources, that request is sent to the FWC's Office of Policy and Stakeholder Coordination. I've spoken with the Director of that office, Ms. Mary Ann Poole, and she has indicated that the number of such requests coming in far outweigh FWC's staff resources to provide input. Consequently, it is likely that the only input that the FWC will be able to provide on requests such as yours will be the information we have in our GIS system, as opposed to specific analyses of potential impacts.

I hope you find this information useful. If you have any questions regarding the data, please feel free to contact me at 850-488-0588.

Sincerely,

Jan Stearns

Jan Stearns
Staff Assistant/Records Tech.

cc: Jennifer Goff, FWCC, Conservation Planning Services Section
Scott Sanders, FWCC, HSC

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Appendix E

Section 106 Review

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

TRILEAF
environmental architecture engineering

1395 South Marietta Parkway, Building 400, Suite 209, Marietta, GA 30067 - 678-653-8673 - www.trileaf.com

July 8, 2022

Florida Division of Historical Resources
500 South Bronough Street, Rm 423
Tallahassee, Florida 32399-0250
Phone: 850-245-6342
Email: CompliancePermits@DOS.MyFlorida.com

RE: **Diamond Towers V LLC – Immokalee / FL157 – Trileaf Project #690856**
520 New Market Rd E, Immokalee, Florida 34142
Collier County, Immokalee Quadrangle (USGS)
Latitude: 26° 25' 10.94" N, Longitude: 81° 24' 40.26" W

To Whom It May Concern:

Trileaf Corporation is in the process of completing a NEPA Review at the referenced property. Our client proposes the construction of a 150-foot monopole telecommunications tower and associated ground-based equipment within a proposed 80-foot by 80-foot lease area. Access and utilities would be granted via a proposed 20-foot wide access/utility easement extending approximately 30 feet east. The proposed lease area and easement are currently in a landscaped grass-covered area. The tower will be licensed by the Federal Communications Commission (FCC).

In accordance with the *Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission*, dated September 2004, a cultural resource investigation has been conducted. Our investigation includes determining if the site is contained in, on, or within the viewshed of a building, site, district, structure or object, significant in American history, architecture, archeology, engineering or culture, that is listed, or eligible for listing on the State or National Registers of Historic Places, or located in or on an Indian Religious Site.

Summary reports of this investigation, maps, photographs and other information are provided in the attached Form 620. As noted in Attachment 5, there are **No Historic Properties in the APE for Direct Effects and No Adverse Effects to Historic Properties in the APE for Visual Effects**. Therefore, it is recommended that the proposed undertaking proceed without further archaeological review.

We appreciate your cooperation in this regard and anticipate your concurrence with these findings. Please call me at (407) 660-7840 ext. 866 or email b.petersen@trileaf.com if you need any additional information or have any questions. Thank you for your assistance.

Sincerely,

Ben Petersen
Project Scientist II

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

FCC Form 620

Notification Date: **7AM EST 07/11/2022**
File Number: **0010123987**

FCC Wireless Telecommunications Bureau
New Tower ("NT") Submission Packet

Approved by OMB
3060 – 1039
See instructions for
public burden estimates

General Information

1) (Select only one) **(NE)** **NE** – New **UA** – Update of Application **WD** – Withdrawal of Application	
2) If this application is for an Update or Withdrawal, enter the file number of the pending application currently on file.	File Number:

Applicant Information

3) FCC Registration Number (FRN): **0027173103**
4) Name: **Diamond Towers V, LLC**

Contact Name

5) First Name: **Donna**	6) MI:	7) Last Name: **Mele-Parolari**	8) Suffix:
9) Title: **Regulatory Compliance Analyst**			

Contact Information

10) P.O. Box:	**And /Or**	11) Street Address: **820 Morris Turnpike**		
12) City: **Short Hills**			13) State: **NJ**	14) Zip Code: **07078**
15) Telephone Number: **(414)803-8986**		16) Fax Number:		
17) E-mail Address: **sberry@diamondcomm.com**				

Consultant Information

18) FCC Registration Number (FRN): **0011724176**
19) Name: **Trileaf Corporation**

Principal Investigator

20) First Name: **Danielle**	21) MI:	22) Last Name: **Young**	23) Suffix:
24) Title: **Senior Project Archaeologist**			

Principal Investigator Contact Information

25) P.O. Box:	**And /Or**	26) Street Address: **1501 Winderley Place Suite 201**		
27) City: **Maitland**			28) State: **FL**	29) Zip Code: **32751**
30) Telephone Number: **(407)660-7840**		31) Fax Number:		
32) E-mail Address: **b.petersen@trileaf.com**				

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL2022000319 VA Central Immokalee Cell Tower)

Professional Qualification

33) Does the Principal Investigator satisfy the Secretary of the Interior's Professional Qualification Standards?	(X) Yes ( ) No

34) Areas of Professional Qualification:

(X) Archaeologist

( ) Architectural Historian

( ) Historian

( ) Architect

( ) Other (Specify) _____

Additional Staff

35) Are there other staff involved who meet the Professional Qualification Standards of the Secretary of the Interior?	(X) Yes ( ) No

If "YES," complete the following:

36) First Name: **Collins**	37) MI:	38) Last Name: **Anderson**	39) Suffix:

40) Title:

41) Areas of Professional Qualification:

( ) Archaeologist

(X) Architectural Historian

( ) Historian

( ) Architect

( ) Other (Specify) _____

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Site Information

Tower Construction Notification System

1) TCNS Notification Number: **250592**

Site Information

2) Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: ( ) Yes (X) No

3) Site Name: **Immokalee**

4) Site Address: **520 New Market Rd E**

5) Detailed Description of Project:

Our client proposes to construct a 145-foot monopole communications tower with an overall height of 150 feet within a 80-foot by 80-foot lease area. The project includes a 20-foot wide access/utility easment

6) City: **Immokalee**	7) State: **FL**	8) Zip Code: **34142**

9) County/Borough/Parish: **COLLIER**

10) Nearest Crossroads: **New Marked Road E. & Trafford Avenue**

11) **NAD 83** Latitude (DD-MM-SS.S): **26-25-10.9** (X) N or ( ) S

12) **NAD 83** Longitude (DD-MM-SS.S): **081-24-40.3** ( ) E or (X) W

Tower Information

13) Tower height above ground level (include top-mounted attachments such as lightning rods): **45.7** ( ) Feet (X) Meters

14) Tower Type (Select One):

( ) Guyed lattice tower

( ) Self-supporting lattice

(X) Monopole

( ) Other (Describe):

Project Status

15) Current Project Status (Select One):

(X) Construction has not yet commenced

( ) Construction has commenced, but is not completed — Construction commenced on: _____

( ) Construction has been completed — Construction commenced on: _____

Construction completed on: _____

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Determination of Effect

14) Direct Effects (Select One):

(X) No Historic Properties in Area of Potential Effects (APE)

( ) No Effect on Historic Properties in APE

( ) No Adverse Effect on Historic Properties in APE

( ) Adverse Effect on one or more Historic Properties in APE

15) Visual Effects (Select One):

( ) No Historic Properties in Area of Potential Effects (APE)

( ) No Effect on Historic Properties in APE

(X) No Adverse Effect on Historic Properties in APE

( ) Adverse Effect on one or more Historic Properties in APE

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Tribal/NHO Involvement

1) Have Indian Tribes or Native Hawaiian Organizations (NHOs) been identified that may attach religious and cultural significance to historic properties which may be affected by the undertaking within the APEs for direct and visual effects?	(X) Yes ( ) No

2a) Tribes/NHOs contacted through TCNS Notification Number: **250592** Number of Tribes/NHOs: **6**

2b) Tribes/NHOs contacted through an alternate system: Number of Tribes/NHOs: **0**

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Eastern Shawnee Tribe of Oklahoma**

Contact Name

5) First Name: **Kelly**	6) MI:	7) Last Name: **Nelson**	8) Suffix:

9) Title: **Cell Tower Coordinator**

Dates & Response

10) Date Contacted **06/16/2022** 11) Date Replied **07/07/2022**

( ) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

(X) Replied/Other

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Miccosukee Tribe of Indians of Florida**

Contact Name

5) First Name: **Kevin**	6) MI:	7) Last Name: **Donaldson**	8) Suffix:

9) Title: **Real Estate Director**

Dates & Response

10) Date Contacted **06/16/2022** 11) Date Replied

(X) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Tribal/NHO Involvement

1) Have Indian Tribes or Native Hawaiian Organizations (NHOs) been identified that may attach religious and cultural significance to historic properties which may be affected by the undertaking within the APEs for direct and visual effects?	(X) Yes ( ) No

2a) Tribes/NHOs contacted through TCNS Notification Number: **250592** Number of Tribes/NHOs: **6**

2b) Tribes/NHOs contacted through an alternate system: Number of Tribes/NHOs: **0**

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Muscogee (Creek) Nation**

Contact Name

5) First Name: **Corain**	6) MI:	7) Last Name: **Lowe-Zepeda**	8) Suffix: **Ms**

9) Title: **TCNS Manager**

Dates & Response

10) Date Contacted **06/16/2022** 11) Date Replied _____

(X) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Seminole Nation of Oklahoma**

Contact Name

5) First Name: **Ben**	6) MI:	7) Last Name: **Yahola**	8) Suffix:

9) Title: **Tribal Historic Preservation Officer**

Dates & Response

10) Date Contacted **06/15/2022** 11) Date Replied _____

(X) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Tribal/NHO Involvement

1) Have Indian Tribes or Native Hawaiian Organizations (NHOs) been identified that may attach religious and cultural significance to historic properties which may be affected by the undertaking within the APEs for direct and visual effects?	(X) Yes ( ) No

2a) Tribes/NHOs contacted through TCNS Notification Number: **250592** Number of Tribes/NHOs: **6**

2b) Tribes/NHOs contacted through an alternate system: Number of Tribes/NHOs: **0**

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Seminole Tribe of Florida**

Contact Name

5) First Name: **THPO**	6) MI:	7) Last Name: **Compliance**	8) Suffix:

9) Title: **Compliance Review Supervisor**

Dates & Response

10) Date Contacted **06/15/2022** 11) Date Replied _____

(X) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Tribe/NHO Contacted Through TCNS

3) Tribe/NHO FRN:

4) Tribe/NHO Name: **Thlopthlocco Tribal Town**

Contact Name

5) First Name: **Ryan**	6) MI:	7) Last Name: **Morrow**	8) Suffix:

9) Title: **Mekko**

Dates & Response

10) Date Contacted **06/15/2022** 11) Date Replied _____

(X) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Other Tribes/NHOs Contacted

Tribe/NHO Information

1) FCC Registration Number (FRN):
2) Name:

Contact Name

3) First Name:	4) MI:	5) Last Name:	6) Suffix:
7) Title:			

Contact Information

8) P.O. Box:	**And /Or**	9) Street Address:		
10) City:			11) State:	12) Zip Code:
13) Telephone Number:		14) Fax Number:		
15) E-mail Address:				
16) Preferred means of communication: ( ) E-mail ( ) Letter ( ) Both				

Dates & Response

17) Date Contacted _____ 18) Date Replied _____

( ) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Historic Properties

Properties Identified

1) Have any historic properties been identified within the APEs for direct and visual effect?	(X) Yes ( ) No
2) Has the identification process located archaeological materials that would be directly affected, or sites that are of cultural or religious significance to Tribes/NHOs?	( ) Yes (X) No
3) Are there more than 10 historic properties within the APEs for direct and visual effect? If "Yes", you are required to attach a Cultural Resources Report in lieu of adding the Historic Property below.	( ) Yes (X) No

Historic Property

4) Property Name: **Immokalee Ice Plant**
5) SHPO Site Number: **CR00642**

Property Address

6) Street Address: **403 E Main Street**		
7) City: **Immokalee**	8) State: **FL**	9) Zip Code: **34142**
10) County/Borough/Parish: **COLLIER**		

Status & Eligibility

11) Is this property listed on the National Register? Source: _____	( ) Yes (X) No
12) Is this property eligible for listing on the National Register? Source: **NRHP**	(X) Yes ( ) No
13) Is this property a National Historic Landmark?	( ) Yes (X) No

14) Direct Effects (Select One):

(X) No Effect on this Historic Property in APE

( ) No Adverse Effect on this Historic Property in APE

( ) Adverse Effect on this Historic Property in APE

15) Visual Effects (Select One):

( ) No Effect on this Historic Property in APE

(X) No Adverse Effect on this Historic Property in APE

( ) Adverse Effect on this Historic Property in APE

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Local Government Involvement

Local Government Agency

1) FCC Registration Number (FRN):

2) Name: **Collier County Historic Archaeological Preservation Board**

Contact Name

3) First Name: **Timothy**	4) MI:	5) Last Name: **Finn**	6) Suffix:
7) Title:			

Contact Information

8) P.O. Box:	**And /Or**	9) Street Address: **2800 North Horseshoe Drive North**	
10) City: **Naples**		11) State: **FL**	12) Zip Code: **34104**
13) Telephone Number: **(239)252-4312**		14) Fax Number:	
15) E-mail Address: **timothy.finn@colliercountyfl.gov**			

16) Preferred means of communication:

( ) E-mail

( ) Letter

(X) Both

Dates & Response

17) Date Contacted **07/01/2022** 18) Date Replied **07/07/2022**

( ) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

(X) Replied/Other

Mr. Finn stated that there are no Historic Properties in the proposed project area.

Additional Information

19) Information on local government's role or interest (optional):

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Other Consulting Parties

Other Consulting Parties Contacted

1) Has any other agency been contacted and invited to become a consulting party?	( ) Yes (X) No

Consulting Party

2) FCC Registration Number (FRN):
3) Name:

Contact Name

4) First Name:	5) MI:	6) Last Name:	7) Suffix:
8) Title:			

Contact Information

9) P.O. Box:	**And /Or**	10) Street Address:		
11) City:			12) State:	13) Zip Code:
14) Telephone Number:		15) Fax Number:		
16) E-mail Address:				
17) Preferred means of communication: ( ) E-mail ( ) Letter ( ) Both				

Dates & Response

18) Date Contacted _____ 19) Date Replied _____

( ) No Reply

( ) Replied/No Interest

( ) Replied/Have Interest

( ) Replied/Other

Additional Information

20) Information on other consulting parties' role or interest (optional):

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Designation of SHPO/THPO

1) Designate the Lead State Historic Preservation Officer (SHPO) or Tribal Historic Preservation Officer (THPO) based on the location of the tower.

SHPO/THPO

Name: **Florida Division of Historical Resources**

2) You may also designate up to three additional SHPOs/THPOs if the APEs include multiple states. If the APEs include other countries, enter the name of the National Historic Preservation Agency and any state and provincial Historic Preservation Agency.

SHPO/THPO Name: _____

SHPO/THPO Name: _____

SHPO/THPO Name: _____

Certification

I certify that all representations on this FCC Form 620 Submission Packet and the accompanying attachments are true, correct, and complete.

Party Authorized to Sign

First Name: **Ben**	MI:	Last Name: **Petersen**	Suffix:

Signature: **Ben Petersen** Date: **07/08/2022**

FAILURE TO SIGN THIS APPLICATION MAY RESULT IN DISMISSAL OF THE APPLICATION AND FORFEITURE OF ANY FEES PAID.

WILLFUL FALSE STATEMENTS MADE ON THIS FORM OR ANY ATTACHMENTS ARE PUNISHABLE BY FINE AND/OR IMPRISONMENT (U.S. Code, Title 18, Section 1001) AND/OR REVOCATION OF ANY STATION LICENSE OR CONSTRUCTION PERMIT (U.S. Code, Title 47, Section 312(a)(1)), AND/OR FORFEITURE (U.S. Code, Title 47, Section 503).

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Attachments :

Type	Description	Date Entered
Resumes/Vitae	Resumes	07/08/2022
Photographs	Photographs	07/08/2022
Map Documents	Maps	07/08/2022
Additional Site Information	Additional Site Information	07/08/2022
Area of Potential Effects	APE and Cultural Survey	07/08/2022
Tribal/NHO Involvement	Tribal NHO	07/08/2022
Historic Properties for Direct Effects	Direct Effects	07/08/2022
Historic Properties for Visual Effects	Visual Effects	07/08/2022
Local Government Involvement	CLG	07/08/2022
Public Involvement	Public Notice	07/08/2022
State-Specific Forms	SHPO Specific	07/08/2022

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

NT SUBMISSION PACKET – FCC FORM 620

Approved by OMB
3060-1039
See instructions for
Public burden estimates

Attachment 1. Consultant Information

Provide a current copy of the resume or curriculum vitae for the Principal Investigator and any researcher or other person who contributed to, reviewed, or provided significant input into the research, analysis, writing or conclusions presented in this filing.

A current copy of the resume for the Principal Investigator and any researcher or other person who contributed to, reviewed, or provided significant input into the research, analysis, writing, or conclusions presented in this filing.

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

TRILEAF

Professional Resume

DANIELLE N. YOUNG

SENIOR PROJECT ARCHAEOLOGIST

Education

Anthropology/Emphasis in Archaeology, M. A.
University of Central Florida / Orlando, FL

Anthropology, B. A.
University of Central Florida / Orlando, FL

Areas of Expertise

Ms. Danielle Young is a Secretary of the Interior (SOI) qualified archaeologist. Ms. Young specializes in performing and managing Phase I, II, and III investigation, review, and assessment of historical and prehistorical archaeological sites.

Ms. Young has over six years of professional experience in archaeological survey, excavation, laboratory analyses, and report writing, primarily conducted in Florida and Latin America. Her background includes paleoethnobotanical sampling and analyses, microbotanical and macrobotanical identification, data recovery, mitigation, artifact analyses, GIS analyses, final report preparation, and professional presentations. Ms. Young's professional interests include people-plant interrelationships of pre-Columbian cultures in the Americas, foodways and cuisine, the origins of agriculture, and paleoecological dynamics and reconstruction. Ms. Young also has experience in presenting archaeological and anthropological research to diverse audiences, including national conferences and university classrooms.

Environmental service expertise includes:

Phase I Environmental Site Assessments
Archaeological and Architectural Impacts
Soil Characterization
Form 620/621 Submittals
Land Use History
Field Reconnaissance
Section 106 Compliance
Historical Topographic Maps and Aerial Imagery

Certifications/Affiliations

Register of Professional Archaeologists (RPA), member since 2020
Society for American Archaeology (SAA), member since 2018
Society of Ethnobiology (SOE), member since 2021

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

TRILEAF

Professional Resume

COLLINS ANDERSON

ARCHITECTURAL HISTORIAN

Education

Historic Preservation, M.A.
Savannah College of Art and Design/Savannah, GA

Areas of Expertise

Ms. Anderson operates as the primary point-of-contact for clients regarding Architectural History over a large geography, specializing within the Southeast Region of the United States. Ms. Anderson is a Secretary of the Interior (SOI) qualified Architectural Historian with seventeen years of teaching experience.

Environmental, Architectural History and Preservation service expertise includes:

Architectural Impacts
SHPO Consultation in 33 states
Memorandum of Agreements (MOA)
Condition Assessment Reports (CAR)
Photographic Archival Records (PAR)
National Register Nominations
Revitalization Plans
Historic Resource Reports and Forms
Form 620/621 Resource Table Submittals
Stipulation VII-C Compliance
HABS/HALS/HAERS
Field Reconnaissance
Section 106 Compliance
Historical City Directories
Historical Topographic Maps and Aerial Imagery
Land Use History
Local Government Consultation
ANSI/FCC RF Radiation Safety Competent

Affiliations

Member of the Atlanta Preservation Center (APC) and docent for APC walking tour of the Historic Ponce Condominium
Member of the National Trust for Historic Preservation
Vice-President, Ponce Condominium Board of Directors Atlanta, GA 2014-2020
Chair, Ponce Condominium Architectural Control Committee Atlanta, GA 2014-2020
Keystone Award for Heritage Education, APC 2019
Advisory Board of Historic Preservation Certified Courses Completed: What is Section 106?, Successfully Navigating Section 106, Basics of NEPA and Section 106 Integration, Early Coordination with Indian Tribes for Infrastructure Projects, Coordinating NEPA and Section 106
Intern, Georgia Trust for Historic Preservation/Preservation South, Griffin, GA 2015
Recipient of Daughters of the American Revolution (DAR) Centennial Scholarship for Historic Preservation 2014 and DAR Atlanta Chapter member

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

TRILEAF

Professional Resume

GWYNETH VOLLMAN

PROJECT COORDINATOR

Education

M.S. Geographic Information Systems and Atmospheric Sciences
St. Louis University / St. Louis, MO

B.A. Anthropology / Emphasis in Archaeology
Minor in Sociology
Lindenwood University / St. Charles, MO

Areas of Expertise

Ms. Vollman has experience preforming Phase I, II, and III investigations of historic and prehistoric archaeological sites.

Ms. Vollman is currently completing her Master of Science in Geographic Information Systems and Atmospheric Sciences and has more than 2 years of professional experience using GIS applications to produce technical maps and graphics for cultural resource reports.

Environmental service expertise includes:

Archaeological and Architectural Impacts
Soil Characterization
Land Use History
Coding Language Development
Field Reconnaissance
Section 106 Compliance
Historical Topographic Maps and Aerial Imagery
ArcGIS Desktop Suite

Certifications/Affiliations

Women in GIS (WiGIS), member since 2021

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

TRILEAF

Professional Resume

BEN PETERSEN

PROJECT SCIENTIST II

Education

Integrated Science and Technology/ Emphasis in Environmental Science, B. S.
James Madison University / Harrisonburg, VA

Areas of Expertise

Mr. Petersen has experience performing National Environmental Policy Act (NEPA) reviews for wireless telecommunications projects.

Environmental service expertise includes:

NEPA Environmental Assessments
Historical City Directories
Informal Section 7 Consultation
National Wetland Inventory Maps
Flood Insurance Rate Maps
Critical Habitat Maps
Environmental Evaluation Summaries
Archaeological and Architectural Impacts
Soil Characterization
Field Reconnaissance
Section 106 Compliance
Migratory Bird Evaluations
Form 620/621 Submittals
Historical Topographic Maps and Aerial Imagery
Mold and Lead-Based Paint Surveys
Soil and Groundwater Management Plans
Local Government Consultation
Native American Consultation
Land Use History
Preliminary Risk Assessments

Additionally, Mr. Petersen has experience leading a team writing permits for new residential homes in compliance with the International Energy Conservation Code (IECC), conducting energy audits for commercial and residential buildings, and stormwater remediation.

Certifications/Affiliations

38-Hour Army Corp of Engineers Wetland Delineation
Florida Association of Environmental Professionals

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

NT SUBMISSION PACKET – FCC FORM 620

Approved by OMB
3060-1039
See instructions for
Public burden estimates

Attachment 2. Site Information – Photographs

You are required to provide photographs and maps as part of this filing. Additional site information can be provided in an optional attachment.

Photograph Requirements:

Except in cases where no Historic Properties were identified within the Areas of Potential Effects, submit photographs as described below. Photographs should be in color, marked so as to identify the project, keyed to the relevant map or text, and dated; the focal length of the lens and the height of the camera should be noted. The source of any photograph included but not taken by the Applicant or its consultant (including copies of historic images) should be identified on the photograph.

a. **Photographs taken from the site should show views from the proposed location in all directions. The direction (e.g., north, south, etc.) should be indicated on each photograph, and, as a group, the photographs should present a complete (360 degree) view of the area around the proposed site.**

   Please reference Appendix 1 to review directional photographs of the project area, which were taken by Danielle Young, M.A., RPA on June 27, 2022, unless otherwise noted.

b. **Photographs of all listed in and eligible properties within the Areas of Potential Effects.**

   Please reference Appendix 1 to review photographs of eligible properties, which were taken by Danielle Young, M.A., RPA on June 27, 2022, unless otherwise noted.

c. **If any listed or eligible properties are visible from the proposed site, photographs looking at the site from each historic property. The approximate distance in feet (meters) between the site and the historic property should be included. If any listed or eligible properties are within the APE, photos looking at each historic property should be included.**

   Please reference Appendix 1 to review photographs of eligible properties, which were taken by Danielle Young, M.A., RPA on June 27, 2022, unless otherwise noted.

   Aerial photographs of the site were obtained via Google Earth and Esri, imagery is dated to 2021.

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Please refer to Appendix B for Site Maps

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Please refer to Appendix C for Site Photographs

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)



Photograph 11 – Shovel Test Pit 5 overview.



Photograph 12 – Shovel Test Pit 5 profile.

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)



Photograph 13 – Looking at the Immokalee Ice Plant (CR00642).



Photograph 14 – Looking northeast at the proposed project location from CR00642.

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

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Public burden estimates

Attachment 3. Site Information – Map Requirements

Include one or more 7.5-minute quad USGS topographical maps that:

a. **Identify the Areas of Potential Effects for both Direct and Visual Effects. If a map is copied from the original, include a key with the name of quad and date.**
b. **Show the location of the proposed site and any access roads or other easements including excavations.**
c. **Show the locations of each property listed.**
d. **Include keys for any symbols, colors, or other identifiers.**
e. **Submit color maps whenever possible.**

The following maps have been attached to this report:

7.5-min Topographic Quad Map with Project Location

Aerial Imagery with Project Location and APE

Modern Soil Map with Project Location

Map of Archaeological Sites and Surveys within 1-mile of the Project Location

Map of Architectural Resources within the APE-VE

Historical Map of Project Location

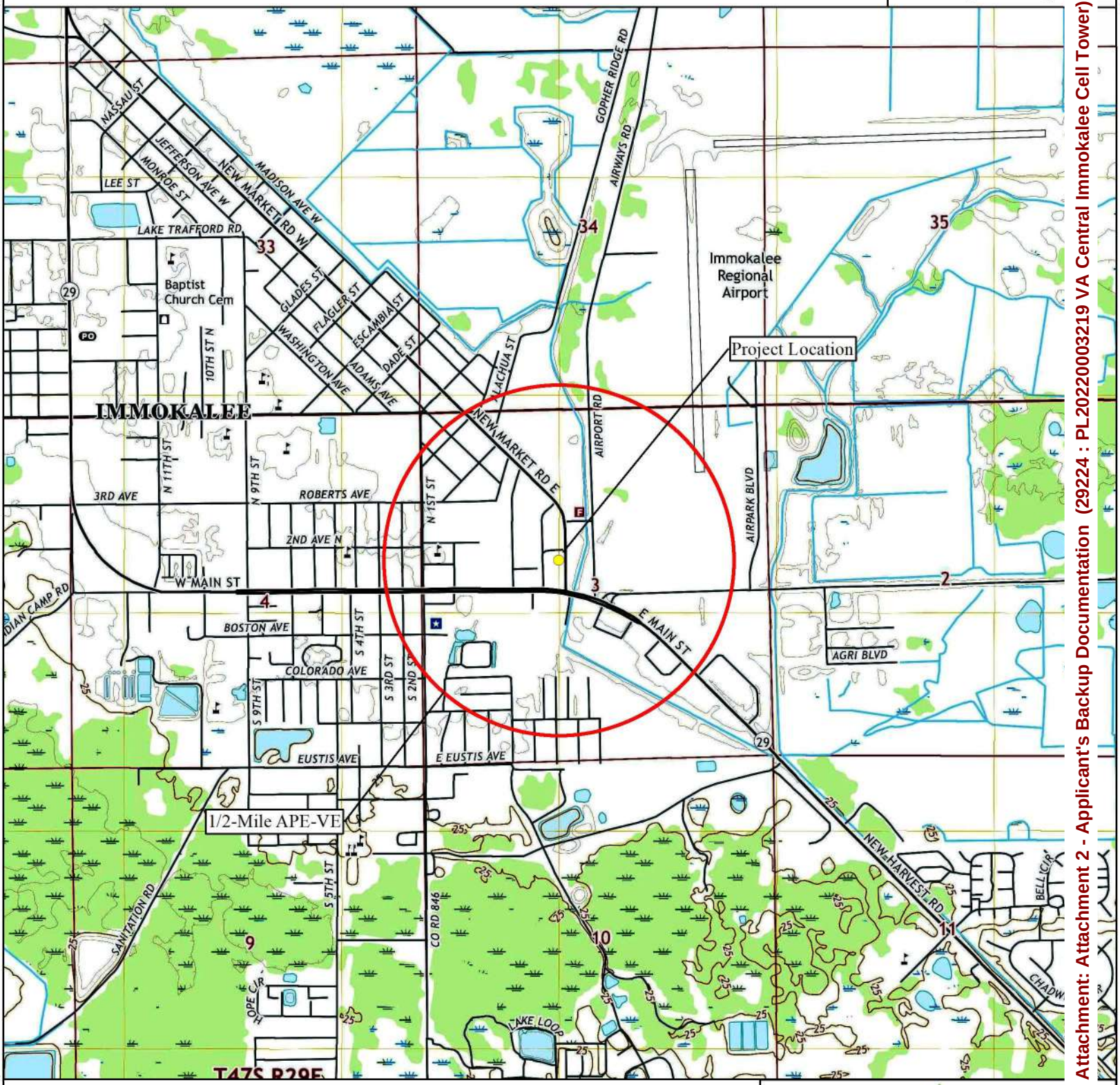
Map of Shovel Test Pit Locations and Project Boundary

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Please refer to Appendix B for Site Maps

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Immokalee Quadrangle, Florida (2021)
Latitude: 26° 25' 10.94" N Longitude: 81° 24' 40.26" W
Township: 47 S Range: 29 E Section: 03



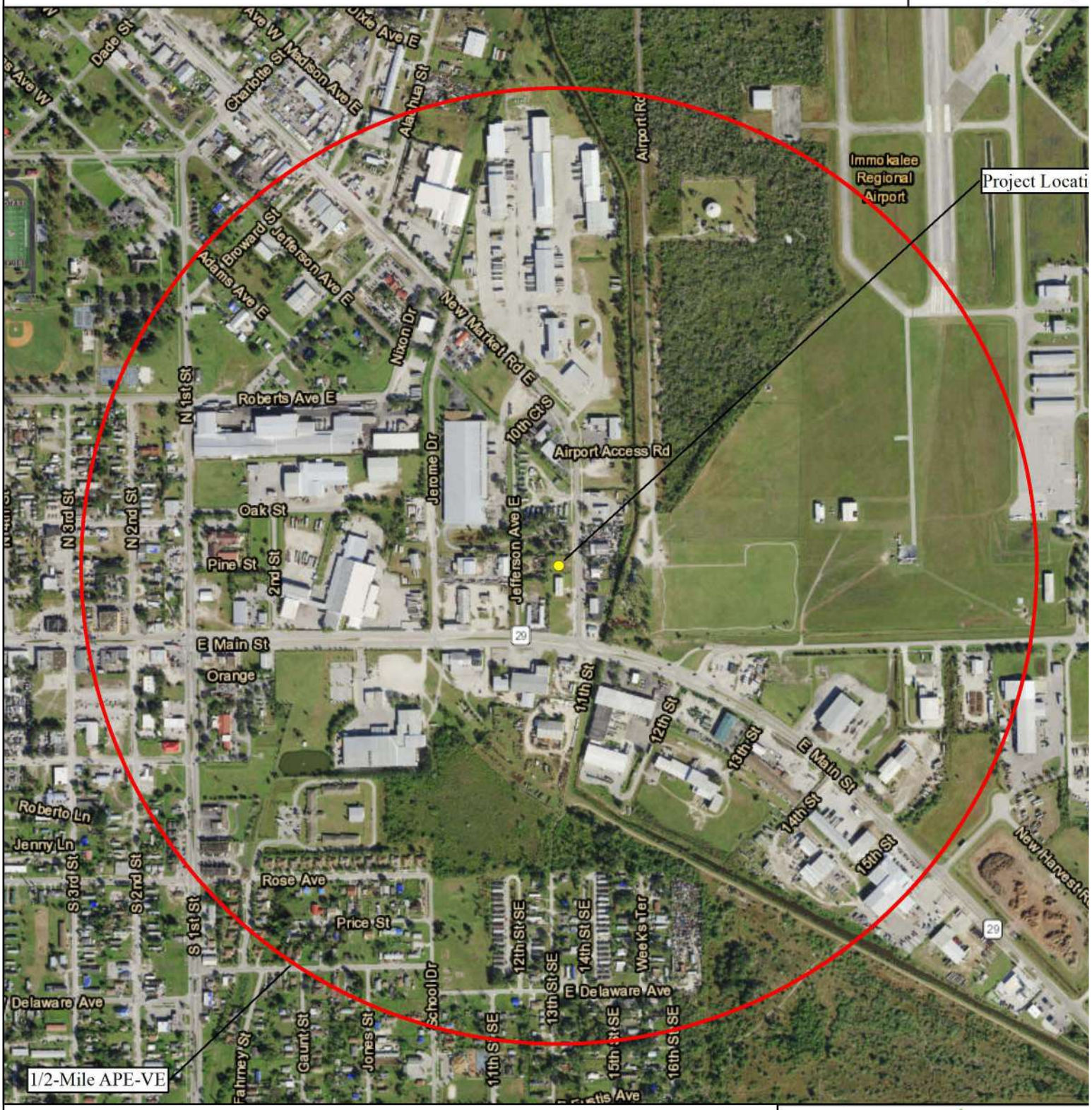
USGS Topographic Map - Project Location and APE-VE
Diamond Towers V LLC - Immokalee
520 New Market Road East, Immokalee, FL 34142
Trileaf Project #690856

0 0.5 1 1.5 2 Kilometers

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Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Aeiral Photography (2021)
Latitude: 26° 25' 10.94" N Longitude: 81° 24' 40.26" W
Township: 47 S Range: 29 E Section: 03



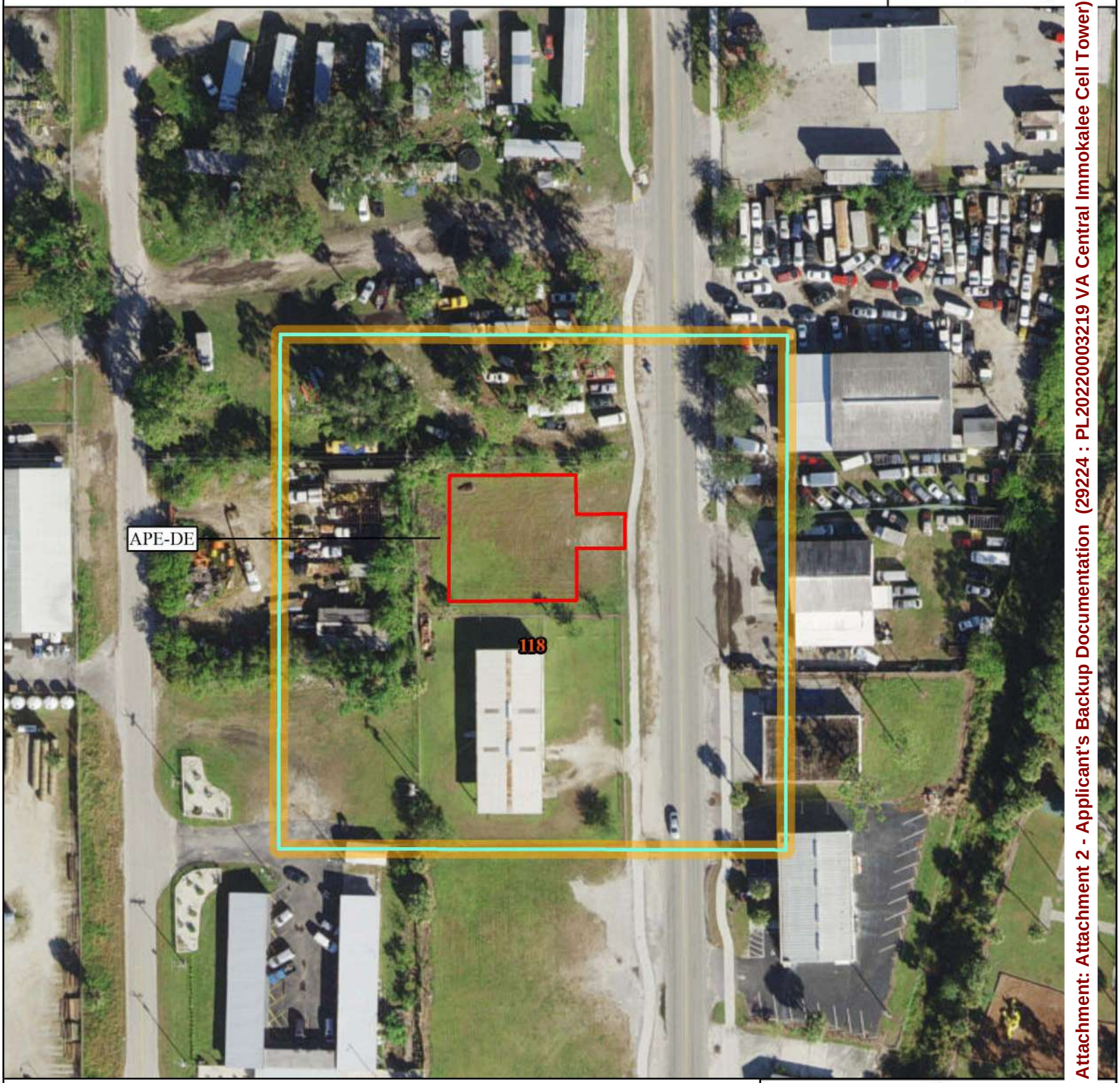
Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Esri World Imagery - Project Location and APE-VE
Diamond Towers V LLC - Immokalee
520 New Market Road East, Immokalee, FL 34142
Trileaf Project #690856

0 200 400 600 800 1,000 Meters

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Soils Map - Collier County, Florida (2022)
Latitude: 26° 25' 10.94" N Longitude: 81° 24' 40.26" W
Township: 47 S Range: 29 E Section: 03



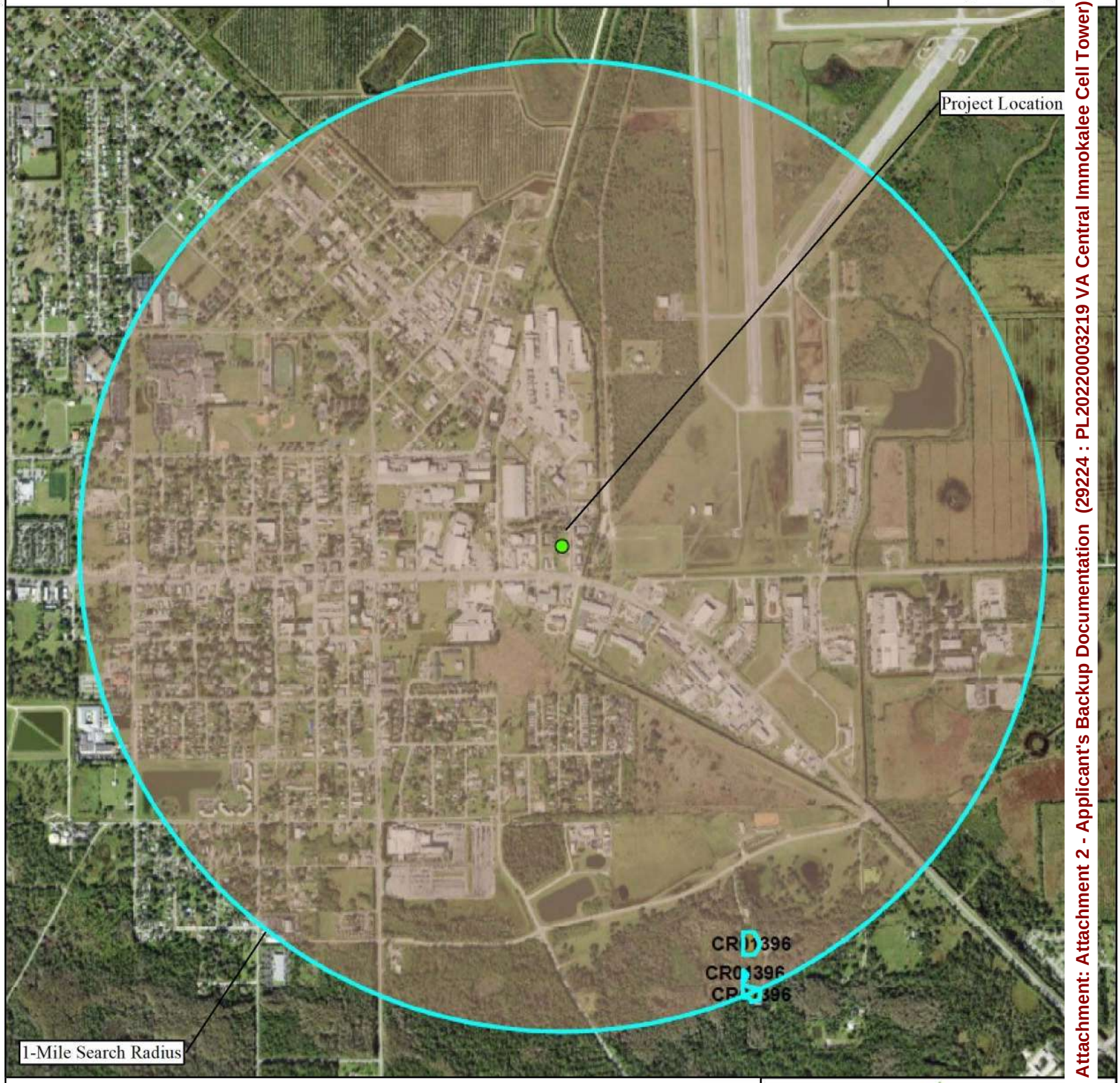
Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Proposed Tower Location on Modern Soils Map (NRCS)
Diamond Towers V LLC - Immokalee
520 New Market Road East, Immokalee, FL 34142
Trileaf Project #690856

0 20 40 60 80 100 Meters

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Florida Master Site Files (2022)
Latitude: 26° 25' 10.94" N Longitude: 81° 24' 40.26" W
Township: 47 S Range: 29 E Section: 03



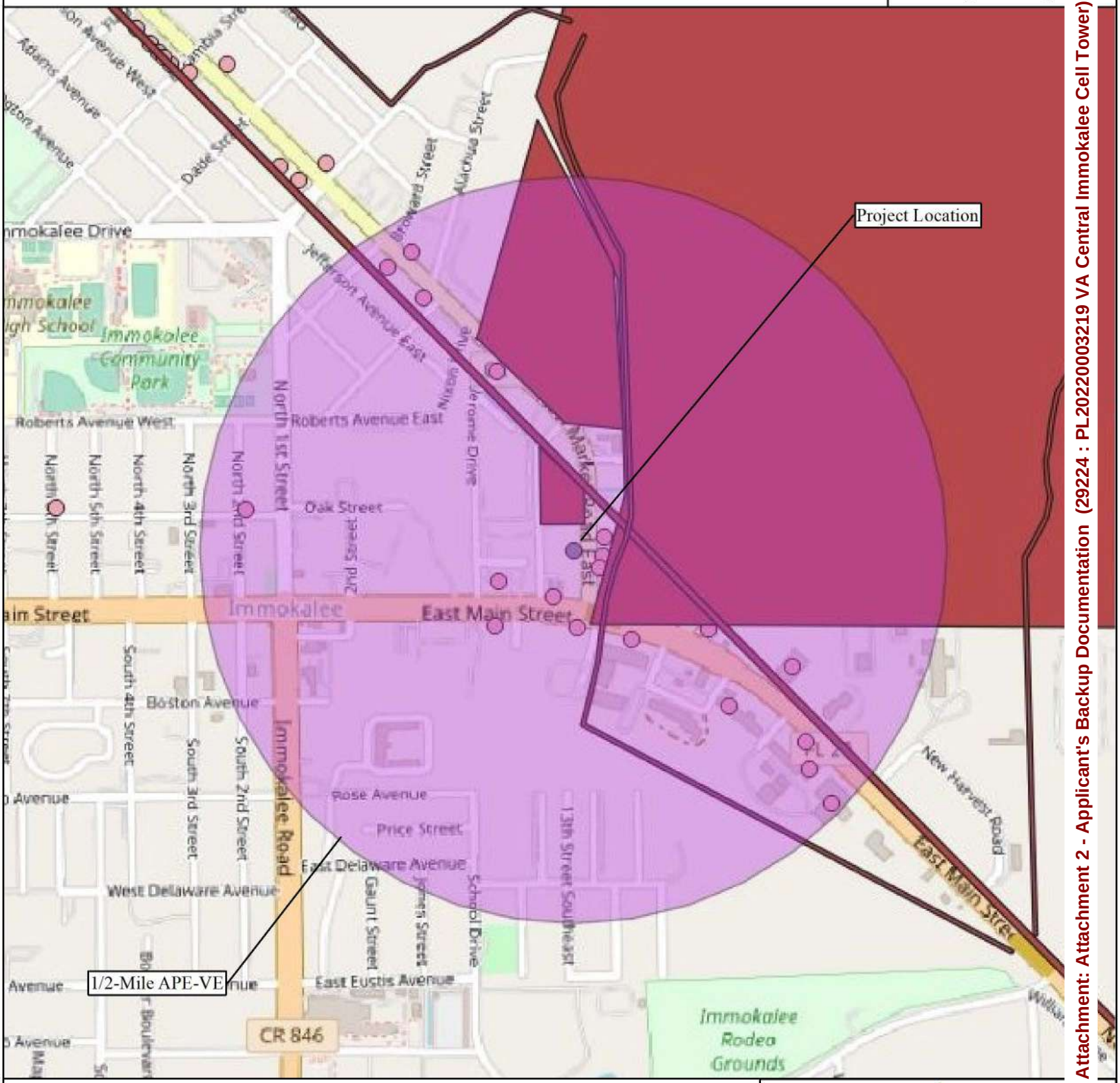
Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Archaeological Sites within 1-Mile of the Project Location Diamond Towers V LLC - Immokalee
520 New Market Road East, Immokalee, FL 34142
Trileaf Project #690856

0 0.5 1 1.5 2 Kilometers

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Florida Master Site Files (2022)
Latitude: 26° 25' 10.94" N Longitude: 81° 24' 40.26" W
Township: 47 S Range: 29 E Section: 03



Architectural Resources within 1/2-Mile of the Project Location Diamond Towers V LLC - Immokalee
520 New Market Road East, Immokalee, FL 34142
Trileaf Project #690856

0 200 400 600 800 1,000 Meters

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Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Aerial Photography (2021)
Latitude: 26° 25' 10.94" N Longitude: 81° 24' 40.26" W
Township: 47 S Range: 29 E Section: 03



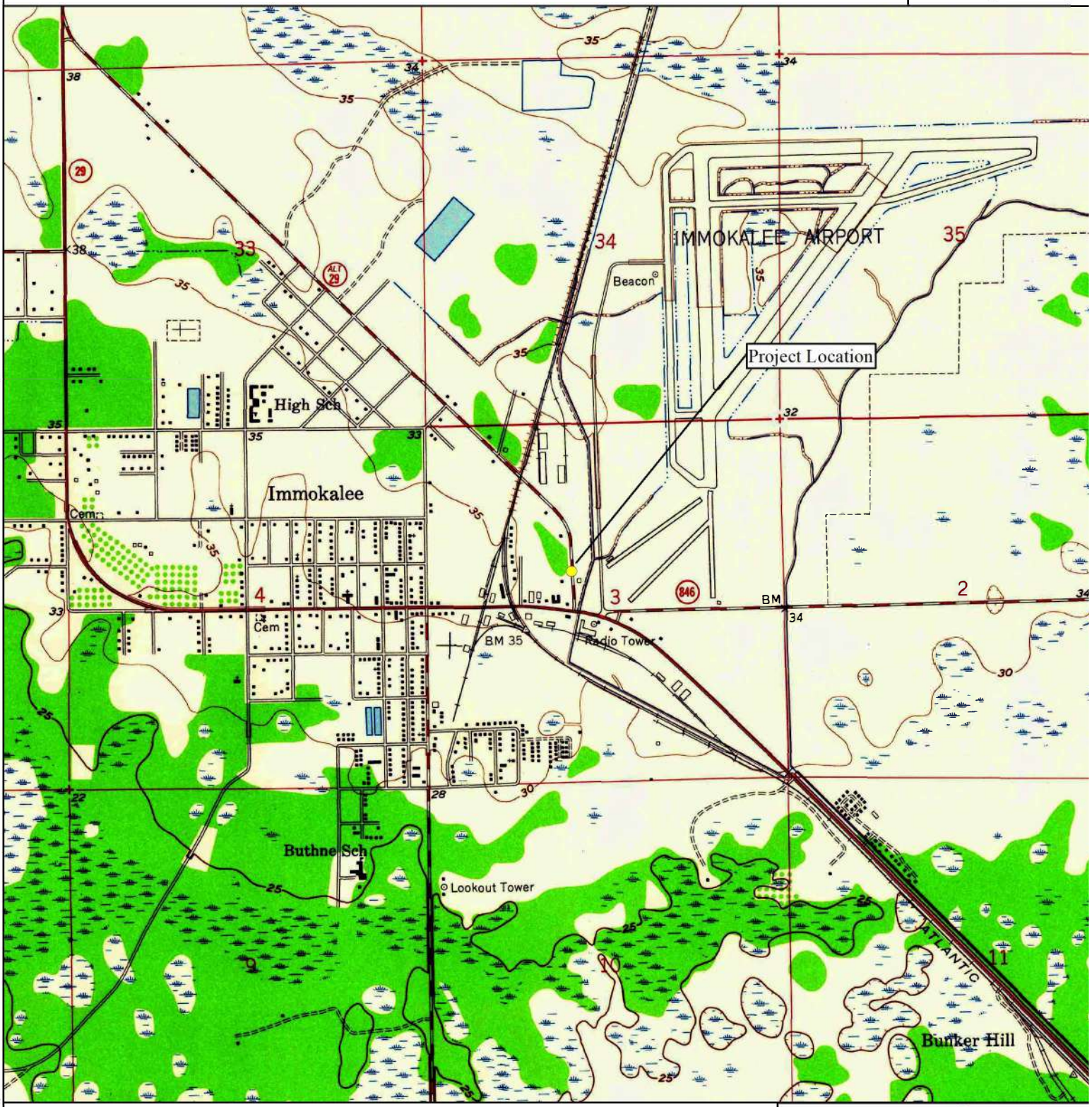
Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Shovel Test Pit Locations within the Area of Direct Effect
Diamond Towers V LLC - Immokalee
520 New Market Road East, Immokalee, FL 34142
Trileaf Project #690856

0 20 40 60 80 100 Meters

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Immokalee Quadrangle, Florida (1958 rev. 1959)
Latitude: 26° 25' 10.94" N Longitude: 81° 24' 40.26" W
Township: 47 S Range: 29 E Section: 03



Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

USGS Topographic Map - Project Location ca. 1959
Diamond Towers V LLC - Immokalee
520 New Market Road East, Immokalee, FL 34142
Trileaf Project #690856

0 0.5 1 1.5 2 Kilometers

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Attachment 4. Site Information – Additional Site Information

Describe any additional structures, access roads, utility lines, fences, easements, or other construction planned for the site.

In June 2022, Trileaf Corporation (Trileaf) performed a cultural resource inventory survey for a proposed telecommunications monopole with a structure height of 145 feet (44.2 meters) and an overall height of 150 feet (45.7 meters) located in Collier County, Immokalee, Florida (Latitude: 26° 25' 10.94" Longitude: 81° 24' 40.26" Section 3, T47S, R29E). The proposed project is located within a grassy field.

Diamond Towers V LLC proposes the construction of a new telecommunications monopole cell tower with a total height of 150 feet (45.7 meters). The new tower and associated ground-based equipment will be situated within a 80 x 80-foot (24.4 x 24.4-meter) cell tower lease area. A new 20-foot-wide non-exclusive access and utility easement will extend approximately 31 feet (9.1 meters) east away from the lease area toward New Market Road East. Total acreage of the new construction area is approximately 0.16 acres (0.06 hectare).

The construction drawings provided by *Diamond Towers V LLC* are included in this attachment.

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Please refer to Appendix A for Site Plans

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

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Attachment 5. Area of Potential Effects

You are required to provide two attachments regarding the Determination of Effect: Areas of Potential Effect and Mitigation of Effect (if applicable).

Areas of Potential Effect Guidelines:

a. Describe the APE for direct effects and explain how this APE was determined.

Under the NPA for FCC Projects, the Direct APE (APE-DE) "is defined as the area of potential ground disturbance and any property, or any portion thereof that will be physically altered or destroyed by the undertaking" (FCC 2004). On November 24, 2008, the FCC further clarified that the APE-DE is limited to the tower or non-tower structure on which the collocation will be mounted as well as the lease area including the access route and utility corridor. The APE-DE for this project consists of the 80 x 80-foot cell tower lease area and the 20 x 31-foot access and utility easement at 520 New Market Road East.

b. Describe the APE for visual effects and explain how this APE was determined.

Per the NPA, the Visual APE (APE-VE) is the "geographic area in which the project has the potential to introduce visual elements that diminish or alter the setting, including the landscape, where the setting is a character-defining feature of a historic property that makes it eligible for listing on the National Register of Historic Places (NRHP)" (FCC 2004). The presumed APE-VE for construction of new facilities is the area from where the tower will be visible: a. Within a ½ mile from the tower site if the proposed tower is 200 feet or less in height; b. Within ¾ of a mile from the tower site if the proposed tower is more than 200 but no more than 400 feet in overall height; or c. Within 1½ miles from the tower site if the proposed tower is more than 400 feet in overall height.

Taking into consideration the maximum height of the proposed undertaking (150 feet), the scale of the installation, and nearby historic properties, Trileaf determined that the APE for visual effects, according to the above definition, would encompass a ½-mile radius from the subject property. This determination has been made in consultation with the Florida State Historic Preservation Office (FL SHPO).

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

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Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Attachment 5. Continued

Mitigation of Effect Guidelines:

In the case of where an Adverse Visual Effect or Adverse Direct Effect has been determined you must provide the following:

a. **Copies of any correspondence and summaries of any oral communication with the SHPO/THPO and any consulting parties.**
N/A

b. **Describe any alternatives that have been considered that might avoid, minimize, or mitigate any adverse effects. Explain the Applicant's conclusion regarding the feasibility of each alternative.**
N/A

For each property identified as a Historic Property in the online e-106 form:

a. **Indicate whether the Applicant believes the proposed undertaking would have a) no effect; b) no adverse effect; or, c) an adverse effect. Explain how each such assessment was made. Provide supporting documentation where necessary.**

Trileaf archaeologist, Danielle Young, performed this survey in response to the planned use of the above-described parcel and the potential impacts that such use might present to any archaeological and architectural cultural resources within the project area. Ms. Young meets the Secretary of the Interior's Historic Preservation Professional Qualifications Standards for Archaeology and is currently certified by the Register of Professional Archaeologists.

Background research, including a review of archival sources, was conducted for the current project location prior to the initiation of field investigations. The aim of this research was to determine the likelihood of encountering sensitive historic properties within the current project area. To assess the potential for encountering precontact archaeological resources within the project area, a review of previously recorded archaeological sites and surveys was conducted using the Florida Master Site Files and holdings of the Florida SHPO. To assess the potential for historic period archaeological and architectural resources within the project area, various documents were reviewed, including historic maps and the databases of both the FL SHPO and the NRHP. The review revealed there is one (1) previously recorded archaeological site (CR01396), and fourteen (14) previously recorded archaeological surveys (See Tables 2 and 3). No NRHP-listed or NRHP-eligible resources were identified within the Direct APE or the ½-mile Visual APE.

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Attachment 5. Continued

The National Park Service National Historic Trails Interactive GIS map was also reviewed. The Trail of Tears is recognized by the National Park Service as a National Historic Trail, which carries the same significance as being listed in the NRHP and is therefore considered a Historic Property. No known portion of the Trail of Tears intersects with the project or is located within a ½-mile radius of the project location.

Based on the findings of this survey, it is recommended that there will be ***No Historic Properties within the Direct APE and No Adverse Effect to Historic Properties within the ½-mile Visual APE***. It is therefore recommended that project clearance be granted with no further investigation or evaluation of the project area.

Please see the attached Cultural Resources Survey Report for additional information.

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

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Immokalee
Trileaf Project #690856
Client #FL157
520 New Market Road Ea
Immokalee, FL 34142

CULTURAL RESOURCES SURVEY



Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Prepared F
Diamond Towers V LLC
210 Mou
Sp

Cultural Resources Survey of the Immokalee Telecommunications Project, Immokalee, Collier County, Florida
Trileaf Project #690856

PREPARED AND WRITTEN BY:

Trileaf Corporation
1395 South Marietta Parkway
Building 400, Suite 209
Marietta, Georgia 30067

Danielle Young, M.A., RPA
Senior Project Archaeologist
(407) 660-7840 ext. 865
d.young@trileaf.com

Trileaf Project # 690856

Lead Agency
Federal Communications Commission (FCC)

June 2022

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

ABSTRACT AND MANAGEMENT SUMMARY

In June 2022, Trileaf Corporation (Trileaf) performed a cultural resource inventory survey for a proposed telecommunications monopole with a structure height of 145 feet (44.2 meters) and an overall height of 150 feet (45.7 meters) located in Collier County, Immokalee, Florida (Latitude: 26° 25' 10.94" Longitude: 81° 24' 40.26" Section 3, T47S, R29E). The proposed project is located within a grassy field.

Diamond Towers V LLC proposes the construction of a new telecommunications monopole cell tower with a total height of 150 feet (45.7 meters). The new tower and associated ground-based equipment will be situated within a 80 x 80-foot (24.4 x 24.4-meter) cell tower lease area. A new 20-foot-wide non-exclusive access and utility easement will extend approximately 31 feet (9.1 meters) east away from the lease area toward New Market Road East. Total acreage of the new construction area is approximately 0.16 acres (0.06 hectare).

Danielle Young, M.A., RPA, under the direction of Trileaf, performed this survey in response to the planned use of the above-described parcel and the potential impacts that such use might present to archaeological and architectural cultural resources. The Phase I cultural resource survey was designed to discover all prehistoric and historical period cultural resources that might be present within the project area.

The field survey of the project area, which included a pedestrian survey, shovel testing, and visual inspection, yielded no evidence for the presence of archaeological or architectural properties within the Direct APE for the current project. Additionally, no National Register of Historic Places (NRHP)-listed or NRHP-eligible properties were identified within the proposed project's Direct APE. One (1) architectural resource, CR00462, was identified within the ½-mile Visual APE.

Based on these findings, Trileaf recommends ***No Historic Properties within the Direct APE and No Adverse Effect to Historic Properties within the ½-mile Visual APE.*** It is therefore recommended that project clearance be granted with no further investigation or evaluation of the project area relative to those resources.

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Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

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Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

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Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

SECTION 1.0 - INTRODUCTION

The FCC requires licensees and their representatives to consider the effects of their actions on historic properties, in accordance with Section 106 of the National Historic Preservation Act of 1966, as amended, and the National Environmental Policy Act of 1969 (NEPA) (Federal Communications Commission 1996). Historic properties include Native American or European-American archaeological sites, architectural resources (historic districts and standing structures), objects, and traditional cultural properties. Applicants are required to assess and report all potential environmental effects as part of the Section 106 process prior to construction.

Trileaf Senior Project Archaeologist, Danielle Young, M.A., RPA, performed this survey in response to the planned use of the above-described parcel and the potential impacts that such use might present to archaeological and architectural cultural resources. The Phase I cultural resource survey was designed to discover all prehistoric and historical period cultural resources that might be present within the project area.

Archival research prior to field investigations, as well as fieldwork, photography, and final report production was conducted by Senior Project Archaeologist Danielle Young (B.A. and M.A. Anthropology, University of Central Florida). Ms. Young meets the Secretary of the Interior's Historic Preservation Professional Qualifications Standards for Archaeology and is currently certified by the Register of Professional Archaeologists. Review of historic properties was conducted by Trileaf Architectural Historian Collins Anderson (M.A. Historic Preservation, Savannah College of Art and Design). Ms. Anderson meets the Secretary of the Interior's Historic Preservation Professional Qualifications Standards for Architectural Historian. Report maps and graphics were produced by Trileaf GIS Specialist/Project Coordinator Gwyneth Vollman (B.A. Anthropology, Lindenwood University, M.S. Geographic Information Systems and Atmospheric Sciences, St. Louis University). All work on the current project was completed between June 10 – July 1, 2022.

1.1 AREA OF POTENTIAL EFFECTS (APE)

Under the NPA for FCC Projects, the Direct APE (APE-DE) "is defined as the area of potential ground disturbance and any property, or any portion thereof that will be physically altered or destroyed by the undertaking" (FCC 2004). On November 24, 2008, the FCC further clarified that the APE-DE is limited to the tower or non-tower structure on which the collocation will be mounted as well as the lease area including the access route and utility corridor. The APE-DE for this project consists of the 80 x 80-foot cell tower lease area and the 20 x 31-foot access and utility easement at 520 New Market Road East.

Per the NPA, the Visual APE (APE-VE) is the "geographic area in which the project has the potential to introduce visual elements that diminish or alter the setting, including the landscape, where the setting is a character-defining feature of a historic property that makes it eligible for listing on the National Register of Historic Places (NRHP)" (FCC 2004). The presumed APE-VE for construction of new facilities is the area from where the tower will be visible: a. Within a ½ mile from the tower location if the proposed tower is 200 feet or less in height; b. Within ¾ of a mile from the tower location if the proposed tower is more than 200 but no more than 400 feet in overall height; or c. Within 1½ miles from the tower location if the proposed tower is more than 400 feet in overall height.

Taking into consideration the maximum height of the proposed undertaking (150 feet) and the scale of the installation, according to the above-definition, it was determined that the current project's APE for visual effects will encompass a ½-mile radius from the subject property (Figure 1).

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

1.2 PROJECT PLANS AND PHOTOGRAPHS

Please reference Figure 3 to review the construction drawing provided by *Diamond Towers V LLC.* Also, please reference Appendix 1 to review photographs of the project area, which were taken by Danielle Young, M.A., RPA, on June 27, 2022, unless otherwise noted.

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

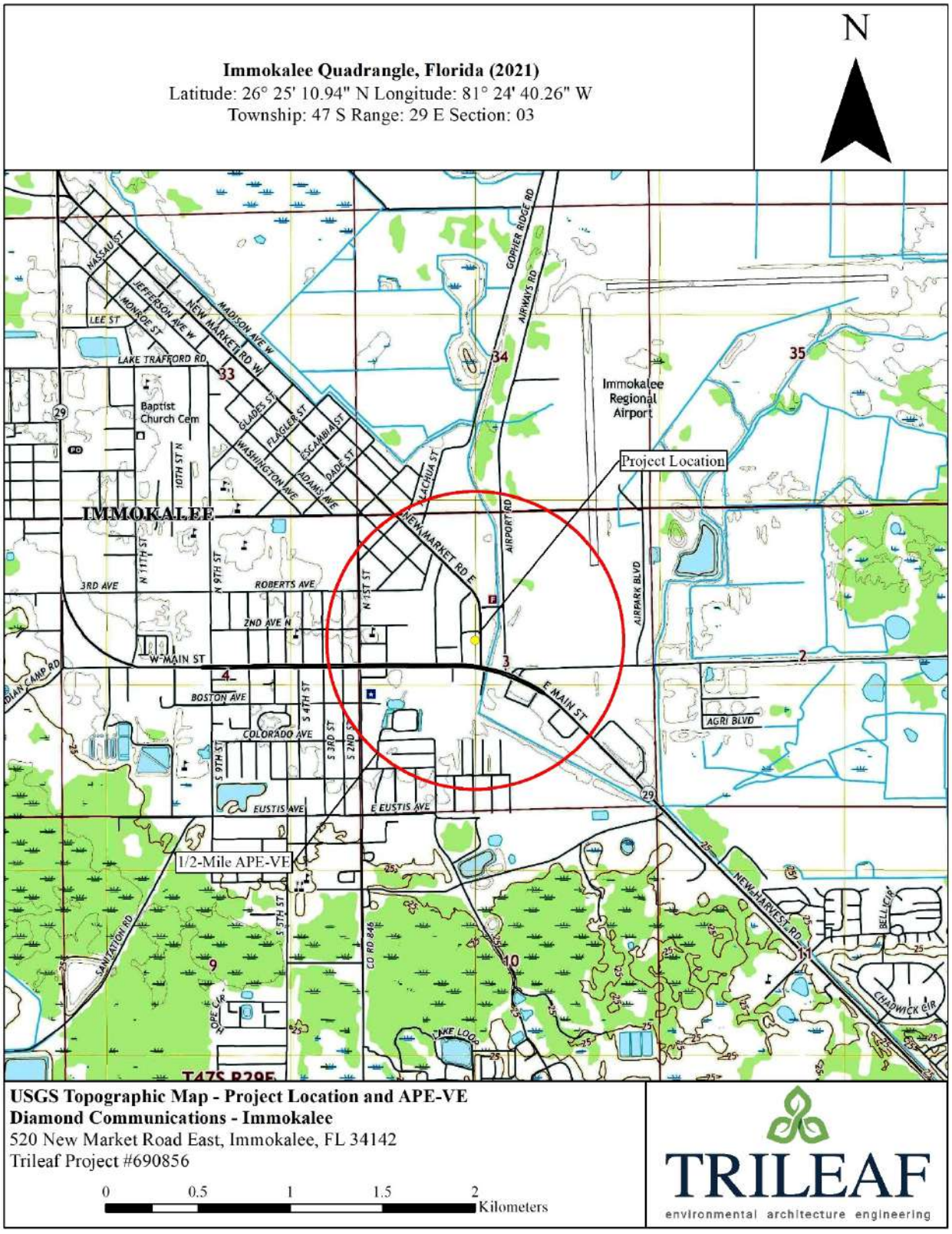


Figure 1: General Location of Proposed Cell Tower Installation.

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)



Figure 2: Aerial Photograph of the Project Location and ½-mile Visual APE.

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

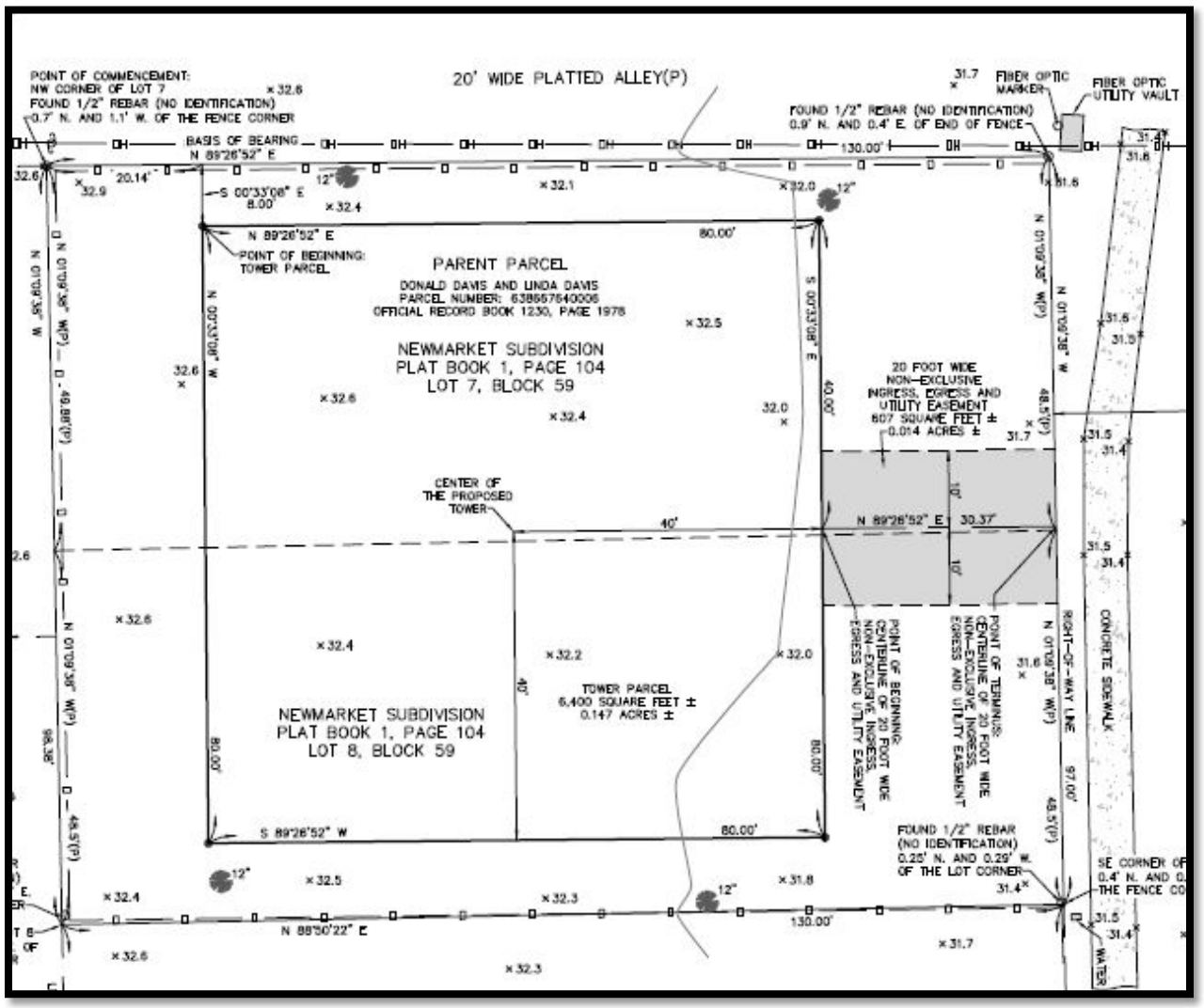


Figure 3: Detailed View of Proposed Cell Tower Location and Installation (*Diamond Communications LLC* 2022).

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

SECTION 2.0 - PROJECT SETTING

2.1 SOILS

According to the U.S. Soil Conservation Service Soil Survey of Collier County, Florida, the lease area is underlain by Immokalee-Oldsmar, limestone substratum-Urban land complex, 0 to 2 percent slopes. Immokalee soils occur in flatwoods on marine terraces formed over sandy marine deposits, are poorly drained, with moderately high to high permeability, and low water storage capacity. They do not flood or pond, and consist of four (4) layers of fine sand from 0 to 6 inches (A), 6 to 35 inches (E), 35 to 54 inches (Bh), and 54 to 80 inches (BC). Oldsmar, Limestone Substratum occurs in flatwoods on marine terraces formed over sandy and loamy marine deposits over limestone, are poorly drained, with moderately low to moderately high permeability, and moderate water storage capacity. They do not flood or pond, and consist of three (3) layers of fine sand from 0 to 8 inches (A), 8 to 34 inches (E), and 34 to 49 inches (Bh), one (1) layer of sandy clay loam from 49 to 60 inches (Btg), followed by bedrock from 60 to 70 inches (2R) (Figure 4; NRCS 2022).

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)



Figure 4: Location of Proposed Cell Tower Location on Modern Soil Map (NRCS 2022).

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

2.2 ELEVATIONS

Elevations range between 0-80 feet (24.4 meters) above mean sea level (AMSL) in the surrounding area, with the project area elevation at approximately 32.4 feet (9.9 meters) AMSL. Located in the Corkscrew Regional Ecosystem Watershed boundary, drainage is generally southwest toward the Audubon Corkscrew Swamp Sanctuary, and eventually the Gulf of Mexico (South Florida Water Management District 2018).

2.3 ENVIRONMENTAL SETTING

Collier County is located in the Florida Everglades and Associated Areas. This MLRA is in the Floridian Section of the Coastal Plain Province of the Atlantic Plain. It is on a level, low coastal plain that has large areas of swamps and marshes. Poorly defined and broad streams, canals, and ditches drain the area to the Gulf of Mexico. Most of the area is flat, but hummocks in the interior rise 3 to 6 feet (1 to 2 meters) above the surround area. Elevation ranges from sea level to less than 80 feet (25 meters). This area is a young marine plain underlain by Tertiary-age rocks; limestone is the dominant subsurface material here. The dominant soil orders are Entisols and Histosols. They are very shallow to very deep, generally moderately well drained to very poorly drained, and loamy or sandy (MLRA 2006).

The average annual rainfall in this area is 40 to 62 in (1,015 to 1,575 mm). About 60 percent of the rainfall occurs during the summer, from June to September, as moderate-intensity, tropical storms that produce large amounts of rain. The center of the area is the driest part. Late autumn and winter are relatively dry. The average annual temperature is 73 to 78 degrees F (23 to 25 degrees C). This area supports marsh and swamp flora. Pickleweed, sawgrass, willow, maidencane, and buttonbush are the dominant marsh species. Bald cypress is the dominant swamp species. Mangrove trees grow in saltwater swamps along the eastern, southern, and southwestern coasts. Some of the major fauna of the area are white-tailed deer, snipe, feral hog, raccoon, skunk, otter, bobcat, squirrel, bobwhite quail, and woodpecker. Turtles, alligators, and wading birds including white ibis, wood storks, glossy ibis, herons, and egrets are abundant in the swamps and marshes. The species of fish in the area include black and red drum, sea trout, sheepshead, snook, tarpon, and largemouth bass (MLRA 2006).

2.4 CULTURAL SETTING

Due to the lack of cultural material found in the APE-DE of this site, this section only serves as a general summary and overview of the precontact and history of this region. These traditions apply, in varying degrees, throughout the state and are considered the cultural context in which the interpretation of cultural information is assessed, specifically in terms of NRHP eligibility.

Human habitation of Florida is considered to be at least to 12,000 BC. Over this time three cultural-chronological periods are generally recognized: Early Big Game Hunting (aka Paleo-Indian), Archaic, and Late Periods, followed by the generalized Historic Period. Each is characterized by different social and cultural attributes. As with much in the archaeological record, dates vary depending on the sources used and should be considered as broad, chronological reference points for central Florida:

Archaeological Time Periods and Cultures	
Paleoindian Period	10000- 8000 BC
Archaic Period	8000 - 500 BC
Preceramic	3000 – 2000 BC
Norwood	2000 – 1000 BC
Woodland	1000 BC- AD 750
Deptford	1000 BC- AD 200

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Archaeological Time Periods and Cultures	
Santa Rosa-Swift Creek	AD 200 – 500
Weeden Island	AD 500 – 950
Wakulla	AD 750 – 950
Mississippian	AD 950 – 1513
Fort Walton	AD 950 – 1513
Pensacola	AD 1200 – 1513
Contact Period	AD 1513 – 1700
Historic Period	AD 1700 – present
Seminole	AD 1715 – 1842

Table 1: Florida Precontact and Historic Occupation Traditions.

Precontact Overview (12,000 BC -AD 1513)

The Paleo-Indian Period (15,000 – 8,000 BC) is typically characterized as the Early Big Game Hunter tradition, characterized by small bands of migratory hunter-gatherers. At this time, the lower sea levels made Florida twice the size it is today, resulting in many of these early sites being lost as the sea levels rose following the last ice age. Northern Florida supported large forests of pine, oak, and hickory. Rivers and springs brought relief to these dry areas and created the ideal habitat for animals and diverse plant life. Freshwater resources coupled with the Atlantic and Gulf coasts would have offered the opportunity for stable and reliable sources of fish and shellfish (IRAS n.d.).

Today, artifacts from this time period are usually "found within interior drainage basins, inundated river valleys, and relic river courses" (IRAS n.d.). Concentrations of Paleo-Indian sites are often found within the Northern Panhandle and central Gulf Coast regions of Florida with those located along the Suwannee and Santa Fe Rivers near areas of exposed Tertiary age limestone (Dunbar and Waller 1983). Stone tools from this period include Clovis, Folsom, Suwanee, and Simpson projectile points (Bullen 1975).

The Archaic Period (8,000 – 500 BC) is often divided into early (8000 – 5000 BC), middle (5000 – 3000), and late periods (3000 – 500 BC) and saw drastic environmental changes. The melting of ice sheets along the northern latitudes caused significant rises in the sea level and wetlands began developing along the Florida coastlines and rivers. People began to settle near these resources in larger groups than before, creating more permanent basecamps in conjunction with smaller foraging camps; hence, sites such as "base camps, shell middens, hunting camps, quarries, and cemeteries" (IRAS n.d.) tend to be found along permanent water sources. Fluted projectile points utilized by Paleo-Indians were replaced with stemmed points with corner- and side-notching, suggesting changes in subsistence patterns. Large middens across the northeast coast suggest reliance on shellfish, marine fish, and terrestrial vertebrates. Evidence of human remains in muck lake-bog-ponds suggest this was a common type of burial practice for early Archaic peoples (IRAS n.d.).

Woodland Period (1000 BC – AD 1000) occurred during the Archaic Period but is noted by a defined change in substance and settlement patterns. Populations increase dramatically, resulting in more sedentary populations, use of intensive horticulture, and changes in food production (Wescott 2016). It is also during this period that mound construction and burial practices become more elaborate. Ceramic styles and patterns begin to diversify and include Deptford, Swift Creek, and early Weeden Island pottery.

Mississippian Period (AD 950 – AD 1513) is characterized by the emergence of large mound centers and chiefdom-level societies. During this time platform mounds are constructed, elaborate trade networks are utilized, and maize agriculture begins to intensify. Fort Walton and Lake Jackson are just two important sites that date to this period (Wescott 2016). Two tribes that occupied norther Florida during this period are the Apalachee and the Timucuans, the Apalachee occupying the Tallahassee Hills while the Timucuans hold land between the Aucilla River and Atlantic Ocean, and as far south as Tampa Bay (Fleming 2021).

Historic Overview (AD 1513 to statehood)

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In 1513 the Spanish Exploration of what is now Florida began when Ponce de Leon arrived in the southern portion of the state, followed by Pánfilo de Narváez in 1528 and Hernando de Soto in 1539. By 1565 St. Augustine was established and became the first successful colony. These early Spanish sites include forts, towns, cattle ranches, and missions and are marked by the presence of Spanish metal, glass, and pottery such as majolica and course earthenware (Wescott 2016).

In 1763 because of the First Treaty of Paris, Florida was ceded to England. This control lasted 20 years until Spain regained possession under the Second Treaty of Paris (Wescott 2016). By the 1700s Northern Florida and Southern Georgia native populations (along with some escaped slaves) banned together in an attempt to fight the European invaders. These tribes included the Creek, Hitchiti, Apalachee, Mikisúkî, Yamassee, Yuchi, Tequesta, Apalachicola, Choctaw, and Oconee tribes. This alliance would result in the creation of the Seminoles.

Prior to the territory becoming under the jurisdiction of the United States, General Andrew Jackson and troops “marched across Florida’s international boundaries to settle the “Indian problem” [and] created an international furor” (Seminole Tribe of Florida 2022). The resulting conflicts became known as the First Seminole War.

When Florida became a U.S. territory in 1821, Jackson was appointed as the Territorial Governor. He initially divided the territory into East Florida and West Florida, and two years later established Middle Florida. This new county was bounded by on the east by the Suwannee River and to the west by the Apalachicola River. This county was subsequentially named “Gadsden in honor of James Gadsden, aide-de-camp to General Andrew Jackson in the Florida Campaign of 1818” (Gadsden County 2018).

The first Legislative Council took place in Pensacola, followed by Jacksonville. The logistics involved with the sessions being hundreds of miles apart prompted the Council to consider a central location. Commissioners Dr. William H. Simmons and John L. Williams were tasked with determining the best location in Middle Florida which they found to be an area in Columbia County, "about a mile southwest from the deserted fields of the Tallahassee Indians Village about a mile south of the Oke-lock-o-ny and Tallahassee trails" (Gadsden County 2018). In 1824 a temporary capitol (a log cabin) was built by Jonathan Robinson and Sherod McCall, where it remained in Columbia County until December 29, 1824. One of the first legislative acts that year was to annex all the lands between the Ocklochonee and Suwannee Rivers and create a new county (Leon). In this way the capitol was moved to Leon County without moving any structures (Gadsden County 2018).

Just a few years later in 1829, the former territorial governor was sworn in as the 7th President of the United States. President Jackson pushed for the removal of all Florida native groups in order to open up land for white settlers. The Indian Removal Act would be the catalyst for the Second Seminole War (1835) and inevitably the Third Seminole War (1856). These wars paved the way for the approval of future acts that furthered the removal of indigenous peoples from their land and their eventual settlement on reservations established by the U.S. government.

With only a few hundred Seminole Indians remaining in Florida, on March 3, 1845 it became the 27th state in the United States.

Originally known as Gopher Ridge by the Seminoles and Miccosukee Indians, today Immokalee is an unincorporated area in Collier County. Immokalee means “our home” in Mikasuki language (Florida’s Heartland 2017). The area was sparsely populated before the Civil War, and the main industry of the area was agriculture and animal husbandry. After the introduction of the railroad, and then later after World War II, Immokalee began to evolve as the culturally diverse community it is today (Wgcu Public Media 2009). In the 1950s agriculture grew so quickly that farmers were requesting school principals to give them names of students who wanted a weekend job picking cucumbers. By the mid-1950s, Mexican immigrants made their way to the area. Additionally, Cuban immigrants played a large role in the expansion of farming in Florida (Wgcu Public Media 2009).

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At the same time, there was an oil boom that brought oil speculators, well-paying jobs, and the rodeo to Immokalee. The rodeo became a major source of tourism to Immokalee for several decades. In the 1990s, the Seminole Tribe of Florida built a casino, ushering in even more changes (Wgcu Public Media 2009).

The Subject Property (Latitude: 26° 25' 10.94" Longitude: 81° 24' 40.26") is located in Immokalee, Collier County, FL. Review of historical imagery reveals that the property has remained an empty field adjacent to industrial properties since at least 1985. There has been moderate development to the local commercial and agricultural character of the area.

SECTION 3.0 – RESEARCH

3.1 BACKGROUND RESEARCH

Background research, including a review of archival sources, was conducted for the current project location prior to the initiation of field investigations. The aim of this research was to determine the likelihood of encountering sensitive historic properties within the current project area. To assess the potential for encountering precontact archaeological resources within the project area, a review of previously recorded archaeological sites and surveys was conducted using the Florida Master Site Files and holdings of the Florida SHPO. To assess the potential for historic period archaeological and architectural resources within the project area, various documents were reviewed, including historic maps and the databases of both the FL SHPO and the NRHP. The review revealed there is one (1) previously recorded archaeological site (CR01396), and fourteen (14) previously recorded archaeological surveys (See Tables 2 and 3). No NRHP-listed or NRHP-eligible resources were identified within the Direct APE or the ½-mile Visual APE.

The National Park Service National Historic Trails Interactive GIS map was also reviewed. The Trail of Tears is recognized by the National Park Service as a National Historic Trail, which carries the same significance as being listed in the NRHP and is therefore considered a Historic Property. No known portion of the Trail of Tears intersects with the project or is located within a ½-mile radius of the project location.

Site ID	Site Name	Additional Info	SHPO Evaluation
CR01396	Immokalee #2	N/A	Eligible

Table 2: Archaeological Sites within 1-mile radius of the Project Location.

Survey Number	Title	Author(s)	Year
1108	Historical/architectural survey of Collier County, Florida	Florida Preservation Services	1986
4140	Cultural Resources Assessment Survey SR 29, from 1.5 Miles North of Oil Well Road to South of CR 846 (Two Miles and One Bridge) Collier County, Florida	Almy, Marion M., Daniel Delahaye, and Lee Hutchinson-Neff	1995
7991	Proposed Cellular Tower Site: Immokalee	Pracht, Jodi B.	2001
10926	An Archaeological and Historical Reconnaissance Survey of the Immokalee Regional Airport Parcel, Collier County, Florida	Beriault, John G.	2004
14027	An Addendum to the Cultural Resource Predictive Model Collier Enterprises, LTD. The Tradeport DRI, Collier County, Florida	Archaeological Consultants, Inc.	2007
17694	Section 106 Review of a Mindbank FCC Proposed Cell Tower Site (NW 1/4, Sec 10, T47S, R29E) Immokalee Seminole Indian Reservation Collier County, Florida 1201 S.R. 29	Bury, Benjamin G.	2007
15682	An Intensive Cultural Resource Assessment Survey of the Proposed Florida Army National Guard Readiness Center, Collier County, Florida	Bland, Myles	2008

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20155	I-95 PD&E from North of Becker Road (MP 0.850) to South of SR 70 (MP 14.557) Cultural Resource Assessment Survey, St. Lucie County, Florida	Janus Research	2013
20160	Provisional Evaluation of Cemetery of Christ Episcopal Church in Immokalee Associated with the State Road 29 Project Development & Environment Study from Oil Well Road to State Road 82	Janus Research	2013
22719	A Phase I Cultural Resource Survey and Assessment of the Immokalee 4-H Property Trust Application Project, Immokalee, Florida	Keyte, Shawn and Maureen Mahoney	2015
25332	Cultural Resource Assessment Survey for the State Road 29 Project Development & Environmental Study from Oil Well Road (County Road 858) to State Road 82, Collier County, FL	Janus Research	2018
27289	Cultural Resource Assessment Survey Eleven Bridge Replacements, Collier and Hendry County, Florida	Archaeological Consultants Inc	2018
25900	Cultural Resource Assessment Survey for the Immokalee Complete Streets Tiger Grant IX Project, Collier County, FL	Janus Research	2019
26738	Cultural Resources Assessment Survey, Career Pathways Learning Lab, Collier County, Florida	Sponsored by Collier Enterprises Management, Inc.	2020

Table 3: Archaeological Surveys within 1-mile radius of the Project Location.

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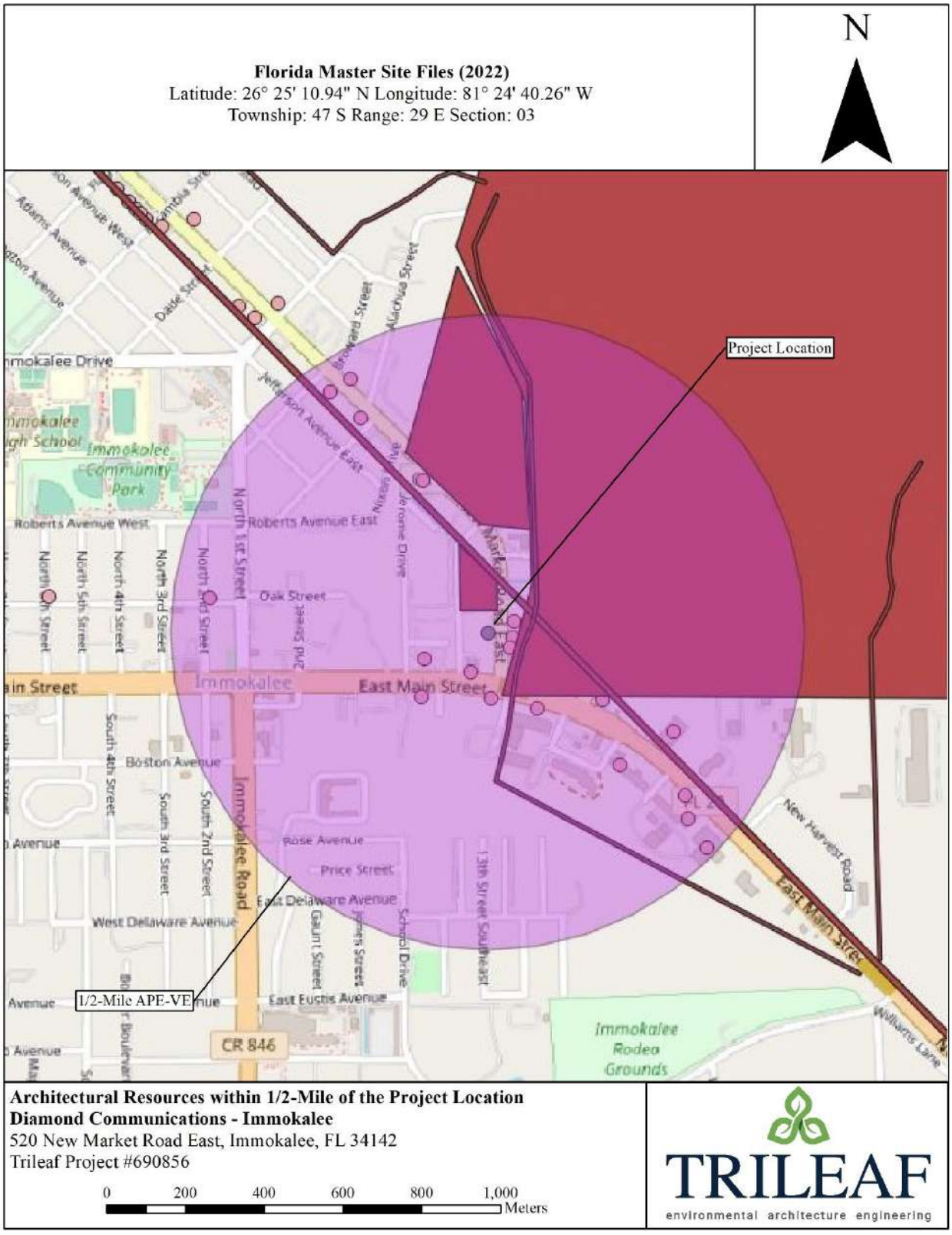
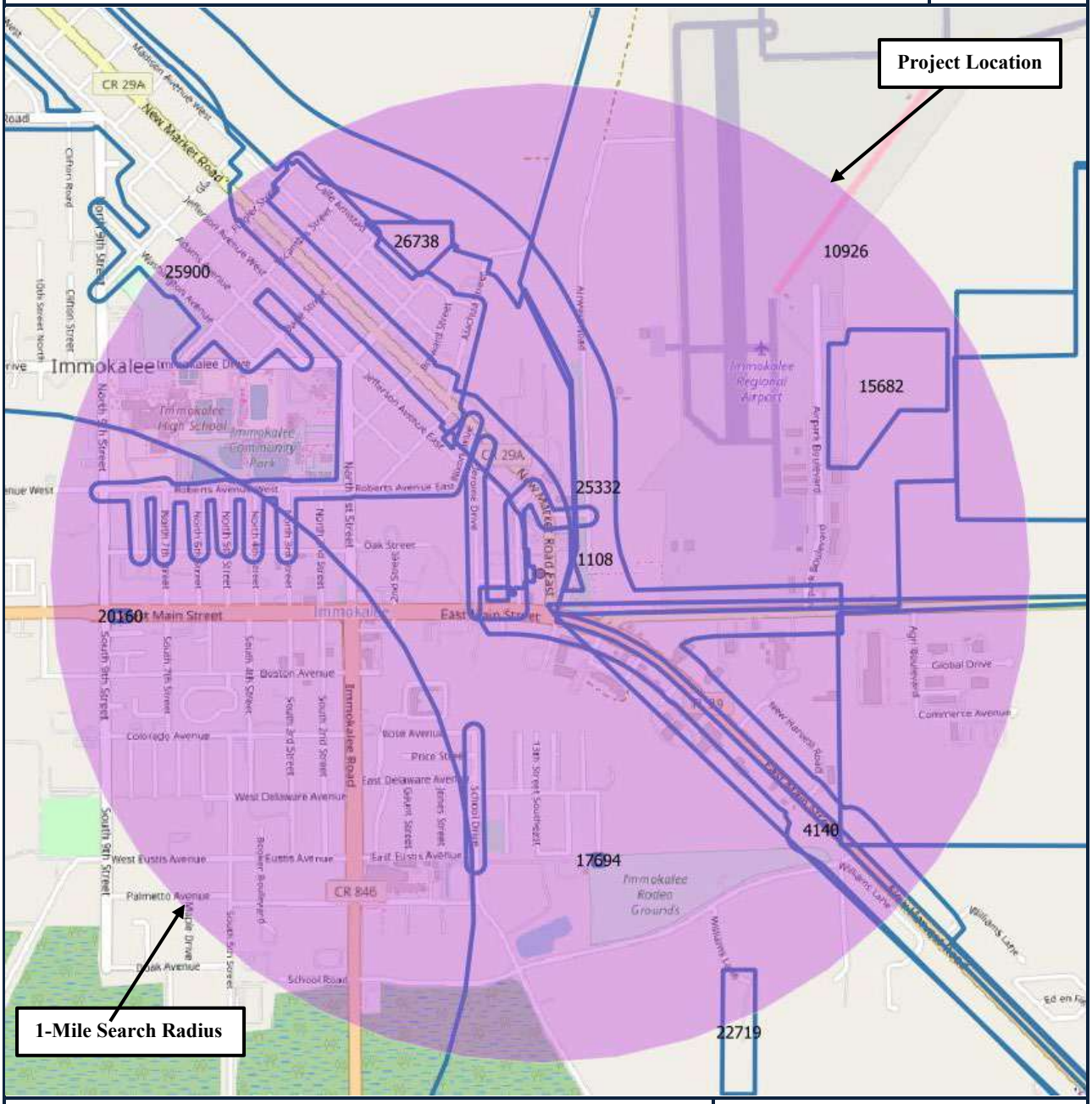


Figure 5: Architectural Resources within the ½-mile Visual APE (FMSF 2022).

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Florida Master Site Files (2022)
Latitude: 26° 25’ 10.94” Longitude: 81° 24’ 40.26”
Township: 47 S Range: 29 E Section: 03

North



Archaeological Surveys within 1-mile of the Project Location
Diamond Communications – Immokalee
520 New Market East, Immokalee, FL 34142
Trileaf Project #690856

TRILEAF
environmental architecture engineering

Figure 6: Archaeological Surveys within 1-mile radius of the Project Location (FMSF 2022).

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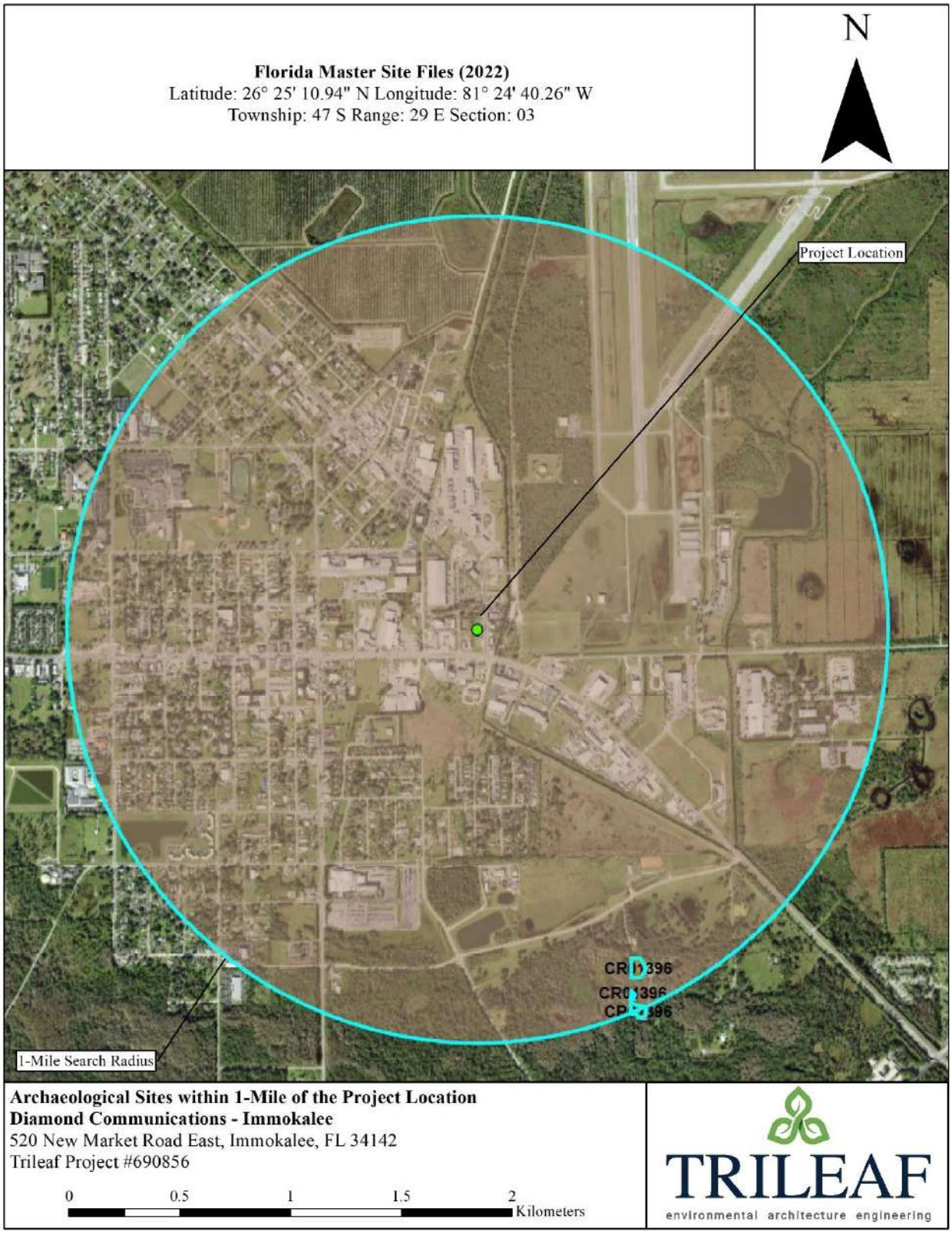


Figure 7: Archaeological Sites within 1-mile radius of the Project Location (Map Generated by FMSF 2022).

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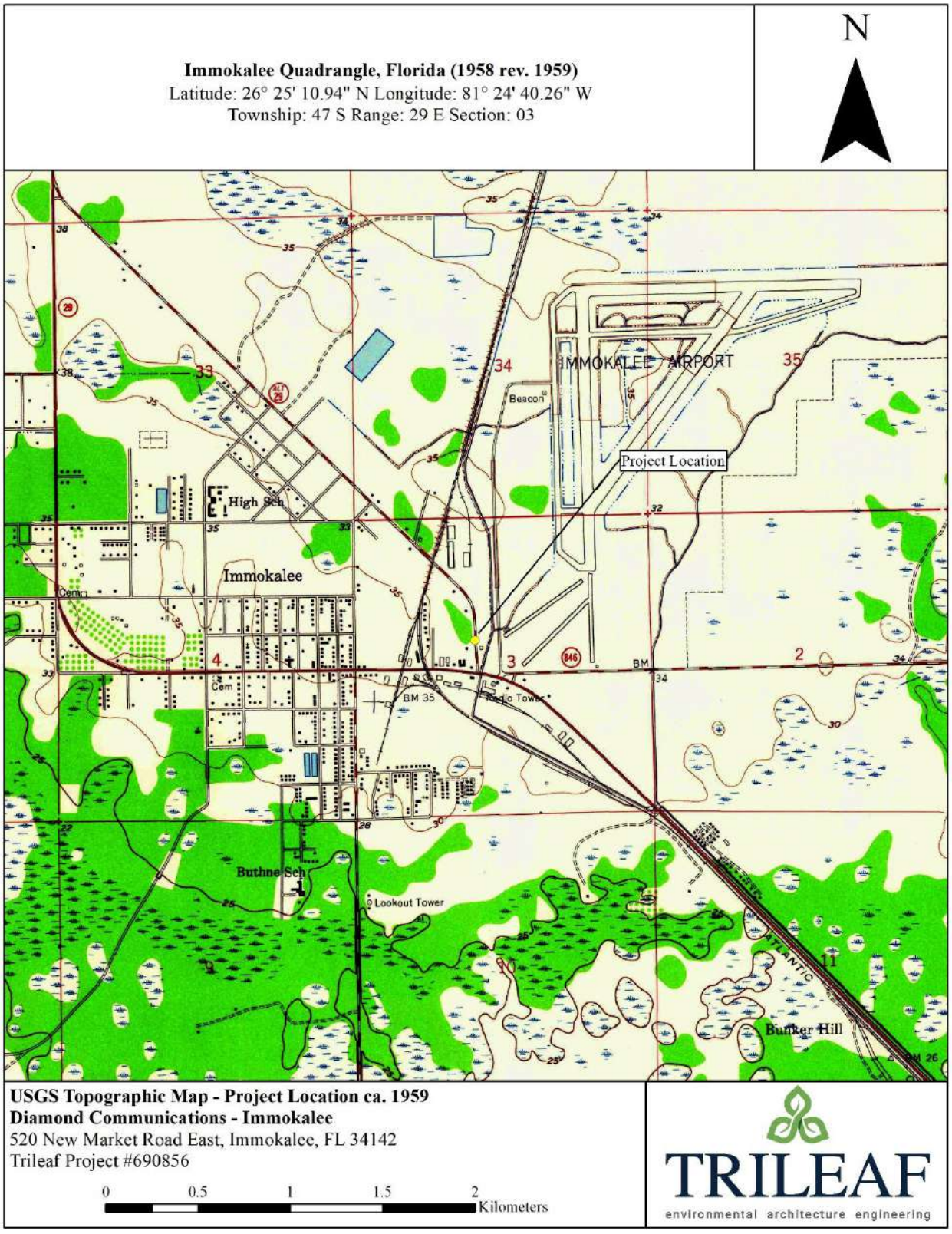


Figure 8: Project Location ca. 1959.

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3.2 RESEARCH DESIGN

Trileaf designed the Phase I archaeological survey to locate and identify all archaeological and architectural resources within the direct APE, defined as the 80 x 80-foot lease area plus a 25-foot buffer, the 20 x 31-foot non-exclusive access and utility easement, and to evaluate the potential significance of any newly identified archaeological sites. A cultural resource is gauged to be significant if it meets at least one of four criteria for eligibility for listing in the NRHP:

A. Associated with significant events in the broad patterns of national history,
B. Associated with the lives of persons significant in our past,
C. Representative of a type, period, or method of construction, or the work of a master,
D. Capable of yielding important information about the past.

Criterion D typically applies to archaeological sites. In order to be capable of yielding important information about the past, generally a site must possess artifacts, soil strata, structural remains, or other cultural features that make it possible to test historical hypotheses, corroborate and amplify currently available information, or reconstruct the sequence of the local archaeological record. To be considered significant, archaeological sites must demonstrate sufficient integrity to answer important research questions. These questions are developed in association with temporally, regionally, and thematically defined historic contexts or study units (U.S. Department of the Interior 1997).

3.3 PREDICTIVE MODELING

In general, most predictive site location models include distance to a permanent water source as a major factor in determining the existence and probable density of archaeological sites. There is a higher probability of encountering prehistoric archaeological sites closer to a source of fresh water, although distance will vary from location to location depending on an area's topography and accessibility. There is a greater likelihood of encountering prehistoric sites on and around landforms located near rivers, streams, and natural freshwater lakes. In contrast, historic period sites, can be found more equally distributed across the uplands and valleys due to the ability to access water by excavating wells.

Based on historic aerial photographs, distance to a permanent water source, and taking into consideration current land use, historic and recent commercial development in the region, we believe there is a low probability for encountering undisturbed archaeological artifacts or features within the proposed project's APE for direct effects.

SECTION 4.0 – FIELD METHODS AND RESULTS

4.1 ARCHAEOLOGY

The field investigation at this location was conducted by Trileaf Senior Project Archaeologist Danielle Young, M.A., RPA on June 27, 2022. Standard archaeological field equipment included shovels, trowels, and a quarter-inch wire mesh sifting screen. The field survey techniques utilized were a combination of pedestrian survey and visual inspection at 5-meter intervals and/or shovel testing at 25-meter intervals based on the Florida Department of Transportation Cultural Resource Management Handbook (2004), with a standard shovel test unit consisting of a hand-excavated hole, approximately 50 cm in diameter and 100 cm in depth.

Due to the dimensions of the lease area, Trileaf determined that five (5) shovel test pits throughout the lease area and one (1) shovel test pit within the proposed access and utility easement would be an adequate survey of the area. Shovel test pits generally consisted of a thin layer of very dark brown (10YR 3/1) or black (10YR 2/1) sandy loam over a layer of very pale brown (10YYR 7/3) sandy gravel. All shovel tests within

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the lease area terminated before reaching a depth of 100 cm, as the hard-packed gravel in the second stratum resulted in shovel refusal. Several pieces of plastic and other modern debris were identified in stratum II, suggesting the area has been previously impacted by modern activities. Shovel Test Pit 5 did not exhibit the hard-packed gravel, however, the shovel test exhibited extreme mottling, and only one layer could be detected.

No archaeological materials were recovered as a result of this survey. In the event of artifact recovery, all cultural materials recovered would have been delivered to Trileaf Corporation's laboratory in Maitland, Florida for processing. Here, materials are sorted by provenience, cleaned, and analyzed. All cultural materials recovered from the investigation are returned to the landowner upon project completion.

Total archaeological field time: 1 person, 1.5 hours.

STP No.	STP Location	Depth (cm below surface)	Soil Description	Artifacts Recovered	Latitude/ Longitude
1	Tower Center	I: 0-3	10YR 5/1 gravel	Negative	26°25'10.94"N, 81°24'40.26"W
		II: 3-7	10YR 7/3 gravel mottled with 10YR 3/4 gravel		
2	Northwest Corner	I: 0-1	10YR 3/1 sandy loam humus	Negative	26°25'11.34"N, 81°24'40.70"W
		II: 1-4	10YR 7/3 sandy gravel		
3	Southwest Corner	I: 0-10	10YR 3/1 sandy loam	Negative	26°25'10.57"N, 81°24'40.71"W
		II: 10-11	10YR 7/3 sandy gravel		
4	Southeast Corner	I: 0-10	10YR 2/1 sandy loam – more loam than other STPs	Negative	26°25'10.56"N, 81°24'39.82"W
		II: 10-11	10YR 7/3 gravel		
5	Northeast Corner	I: 0-43	10YR 5/2 sandy gravel mottled with 10YR 4/1 and 10YR 5/4 sandy gravel	Negative	26°25'11.35"N, 81°24'39.82"W
6	Access	I: 0-1	10YR 4/1 gravel	Negative – shovel refusal at surface along most of easement due to gravel	26°25'10.99"N, 81°24'39.65"W

Table 4: Shovel Test Pit Descriptions.

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Figure 9: Shovel Test Pit Location and Project Boundary Map (Google Earth 2019)

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4.2 ARCHITECTURE

As noted above, a review of the MO SHPO database of National Register Sites and Districts, Certified Local Districts and Architectural Surveys and the National Register Information System website (http://www.nr.nps.gov/) was conducted on June 14, 2022, by Danielle Young, Senior Project Archaeologist at Trileaf. Based upon this review, there is one (1) NRHP-eligible resource within the ½-mile Visual APE.

Trileaf Architectural Historian, Collins Anderson, meets the Secretary of the Interior's Historic Preservation Professional Qualifications Standards for Architectural History and has reviewed those resources identified within the APE for the current project in Tables 3 and 4, below.

Listed or Formally Eligible Historic Resource	Name and/or Address of Historic Resource in Immokalee, FL 34142	Photograph of Historic Resource	Summary of Criteria and/or Description of Historic Resource	Summary of Effects on Historic Resource
CR00642	**Immokalee Ice Plant**		Constructed c. 1945, this building is an example of vernacular masonry. This resource is recorded as NRHP-eligible by the Florida Master Site File (FMSF 2022).	***No Adverse Effect*** The proposed project is a 150-foot design. It is essential to the community. Due to distance, vegetation, and existing modern intrusions, the proposed project will have no adverse effect on any character-defining features.

Table 5: Description of Architectural Properties within the Visual APE.

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SECTION 5.0 – CONCLUSIONS AND RECOMMENDATIONS

5.1 CONCLUSIONS

Field investigations were preceded by a period of archival research to determine, what, if anything, could be predictively said per precontact or historic archaeological and/or architectural sensitivities prior to the onset of the fieldwork. Pre-field archival research was conducted utilizing resources of the Florida Master Site Files on June 14, 2022, as well as the resources of the National Register of Historic Places (NRHP) by Trileaf Senior Project Archaeologist Danielle Young, M.A., RPA. The review revealed there were no previously identified NRHP-eligible or NRHP-listed historical resources within the APE-DE. One (1) NRHP-eligible resource, CR00642, was identified within the ½-mile APE-VE. Additionally, there is one () previously identified archaeological site and fourteen (14) previously recorded archaeological surveys within a 1-mile radius of the project location.

The National Park Service National Historic Trails Interactive GIS map was also reviewed. The Trail of Tears is recognized by the National Park Service as a National Historic Trail, which carries the same significance as being listed in the NRHP and is therefore considered a Historic Property. No known portion of the Trail of Tears intersects with the project or is located within a ½-mile radius of the project location.

The field survey of the project area, which included a pedestrian survey, shovel testing, and visual inspection, yielded no evidence for the presence of archaeological properties within the current project area or a 25-foot (8.3-meter) boundary of the APE for Direct Effects.

Based on a review of the historic resources, a finding of ***No Historic Properties within the APE for Direct Effects*** and a finding of ***No Adverse Effect to Historic Properties within the ½-mile APE for Visual Effects*** is recommended.

5.2 RECOMMENDATIONS

Based on these findings, Trileaf recommends ***No Historic Properties within the APE for Direct Effects and No Adverse Effect Historic Properties within the ½-mile APE for Visual Effects.*** It is therefore recommended that project clearance be granted with no further investigation or evaluation of the project area. However, in the unlikely event that human remains are uncovered through the course of construction, work is to immediately cease, and proper area authorities notified.

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

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2016 *Cultural Resources Assessment of the FSU Med Center 101836 Cellular Tower Leon County, Florida.* Stone Point Services.

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2009 "Immokalee Documentary explores the expansive history of the east Collier County community On TV." In *Naples Daily News.* https://archive.naplesnews.com/lifestyle/neapolitan/immokalee-documentary-explores-the-expansive-history-of-the-east-collier-county-community-on-tv-ep-4-344214942.html/, accessed July 1, 2022.

Works Progress Administration, Historical Records Survey
1938 *Brief History of Levy County, Florida Website www.floridamemory.com* accessed January 27, 2022.

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

APPENDIX A: PROJECT LOCATION PHOTOGRAPHS

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)



Photograph 1 – Looking north at the proposed lease area.



Photograph 2 – Looking east at the proposed lease area.

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)



Photograph 3 – Looking south at the proposed lease area.



Photograph 4 – Looking west at the proposed lease area.

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)



Photograph 5 – Looking north away from the proposed lease area.



Photograph 6 – Looking east away from the proposed lease area.

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)



Photograph 7 – Looking south away from the proposed lease area.



Photograph 8 – Looking west away from the proposed lease area.

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)



Photograph 9 – Looking east at the proposed access and utility easement.



Photograph 10 – Looking west at the proposed access and utility easement.

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)



Photograph 11 – Shovel Test Pit 5 overview.



Photograph 12 – Shovel Test Pit 5 profile.

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)



Photograph 13 – Looking at the Immokalee Ice Plant (CR00642).



Photograph 14 – Looking northeast at the proposed project location from CR00642.

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

APPENDIX B: RESUMES

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

TRILEAF

Professional Resume

DANIELLE N. YOUNG

SENIOR PROJECT ARCHAEOLOGIST

Education

Anthropology/Emphasis in Archaeology, M. A.
University of Central Florida / Orlando, FL

Anthropology, B. A.
University of Central Florida / Orlando, FL

Areas of Expertise

Ms. Danielle Young is a Secretary of the Interior (SOI) qualified archaeologist. Ms. Young specializes in performing and managing Phase I, II, and III investigation, review, and assessment of historical and prehistorical archaeological sites.

Ms. Young has over six years of professional experience in archaeological survey, excavation, laboratory analyses, and report writing, primarily conducted in Florida and Latin America. Her background includes paleoethnobotanical sampling and analyses, microbotanical and macrobotanical identification, data recovery, mitigation, artifact analyses, GIS analyses, final report preparation, and professional presentations. Ms. Young's professional interests include people-plant interrelationships of pre-Columbian cultures in the Americas, foodways and cuisine, the origins of agriculture, and paleoecological dynamics and reconstruction. Ms. Young also has experience in presenting archaeological and anthropological research to diverse audiences, including national conferences and university classrooms.

Environmental service expertise includes:

Phase I Environmental Site Assessments
Archaeological and Architectural Impacts
Soil Characterization
Form 620/621 Submittals
Land Use History
Field Reconnaissance
Section 106 Compliance
Historical Topographic Maps and Aerial Imagery

Certifications/Affiliations

Register of Professional Archaeologists (RPA), member since 2020
Society for American Archaeology (SAA), member since 2018
Society of Ethnobiology (SOE), member since 2021

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

TRILEAF

Professional Resume

COLLINS ANDERSON

ARCHITECTURAL HISTORIAN

Education

Historic Preservation, M.A.
Savannah College of Art and Design/Savannah, GA

Areas of Expertise

Ms. Anderson operates as the primary point-of-contact for clients regarding Architectural History over a large geography, specializing within the Southeast Region of the United States. Ms. Anderson is a Secretary of the Interior (SOI) qualified Architectural Historian with seventeen years of teaching experience.

Environmental, Architectural History and Preservation service expertise includes:

Architectural Impacts
SHPO Consultation in 33 states
Memorandum of Agreements (MOA)
Condition Assessment Reports (CAR)
Photographic Archival Records (PAR)
National Register Nominations
Revitalization Plans
Historic Resource Reports and Forms
Form 620/621 Resource Table Submittals
Stipulation VII-C Compliance
HABS/HALS/HAERS
Field Reconnaissance
Section 106 Compliance
Historical City Directories
Historical Topographic Maps and Aerial Imagery
Land Use History
Local Government Consultation
ANSI/FCC RF Radiation Safety Competent

Affiliations

Member of the Atlanta Preservation Center (APC) and docent for APC walking tour of the Historic Ponce Condominium
Member of the National Trust for Historic Preservation
Vice-President, Ponce Condominium Board of Directors Atlanta, GA 2014-2020
Chair, Ponce Condominium Architectural Control Committee Atlanta, GA 2014-2020
Keystone Award for Heritage Education, APC 2019
Advisory Board of Historic Preservation Certified Courses Completed: What is Section 106?, Successfully Navigating Section 106, Basics of NEPA and Section 106 Integration, Early Coordination with Indian Tribes for Infrastructure Projects, Coordinating NEPA and Section 106
Intern, Georgia Trust for Historic Preservation/Preservation South, Griffin, GA 2015
Recipient of Daughters of the American Revolution (DAR) Centennial Scholarship for Historic Preservation 2014 and DAR Atlanta Chapter member

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

TRILEAF

Professional Resume

GWYNETH VOLLMAN

PROJECT COORDINATOR

Education

M.S. Geographic Information Systems and Atmospheric Sciences
St. Louis University / St. Louis, MO

B.A. Anthropology / Emphasis in Archaeology
Minor in Sociology
Lindenwood University / St. Charles, MO

Areas of Expertise

Ms. Vollman has experience preforming Phase I, II, and III investigations of historic and prehistoric archaeological sites.

Ms. Vollman is currently completing her Master of Science in Geographic Information Systems and Atmospheric Sciences and has more than 2 years of professional experience using GIS applications to produce technical maps and graphics for cultural resource reports.

Environmental service expertise includes:

Archaeological and Architectural Impacts
Soil Characterization
Land Use History
Coding Language Development
Field Reconnaissance
Section 106 Compliance
Historical Topographic Maps and Aerial Imagery
ArcGIS Desktop Suite

Certifications/Affiliations

Women in GIS (WiGIS), member since 2021

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

NT SUBMISSION PACKET – FCC FORM 620

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3060-1039
See instructions for
Public burden estimates

Attachment 6. Tribal and NHO Involvement

At an early stage in the planning process, the Nationwide Agreement requires the Applicant to gather information from appropriate Indian Tribes or Native Hawaiian Organizations ("NHOs") to assist in the identification of Historic Properties of religious and cultural significance to them. Describe measures taken to identify Indian tribes and NHOs that may attach religious and cultural significance to Historic Properties that may be affected by the construction within the Areas of Potential Effects ("APE") for direct and visual effects. If such Indian tribes or NHOs were identified, list them and provide a summary of contacts by either the FCC, the Applicant, or the Applicant's representative. Provide copies of relevant documents, including correspondence. If no such Indian tribes or NHOs were identified, please explain.

Trileaf Corporation completed the Tower Construction Notification System (TCNS) on June 13, 2022, and received the notification of interested tribes on June 17, 2022. The attached FCC Notification email lists the Tribes identified through the TCNS process. A second notice will be sent to all interested tribes/ organizations, after a period of 30 days and the consultation process will continue per the FCC's guidelines. Any relevant comments from Tribes received by Trileaf will be forwarded to your office.

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

From: towernotifyinfo@fcc.gov
To: tribal
Cc: tcnsweekly@fcc.gov
Subject: NOTICE OF ORGANIZATION(S) WHICH WERE SENT PROPOSED TOWER CONSTRUCTION NOTIFICATION INFORMATION - Email ID #8182379
Date: Friday, June 17, 2022 2:01:09 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Applicant:

Thank you for using the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS). The purpose of this electronic mail message is to inform you that the following authorized persons were sent the notification that you provided through TCNS, which relates to your proposed antenna structure. The information was forwarded by the FCC to authorized TCNS users by electronic mail and/or regular mail (letter). We note that the review period for all parties begins upon receipt of the Submission Packet pursuant to Section VII.A of the NPA and notifications that do not provide this serve as information only.

Persons who have received the notification that you provided include leaders or their designees of federally-recognized American Indian Tribes, including Alaska Native Villages (collectively "Tribal Nations"), Native Hawaiian Organizations (NHOs), and State Historic Preservation Officers (SHPOs). For your convenience in identifying the referenced Tribal Nations and NHOs and in making further contacts, the City and State of the Seat of Government for each Tribal Nation and NHO, as well as the designated contact person, is included in the listing below. We note that Tribal Nations may have Section 106 cultural interests in ancestral homelands or other locations that are far removed from their current Seat of Government. Pursuant to the Commission's rules as set forth in the Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission (NPA), all Tribal Nations and NHOs listed below must be afforded a reasonable opportunity to respond to this notification, consistent with the procedures set forth below, unless the proposed construction falls within an exclusion designated by the Tribal Nation or NHO. (NPA, Section IV.F.4).

The notification that you provided was forwarded to the following Tribal Nations and NHOs. A Tribal Nation or NHO may not respond until a full Submission Packet is provided. If, upon receipt, the Tribal Nation or NHO does not respond within a reasonable time, you should make a reasonable effort at follow-up contact, unless the Tribal Nation or NHO has agreed to different procedures (NPA, Section IV.F.5). In the event a Tribal Nation or NHO does not respond to a follow-up inquiry, or if a substantive or procedural disagreement arises between you and a Tribal Nation or NHO, you must seek guidance from the Commission (NPA, Section IV.G). These procedures are further set forth in the FCC's Second Report and Order released on March 30, 2018 (FCC 18-30).

1. Real Estate Director Kevin Donaldson - Miccosukee Tribe of Indians of Florida - Tamiami Station (PO Box: 440021) Miami, FL - hopel@miccosukeetribe.com - 305-223-8380 (ext: 2246) - regular mail

If the applicant/tower builder receives no response from the Miccosukee Tribe of Indians of Florida within 30 days after notification through TCNS, the Miccosukee Tribe of Indians of Florida has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder,
however, must immediately notify the Miccosukee Tribe of Indians of Florida in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic Agreement and applicable law.

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL2022000321 9 VA Central Immokalee Cell Tower)

2. Compliance Review Supervisor THPO Compliance - Seminole Tribe of Florida - 30290 Josie Billie Hwy PMB 1004 Clewiston, FL - THPOcompliance@semtribe.com - 863-983-6549 (ext: 12245) - electronic mail

3. Tribal Historic Preservation Officer Ben Yahola - Seminole Nation of Oklahoma - (PO Box: 1498) Wewoka, OK - tcns-sno@sno-nsn.gov - 405-234-5218 - electronic mail
Exclusions: Please send all inquiries to email address: tcns-sno@sno-nsn.gov

If the applicant/tower builder receives no response from the Seminole Nation of Oklahoma within 30 days after notification through TCNS, the Seminole Nation of Oklahoma has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder,
however, must immediately notify the Seminole Nation of Oklahoma in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic Agreement and applicable law.

4. TCNS Manager Corain Lowe-Zepeda Ms - Muscogee (Creek) Nation - Highway 75 & Loop 56 (PO Box: 580) Okmulgee, OK - clowe@muscogeenation.com - 918-732-7835 - regular mail

5. Cell Tower Coordinator Kelly Nelson - Eastern Shawnee Tribe of Oklahoma - 70500 East 128 Road Wyandotte, OK - celltower@estoo.net - 918-238-5151 (ext: 1861) - regular mail
Exclusions: DO NOT EMAIL DOCUMENTATION; it will be deleted without being opened.
Submit one printed color copy by US postal mail or other parcel carrier of all documentation to:

Eastern Shawnee Tribe
Attn: CellTower Program
70500 E. 128 Rd.
Wyandotte, OK 74370

Provide a 1-page cover letter with the following information:
a. TCNS Number
b. Company Name
c. Project Name, City, County, State
d. Project type
e. Project coordinates
f. Contact information

The Eastern Shawnee Procedures document is available and highly recommended for guidance; send an email to celltower@estoo.net requesting our most current copy.

6. Mekko Ryan Morrow - Thlopthlocco Tribal Town - P.O. Box 188 Okemah, OK - thpo@tttown.org - 000-000-0000 - electronic mail
Exclusions: Thlopthlocco Tribal Town requests that all initial review materials required by applicable law be submitted by email directly to thpo@tttown.org. In addition, in the event archeological or cultural materials or

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

human remains are discovered at any time during this undertaking, please notify Thlopthlocco Tribal Town immediately.

The notification that you provided was also forwarded to the following SHPOs in the State in which you propose to construct and neighboring States. The information was provided to these SHPOs as a courtesy for their information and planning. You need make no effort at this time to follow up with any SHPO that does not respond to this notification. Prior to construction, you must provide the SHPO of the State in which you propose to construct (or the Tribal Historic Preservation Officer, if the project will be located on certain Tribal lands), with a Submission Packet pursuant to Section VII.A of the NPA unless the project is excluded from SHPO review under Section III D or E of the NPA.

7. SHPO Lee Warner - Alabama Historical Commission - 468 South Perry Street Montgomery, AL - lwarner@mail.preserveala.org - 334-242-3184 - electronic mail

8. Deputy SHPO Elizabeth Ann Brown - Alabama Historical Commission - 468 South Perry Street Montgomery, AL - ebrown@mail.preserveala.org - 334-242-3185 - electronic mail

9. Deputy SHPO Compliance Review Laura A Kammerer - Div of Historical Resources, Dept of State - 500 S. Bronough St. Tallahassee, FL - lkammerer@dos.state.fl.us - 850-245-6333 - electronic mail

10. Historic Preservationist Corey Lentz - Florida Division of Historical Resources - 500 S. Bronough Street Tallahasse, FL - Corey.Lentz@dos.myflorida.com - 850-245-6333 - electronic mail

TCNS automatically forwards all notifications to all Tribal Nations and SHPOs that have an expressed interest in the geographic area of a proposal. However, if a proposal for PTC wayside poles falls within a designated exclusion, you need not expect any response and need not pursue any additional process with that Tribal Nation or SHPO. In addition, a particular Tribal Nation or SHPO may also set forth policies or procedures within its details box that exclude from review certain facilities (for example, a statement that it does not review collocations with no ground disturbance; or that indicates that no response within 30 days indicates no interest in participating in pre-construction review).

Please be advised that the FCC cannot guarantee that the contact(s) listed above have opened and reviewed an electronic or regular mail notification. If you learn that any of the above contact information is no longer valid, please contact the FCC by emailing tcnshelp@fcc.gov. The following information relating to the proposed tower was forwarded to the person(s) listed above:

Notification Received: 06/13/2022
Notification ID: 250592
Excluded from SHPO Review: No
Tower Owner Individual or Entity Name: Diamond Tower V LLC
Consultant Name: Crystal Macklin

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Street Address: 1515 Des Peres Rd. Ste 200
Suite 200
City: St. Louis
State: MISSOURI
Zip Code: 63131
Phone: 314-997-6111
Email: tribal@trileaf.com

Structure Type: MTOWER - Monopole
Latitude: 26 deg 25 min 10.9 sec N
Longitude: 81 deg 24 min 40.3 sec W
Location Description: 520 New Market Rd E
City: Immokalee
State: FLORIDA
County: COLLIER
Detailed Description of Project: Our client proposes to construct a 145-foot monopole communications tower with an overall height of 150 feet within a 80-foot by 80-foot lease area. The project includes a 20-foot wide access/utility easment
Ground Elevation: 9.9 meters
Support Structure: 44.2 meters above ground level
Overall Structure: 45.7 meters above ground level
Overall Height AMSL: 55.6 meters above mean sea level

If you have any questions or comments regarding this notice, please contact the FCC using the electronic Help Request form located on the FCC's website at:

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.fcc.gov%2fwireless%2favailable-support-services&c=E,1,9SgOGOCCe-QdJKR4iqhg6jBeu1YZUAOVztP3kKJGeXS-xaFUseuuElbAZeb4qF-Evl1Cy8ojCjRUuIunfpxGw0Vb9bwJSVMZ7lJ_bHNRH2s,&typo=1

You may also call the FCC Support Center at (877) 480-3201 (TTY 717-338-2824). Hours are from 8:00 a.m. to 6:00 p.m. Eastern Time, Monday through Friday (except Federal holidays). To provide quality service and ensure security, all telephone calls are recorded.

Thank you,
Federal Communications Commission

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

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3060-1039
See instructions for
Public burden estimates

Attachment 7. Historic Properties Direct Effects

a. List all properties within the APE for direct effects.

There are no historic properties within the APE-DE for the proposed project.

b. **Provide the name and address (including U.S. Postal Service ZIP Code) of each property in the APE for direct effects, not listed in part "a" (above), that the Applicant considers to be eligible for listing in the National Register as a result of the Applicant's research. For each such property, describe how it satisfies the criteria of eligibility (36 C.F.R. Part 63). For each property that was specifically considered and determined not to be eligible, describe why it does not satisfy the criteria of eligibility.**

There are no additional properties in the APE for direct effects not listed in part "a."

c. Describe the techniques and the methodology, including any field survey, used to identify Historic Properties within the APE for direct effects.[1] If no archeological field survey was performed, provide a report substantiating that: i) the depth of previous disturbance exceeds the proposed construction depth (excluding footings and other anchoring mechanisms) by at least 2 feet; or, ii) geomorphological evidence indicates that cultural resource-bearing soils do not occur within the project area or may occur but at depths that exceed 2 feet below the proposed construction depth.[2]

The field investigation at this location was conducted by Trileaf Senior Project Archaeologist Danielle Young, M.A., RPA on June 27, 2022. Standard archaeological field equipment included shovels, trowels, and a quarter-inch wire mesh sifting screen. The field survey techniques utilized were a combination of pedestrian survey and visual inspection at 5-meter intervals and/or shovel testing at 25-meter intervals based on the Florida Department of Transportation Cultural Resource Management Handbook (2004), with a standard shovel test unit consisting of a hand-excavated hole, approximately 50 cm in diameter and 100 cm in depth.

[1] Pursuant to Section VI.D.2.a. of the Nationwide Agreement, Applicants shall make a reasonable and good faith effort to identify above ground and archeological Historic Properties, including buildings, structures, and historic districts, that lie within the APE for direct effects. Such reasonable and good faith efforts may include a field survey where appropriate.

[2] Under Section VI.D.2.d. of the Nationwide Agreement, an archeological field survey is required even if none of these conditions applies, if an Indian tribe or NHO provides evidence that supports a high probability of the presence of intact archeological Historic Properties within the APE for direct effects.

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

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Attachment 7. Continued

Due to the dimensions of the lease area, Trileaf determined that five (5) shovel test pits throughout the lease area and one (1) shovel test pit within the proposed access and utility easement would be an adequate survey of the area. Shovel test pits generally consisted of a thin layer of very dark brown (10YR 3/1) or black (10YR 2/1) sandy loam over a layer of very pale brown (10YYR 7/3) sandy gravel. All shovel tests within the lease area terminated before reaching a depth of 100 cm, as the hard-packed gravel in the second stratum resulted in shovel refusal. Several pieces of plastic and other modern debris were identified in stratum II, suggesting the area has been previously impacted by modern activities. Shovel Test Pit 5 did not exhibit the hard-packed gravel, however, the shovel test exhibited extreme mottling, and only one layer could be detected.

No archaeological materials were recovered as a result of this survey. In the event of artifact recovery, all cultural materials recovered would have been delivered to Trileaf Corporation's laboratory in Maitland, Florida for processing. Here, materials are sorted by provenience, cleaned, and analyzed. All cultural materials recovered from the investigation are returned to the landowner upon project completion.

Total archaeological field time: 1 person, 1.5 hours.

Based on the findings of this survey, Trileaf recommends that there are ***No Historic Properties in the Direct APE***. It is therefore recommended that project clearance be granted with no further investigation or evaluation of the project area relative to those resources.

Please refer to the Cultural Resources Report provided in Attachment 5 for additional information.

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

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Attachment 8. Historic Properties Visual Effects

Historic Properties Identified for Visual Effects Guidelines

a. **Provide the name and address (including U.S. Postal Service ZIP Code) of each property in the APE for visual effects that is listed in the National Register, has been formally determined eligible for listing by the Keeper of the National Register, or is identified as considered eligible for listing in the records of the SHPO/THPO, pursuant to Section VI.D.I.a. of the Nationwide Agreement.**

Listed or Formally Eligible Historic Resource	Name and/or Address of Historic Resource in Immokalee, FL 34142	Photograph of Historic Resource	Summary of Criteria and/or Description of Historic Resource	Summary of Effects on Historic Resource
CR00642	**Immokalee Ice Plant**		Constructed c. 1945, this building is an example of vernacular masonry. This resource is recorded as NRHP-eligible by the Florida Master Site File (FMSF 2022).	***No Adverse Effect*** The proposed project is a 150-foot design. It is essential to the community. Due to distance, vegetation, and existing modern intrusions, the proposed project will have no adverse effect on any character-defining features.

b. **Provide the name and address (including U.S. Postal Service ZIP Code) of each Historic Property in the APE for visual effects, not listed in part "a", identified through the comments of Indian Tribes, NHOs, local governments, or members of the public. Identify each individual or group whose comments led to the inclusion of a Historic Property in this attachment. For each such property, describe how it satisfies the criteria of eligibility (36 C.F.R. Part 63)**.

As of the date of this report, Trileaf Corporation has not received comments from Indian Tribes, NHOs, local governments, or members of the public that identify Historic Properties in the APE for visual effects.

c. **For any properties listed in the above Historic Properties list, that the Applicant considers no longer eligible for inclusion in the National Register, explain the basis for this recommendation.**

N/A

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

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Attachment 9. Local Government

a. If any local government has been contacted and invited to become a consulting party pursuant to Section V.A. of the Nationwide Programmatic Agreement, list the local government agencies contacted. Provide a summary of contacts and copies of any relevant documents (e.g., correspondence or notices).

On July 1, 2022, Mr. Timothy Finn of the Collier County Office Historic Archaeological Preservation Board was notified of the proposed project. They have been invited to comment on the proposed project's potential effect on Historic Properties and to indicate whether they are interested in consulting further on the proposed project. On July 7, 2022, Mr. Timothy Finn replied that there are no Historic Properties within the project area. A copy of Trileaf Corporation's correspondence with the Lake County Office of Planning and Zoning is attached.

b. If a local government agency will be contacted but has not been to date, explain why and when such contact will take place.

N/A

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

TRILEAF
environmental architecture engineering
1395 South Marietta Parkway, Building 400, Suite 209, Marietta, GA 30067 - 678-653-8673 - www.trileaf.com

July 1, 2022

Collier County Historic Archaeological Preservation Board
Attn: Mr. Timothy Finn
2800 North Horseshoe Drive North
Naples, FL 34104
Phone: (239) 252-4312
Email: timothy.finn@colliercountyfl.gov

RE: **Diamond Towers V LLC – Immokalee / FL157 – Trileaf Project #690856**
520 New Market Rd E, Immokalee, Florida 34142
Collier County, Immokalee Quadrangle (USGS)
Latitude: 26° 25' 10.94" N, Longitude: 81° 24' 40.26" W

Dear Mr. Finn:

Trileaf Corporation is in the process of completing a NEPA Review at the referenced property. Our client proposes the construction of a 150-foot monopole telecommunications tower and associated ground-based equipment within a proposed 80-foot by 80-foot lease area. Access and utilities would be granted via a proposed 20-foot wide access/utility easement extending approximately 30 feet east. The proposed lease area and easement are currently in a landscaped grass-covered area. The antenna will be licensed by the Federal Communications Commission (FCC).

Our investigation includes determining if the site is contained in, on or within the viewshed of a building, site, district, structure or object, significant in American history, architecture, archaeology, engineering or culture, that is listed, or eligible for listing on the State or National Registers of Historic Places, or located in or on an Indian Religious Site.

Trileaf is requesting information regarding this tower's potential effect on Historic Properties. All information received will be forwarded to the State Historic Preservation Office (SHPO) as part of the Section 106 review process. *Additionally, this invitation to comment is separate from any local planning/zoning process that may apply to this project*.

If you wish to comment or be considered a consulting party, please respond within thirty (30) days of the date of this letter. If a response is not received within thirty (30) days, it will be assumed that you have no objections to this undertaking. A site topography map and aerial photograph are enclosed for your reference.

Please call me at (407) 660-8740 ext. 866 or email b.petersen@trileaf.com if you need additional information or have any questions. Thank you for your assistance in this regard.

Sincerely,

Ben Petersen
Project Scientist II

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Ben Petersen

From: FinnTimothy <Timothy.Finn@colliercountyfl.gov>
Sent: Thursday, July 7, 2022 3:18 PM
To: Ben Petersen
Subject: RE: Local Government Consultation: Immokalee 690856

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Ben,

Based on our GIS Historical Probability Maps there are no Historical Structures , Historical Districts, Historical/Archaeological Probability Areas, or Archaeological Sites on the area proposed for the telecommunications project.

From: Ben Petersen <b.petersen@trileaf.com>
Sent: Thursday, July 7, 2022 2:29 PM
To: FinnTimothy <Timothy.Finn@colliercountyfl.gov>
Subject: Local Government Consultation: Immokalee 690856

EXTERNAL EMAIL: This email is from an external source. Confirm this is a trusted sender and use extreme caution when opening attachments or clicking links.

Good afternoon Mr. Finn,

I am contacting you regarding a NEPA review on a proposed telecommunications project in Collier County, FL. As part of our property consultation, we invite the local government to comment, if desired, on the potential effects the project might have on **historic properties**, as required by Section 106 of the National Historic Preservation Act. If you wish to comment or be considered a consulting party, please respond within thirty (30) days of the date of this letter. Please let me know if you have any questions or comments.

Thank you,

Ben Petersen
Project Scientist II

TRILEAF
environmental architecture engineering

1051 Winderley Pl, Suite 201
Maitland, FL 32751
Office: (407) 660-7840, ext. 866
Mobile: (703) 943-7069

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

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

NT SUBMISSION PACKET – FCC FORM 620

Approved by OMB
3060-1039
See instructions for
Public burden estimates

Attachment 10. Other Consulting Parties and Public Notice

List additional consulting parties that were invited to participate by the Applicant, or independently requested to participate. Provide any relevant correspondence or other documents.

To date, no additional consulting parties were invited to participate, and no additional parties have requested consultation on the proposed project.

Should any additional consulting parties be identified, or additional comments and/or responses be received from any interested parties regarding the proposed project's potential effect on Historic Properties, copies will be forwarded to all consulting parties as an addendum to this submission packet.

You are required to provide a Public Notice Attachment.

Attached, please find a copy of a legal notice regarding the proposed telecommunications tower construction that was posted in the *Naples Daily News* on June 29, 2022. As of the date of this submission packet, no comments regarding this notice have been received by Trileaf Corporation. Should a response be received, copies will be forwarded to all consulting parties as an addendum to this submission packet.

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

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

TRILEAF
1051 WINDERLEY PL 201

MAITLAND, FL 32751

Affidavit of Publication

STATE OF WISCONSIN
COUNTY OF BROWN

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

Diamond Towers V LLC proposes to build a 150-foot Monopole Communications Tower. Anticipated lighting application is medium intensity dual red/white strobes. The Site location is 520 New Market Rd E, Immokalee, Collier County, FL 34142, Lat: 26-25-10.94, Long: -81-24-40.26. The Federal Communications Commission (FCC) Antenna Structure Registration (ASR, Form 854) filing number is A1217901.

ENVIRONMENTAL EFFECTS – Interested persons may review the application (www.fcc.gov/asr/applications) by entering the filing number. Environmental concerns may be raised by filing a Request for Environmental Review (www.fcc.gov/asr/environmentalrequest) and online filings are strongly encouraged. The mailing address to file a paper copy is: FCC Requests for Environmental Review, Attn: Ramon Williams, 445 12th Street SW, Washington, DC 20554. HISTORIC PROPERTIES EFFECTS - Public comments regarding potential effects on historic properties may be submitted within 30 days from the date of this publication to: Trileaf Corp, Ben Petersen, b.petersen@trileaf.com, 1051 Winderley Place, Suite 201, Maitland, FL 32751, 407-660-7840, ext 866."
June 29, 2022 #5314983

Issue(s) dated: 06/29/2022

Subscribed and sworn to before on June 29, 2022:

Notary, State of WI, County of Brown

9/9/25
My commission expires

Publication Cost: $154.00
Ad No: 0005314983
Customer No: 1308265
PO #:
# of Affidavits 1

This is not an invoice

VICKY FELTY
Notary Public
State of Wisconsin

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

NT SUBMISSION PACKET – FCC FORM 620

Approved by OMB
3060-1039
See instructions for
Public burden estimates

Attachment 11. SHPO Specific Forms

FL Survey Log Sheet

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Ent D (FMSF only)

Survey Log Sheet

Florida Master Site File
Version 4.1 1/07

Survey # (FMSF only)

Consult *Guide to the Survey Log Sheet* for detailed instructions.

Identification and Bibliographic Information

Survey Project (name and project phase) Immokalee Cultural Resource Survey

Report Title (exactly as on title page) Cultural Resource Survey Immokalee

Report Authors (as on title page, last names first) 1. Young, Danielle 3. 2. 4.

Publication Date (year) 2022 **Total Number of Pages in Report** (count text, figures, tables, not site forms) 36

Publication Information (Give series, number in series, publisher and city. For article or chapter, cite page numbers. Use the style of *American Antiquity*.)

Supervisors of Fieldwork (even if same as author) Names Danielle Young

Affiliation of Fieldworkers: Organization Trileaf Corporation City Maitland, Florida

Key Words/Phrases (Don't use county name, or common words like *archaeology*, *structure*, *survey*, *architecture*, *etc.*)

1. Immokalee 3. 5. 7.
2. Cultural Resource Survey 4. 6. 8.

Survey Sponsors (corporation, government unit, organization or person directly funding fieldwork)

Name Trileaf Corporation Organization

Address/Phone/E-mail 1051 Winderley Place, Suite 201, Maitland, FL 32751/(407) 660-7840/d.young@trileaf.com

Recorder of Log Sheet Danielle Young **Date Log Sheet Completed** 7/1/22

Is this survey or project a continuation of a previous project? ☒ No ☐ Yes: **Previous survey #s (FMSF only)**

Mapping

Counties (List each one in which field survey was done; attach additional sheet if necessary)

1. Collier 3. 5.
2. 4. 6.

USGS 1:24,000 Map Names/Year of Latest Revision (attach additional sheet if necessary)

1. Name Immokalee, FL Year 2021 4. Name Year
2. Name Year 5. Name Year
3. Name Year 6. Name Year

Description of Survey Area

Dates for Fieldwork: Start 6/27/22 End 6/27/22 **Total Area Surveyed** (fill in one) hectares 0.06 acres

Number of Distinct Tracts or Areas Surveyed 1

If Corridor (fill in one for each) **Width:** meters feet **Length:** kilometers miles

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Survey Log Sheet

Survey # _____

Research and Field Methods

Types of Survey (check all that apply): ☒archaeological ☒architectural ☒historical/archival ☐underwater
☐damage assessment ☐monitoring report ☐other(describe): _____

Scope/Intensity/Procedures Intensive Phase I Archaeology Survey/ Surface Survey

Preliminary Methods (check as many as apply to the project as a whole)

☐Florida Archives (Gray Building)	☐library research- *local public*	☐local property or tax records	☒other historic maps
☐Florida Photo Archives (Gray Building)	☐library-special collection - *nonlocal*	☐newspaper files	☒soils maps or data
☒Site File property search	☐Public Lands Survey (maps at DEP)	☒literature search	☐windshield survey
☒Site File survey search	☐local informant(s)	☐Sanborn Insurance maps	☒aerial photography

☐other (describe): _____

Archaeological Methods (check as many as apply to the project as a whole)

☐Check here if **NO** archaeological methods were used.

☐surface collection, controlled	☐shovel test-other screen size	☐block excavation (at least 2x2 m)
☐surface collection, uncontrolled	☐water screen	☐soil resistivity
☒shovel test-1/4"screen	☐posthole tests	☐magnetometer
☐shovel test-1/8" screen	☐auger tests	☐side scan sonar
☐shovel test 1/16"screen	☐coring	☒pedestrian survey
☐shovel test-unscreened	☐test excavation (at least 1x2 m)	☐unknown

☐other (describe): _____

Historical/Architectural Methods (check as many as apply to the project as a whole)

☒Check here if **NO** historical/architectural methods were used.

☐building permits	☐demolition permits	☐neighbor interview	☐subdivision maps
☐commercial permits	☐exposed ground inspected	☐occupant interview	☐tax records
☐interior documentation	☐local property records	☐occupation permits	☐unknown

☐other (describe): _____

Survey Results (cultural resources recorded)

Site Significance Evaluated? ☐Yes ☒No

Count of Previously Recorded Sites 0 **Count of Newly Recorded Sites** 0

Previously Recorded Site #'s with Site File Update Forms (List site #'s without "8". Attach additional pages if necessary.) None

Newly Recorded Site #'s (Are all originals and not updates? List site #'s without "8". Attach additional pages if necessary.) None

Site Forms Used: ☐Site File Paper Form ☐Site File Electronic Recording Form

*****REQUIRED: ATTACH PLOT OF SURVEY AREA ON PHOTOCOPY OF USGS 1:24,000 MAP(S)*****

SHPO USE ONLY **SHPO USE ONLY** **SHPO USE ONLY**

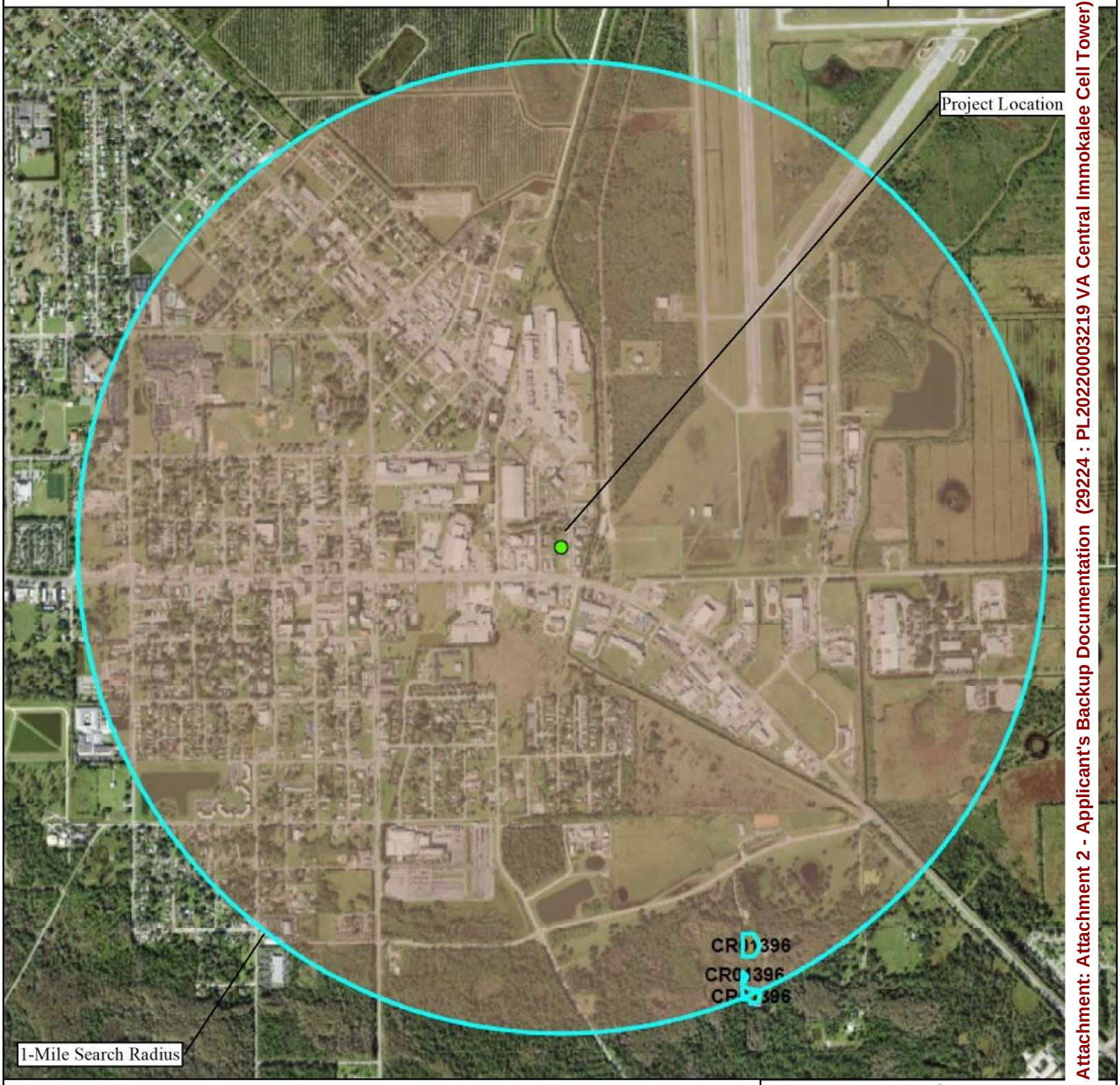
Origin of Report: ☐872 ☐CARL ☐UW ☐1A32 # _____ ☐Academic ☐Contract ☐Avocational
☐Grant Project # _____ ☐Compliance Review: CRAT # _____

Type of Document: ☐Archaeological Survey ☐Historical/Architectural Survey ☐Marine Survey ☐Cell Tower CRAS ☐Monitoring Report
☐Overview ☐Excavation Report ☐Multi-Site Excavation Report ☐Structure Detailed Report ☐Library, Hist. or Archival Doc
☐MPS ☐MRA ☐TG ☐Other: _____

Document Destination: _____ **Plotability:** _____

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Florida Master Site Files (2022)
Latitude: 26° 25' 10.94" N Longitude: 81° 24' 40.26" W
Township: 47 S Range: 29 E Section: 03



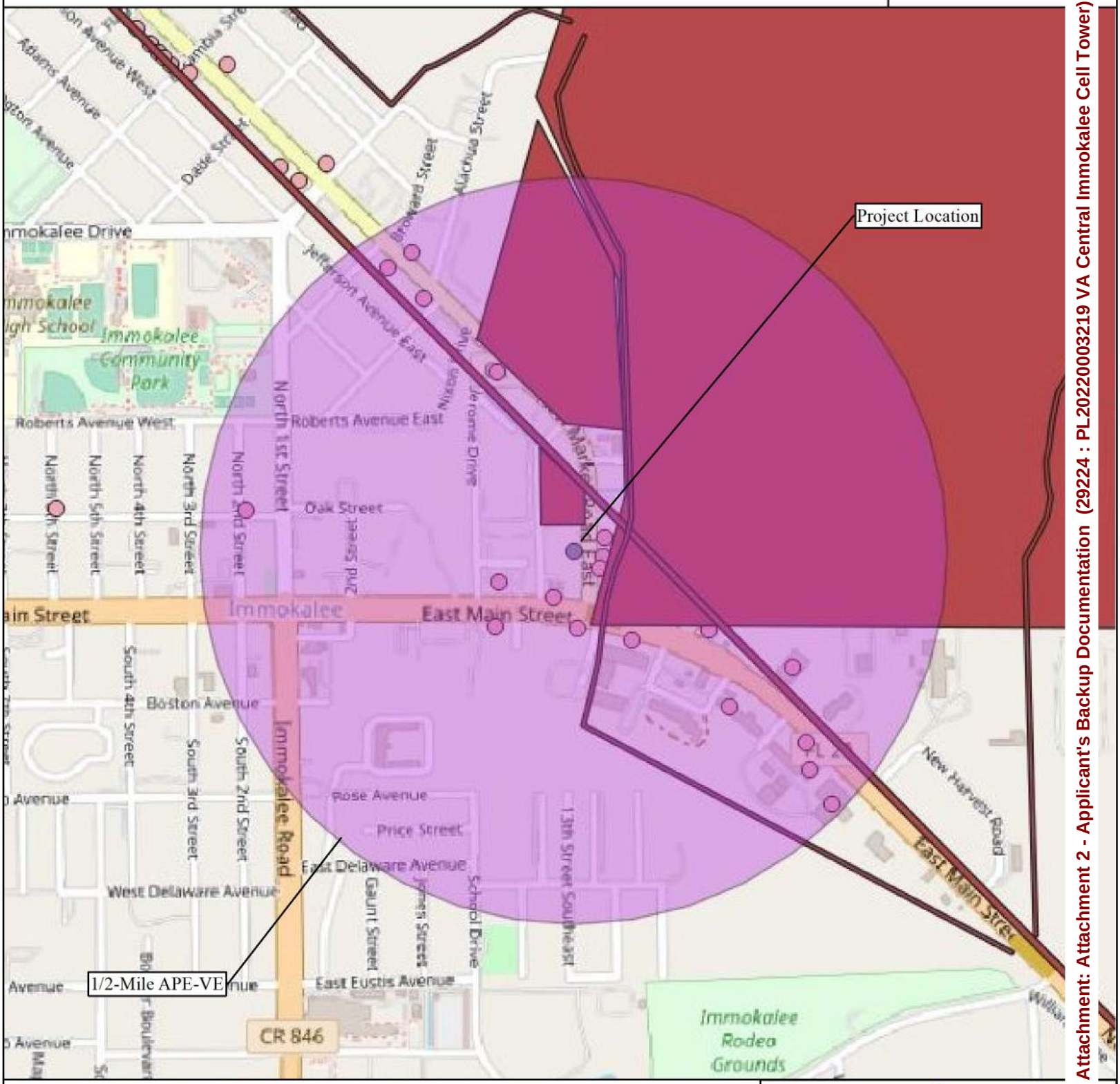
Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Archaeological Sites within 1-Mile of the Project Location
Diamond Communications - Immokalee
520 New Market Road East, Immokalee, FL 34142
Trileaf Project #690856

0 0.5 1 1.5 2 Kilometers

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Florida Master Site Files (2022)
Latitude: 26° 25' 10.94" N Longitude: 81° 24' 40.26" W
Township: 47 S Range: 29 E Section: 03



Architectural Resources within 1/2-Mile of the Project Location
Diamond Communications - Immokalee
520 New Market Road East, Immokalee, FL 34142
Trileaf Project #690856

0 200 400 600 800 1,000 Meters

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Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Ben Petersen

From: towernotifyinfo@fcc.gov
Sent: Monday, July 11, 2022 12:49 PM
To: Ben Petersen
Subject: Section 106 New Filing Submitted- Email ID #7216132

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The following new Section 106 filing has been submitted:

File Number: 0010123987
TCNS Number: 250592
Purpose: New Tower Submission Packet

Notification Date: 7AM EST 07/11/2022

Applicant: Diamond Towers V, LLC
Consultant: Trileaf Corporation
Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No
Site Name: Immokalee
Site Address: 520 New Market Rd E
Detailed Description of Project: Our client proposes to construct a 145-foot monopole communications tower with an overall height of 150 feet within a 80-foot by 80-foot lease area. The project includes a 20-foot wide access/utility easment
Site Coordinates: 26-25-10.9 N, 81-24-40.3 W
City: Immokalee
County: COLLIER
State:FL
Lead SHPO/THPO: Florida Division of Historical Resources

Consultant Contact Information:
Name: Trileaf Corporation
Title: Senior Project Archaeologist
PO Box:
Address: 1501 Winderley Place
Suite 201
City: Maitland
State: FL
Zip: 32751
Phone: 407-660-7840
Fax:
Email: b.petersen@trileaf.com

NOTICE OF FRAUDULENT USE OF SYSTEM, ABUSE OF PASSWORD AND RELATED MISUSE
Use of the Section 106 system is intended to facilitate consultation under Section 106 of the National Historic Preservation Act and may contain information that is confidential, privileged or otherwise protected from disclosure under applicable laws. Any person having access to Section 106 information shall use it only for its intended purpose. Appropriate action will be taken with respect to any misuse of the system.

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

TRILEAF
environmental architecture engineering
1051 Winderley Place, Suite 201, Maitland, Florida 32751 - 407.660.7840 - www.trileaf.com

August 12, 2022

Subject: **Diamond Tower V LLC – Immokalee / FL157 – Trileaf Project #690856**
520 New Market Rd E, Immokalee, Florida 34142
Collier County, Immokalee Quadrangle (USGS)
Latitude: 26° 25' 10.94" N, Longitude: 81° 24' 40.26" W

To Whom It May Concern,

The SHPO did not respond within 30 days to Trileaf Corporation's determination of No Historic Properties in the Direct Area of Potential Effects (APE) and No adverse effects to Historic Properties in the Visual Area of Potential Effects (APE). As outlined in the Nationwide Programmatic Agreement (NPA), this establishes a presumption that SHPO concurs with the applicant's determination that the proposed undertaking will have No Historic Properties in the Direct Area of Potential Effects (APE) and No adverse effects to Historic Properties in the Visual APE.

As mandated by the NPA, Trileaf Corporation forwarded the SHPO submittal to the FCC electronically stating that SHPO has not responded.

Sincerely,



Danielle Young
Senior Project Archaeologist

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Logged In: 0011724176 (Log Out)

My Filings | New Filing | TCNS

File Number: 0010123987
Form 620: Original Filing

Notification Date: **07/11/2022**

Current Status: **FCC Review**
Received On: **07/08/2022**

Update | Withdraw | Email Filing

Overview | Transaction Log | Comments | Documents | **History**

View Submission Packet | Common Questions | Return to My Filings

Showing 1 to 8 of 8

1 Show 10 per page (1 pages)

Date	Description	Source
08/31/2022	The FCC review period expired with no response	System
08/12/2022	The Filer notified the FCC	Trileaf Corporation
08/12/2022	A new comment was added to the filing	Trileaf Corporation
08/12/2022	A new document was added to the filing	Trileaf Corporation
08/11/2022	The SHPO/THPO review period expired with no response	System
08/09/2022	The SHPO/THPO review period expires in one business day	System
07/13/2022	Consolidated Informational Notice	System
07/08/2022	A new filing was submitted	Trileaf Corporation

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 :

Appendix F

Native American Correspondence

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Tribal Summary Table

Site: Immokalee | **Site ID: FL157**

TCNS Number: 250592 | **TCNS Initial Notification Date: June 17, 2022**

Tribe	TCNS auto-reply	Follow Up Request from Tribe		Follow Up(s) to Tribe		Final Reply		FCC Referral	Standing Agreements & Comments	GFP Utilized?
		Date	Requested Information	Date	Sent	Date	Comments			
Eastern Shawnee Tribe of Oklahoma						7/7/2022	Based on the information provided and a review of our records, wefind that this project will have No Adverse Effect on properties of sacred and/or cultural significance to the Tribe. Requests scope change and inadvertent discovery notification.			No
Miccosukee Tribe of Indians of Florida	30 days no interest Notify of inadvertent discovery			7/11/2022	Sent Letter & Form 620/621	8/10/2022	Cleared per NOO			No
Muscogee Creek Nation				7/11/2022	Sent Letter & Form 620/621	8/3/2022	We respectfully defer to the other Tribes that have been contacted. Requests inadvertent discovery notification.			No
Seminole Nation of Oklahoma	30 days no interest Notify of inadvertent discovery			7/11/2022	Sent Letter & Form 620/621	8/10/2022	Cleared per NOO			No
Seminole Tribe of Florida				7/11/2022	Sent Letter & Form 620/621	8/26/2022	Cleared by Referral	8/11/2022		No
Thlopthlocco Tribal Town				7/11/2022	Sent Letter & Form 620/621	8/26/2022	Cleared by Referral	8/11/2022		No

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central

From: towernotifyinfo@fcc.gov
To: tribal
Cc: tcnsweekly@fcc.gov
Subject: NOTICE OF ORGANIZATION(S) WHICH WERE SENT PROPOSED TOWER CONSTRUCTION NOTIFICATION INFORMATION - Email ID #8182379
Date: Friday, June 17, 2022 2:01:09 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Applicant:

Thank you for using the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS). The purpose of this electronic mail message is to inform you that the following authorized persons were sent the notification that you provided through TCNS, which relates to your proposed antenna structure. The information was forwarded by the FCC to authorized TCNS users by electronic mail and/or regular mail (letter). We note that the review period for all parties begins upon receipt of the Submission Packet pursuant to Section VII.A of the NPA and notifications that do not provide this serve as information only.

Persons who have received the notification that you provided include leaders or their designees of federally-recognized American Indian Tribes, including Alaska Native Villages (collectively "Tribal Nations"), Native Hawaiian Organizations (NHOs), and State Historic Preservation Officers (SHPOs). For your convenience in identifying the referenced Tribal Nations and NHOs and in making further contacts, the City and State of the Seat of Government for each Tribal Nation and NHO, as well as the designated contact person, is included in the listing below. We note that Tribal Nations may have Section 106 cultural interests in ancestral homelands or other locations that are far removed from their current Seat of Government. Pursuant to the Commission's rules as set forth in the Nationwide Programmatic Agreement for Review of Effects on Historic Properties for Certain Undertakings Approved by the Federal Communications Commission (NPA), all Tribal Nations and NHOs listed below must be afforded a reasonable opportunity to respond to this notification, consistent with the procedures set forth below, unless the proposed construction falls within an exclusion designated by the Tribal Nation or NHO. (NPA, Section IV.F.4).

The notification that you provided was forwarded to the following Tribal Nations and NHOs. A Tribal Nation or NHO may not respond until a full Submission Packet is provided. If, upon receipt, the Tribal Nation or NHO does not respond within a reasonable time, you should make a reasonable effort at follow-up contact, unless the Tribal Nation or NHO has agreed to different procedures (NPA, Section IV.F.5). In the event a Tribal Nation or NHO does not respond to a follow-up inquiry, or if a substantive or procedural disagreement arises between you and a Tribal Nation or NHO, you must seek guidance from the Commission (NPA, Section IV.G). These procedures are further set forth in the FCC's Second Report and Order released on March 30, 2018 (FCC 18-30).

1. Real Estate Director Kevin Donaldson - Miccosukee Tribe of Indians of Florida - Tamiami Station (PO Box: 440021) Miami, FL - hopel@miccosukeetribe.com - 305-223-8380 (ext: 2246) - regular mail

If the applicant/tower builder receives no response from the Miccosukee Tribe of Indians of Florida within 30 days after notification through TCNS, the Miccosukee Tribe of Indians of Florida has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder,
however, must immediately notify the Miccosukee Tribe of Indians of Florida in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic Agreement and applicable law.

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL2022000321 9 VA Central Immokalee Cell Tower)

2. Compliance Review Supervisor THPO Compliance - Seminole Tribe of Florida - 30290 Josie Billie Hwy PMB 1004 Clewiston, FL - THPOcompliance@semtribe.com - 863-983-6549 (ext: 12245) - electronic mail

3. Tribal Historic Preservation Officer Ben Yahola - Seminole Nation of Oklahoma - (PO Box: 1498) Wewoka, OK - tcns-sno@sno-nsn.gov - 405-234-5218 - electronic mail
Exclusions: Please send all inquiries to email address: tcns-sno@sno-nsn.gov

If the applicant/tower builder receives no response from the Seminole Nation of Oklahoma within 30 days after notification through TCNS, the Seminole Nation of Oklahoma has no interest in participating in pre-construction review for the proposed site. The Applicant/tower builder,
however, must immediately notify the Seminole Nation of Oklahoma in the event archaeological properties or human remains are discovered during construction, consistent with Section IX of the Nationwide Programmatic Agreement and applicable law.

4. TCNS Manager Corain Lowe-Zepeda Ms - Muscogee (Creek) Nation - Highway 75 & Loop 56 (PO Box: 580) Okmulgee, OK - clowe@muscogeenation.com - 918-732-7835 - regular mail

5. Cell Tower Coordinator Kelly Nelson - Eastern Shawnee Tribe of Oklahoma - 70500 East 128 Road Wyandotte, OK - celltower@estoo.net - 918-238-5151 (ext: 1861) - regular mail
Exclusions: DO NOT EMAIL DOCUMENTATION; it will be deleted without being opened.
Submit one printed color copy by US postal mail or other parcel carrier of all documentation to:

Eastern Shawnee Tribe
Attn: CellTower Program
70500 E. 128 Rd.
Wyandotte, OK 74370

Provide a 1-page cover letter with the following information:
a. TCNS Number
b. Company Name
c. Project Name, City, County, State
d. Project type
e. Project coordinates
f. Contact information

The Eastern Shawnee Procedures document is available and highly recommended for guidance; send an email to celltower@estoo.net requesting our most current copy.

6. Mekko Ryan Morrow - Thlopthlocco Tribal Town - P.O. Box 188 Okemah, OK - thpo@tttown.org - 000-000-0000 - electronic mail
Exclusions: Thlopthlocco Tribal Town requests that all initial review materials required by applicable law be submitted by email directly to thpo@tttown.org. In addition, in the event archeological or cultural materials or

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

human remains are discovered at any time during this undertaking, please notify Thlopthlocco Tribal Town immediately.

The notification that you provided was also forwarded to the following SHPOs in the State in which you propose to construct and neighboring States. The information was provided to these SHPOs as a courtesy for their information and planning. You need make no effort at this time to follow up with any SHPO that does not respond to this notification. Prior to construction, you must provide the SHPO of the State in which you propose to construct (or the Tribal Historic Preservation Officer, if the project will be located on certain Tribal lands), with a Submission Packet pursuant to Section VII.A of the NPA unless the project is excluded from SHPO review under Section III D or E of the NPA.

7. SHPO Lee Warner - Alabama Historical Commission - 468 South Perry Street Montgomery, AL - lwarner@mail.preserveala.org - 334-242-3184 - electronic mail

8. Deputy SHPO Elizabeth Ann Brown - Alabama Historical Commission - 468 South Perry Street Montgomery, AL - ebrown@mail.preserveala.org - 334-242-3185 - electronic mail

9. Deputy SHPO Compliance Review Laura A Kammerer - Div of Historical Resources, Dept of State - 500 S. Bronough St. Tallahassee, FL - lkammerer@dos.state.fl.us - 850-245-6333 - electronic mail

10. Historic Preservationist Corey Lentz - Florida Division of Historical Resources - 500 S. Bronough Street Tallahasse, FL - Corey.Lentz@dos.myflorida.com - 850-245-6333 - electronic mail

TCNS automatically forwards all notifications to all Tribal Nations and SHPOs that have an expressed interest in the geographic area of a proposal. However, if a proposal for PTC wayside poles falls within a designated exclusion, you need not expect any response and need not pursue any additional process with that Tribal Nation or SHPO. In addition, a particular Tribal Nation or SHPO may also set forth policies or procedures within its details box that exclude from review certain facilities (for example, a statement that it does not review collocations with no ground disturbance; or that indicates that no response within 30 days indicates no interest in participating in pre-construction review).

Please be advised that the FCC cannot guarantee that the contact(s) listed above have opened and reviewed an electronic or regular mail notification. If you learn that any of the above contact information is no longer valid, please contact the FCC by emailing tcnshelp@fcc.gov. The following information relating to the proposed tower was forwarded to the person(s) listed above:

Notification Received: 06/13/2022
Notification ID: 250592
Excluded from SHPO Review: No
Tower Owner Individual or Entity Name: Diamond Tower V LLC
Consultant Name: Crystal Macklin

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL2022000321 9 VA Central Immokalee Cell Tower)

Street Address: 1515 Des Peres Rd. Ste 200
Suite 200
City: St. Louis
State: MISSOURI
Zip Code: 63131
Phone: 314-997-6111
Email: tribal@trileaf.com

Structure Type: MTOWER - Monopole
Latitude: 26 deg 25 min 10.9 sec N
Longitude: 81 deg 24 min 40.3 sec W
Location Description: 520 New Market Rd E
City: Immokalee
State: FLORIDA
County: COLLIER
Detailed Description of Project: Our client proposes to construct a 145-foot monopole communications tower with an overall height of 150 feet within a 80-foot by 80-foot lease area. The project includes a 20-foot wide access/utility easment
Ground Elevation: 9.9 meters
Support Structure: 44.2 meters above ground level
Overall Structure: 45.7 meters above ground level
Overall Height AMSL: 55.6 meters above mean sea level

If you have any questions or comments regarding this notice, please contact the FCC using the electronic Help Request form located on the FCC's website at:

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.fcc.gov%2fwireless%2favailable-support-services&c=E,1,9SgOGOCCe-QdJKR4iqhg6jBeu1YZUAOVztP3kKJGeXS-xaFUseuuElbAZeb4qF-Evl1Cy8ojCjRUuIunfpxGw0Vb9bwJSVMZ7lJ_bHNRH2s,&typo=1

You may also call the FCC Support Center at (877) 480-3201 (TTY 717-338-2824). Hours are from 8:00 a.m. to 6:00 p.m. Eastern Time, Monday through Friday (except Federal holidays). To provide quality service and ensure security, all telephone calls are recorded.

Thank you,
Federal Communications Commission

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

From: towernotifyinfo@fcc.gov
To: tribal
Cc: tcns.fccarchive@fcc.gov
Subject: Reply to Proposed Tower Structure (Notification ID: 250592) - Email ID #8217554
Date: Thursday, July 7, 2022 10:08:00 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Crystal Macklin,

Thank you for using the Federal Communications Commission's (FCC) Tower Construction Notification System (TCNS). The purpose of this email is to inform you that an authorized user of the TCNS has replied to a proposed tower construction notification that you had submitted through the TCNS.

The following message has been sent to you from Cell Tower Coordinator Kelly Nelson of the Eastern Shawnee Tribe of Oklahoma in reference to Notification ID #250592:

The Cultural Preservation Department of the Eastern Shawnee Tribe of Oklahoma (ESTO) has received the documentation for the referenced TCNS project. ESTO has reviewed the project in accordance with Section 106 of the National Historic Preservation Act (NHPA). Based on the information provided and a review of our records, we find that this project will have No Adverse Effect on properties of sacred and/or cultural significance to the Tribe. The project site is within the known regional area of the Shawnee prehistorically and historically, be aware of inadvertent discoveries. However, ESTO has no objection to the project proceeding as described. Please note that any future changes to this project will require additional consultation.

In accordance with the NHPA of 1966 (16 U.S.C. § 470-470w-6), federally funded, licensed, or permitted undertakings that are subject to the Section 106 review process must determine effects to significant historic properties. As clarified in Section 101(d)(6)(A-B), historic properties may have religious and/or cultural significance to Indian Tribes. Section 106 of NHPA requires Federal agencies to consider the effects of their actions on all significant historic properties (36 CFR Part 800) as does the National Environmental Policy Act of 1969 (43 U.S.C. § 4321-4347 and 40 CFR § 1501.7(a).

However, if during construction cultural objects or human remains are inadvertently discovered, please stop work immediately and contact the Cultural Preservation Department of the Eastern Shawnee Tribe of Oklahoma. (918)238-5151 x1861

Niyaawe,

Kelly Nelson
Cell Tower Coordinator
Eastern Shawnee Tribe of Oklahoma

For your convenience, the information you submitted for this notification is detailed below.

Notification Received: 06/13/2022
Notification ID: 250592
Tower Owner Individual or Entity Name: Diamond Tower V LLC

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Consultant Name: Crystal Macklin
Street Address: 1515 Des Peres Rd. Ste 200
Suite 200
City: St. Louis
State: MISSOURI
Zip Code: 63131
Phone: 314-997-6111
Email: tribal@trileaf.com

Structure Type: MTOWER - Monopole
Latitude: 26 deg 25 min 10.9 sec N
Longitude: 81 deg 24 min 40.3 sec W
Location Description: 520 New Market Rd E
City: Immokalee
State: FLORIDA
County: COLLIER

Detailed Description of Project: Our client proposes to construct a 145-foot monopole communications tower with an overall height of 150 feet within a 80-foot by 80-foot lease area. The project includes a 20-foot wide access/utility easment
Ground Elevation: 9.9 meters
Support Structure: 44.2 meters above ground level
Overall Structure: 45.7 meters above ground level
Overall Height AMSL: 55.6 meters above mean sea level

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

TRILEAF
environmental architecture engineering
1515 Des Peres Road, Suite 200, Saint Louis, Missouri 63131 - 314.997.6111 www.trileaf.com

July 11, 2022

Miccosukee Tribe of Indians of Florida
Mr. Fred Dayhoff
P.O. Box 440021 Tamiami Station
Miami, FL 33144

RE: Diamond Towers V LLC
Trileaf Project # 690856 / FL157 / Immokalee
520 New Market Rd E, Immokalee, Collier County, FL 34142
Latitude: 26° 25' 10.94" N, Longitude: 81° 24' 40.26" W
TCNS # 250592

Dear Mr. Dayhoff:

This project was originally submitted in TCNS on 6/17/2022. Trileaf Corporation is in the process of completing a NEPA Review at the above referenced property. Our investigation includes determining if the site is contained in, on, or within the viewshed of a building, site, district, structure or object, significant in American history, architecture, archeology, engineering or culture, that is listed or eligible for listing on the State or National Registers of Historic Places, or located in or on, or within the viewshed of an Indian Religious Site. Trileaf has learned your tribe has an interest in property located within this County.

Our client proposes the construction of a 150-foot monopole telecommunications tower and associated ground-based equipment within a proposed 80-foot by 80-foot lease area. Access and utilities would be granted via a proposed 20-foot wide access/utility easement extending approximately 30 feet east. The proposed lease area and easement are currently in a landscaped grass-covered area.

The form 620/621 submission packet is attached for your review. Please let us know if you have any objections or comments on this project as soon as possible. Contact me at (314) 997-6111 or email tribal@trileaf.com if you have any questions. Thank you for your assistance in this regard.

Sincerely,

Crystal L. Macklin
Tribal Consultation Manager

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

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1515 Des Peres Road, Suite 200, Saint Louis, Missouri 63131 - 314.997.6111 www.trileaf.com

July 11, 2022

Muscogee Creek Nation
Ms. Anne Edwards Martel
P.O. Box 580
Highway 75 and Loop 56
Okmulgee, OK 74447

RE: Diamond Towers V LLC
Trileaf Project # 690856 / FL157 / Immokalee
520 New Market Rd E, Immokalee, Collier County, FL 34142
Latitude: 26° 25' 10.94" N, Longitude: 81° 24' 40.26" W
TCNS # 250592

Dear Ms. Martel:

This project was originally submitted in TCNS on 6/17/2022. Trileaf Corporation is in the process of completing a NEPA Review at the above referenced property. Our investigation includes determining if the site is contained in, on, or within the viewshed of a building, site, district, structure or object, significant in American history, architecture, archeology, engineering or culture, that is listed or eligible for listing on the State or National Registers of Historic Places, or located in or on, or within the viewshed of an Indian Religious Site. Trileaf has learned your tribe has an interest in property located within this County.

Our client proposes the construction of a 150-foot monopole telecommunications tower and associated ground-based equipment within a proposed 80-foot by 80-foot lease area. Access and utilities would be granted via a proposed 20-foot wide access/utility easement extending approximately 30 feet east. The proposed lease area and easement are currently in a landscaped grass-covered area.

The form 620/621 submission packet is attached for your review. Please let us know if you have any objections or comments on this project as soon as possible. Contact me at (314) 997-6111 or email tribal@trileaf.com if you have any questions. Thank you for your assistance in this regard.

Sincerely,

Crystal L. Macklin
Tribal Consultation Manager

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

HISTORIC AND CULTURAL PRESERVATION
P.O. BOX 580 | OKMULGEE, OK 74447
T 918.732.7835 l F 918.758.0649

August 3, 2022

Crystal Macklin
Trileaf
1515 Des Peres Road, Suite 200
Saint Louis, Missouri 63131

RE: TCNS #250592
FL157/IMMOKALEE
520 New Market Rd E
Immokalee, Collier County, FL

Ms. Macklin,

Thank you for the correspondence regarding TCNS 250592. Collier County is outside of the Muscogee (Creek) Nation historic area of interest. We respectfully defer to the other Tribes that have been contacted.

Should further information or comment be required please do not hesitate to contact me at (918) 732-7835, fax: (918) 758-0649, or by e-mail: clowe@mcn-nsn.gov

Sincerely,

Ms. Corain Lowe-Zepeda
TCNS Manager
Historic and Cultural Preservation Department
Muscogee (Creek) Nation
P.O. Box 580 l Okmulgee, OK 74447
T: 918-732-7835
E-Mail: clowe@mcn-nsn.gov

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

TRILEAF
environmental architecture engineering
1515 Des Peres Road, Suite 200, Saint Louis, Missouri 63131 - 314.997.6111 www.trileaf.com

July 11, 2022

Seminole Nation of Oklahoma
Ms. Brigita Leader
P.O.Box 1498
Wewoka, OK 74884

RE: Diamond Towers V LLC
Trileaf Project # 690856 / FL157 / Immokalee
520 New Market Rd E, Immokalee, Collier County, FL 34142
Latitude: 26° 25' 10.94" N, Longitude: 81° 24' 40.26" W
TCNS # 250592

Dear Ms. Leader:

This project was originally submitted in TCNS on 6/17/2022. Trileaf Corporation is in the process of completing a NEPA Review at the above referenced property. Our investigation includes determining if the site is contained in, on, or within the viewshed of a building, site, district, structure or object, significant in American history, architecture, archeology, engineering or culture, that is listed or eligible for listing on the State or National Registers of Historic Places, or located in or on, or within the viewshed of an Indian Religious Site. Trileaf has learned your tribe has an interest in property located within this County.

Our client proposes the construction of a 150-foot monopole telecommunications tower and associated ground-based equipment within a proposed 80-foot by 80-foot lease area. Access and utilities would be granted via a proposed 20-foot wide access/utility easement extending approximately 30 feet east. The proposed lease area and easement are currently in a landscaped grass-covered area.

The form 620/621 submission packet is attached for your review. Please let us know if you have any objections or comments on this project as soon as possible. Contact me at (314) 997-6111 or email tribal@trileaf.com if you have any questions. Thank you for your assistance in this regard.

Sincerely,

Crystal L. Macklin
Tribal Consultation Manager

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

TRILEAF
environmental architecture engineering
1515 Des Peres Road, Suite 200, Saint Louis, Missouri 63131 - 314.997.6111 www.trileaf.com

July 11, 2022

Seminole Tribe of Florida
Mr. Bradley Mueller
Accounts Receivable
6300 Stirling Road
Hollywood, FL 33024

RE: Diamond Towers V LLC
Trileaf Project # 690856 / FL157 / Immokalee
520 New Market Rd E, Immokalee, Collier County, FL 34142
Latitude: 26° 25' 10.94" N, Longitude: 81° 24' 40.26" W
TCNS # 250592

Dear Mr. Mueller:

This project was originally submitted in TCNS on 6/17/2022. Trileaf Corporation is in the process of completing a NEPA Review at the above referenced property. Our investigation includes determining if the site is contained in, on, or within the viewshed of a building, site, district, structure or object, significant in American history, architecture, archeology, engineering or culture, that is listed or eligible for listing on the State or National Registers of Historic Places, or located in or on, or within the viewshed of an Indian Religious Site. Trileaf has learned your tribe has an interest in property located within this County.

Our client proposes the construction of a 150-foot monopole telecommunications tower and associated ground-based equipment within a proposed 80-foot by 80-foot lease area. Access and utilities would be granted via a proposed 20-foot wide access/utility easement extending approximately 30 feet east. The proposed lease area and easement are currently in a landscaped grass-covered area.

The form 620/621 submission packet is attached for your review. Please let us know if you have any objections or comments on this project as soon as possible. Contact me at (314) 997-6111 or email tribal@trileaf.com if you have any questions. Thank you for your assistance in this regard.

Sincerely,

Crystal L. Macklin
Tribal Consultation Manager

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

From: towernotifyinfo@fcc.gov
To: tribal
Cc: tcnsweekly@fcc.gov
Subject: Proposed Construction of Communications Facilities Notification of Final Contacts - Email ID #32171
Date: Thursday, August 11, 2022 8:01:05 AM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Crystal Macklin
1515 Des Peres Rd. Ste 200
Suite 200
St. Louis, MO 63131

Dear Applicant:

This letter addresses the proposed communications facilities listed below that you have referred to the Federal Communications Commission (Commission) for purposes of contacting federally recognized Indian Tribes, including Alaska Native Villages (collectively Indian Tribes), and Native Hawaiian Organizations (NHOs), as specified by Section IV.G of the Nationwide Programmatic Agreement (NPA). Consistent with the procedures outlined in the Commission's Wireless Infrastructure Second Report and Order (1), we have contacted the Indian Tribes or NHOs identified in the attached Table for the projects listed in the attached Table. You referred these projects to us between 08/04/2022 and 08/11/2022. Our contact with these Tribal Nations or NHOs was sent on 08/11/2022.

Thus, as described in the Wireless Infrastructure Second Report and Order (2), if you or Commission staff do not receive a statement of interest regarding a particular project from any Tribe or NHO within 15 calendar days of 08/11/2022, your obligations under Section IV of the NPA with respect to these Tribal Nations or NHOs are complete. If a Tribal Nation or NHO responds that it has concerns about a historic property of traditional religious and cultural significance that may be affected by the proposed construction within the 15 calendar day period, the Applicant must involve it in the review as set forth in the NPA, and may not begin construction until the process set forth in the NPA is completed.

You are reminded that Section IX of the NPA imposes independent obligations on an Applicant when a previously unidentified site that may be a historic property, including an archeological property, is discovered during construction or after the completion of review. In such instances, the Applicant must cease construction and promptly notify, among others, any potentially affected Tribal Nation or NHO. A Tribal Nation's or NHO's failure to express interest in participating in pre-construction review of an undertaking does not necessarily mean it is not interested in archeological properties or human remains that may inadvertently be discovered during construction. Hence, an Applicant is still required to notify any potentially affected Tribal Nation or NHO of any such finds pursuant to Section IX or other applicable law.

Sincerely,
Jill Springer
Federal Preservation Officer
Federal Communications Commission
jill.springer@fcc.gov

1) See Accelerating Wireless Broadband Deployment by Removing Barriers to Infrastructure Deployment, Second Report and Order, FCC 18-30 (Mar. 30, 2018) (Wireless Infrastructure Second Report and Order).
2) See id. at paras. 111-112.

LIST OF PROPOSED COMMUNICATIONS TOWERS

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL2022000321 9 VA Central Immokalee Cell Tower)

Tribe Name: Wyandotte Nation

TCNS# 250702 Referred Date: 08/11/2022 Location: 360 W National Rd, Englewood, OH
Detailed Description of Project: Our client proposes to build a utility pole communications structure with an overall height of 40-feet. All associated equipment will be located on or within the vicinity of the pole.
Tribe Name: Absentee-Shawnee Tribe of Indians of Oklahoma
Tribe Name: Chippewa Cree Tribe of the Rocky Boy's Reservation
Tribe Name: Delaware Tribe of Indians
Tribe Name: Iowa Tribe of Oklahoma
Tribe Name: Kaw Nation
Tribe Name: Keweenaw Bay Indian Community
Tribe Name: Omaha Tribe of Nebraska
Tribe Name: Ottawa Tribe of Oklahoma
Tribe Name: Peoria Tribe of Indians of Oklahoma
Tribe Name: Ponca Tribe of Indians of Oklahoma
Tribe Name: Red Cliff Band of Lake Superior Chippewa Indians of Wisconsin
Tribe Name: Seneca-Cayuga Nation
Tribe Name: Turtle Mountain Band of Chippewa
Tribe Name: Wyandotte Nation

TCNS# 250763 Referred Date: 08/11/2022 Location: 21-01 Steinway Street, Astoria, NY
Detailed Description of Project: Verizon Wireless proposes to collocate communications antennas at a top height of 51 feet on a 51-foot building. No ground disturbance is proposed for this project.
Tribe Name: Delaware Nation
Tribe Name: Red Cliff Band of Lake Superior Chippewa Indians of Wisconsin
Tribe Name: Shinnecock Nation
Tribe Name: Wyandotte Nation

TCNS# 251089 Referred Date: 08/11/2022 Location: 360 Stewart Avenue, Garden City, NY
Detailed Description of Project: Verizon Wireless proposes to modify telecommunications antennas at a top height of 52 feet on a 44-foot building rooftop. No ground disturbance is proposed for this site.
Tribe Name: Delaware Nation
Tribe Name: Red Cliff Band of Lake Superior Chippewa Indians of Wisconsin
Tribe Name: Shinnecock Nation
Tribe Name: Wyandotte Nation

TCNS# 250592 Referred Date: 08/11/2022 Location: 520 New Market Rd E, Immokalee, FL
Detailed Description of Project: Our client proposes to construct a 145-foot monopole communications tower with an overall height of 150 feet within a 80-foot by 80-foot lease area. The project includes a 20-foot wide access/utility easment
Tribe Name: Seminole Tribe of Florida
Tribe Name: Thlopthlocco Tribal Town

TCNS# 250520 Referred Date: 08/11/2022 Location: 7005 B Radnor Rd, Bethesda, MD
Detailed Description of Project: Our client proposes to install new antennas at An overall height of 113 feet on a 106-foot water tower with an overall building height of 145 feet. No ground disturbance is proposed. This water tower is an existing telecommunications facility.
Tribe Name: Seneca-Cayuga Nation

TCNS# 250599 Referred Date: 08/11/2022 Location: 3.87 miles S of State Route V, 0.15 miles E of Hwy 19, Owensville, MO
Detailed Description of Project: Verizon Wireless proposes to install a 315' self-support communications tower. The tower and associated equipment will be located within 60' by 60' lease area. A 20' wide access easement and a 10' wide utility easement will connect to Kramme Road.
Tribe Name: Absentee-Shawnee Tribe of Indians of Oklahoma
Tribe Name: Crow Tribe
Tribe Name: Ho-Chunk Nation

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

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1515 Des Peres Road, Suite 200, Saint Louis, Missouri 63131 - 314.997.6111 www.trileaf.com

July 11, 2022

Thlopthlocco Tribal Town
Mekko Ryan Morrow
P.O. Box 188
Okemah, OK 74859

RE: Diamond Towers V LLC
Trileaf Project # 690856 / FL157 / Immokalee
520 New Market Rd E, Immokalee, Collier County, FL 34142
Latitude: 26° 25' 10.94" N, Longitude: 81° 24' 40.26" W
TCNS # 250592

Dear Mekko Morrow:

This project was originally submitted in TCNS on 6/17/2022. Trileaf Corporation is in the process of completing a NEPA Review at the above referenced property. Our investigation includes determining if the site is contained in, on, or within the viewshed of a building, site, district, structure or object, significant in American history, architecture, archeology, engineering or culture, that is listed or eligible for listing on the State or National Registers of Historic Places, or located in or on, or within the viewshed of an Indian Religious Site. Trileaf has learned your tribe has an interest in property located within this County.

Our client proposes the construction of a 150-foot monopole telecommunications tower and associated ground-based equipment within a proposed 80-foot by 80-foot lease area. Access and utilities would be granted via a proposed 20-foot wide access/utility easement extending approximately 30 feet east. The proposed lease area and easement are currently in a landscaped grass-covered area.

The form 620/621 submission packet is attached for your review. Please let us know if you have any objections or comments on this project as soon as possible. Contact me at (314) 997-6111 or email tribal@trileaf.com if you have any questions. Thank you for your assistance in this regard.

Sincerely,

Crystal L. Macklin
Tribal Consultation Manager

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Appendix G

Resumes

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

TRILEAF

Professional Resume

BEN PETERSEN

PROJECT SCIENTIST II

Education

Integrated Science and Technology/ Emphasis in Environmental Science, B. S.
James Madison University / Harrisonburg, VA

Areas of Expertise

Mr. Petersen has experience performing National Environmental Policy Act (NEPA) reviews for wireless telecommunications projects.

Environmental service expertise includes:

NEPA Environmental Assessments
Historical City Directories
Informal Section 7 Consultation
National Wetland Inventory Maps
Flood Insurance Rate Maps
Critical Habitat Maps
Environmental Evaluation Summaries
Archaeological and Architectural Impacts
Soil Characterization
Field Reconnaissance
Section 106 Compliance
Migratory Bird Evaluations
Form 620/621 Submittals
Historical Topographic Maps and Aerial Imagery
Mold and Lead-Based Paint Surveys
Soil and Groundwater Management Plans
Local Government Consultation
Native American Consultation
Land Use History
Preliminary Risk Assessments

Additionally, Mr. Petersen has experience leading a team writing permits for new residential homes in compliance with the International Energy Conservation Code (IECC), conducting energy audits for commercial and residential buildings, and stormwater remediation.

Certifications/Affiliations

38-Hour Army Corp of Engineers Wetland Delineation
Florida Association of Environmental Professionals

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

TRILEAF

Professional Resume

MORGAN RASMUSSEN

PROJECT MANAGER

Education

Environmental Science, B. S.
Georgia College & State University / Milledgeville, GA

Areas of Expertise

Ms. Rasmussen has experience performing site inspections and conducting due diligence pursuant to EPA All Appropriate Inquiries (AAI) and the American Society of Testing and Materials (ASTM) for commercial real estate and lending projects. Additionally, Ms. Rasmussen has experience performing National Environmental Policy Act (NEPA) reviews for wireless telecommunications projects.

Environmental service expertise includes:

Phase I Environmental Site Assessments
Historical City Directories
Information Section 7 Consultation
National Wetland Inventory Maps
Flood Insurance Rate Maps
Critical Habitat Maps
Environmental Evaluation Summaries
Archaeological and Architectural Impacts
Soil Characterization
Field Reconnaissance
Section 106 Compliance
NEPA Environmental Assessments
Migratory Bird Evaluations
Form 620/621 Submittals
Historical Topographic Maps and Aerial Imagery
Local Government Consultation
Native American Consultation
Land Use History

Certifications/Affiliations

ANSI/FCC RF Radiation Safety Competent Person

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

FLORIDA DEPARTMENT OF
Environmental Protection
South District
PO Box 2549
Fort Myers FL 33902-2549
SouthDistrict@FloridaDEP.gov

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

August 1, 2023

Diamond Communications Cell Tower
c/o Trenton Strackbein
Kimley-Horn
1777 Main St Ste 200
Sarasota, FL 34236
trenton.strackbein@kimley-horn.com

File No.: 437175-001 EE, Collier County

Dear Diamond Communications Cell Tower:

On July 5, 2023, we received your request for verification of exemption to perform the following activities:

> To construct a cell tower on a 6,400 square foot parcel with 4,400 square feet of impervious surface area in uplands at 540 New Market Rd E, Immokalee, FL 34142, Parcel ID: 00115760002, Section 03, Township 47 South, Range 29 East, Collier County.

Your request has been reviewed to determine whether it qualifies for (1) a regulatory exemption, (2) proprietary authorization (related to state-owned submerged lands), and (3) federal approval that may be necessary for work in wetlands or waters of the United States.

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

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

If you have any questions regarding this matter, please contact Julia Davis by telephone at (239) 344-5658 or by e-mail at Julia.N.Davis@FloridaDEP.gov.

1. Regulatory Review – VERIFIED

Based on the information submitted, the Department has verified that the activity as proposed is exempt under Chapter 62-330.051(14)(g) Florida Administrative Code from the need to obtain a regulatory permit under Part IV of Chapter 373 of the Florida Statutes.

This exemption verification is based on the information you provided the Department and the statutes and rules in effect when the information was submitted. This verification may not be valid if site conditions materially change, the project design is modified, or the statutes or rules governing the exempt activity are amended. In the event you need to re-verify the exempt status for the activity, a new request and verification fee will be required. Any substantial modifications to the project design should be submitted to the Department for review, as changes may result in a permit being required.

2. Proprietary Review - NOT REQUIRED

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

3. Federal Review - SPGP NOT APPROVED - STATE 404 NOT REGULATED

As of Dec. 22, 2020, Florida has assumed authority to administer the dredge and fill permitting program under Section 404 of the federal Clean Water Act within certain waters in the state "assumed waters." The activity as proposed and outlined in the application and attached drawings has been determined to be located within State 404 assumed waters and is therefore, **not eligible** for authorization pursuant to the State Programmatic General Permit. The activities are not regulated under the State 404 Program.

If your project is located within historically navigable waters regulated under Section 10 of the Rivers and Harbors Act, then your project may require a separate Section 10 authorization from USACE.

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

Additional Information

Please retain this letter. The activities may be inspected by authorized state personnel in the future to ensure compliance with appropriate statutes and administrative codes. If the activities are not in compliance, you may be subject to penalties under Chapter 373, F.S., and Chapter 18-14, F.A.C.

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

NOTICE OF RIGHTS

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

Petition for Administrative Hearing

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

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

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

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

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

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

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

(g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, or via electronic correspondence at Agency_Clerk@dep.state.fl.us. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Time Period for Filing a Petition

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

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

Extension of Time

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

Mediation

Mediation is not available in this proceeding.

FLAWAC Review

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

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

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

Executed in Orlando, Florida

STATE OF FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION



Ryan Snyder
Permitting Program Administrator
South District

Enclosures:
10 Project Drawings
62-330.051(14)(g), F.A.C.

CERTIFICATE OF SERVICE

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

None

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



Clerk

August 1, 2023
Date

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

NOTE:
THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT AUTHORIZE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EASEMENT OF RECORD.

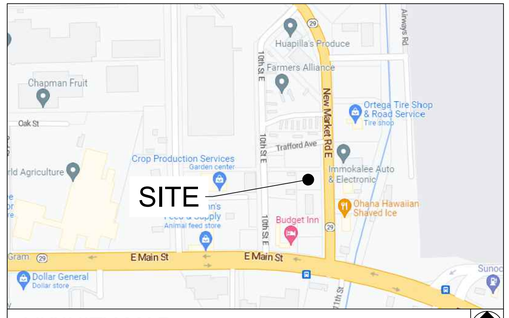
FLORIDA BUILDING CODE: FBC 2020, 7TH EDITION
ELECTRIC CODE: 2017 NEC OF FLORIDA
STRUCTURE CODE: TIA/EIA-222-H
2010 ADA GUIDELINES: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, THEREFORE, HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED.
TRAFFIC: THE PROPOSED COMMUNICATION TOWER WILL BE UNSTAFFED AND WILL TYPICALLY GENERATE NO MORE THAN ONE TRIP PER CARRIER PER MONTH
RISK CATEGORY I: 140 MPH
RISK CATEGORY II: 151 MPH
RISK CATEGORY III-IV: 168 MPH
MRI 10 YEAR: 86 MPH
MRI 25 YEAR: 102 MPH
MRI 50 YEAR: 115 MPH
MRI 100 YEAR: 125 MPH

RISK CATEGORY DESIGN WIND SPEEDS ARE BASED ON ASCE 7-16 CRITERIA FOR A 3-SECOND GUST. REFER TO STRUCTURAL ANALYSIS IN THE EVENT A CONFLICT ARISES BETWEEN STANDARD REQUIREMENTS AND LISTED CODES, THE MORE RESTRICTIVE REQUIREMENT WILL TAKE PRECEDENCE.

BUILDING CODES AND STANDARDS

COLLIER SHERIFF'S OFFICE- DISTRICT 8
112 S 1ST ST
IMMOKALEE, FL 34142
PHONE: (239) 455-3121
ATTN.: CUSTOMER SERVICE

IMMOKALEE FIRE FIRE CONTROL DISTRICT STATION 30
502 NEW MARKET RD E
IMMOKALEE, FL 34142
PHONE: (239) 657-2111
ATTN.: CUSTOMER SERVICE



VICINITY MAP

FROM DIAMOND COMMUNICATIONS OFFICE: GET ON GARDEN STATE PKWY IN UNION FROM NJ-82 E/MORRIS AVE AND W CHESTNUT ST FOR 3.2 MI; TAKE I-95 S NJ TURNPIKE S, NJ TPKE S, I-95 S AND I-4 W TO US-27 S IN POLK COUNTY. TAKE EXIT 55 FROM I-4 W FOR 1,088 MI; CONTINUE ON US-27 S. TAKE FL-29 S TO FL-29 ALT/NEW MARKET RD W IN IMMOKALEE FOR 136 MI; THEN THE DESTINATION WILL BE ON THE RIGHT.

DRIVING DIRECTIONS

EXEMPT
File Number:
0437175-001 EE

Diamond Communications LLC

verizon

CENTRAL IMMOKALEE-G
SITE DEVELOPMENT PLAN
PL-20220006737

SITE ADDRESS (E-911 TBD)

IMMOKALEE, FL 34142
COLLIER COUNTY
LATITUDE: 26° 25' 10.94" N
LONGITUDE: 81° 24' 40.26" W
PARCEL #: 638667640006
ZONING: INDUSTRIAL
FLU: INDUSTRIAL MIXED USE
DIAMOND SITE #: FL157

Received Electronically
July 5, 2023
South District

NOTE:
THIS COMMUNICATION TOWER WILL PROVIDE E911 COMMUNICATION SERVICES.

JURISDICTION:
COLLIER COUNTY

STATE:
FLORIDA

TOWER TYPE:
MONOPOLE

TOWER HEIGHT:
150' (154' TO HIGHEST APPURTENANCE)

NUMBER OF CARRIERS:
1 PROPOSED, 2 FUTURE

USE:
PROPOSED TELECOMMUNICATIONS TOWER
AND UNMANNED EQUIPMENT

FLOOD INFO PER SURVEYOR

ACCORDING TO MY INTERPRETATION OF COMMUNITY PANEL NUMBER 120067 0145 H OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR COLLIER COUNTY, FLORIDA, DATED 05/16/2012. THE SUBJECT PROPERTY IS IN FLOOD ZONE "AH", "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED".
NOTE: THE BASE FLOOD ELEVATION DEPICTED ON THE COMMUNITY PANEL, FOR THE LOCATION OF THE SUBJECT PROPERTY, IS 32.3 FEET NAVD '88.

PROJECT SUMMARY

LEGAL DESCRIPTION FROM SURVEY:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATED, LYING AND BEING IN COLLIER COUNTY, FLORIDA, SHOWN AND DESIGNATED AS LOTS 7 & 8, BLOCK 59, NEW MARKET SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 104 AND 105 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

DEVELOPER
DIAMOND COMMUNICATIONS
820 MORRIS TURNPIKE, SUITE 104
SHORT HILLS, NJ 07078
ATTN: RICH HUBER

POWER COMPANY
LCEC
PHONE: (239) 656-2300
ATTN.: CUSTOMER SERVICE

AGENT OF RECORD
LAW OFFICE OF MATTANIAH S. JAHN, P.A.
935 MAIN ST. SUITE D1
SAFETY HARBOR, FL 34695
PHONE: (727) 773-2221
ATTN: MATTANIAH S. JAHN, P.A.

PROPERTY OWNER
DONALD & LINDA DAVIS
540 NEW MARKET ROAD EAST
IMMOKALEE FL, 34142

CONSULTANT
KIMLEY-HORN AND ASSOCIATES, INC.
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GEORGIA 30009
PHONE: (770) 545-6105
ATTN.: CHRISTOPHER STRANGE

CONTACTS

SHEET NO.	SHEET TITLE
T1	COVER SHEET
--	SITE SURVEY (SHEET 1 OF 2)
--	SITE SURVEY (SHEET 2 OF 2)
N1	GENERAL NOTES 1
N1.1	GENERAL NOTES 2
C0	FLU MAP
C1	OVERALL AERIAL PLAN
C1.1	OVERALL SITE PLAN
C1.2	SITE PLAN
C2	PRESERVE MANAGEMENT PLAN
C3	EQUIPMENT PAD LAYOUT
C4	FENCE, GATE, AND COMPOUND DETAILS
C4.1	GATE AND WALL DETAILS
C4.2	CMU WALL
C5	SITE SIGNAGE DETAILS
C6	WAVEGUIDE BRIDGE DETAILS
C7	ANTENNA AND TOWER ELEVATION DETAILS
C7.1	SCOPE OF WORK SUMMARY
C8	ACCESS ROAD DETAILS
C9	GRADING & EROSION CONTROL DETAILS
C9.1	GRADING & EROSION CONTROL DETAILS
C9.2	GRADING & EROSION CONTROL DETAILS
S1	PLATFORM FRAMING PLAN
S1.1	PLATFORM GRATING PLAN
S2	PLATFORM ELEVATIONS
S3	STRUCTURAL DETAILS
S4	STRUCTURAL DETAILS
S5	STRUCTURAL DETAILS
S6	CLIMBING LADDER DETAILS
TP1	TREE PROTECTION PLAN
L1	LANDSCAPING PLAN
L2	LANDSCAPING DETAILS
IR1	IRRIGATION PLAN
IR2	IRRIGATION DETAILS
IR3	IRRIGATION NOTES
E1	ELECTRICAL NOTES
E2	OVERALL UTILITY SERVICE ROUTING PLAN
E3	UTILITY SERVICE ROUTING PLAN
E4	METER RACK DETAILS
E4.1	PLATFORM RACK DETAILS
E5	ELECTRICAL SINGLE LINE DIAGRAM
E6	PANEL SCHEDULE
E7	ELECTRICAL DETAILS
E8	GROUNDING NOTES
E9	GROUNDING PLAN
E10	GROUNDING DETAILS

SHEET INDEX

Diamond Communications LLC

PROJECT INFORMATION:
SITE NAME:
CENTRAL IMMOKALEE-G
PL - 20220006737
SITE No.: 418157
PROJECT #: N/A
PARCEL #: 638667640006
IMMOKALEE, FL 34142
COLLIER COUNTY

PLANS PREPARED BY:
Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

REV:	DATE:	ISSUED FOR:	BY:
8			
7			
6			
5			
4			
3	04/11/23	CONSTRUCTION	DRC
2	12/21/22	CONSTRUCTION	KJC
1	07/06/22	CONSTRUCTION	KJC
0	05/25/22	CONSTRUCTION	KJC

LICENSER:
DAVID COUSINS LICENSE No. 94713 STATE OF FLORIDA PROFESSIONAL ENGINEER

KHA PROJECT NUMBER:
013541031

DRAWN BY:	CHECKED BY:
WTB	DMF

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
T1

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This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

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Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

1.00 GENERAL NOTES

- THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT AUTHORIZE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EASEMENT OF RECORD.
- DIAMOND COMMUNICATIONS LLC OR ITS SUCCESSOR SHALL BE RESPONSIBLE FOR MAINTAINING THE COMMUNICATIONS TOWER, ITS COMPOUND, AND ALL LANDSCAPING BUFFERS, DRIVEWAYS, TURN-AROUNDS, AND THE PARKING SPACE SERVING THE COMMUNICATION TOWER. THE FEE SIMPLE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTAINING ALL OTHER OPEN SPACE, LANDSCAPING BUFFERS, DRIVEWAYS AND PARKING SPACES, AND IMPROVEMENTS ON THE PARENT PARCEL.
- ALL PROHIBITED EXOTIC VEGETATION SHALL BE REMOVED FROM THE SITE AND IT SHALL BE MAINTAINED FREE OF EXOTICS IN PERPETUITY.
- TEMPORARY SIGNS IDENTIFYING ANY PRESERVES SHALL BE PLACED AROUND THE PERIMETER DURING CONSTRUCTION.
- ANY TOWER THAT IS VOLUNTARILY NOT USED FOR COMMUNICATIONS FOR A PERIOD OF ONE (1) YEAR SHALL BE REMOVED AT THE TOWER OWNER'S EXPENSE. IF A TOWER IS NOT REMOVED WITHIN THREE (3) MONTHS AFTER ONE (1) YEAR OF SUCH VOLUNTARY NON-USE, THE COUNTY MAY OBTAIN AUTHORIZATION, FROM A COURT OF COMPETENT JURISDICTION, TO REMOVE THE TOWER AND ACCESSORY ITEMS, AND, AFTER REMOVAL, SHALL PLACE A LEIN ON THE SUBJECT PROPERTY FOR ALL DIRECT AND INDIRECT COSTS INCURRED IN DISMANTLING AND DISPOSAL OF THE TOWER AND ACCESSORY ITEMS, PLUS COURT COSTS AND ATTORNEY'S FEES.

Received Electronically
July 5, 2023
South District

Florida Department of Environmental Protection

EXEMPT
File Number:
0437175-001 EE

Diamond Communications LLC

PROJECT INFORMATION:

SITE NAME:
CENTRAL IMMOKALEE-G
PL - 20220006737
SITE No.: 418157
PROJECT #: N/A
PARCEL #: 638667640006
IMMOKALEE, FL 34142
COLLIER COUNTY

PLANS PREPARED BY:

Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

REV: | DATE: | ISSUED FOR: | BY:

8			
7			
6			
5			
4			
3	04/11/23	CONSTRUCTION	DRC
2	12/21/22	CONSTRUCTION	KJC
1	07/06/22	CONSTRUCTION	KJC
0	05/25/22	CONSTRUCTION	KJC

LICENSER:

DAVID COUSINS
LICENSE
No. 94713
STATE OF
FLORIDA
PROFESSIONAL ENGINEER

KHA PROJECT NUMBER:

013541031

DRAWN BY: WTB | CHECKED BY: DMF

SHEET TITLE:

GENERAL NOTES 1

SHEET NUMBER:

N1

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Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

EXEMPT
File Number:
0437175-001 EE

1.00 GENERAL NOTES

1.01 ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE DRAWINGS AND SPECIFICATIONS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE STATE, LOCAL AND NATIONAL CODES, ORDINANCES AND OR REGULATIONS APPLICABLE TO THIS PROJECT.

1.02 THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL TRADES AND SHALL CHECK ALL DIMENSIONS. ALL DISCREPANCIES SHALL BE CALLED TO THE ATTENTION OF THE PROJECT MANAGER AND/OR ENGINEER AND BE RESOLVED BEFORE PROCEEDING WITH WORK. WHERE THERE IS A CONFLICT BETWEEN DRAWING AND VERIZON SPECIFICATIONS, THE VERIZON PROJECT ENGINEER SHOULD BE CONTACTED FOR CLARIFICATION.

1.03 ALL INFORMATION SHOWN ON THE DRAWINGS RELATIVE TO EXISTING CONDITIONS IS GIVEN AS THE BEST PRESENT KNOWLEDGE, BUT WITHOUT GUARANTEE OF ACCURACY. WHERE ACTUAL CONDITIONS CONFLICT WITH THE DRAWINGS, THEY SHALL BE REPORTED TO THE PROJECT MANAGER AND/OR ENGINEER SO THAT PROPER REVISIONS MAY BE MADE. MODIFICATION OF DETAILS OF CONSTRUCTION SHALL NOT BE MADE WITHOUT WRITTEN APPROVAL OF THE PROJECT MANAGER AND/OR ENGINEER.

1.04 CONTRACTOR SHALL REVIEW AND BE FAMILIAR WITH SITE CONDITIONS AS SHOWN ON THE ATTACHED SITE PLAN AND/OR SURVEY DRAWINGS.

1.05 WAVEGUIDE BRIDGE AND EQUIPMENT CABINETS ARE SHOWN FOR REFERENCE ONLY. REFER TO SEPARATE DRAWINGS FOR SPECIFIC INFORMATION.

1.06 ALL FINISHED GRADES SHALL SLOPE MINIMUM 1/4 IN./FT. AWAY FROM EQUIPMENT IN ALL DIRECTIONS. CONTRACTOR SHALL SLOPE SWALES AS REQUIRED ALONG EXISTING TERRAIN TO DRAIN AWAY FROM COMPOUND AND ACCESS DRIVE.

1.07 THE PROPOSED TOWER AND TOWER FOUNDATIONS WERE DESIGNED BY OTHERS. TOWER INFORMATION PROVIDED ON THESE PLANS ARE PROVIDED FOR REFERENCE PURPOSES ONLY. NOTIFY ENGINEER OR PROJECT MANAGER OF ANY CONFLICTS OR DISCREPANCIES. CONTRACTOR TO OBTAIN COPY OF TOWER DESIGN DRAWINGS, IF AVAILABLE, FROM VERIZON PROJECT MANAGER TO CONFIRM COAX ROUTING AND ANTENNA MOUNT INFORMATION.

1.08 THE CONTRACTOR SHALL PROVIDE ADEQUATE EXCAVATION SLOPING, SHORING, BRACING, AND GUYS IN ACCORDANCE WITH ALL NATIONAL, STATE, AND LOCAL SAFETY ORDINANCES.

1.09 UPON COMPLETION OF CONSTRUCTION, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE CAUSED BY CONSTRUCTION ACTIVITIES TO THE EXISTING ACCESS ROAD AND COMPOUND GRAVEL AREAS. ANY NEW FILL MATERIALS SHALL BE COMPACTED.

1.10 THE CONTRACTOR IS HEREBY NOTIFIED THAT PRIOR TO COMMENCING CONSTRUCTION, HE IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND SHALL REQUEST A VERIFICATION AT THE CONSTRUCTION SITE OF THE LOCATIONS OF THEIR UNDERGROUND UTILITIES AND WHERE THEY MAY POSSIBLY CONFLICT WITH THE PLACEMENT OF IMPROVEMENTS AS SHOWN ON THESE PLANS. THE CONTRACTOR OR ANY SUBCONTRACTOR FOR THIS CONTRACT WILL BE REQUIRED TO NOTIFY "SUNSHINE 811" 48 HOURS IN ADVANCE OF PERFORMING ANY WORK BY CALLING THE TOLL FREE NUMBER (800) 432-4770 (OR 811). ANY UTILITIES DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE REPAIRED BY THE CONTRACTOR, AT NO EXPENSE TO THE OWNER.

1.11 CONTRACTOR TO PROVIDE DUMPSTER AND PORTABLE TOILET FACILITY DURING CONSTRUCTION.

1.12 CONTRACTOR TO PROVIDE STYMIE LOCK OR EQUIVALENT AS APPROVED BY VERIZON PROJECT MANAGER.

1.13 CONTRACTOR TO PROVIDE ANY NECESSARY SIGNAGE PER VERIZON PROJECT MANAGER'S INSTRUCTIONS. SEE DETAIL ON SHEET C11.

2.00 EQUIPMENT FOUNDATION NOTES

2.01 FOUNDATIONS ARE DESIGNED FOR A PRESUMPTIVE ALLOWABLE SOIL BEARING CAPACITY OF 2,000 PSF. CONTRACTOR SHALL VERIFY SOIL CONDITIONS AND BEARING CAPACITY PRIOR TO CONSTRUCTION.

2.02 EXCAVATE A MINIMUM 18" BELOW PROPOSED EQUIPMENT FOUNDATIONS OF EXPANSIVE, ORGANIC, UNCONSOLIDATED OR OTHERWISE UNACCEPTABLE MATERIAL AND REPLACE WITH WELL-COMPACTED MATERIAL ACCEPTABLE TO VERIZON.

2.03 CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING, PROTECTING, AND RELOCATING AS REQUIRED ALL SERVICE AND UTILITY LINES IN VICINITY OF THE WORK SITE. ALL EXCAVATIONS NEAR THESE LINES TO BE CARRIED OUT WITH EXTREME CAUTION. COORDINATE ALL RELOCATIONS WITH THE PROPERTY OWNER.

2.04 CONTRACTOR TO CUT/FILL EXISTING COMPOUND SUBSOIL TO PROVIDE AN AREA AS LEVEL AS POSSIBLE FOR THE EQUIPMENT FOUNDATIONS. ALL FILL AREAS ARE TO BE FILLED WITH SUITABLE MATERIALS. FILL MATERIALS ARE TO BE PLACED, COMPACTED, AND TESTED IN MAXIMUM LAYERS OF 8". COMPACTION OF ALL FILL MATERIAL SHALL ACHIEVE 95 PERCENT OF MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT IN ACCORDANCE WITH ASTM D 698. ALL TESTS MUST MEET THE MINIMUM SPECIFIED SOIL BEARING CAPACITY. COMPACTION TESTING IS BY THE GEOTECHNICAL TESTING COMPANY DESIGNATED FOR THE PROJECT. SCHEDULING AND COORDINATION IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. REPORTS OF ALL TESTING ARE TO BE PROMPTLY DELIVERED OR FAXED TO THE VERIZON WIRELESS PROJECT MANAGER.

2.05 CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI AT 28 DAYS AND SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST REVISION TO ACI-318 BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE.

2.06 CONCRETE SHALL HAVE A SLUMP BETWEEN 3" AND 6".

2.07 FIBERS FOR CONCRETE SHALL BE FIBERMESH 650, 100 PERCENT VIRGIN POLYPROPYLENE FIBRILLATED FIBERS, e3 PATENTED TECHNOLOGY PATENTED TECHNOLOGY, CONTAINING NO REPROCESSED OLEFIN MATERIALS. THE FIBERS SHALL CONFORM TO ASTM C1116 TYPE III AND MANUFACTURED SPECIFICALLY FOR THE SECONDARY REINFORCEMENT OF CONCRETE.

2.08 THE FIBERS SHALL BE MANUFACTURED IN AN ISO 9001:2008 CERTIFIED MANUFACTURING FACILITY. UNLESS OTHERWISE STATED, FIBERMESH 650 MACRO-SYNTHETIC FIBERS SHALL BE ADDED TO THE CONCRETE AT THE BATCHING PLANT AT THE RECOMMENDED APPLICATION RATE OF 3 LBS/YD^3 AND MIXED FOR A SUFFICIENT TIME (MINIMUM 5 MINUTES AT FULL MIXING SPEED) TO ENSURE UNIFORM DISTRIBUTION OF THE FIBERS THROUGHOUT THE CONCRETE. FIBROUS CONCRETE REINFORCEMENT SHALL BE MANUFACTURED BY FIBERMESH, 4019 INDUSTRY DRIVE, CHATTANOOGA, TN 37416 USA, TEL: 800 621-1273, WEBSITE: WWW.FIBERMESH.COM

2.09 AT THE REQUEST OF THE VERIZON WIRELESS PROJECT MANAGER, TEST CYLINDERS SHALL BE MOLDED AND LABORATORY CURED IN ACCORDANCE WITH ASTM C31. THREE CYLINDERS SHALL BE TAKEN FOR EACH DAY'S CONCRETE PLACEMENT. CYLINDERS SHALL BE TESTED IN ACCORDANCE WITH THE LATEST REVISION TO ASTM C39.

2.10 CHAMFER ALL EXPOSED EXTERNAL CORNERS OF CONCRETE WITH ¾" x 45° CHAMFER, UNLESS OTHERWISE NOTED.

2.11 CONCRETE FORMWORK IS TO BE STRIPPED WITHIN 48 HOURS. VIBRATION OF THE CONCRETE MUST ASSURE THAT HONEYCOMBING WILL BE AT A MINIMUM. MECHANICAL VIBRATION OF ALL CONCRETE IS REQUIRED UNLESS OTHERWISE DIRECTED BY VERIZON WIRELESS' PROJECT MANAGER. ABOVE GRADE CONCRETE IS TO BE RUBBED AND PATCHED TO ASSURE SMOOTH FINISH AT TIME OF FORMS REMOVAL. CONTRACTOR SHALL PROVIDE A BROOM FINISH ON THE TOP SURFACE OF THE EQUIPMENT FOUNDATION UNLESS OTHERWISE DIRECTED BY VERIZON WIRELESS' PROJECT MANAGER.

2.121TOPS OF CONCRETE FOUNDATION MUST BE WITHIN 0.02' OF ELEVATION REQUIRED.

2.13 TOP OF FOUNDATION FINISH TO BE LEVEL ±⅛" IN 10'.

2.14 TOP OF FOUNDATION TO HAVE MEDIUM BROOM FINISH.

2.15 CONTRACTOR SHALL REFER TO DRAWINGS OF OTHER TRADES AND VENDOR DRAWINGS FOR EMBEDDED ITEMS AND RECESSES NOT SHOWN ON THE STRUCTURAL DRAWINGS. CONTRACTOR SHALL VERIFY PLACEMENT OF EQUIPMENT AND LOCATION OF CONDUIT FOR MANUFACTURER'S AND VENDORS SPECIFICATIONS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE ALL OPENINGS AND SLEEVES FOR PROPER DISTRIBUTION OF ALL UTILITIES.

3.00 GENERAL STRUCTURAL NOTES

3.01 DESIGN: 2012 INTERNATIONAL BUILDING CODE WITH SOUTH CAROLINA AMENDMENTS.

3.02 STRUCTURAL STEEL W SHAPES SHALL CONFORM TO THE REQUIREMENTS OF ASTM A992 GR. 50. TUBING SHALL CONFORM TO ASTM A-500 GR. B. PIPE SHALL CONFORM TO ASTM A53 GR. B. CHANNELS AND ALL OTHER STRUCTURAL STEEL SHALL CONFORM TO ASTM A36 UNLESS OTHERWISE NOTED.

3.03 ALL DETAILING, FABRICATION, AND ERECTION OF STRUCTURAL STEEL, UNLESS OTHERWISE NOTED, SHALL CONFORM TO THE REQUIREMENTS OF THE AISC SPECIFICATIONS FOR BUILDINGS, LATEST EDITION.

3.04 WELDING SHALL BE DONE BY AN AWS CERTIFIED WELDER AND IN COMPLIANCE WITH AWS D1.1 ALL WELDS SIZES SHALL BE THE MAXIMUM ALLOWED BY THE MATERIAL BEING WELDED WITH E70XX ELECTRODES.

3.05 UNLESS OTHERWISE NOTED, ALL FIELD CONNECTIONS SHALL BE FULL DEPTH CONNECTIONS MADE WITH ¾" DIAMETER HIGH STRENGTH BOLTS (ASTM A325-X).

3.06 CONNECTIONS SHALL BE DESIGNED AS BEARING TYPE WITH THREADS EXCLUDED FROM THE SHEAR PLANE.

3.07 HOT DIP GALVANIZE ALL STRUCTURAL STEEL, GRATING, HANDRAILS, AND HARDWARE. TOUCH UP ALL FIELD WELDS AND ABRADED AREAS WITH GALVANIZING PAINT. REPAIR OF ABRADED OR UNCOATED AREAS SHALL CONFORM TO THE LATEST VERSION OF ASTM A780-93A.

3.08 GALVANIZED STEEL SUBJECTED TO FIELD WELDING FOR STRUCTURAL CONNECTIONS SHALL BE PROPERLY PREPARED FOR A MINIMUM DISTANCE OF 1 INCH FROM THE WELD. APPROVED METHODS OF PREPARATION INCLUDE USING SUITABLE MASKING MATERIALS PRIOR TO GALVANIZING IN THE SHOP OR GRINDING THE COATING OFF IN THE FIELD. AFTER WELDING, APPLY EPOXY ZINC COATING SYSTEM SHERWIN-WILLIAMS AEROSOL ZINC CLAD 5 OR ENGINEER APPROVED EQUAL PER MANUFACTURER'S RECOMMENDATIONS.

3.09 CONTRACTOR / STEEL FABRICATOR SHALL VERIFY ALL DIMENSIONS, EXISTING COLUMN LOCATIONS, AND LOAD BEARING COLUMNS AS REQUIRED BEFORE FABRICATION OF ANY STEEL.

3.10 CONTRACTOR / STEEL FABRICATOR SHALL CONFORM TO THE MINIMUM EDGE DISTANCE REQUIREMENTS IN ACCORDANCE TO THE LATEST EDITION OF THE AISC MANUAL OF STEEL CONSTRUCTION.

3.11 ALL STRUCTURAL STEEL SHALL BE FABRICATED TO FIT AT BOLTED CONNECTIONS WITHIN 1/16 INCH TOLERANCE. STRUCTURAL STEEL SHALL NOT BE FLAME CUT UNDER ANY CIRCUMSTANCES WITHOUT APPROVAL OF THE ENGINEER.

3.12 CONTRACTOR / STEEL FABRICATOR SHALL CAP OR SEAL ALL PIPES/TUBES AS REQUIRED TO PREVENT RAINWATER INTRUSION.

3.13 CONTRACTOR / STEEL FABRICATOR SHALL SUBMIT SHOP DRAWINGS FOR ENGINEER'S REVIEW PRIOR TO ANY STEEL FABRICATION. AT THE CONTRACTOR'S OPTION, FIELD SPLICES MAY BE USED FOR ERECTION PURPOSES. IF FIELD SPLICES ARE USED, THE SHOP DRAWINGS SHALL INCLUDE ALL DETAILS FOR THE PROPOSED FIELD SPLICES.

3.14 AT THE CONTRACTORS OPTION, SHOP WELDS MAY BE USED INSTEAD OF FIELD WELDS.

3.15 GRATING SHALL BE 1¼"X3⁄16" MCNICHOLS (OR APPROVED EQUAL). GRATING TO BE ATTACHED TO THE STRUCTURAL STEEL PLATFORM FRAMING USING STANDARD GRATING CLIPS IN ACCORDANCE WITH GRATING MANUFACTURERS' STANDARDS AND RECOMMENDATIONS.

3.16 IT IS ASSUMED THAT THE SHELTER IS ADEQUATE TO RESIST EQUIPMENT LOADING AND SPAN THE BEAM SPACINGS SHOWN. CONTRACTOR TO VERIFY MAXIMUM SPAN ALLOWANCES WITH THE SHELTER MANUFACTURER AND NOTIFY THE ENGINEER IF SPANS ARE NOT WITHIN TOLERANCE. CONNECT SHELTER TO STRUCTURAL STEEL PER MANUFACTURER'S RECOMMENDATIONS.

Diamond Communications LLC

PROJECT INFORMATION:

SITE NAME:
CENTRAL IMMOKALEE-G
PL - 20220006737
SITE No.: 418157
PROJECT #: N/A
PARCEL #: 638667640006
IMMOKALEE, FL 34142
COLLIER COUNTY

PLANS PREPARED BY:

Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

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1	07/06/22	CONSTRUCTION	KJC
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LICENSER:

DAVID COUSINS LICENSE No. 94713 STATE OF FLORIDA PROFESSIONAL ENGINEER

KHA PROJECT NUMBER:
013541031

DRAWN BY:	CHECKED BY:
WTB	DMF

SHEET TITLE:
GENERAL NOTES 2

SHEET NUMBER:
N1.1

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Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

EXEMPT
File Number:
0437175-001 EE



SURVEY NOTE:

1. VERIZON WIRELESS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY GEOLINE SURVEYING, INC DATED 03/21/22 AND SITE VISIT ON 01/07/22.

1/C1 OVERALL AERIAL PLAN

SCALE: 1" = 30'

NORTH

GRAPHIC SCALE: 1" = 30'

Diamond Communications LLC

PROJECT INFORMATION:

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CENTRAL IMMOKALEE-G
PL - 20220006737
SITE No.: 418157
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LICENSE
No. 94713
STATE OF FLORIDA
PROFESSIONAL ENGINEER

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DRAWN BY:	CHECKED BY:
WTB	DMF

SHEET TITLE:
OVERALL AERIAL PLAN

SHEET NUMBER:
C1

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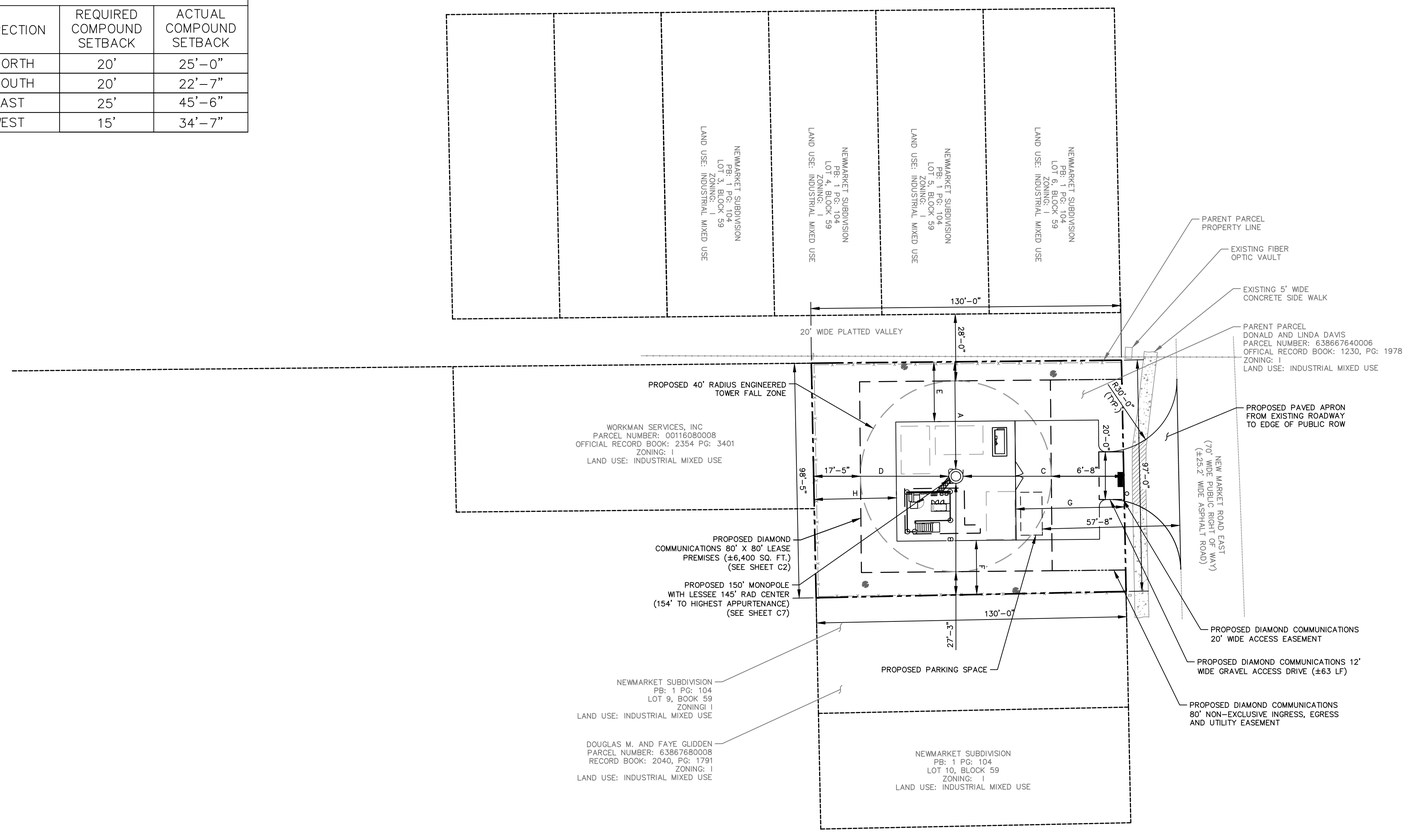
TOWER SETBACK TABLE			
DESIGNATION	DIRECTION	REQUIRED TOWER SETBACK	ACTUAL TOWER SETBACK
A	NORTH	40'–0"	45'–0"
B	SOUTH	40'–0"	46'–9"
C	EAST	40'–0"	67'–4"
D	WEST	40'–0"	56'–7"

COMPOUND SETBACK TABLE			
DESIGNATION	DIRECTION	REQUIRED COMPOUND SETBACK	ACTUAL COMPOUND SETBACK
E	NORTH	20'	25'–0"
F	SOUTH	20'	22'–7"
G	EAST	25'	45'–6"
H	WEST	15'	34'–7"

EXEMPT
File Number:
0437175-001 EE

FLOOD ZONE INFORMATION

ACCORDING TO MY INTERPRETATION OF COMMUNITY PANEL NUMBER 120067 0145 H OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM (NFIP) FLOOD INSURANCE RATE MAP (FIRM) FOR COLLIER COUNTY, FLORIDA, DATED 05/16/2012. THE SUBJECT PROPERTY IS IN FLOOD ZONE "AH", "SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING); BASE FLOOD ELEVATIONS DETERMINED".
NOTE: THE BASE FLOOD ELEVATION DEPICTED ON THE COMMUNITY PANEL, FOR THE LOCATION OF THE SUBJECT PROPERTY, IS 32.3 FEET NAVD '88.



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STORMWATER SUMMARY	
DESCRIPTION	ELEVATION
CONTROL ELEVATION	NONE PROPOSED
BOTTOM OF POND	NONE PROPOSED
NORMAL WTR LEVEL	NONE PROPOSED
TOP OF BANK	NONE PROPOSED
STORMWATER EVENT	
10 YR – 24 HR	NO CHANGE PROPOSED
25 YR – 72 HR	NO CHANGE PROPOSED
100 YR – 72 HR	NO CHANGE PROPOSED
IMPERVIOUS	
PARCEL AREA	12,698'
EXIST. IMPERVIOUS	0 SF
PROP. IMPERVIOUS	0 SF

SURVEY NOTE:
1. VERIZON WIRELESS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY GEOLINE SURVEYING, INC DATED 03/21/22 AND SITE VISIT ON 01/07/22.

1 / C1.1 OVERALL SITE PLAN
SCALE: 1" = 30'

NORTH

0 15 30 60
GRAPHIC SCALE: 1" = 30'

Diamond Communications LLC

PROJECT INFORMATION:

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PL - 20220006737
SITE No.: 418157
PROJECT #: N/A
PARCEL #: 638667640006
IMMOKALEE, FL 34142
COLLIER COUNTY

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DAVID COUSINS LICENSE No. 94713 STATE OF FLORIDA PROFESSIONAL ENGINEER

KHA PROJECT NUMBER:
013541031

DRAWN BY: WTB | CHECKED BY: DMF

SHEET TITLE:
OVERALL SITE PLAN

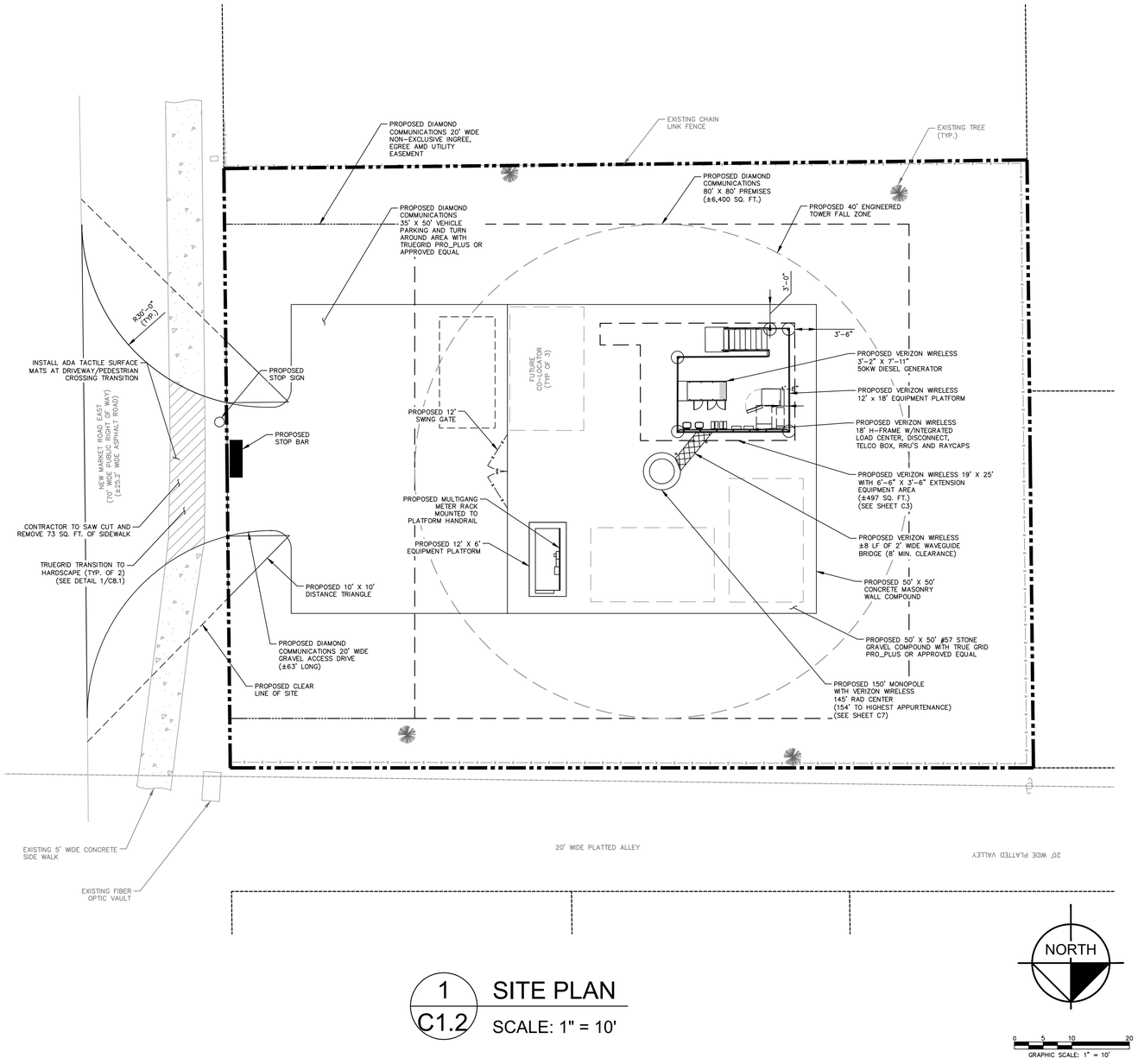
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1 C1.2 SITE PLAN

SCALE: 1" = 10'

NORTH

0 5 10 20

GRAPHIC SCALE: 1" = 10'

SITE NOTES:

1. VERIZON WIRELESS STAFF SHALL COORDINATE WITH THE PROPERTY OWNER AND/OR TOWER OWNER TO OBTAIN THE PROPER EASEMENT AGREEMENTS TO CONSTRUCT AND MAINTAIN EQUIPMENT IN AND AROUND THE TOWER COMPOUND.
2. PROPOSED COMPOUND LAYOUT BASED ON SURVEY PROVIDED BY GEOLINE SURVEYING, INC DATED 03/21/22 AND SITE VISIT ON 01/07/22.
3. CONTRACTOR TO CONFIRM WITH VERIZON CONSTRUCTION MANAGER THAT THE SHELTER/EQUIPMENT SHOWN HAS BEEN ORDERED/SCHEDULED FOR DELIVERY TO THIS SITE.
4. THE BASIS OF EQUIPMENT DESIGN INCLUDES ONE (1) RF CABINET, ONE (1) FUTURE BATTERY CABINET, AND ONE (1) FUTURE EXPANSION CABINET.
5. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND MODIFYING SCOPE OF WORK TO ACCOMMODATE ANY CHANGES IN THE EXACT EQUIPMENT PROCURED BY VERIZON WIRELESS. COORDINATE ANY CHANGES WITH VERIZON WIRELESS CONSTRUCTION MANAGER.
6. ROUTE COAX/FIBER UP TOWER PER STRUCTURAL ANALYSIS BY TOWER OWNER.
7. TOWER DIMENSIONS SHOWN ON THIS PLAN ARE FOR TOWER CENTER LOCATION. CONTRACTOR TO OBTAIN COPY OF TOWER ERECTION DRAWINGS FROM VERIZON CONSTRUCTION MANAGER PRIOR TO DRILLING TOWER FOUNDATIONS. CASSIONS AND TOWER SHOWN ON THIS PLAN ARE ILLUSTRATIVE, SEE DESIGN DRAWING BY OTHERS. DO NOT SCALE.

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File Number:
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Diamond Communications LLC

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SHEET TITLE:
SITE PLAN

SHEET NUMBER:
C1.2

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Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

EXEMPT
File Number:
0437175-001 EE

LANDSCAPE INSTALLATION NOTES:

DURING CONSTRUCTION, ALL REASONABLE STEPS NECESSARY TO PREVENT THE DESTRUCTION OR DAMAGING OF EXISTING VEGETAITION SHALL BE TAKEN. WHEN POSSIBLE, NO EXCESS SOIL, ADDITIONAL FILL, EQUIPMENT, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE DRIPLINE OF ANY VEGETATION THAT IS REQUIRED TO BE PRESERVED, OR THAT WILL BE CREDITED TOWARDS THE REQUIRED LANDSCAPING.

EXISTING TREES WITHIN COMPOUND TO REMAIN. (TYP OF 4)
TREE PROTECTION FENCING WILL BE 1' OUTSIDE OF CANOPY

1 C1.2 PRESERVE MANAGEMENT PLAN
SCALE: 1" = 20'

0 3 6 12
GRAPHIC SCALE: 1" = 6'

NORTH

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Diamond Communications LLC

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COLLIER COUNTY

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PROFESSIONAL ENGINEER

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SHEET TITLE:
PRESERVE MANAGEMENT PLAN

SHEET NUMBER:
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Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

ROUTING NOTES:

1. REFER TO THE SITE PLAN ON SHEET C1 FOR EQUIPMENT PLATFORM LOCATION AND ORIENTATION.

2. RUN 2" TELCO CONDUIT FROM NEW TELCO BOX, DOWN THROUGH NEW OPENING IN PLATFORM GRATING. RUN UNDER STEEL PLATFORM USING 16" RADIUS SWEEPS AT ALL BENDS. FASTEN TO UNDERSIDE OF STEEL PLATFORM USING STANDARD GALVANIZED OR STAINLESS STEEL CONDUIT HANGER HARDWARE. MOUNT SO AS TO ALLOW POWER CONDUITS TO RUN ABOVE TELCO CONDUIT. RUN UP THROUGH NEW OPENING IN PLATFORM GRATING TO APPROX. 3 FT HIGH, THEN CONNECT TO BOTTOM OF 12X12X6 PVC NEMA BOX MOUNTED TO SIDE OF RF CABINET WITH CHASE NIPPLE THROUGH FACTORY KNOCKOUT.

3. RUN (2) 2" POWER CONDUIT FOR RF CABINET AND (1) 1" ALARM CONDUIT FROM BOTTOM OF ILC, DOWN THROUGH NEW OPENING IN PLATFORM GRATING. RUN UNDER STEEL PLATFORM. FASTEN TO UNDERSIDE OF STEEL PLATFORM USING STANDARD GALVANIZED OR STAINLESS STEEL CONDUIT HANGER HARDWARE. RUN UP THROUGH NEW OPENING IN PLATFORM GRATING TO APPROX. 5 FT HIGH, THEN CONNECT TO BOTTOM OF 8X8X6 PVC NEMA BOX MOUNTED TO SIDE OF RF CABINET WITH CHASE NIPPLE THROUGH FACTORY KNOCKOUT.

4. RUN 2" FIBER CONDUIT FROM BOTTOM OF RAYCAP DISTRIBUTION UNIT (OVP), DOWN THROUGH NEW OPENING IN PLATFORM GRATING. RUN UNDER STEEL PLATFORM USING 16" RADIUS SWEEPS AT ALL BENDS. FASTEN TO UNDERSIDE OF STEEL PLATFORM USING STANDARD GALVANIZED OR STAINLESS STEEL CONDUIT HANGER HARDWARE. MOUNT SO AS TO ALLOW POWER CONDUITS TO RUN ABOVE TELCO CONDUIT. RUN UP THROUGH NEW OPENING IN PLATFORM GRATING TO APPROX. 3 FT HIGH, THEN CONNECT TO BOTTOM OF 12X12X6 PVC NEMA BOX MOUNTED TO SIDE OF RF CABINET WITH CHASE NIPPLE THROUGH FACTORY KNOCKOUT.

5. RUN 1½" POWER CONDUIT FOR EVERY (6) RRU CIRCUITS FROM BOTTOM OF OVP, DOWN THROUGH NEW OPENING IN PLATFORM GRATING. RUN UNDER STEEL PLATFORM. FASTEN TO UNDERSIDE OF STEEL PLATFORM USING STANDARD GALVANIZED OR STAINLESS STEEL CONDUIT HANGER HARDWARE. RUN UP THROUGH NEW OPENING IN PLATFORM GRATING TO APPROX. 3 FT HIGH, THEN CONNECT TO BOTTOM OF SAME 12X12X6 PVC NEMA BOX USED FOR TERMINATION OF FIBER CONDUIT FROM OVP.

6. RUN HYBRID CABLES FROM TOWER, DOWN SITE STRUT CABLE LADDER AT EDGE OF PLATFORM. TRANSITION ONTO BOTTOM OF OVP H-FRAME AND RUN UP INTO BOTTOM OF H-FRAME MOUNTED OVP.

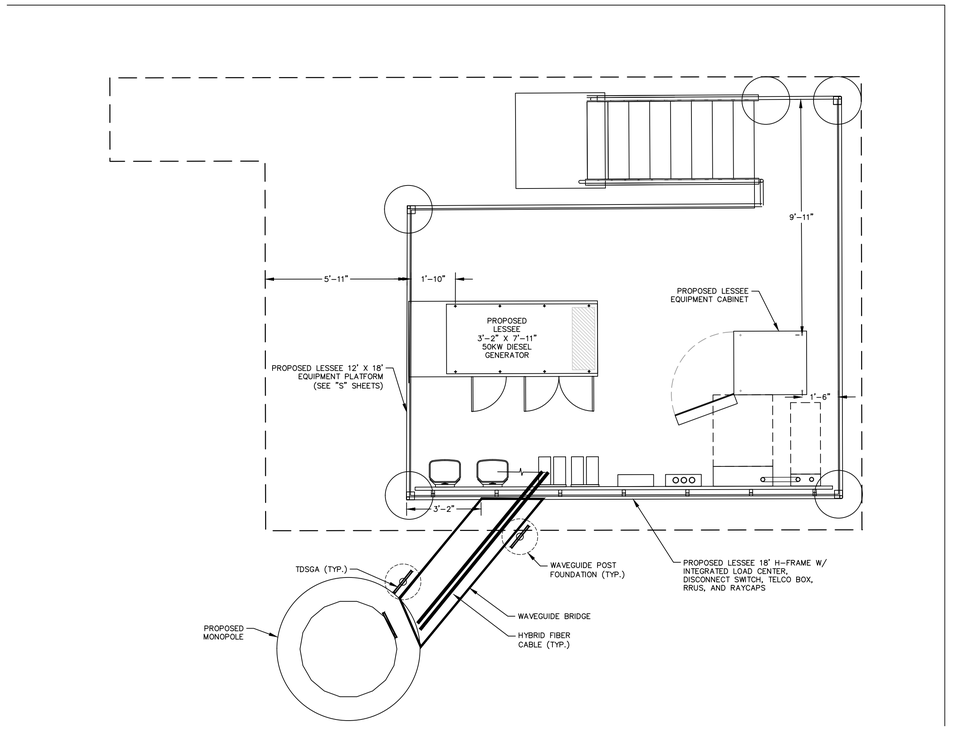
7. RUN COAX (IF USED) FROM TOWER DOWN SITE STRUT CABLE LADDER AT EDGE OF PLATFORM. TERMINATE JUST ABOVE PLATFORM AND TRANSITION TO COAX JUMPERS. RUN JUMPERS ACROSS BOTTOM OF RRU H-FRAME AND UP TO BOTTOM OF RRU'S OR DIPLEXERS.

8. GPS ANTENNA TO BE MOUNTED TO RF CABINET WITH EXTENDED MOUNTING PIPE, USING COMMSCOPE GPS-U MOUNTING KIT.

9. BOLT CABINETS TO PLATFORM GRATING USING FASTENERS SPECIFIED BY EQUIPMENT MANUFACTURER IN FACTORY PROVIDED MOUNTING HOLES.

10. BOLT GENERATOR TO PLATFORM GRATING USING FASTENERS SPECIFIED BY EQUIPMENT MANUFACTURER IN FACTORY PROVIDED MOUNTING HOLES. PROVIDE SHEET MEMBRANE BARRIER BETWEEN PLATFORM GRATING AND GENERATOR BASE TO PREVENT INSECTS AND VERMIN FROM GETTING INSIDE GENERATOR.

11. DIMENSIONS TO PLATFORM PERIMETER ARE TO CENTERLINE OF PERIMETER PLATFORM BEAMS.



1 / C3 EQUIPMENT PAD LAYOUT

SCALE: 4" = 1'

NORTH

0 1.5 3 6

GRAPHIC SCALE: 1" = 3'

EXEMPT

File Number:
0437175-001 EE

Diamond Communications LLC

PROJECT INFORMATION:

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PL - 20220006737
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PARCEL #: 638667640006
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KHA PROJECT NUMBER:
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DRAWN BY:	CHECKED BY:
WTB	DMF

SHEET TITLE:
EQUIPMENT PAD LAYOUT

SHEET NUMBER:
C3

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NOTE:
CURRENT DESIGN ANTICIPATES APPROXIMATELY 5429± SQ. FT. (0.12 ACRES) OF CLEARING AND GRADING FOR THE PROPOSED PROJECT. IF ADDITIONAL CLEARING IS REQUIRED BEYOND WHAT IS SHOWN IN THE PLANS THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND/OR PROJECT MANAGER. IF DURING THE BID WALK OR CONSTRUCTION IT IS DETERMINED THAT MORE THAN (1) ACRE OF LAND IS TO BE DISTURBED FOR CONSTRUCTION AN EROSION AND SEDIMENTATION CONTROL PLAN MUST BE FILED 30 DAYS PRIOR TO CONSTRUCTION.

GRADING NOTES:
1. THE CONTRACTOR SHALL CLEAR AND GRUB THE SITE AND PLACE, COMPACT, AND MOISTURE CONDITION ALL FILL PER THE PROJECT GEOTECHNICAL ENGINEERS SPECIFICATIONS. FILL MATERIAL SHALL BE APPROVED BY THE GEOTECHNICAL ENGINEER PRIOR TO PLACEMENT.
2. ALL PROPOSED CONTOURS AND SPOT ELEVATIONS REFLECT FINISHED GRADES.
3. CONTRACTOR SHALL BLEND EARTHWORK SMOOTHLY TO TRANSITION BACK TO EXISTING GRADE.
4. PORTIONS OF THE SITE NOT SPECIFICALLY MENTIONED WITHIN THE GEOTECHNICAL REPORT SHALL BE COMPACTED TO 95 PERCENT OF THE MATERIALS MAXIMUM DRY DENSITY WITHIN 3 PERCENT OF OPTIMUM MOISTURE CONTENT.
5. FILL SHALL BE PLACED IN MAXIMUM 8 INCH LOOSE LIFTS.
6. UNDISTURBED AREAS WITHIN 30' INGRESS/EGRESS EASEMENT NOT NEEDED FOR UTILITY ROUTING TO BE LEFT UNDISTURBED.
7. GROUND WATER SHOULD BE REASONABLY EXPECTED. ANY DE-WATERING OR MOISTURE CONDITIONING IS THE RESPONSIBILITY OF THE CONTRACTOR AND SHOULD BE INCLUDED IN THE CONTRACT PRICE.
8. SEED ALL DISTURBED AREAS NOT TOPPED WITH GRAVEL PER SEEDING SCHEDULE ON DETAIL ON SHEET C9.
9. MAXIMUM CUT SLOPE = 2H:1V UNLESS OTHERWISE NOTED.
10. MAXIMUM FILL SLOPE = 3H:1V UNLESS OTHERWISE NOTED.

LEGEND

EXISTING CONTOURS

PROPOSED CONTOURS

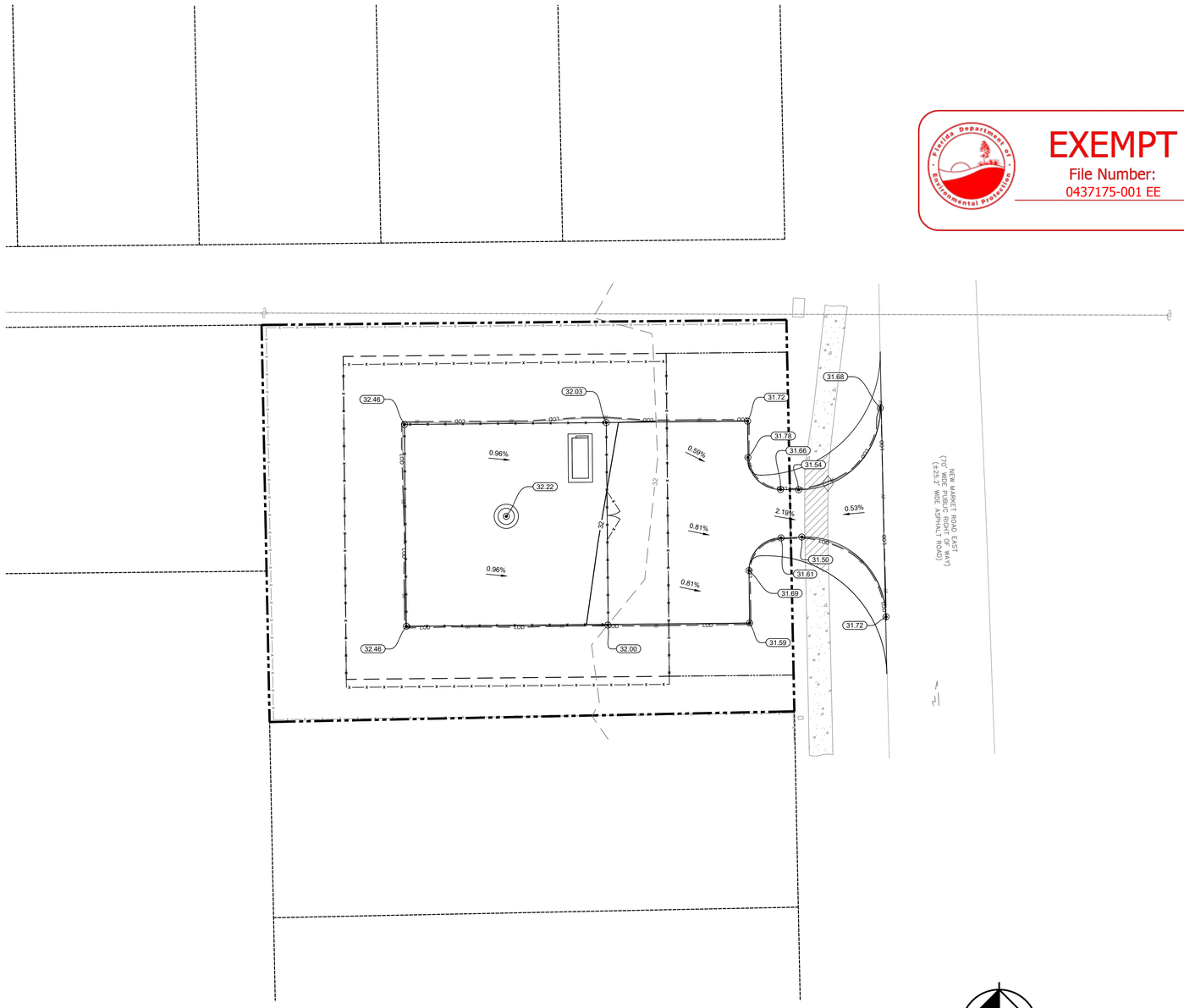
LOD — LOD — LOD — LOD — LOD

SILT FENCE

TPF — TPF — TPF — TPF — TPF — TPF

EXISTING SPOT ELEVATION x XXX

PROPOSED SPOT ELEVATION ● XXX



1/C9 GRADING & EROSION CONTROL PLAN
SCALE: 1" = 15'

NORTH

0 7.5 15 30
GRAPHIC SCALE: 1" = 15'

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2	12/21/22	CONSTRUCTION	KJC
1	07/06/22	CONSTRUCTION	KJC
0	05/25/22	CONSTRUCTION	KJC

LICENSER:
DAVID COUSINS LICENSE No. 94713 STATE OF FLORIDA PROFESSIONAL ENGINEER

KHA PROJECT NUMBER:
013541031

DRAWN BY:	CHECKED BY:
WTB	DMF

SHEET TITLE:
GRADING & EROSION CONTROL PLAN

SHEET NUMBER:
C9

K:\ATL_Wireless\Diamond Communications\Immokalee - FL157\CAD\GB_24x36_COs\ECor-GB.dwg ---- 05/22/23 3:47 PM by: Xavier.Davis

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

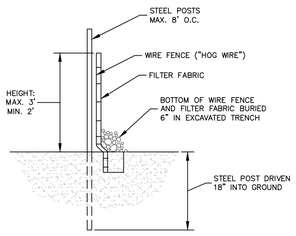
Copyright Kimley-Horn and Associates, Inc., 2022

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

EROSION CONTROL NOTES:

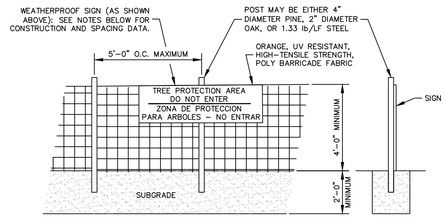
1. EROSION CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND SHALL BE ADEQUATE TO MAINTAIN SEDIMENT ON SITE.
2. ALL EXCAVATED SOILS NOT NEEDED ON SITE FOR BACKFILL OPERATIONS SHALL BECOME PROPERTY OF THE CONTRACTOR AND SHALL BE TAKEN OFF SITE AND LEGALLY DISPOSED OF.
3. SOIL REMAINING ON SITE SHALL HAVE SILT FENCE TIGHTLY PLACED AROUND THE ENTIRE CIRCUMFERENCE OF THE PILE.
4. PROVIDE EROSION CONTROLS AS NECESSARY TO PREVENT EXISTING SOILS FROM DRAINING OFF SITE OR INTO EXISTING DRAINAGE STRUCTURES.
5. ERECTION OF EROSION CONTROLS SHALL BE IN ACCORDANCE WITH STATE AND LOCAL EROSION CONTROL REGULATIONS.

EXEMPT
File Number:
0437175-001 EE



SECTION

1 C9.1 SILT FENCE DETAIL
NOT TO SCALE



NOTES
INSTALL TREE PROTECTION FENCE AND SIGNAGE PRIOR TO CALLING FOR SITE INSPECTION. MAINTAIN TREE PROTECTION FENCE THROUGHOUT DURATION OF PROJECT. ADDITIONAL SIGNS MAY BE REQUIRED BASED ON ACTUAL FIELD CONDITIONS.

2 C9.1 TREE PROTECTION FENCE
NOT TO SCALE

Diamond Communications LLC

PROJECT INFORMATION:

SITE NAME:
CENTRAL IMMOKALEE-G
PL - 20220006737
SITE No.: 418157
PROJECT #: N/A
PARCEL #: 638667640006
IMMOKALEE, FL 34142
COLLIER COUNTY

PLANS PREPARED BY:

Kimley»Horn
11720 AMBER PARK DRIVE, SUITE 600
ALPHARETTA, GA 30009
PHONE: 770-619-4280
WWW.KIMLEY-HORN.COM

Received Electronically
July 5, 2023
South District

REV: | DATE: | ISSUED FOR: | BY:

8			
7			
6			
5			
4			
3	04/11/23	CONSTRUCTION	DRC
2	12/21/22	CONSTRUCTION	KJC
1	07/06/22	CONSTRUCTION	KJC
0	05/25/22	CONSTRUCTION	KJC

LICENSER:

DAVID COUSINS LICENSE No. 94713 STATE OF FLORIDA PROFESSIONAL ENGINEER

KHA PROJECT NUMBER:
013541031

DRAWN BY: WTB | CHECKED BY: DMF

SHEET TITLE:
SILT FENCE DETAIL

SHEET NUMBER:
C9.1

K:\ATL_Wireless\Diamond Communications\Immokalee – FL157\CAD\GB_24x36_CDs\ECar-GB.dwg ---- 05/22/23 3:48 PM by: Xavier.Davis

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Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

62-330.051 Exempt Activities.

The activities meeting the limitations and restrictions below are exempt from permitting. However, if located in, on, or over state-owned submerged lands, they are subject to a separate authorization under Chapters 253 and 258, F.S., and Chapters 18-18, 18-20, and 18-21, F.A.C., as applicable.

(14) Utilities –

(g) Construction, alteration, maintenance, removal, or abandonment of communication tower sites with 0.5 acre or less of impervious or semi-impervious surface such as access roads, buildings, and equipment pads. The design of above-grade access roads shall not adversely affect the conveyance of surface water flows. No activities, including access to the site, shall be located in wetlands or other surface waters or within a 100-year floodplain.

Rulemaking Authority 373.026(7), 373.043, 373.4131, 373.4145, 403.805(1) FS. Law Implemented 373.406, 373.4131, 373.4145, 373.415, 403.813(1) FS. History–New 10-1-13.

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

TRILEAF
environmental architecture engineering
1395 South Marietta Parkway, Building 400, Suite 209, Marietta, GA 30067 - 678-653-8673 - www.trileaf.com

July 1, 2022

Collier County Historic Archaeological Preservation Board
Attn: Mr. Timothy Finn
2800 North Horseshoe Drive North
Naples, FL 34104
Phone: (239) 252-4312
Email: timothy.finn@colliercountyfl.gov

RE: **Diamond Towers V LLC – Immokalee / FL157 – Trileaf Project #690856**
520 New Market Rd E, Immokalee, Florida 34142
Collier County, Immokalee Quadrangle (USGS)
Latitude: 26° 25' 10.94" N, Longitude: 81° 24' 40.26" W

Dear Mr. Finn:

Trileaf Corporation is in the process of completing a NEPA Review at the referenced property. Our client proposes the construction of a 150-foot monopole telecommunications tower and associated ground-based equipment within a proposed 80-foot by 80-foot lease area. Access and utilities would be granted via a proposed 20-foot wide access/utility easement extending approximately 30 feet east. The proposed lease area and easement are currently in a landscaped grass-covered area. The antenna will be licensed by the Federal Communications Commission (FCC).

Our investigation includes determining if the site is contained in, on or within the viewshed of a building, site, district, structure or object, significant in American history, architecture, archaeology, engineering or culture, that is listed, or eligible for listing on the State or National Registers of Historic Places, or located in or on an Indian Religious Site.

Trileaf is requesting information regarding this tower's potential effect on Historic Properties. All information received will be forwarded to the State Historic Preservation Office (SHPO) as part of the Section 106 review process. *Additionally, this invitation to comment is separate from any local planning/zoning process that may apply to this project*.

If you wish to comment or be considered a consulting party, please respond within thirty (30) days of the date of this letter. If a response is not received within thirty (30) days, it will be assumed that you have no objections to this undertaking. A site topography map and aerial photograph are enclosed for your reference.

Please call me at (407) 660-8740 ext. 866 or email b.petersen@trileaf.com if you need additional information or have any questions. Thank you for your assistance in this regard.

Sincerely,

Ben Petersen
Project Scientist II

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Ben Petersen

From: FinnTimothy <Timothy.Finn@colliercountyfl.gov>
Sent: Thursday, July 7, 2022 3:18 PM
To: Ben Petersen
Subject: RE: Local Government Consultation: Immokalee 690856

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Ben,

Based on our GIS Historical Probability Maps there are no Historical Structures , Historical Districts, Historical/Archaeological Probability Areas, or Archaeological Sites on the area proposed for the telecommunications project.

From: Ben Petersen <b.petersen@trileaf.com>
Sent: Thursday, July 7, 2022 2:29 PM
To: FinnTimothy <Timothy.Finn@colliercountyfl.gov>
Subject: Local Government Consultation: Immokalee 690856

EXTERNAL EMAIL: This email is from an external source. Confirm this is a trusted sender and use extreme caution when opening attachments or clicking links.

Good afternoon Mr. Finn,

I am contacting you regarding a NEPA review on a proposed telecommunications project in Collier County, FL. As part of our property consultation, we invite the local government to comment, if desired, on the potential effects the project might have on **historic properties**, as required by Section 106 of the National Historic Preservation Act. If you wish to comment or be considered a consulting party, please respond within thirty (30) days of the date of this letter. Please let me know if you have any questions or comments.

Thank you,

Ben Petersen
Project Scientist II

TRILEAF
environmental architecture engineering

1051 Winderley Pl, Suite 201
Maitland, FL 32751
Office: (407) 660-7840, ext. 866
Mobile: (703) 943-7069

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

Attachment: Attachment 2 - Applicant's Backup Documentation (29224 : PL20220003219 VA Central Immokalee Cell Tower)

Sabre Industries™
INNOVATION DELIVERED

May 15, 2024

Scott Von Rein
Director of Site Development
Diamond Communications
820 Morris Turnpike
Suite 104
Short Hills, NJ 07078

RE: Proposed 108' Monopole for Immokolee, FL

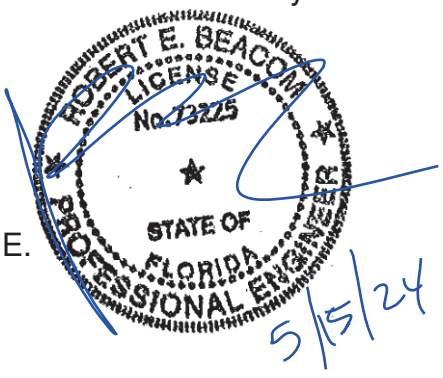
Dear Mr. Von Rein,

Upon receipt of order, we propose to design and supply the above referenced tower for a Basic Wind Speed of 151 mph with no ice, Risk Category II, Exposure Category C, and Topographic Category 1, in accordance with the Telecommunications Industry Association Standard ANSI/TIA-222-H, "Structural Standard for Antenna Supporting Structures and Antennas".

When designed according to this standard, the wind pressures and steel strength capacities include several safety factors, resulting in an overall minimum safety factor of 25%. Therefore, it is highly unlikely that the monopole will fail structurally in a wind event where the design wind speed is exceeded within the range of the built-in safety factors.

Should the wind speed increase beyond the capacity of the built-in safety factors, to the point of failure of one or more structural elements, the most likely location of the failure would be within the monopole shaft, above the base plate. Assuming that the wind pressure profile is similar to that used to design the monopole, the monopole will buckle at the location of the highest combined stress ratio within the monopole shaft. This is likely to result in the portion of the monopole above leaning over and remaining in a permanently deformed condition. *Please note that this letter only applies to the above referenced monopole designed and manufactured by Sabre Towers & Poles*. This would effectively result in fall radius equal to 40' at ground level.

Sincerely,



Robert E. Beacom, P.E., S.E.
Engineering Manager

Attachment: Attachment 3 - Certified Fall Zone Letter (29224 : PL20220003219 VA Central Immokalee Cell Tower)

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held by the **Collier County Hearing Examiner (HEX)** at **9:00 A.M., July 11, 2024**, in the Hearing Examiner's Meeting Room, at 2800 North Horseshoe Drive, Room 609/610, Naples, FL 34104, to consider:

PETITION NO. VA-PL20220003219 – REQUEST FOR A VARIANCE FROM LDC 5.05.09.F.2.c TABLE 3 TO REDUCE THE MINIMUM SEPARATION DISTANCE FROM ABUTTING USES FOR INDUSTRIAL (I) ZONED ABUTTING ZONING DISTRICTS, AS MEASURED FROM THE OUTSIDE OF THE TOWER BASE TO THE PROPERTY LINE OF THE ABUTTING USE, FROM 50% OF TOWER HEIGHT OF 54 FEET TO 45 FEET ON THE NORTH SIDE AND 46.75 FEET ON THE SOUTH SIDE, ON A ±0.28-ACRE PROPERTY LOCATED ON THE WEST SIDE OF NEW MARKET ROAD EAST APPROXIMATELY 400 FEET NORTH OF THE INTERSECTION OF EAST MAIN STREET AND NEW MARKET ROAD EAST, IN IMMOKALEE, FURTHER DESCRIBED AS LOTS 7 AND 8, BLOCK 59, NEW MARKET SUBDIVISION IN SECTION 3, TOWNSHIP 47 SOUTH, RANGE 29 EAST, COLLIER COUNTY, FLORIDA.



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

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

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

As part of an ongoing initiative to encourage public involvement, the public will have the opportunity to provide public comments remotely, as well as in person, during this proceeding. Individuals who would like to participate remotely should register through the link provided within the specific event/meeting entry on the Calendar of Events on the County website at www.colliercountyfl.gov/our-county/visitors/calendar-of-events after the agenda is posted on the County website. Registration should be done in advance of the public meeting, or any deadline specified within the public meeting notice. Individuals who register will receive an email in advance of the public hearing detailing how they can participate remotely in this meeting. Remote participation is provided as a courtesy and is at the user's risk. The County is not responsible for technical issues. For additional information about the meeting, please call Ray Bellows at 252-2463 or email to Ray.Bellows@colliercountyfl.gov.

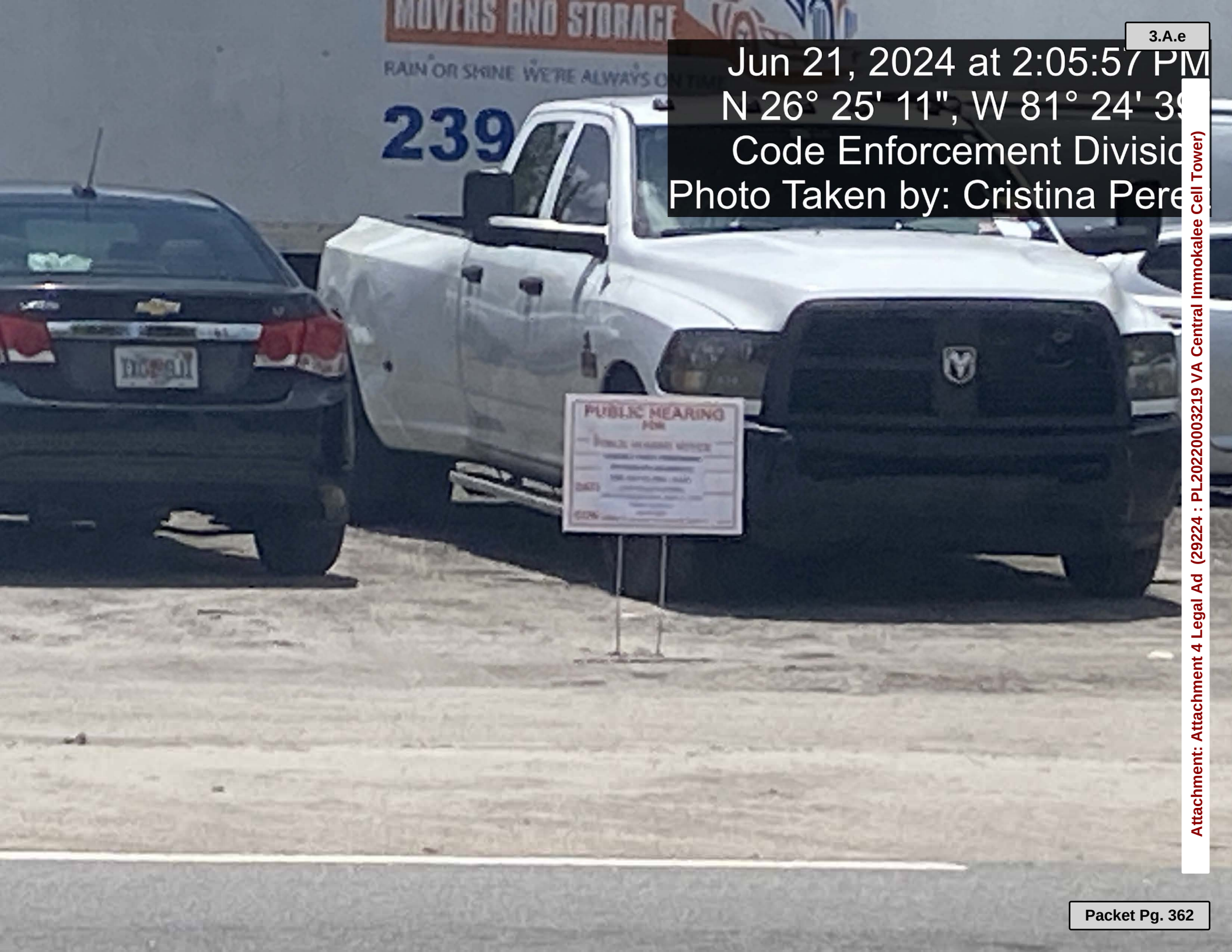
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Collier County Zoning Division located at 2800 N. Horseshoe Dr, Naples, Florida 34104, (239) 252-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

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

Attachment: Attachment 4 Legal Ad (29224 : PL20220003219 VA Central Immokalee Cell Tower)



Attachment: Attachment 4 Legal Ad (29224 : PL20220003219 VA Central Immokalee Cell Tower)



Attachment: Attachment 4 Legal Ad (29224 : PL20220003219 VA Central Immokalee Cell Tower)

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.B
Doc ID: 29320
Item Summary: Petition No. VA-PL20240000509 – Request for a variance from Land Development Code Section 4.02.01.A, Table 2.1, to allow the construction or redevelopment of a single family dwelling unit and accessory structures on a triangular shaped lot by reducing the required Minimum Front Yard from 75 feet to 50 feet, Minimum Rear Yard from 75 to 25 feet, and Minimum Side Yard from 30 feet to 20 feet on the western side and 13 feet 6 inches on the eastern side, for an Estates (E) zoned property at 174 Cocohatchee Boulevard, located southeast of the intersection of Cocohatchee Boulevard and Cocohatchee Drive, in Section 22, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: John Kelly, Planner III] Commission District 2

Meeting Date: 07/11/2024

Prepared by:
Title: Planner – Zoning
Name: John Kelly
06/27/2024 5:23 PM

Submitted by:
Title: Zoning Director – Zoning
Name: Mike Bosi
06/27/2024 5:23 PM

Approved By:

Review:

Transportation Management Operations Support	Evelyn Trimino	GMCDD Reviewer	Completed	06/28/2024 5:01 PM
Unknown	Jaime Cook	GMCDD Reviewer	Completed	07/01/2024 12:00 PM
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	07/01/2024 3:47 PM
Zoning	Mike Bosi	Review Item	Skipped	06/28/2024 4:47 PM
Zoning	Ray Bellows	Review Item	Completed	07/01/2024 4:59 PM
Zoning	Mike Bosi	Division Director	Completed	07/02/2024 7:38 AM
Hearing Examiner	Andrew Dickman	Meeting Pending	07/11/2024 9:00 AM	

Collier County

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

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

HEARING DATE: JULY 11, 2024

SUBJECT: VA-PL20240000509; 174 COCOHATCHEE BOULEVARD - HODGES

PROPERTY OWNER/APPLICANT:

Perry J and Marilyn R Hodges
And Chadd and Andrea Hodges
174 Cocohatchee Blvd
Naples, FL 34108

AGENT:

Alexis Crespo / Patrick Murray
RVi Planning and Landscape Architecture
28100 Bonita Grande Dr
Bonita Springs, FL 34135

REQUESTED ACTION:

To have the Collier County Hearing Examiner consider a variance from Land Development Code Section 4.02.01.A, Table 2.1, to allow the construction or redevelopment of a single-family dwelling unit and accessory structures on a triangular-shaped lot by reducing the required Minimum Front Yard from 75 feet to 50 feet, Minimum Rear Yard from 75 to 25 feet, and Minimum Side Yard from 30 feet to 20 feet on the western side and 13 feet 6 inches on the eastern side.

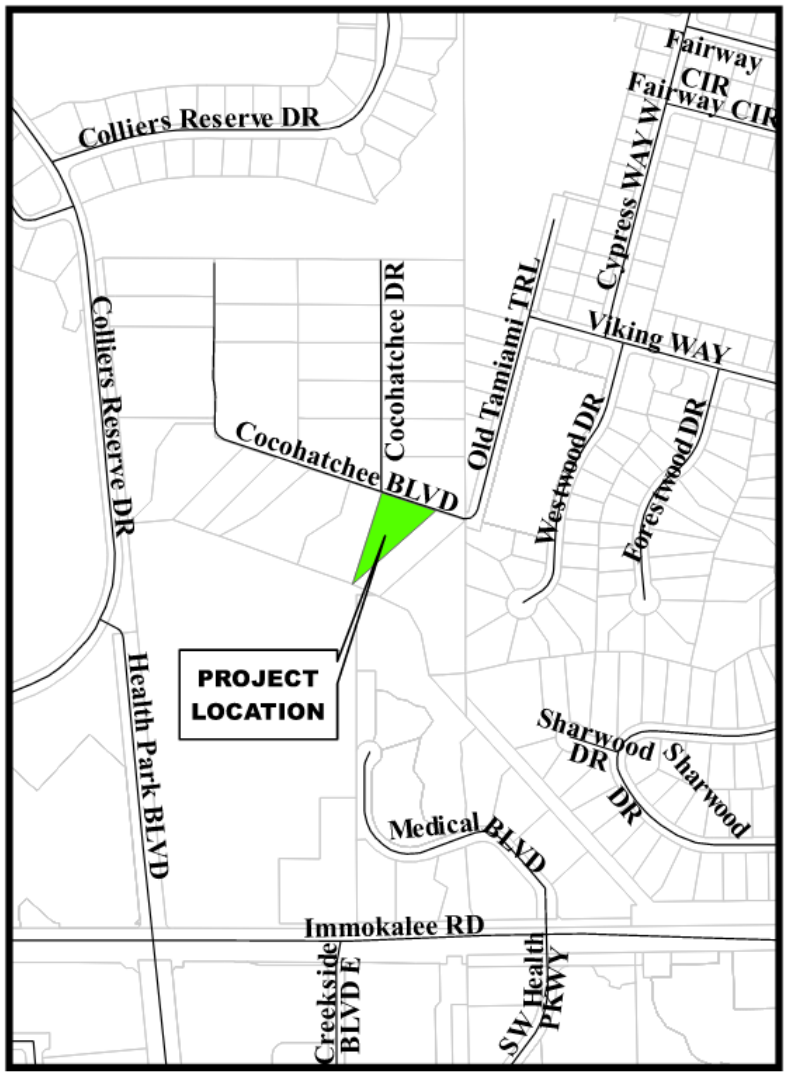
GEOGRAPHIC LOCATION:

The subject property is located at 174 Cocohatchee Boulevard, located southeast of the intersection of Cocohatchee Boulevard and Cocohatchee Drive, in Section 22, Township 48 South, Range 25 East, Collier County, Florida. *(See location map below. See Attachment A for full legal description)*

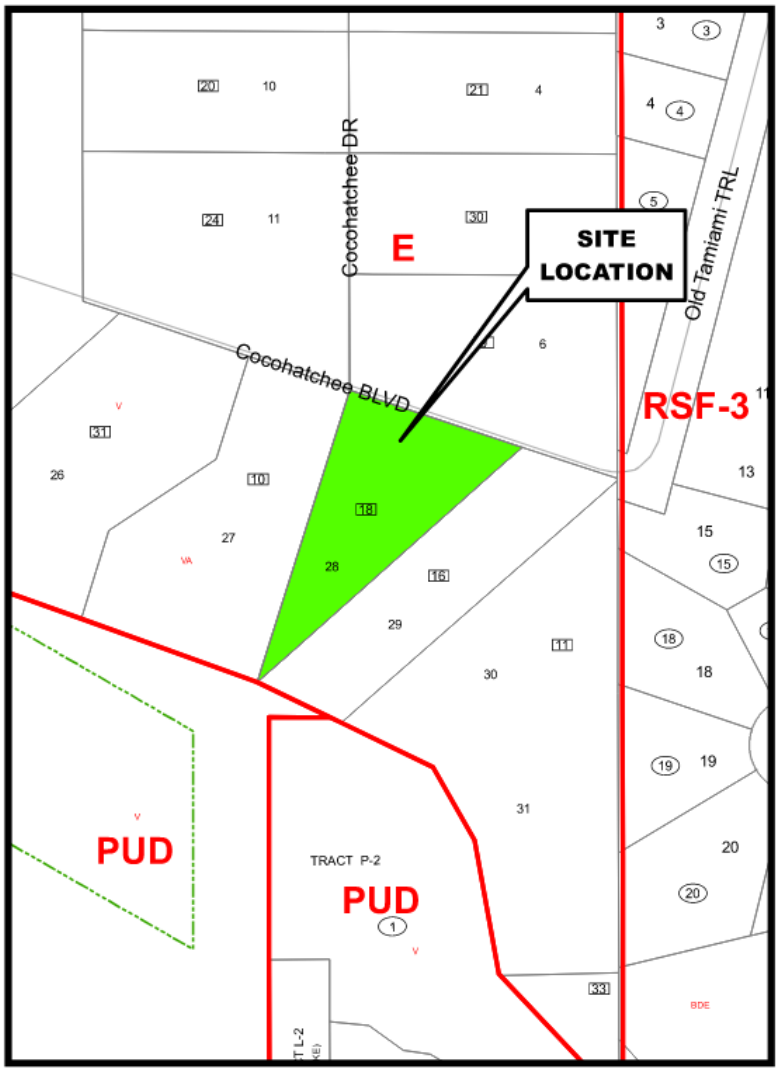
PURPOSE/DESCRIPTION OF PROJECT:

The subject property comprises 0.993± acres located within an Estates (E) Zoning District. The subject property is legal-nonconforming concerning the minimum lot area, as are the other similarly zoned properties in this area; the minimum lot area is 2.25 acres. The petitioners recently purchased the subject property, which has been improved with a single-family residence and boat dock. They desire to reconstruct a new single-family dwelling unit that is compatible in size, scale, and quality with the surrounding properties in the neighborhood. The triangular shape of the subject lot creates additional challenges with respect to setbacks.

Attachment: Staff Report 06262024 [Revision 1] (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)



Location Map



Zoning Map

Petition Number: PL20240000509

Attachment: Staff Report 06262024 [Revision 1] (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)



Attachment: Staff Report 06262024 [Revision 1] (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)

SURROUNDING LAND USE AND ZONING:

North: A single-family residence located within an E Zoning District

East: A single-family residence located within an E Zoning District

South: Cocohatchee River, then Preserve area within the Collier Health Center Planned Unit Development (PUD)

West: A single-family residence located within an E Zoning District



Collier County GIS

Attachment: Staff Report 06262024 [Revision 1] (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)

GROWTH MANAGEMENT PLAN (GMP) CONSISTENCY:

The subject property is in the Estates (E) Zoning District and the Urban Residential Subdistrict designated area as identified in the Growth Management Plan's (GMP) Future Land Use Map (FLUM). The GMP does not address individual variance requests but deals with the larger issue of the actual use. As previously noted, the subject petition seeks a variance for a proposed principal residential structure with attached or detached accessory structures. This land use category is designed to accommodate residential uses, including single-family. The single-family dwelling unit and related accessory uses are consistent with the GMP.

ZONING DIVISION ANALYSIS:

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

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

Yes, the subject property is triangular and is legal-nonconforming to the minimum lot area for this zoning district.

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 dwelling unit pre-dates the establishment of the zoning district that it is presently located within. Additionally, the lot is of a triangular shape which presents challenges of its own.

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

The applicant's agent states: "Due to the property's irregular shape, yes, literal interpretation of the waterfront setback from the top of bank will render much of the subject property undevelopable and will not allow for redevelopment of the site with a structure that is consistent with other homes in the community. Further, when the neighborhood was originally subdivided, the subject property's configuration did not consider the existing Land Development Code and required setback for a single-family dwelling unit and Estate district zoning regulations." Zoning staff concurs.

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

Yes, the applicant's agent states: "The variance that is being requested is the minimum required to allow the property owner to rebuild the subject's property while maintaining compatibility with the surrounding subject properties. Allowing this variance will meet the

Attachment: Staff Report 06262024 [Revision 1] (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)

intention of the zoning district standards to maintain reasonable separation between neighboring dwelling units while allowing the applicant to make reasonable use of the land." Zoning staff concurs.

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

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

f. Will granting the Variance be in harmony with 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 applicant's agent states: "The applicant is requesting a reduction in property's setbacks while maintaining the community's low-density character. This request will not affect height requirements or other lot design standards. If approved, it will not have any adverse impact on surrounding properties and will comply with Collier County's growth management plan." Zoning staff finds that the proposed variance will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

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

The applicant's agent states: "Yes, the subject property abuts the Cocohatchee River. The structure will be elevated to minimum base flood elevations (which the current structure does not meet), thereby enhancing the goals of such flood mitigation regulations." Staff concurs and notes that beyond the Cocohatchee River is a preserve area for the adjoining PUD.

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 concerning density, intensity, compatibility, access/connectivity, or any other applicable provisions.

SUMMARY FINDINGS:

Staff finds that most, if not all of the properties in the immediate vicinity that are zoned E, consisting of 1 acre (E zoned properties require 2.25 acres), for which the most similar zoning for single-family use would have been Residential Single-Family-1 (RSF-1). As per the LDC, RSF-1 properties require the following setbacks: Front Yard – 50 feet, Side Yards – 30 feet, and Rear Yard – 50 feet. Staff further notes that a Variance was granted for the property immediately west of the subject property; HEX Decision No. 2024-15, Petition No. VA-PL20230014986 – Request

Attachment: Staff Report 06262024 [Revision 1] (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)

for a variance from Land Development Code Section 4.02.01 A, Table 2.1, to reduce the required Estates front setback from 75 feet to 50 feet on the north property line for the proposed accessory garage; the required side setback from 30 feet to 13.2 feet on the west property line for the proposed principal residential structure and on the east property line for the proposed residential structure, the garage, and the accessory guest house; the required rear yard setback from 75 feet to 42.8 feet on the south property line for the proposed guest house; and the required setback from the seawall and rip-rap surrounding the lagoon from 75 feet to 0 feet for the proposed principal residential structure on property located southwest of the intersection of Cocohatchee BLVD and Cocohatchee DR, also known as 182 Cocohatchee Blvd (See Attachment D). Given the triangular shape of the subject property, staff is inclined to recommend approval of the subject variance request.

Staff notes that the subject property is located within a Historical, Archaeological Probability Area. The applicant has submitted a Historical Waiver Application to the Historical/Archaeological Probability Board (HAPB), which will be scheduled for a hearing on or about July 19, 2024.

ENVIRONMENTAL ADVISORY COUNCIL (EAC) RECOMMENDATION:

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

CONCURRENT LAND USE APPLICATIONS:

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

PUBLIC NOTICE:

Notice Requirements for variance petitions are contained within LDC Section 10.03.06.F.2. The required Agent Letter was sent to all property owners located within 150 feet of the subject property on or about April 23, 2024, as evidenced by an executed Affidavit of Compliance contained within Attachment E.

Notice of the Hearing Examiner meeting was provided by newspaper advertisement, mailed notice to owners within 500 feet of the site, and posting of a public notice sign on the site at least 15 days prior to the hearing.

RECOMMENDATION:

Staff recommends that the Collier County Hearing Examiner approve petition PL20240000509 to allow the construction or redevelopment of a single-family dwelling unit and accessory structures on a triangular-shaped lot by reducing the required Minimum Front Yard from 75 feet to 50 feet, Minimum Rear Yard from 75 to 25 feet, and Minimum Side Yard from 30 feet to 20 feet on the western side and 13 feet 6 inches on the eastern side subject to obtaining a Waiver of Historical/Archaeological Probability and all required building permits.

Attachments:

A. Legal Description of Subject Property

Attachment: Staff Report 06262024 [Revision 1] (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)

B. Site Plan with Elevations
C. Map of Boundary and Tidal Water Survey
D. HEX Decision No. 2024-15 / VA-PL20230014986
E. Applicant's Backup - Application, Narrative, Agent Letter, etc.
F. Public Hearing Sign Posting
G. Correspondence – Letter of Support

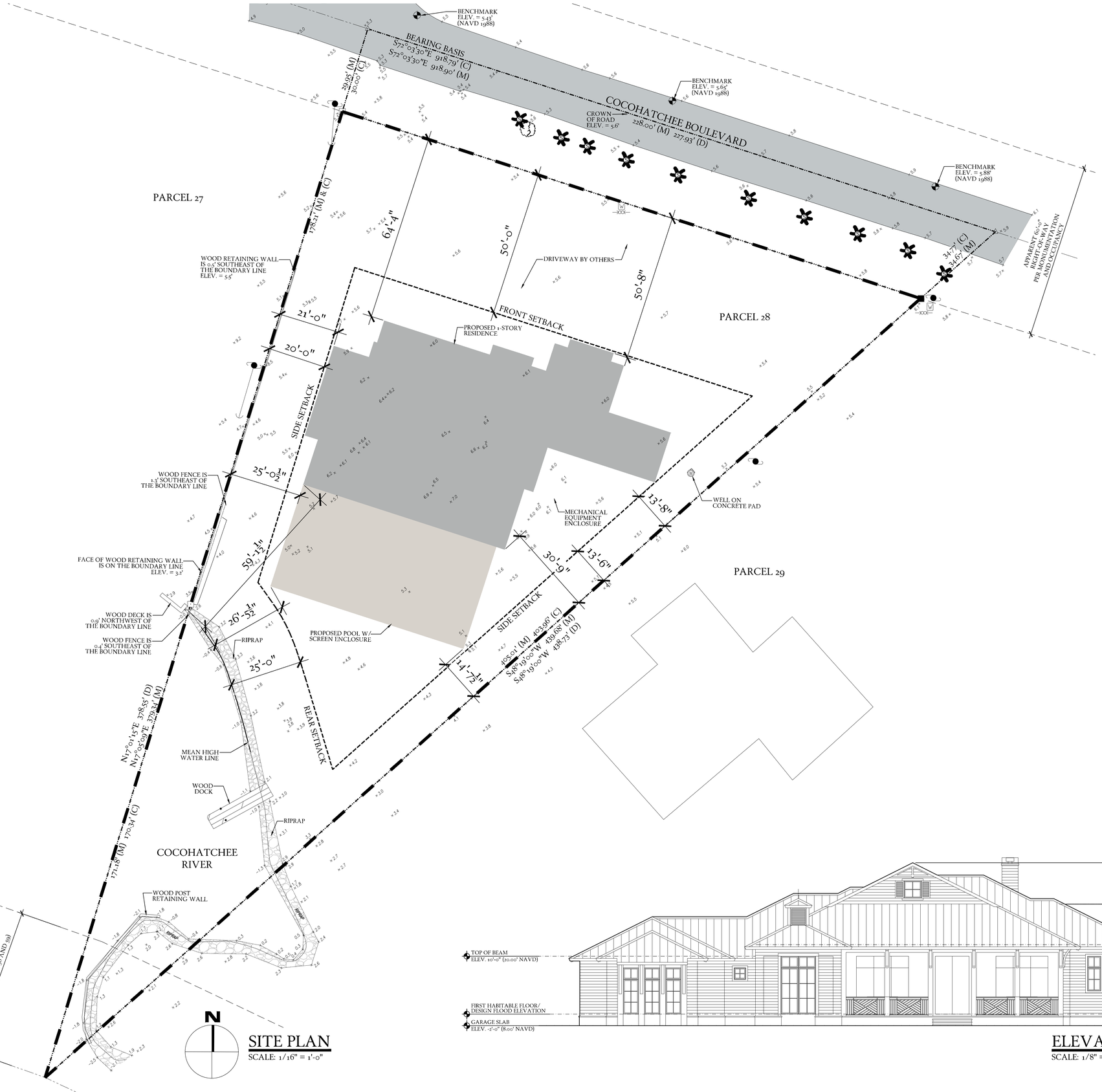
Attachment: Staff Report 06262024 [Revision 1] (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 48 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA, LYING EAST OF THE SEABOARD COAST LINE RAILROAD AND NORTHEASTERLY OF THE THREAD OF THE COCOHATCHEE RIVER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 28: COMMENCING AT THE NE CORNER OF THE SE 1/4 OF SECTION 22, RUN S 00 DEGREES 32' 16" E ALONG THE E LINE OF SAID SECTION 22, FOR 1032.00 FT.; THENCE RUN N 72 DEGREES 03' 30" W FOR 120.00 FT.; BEING THE POINT OF BEGINNING; THENCE RUN S 48 DEGREES 19' 00" W FOR 438.73 FT. TO THE CENTERLINE OF THE COCOHATCHEE RIVER; THENCE RUN N 17 DEGREES 01' 15" E, 378.55 FT.; THENCE RUN S 72 DEGREES 03' 30" E FOR 227.93 FT. TO THE POINT OF BEGINNING; CONTAINING 1.0 ACRES, PLUS OR MINUS. ABOVE PARCEL BEING SUBJECT TO THAT DEED OF EASEMENT TO COLLIER COUNTY FOR DRAINAGE PURPOSES RECORDED IN O.R. BOOK 185, PAGES 58 AND 59, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

Attachment: Attachment A - Legal Description (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)



SITE PLAN
SCALE: 1/16" = 1'-0"



ELEVATION DIAGRAM
SCALE: 1/8" = 1'-0"

REVISIONS

HODGES RESIDENCE
174 COCOHATCHEE BOULEVARD
NAPLES, FLORIDA

IRWIN DESIGN CO.

DATE: 4-23-24

A2.0

Attachment: Attachment B - Site Plan with Elevations (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)



A2.1

DATE 4-23-24

IRWIN DESIGN CO

HODGES RESIDENCE

174 COCOHATCHEE BOULEVARD
NAPLES, FLORIDA

REVISIONS

Attachment: Attachment B - Site Plan with Elevations (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)

MAP OF BOUNDARY AND TIDAL WATER SURVEY OF PARCEL 28, LYING IN SECTION 22, TOWNSHIP 48 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA



LEGEND

- = BENCHMARK, SET PK NAIL AND DISK - "DAVID S. DAGOSTINO, PSM LB 5075"
- = FOUND PK NAIL - NO IDENTIFICATION
- = FOUND 5/8" REBAR - NO IDENTIFICATION
- = FOUND 4" X 4" CONCRETE MONUMENT
- = FOUND 3" X 3" CONCRETE MONUMENT
- (C) = CALCULATED DATA
- (D) = LEGAL DESCRIPTION DATA
- (M) = FIELD MEASURED DATA
- = SPOT ELEVATION, NAVD 1988
- = WOOD UTILITY POLE
- = GUY ANCHOR
- = WATER METER
- = WATER VALVE
- = BACKFLOW PREVENTER
- = WELL
- = SABAL PALM
- = PINE TREE

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED UPON THE NORTHEASTERLY BOUNDARY OF THE SUBJECT PROPERTY (CENTERLINE OF COCOHATCHEE BOULEVARD) HAVING A BEARING OF NORTH 72°03'30" WEST.
2. NO UNDERGROUND IMPROVEMENTS OR FOUNDATIONS WERE LOCATED UNDER THE SCOPE OF THIS SURVEY.
3. THIS PARCEL LIES IN FLOOD ZONE "AE" BASED ON FEMA F.I.R.M. PANEL 12021C0193H, DATED MAY 16, 2012, WITH A BASE FLOOD ELEVATION OF 9.0 FEET (NAVD 1988).
4. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON THE RECORD PLAT AND LEGAL DESCRIPTION PROVIDED, NO SEARCH OF THE PUBLIC RECORD WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE OTHER SETBACKS AND/OR EASEMENTS NOT KNOWN TO THIS SURVEYOR.
5. THE ADDRESS IS:
   174 COCOHATCHEE BOULEVARD
   NAPLES, FLORIDA 34110
6. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). ELEVATIONS ARE BASED UPON TIES TO THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) CONTROL NETWORK.
7. THIS PARCEL CONTAINS 0.993 ACRE, OR 43,239 SQ. FT., MORE OR LESS.
8. THIS TIDAL WATER SURVEY COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES.
9. SAFE UPLAND LINE ELEVATION OF 0.80' (NAVD 1988) IS BASED ON A DETERMINATION OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

COCOHATCHEE RIVER
(HORSE CREEK)
100' WIDE (D)

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 48 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA, LYING EAST OF THE SEABOARD COAST LINE RAILROAD AND NORTHEASTERLY OF THE THREAD OF THE COCOHATCHEE RIVER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 28: COMMENCING AT THE NE CORNER OF THE SE 1/4 OF SECTION 22, RUN S 00 DEGREES 32' 16" E ALONG THE E LINE OF SAID SECTION 22, FOR 1032.00 FT.; THENCE RUN N 72 DEGREES 03' 30" W FOR 120.00 FT.; BEING THE POINT OF BEGINNING; THENCE RUN S 48 DEGREES 19' 00" W FOR 438.73 FT. TO THE CENTERLINE OF THE COCOHATCHEE RIVER; THENCE RUN N 17 DEGREES 01' 15" E, 378.55 FT.; THENCE RUN S 72 DEGREES 03' 30" E FOR 227.83 FT. TO THE POINT OF BEGINNING; CONTAINING 1.0 ACRES, PLUS OR MINUS. ABOVE PARCEL BEING SUBJECT TO THAT DEED OF EASEMENT TO COLLIER COUNTY FOR DRAINAGE PURPOSES RECORDED IN O.R. BOOK 195, PAGES 58 AND 59, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

LOCATION MAP
NOT TO SCALE

DAVID S. DAGOSTINO
License Number 5762
STATE OF FLORIDA
Professional Surveyor and Mapper

Digitally sign
David S Dagc
Date: 2023.12
13:02:13 -05'(

Attachment: Attachment C - Map of Boundary and Tidal Water Survey (29320 : PL20240000509 VA 174

This map prepared by:
DAVID S. DAGOSTINO, PSM
Professional Surveyor & Mapper No. License No.5762
CERTIFICATE OF AUTHORIZATION NO. LB 5075
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER

DRAWING FILE: 23080M DWG
SURVEY DATE: 11/21/2023
DRAWN BY: RS
DATE: 12/14/2023
DRAWING SCALE: 1"=20'
REVISION DATE:
REVISED BY:

REVISED: UPDATED CERTIFICATION - 12/27/2023 - JR

CHMM Professional Consultants
10801 Woodside Drive, Units 5-6
Fort Myers, Florida 33908
(239) 985-0085
www.chmm.com FLCA #6674
CA #6674

DRAWN BY: JR
CHECKED BY:
FIELD BOOK: 226/105-06

CERTIFIED TO:
PERRY J. HODGES, MARILYN R. HODGES, CHADD HODGES AND ANDREA HODGES
BONITA TITLE, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE CO.

JOB NO.: 23-0804
SHEET NO.: 1 OF 1

Attachment: Attachment D - HEX Decision No. 2024-15 VA-PL20230014986 (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)

HEX NO. 2024-15

HEARING EXAMINER DECISION

DATE OF HEARING.

February 22, 2024

PETITION.

Petition No. VA- PL20230014986 - 182 Cocohatchee – Request for a variance from Land Development Code Section 4.02.01 A, Table 2.1, to reduce the required Estates front setback from 75 feet to 50 feet on the north property line for the proposed accessory garage; the required side setback from 30 feet to 13.2 feet on the west property line; the required side setback from 30 feet to 20 feet on the east property line for the proposed principal residential structure, the garage, and the accessory guest house; the required rear yard setback from 75 feet to 42.8 feet on the south property line for the proposed guest house; and the required setback from the seawall and rip-rap surrounding the lagoon from 75 feet to zero feet for the proposed principal residential structure on property located southwest of the intersection of Cocohatchee BLVD and Cocohatchee DR, also known as 182 Cocohatchee Blvd, Naples, FL 34110 in Section 22, Township 48 South, Range 25 East, Collier County, Florida.

GENERAL PURPOSE FOR THE PETITION.

The petitioner is requesting a variance from Land Development Code Section 4.02.01 A, Table 2.1, to reduce the required Estates front setback from 75 feet to 50 feet on the north property line for the proposed accessory garage; the required side setback from 30 feet to 13.2 feet on the west property line; the required side setback from 30 feet to 20 feet on the east property line for the proposed principal residential structure, the garage, and the accessory guest house; the required rear yard setback from 75 feet to 42.8 feet, on the south property line for the proposed guest house; and the required setback from the seawall and rip-rap surrounding the lagoon from 75 feet to zero feet for the proposed principal residential structure.

STAFF RECOMMENDATION.

Approval with conditions.

FINDINGS.

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

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

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

4. The County Staff presented the Petition followed by the Petitioner and/or Petitioner's representative, public comment and then rebuttal by the Petitioner and/or Petitioner's representative. There were no objections at the public hearing for this item. There was one speaker of support at the public hearing for this item, Perry Hodges, who stated that the subject property is on the east side of his property, and he has no problem with this petition.

5. The County's Land Development Section 9.04.03 lists the criteria for variances. The Hearing Examiner having the same authority as the Board of Zoning Appeals may grant, deny, or modify any request for a variance from the regulations or restrictions of the Collier County Land Development Code.[1]

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

        The record evidence and testimony from the public hearing reflects that there are special conditions. The subject property is zoned Estates. Because the property is waterfront, an irregularly shaped parcel and a lagoon is also located near the rear of the property, the applicable setbacks for waterfront and Estate lots result in a parcel that is greatly impacted as far as buildable area.

    2. 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?

        The record evidence and testimony from the public hearing reflects that the special conditions relating to the shape of the property, as well as the waterfront aspects of the property, are pre-existing conditions that result in this requested variance.

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

        The record evidence and testimony from the public hearing reflects that the setbacks required for an Estates zoned lot results in a hardship for the property owner and greatly reduces the buildable area compared to other estates zoned lots in the area.

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

        The record evidence and testimony from the public hearing reflects that granting of the requested variance will not have adverse impact to health, safety, and welfare. The requested variance is the minimum variance necessary to result in a home with permitted

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

Attachment: Attachment D - HEX Decision No. 2024-15 VA-PL20230014986 (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)

accessories with the same characteristics as other Estates zoned properties.

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

   The record evidence and testimony from the public hearing reflects that the granting of the variance will not confer on the property any special privilege that is denied by the zoning regulations to other lands, buildings, or structures in the same zoning district. The requested variance will allow the development of a principal residential structure with permitted accessories on the subject property that is compatible with other Estates zoned properties.

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

   The record evidence and testimony from the public hearing reflects that the granting of the variance is consistent with the zoning code, and it will not be injurious to the neighborhood or otherwise be detrimental to the public welfare. The Estate properties are larger, and larger homes are being constructed in the area. The property owner wishes to construct a home consistent with the homes also being constructed in the neighborhood. The resulting home will be allowed to be built due to the variance and will be consistent with other homes built in the Estates zoning district. Accordingly, the requested Variance results in a residence with accessories compatible with the neighborhood's existing and future homes. In addition, the new home will be required to meet all site design criteria. The new site design criteria require certain improvements to ensure stormwater requirements are met.

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

   The record evidence and testimony from the public hearing reflects that the property has two waterfronts, one to a lagoon and the other to the Cocohatchee River. Due to the two waterfronts, these natural conditions greatly affect the setbacks of the property and greatly impact the buildable area due to these natural conditions.

8. Will granting the Variance be consistent with the GMP?

   The record evidence and testimony from the public hearing reflects that the variance is consistent with the Growth Management Plan ("GMP"). The GMP authorizes residential development to occur on this subject property, and a residential structure will be constructed on the subject property, which is consistent with the GMP.

ANALYSIS.

Based on a review of the record including the Petition, application, exhibits, the County's staff report, and hearing comments and testimony from the Petitioner and/or the Petitioner's

Attachment: Attachment D - HEX Decision No. 2024-15 VA-PL20230014986 (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)

representative(s), County staff and any given by the public, the Hearing Examiner finds that there is enough competent, substantial evidence as applied to the criteria set forth in Section 9.04.03 of the Land Development Code to approve the Petition.

DECISION.

The Hearing Examiner hereby APPROVES Petition No. VA- PL20230014986, filed by Richard D. Yovanovich, Esq., representing Patrick Wakefield & Dena Farrell Joyner, with respect to the property located at 182 Cocohatchee Blvd and legally described as ±1.5-acre property is located southwest of the intersection of Cocohatchee BLVD and Cocohatchee DR, also known as 182 Cocohatchee BLVD, Naples, FL 34110, in Section 22, Township 48 South, Range 25 East, Collier County, Florida, for the following:

- A variance from Land Development Code Section 4.02.01 A, Table 2.1, to reduce the required Estates front setback from 75 feet to 50 feet on the north property line for the proposed accessory garage; the required side setback from 30 feet to 13.2 feet on the west property line; the required side setback from 30 feet to 20 feet on the east property line for the proposed principal residential structure, the garage, and the accessory guest house; the required rear yard setback from 75 feet to 42.8 feet, on the south property line for the proposed guest house; and the required setback from the seawall and rip-rap surrounding the lagoon from 75 feet to zero feet for the proposed principal residential structure.

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

ATTACHMENTS.

Exhibit A – Zoning Map
Exhibit B – Site Plan

LEGAL DESCRIPTION.

The subject property is located southwest of the intersection of Cocohatchee Blvd and Cocohatchee DR, also known as 182 Cocohatchee BLVD, Naples, FL 34110, in Section 22, Township 48 South, Range 25 East, Collier County, Florida.

CONDITIONS.

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

2. During the building permit process, the construction of the residence and guest house will include BMPs (Best Management Practices) for additional treatment and to control direct runoff into the surrounding OFW (Outstanding Florida Water).

3. No direct discharge of untreated stormwater is allowed over or across the seawall.

Attachment: Attachment D - HEX Decision No. 2024-15 VA-PL20230014986 (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)

DISCLAIMER.

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

APPEALS.

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

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

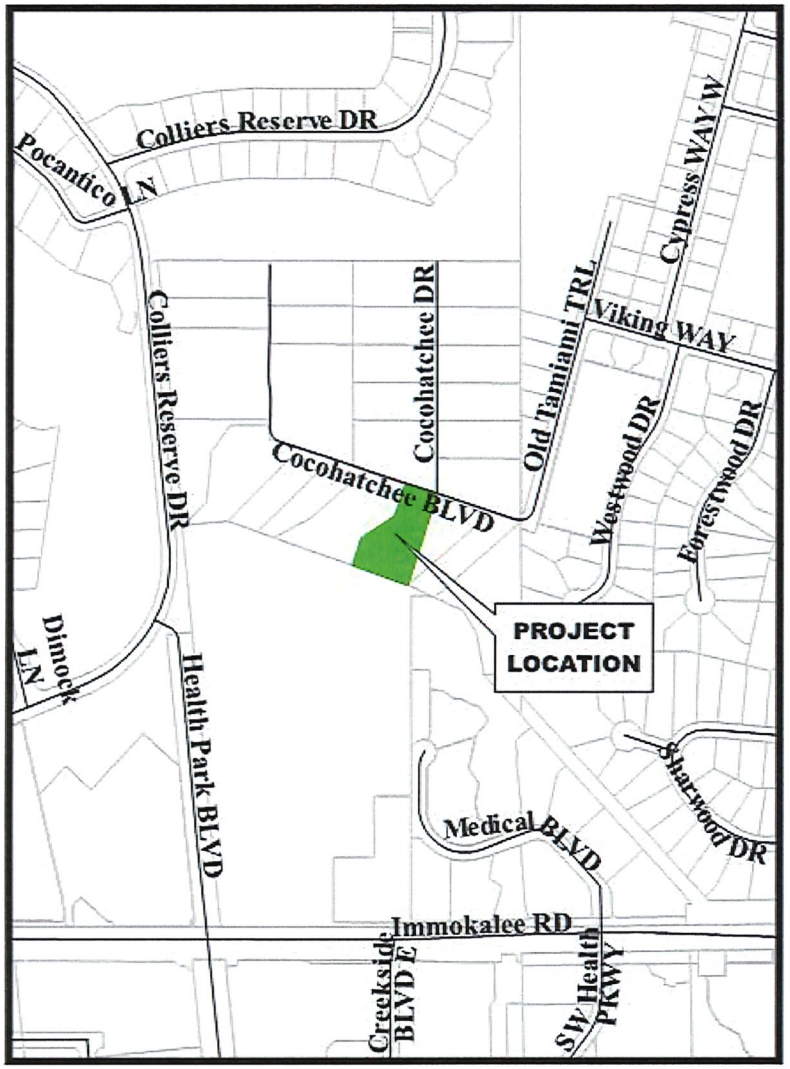
March 21, 2024
Date

Andrew Dickman, Esq., AICP
Hearing Examiner

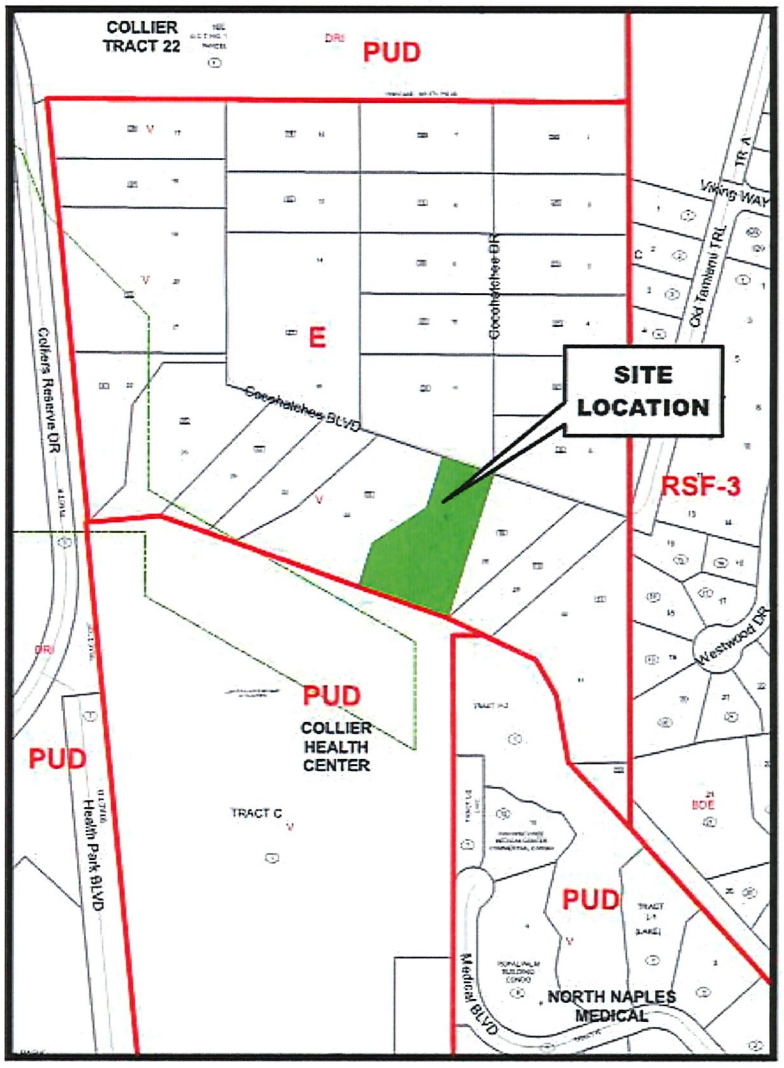
Attachment: Attachment D - HEX Decision No. 2024-15 VA-PL20230014986 (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)

EXHIBIT “A”

Attachment: Attachment D - HEX Decision No. 2024-15 VA-PL20230014986 (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)



Location Map



Zoning Map

Petition Number: PL20230014986

Attachment: Attachment D - HEX Decision No. 2024-15 VA-PL20230014986 (29320 : PL20240000509 VA

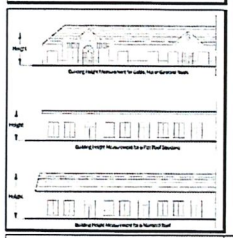
EXHIBIT “B”

Attachment: Attachment D - HEX Decision No. 2024-15 VA-PL20230014986 (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)



AERIAL VIEW
SCALE: NOT TO SCALE

LEGEND
- LAGOON
- NAVIGABLE WATER
- VARIANCE REQUEST
- GARAGE VARIANCE REQUEST
- EXISTING BUILDABLE
- AREA OF NEW CONSTRUCTION REQUIRING VARIANCE



SITE REQUIREMENTS

ZONE:

E (AGRICULTURAL) (COLLIER COUNTY)

PRELIMINARY FLOOD ZONE (2018): AE-9

BASE FLOOD ELEVATION: 9.00' NAVD. (VERIFY NAVD.)
DESIGN FLOOD ELEVATION: 4.00' + 10.00' NAVD.

MAX BUILDING HEIGHT:

35'-0"
FROM MORE RESTRICTIVE OF:
FEMA HABITABLE FLOOR
18" ABOVE CROWN OF ROAD

MINIMUM LOT AREA: 58,080 SQFT.
CURRENT LOT AREA: 87,340 SQFT.
FROM PROPERTY APPRAISER

MINIMUM LOT WIDTH: 150'-0"
CURRENT LOT WIDTH: 130'-0"
MAXIMUM BUILDING COVERAGE: NONE

SETBACKS:

FRONT: 75'-0"

DETACHED GARAGE: 50'-0"
NOTE: BUILDABLE TO ACCOMMODATE GARAGE DUE TO IRREGULAR LOT SHAPE.

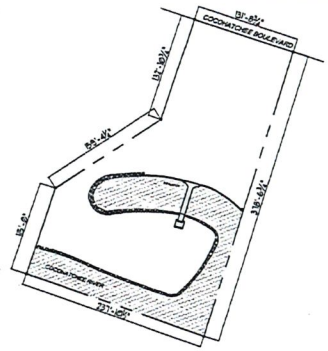
SIDE: 30'-0"
NOTE: REDUCE TO 15% OF LOT WIDTH DUE TO IRREGULAR LOT SHAPE.

REAR: 75'-0"
NOTE: MEASURE FROM PROPERTY LINE, 42'-8" FROM TOP OF RIP RAP 32'-4" REDUCTION.

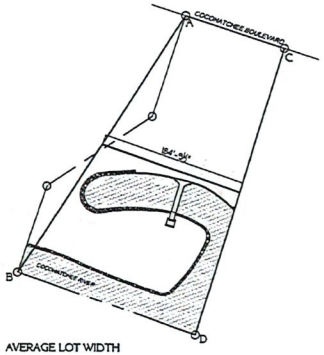
SEAWALL AND RIP-RAP SURROUNDING LAGOON : 0'-0"

	REQUIRED	REQUESTED SETBACK	VARIANCE REQUEST
FRONT	75'	50'	25'
WEST SIDE YARD	30'	13.2'	16.8'
EAST SIDE YARD	30'	20'	10'
REAR , GUEST HOUSE	75'	42.8'	32.2'
REAR , MAIN HOUSE	75'	0'	75'

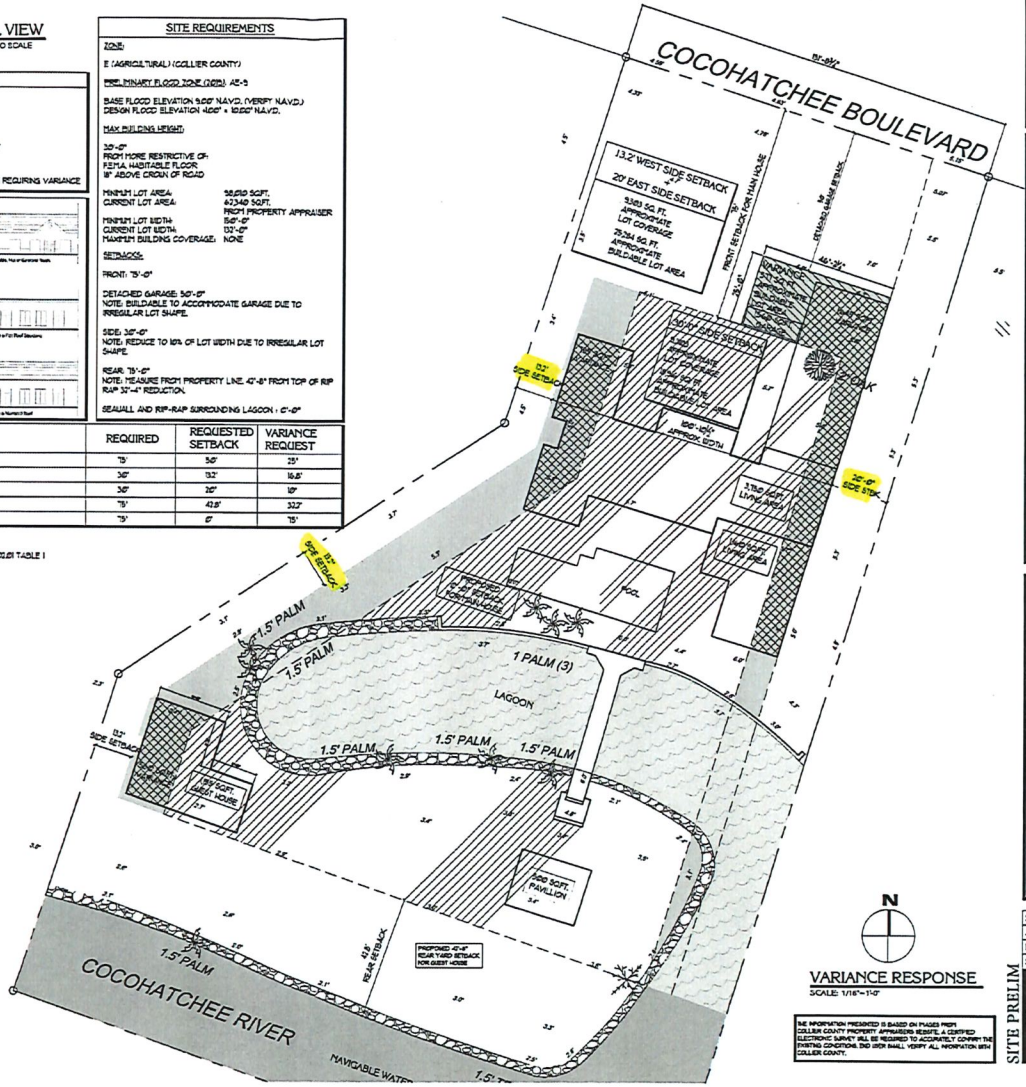
NOTE:
- REQUIRED SETBACKS LDC 4.01.01 TABLE 1



PROPERTY LINE DIMENSIONS
SCALE: NTS



AVERAGE LOT WIDTH
SCALE: NTS
NOTE:



VARIANCE RESPONSE
SCALE: 1/16"=1'-0"

THE INFORMATION PRESENTED IS BASED ON IMAGES FROM COLLIER COUNTY PROPERTY APPRAISERS WEBSITE, A CERTIFIED ELECTRONIC SURVEY WILL BE REQUIRED TO ACCURATELY CONFIRM THE EXISTING CONDITIONS. END USER SHALL VERIFY ALL INFORMATION WITH COLLIER COUNTY.

SITE STUDY
182 COCOHATCHEE BLVD.
COLLIER COUNTY NAPLES, FLORIDA

STOFFT COONEY ARCHITECTS
distinctive inspirational architecture
111 10th Street, Suite 208 • Naples, Florida 34102 • (239) 262-7677 • Delray Beach, Florida (561) 243-0799 • WWW.STOFFTCOONEY.COM

Revisions	Date

Scale:	AS NOTED
Job No.	--
Date:	6/17/24 EJH
Sheets:	- sf -

SITE PRELIM
SP1

LICENSE # AA 26000795

Attachment: Attachment D - HEX Decision No. 2024-15 VA-PL20230014986 (29320 : PL20240000509 VA

HEARING PACKAGE CHECKLIST

A. Backup provided by the County Planner

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

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

B. Backup provided by Applicant:

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

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

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

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

____ Affidavit of Unified Control

_X__ Affidavit of ~~Representation~~ Authorization

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

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

- ✓ ~~Include 3 thumbnail drives of video and/or audio~~ Agent Letter & Mailing List

____ Traffic Impact Study (TIS)

____ Environmental Data

____ Historical/Archeological Survey or Waiver

____ Utility Letter

____ Deviation Justifications

Attachment: Attachment E - Back-up Hearing Package Materials 6.11.2024 (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)

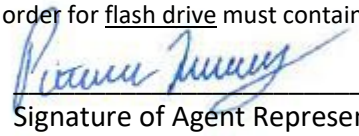
_X__ Boundary Survey

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

___ Submerged Resource Surveys may be included here if required.

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

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



Signature of Agent Representative

6.11.2024
Date

Patrick Murray
Printed Name of Signing Agent Representative

Attachment: Attachment E - Back-up Hearing Package Materials 6.11.2024 (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)

Narrative Request

Attachment: Attachment E - Back-up Hearing Package Materials 6.11.2024 (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)

Attachment: Attachment E - Back-up Hearing Package Materials 6.11.2024 (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)

174 COCOHATCHEE BLVD

VARIANCE REQUEST

I. INTRODUCTION

Mr. Chadd Hodges ("Applicant") is requesting a variance relating to front, side, and rear yard setbacks for the property located a 174 Cocohatchee Blvd ("Subject Property").

The Subject Property is 1 +/- acre and currently developed with one (1) single-family detached dwelling unit and a boat dock. The Subject Property is located in an established single-family community located north of Immokalee Road and east of US 41 in the northwestern area of Collier County. An aerial map exhibit depicting the property location is attached for reference.

II. HISTORY / BACKGROUND

The existing structure was built in 1974. At the time, the Agricultural zoning district required a 50-foot front, 50-foot rear, and 30-foot side yard setbacks.

In the early 1980's the Property was rezoned to Estate District (E) Zoning. This zoning district was primarily created to regulate Golden Gates Estate residential development and had been subsequently applied to the subject property and surrounding parcels due to the large-lots character of the area.

As noted in the County's Land Development Code, the Estate District is intended to provide land for low density residential development in a semi-rural to rural environment. Through the Estate District zoning, development regulation for a single-family dwelling unit was increased to a minimum front and rear yard setback of 75 feet and a side yard setback of 30 feet.

As the zoning designated changed so did the development standards. The Estate District zoning requires a larger setback than was previously allowed when the property was developed under the Agriculture zoning designation.

Table 1: Inventory of Surrounding Lands

	FUTURE LAND USE	ZONING DISTRICT	EXISTING LAND USE
NORTH	Urban Residential (UR)	Estate District (E)	Residential (Single-Family)
SOUTH	Urban Residential (UR)	Planned Unit Development	Naples Community Hospital
EAST	Urban Residential (UR)	Estate District (E)	Residential (Single-Family)
WEST	Urban Residential (UR)	Estate District (E)	Residential (Single-Family)

III. REQUEST

The Applicant is requesting the following variance from the zoning regulations outlined in the Estate Zoning district:

1) Variance from Land Development Code Sec. 4.02.01 Table 2.1., which requires a minimum side yard setback of 30-feet and front and rear yard setback of 75-feet in the Estate Zoning District; whereas the applicant is requesting a 50-foot front yard setback, 25-foot rear yard setback, a 20 foot side yard setback to the west, and a 13.6-foot side yard setback to the east.

IV. JUSTIFICATION

The Applicant purchased the property in 2023 with the intent to reconstruct a new single-family dwelling unit in place of the existing antiquated structure. The new proposed single-family unit is intended to be comparable in size, scale, and quality with the surrounding properties in the neighborhood.

The Subject Property's unique triangular shape creates a challenge for the proposed residential design to comply with the Estates District zoning development requirements. This request intends to maintain the low density character of the community while constructing a contemporary home that meets federal, state, and county building requirements, thereby ensuring a safe structure and protection of health, safety, and welfare.

Further, as seen on other properties throughout the community, relief from the 75 foot and 30 foot setbacks has allowed for adequate home sizes on larger lots. Most recently, an application for the northern abutting site has been submitted to provide relief on all side of the property and will be located less than 15-feet from the subject property's boundary.

Additional properties in the community that have been granted similar variance include, 325 Cocohatchee Blvd. Similar to this petition, 325 Cocohatchee requested relief from the Estate zoning district's rear yard setback. The property was granted the variance and approved for a 25-foot rear yard/water body setback measured from the top of bank of the Cocohatchee River.

As shown in the provided site plan, the applicant's request will shift the proposed dwelling unit and allow for further separation for privacy and additional yard space between structures.

Lastly, the additional building requirements such as building height and lot requirements will be maintained and in compliance with the existing Estate (E) Zoning District standards. This request is based on specific design and engineering principles that provides for the unique geographical configuration of the subject property. This setback variance does not increase the density or intensity of the subject property.

V. VARIANCE CRITERIA

The following is a detailed analysis of this request's compliance with the variance review criteria set forth in LDC Section 9.04.03

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

Yes, the Subject Property consists of a unique shape that provides a challenge to construct a home that complements with characteristics of the community. Further, the

Attachment: Attachment E - Back-up Hearing Package Materials 6.11.2024 (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)

rezoning of the property from Agricultural zoning to Estate zoning following development created additional constraints specific to this location of the County.

2. **Are there special conditions and circumstances which do not result from the action of the applicant such as pre-existing conditions relative to the property which is the subject of the variance request.**

   As previously noted, the subject property was built in 1974 with the Rural Agricultural (A-2) Zoning District setback requirements. Further, the irregular lot configuration is not the result of the actions of the applicant.

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

   Due to the property's irregular shape, Yes, literal interpretation of the waterfront setback from the top of the bank will render much of the subject property undevelopable and will not allow for redevelopment of the site with a structure that is consistent with other homes in the community.

   Further, when the neighborhood was originally subdivided, the subject property's configuration did not consider the existing Land Development Code and required setback for a single family dwelling unit and Estate district zoning requirements.

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

   The variance that is being requested is the minimum required to allow the property owner to rebuild the subject's property while maintaining compatibility with the surrounding subject properties. Allowing this variance will meet the intention of the zoning district standards to maintain reasonable separation between neighboring dwelling units while allowing the applicant to make reasonable use of the land.

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

   No, as seen throughout the neighborhood, similar request for relief from the Estate district have been granted. This variance will not confer on the petitioner special privileges and is requesting relief to provide a compatible dwelling type.

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

The applicant is requesting a reduction in property's setbacks, while maintaining the community's low-density character. This request will not affect height requirements or other lot design standards. If approved, it will not have any adverse impact on surrounding properties and will comply with Collier County's growth management plan.

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

   Yes, the subject property abuts the Cocohatchee River. The structure will be elevated to minimum base flood elevations (which the current structure does not meet); thereby enhancing the goals of such flood mitigation regulations.

8. **Will granting the variance be consistent with the Growth Management Plan**

   The variance request is consistent with the goals, objectives, and policies in the Growth Management Plan, including the maximum allowable density and residential use per the underlying future land use designation.

Based on the above criteria, the applicant respectfully requests approval of this variance petition. Approving this request will serve the purpose of the land development code and growth management plan. This request complies with the variance review criteria and will not negatively impact the surrounding compatibly.

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Property Information

Attachment: Attachment E - Back-up Hearing Package Materials 6.11.2024 (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)

INSTR 6494826 OR 6319 PG 3700 E-RECORDED 1/8/2024 2:43 PM PAGES 2
CLERK OF THE CIRCUIT COURT AND COMPTROLLER, COLLIER COUNTY FLORIDA
DOC@.70 $6,300.00 REC $18.50 INDX $2.00
CONS $900,000.00

Prepared by and return to:
Alessandro Secino
Henderson, Franklin, Starnes & Holt, P.A.
1715 Monroe Street
Fort Myers, FL 33901
(239) 344-1100

[Space Above This Line For Recording Data]

Trustee's Deed

UNOFFICIAL CERTIFIED COPY

This Trustee's Deed made this 3rd **day of January, 2024** between **Helena Dabrowski, Individually and as Successor Trustee of the Unrecorded Trust Agreement dated September 19, 2000, as amended May 15, 2001, as amended July 13, 2006, and as further amended April 7, 2012** whose post office address is **6040 Pelican Bay Boulevard, #201, Naples, Florida, 34108**, grantor*, and **Perry J. Hodges and Marilyn R. Hodges, husband and wife and Chadd Hodges and Andrea Hodges, husband and wife, as joint tenants with right of survivorship** whose post office address is **9928 Casabella Way, Bonita Springs, FL 34135**, grantee*,

(Whenever used herein the terms grantor and grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees heirs and assigns forever, the following described land, situate, lying and being in **Collier County, Florida**, to-wit:

That part of the SE 1/4 of Section 22, Township 48 South, Range 25 East, Collier County, Florida lying East of the Seaboard Coast Line Railroad and Northeasterly of the thread of the Cocohatchee River being more particularly described as follows: Parcel 28: Commencing at the NE corner of the SE 1/4 of Section 22, run S 00° 32' 16" E along the E line of said Section 22, for 1032.00 ft.; thence run N 72° 03' 30" W for 120.00 ft.; being the Point of Beginning; thence run S 48° 19' 00" W for 438.73 ft. to the centerline of the Cocohatchee River; thence run N 17° 01' 15" E 378.55 ft.; thence run S 72° 03' 30" E for 227.93 feet to the Point of Beginning.

Parcel Identification No. 00158080008

This property is not, nor has it ever been, nor is it contiguous to the homestead property of the Grantor, Trustee, Settlor(s) or beneficiaries of the above-referenced Trust.

Subject to taxes for 2024 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

Attachment: Attachment E - Back-up Hearing Package Materials 6.11.2024 (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness
Printed Name: Brandon Yoder
P.O. Address: 26381 S. Tamiami Trl Ste 120
Bonita Springs FL 34134

Witness
Printed Name: Cindy Farr
P.O. Address: 26381 S. Tamiami Trl Ste 120
Bonita Springs, FL 34134

Unrecorded Trust Agreement dated September 19, 2000, as amended May 15, 2001, as amended July 13, 2006, and as further amended April 7, 2012,

By: Helena A. Dabrowski
Helena Dabrowski, Individually
and as Successor Trustee

State of FL
County of Lee

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [_] online notarization, this 3rd day of January, 2024 by Helena Dabrowski, Individually and as Successor Trustee of the Unrecorded Trust Agreement dated September 19, 2000, as amended May 15, 2001, as amended July 13, 2006, and as further amended April 7, 2012 who [_] is personally known or [✓] has produced a Drivers License as identification.

[Seal]

BRANDON YODER
MY COMMISSION EXPIRES AUGUST 7, 2025
#HH 124929
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

Notary Public
Print Name: _____
My Commission Expires: _____

UNOFFICIAL CERTIFIED COPY

Attachment: Attachment E - Back-up Hearing Package Materials 6.11.2024 (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)

Print | New Search | Tax Bills | Change of Address

Property Summary | Property Detail | Aerial | Sketches | Trim Notices

Parcel No	00158080008	Site Address *Disclaimer	174 COCOHATCHEE BLVD	Site City	NAPLES	Site Zone *Note	34110

Name / Address	HODGES, PERRY J=& MARILYN R
	CHADD & ANDREA HODGES
	9928 CASABELLA WAY

City	BONITA SPRINGS	State	FL	Zip	34135

Map No.	Strap No.	Section	Township	Range	Acres *Estimated
3A22	000100 018 13A22	22	48	25	1

Legal	22 48 25 COMM AT NE CNR OF SE1/4, S 1032FT, N 72 DEG, W 120FT TO POB, S 48 DEG W 438.73FT, N 17 DEG E 378.55FT, S 72 DEG E 227.93FT TO POB 1 AC OR 531 PG 976

Millage Area	307	Millage Rates *Calculations		
Sub./Condo	100 - ACREAGE HEADER	School	Other	Total
Use Code	1 - SINGLE FAMILY RESIDENTIAL			

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
01/03/24	6319-3700	$ 900,000
01/03/24	6319-3694	$ 0
05/16/01	2825-3325	$ 0
09/29/00	2727-106	$ 0
06/01/73	531-976	$ 0

2023 Certified Tax Roll

(Subject to Change)

	Land Value	$ 362,008
(+)	Improved Value	$ 139,349
(=)	Market Value	$ 501,357
(-)	10% Non-Homestead Cap	$ 109,758
(=)	Assessed Value	$ 391,599
(=)	School Taxable Value	$ 501,357
(=)	Taxable Value	$ 391,599

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

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Ownership Disclosure Form

Attachment: Attachment E - Back-up Hearing Package Materials 6.11.2024 (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)

Collier County

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership
Chadd Hodges - 174 Cocohatchee Blvd	25
Andrea Hodges - 174 Cocohatchee Blvd	25
Perry Hodges - 174 Cocohatchee Blvd	25
Marilyn Hodges - 174 Cocohatchee Blvd	25
(as joint tenants with right of survivorship)	

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Date of Contract: _____

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

Name and Address

g. Date subject property acquired 01/03/2024

☐ **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 Community Development Department | GMD Portal:
https://cvportal.colliercountyfl.gov/cityviewweb

Questions? Email: GMDclientservices@colliercountyfl.gov

Agent/Owner Signature

1/19/2024
Date

Chadd Hodges
Agent/Owner Name (please print)

Attachment: Attachment E - Back-up Hearing Package Materials 6.11.2024 (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)

Variance Petition Application
&
Required Documents

Attachment: Attachment E - Back-up Hearing Package Materials 6.11.2024 (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)

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GROWTH MANAGEMENT DEPARTMENT
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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	*To be completed by staff*
PROJECT NAME	
DATE PROCESSED	

APPLICANT CONTACT INFORMATION

Name of Property Owner(s): Hodges, Perry J & Marilyn R / Chadd & Andrea Hodges

Name of Applicant if different than owner: Chadd Hodges

Address: 174 Cocohatchee Blvd **City:** Naples **State:** FL **ZIP:** 34108

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

E-Mail Address: _____

Name of Agent: Alexis Crespo / Patrick Murray

Firm: RVi Planning and Landscape Architecture

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

Telephone: 407.775.6523 **Cell:** _____ **Fax:** _____

E-Mail Address: acrespo@rviplanning.com / pmurray@rviplanning.com

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

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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: 00158080008 **Section/Township/Range:** 22 / 48 / 25

Subdivision: _____ **Unit:** _____ **Lot:** _____ **Block:** _____

Metes & Bounds Description: See Attached **Total Acreage:** 1

Address/ General Location of Subject Property: 174 Cocohatchee Blvd, Naples FL 34110

ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	Estate (E)	Single-Family Dwelling Unit
S	Estate (E)	Single-Family Dwelling Unit
E	Estate (E)50	Single-Family Dwelling Unit
W	Planned Unit Development (PUD)	Waterway / Collier Health Center

Minimum Yard Requirements for Subject Property:

Front: 50'
Side: 20' / 13'-6"
Rear: 25'

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.

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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: _____
Mailing Address: _____ **City:** _____ **State:** _____ **ZIP:** _____

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

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

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

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

NATURE OF PETITION

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

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

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

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

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

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b) Are there special conditions and circumstances which do not result from the action of the applicant such as pre-existing conditions relative to the property which is the subject of the variance request.

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

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

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

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

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

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

4. Official Interpretations or Zoning Verifications: To your knowledge, has there been an official interpretation or zoning verification rendered on this property within the last year?

☒ Yes ☐ No If yes, please provide copies.

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

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

REQUIREMENTS FOR REVIEW	# OF COPIES	REQUIRED	NOT REQUIRED
Completed Application (download current form from County website)	☐	☑	☐
Pre-Application Meeting Notes	1	☐	☑
Project Narrative	☐	☑	☐
Completed Addressing Checklist	1	☑	☐
Property Ownership Disclosure Form	1	☒	
Conceptual Site Plan 24" x 36" and one 8 ½ " x 11" copy	☐	☑	☐
Survey of property showing the encroachment (measured in feet)	2	☐	☐
Affidavit of Authorization, signed and notarized	2	☑	☐
Deeds/Legal's	3	☑	☐
Location map	1	☑	☐
Current aerial photographs (available from Property Appraiser) with project boundary and, if vegetated, FLUCFCS Codes with legend included on aerial	5	☑	☐
Historical Survey or waiver request	1	☐	☐
Environmental Data Requirements or exemption justification	3	☐	☑
Once the first set of review comments are posted, provide the assigned planner the Property Owner Advisory Letter and Certification	1	☐	☐
Electronic copy of all documents and plans *Please advise: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.	1	☑	☐

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

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

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

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

FEE REQUIREMENTS

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

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

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

All checks payable to: Board of County Commissioners.

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

_____ 2.28.2024
Applicant Signature Date

Patrick Murray

Printed Name

Attachment: Attachment E - Back-up Hearing Package Materials 6.11.2024 (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)

From: Ray Bellows
To: Alexis Crespo
Cc: Josephine Medina; Patrick Murray; Timothy Finn; John Kelly; Renald Paul
Subject: RE: Pre-Application Meeting Waiver Requests
Date: Thursday, January 25, 2024 9:56:51 AM
Attachments: image001.png
oledata.mso

Good morning,

Your request for a waiver from holding a preapplication meeting for the below listed petitions have been approved. I have copied the assigned planners to see if they would like to schedule a follow-up meeting once the applications have been submitted.

Respectfully,

Ray

Raymond V. Bellows, Zoning Manager
Zoning Division - Zoning Services Section
Growth Management Department
Telephone: 239.252.2463; Fax: 239.252.6350

Collier County

Exceeding expectations, every day!

Tell us how we are doing by taking our Zoning Division Survey at https://goo.gl/eXjvqT.

From: Alexis Crespo <acrespo@rviplanning.com>
Sent: Thursday, January 25, 2024 7:19 AM
To: Ray Bellows <Ray.Bellows@colliercountyfl.gov>
Cc: Josephine Medina <jmedina@rviplanning.com>; Patrick Murray <pmurray@rviplanning.com>
Subject: RE: Pre-Application Meeting Waiver Requests

EXTERNAL EMAIL: This email is from an external source. Confirm this is a trusted sender and use extreme caution when opening attachments or clicking links.

Good Morning Ray -

Just checking in on below pre-app waiver requests. Appreciate your time and consideration on this. Thanks!

Alexis Crespo, AICP
Vice President of Planning

RVi Planning + Landscape Architecture

Attachment: Attachment E - Back-up Hearing Package Materials 6.11.2024 (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)

28100 Bonita Grande Drive, Suite 305 • Bonita Springs, FL 34135
239.850.8525 Mobile • 239.405.7777 Main
www.rviplanning.com

From: Alexis Crespo
Sent: Monday, January 22, 2024 1:39 PM
To: BellowsRay <Ray.Bellows@colliercountyfl.gov>
Cc: Josephine Medina <jmedina@rviplanning.com>; Patrick Murray <pmurray@rviplanning.com>
Subject: Pre-Application Meeting Waiver Requests

Hi Ray –

We have 2 projects that we'd like to get pre-app waivers for – understood we will need to pay the fee regardless – but this will save us about a month since ya'll are so busy.

1. Hammock Park PDI (PL20240000770) – Requesting modified parking calculation for the commercial component to be treated as a "shopping center" per LDC.
2. 174 Cocohatchee Blvd. Setback Variance (PL20240000509) – this is a very similar setback variance request done on 325 Coconhatchee Blvd. back in 2019.

Let me know if you agree we can proceed without the pre-app meeting on these. Thanks!

Alexis Crespo, AICP
Vice President of Planning

RVi Planning + Landscape Architecture
28100 Bonita Grande Drive, Suite 305 • Bonita Springs, FL 34135
239.850.8525 Mobile • 239.405.7777 Main
www.rviplanning.com

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

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.
External Email: Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Attachment: Attachment E - Back-up Hearing Package Materials 6.11.2024 (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)

Collier County
Growth Management
Community Development Department

ADDRESSING CHECKLIST

Please complete the following and upload via the CityView Portal with your submittal. Items marked with (*) are required for every application, other items are optional and may not apply to every project.

Forms are valid for 6 months following their submittal; an updated form will be required for a new submittal after that timeframe and any time the properties within the project boundary are modified.

Additional documents may be attached to this form and can include:

- * LOCATION MAP and/or SURVEY showing the proposed project boundary.
- List of additional folio numbers and associated legal descriptions.
- E-mail from Addressing Official for any pre-approved project and/or street names.

LOCATION INFORMATION

***FOLIO (Property ID) Number(s)** of subject property or properties. [Attach list if necessary]

00158080008

***LEGAL DESCRIPTION** of subject property or properties. [Attach list if necessary]

22 48 25 COMM AT NE CNR OF SE1/4, S 1032FT, N 72 DEG, W 120FT TO POB, S 48 DEG W 438.73FT, N 17 DEG E 378.55FT, S 72 D

STREET ADDRESS(ES) where applicable, if already assigned.

174 Cocohatchee Blvd., Naples, FL 34110

PROJECT INFORMATION

Acceptance of this form does not constitute project and/or street name approval and is subject to further review by the Addressing Official. Pre-Approval may be requested by contacting us at GMD_Addressing@colliercountyfl.gov or 239-252-2482 prior to your submittal.

CURRENT PROJECT NAME

PROPOSED PROJECT NAME

174 Cocohatchee Blvd Variance

PROPOSED STREET NAME(s)

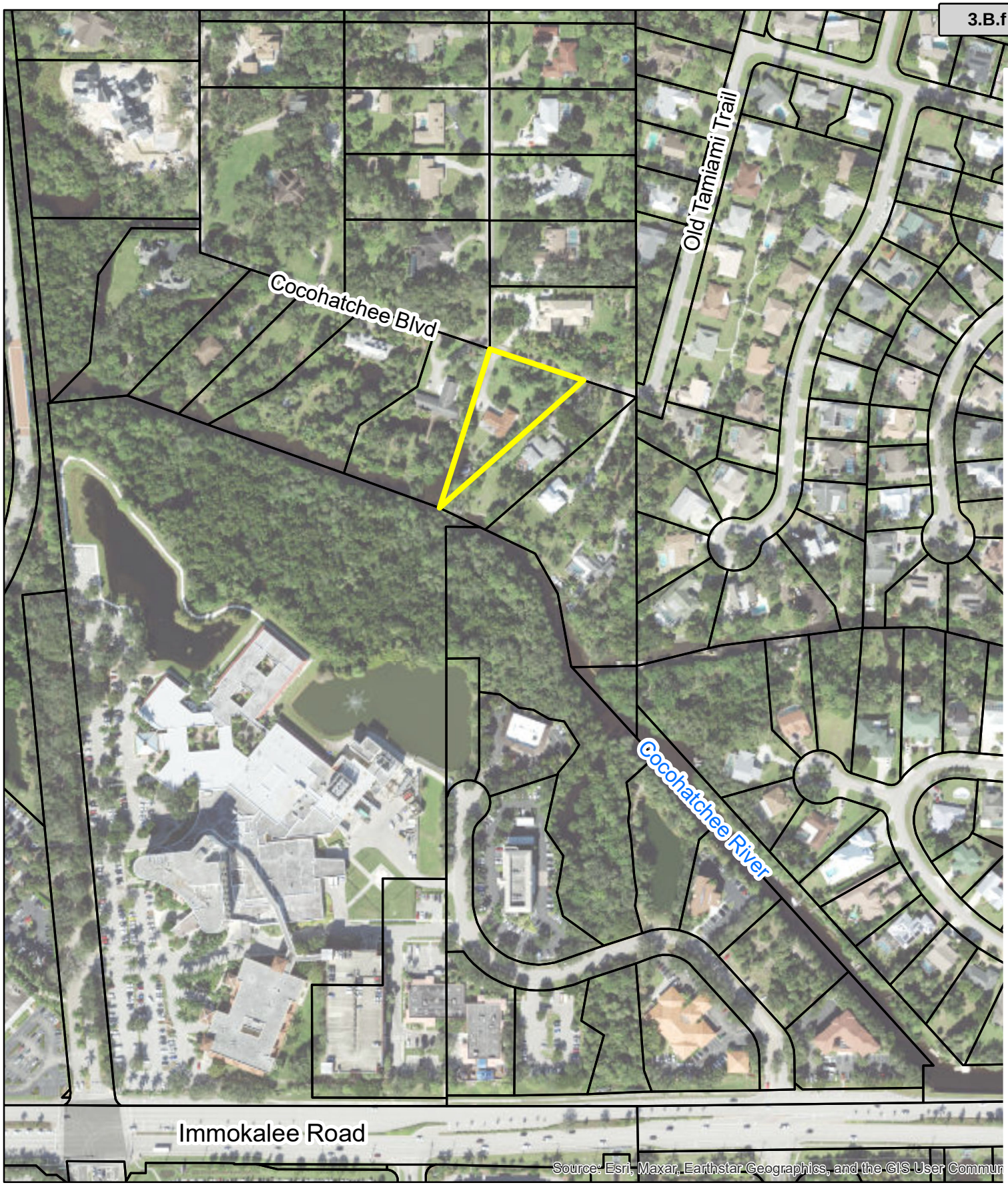
N/A

LATEST APPROVED PROJECT NUMBER [e.g., SDP-94-##, PPL-2002-AR-####, PL2017000####]

PRBD20191251263

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

Attachment: Attachment E - Back-up Hearing Package Materials 6.11.2024 (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)



174 COCOHATCHEE VARIANCE • LOCATION MAP

Collier County, FL
Date: 1/24/2024
23008086
Chadd Hodges

Subject Property
County Parcels

0 120 240
Feet

N

Information furnished regarding this propert... from sources deemed reliable. RVi has not m... an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and... approval.

RVi
111 N. Magnolia Avenue
Suite 1350
Orlando, FL 32801
Tel: 407.680.0650
www.rviplanning.com

Attachment: Attachment E - Back-up Hearing Package Materials 6.11.2024 (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 48 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA, LYING EAST OF THE SEABOARD COAST LINE RAILROAD AND NORTHEASTERLY OF THE THREAD OF THE COCOHATCHEE RIVER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 28: COMMENCING AT THE NE CORNER OF THE SE 1/4 OF SECTION 22, RUN S 00 DEGREES 32' 16" E ALONG THE E LINE OF SAID SECTION 22, FOR 1032.00 FT.; THENCE RUN N 72 DEGREES 03' 30" W FOR 120.00 FT.; BEING THE POINT OF BEGINNING; THENCE RUN S 48 DEGREES 19' 00" W FOR 438.73 FT. TO THE CENTERLINE OF THE COCOHATCHEE RIVER; THENCE RUN N 17 DEGREES 01' 15" E, 378.55 FT.; THENCE RUN S 72 DEGREES 03' 30" E FOR 227.93 FT. TO THE POINT OF BEGINNING; CONTAINING 1.0 ACRES, PLUS OR MINUS. ABOVE PARCEL BEING SUBJECT TO THAT DEED OF EASEMENT TO COLLIER COUNTY FOR DRAINAGE PURPOSES RECORDED IN O.R. BOOK 185, PAGES 58 AND 59, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

Attachment: Attachment E - Back-up Hearing Package Materials 6.11.2024 (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)

Affidavit Authorization

Attachment: Attachment E - Back-up Hearing Package Materials 6.11.2024 (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) _____

I, Chadd Hodges (print name), as Manager/Owner (title, if applicable) of 174 Cocohatchee Blvd (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 RVi Planning and Landscape Architecture to act as our/my representative in any matters regarding this petition including 1 through 2 above.

Notes:

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

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

_____ **Signature**

1-19-24 **Date**

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [☒] physical presence or [ ] online notarization this 19 day of January, 2024, by (printed name of owner or qualifier) Chadd Hodges.

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: _____

MONICA ROMBERG
Notary Public-State of Florida
Commission # HH 295264
My Commission Expires
November 24, 2026

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

Attachment: Attachment E - Back-up Hearing Package Materials 6.11.2024 (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) _____

I, Perry Hodges (print name), as Co-Owner (title, if applicable) of 174 Cocohatchee Blvd (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 RVi Planning and Landscape Architecture 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.

Marilyn R. Hodges
Perry J. Hodges
Signature

4-22-24
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization this 22nd day of April, 2024 by (printed name of owner or qualifier) Perry Hodges.

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

[ ] Are personally known to me
[X] Has produced a current drivers license FL DL
[ ] Has produced _____ as identification.

Notary Signature: _____

Notary Public State of Florida
Jessica Milner
My Commission HH 060341
Expires 11/04/2024

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

Attachment: Attachment E - Back-up Hearing Package Materials 6.11.2024 (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) _____

I, Marilyn Hodges (print name), as Co-Owner (title, if applicable) of 174 Cocohatchee Blvd (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 RVi Planning and Landscape Architecture 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.

Marilyn R. Hodges
Signature

4-22-24
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [X] physical presence or [ ] online notarization this 22nd day of April, 2024, by (printed name of owner or qualifier) marilyn Hodges.

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

[ ] Are personally known to me

[X] Has produced a current drivers license FL DL

[ ] Has produced _____ as identification.

Notary Signature: _____

Notary Public State of Florida
Jessica Milner
My Commission HH 060341
Expires 11/04/2024

Attachment: Attachment E - Back-up Hearing Package Materials 6.11.2024 (29320 : PL20240000509 VA 174 Cocohatchee Boulevard -

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) _____

I, Andrea Hodges (print name), as Manager/Owner (title, if applicable) of 174 Cocohatchee Blvd (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 RVi Planning and Landscape Architecture 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.

Andrea J. — **Signature**

4-23-24 — **Date**

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [X] physical presence or [ ] online notarization this 23 day of April, 2024, by (printed name of owner or qualifier) Andrea Hodges.

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: Monica Romberg

MONICA ROMBERG
Notary Public-State of Florida
Commission # HH 295264
My Commission Expires
November 24, 2026

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

Attachment: Attachment E - Back-up Hearing Package Materials 6.11.2024 (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)

Drawings

Attachment: Attachment E - Back-up Hearing Package Materials 6.11.2024 (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)

BENCHMARK
ELEV. = 5.43'
(NAVD 1988)

BENCHMARK
ELEV. = 5.65'
(NAVD 1988)

BENCHMARK
ELEV. = 5.88'
(NAVD 1988)

BEARING BASIS
S72°03'30"E 918.79' (C)
S72°03'30"E 918.90' (M)

COCOHATCHEE BOULEVARD
CROWN OF ROAD ELEV. = 5.6'
228.00' (M) 227.93' (D)

39.05' (M)
30.00' (C)

PARCEL 27

178.31' (M) & (C)

64'-4"

50'-0"

50'-8"

DRIVEWAY BY OTHERS

34.7' (C)
34.67' (M)

APPARENT 66'-0" RIGHT-OF-WAY PER MONUMENTATION AND OCCUPANCY

WOOD RETAINING WALL IS 0.5' SOUTHEAST OF THE BOUNDARY LINE ELEV. = 5.5'

21'-0"

20'-0"

FRONT SETBACK

PROPOSED 1-STORY RESIDENCE

PARCEL 28

SIDE SETBACK

WOOD FENCE IS 1.3' SOUTHEAST OF THE BOUNDARY LINE

25'-0 1/2"

MECHANICAL EQUIPMENT ENCLOSURE

13'-8"

WELL ON CONCRETE PAD

FACE OF WOOD RETAINING WALL IS ON THE BOUNDARY LINE ELEV. = 3.2'

59'-1 1/2"

30'-9"

13'-6"

PARCEL 29

WOOD DECK IS 0.9' NORTHWEST OF THE BOUNDARY LINE

WOOD FENCE IS 0.4' SOUTHEAST OF THE BOUNDARY LINE

26'-5 1/2"

RIPRAP

25'-0"

PROPOSED POOL W/ SCREEN ENCLOSURE

SIDE SETBACK

14'-7 1/2"

465.01' (M) 463.96' (C)
S18°19'00"W 439.68' (M)
S18°19'00"W 438.73' (D)

REAR SETBACK

N17°01'15"E 378.55' (D)
N17°05'59"E 379.21' (M)
171.18' (M) 170.34' (C)

MEAN HIGH WATER LINE

WOOD DOCK

RIPRAP

COCOHATCHEE RIVER

WOOD POST RETAINING WALL

RIPRAP

RIPRAP

50' DRAINAGE EASEMENT (O.R. BOOK 185, PAGES 58 AND 59)

N

SITE PLAN
SCALE: 1/16" = 1'-0"



ELEVATION DIAGRAM
SCALE: 1/8" = 1'-0"

REVISIONS

HODGES RESIDENCE
174 COCOHATCHEE BOULEVARD
NAPLES, FLORIDA

IRWIN DESIGN CO.

DATE: 4-23-24

A2.0

Attachment: Attachment E - Back-up Hearing Package Materials 6.11.2024 (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)



SITE PLAN W/ AERIAL VIEW

SCALE: 1/16" = 1'-0"

A2.1

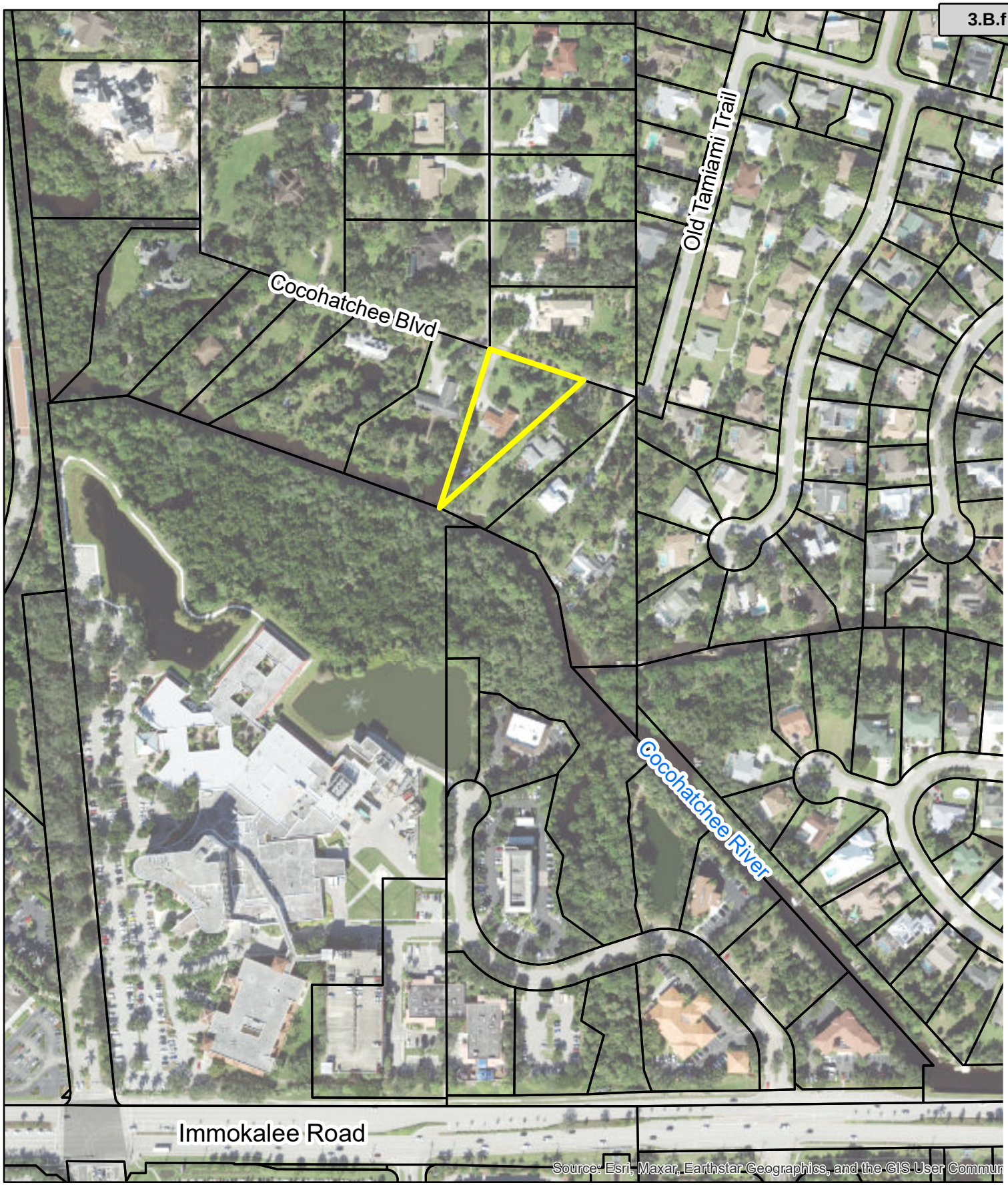
DATE 4-23-24

IRWIN DESIGN CO

HODGES RESIDENCE

174 COCOHATCHEE BOULEVARD
NAPLES, FLORIDA

REVISIONS



174 COCOHATCHEE VARIANCE • LOCATION MAP

Collier County, FL
Date: 1/24/2024
23008086
Chadd Hodges

Subject Property
County Parcels

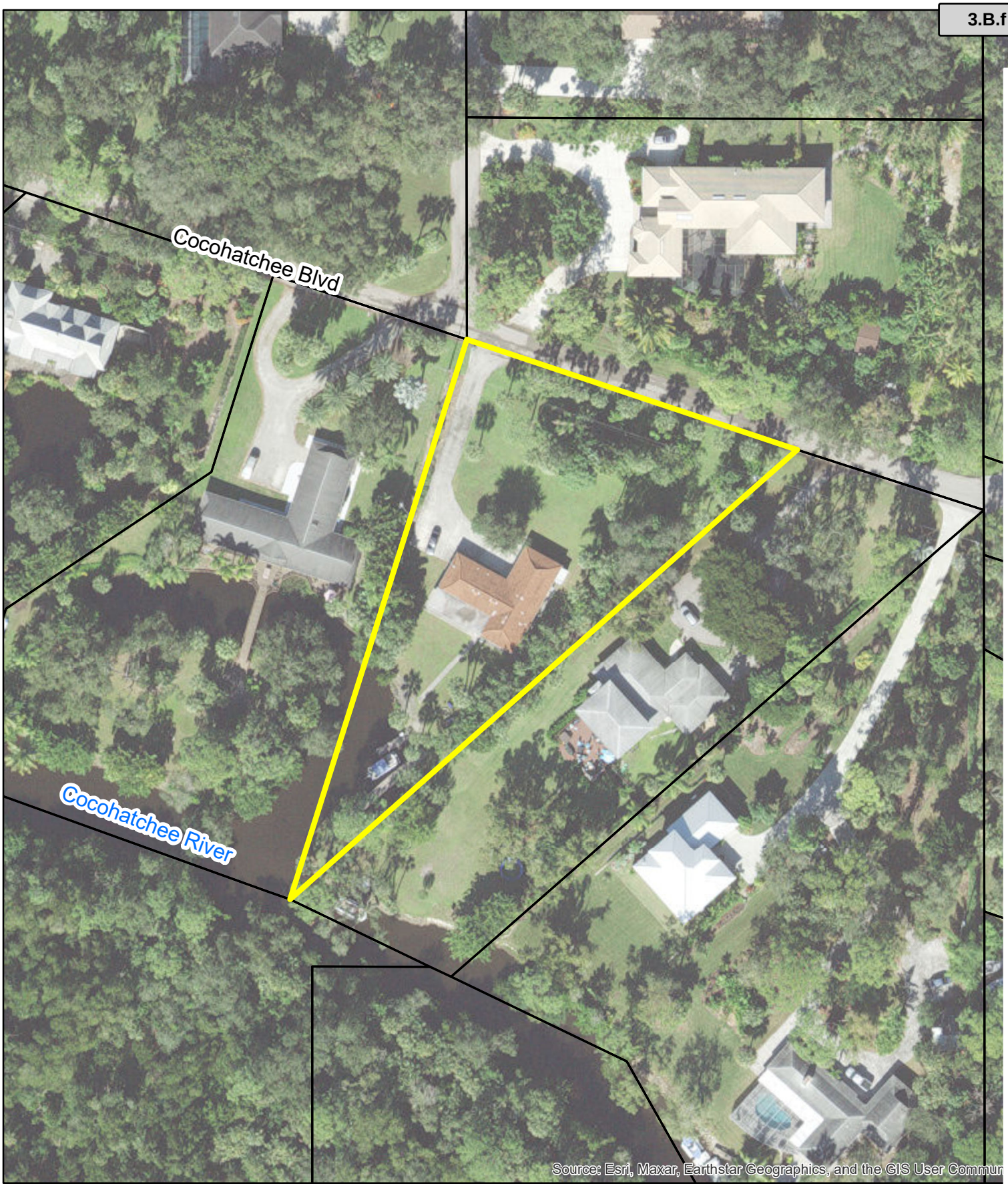
0 120 240
Feet

N

Information furnished regarding this propert... from sources deemed reliable. RVi has not m... an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and... approval.

RVi
111 N. Magnolia Avenue
Suite 1350
Orlando, FL 32801
Tel: 407.680.0650
www.rviplanning.com

Attachment: Attachment E - Back-up Hearing Package Materials 6.11.2024 (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)



RVi
111 N. Magnolia Avenue
Suite 1350
Orlando, FL 32801
Tel: 407.680.0650
www.rviplanning.com

174 COCOHATCHEE VARIANCE • **AERAIL MAP**

- Collier County, FL
- Date: 1/24/2024
- # 23008086
- Chadd Hodges

Subject Property

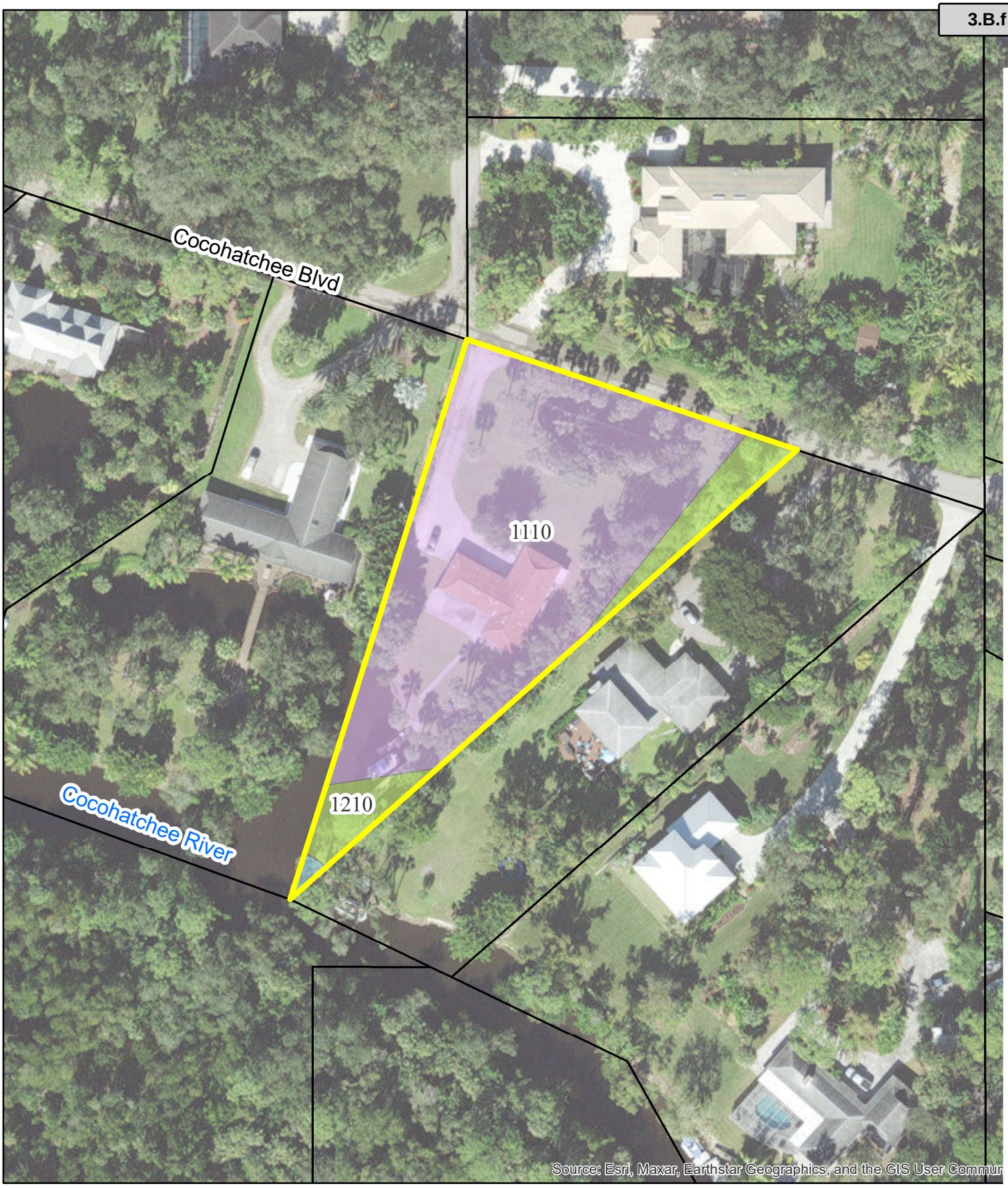
County Parcels

0 30 60 120

Feet

N

Information furnished regarding this propert
from sources deemed reliable. RVi has not m
an independent investigation of these sources
and no warranty is made as to their accuracy or
completeness. This plan is conceptual, subject to
change, and
approval.



Attachment: Attachment E - Back-up Hearing Package Materials 6.11.2024 (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)

RVi
111 N. Magnolia Avenue
Suite 1350
Orlando, FL 32801
Tel: 407.680.0650
www.rviplanning.com

174 COCOHATCHEE VARIANCE • FLUCCS MAP

- Collier County, FL
- Date: 1/24/2024
- # 23008086
- Chadd Hodges

Subject Property
County Parcels

1110: Fixed Single Family Units
1210: Fixed Single Family Units
5110: Natural River, Stream, Waterway

0 30 60 120
Feet

N

Information furnished regarding this propert... from sources deemed reliable. RVi has not m... an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and... approval.

Agent Letter
&
Mailing List

Attachment: Attachment E - Back-up Hearing Package Materials 6.11.2024 (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)

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.

Patrick Murray
(Signature of Applicant)

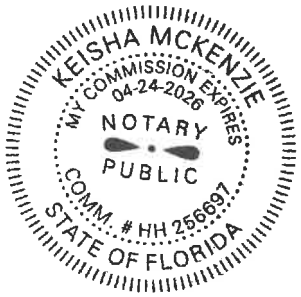
State of Florida
County of Collier

The foregoing Affidavit of compliance was acknowledged before me this 23 day of April, 2010 by Patrick Murray, who is personally known to me or who has produced Drivers license as identification.

Keisha McKenzie
(Signature of Notary Public)

Keisha McKenzie
Printed Name of Notary

(Notary Seal)



Attachment: Attachment E - Back-up Hearing Package Materials 6.11.2024 (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)

April 22, 2024

Dear Property Owner:

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

174 Cocohatchee Blvd
Located southeast of the intersection of Cocohatchee Boulevard and Cocohatchee Drive, in Section 22, Township 48 South, Range 25 East, Collier County, Florida

More specifically, we intend to seek the following:

A reduction to the development standards within the Estates (E) Zoning District to principal and accessory structure front yard setback from 75 feet to 50 feet, the required rear yard setback from 75 feet to 25 feet, and the required side yard setback from 30 feet to 20 feet on the western side and to 13.6 feet on the eastern side within Estate (E)

This letter is our attempt to notify you of our intentions and to allow you the opportunity to contact us so that we can better inform you of the project in the event you have any concerns as a neighbor. You are encouraged to contact us so that we can assure you that this project should not adversely affect your property interest.

Thank you in advance for your consideration of the above information. If you require further information, please do not hesitate to contact me at 407.775.6523 or pmurray@rviplanning.com.

Sincerely,

RVi Planning + Landscape Architecture

Patrick Murray
Planning Project Manager

Enclosures

cc:

.

Attachment: Attachment E - Back-up Hearing Package Materials 6.11.2024 (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)

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: PL20240000509 | Buffer: 150' | Date: 4/24/24 | Site Location: 174 Cocohatchee Blvd (VA)

NAME1	NAME2	NAME3	NAME4	NAME5	NAME6	LEGAL1	LEGAL2	LEGAL3	LEGAL4	FOLIO	ADDRESSTYPE
155 OLD TAMIAMI TRL LLC	515 WEST 36TH ST	PH38			NEW YORK, NY 10018---0	PALM RIVER EST UNIT 7 BLK C	LOT 5			65473440009	U
2014 RIGGALL FAMILY TRUST	130 COCOHATCHEE BLVD				NAPLES, FL 34110---1149	22 48 25 COMM AT NE CNR OF	SE1/4, S 1032FT TO POB, S	604.04FT, S 86 DEG W 146.25FT	TO C/L OF RIVER, N 10 DEG W	00157800001	U
BALLIET, MICHAEL J & DAWN A	166 COCOHATCHEE BLVD				NAPLES, FL 34110---0	22 48 25 COMM AT NE CNR OF	SE1/4, S 1032FT TO POB, S 48	DEG W 454.51FT, N 64 DEG W	115FT, N 48 DEG E 438.73FT, S	00158000004	U
FEJES, DEAN W & BARBARA L	255 COCOHATCHEE DR				NAPLES, FL 34110---2102	22 48 25 COMM AT NE CNR OF	SE1/4, W 330FT, S 630FT TO	POB, W 330FT, S 186.67FT, S	72 DEG E 347.93FT, N 294.33FT	00158320001	U
HAWKINS, BEVERLY A	190 COCOHATCHEE BLVD				NAPLES, FL 34110---1149	22 48 25 COMM E1/4 CNR, S	1032FT, N 72 DEG W 479.93FT	TO POB, S 17 DEG W 133FT, S	56 DEG W 159.48FT, S 17 DEG W	00158600006	U
HODGES, PERRY J & MARILYN R	CHADD & ANDREA HODGES	9928 CASABELLA WAY			BONITA SPRINGS, FL 34135---0	22 48 25 COMM AT NE CNR OF	SE1/4, S 1032FT, N 72 DEG, W	120FT TO POB, S 48 DEG W	438.73FT, N 17 DEG E	00158080008	U
JASMIN, BERNARD V & RITA H	200 COCOHATCHEE DR				NAPLES, FL 34110---1191	22 48 25 COMM AT NE CNR OF	SE1/4, S 780FT TO POB, S	252FT, N 72 DEG W W 347.93FT,	N 144.33FT, E 330FT TO POB	00157720000	U
JON W CHEEK REV TRUST	ARLENE C CHEEK REV TRUST	250 COCOHATCHEE DR			NAPLES, FL 34110---1191	22 48 25 COMM E1/4 CNR, S	630FT TO POB, CONT S 150FT, W	330FT, N 150FT, E 330FT TO	POB 1.13 AC OR 1340 PG 1068	00158560007	U
JOYNER, PATRICK WAKEFIELD	DENA FARRELL	182 COCOHATCHEE BLVD			NAPLES, FL 34110---0	22 48 25 COMM AT NE CNR OF	SE1/4, S 1032FT, N 72 DEG W	347.93FT TO POB, S 17 DEG W	378.55FT TO C/L OF RIVER, N	00157760002	U
NAPLES COMMUNITY HOSPITAL INC	350 7TH ST N				NAPLES, FL 34102---5754	COLLIER HEALTH PARK TRACT C,	LESS THAT PORTION DESC IN OR	2445 PG 2177		27167550201	U
NORTH NAPLES MEDICAL PARK	OWNERS ASSOCIATION INC	PO BOX 413029			NAPLES, FL 34101---3029	NORTH NAPLES MEDICAL PARK	TRACT P-2			64280000361	U
PAPADATOS, PETROS	AGATHA KOMINOS-PAPADATOS	809 GLENSHIRE RD			GLENVIEW, IL 60025---0	PALM RIVER EST UNIT 7 BLK D	LOT 15 OR 2080 PG 811			65473520000	U

Boundary Survey

Attachment: Attachment E - Back-up Hearing Package Materials 6.11.2024 (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)

MAP OF BOUNDARY AND TIDAL WATER SURVEY OF PARCEL 28, LYING IN SECTION 22, TOWNSHIP 48 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA



LEGEND

- = BENCHMARK, SET PK NAIL AND DISK – "CHW INC LB 5075"
- = FOUND PK NAIL – NO IDENTIFICATION
- = FOUND 5/8" REBAR – NO IDENTIFICATION
- = FOUND 4" X 4" CONCRETE MONUMENT
- = FOUND 3" X 3" CONCRETE MONUMENT
- (C) = CALCULATED DATA
- (D) = LEGAL DESCRIPTION DATA
- (M) = FIELD MEASURED DATA
- 8.2 = SPOT ELEVATION, NAVD 1988
- = WOOD UTILITY POLE
- = GUY ANCHOR
- = WATER METER
- = WATER VALVE
- = BACKFLOW PREVENTER
- = WELL
- = SABAL PALM
- = PINE TREE

SURVEYOR'S NOTES

1. BEARINGS SHOWN HEREON ARE BASED UPON THE NORTHEASTERLY BOUNDARY OF THE SUBJECT PROPERTY (CENTERLINE OF COCOHATCHEE BOULEVARD) HAVING A BEARING OF NORTH 72°03'30" WEST.
2. NO UNDERGROUND IMPROVEMENTS OR FOUNDATIONS WERE LOCATED UNDER THE SCOPE OF THIS SURVEY.
3. THIS PARCEL LIES IN FLOOD ZONE "AE" BASED ON FEMA F.I.R.M. PANEL 12021C0193H, DATED MAY 16, 2012, WITH A BASE FLOOD ELEVATION OF 9.0 FEET (NAVD 1988).
4. BOUNDARY INFORMATION SHOWN HEREON IS BASED UPON THE RECORD PLAT AND LEGAL DESCRIPTION PROVIDED, NO SEARCH OF THE PUBLIC RECORD WAS PERFORMED BY THIS SURVEYOR. THERE MAY BE OTHER SETBACKS AND/OR EASEMENTS NOT KNOWN TO THIS SURVEYOR.
5. THE ADDRESS IS:
   174 COCOHATCHEE BOULEVARD
   NAPLES, FLORIDA 34110
6. ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988). ELEVATIONS ARE BASED UPON TIES TO THE FLORIDA DEPARTMENT OF TRANSPORTATION PERMANENT REFERENCE NETWORK REAL-TIME KINEMATIC (RTK) GLOBAL POSITIONING SYSTEM (GPS) CONTROL NETWORK.
7. THIS PARCEL CONTAINS 0.993 ACRE, OR 43,239 SQ. FT., MORE OR LESS.
8. THIS TIDAL WATER SURVEY COMPLIES WITH CHAPTER 177, PART II, FLORIDA STATUTES.
9. SAFE UPLAND LINE ELEVATION OF 0.80' (NAVD 1988) IS BASED ON A DETERMINATION OF THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION.

COCOHATCHEE RIVER
(HORSE CREEK)
100' WIDE (D)

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 48 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA, LYING EAST OF THE SEABOARD COAST LINE RAILROAD AND NORTHEASTERLY OF THE THREAD OF THE COCOHATCHEE RIVER BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 28: COMMENCING AT THE NE CORNER OF THE SE 1/4 OF SECTION 22, RUN S 00 DEGREES 32' 16" E ALONG THE E LINE OF SAID SECTION 22, FOR 1032.00 FT.; THENCE RUN N 72 DEGREES 03' 30" W FOR 120.00 FT.; BEING THE POINT OF BEGINNING; THENCE RUN S 48 DEGREES 19' 00" W FOR 438.73 FT. TO THE CENTERLINE OF THE COCOHATCHEE RIVER; THENCE RUN N 17 DEGREES 01' 15" E, 378.55 FT.; THENCE RUN S 72 DEGREES 03' 30" E FOR 227.93 FT. TO THE POINT OF BEGINNING; CONTAINING 1.0 ACRES, PLUS OR MINUS. ABOVE PARCEL BEING SUBJECT TO THAT DEED OF EASEMENT TO COLLIER COUNTY FOR DRAINAGE PURPOSES RECORDED IN O.R. BOOK 185, PAGES 58 AND 59, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

TOWNSHIP 48 SOUTH, RANGE 25 EAST

LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
0 10 20 40
(IN FEET)
1 inch = 20 ft.

REVISED: UPDATED CERTIFICATION – 12/27/2023 –JR

JOB NO.: 23-0804
SHEET NO.: 1 OF 1

CERTIFIED TO:
PERRY J. HODGES, MARILYN R. HODGES, CHADD HODGES AND ANDREA HODGES
BONITA TITLE, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE CO.

DRAWN BY: JR
CHECKED BY:
FIELD BOOK: 226/05-06

12631 Westlinks Drive, Units 5-6
Fort Myers FL 33913
239.433.5505
www.chwinc.com
est. 1988 FLORIDA CA-5075

COMPUTER FILE: 230804 DWG
SURVEY DATE: 12/7/2023
SIGNATURE DATE: 12/14/2023

DRAWING SCALE: 1" = 20'
REVISION DATE:
REVISED BY:

This map prepared by:
DAVID S. PAGOSTINO, PSM
Professional Surveyor & Mapper Fla. License No.5762
CERTIFICATE OF AUTHORIZATION NO. LB 5075
NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

Copyright ©

Attachment: Attachment E - Back-up Hearing Package Materials 6.11.2024 (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)

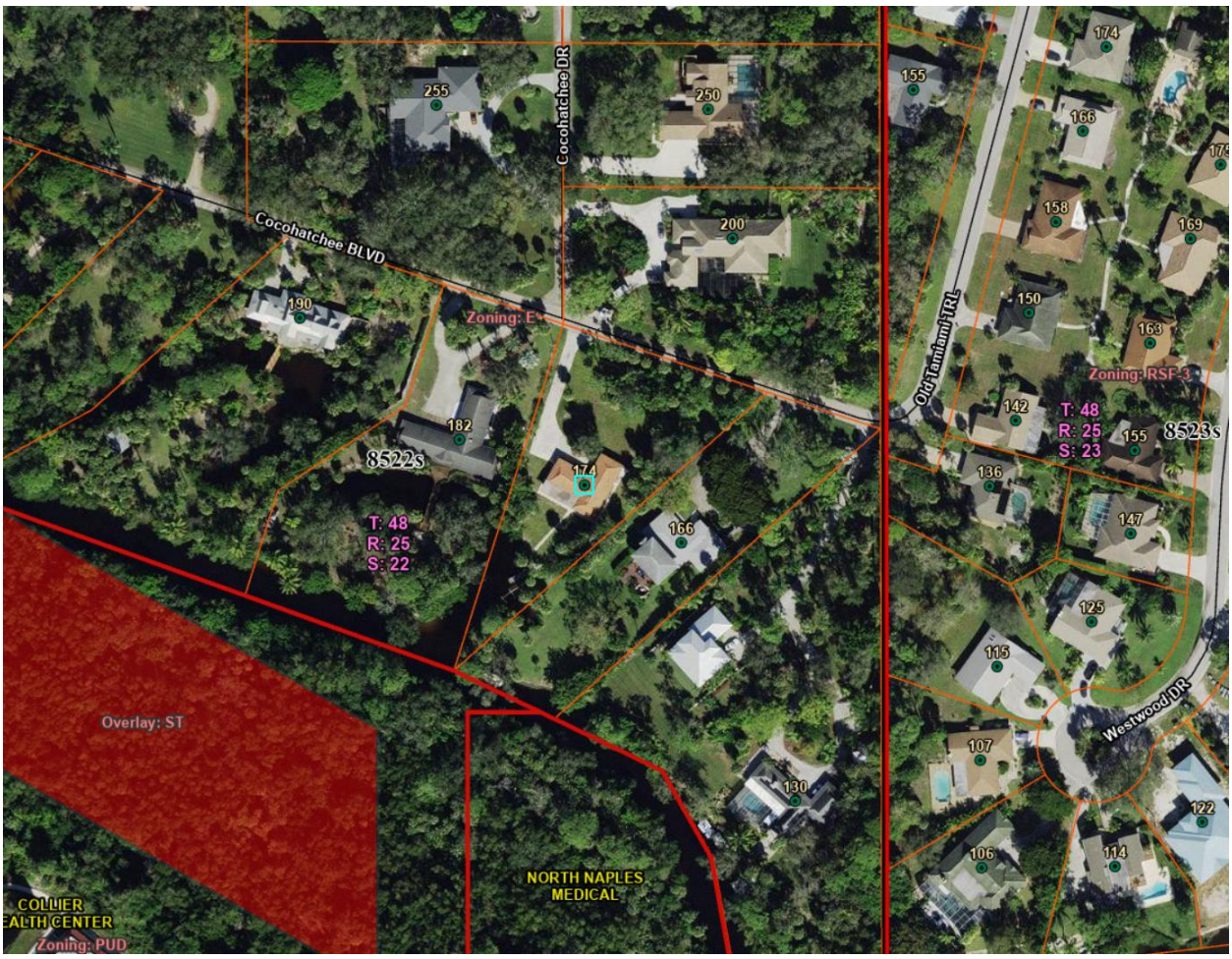




Attachment: Attachment F - Public Hearing Sign Posting 06212024 (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)

VA-PL20240000509
174 Cocohatchee Blvd

ATTACHMENT G – Public Correspondence – Letters of Support



Letters of Support:

- Pugh – 216 Cocohatchee Blvd

Attachment: Attachment G - Public Correspondence (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)

John Kelly

From: Ailyn Padron
Sent: Monday, June 24, 2024 1:51 PM
To: Phil Pugh
Cc: John Kelly
Subject: RE: 174 Cochatchee Blvd #PL20240000509

Follow Up Flag: Follow up
Flag Status: Flagged

Good afternoon, Mr. Pugh,

Thank you for your email.

I have copied the assigned planner, John Kelly, he will contact you with any questions.

Have a great afternoon.

Ailyn Padron
Management Analyst I
Zoning

Office:239-252-5187

2800 Horseshoe Dr.
Naples, Florida 34104
Ailyn.Padron@colliercountyfl.gov

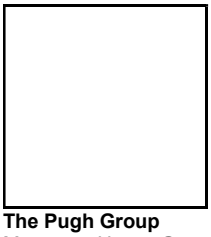
From: Phil Pugh <phil@philpugh.com>
Sent: Monday, June 24, 2024 12:36 PM
To: Ailyn Padron <Ailyn.Padron@colliercountyfl.gov>
Subject: 174 Cochatchee Blvd #PL20240000509

EXTERNAL EMAIL: This email is from an external source. Confirm this is a trusted sender and use extreme caution when opening attachments or clicking links.

Ms Padron,
Thank you for the notice of the Public Hearing regarding petition PL20240000509. I am a neighbor at 216 Cocohatchee Blvd and we approve the request. It is certainly an odd-shaped parcel and the variance will allow a much better residence to be built and certainly an improvement to the neighborhood. If you have any questions or need assistance please let me know.
Best regards,
Phil Pugh
239-591-4700

Attachment: Attachment G - Public Correspondence (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)

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The Pugh Group
Mangrove House Consultants, LLC
Consulting / Real Estate Sales
Tel: 239-591-4700 • Fax: 239-438-4347 • phil@philpugh.com
Downing Frye Realty, Inc

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

Attachment: Attachment G - Public Correspondence (29320 : PL20240000509 VA 174 Cocohatchee Boulevard - Hodges)

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.C
Doc ID: 29321
Item Summary: Petition No. CU-PL20220001199 – Request for approval of Conditional Use No. 9 of the Heavy Commercial (C-5) Zoning District, as provided in Section 2.03.03.E.1.c of the Collier County Land Development Code (LDC), allowing for a hotel/motel located outside of an activity center and within the Immokalee Urban Overlay District-Immokalee Agribusiness Overlay Subdistrict (AOSD) and Airport Overlay (APO) on one ± acre located at 504 East Main Street, at the northeast corner of Jefferson Avenue and East Main Street, in Section 3, Township 47 South, Range 29 East, Collier County, Florida. [Coordinator: John Kelly, Planner III] Commission District 5

Meeting Date: 07/11/2024

Prepared by:
Title: Planner – Zoning
Name: John Kelly
06/28/2024 11:22 AM

Submitted by:
Title: Zoning Director – Zoning
Name: Mike Bosi
06/28/2024 11:22 AM

Approved By:

Review:

Transportation Management Operations Support		Evelyn Trimino	GMCDD Reviewer Completed 06/28/2024 5:00 PM	
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	06/28/2024 5:33 PM
Zoning	Mike Bosi	Review Item	Skipped	06/28/2024 4:52 PM
Zoning	Ray Bellows	Review Item	Completed	07/01/2024 8:44 AM
Unknown	Jaime Cook	GMCDD Reviewer	Completed	07/01/2024 11:58 AM
Zoning	Mike Bosi	Division Director	Completed	07/01/2024 1:08 PM
Hearing Examiner	Andrew Dickman	Meeting Pending	07/11/2024 9:00 AM	

Collier County

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

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

HEARING DATE: JULY 11, 2024

SUBJECT: CU-PL20220001199, IMMOKALEE MAIN STREET HOTEL – 504 EAST MAIN STREET

PROPERTY OWNER/AGENT:

Owner: Shanta, LLC
504 E. Main St.
Immokalee, FL 34120

Agent: D. Wayne Arnold, AICP
Q. Grady Minor & Associates, P.A.
3800 Via Del Rey
Bonita Springs, FL 34134

REQUESTED ACTION:

To have the Collier County Hearing Examiner (HEX) consider an application for Conditional Use No. 9 of the Heavy Commercial (C-5) Zoning District, as provided in Section 2.03.03.E.1.c of the Collier County Land Development Code (LDC), allowing for a hotel/motel located outside of an activity center and within the Immokalee Urban Overlay District-Immokalee Agribusiness Overlay Subdistrict (AOSD) and Airport Overlay (APO).

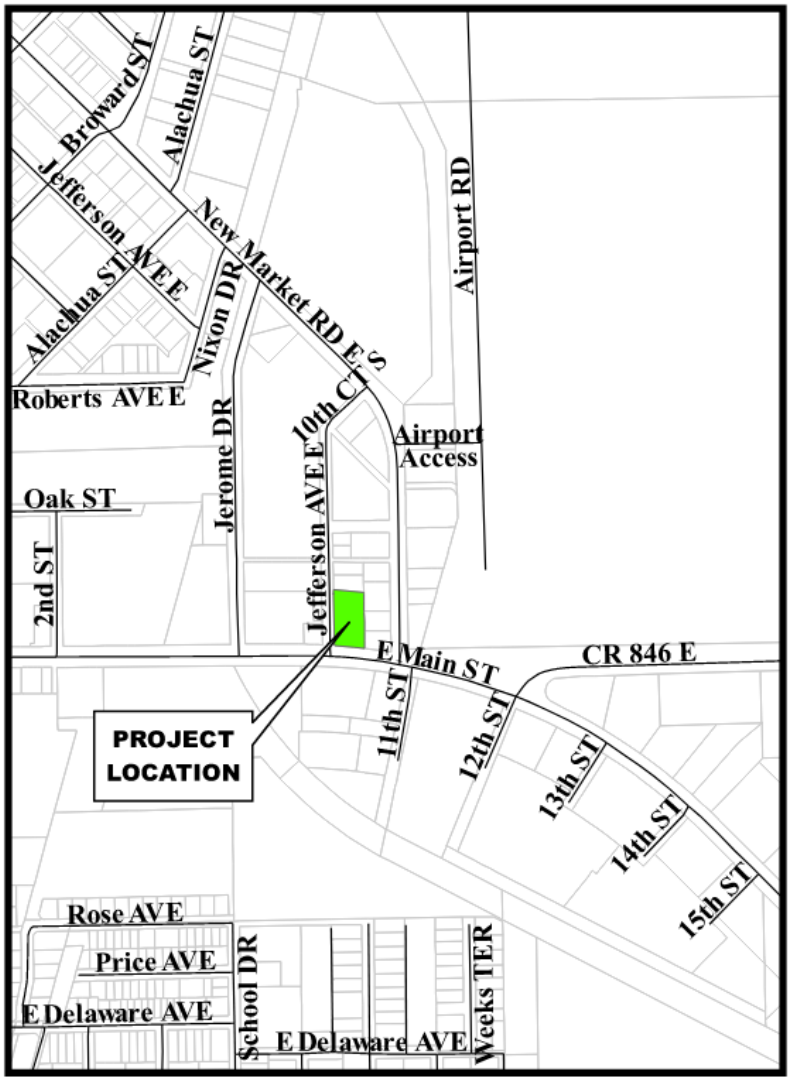
GEOGRAPHIC LOCATION:

The subject property comprises 0.93± acres and is located at 504 East Main Street, at the northeast corner of Jefferson Avenue and East Main Street, in Section 3, Township 47 South, Range 29 East, Collier County, Florida. (*See full legal description in Attachment A and location map on following page*)

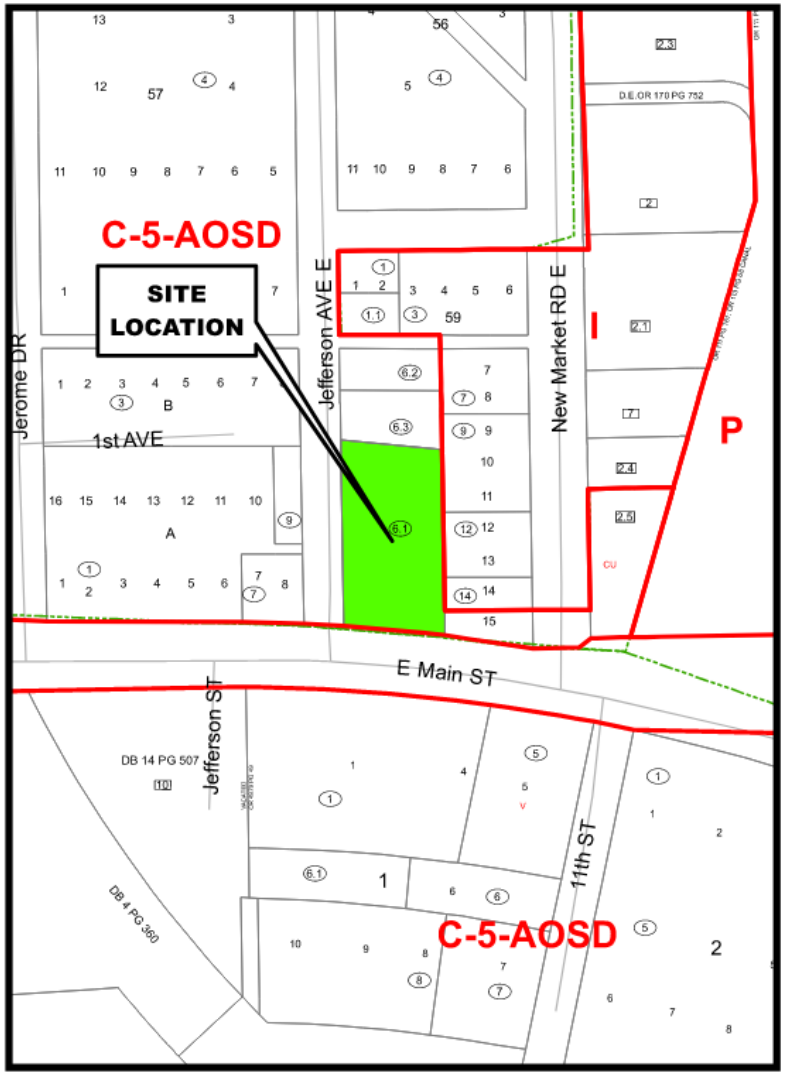
PURPOSE/DESCRIPTION OF PROJECT:

The petitioner is requesting Conditional Use (CU) approval to raze an existing 15-unit motel and then construct a 3-story hotel with 38 rooms in compliance with current design and development standards. Hotels and motels are a permitted use within the C-5 zoning district when located within an activity center; however, a CU is required when located outside of an activity center. The existing motel was developed in the early 1970s when hotels were permitted use within the Immokalee Area Planning District.

Attachment: Staff Report 06252024 (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)



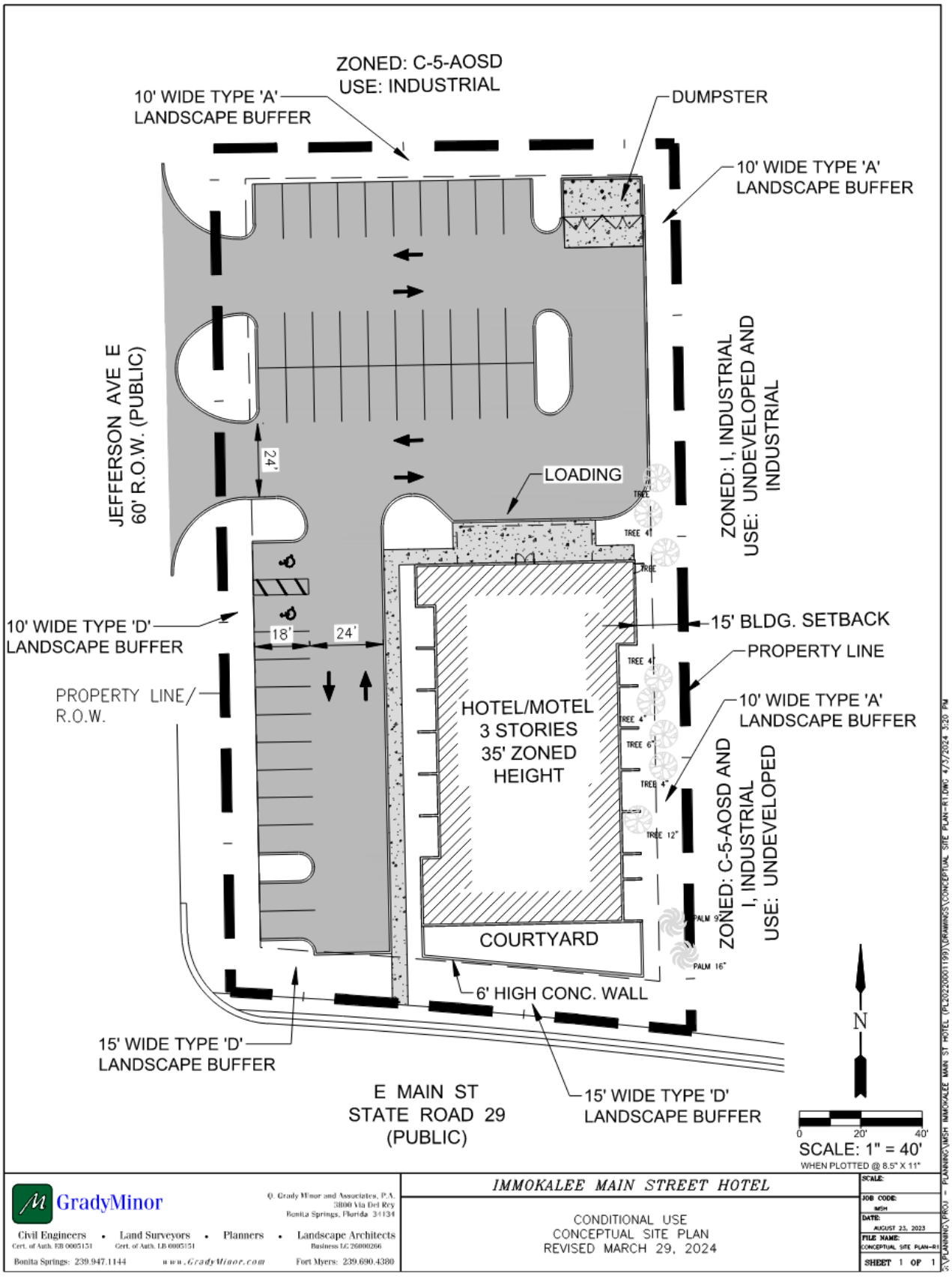
Location Map



Zoning Map

Petition Number: PL20220001199

Attachment: Staff Report 06252024 (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East



Attachment: Staff Report 06252024 (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

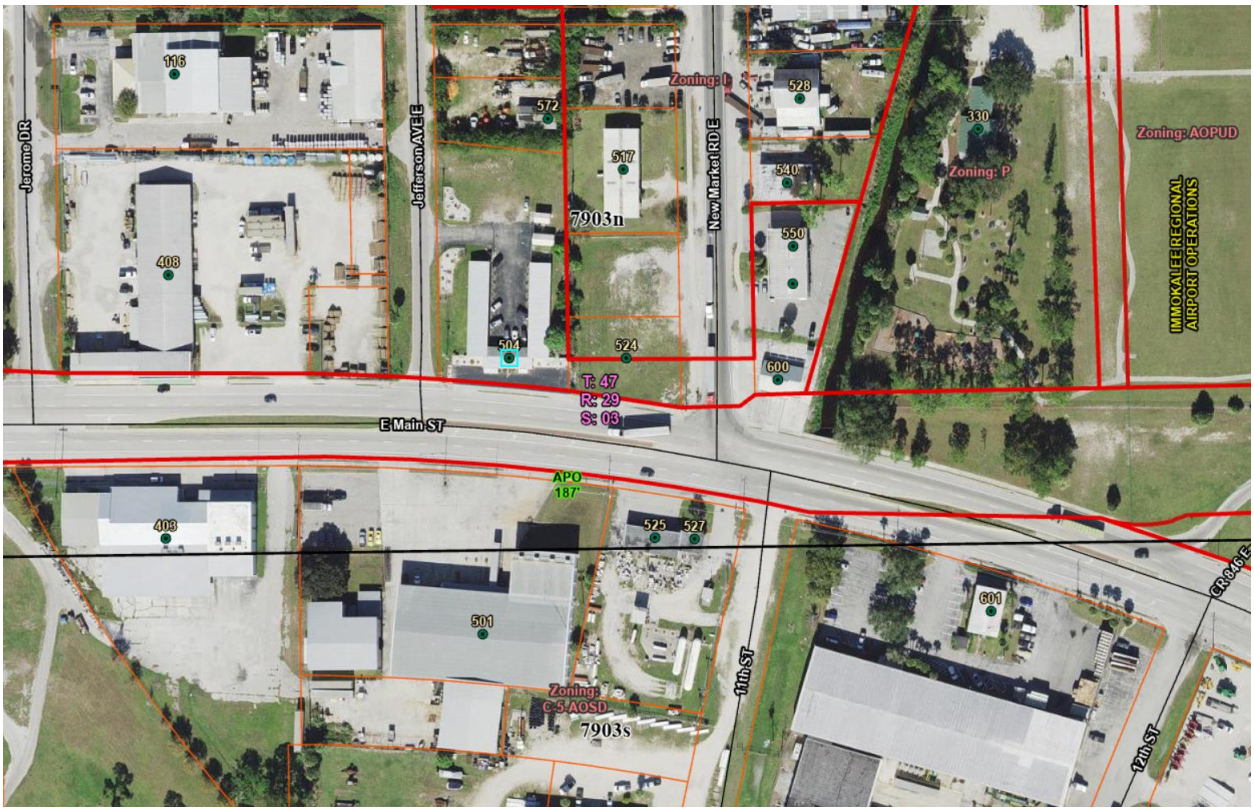
SURROUNDING LAND USE & ZONING:

North: Outside vehicle storage, C-5-AOSD

East: Vacant, C-5-AOSD, and Industrial (I)

South: East Main Street (Right-of-Way), then Warehouse, C-5-AOSD

West: Jefferson Avenue (Right-of-Way) then Jack & Ann's Feed and Supply, C-5-AOSD



GROWTH MANAGEMENT PLAN (GMP) CONSISTENCY:

Future Land Use Element (FLUE): The subject property is designated Urban Industrial District and Industrial-Mixed Use Subdistrict (I-MU) as identified in the Immokalee Area Master Plan (IAMP) and on the Immokalee Future Land Use Map of the Collier County Growth Management Plan (GMP).

The IAMP expresses Objective 1.3 to promote and expand tourism, eco-tourism, recreation, entertainment, and cultural opportunities in Immokalee in order to diversify the Immokalee economy and improve quality of life. Further, within Policy 1.3.1 regarding Tourism, Recreational, Entertainment, and Cultural Opportunities, the IAMP states:

> *Collier County will encourage the expansion of tourism, entertainment, cultural and recreational opportunities, such as restaurants, movie theaters, museums, and public spaces. Collier County will work with the Immokalee CRA, Immokalee Chamber of Commerce, Office of Business and Economic Development, The Naples, Marco Island, and*

Attachment: Staff Report 06252024 (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

Everglades Convention and Visitors Bureau, and other public and private organizations to promote increasing tourism of Lake Trafford, Immokalee Regional Raceway, Pepper Ranch Preserve, Immokalee Pioneer Museum at Roberts Ranch and Anne Olesky Park, and future tourism, recreational, entertainment and cultural attractions.

The need to increase the availability of accommodations and lodging is an effect of this Objective's progression. The I-MU subdistrict allows for higher intensity commercial uses, classified as C-4 and C-5 within the Land Development Code (LDC), which lists hotels/motels outside of an Activity Center as permissible as a Conditional Use.

In reviewing Policies 5.6 and 7.1 – 7.4 (shown below) of the Future Land Use Element (FLUE), staff provides the following analysis in **[bracketed bold text.]**

FLUE Policy 5.6:
New developments shall be compatible with and complementary to the surrounding land uses, as set forth in the Land Development Code (Ordinance 04-41, adopted June 22, 2004, and effective October 18, 2004, as amended). **[Comprehensive Planning staff leaves this determination to Zoning staff as part of their review of the petition.]**

Policy 7.1:
The County shall encourage developers and property owners to connect their properties to fronting collector and arterial roads, except where no such connection can be made without violating intersection spacing requirements of the Land Development Code. **[The subject property (as shown on the Conceptual Site Plan) is a corner lot fronting E. Main St, an arterial roadway, is proposed to provide its access on Jefferson Ave E, a local rural road serving access from E. Main St to New Markt Rd. E, a rural collector roadway.]**

Policy 7.2:
The County shall encourage internal accesses or loop roads in an effort to help reduce vehicle congestion on nearby collector and arterial roads and minimize the need for traffic signals. **[The site does not contain internal access points nor loop roads. Such would not have been feasible due to the compact lot area.]**

Policy 7.3:
All new and existing developments shall be encouraged to connect their local streets and their interconnection points with adjoining neighborhoods or other developments regardless of land use type. **[Interconnectivity would not be possible provided the adjoining lot to the north is presently utilized as vehicular storage and the adjoining lot to the east is vacant and zoned for Industrial uses. Future development of this property is unknown.]**

Policy 7.4:
The County shall encourage new developments to provide walkable communities with a blend of densities, common open spaces, civic facilities, and a range of housing prices and types. **[Most of this policy is not applicable given that this is a non-residential development. Direct pedestrian access exists parallel to E Main ST., which is proposed to connect to the building. Pedestrians traveling southbound may also access the property via the sidewalk perpendicular to E Main ST from New Market RD W.]**

Conclusion:

Attachment: Staff Report 06252024 (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

Based upon the above analysis, staff finds the subject petition consistent with the Future Land Use Element of the Growth Management Plan.

Transportation Element: In evaluating this project, staff reviewed the applicant's March 1, 2024 (revised) Traffic Impact Statement for consistency with Policy 5.1 of the Transportation Element of the Growth Management Plan (GMP) using the 2022 and the 2023 Annual Update and Inventory Reports (AUIR).

Policy 5.1 of the Transportation Element of the GMP states;

> *"The County Commission shall review all rezone petitions, SRA designation applications, conditional use petitions, and proposed amendments to the Future Land Use Element (FLUE) affecting the overall countywide density or intensity of permissible development, with consideration of their impact on the overall County transportation system, and shall not approve any petition or application that would directly access a deficient roadway segment as identified in the current AUIR or if it impacts an adjacent roadway segment that is deficient as identified in the current AUIR, or which significantly impacts a roadway segment or adjacent roadway segment that is currently operating and/or is projected to operate below an adopted Level of Service Standard within the five year AUIR planning period, unless specific mitigating stipulations are also approved. A petition or application has significant impacts if the traffic impact statement reveals that any of the following occur:*
>
> *a. For links (roadway segments) directly accessed by the project where project traffic is equal to or exceeds 2% of the adopted LOS standard service volume;*
>
> *b. For links adjacent to links directly accessed by the project where project traffic is equal to or exceeds 2% of the adopted LOS standard service volume; and*
>
> *c. For all other links the project traffic is considered to be significant up to the point where it is equal to or exceeds 3% of the adopted LOS standard service volume.*
>
> *Mitigating stipulations shall be based upon a mitigation plan prepared by the applicant and submitted as part of the traffic impact statement that addresses the project's significant impacts on all roadways."*

Staff finding: According to the TIS provided with this petition, the proposed development will generate a projected total of +/- 17 PM peak hour, 2-way new trips on the adjacent roadway segments of State Road 29 (Main Street) and Immokalee Road. The existing hotel generates an estimated +/- 10 PM peak hour, 2-way trips, and the proposed hotel development will generate an estimated +/- 27 PM peak hour, 2-way trips, which represents an increase of +/- 17 PM peak hour, new 2-way trips. The trips generated by the development will occur on the following adjacent roadway link:

Attachment: Staff Report 06252024 (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

Link/Roadway	Link	2022 AUIR LOS	2023 AUIR LOS	Current Peak Hour Peak Direction Volume/Peak Direction	Projected P.M. Peak Hour/Peak Direction Project Trips (1)	2022 Remaining Capacity	2023 Remaining Capacity
83.0/State Road 29	Oil Well Rd to CR-29A South	C	C	900/North	2/SB	302	252
84.0/State Road 29	CR-29A South to 9th Street	B	B	1,700/West	6/WB	886	939
85.0/State Road 29	9th Street to CR-29A North	D	D	900/South	4/WB	147	64 (2)
46.0/Immokalee Road	Oil Well Rd to SR-29	D	D	900/East	2/SB	138	71 (2)

- (1) Source for P.M. Peak Hour/Peak Direction Project Traffic is from March 1, 2024, Traffic Impact Statement provided by the petitioner.
- (2) Expected deficiency by trip bank; see State Statute 169.3180 below and planned network improvements.

Section 163.3180 of the Florida Statutes requires a local government to satisfy transportation concurrency requirements if the applicant enters into a binding agreement to pay or construct their proportionate share. The Statutes further state that any facility determined to be transportation deficient with existing, committed, and vested trips, plus additional projected background trips from any source other than the development project under review and trips that are forecast by established traffic standards, including traffic modeling, consistent with the University of Florida's Bureau of Economic and Business Research medium population projections, without the project traffic under review, the costs of correcting that deficiency shall be removed from the project's proportionate-share calculation and the necessary transportation improvements to correct that deficiency shall be considered to be in place for purposes of the proportionate-share calculation. The improvement necessary to correct the transportation deficiency is the funding responsibility of the entity that has maintenance responsibility for the facility. The development's proportionate share shall be calculated only for the needed transportation improvements that are greater than the identified deficiency. In addition, per the Statute, the applicant is eligible for a dollar-for-dollar credit for the road impact fees anticipated for the development.

In addition, staff notes that the following network area improvements are in the current 5-year work program: FDOT Florida Forward, SR-29 Immokalee Bypass, and Roundabout. These projects are projected to address network capacities and levels of service. Staff also notes that the additional new trips proposed are a de minimus increase on the adjacent roadways, meaning the increase is less than 1%, as noted in the TIS and confirmed by staff.

Therefore, based on the TIS and the 2023 AUIR, the subject PUD can be found consistent with Policy 5.1 of the Transportation Element of the Growth Management Plan. The Traffic Impact Statement (TIS) indicates that the adjacent roadway network has sufficient capacity to accommodate this project within the 5-year planning period.

Conservation & Coastal Management Element (CCME): Environmental review staff has found this project to be consistent with the Conservation & Coastal Management Element (CCME). The project site has been cleared and maintained clear of native vegetation; no preservation is required.

Attachment: Staff Report 06252024 (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

GMP Conclusion: Based upon the above GMP policy review, the petition is consistent with the GMP and is required to be heard by the Hearing Examiner for approval.

STAFF ANALYSIS:

Staff has completed a comprehensive evaluation of this land use petition, including the criteria upon which a recommendation must be based. This evaluation is completed as part of the Zoning and Land Development Review provided below. In addition, staff offers the following analyses:

Environmental Review: Environmental Services staff has reviewed the Conditional Use petition to address environmental concerns. The property had been historically cleared and maintained clear of native vegetation; therefore, no preservation is required. No listed animal species were observed on the property.

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

Transportation Review: The Transportation Planning staff has reviewed the petition for compliance with the GMP and the LDC. Transportation Planning Staff recommends approval of the proposed Immokalee Main Street Hotel Conditional Use (CU).

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

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

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

The roadway infrastructure is sufficient to serve the proposed project, as noted in the Transportation Element consistency review. Operational impacts will be addressed at the first development order (SDP or Plat), at which time a new TIS will be required to demonstrate turning movements for all site access points. Finally, the project's development must comply with all other applicable concurrency management regulations when development approvals, including but not limited to any plats and or site development plans, are sought.

Landscape Review: A landscape plan will be reviewed during the Site Development Plan review to ensure compliance with the LDC requirements for perimeter landscape buffers and plantings.

Attachment: Staff Report 06252024 (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

Utilities Review: Collier County Utilities staff defers to the Immokalee Water & Sewer District. The Immokalee Water & Sewer District (IWSD) has reviewed the application and has confirmed that the project is located within their service area. The IWSD issued a letter on February 27, 2024, stating that their plant has sufficient capacities to provide water and sewer to the subject property. The site will be further evaluated during the Site Development Plan (SDP) phase, and improvements may be required at that time. (see Attachment D).

Conditional Use Findings:

When considering a Conditional Use petition, the Hearing Examiner must make a finding that: 1) approval of the Conditional Use will not adversely affect the public interest and will not adversely affect the uses of neighboring properties in the same district; 2) all specific requirements for the individual Conditional Use will be met; and 3) satisfactory provisions have been made concerning the following matters, where applicable:

1. **Describe how the project is consistent with the Collier County Land Development Code and Growth Management Plan. Include information on how the request is consistent with the applicable section or portions of the Future Land Use Element.**

   The property is located within the Urban Industrial District, Industrial Mixed-Use Subdistrict of the Immokalee Area Master Plan. This subdistrict allows for higher intensity commercial uses as described in the LDC (Ordinance 04-41, as amended) for Commercial (C-4 and C-5). The existing C-5 zoning is consistent with the Immokalee Area Master Plan Future Land Use Map and Element.

   Objective 1.3 and Policy 1.3.1 discuss the promotion and expansion of tourism, ecotourism, recreation, entertainment, and cultural opportunities in Immokalee in order to diversify the Immokalee economy and improve quality of life. The redevelopment of the site with a greater number of tourism-driven motel units is consistent with this objective and policy of the Immokalee Area Master Plan.

   Policy 5.1.2 discusses that land uses should be compatible within the community through adherence to the standards of the Land Development Code (LDC). The proposed redevelopment of the site will be in compliance with all design and development standards of the LDC. No deviations from the LDC standards are proposed.

   Policy 5.6 of the FLUE states: New developments shall be compatible with, and complimentary to, the surrounding land uses, as set forth in the LDC.

   The proposed CU will not result in a new use, but rather a redevelopment of the property which has been continually in use as a motel for over 50 years into a larger and modern motel. The building and site will be designed and developed in compliance with all requirements of the LDC, including the site design and architectural standards, as well as overlay zoning district requirements. The hotel's use remains compatible with the surrounding uses, which are all commercial in nature and commercially or industrially zoned.

   Policies 7.1 through 7.4 of the FLUE encourage vehicular interconnection and walkability. The subject property contains existing improvements and is being redeveloped. The corner property proposes interconnection to the north or east. To the north is an auto storage yard that has a

Attachment: Staff Report 06252024 (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

locked and fenced access. To the east is an undeveloped industrially zoned property. Providing an interconnection to the undeveloped site is not feasible, as the location of future improvements on that adjacent site is unknown.

The site does promote pedestrian walkability and will provide a sidewalk connecting from the building entrance to the sidewalk located within the SR 29 right of way.

Zoning Staff Comment: The proposed use is a permitted conditional use within the C-5 zoning district based on SIC codes 7011, 7021, and 7041 when located outside of an Activity Center per the Land Development Code. The application is consistent with the request for a conditional use and satisfies the Future Land Use Element Policies 5.6, 7.1, 7.2, 7.3, and 7.4.

2. **Ingress and egress to the property and proposed structures thereon, with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.**

   Access to the site is currently provided from two driveway connections on East Main Street and a single driveway on Jefferson Avenue. The proposed redevelopment will have no access to East Main Street and will have vehicular access from Jefferson Avenue only. A pedestrian sidewalk connection will be provided from the existing sidewalk in the East Main Street ROW to the new motel building. From the parking lot accessed from Jefferson Avenue a sidewalk will be provided internally to the site. The Conditional Use site plan depicts the proposed improvements, and the site will be constructed in full compliance with fire code standards for building and site safety.

   Zoning Staff Comment: Staff concurs with the applicant's assessment and supports eliminating vehicular traffic from East Main Street.

3. **Describe the effect the conditional use will have on neighboring properties in relation to noise, glare, economic impact, and odor.**

   The redevelopment of the site should have no effect on neighboring properties with regard to noise, glare, economic impact, or odor. All surrounding properties are zoned and/or developed with commercial and industrial land uses.

   Zoning Staff Comment: Staff believes the project will not generate additional glare, noise, or odors or otherwise create any adverse economic impacts on the neighborhood if staff's recommended conditions of approval are adopted as part of any approval.

4. **Describe the site's and the proposed use's compatibility with adjacent properties and other properties in the district.**

   The redevelopment of the motel property for a new modern hotel use is compatible with the other properties in the district. All surrounding property is zoned or developed with commercial and industrial land uses. The proposed new 38-room motel will not be incompatible with adjacent properties and will be designed and developed in full compliance with the LDC.

Attachment: Staff Report 06252024 (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

Zoning Staff Comment: Based upon the findings above, staff believes that the project can be deemed compatible with the neighborhood subject to the conditions of approval. Additionally, the petitioner will need to comply with all Federal, State, and other local regulations governing the use.

5. Please provide any additional information which you may feel is relevant to this request.

The property owner intends to coordinate with the Immokalee Community Redevelopment Agency (CRA) throughout the redevelopment of the site. A new facility in compliance with LDC standards will be a benefit to the Immokalee community.

ENVIRONMENTAL ADVISORY COUNCIL (EAC) RECOMMENDATION:

Pursuant to LDC Section 8.06.03 O.1 *Powers and Duties,* the EAC did not review this petition because the site is already developed; therefore, no EIS was required.

NEIGHBORHOOD INFORMATION MEETING (NIM):

The applicant duly noticed the meeting, which was held on April 2, 2024, at 5:30 p.m. at Career Source SWFL Conference Room, 750 South 5th Street, Immokalee, FL 34142. No members of the public attended the meeting, which was subsequently terminated.

RECOMMENDATION:

Staff recommends that the Collier County Hearing Examiner (HEX) approve Petition **CU-PL20220001199**, subject to the following conditions:

1. Maximum number of hotel rooms is limited to 38.

2. Outdoor amplified sound is not permitted unless permitted under a Temporary Use Permit for a special event.

3. The maximum total daily trip generation shall not exceed 22 two-way PM peak hour net trips based on the use codes in the FTE Manual on trip generation rates in effect at the time of any future application for SDP/SDPA or subdivision plat approval.

4. Project site light poles, structures, and fixtures will be shielded away from residential property lines.

Attachments:

A. Legal Description of Property
B. Conditions of Approval
C. Conditional Use Concept Plan
D. Applicant's Backup; Application, Ownership Disclosure, etc.
E. Public Hearing Sign Posting

Attachment: Staff Report 06252024 (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

EXHIBIT A

Beginning at the Southeast corner of the Northwest Quarter of Section 3, Township 47 South, Range 29 East, thence South 88 45'50" W a distance of 807 95 feet; thence North 1 09'10" West a distance of 21.76 feet to the POINT OF BEGINNING thence along the same bearing a distance of 350 feet; thence North 89 25'50" East a distance of 150 feet; thence South 1 9'10" East a distance of 364.31 feet; thence Westerly along the arc of a curve whose delta angle is 2 57'56" and radius is 2914.93 for a distance of 150 86 feet to the POINT OF BEGINNING Being and lying in Section 3, Township 47 South, Range 29 East, LESS the North 75 feet thereof also described as: Commence at the Southeast corner of the Northwest Quarter of Section 3, Township 47 South, Range 29 East; thence South 88 45'50" West along the South line of said Northwest Quarter. 807.95 feet, thence N 1 09'10" West 21.76 to a point at the intersection of the Northerly Right of Way line of S.R No 29 and the Easterly Right of Way line of 10th Street: thence continue North 1 09'10" West along said Easterly Right of Way line of 10th street 275 feet for a POINT OF BEGINNING; thence continue North 1 09'10" West 75 feet thence North 89 25'50" East 150 feet thence South 1 09'10" East 75 feet thence South 89 25'50" West 150 feet to the POINT OF BEGINNING. Being and lying in the Southeast Quarter of the Northwest Quarter of Section 3, Township 47 South, Range 29 East Collier County, Florida

NOT A CERTIFIED COPY

Attachment: Attachment A - Legal Description of Property (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

Immokalee Main Street Hotel CU (PL20220001199)

Conditions of Approval

The approval of this conditional use is subject to the following condition(s):

1. Maximum number of hotel rooms are limited to 38.

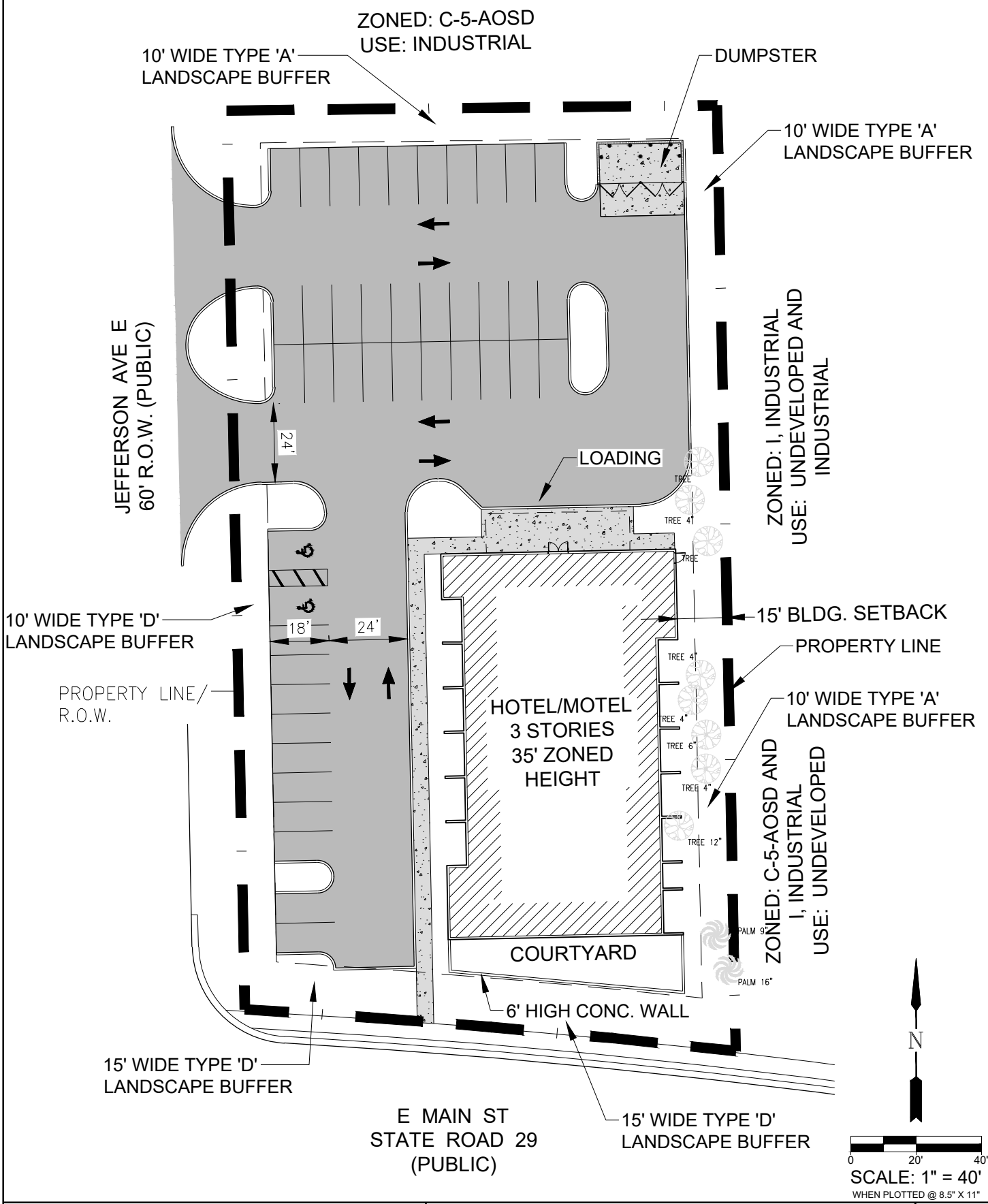
2. No outdoor amplified sound shall be permitted, unless permitted under a Temporary Use Permit for a special event.

3. The maximum total daily trip generation shall not exceed 22 two-way PM peak hour net trips based on the use codes in the ITE Manual on trip generation rates in effect at the time of any future application for SDP/SDPA or subdivision plat approval.

4. Project site light poles, structures and fixtures will be shielded away from residential property lines.

Attachment: Attachment B - Conditions of Approval (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

GradyMinor
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Q. Grady Minor & Associates, P.A.
3800 Via Del Rey, Bonita Springs, FL 34134 • 239-947-1144 • engineering@gradyminor.com • www.gradyminor.com



Attachment: Attachment C - Conceptual Site Plan (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

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

IMMOKALEE MAIN STREET HOTEL

CONDITIONAL USE
CONCEPTUAL SITE PLAN
REVISED MARCH 29, 2024

SCALE:
JOB CODE: IMSH
DATE: AUGUST 23, 2023
FILE NAME: CONCEPTUAL SITE PLAN-R1

SITE INFORMATION:

ZONING: C-5-AOSD

SITE AREA: 0.97± ACRES

MAXIMUM ROOMS: 38 UNITS

OPEN SPACE (NOT REQUIRED):

PRESERVE (MINIMUM):

REQUIRED: 0± ACRES (0 ACRES X .25) NO NATIVE VEGETATION EXISTS ON SITE
PROVIDED: 0± ACRES

SETBACKS (MINIMUM):

	PRINCIPAL STRUCTURE:	ACCESSORY STRUCTURE
FRONT YARD:	25	PER LDC
SIDE YARD:	15'	PER LDC

ZONED BUILDING HEIGHT: 35 FEET, 3 STORIES

PARKING SPACES:
REQUIRED: 41.8 SPACES (11 PER 10 GUESTROOMS)
PROVIDED: 44 SPACES (INCLUDING 2 H/C SPACES)

NOTES:

1. ALL ON-SITE LIGHTING SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJOINING PROPERTIES.
2. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MODIFICATION DUE TO AGENCY PERMITTING REQUIREMENTS.
3. PARKING SPACES TO BE DESIGNED IN ACCORDANCE WITH LDC SECTION 4.05.02.

Attachment: Attachment C - Conceptual Site Plan (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

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

IMMOKALEE MAIN STREET HOTEL

CONDITIONAL USE
CONCEPTUAL SITE PLAN NOTES
REVISED MARCH 29, 2024

SCALE:
JOB CODE: IMSH
DATE: AUGUST 23, 2023
FILE NAME: CONCEPTUAL SITE PLAN-R1

PLANNING\

PETITION: PL20220001199 | Immokalee Main Street Hotel Conditional Use

July 11, 2024, Hearing Examiner (HEX) Meeting

GradyMinor

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee

GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects

October 31, 2023
Amended March 4, 2024

Collier County Growth Management Department
Client Services
2800 North Horseshoe Drive
Naples, FL 34104

RE: Immokalee Main Street Hotel CU (PL20220001199), Submittal 1

Dear Client Services:

An application for Public Hearing for a Conditional Use (CU) is being filed electronically for review. The subject property is 0.97+/- acre in size and is located at 504 E. Main St., Immokalee.

The site is presently developed with the 15-unit Budget Inn Motel. The property owner wishes to demolish the older motel structures and reconstruct a 38-room hotel in compliance with current Collier County design and development standards. The property is located within the Industrial-Mixed Use Subdistrict of the Immokalee Area Master Plan. The property is located within the Agribusiness Overlay Subdistrict and is zoned C-5 ASOD.

Documents filed with submittal 1 include the following:

1. Cover Letter
2. Application
3. Conditions of Approval
4. Evaluation Criteria
5. Pre-app Notes
6. Affidavit of Authorization
7. Addressing Checklist
8. Property Ownership Disclosure Form
9. Warranty Deed(s)
10. Boundary Survey

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

Q. Grady Minor & Associates, P.A.
3800 Via Del Rey
Bonita Springs, FL 34134

Ph. 239-947-1144 ● Fax. 239-947-0375
EB 0005151 ● LB 0005151 ● LC 26000266
www.gradyminor.com

11. Conceptual Site Plan
12. Aerial FLUCCS Map
13. Traffic Impact Study

Please feel free to contact me should you have any questions.

Sincerely,

D. Wayne Arnold, AICP

c: Shanta, LLC
GradyMinor File (IMSH)

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

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Application for Public Hearing for Conditional Use

LDC subsection 10

Chapter 3 of the Administrative Code

☐ A CONDITIONAL USE TO BE HEARD BY THE PLANNING COMMISSION AND BOARD OF ZONING APPEALS

☑ A MINOR CONDITIONAL USE TO BE HEARD BY THE OFFICE OF THE HEARING EXAMINER

APPLICANT CONTACT INFORMATION

Name of Property Owner(s): Shanta, LLC

Name of Applicant if different than owner: _____

Address: 504 E. Main St. **City:** Immokalee **State:** Fl **ZIP:** 34142

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

E-Mail Address: patelma2611@yahoo.com

Name of Agent(s): D. Wayne Arnold, AICP

Firm: Q. Grady Minor & Associates, P.A.

Address: 3800 Via Del Rey **City:** Bonita Springs **State:** FL **ZIP:** 34134

Telephone: 239-947-1144 **Cell:** _____ **Fax:** _____

E-Mail Address: warnold@gradyminor.com

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

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

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ASSOCIATIONS

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

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

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

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

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

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

PROPERTY INFORMATION

On separate page, provide a detailed legal description of the property covered by the application:

- If the request involves changes to more than one zoning district, the applicant shall include separate legal description for property involved in each district;
- The applicant shall submit 4 copies of a recent survey (completed within the last six months, maximum 1" to 400' scale), if required to do so at the pre-application meeting; and
- The applicant is responsible for supplying the correct legal description. If questions arise concerning the legal description, an engineer's certification or sealed survey may be required.

Property I.D. Number: 00116040006 **Plat Book:** N.A. **Page #:** N.A.
Section/Township/Range: 3 / 47 / 29
Subdivision: N.A. **Lot:** N.A. **Block:** N.A.
Metes & Bounds Description: See Boundary Survey
Size of Property: 150+/- **ft. X** 289+/- **ft. =** 43,350+/- **Total Sq. Ft. Acres:** 0.97+/-
Address/ General Location of Subject Property:
504 E. Main St.

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

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ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	C-5-AOSD	Commercial
S	C-5-AOSD	E. Main St. and Commercial
E	C-5-AOSD and I	Commercial and Industrial
W	C-5-AOSD	Commercial

If the owner of the subject property owns contiguous property please provide a detailed legal description of the entire contiguous property: (If space is inadequate, attach on a separate page)

Section/Township/Range: N.A. / N.A. / N.A.

Lot: N.A. **Block:** N.A. **Subdivision:** N.A.

Plat Book: N.A. **Page #:** N.A. **Property I.D. Number:** N.A.

Metes & Bounds Description: N.A.

CONDITIONAL USE REQUEST DETAIL

Type of Conditional Use:
This application is requesting a conditional use as allowed, pursuant to LDC section 2.03.00, of the C-5-AOSD **zoning district** for ** see below **(type of use)**.

Present Use of the Property: Hotel/Motel

**Use 9 of Section 2.03.03(E)(1)(c) of the Land Development Code, continued use of the existing Hotel/motels(7011, 7021, 7041 when located outside an activity center.)

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

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EVALUATION CRITERIA

Pursuant to LDC section 10.08.00 and Chapter 3 C.1 of the Administrative Code, staff's recommendation to the reviewing body shall be based upon a finding that the granting of the conditional use will not adversely affect the public interest and that the specific requirements governing the individual conditional use, if any, have been met. Further, satisfactory provision and arrangement have been made concerning the following matters, where applicable.

On a separate page, provide a narrative statement describing a request for a conditional use and a detailed response to the criteria listed below. Specify how and why the request is consistent with each of the criteria.

a. Describe how the project is consistent with the Collier County Land Development Code and Growth Management Plan. Include information on how the request is consistent with the applicable section or portions of the Future Land Use Element.
b. Describe the existing or planned means of ingress and egress to the property and proposed structure thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
c. Describe the effect the conditional use will have on neighboring properties in relation to noise, glare, economic impact, and odor.
d. Describe the site's and the proposed use's compatibility with adjacent properties and other properties in the district.
e. Please provide any additional information which you may feel is relevant to this request.

Deed Restrictions: The County is legally precluded from enforcing deed restrictions; however, many communities have adopted such restrictions. You may wish to contact the civic or property owners association in the area for which this use is being requested in order to ascertain whether or not the request is affected by existing deed restrictions.

Previous land use petitions on the subject property: To your knowledge, has a public hearing been held on this property within the last year? If so, what was the nature of that hearing?
NO

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

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

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STATEMENT OF UTILITY PROVISIONS FOR CONDITIONAL USE REQUEST

APPLICANT INFORMATION

Name of Applicant(s): Shanta, LLC

Address: 504 E. Main St. **City:** Immokalee **State:** FL **ZIP:** 34142

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

E-Mail Address: _____

Address of Subject Property (If available): 504 E. Main St.

City: Immokalee **State:** FL **ZIP:** 34142

LEGAL DESCRIPTION

Section/Township/Range: 3 / 47 / 29

Lot: N.A. **Block:** N.A. **Subdivision:** N.A.

Plat Book: N.A. **Page #:** N.A. **Property I.D. Number:** 00116040006

Metes & Bounds Description: See Boundary Survey

TYPE OF SEWAGE DISPOSAL TO BE PROVIDED

Check applicable system:

a. County Utility System ☐
b. City Utility System ☐
c. Franchised Utility System ☒ Provide Name: Immokalee Water & Sewer District
d. Package Treatment Plant ☐ (GPD Capacity): _____
e. Septic System ☐

TYPE OF WATER SERVICE TO BE PROVIDED

a. County Utility System ☐
b. City Utility System ☐
c. Franchised Utility System ☒ PROVIDE NAME Immokalee Water & Sewer District
d. Private System (Well) ☐

Total Population to be served: Existing Use located in Immokalee Water & Sewer District

Peak and Average Daily Demands:

A. Water-Peak: N.A. Average Daily: N.A.
B. Sewer-Peak: N.A. Average Daily: N.A.

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

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If proposing to be connected to Collier County Regional Water System, please provide the date service is expected to be required: N.A.

Narrative statement: Provide a brief and concise narrative statement and schematic drawing of sewage treatment process to be used as well as a specific statement regarding the method of affluent and sludge disposal. If percolation ponds are to be used, then percolation data and soil involved shall be provided from tests prepared and certified by a professional engineer.

N.A.

County Utility Dedication Statement: If the project is located within the service boundaries of Collier County's utility service system, a notarized statement shall be provided agreeing to dedicate the water distribution and sewage collection facilities within the project area to the Collier County Utilities. This shall occur upon completion of the construction of these facilities in accordance with all applicable County ordinances in effect at that time. This statement shall also include an agreement that the applicable system development charges and connection fees will be paid to the County Utilities Division prior to the issuance of building permits by the County. If applicable, the statement shall contain an agreement to dedicate the appropriate utility easements for serving the water and sewer systems.

N.A.

Statement of Availability Capacity from other Providers: *Unless waived or otherwise provided for at the pre-application meeting, if the project is to receive sewer or potable water services from any provider other than the County, a statement from that provider indicating adequate capacity to serve the project shall be provided.*

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

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RECORDING OF DEVELOPER COMMITMENTS

Within 30 days of adoption of the Ordinance, the owner or developer at their expense shall record in the Public Records of Collier County a Memorandum of Understanding of Developer Commitments or Notice of Developer Commitments that contains the legal description of the property that is the subject of the land use petition and contains each and every commitment of the owner or developer specified in the Ordinance. The Memorandum or Notice shall be in form acceptable to the County and shall comply with the recording requirements of F.S. §695. A recorded copy of the Memorandum or Notice shall be provided to the assigned Principal Planner, Zoning Services Department, within 15 days of recording of said Memorandum or Notice.

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

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

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Community Development Department

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Pre-Application Meeting and Final Submittal Requirement Checklist for:

☐ A Conditional Use to be heard by the Planning Commission and Board of Zoning Appeals
■ A Minor Conditional Use to be heard by the Office of the Hearing Examiner
Chapter 3 of the Administrative Code

The following Submittal Requirement Checklist is to be utilized during the Pre-Application Meeting, and at time of application submittal. At 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	Required	Not Required
Completed Application	☒	☐
Cover letter briefly explaining the project	✓	☐
Pre-Application Notes	✓	☐
Affidavit of Authorization, signed and notarized	☒	☐
Completed Addressing Checklist	☒	☐
Property Ownership Disclosure Form	☒	☐
Warranty Deed(s)	✓	☐
Boundary Survey	✓	☐
Conceptual Site Plan 24" X 36" plus (one 8 ½ X 11 copy)	✓	☐
Plans showing proposed location for utilities, if required	☐	✓
Plans for screening and buffering the use with reference as to type, dimensions, and character, if required	☐	✓
Plans showing the proposed landscaping and provisions for trees protected by County regulations, if required	☐	✓
Plans showing the proposed signs and lighting, including type, dimensions, and character, if required	☐	✓
Architectural Rendering of Proposed Structure(s), if applicable	☐	✓
Current aerial photographs (available from Property Appraiser) with project boundary and, if vegetated, FLUCFCS Codes with legend included on aerial.	✓	☐
Statement of utility provisions (with all required attachments & sketches)	✓	☐
Environmental Data Requirements, pursuant to LDC section 3.08.00	☐	✓
Environmental Data Requirements collated into a single Environmental Impact Statement (EIS) at time of public hearings. Coordinate with project planner at time of public hearing.	☐	✓
Listed Species Survey; less than 12 months old. Include copies of previous surveys.	☐	✓
Traffic Impact Study (TIS) or waiver	✓	☐
Historical and Archeological Survey, or waiver	☐	✓
Electronic copy of all documents and plans	✓	☐

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

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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.

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

☐	Bayshore/Gateway Triangle Redevelopment: Executive Director	☐	Emergency Management or EMS:
☐	Conservancy of SWFL:	☐	GMD Graphics
☐	City of Naples:	☐	Utilities Engineering: y
☐	Parks and Recreation:	☐	Immokalee Water/Sewer District:
☐	Other:	☐	School District (Residential Components):

Communication Towers:

☐	Mosquito Control	☐	Collier County Airport Authority
☐	Naples Airport Authority		

Commercial Mining:

☐	Impact Fees

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

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FEE REQUIREMENTS

- ☐ **Pre-Application Meeting:** $500.00 (to be credited towards the application fee if the application is filed within 9 months of pre-application meeting)
- ☐ **Conditional Use Application Fee:** $4,000.00
  - When filed with Rezone Petition: $1,500.00
  - Additional fee for 5th and subsequent reviews: 20% of original fee
- ☐ **Comprehensive Planning Consistency Review:** $300.00
- ☐ **Environmental Data Requirements-EIS Packet (submittal determined at pre-application meeting):** $2,500.00
- ☐ **Listed or Protected Species survey review fee (when an EIS is not required):** $1,000.00
- ☐ **Transportation Fee, if required:**
  - Methodology Review Fee: $500.00
  - Minor Study Review Fee: $750.00
  - Major Study Review Fee: $1,500.00
- ☐ **Estimated Legal Advertising Fee for the Hearing Examiner or CCPC:** $1,125.00
- ☐ **Estimated Legal Advertising Fee for the BZA, if required:** $500.00

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.

D. Wayne Arnold Digitally signed by D. Wayne Arnold Date: 2024.03.29 12:09:29 -04'00'
Agent/Owner Signature

10/31/2023
Date

D. Wayne Arnold, AICP
Agent/Owner Name (please print)

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

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Public Participation Requirements
LDC Section 10.03.06 B. or C.
Chapter 8 of the Administrative Code

Notice for Minor Conditional Use Petitions

Neighborhood Information Meeting (NIM) Requirements: Applicant must conduct a NIM at least 15 days prior to the Hearing Examiner's receipt of the staff report and application materials in accordance with the applicable sections of the Administrative Code. The NIM shall be advertised and a mailed written notice shall be given to the property owners in the notification area at least 15 days prior to the NIM meeting.

Mailed Notice: Written notice shall be sent to property owners in the notification area at least 15 days before the advertised Hearing Examiner hearing.

Newspaper Advertisements: The legal advertisement shall be published at least 15 days before the advertised Hearing Examiner hearing in a newspaper of general circulation. The advertisement shall include at a minimum:

- Date, time, and location of the hearing;
- Description of the proposed land uses; and
- 2 in. x 3 in. map of the project location.

Sign: A sign shall be posted at least 15 days before the advertised Hearing Examiner hearing date.

Public Hearing for Minor Conditional Use Petitions

Hearing Examiner: The Hearing Examiner shall hold at least 1 advertised public hearing. See Chapter 9 of the Administrative Code for the Office of the Hearing Examiner procedures.

Notice for Conditional Use Petitions

Neighborhood Information Meeting (NIM) Requirements: Applicant must conduct a NIM at least 15 days prior to the advertised public hearing. The NIM shall be advertised and a mailed written notice shall be given to the property owners in the notification area at least 15 days prior to the NIM meeting.

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

Mailed Notice: Written notice shall be sent to property owners in the notification area at least 15 days before the advertised public hearing.

Newspaper Advertisements: The legal advertisement shall be published at least 15 days before the advertised public hearing in a newspaper of general circulation. The advertisement shall include at a minimum:

- Date, time, and location of the hearing;
- Description of the proposed land uses; and
- 2 in. x 3 in. map of the project location.

Sign: A sign shall be posted at least 15 days before the advertised public hearing date. **Public Hearing for Conditional Use Petitions**

Environmental Advisory Committee (EAC): The EAC shall hold at least 1 advertised public hearing, if required.

Collier County Planning Commission (CCPC): The CCPC shall hold at least 1 public hearing.

Board of Zoning Appeals (BZA): The BZA shall hold at least 1 advertised public hearing.

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

Immokalee Main Street Hotel CU (PL20220001199)

Conditions of Approval

The approval of this conditional use is subject to the following condition(s):

1. Maximum number of hotel rooms are limited to 38.

2. No outdoor amplified sound shall be permitted, unless permitted under a Temporary Use Permit for a special event.

3. The maximum total daily trip generation shall not exceed 22 two-way PM peak hour net trips based on the use codes in the ITE Manual on trip generation rates in effect at the time of any future application for SDP/SDPA or subdivision plat approval.

4. Project site light poles, structures and fixtures will be shielded away from residential property lines.

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

Immokalee Main Street Hotel CU (PL20220001199)

Evaluation Criteria

Pursuant to LDC section 10.08.00 and Chapter 3 C.1 of the Administrative Code, staff's recommendation to the reviewing body shall be based upon a finding that the granting of the conditional use will not adversely affect the public interest and that the specific requirements governing the individual conditional use, if any, have been met. Further, satisfactory provision and arrangement have been made concerning the following matters, where applicable.

Provide a narrative statement describing a request for a conditional use and a detailed response to the criteria listed below. Specify how and why the request is consistent with each of the criteria.

Narrative

The site is presently developed with the 15-unit Budget Inn Motel. The property owner wishes to demolish the older motel structures and redevelop the site with a 38-room, 3 story, hotel in compliance with current Collier County design and development standards. The property is located within the Industrial-Mixed Use Subdistrict of the Immokalee Area Master Plan. The property is located within the Agribusiness Overlay Subdistrict and is zoned C-5 ASOD.

This zoning overlay permits all C-5 land uses; however, because the property is not located within a designated Activity Center, a Conditional Use is required for the hotel use. This application seeks approval of Conditional Use #9, Hotel/Motel of the C-5 zoning district. At the time the original hotel was developed in the early 1970's a hotel was a permitted use under the former Immokalee Area Zoning Area.

a. Describe how the project is consistent with the Collier County Land Development Code and Growth Management Plan. Include information on how the request is consistent with the applicable section or portions of the Future Land Use Element.

The property is located within the Urban Industrial District, Industrial-Mixed Use Subdistrict of the Immokalee Area Master Plan. This Subdistrict allows for higher intensity commercial uses as described in the LDC (Ordinance 04-41, as amended) for Commercial (C-4 and C-5). The existing C-5 zoning is consistent with the Immokalee Area Master Plan Future Land Map and Element.

Objective 1.3 and Policy 1.3.1 discuss the promotion and expansion of tourism, eco-tourism, recreation, entertainment, and cultural opportunities in Immokalee in order to diversify the Immokalee economy and improve quality of life. The redevelopment of the site with a greater number of tourism driven motel units is consistent with this objective and policy of the Immokalee Area Master Plan.

Policy 5.1.2 discusses that land uses should be compatible within the community through adherence to the standards of the Land Development Code. The proposed redevelopment of the site will be in compliance with all design and development standards of the Land Development Code. No deviations from LDC standards are proposed.

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

GradyMinor
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Q. Grady Minor and Associates, LLC
3800 Via Del Rey, Bonita Springs, FL 34134 • 239-947-1144 • engineering@gradyminor.com • www.gradyminor.com

Policy 5.6 of the FLUE states:
New developments shall be compatible with, and complementary to, the surrounding land uses, as set forth in the Land Development Code.

The proposed CU will not result in a new use, but rather a redevelopment of the property which has been continually in use as a motel for over 50 years into a larger and modern motel. The building and site will be designed and developed in compliance with all requirements of the LDC, including the site design and architectural standards, and overlay zoning district requirements. The hotel use remains compatible with the surrounding uses, which are all commercial in nature and commercially or industrially zoned.

Policies 7.1 through 7.4 of the FLUE encourage vehicular interconnection and walkability. The subject property contains existing improvements and is being redeveloped. The corner property proposes no interconnection to the north or east. To the north is an auto storage yard that has a locked and fenced access. To the east is an undeveloped industrially zoned property. Providing an interconnection to the undeveloped site is not feasible, as the location of future improvements on that adjacent site are unknown.

The site does promote pedestrian walkability and will provide a sidewalk connecting from the building entrance to the sidewalk located within the SR 29 right of way.

b. Describe the existing or planned means of ingress and egress to the property and proposed structure thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

Access to the site is currently provided from two driveway connections on East Main Street and a single driveway on Jefferson Avenue. The proposed redevelopment will have no access to East Main Street and will have vehicular access from Jefferson Avenue only. A pedestrian sidewalk connection will be provided from the existing sidewalk in the East Main Street ROW to the new motel building. From the parking lot accessed from Jefferson Avenue a sidewalk will be provided internally to the site. The Conditional Use site plan depicts the proposed improvements, and the site will be constructed in full compliance with fire code standards for building and site safety.

c. Describe the effect the conditional use will have on neighboring properties in relation to noise, glare, economic impact, and odor.

The redevelopment of the site should have no effect on neighboring properties with regard to noise, glare, economic or odor. All surrounding properties are zoned and/or developed with commercial and industrial land uses.

d. Describe the site's and the proposed use's compatibility with adjacent properties and other properties in the district.

The redevelopment of the motel property for a new modern hotel use is compatible with other properties in the district. All surrounding property is zoned or developed with commercial and industrial land uses. The proposed new 38 room motel will not

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

be incompatible with adjacent properties and will be designed and developed in full compliance with the LDC.

e. Please provide any additional information which you may feel is relevant to this request.

The property owner intends to coordinate with the Immokalee Community Redevelopment Agency (CRA) throughout the redevelopment of the site. A new facility in compliance with LDC standards will be benefit to the Immokalee community.

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Pre-Application Meeting Notes

Petition Type: Conditional Use (CU)
Date and Time: Wednesday 3/16/22 9:00AM

Assigned Planner: Gabriela Castro

Engineering Manager (for PPL's and FP's): _____

Project Information

Project Name: Budget Inn Immokalee (CU)

PL #: 20220001199 with Concurrent SDP PL20220001200

Property ID #: 116040006 **Current Zoning:** C-5 - AOSD

Project Address: 504 E Main St **City:** Immokalee **State:** FL **Zip:** 34142

Applicant: Sharon Umpenhour - Grady Minor

Agent Name: D.Wayne Arnold, AICP **Phone:** 239-947-1144

Agent/Firm Address: 3800 Via Del Rey **City:** Bonita Springs, FL **State:** **Zip:** 34134

Property Owner: Shanta LLC

Please provide the following, if applicable:

i. **Total Acreage:** .97

ii. **Proposed # of Residential Units:** _____

iii. **Proposed Commercial Square Footage:** _____

iv. **For Amendments, indicate the original petition number:** _____

v. **If there is an Ordinance or Resolution associated with this project, please indicate the type and number:** _____

vi. **If the project is within a Plat, provide the name and AR#/PL#:** _____

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

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(239) 252-2400

Meeting Notes

As of 10/16/2017 all Zoning applications have revised applications, and your associated Application is included in your notes; additionally a *new Property Ownership Disclosure Form is required for all applications. A copy of this new form is included in your pre-app

Note – link is https://www.colliercountyfl.gov/Home/ShowDocument?id=75093

ZONING – GABRIELA CASTRO
- Within Immokalee CRA
- proposed 2-3 hotels
- reception room maybe (40 - 50 rooms)

Notes from Immokalee CRA
- Present at the CRA Advisory Board when ready with a concept plan + architectural drawings

COMP PLANNING – RACHEL HANSON – SEE ATTACHED EMAIL ON PAGE 2.A.

PUBLIC UTILITIES – PLEASE CONTACT JENNIFER RAINEY (239) 252-8836
EMAIL JENNIFER.A.RAINEY@COLLIERCOUNTYFL.GOV.

If Site is within the City of Naples Water Service Area please send to Naples Utilities and Planning Departments. Then, if the petition is submitted, we are to send it (by email) to the four persons below in their Utilities and Planning Depts. - along with a request that they send us a letter or email of "no objection" to the petition. Bob Middleton RMiddleton@naplesgov.com Allyson Holland AMHolland@naplesgov.com Robin Singer RSinger@naplesgov.com Erica Martin emartin@naplesgov.com

Disclaimer: Information provided by staff to applicant during the Pre-Application Meeting is based on the best available data at the time of the meeting and may not fully inform the applicant of issues that could arise during the process. The Administrative Code and LDC dictates the regulations which all applications must satisfy. Any checklists provided of required data for an application may not fully outline what is needed. It is the applicant's responsibility to provide all required data.

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

ThomasClarkeVEN

From: HansenRachel
Sent: Friday, March 18, 2022 2:54 PM
To: ThomasClarkeVEN
Cc: CastroGabriela
Subject: Budget Inn Immokalee (CU) - PL20220001199 notes

Hi Tom,

Below are my notes for Budget Inn Immokalee (CU) - PL20220001199:

The subject property is located within the Urban Industrial District and Industrial – Mixed Use Subdistrict (I-MU) per the Immokalee Master Plan. The proposed conditional use is consistent with the I-MU designation of the Immokalee Master Plan.

Rachel Hansen
Senior Planner
Planning & Zoning Division
Rachel.Hansen@colliercountyfl.gov
2800 N. Horseshoe Drive, Naples, FL 34104
Phone: (239) 252-1442

Collier County

"Tell us how we are doing by taking our Zoning Division Survey at https://goo.gl/eXjvqT."

Information contained in this email is subject to verification by the Zoning Manager and/or Planning Director; if this information is being used as a basis for the purchase/lease of a property or as a guide for the design of a project, it is recommended that a Zoning Verification Letter or Zoning Certificate Application is submitted to zoning services. Applications for a Zoning Verification Letter can be found here: https://www.colliercountyfl.gov/home/showdocument?id=69624
Zoning Certificate applications can be found here: https://www.colliercountyfl.gov/your-government/divisions-f-r/operations-regulatory-management/zoning-or-land-use-application/zoning-other-land-use-applications

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www.colliercountyfl.gov

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

Meeting Notes

TRANSPORTATION - MIKE SAWYER - SEE EMAIL NOTES - PAGE 3.A.

LANDSCAPE - MARK TEMPLETON - SEE EMAIL NOTES - PAGE 3.B.

ENVIRONMENTAL - CRAIG BROWN - SEE EMAIL NOTES AND CHECKLISTS ON PAGES 3.C.1 - 3.C.7.

IMPACT FEES - GINO SANTABARBARA - SEE EMAIL NOTES AND ATTACHMENTS ON PAGES 3.D.1. - 3.D.8

STORMWATER - RICK ORTH - SEE EMAIL AND AERIAL ON PAGES 3.E.1 - 3.E.2.

N. COLLIER FIRE - PLEASE CONTACT LINDA SIMMONS - SEE PAGE 5 FOR CONTACT INFO

Other required documentation for submittal (not listed on application):

Disclaimer: Information provided by staff to applicant during the Pre-Application Meeting is based on the best available data at the time of the meeting and may not fully inform the applicant of issues that could arise during the process. The Administrative Code and LDC dictates the regulations which all applications must satisfy. Any checklists provided of required data for an application may not fully outline what is needed. It is the applicant's responsibility to provide all required data.

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

ThomasClarkeVEN

From: SawyerMichael
Sent: Wednesday, March 16, 2022 9:20 AM
To: ThomasClarkeVEN; CastroGabriela
Cc: VargaCecilia
Subject: Immokalee BUDGET INN - PL20220001199 (CU)

Thomas,

For the Conditional Use: Please check the TIS required box on the pre app checklist as well as methodology on the next page with a note that methodology will be by email to staff.

Please also add the following notes:

Transportation Planning: Methodology meeting by email required and provide note on TIS cover sheet that fee will be collected at time of Conditional Use submittal. Contact FDOT regarding access on Main Street, Mark Clark 225-1984. Address all transportation elements of the GMP. Provide trip limit Condition based on TIS using standard language: *"The maximum total daily trip generation for the Conditional Use shall not exceed ____ two-way PM peak hour net trips based on the use codes in the ITE Manual on trip generation rates in effect at the time of application for SDP/SDPA or subdivision plat approval."* Also provide interconnection commitment using standard language: "Vehicular and Pedestrian interconnection will be provided to the _____ to allow access to all connection points with_____, consistent with the conceptual PUD Master Plan, _____. The final location of the access point will be coordinated with the adjacent property owner and a cross-access easement, or an access easement to the public for public use without responsibility of maintenance by Collier County, will be provided at time of the first Site Development Plan or Plat. The connection and supporting infrastructure will be constructed to the property line by the developer or successors or assigns prior to the first Certificate of Occupancy. The interconnections shall remain open to the public."

Respectfully,

Michael Sawyer
Principal Planner
Growth Management Department
Transportation Planning
2685 South Horseshoe Drive, Suite 103
Naples, Florida 34104
239-252-2926
michael.sawyer@colliercountyfl.gov

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Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

ThomasClarkeVEN

From: TempletonMark
Sent: Wednesday, March 16, 2022 8:39 AM
To: ThomasClarkeVEN
Subject: Budget Inn Immokalee PL20220001199 (CU)

Hi Thomas,
Below are the landscape notes for this one:

Label perimeter buffer widths and types on the master plan:

- 10' Type D along West
- 15' Type D along the South
- 10' Type A buffer along the East and North

Respectfully,

Mark Templeton, RLA
Principal Planner/Landscape Review

Collier County
Development Review Division
Exceeding Expectations, Every Day!

NOTE: Email Address Has Changed

2800 North Horseshoe Drive, Naples Florida 34104
Phone: 239.252.2475

How are we doing? Please CLICK HERE to fill out a Customer Survey.
We appreciate your Feedback!

Disclaimer- this email is not to be interpreted as an endorsement or approval of any permit, plan, project, or deviation from the Land Development Code.

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ThomasClarkeVEN

From: BrownCraig
Sent: Wednesday, March 16, 2022 9:48 AM
To: ThomasClarkeVEN
Cc: CastroGabriela
Subject: Budget Inn (CU) PL 20220001199
Attachments: Conditional Use checklist short REVISED 7-12-2016.doc; Environmental data Checklist updated December 2016.doc

Gabriela/Thomas,

I missed Email link for this one?? here are my notes for the request.

1. Please provide Environmental Data: Please provide FLUCFCS aerial map of the subject property please include the invasive exotic plant percentage amounts and indicate which FLUCFCS are being considered Native Vegetation. Identify on a current aerial the acreage, location and community types of all upland and wetland habitats on the project site, according to the Florida Land Use Cover and Forms Classification System (FLUCFCS) and provide a legend for each of the FLUCFCS Codes identified. Aerials and overlay information must be legible at the scale provided. Provide calculations for the acreage of **native vegetation** required to be retained on-site. In a separate report, demonstrate how the preserve selection criteria pursuant to 3.05.07 have been met. Where applicable, include in this report an aerial showing the project boundaries along with any undeveloped land, preserves, natural flowways or other natural land features, located on abutting properties.
   Add a note on the master concept plan to state "no preservation is required" if applicable.

   IF the property has been cleared of vegetation; please provide supporting documentation to explain the clearing that has occurred (i.e. Historic aerials or issued permits). **A Tree survey may be required.**

ES Staff will visit the site at first review to evaluate if a listed species survey will be required.

Please address how the proposed project is consistent with Conservation Coastal Management Element (CCME) Policy 6.1.1 and Objective 7.1.

The proposed project occurs in a Wellfield Protection Overlay Zone. Please provide an illustration to show the projects location in relation to the Wellfield Protection Overlay. Please address that the proposed uses will comply with LDC 3.06.00

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Craig Brown
Senior Environmental Specialist
Development Review Division
(239) 252-2548.

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We appreciate your Feedback!

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Environmental Checklist
Conditional Use

Project Name BUDGET INN - IMMOKALEE (CU)

1. Is the project is in compliance with the overlays, districts and/or zoning on the subject site and/or the surrounding properties? (CON, ST, PUD, RLSA, RFMU, etc.) (LDC 2.03.05-2.03.08; 4.08.00) Not in CV Library

2. Submit a current aerial photograph (available from the Property Appraiser's office) and clearly delineate the subject site boundary lines. If the site is vegetated, provide FLUCFCS overlay and vegetation inventory identifying upland, wetland and exotic vegetation (Admin. Code Ch. 3 G.1. Application Contents #24). FLUCFCS Overlay -P627

3. Clearly identify the location of all preserves and label each as "Preserve" on all plans. (LDC 3.05.07.A.2). Preserve Label- P546

4. Provide calculations on site plan showing the appropriate acreage of native vegetation to be retained, the max. amount and ratios permitted to be created on-site or mitigated off-site. Exclude vegetation located within utility and drainage easements from the preserve calculations (LDC 3.05.07.B-D; 3.05.07.F; 3.05.07.H.1.d-e). Preserve Calculation - P547

5. Created and retained preserve areas shall meet the minimum width requirements per LDC 3.05.07.H.1.b. Preserve Width - P603

6. Retained preservation areas shall be selected based on the criteria defined in LDC 3.05.07.A.3, include all 3 strata, be in the largest contiguous area possible and shall be interconnected within the site and to adjoining off-site preservation areas or wildlife corridors. (LDC 3.05.07.A.1-4) Preserve Selection- P550

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

8. Wildlife survey required for sites where an EIS is not required, when so warranted. (LDC 10.02.02.A.2.f) Listed Species - P522

9. Provide Environmental Data identifying author credentials, consistency determination with the GMPs, off-site preserves, seasonal and historic high water levels, and analysis of water quality. For land previously used for farm fields or golf course, provide soil sampling/groundwater monitoring reports identifying any site contamination. (LDC 3.08.00) Environmental Data Required – P 522

10. Master Plan shall state the minimum acreage required to be preserved. (LDC 10.02.13.A.2) Master Plan Contents-P626

Additional Comments:

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

Environmental Data Checklist

Project Name Budget Inn Immokalee (CU)

The Environmental Data requirements can be found in LDC Section 3.08.00

1. Provide the EIS fee if PUD or CU.

2. WHO AND WHAT COMPANY PREPARED THE ENVIRONMENTAL DATA REPORT? Preparation of Environmental Data. Environmental Data Submittal Requirements shall be prepared by an individual with academic credentials and experience in the area of environmental sciences or natural resource management. Academic credentials and experience shall be a bachelor's or higher degree in one of the biological sciences with at least two years of ecological or biological professional experience in the State of Florida. **Please include revision dates on resubmittals.**

3. Identify on a current aerial, the location and acreage of all SFWMD jurisdictional wetlands according to the Florida Land Use Cover and Forms Classification System (FLUCFCS) and include this information on the SDP or final plat construction plans. Wetlands must be verified by the South Florida Water Management District (SFWMD) or Florida Department of Environmental Protection (DEP) prior to SDP or final plat construction plans approval. For sites in the **RFMU district,** provide an assessment in accordance with 3.05.07 F and identify on the FLUCFCS map the location of all high quality wetlands (wetlands having functionality scores of at least 0.65 WRAP or 0.7 UMAM) and their location within the proposed development plan. Sites with high quality wetlands must have their functionality scores verified by the SFWMD or DEP prior to first development order approval. Where functionality scores have not been verified by either the SFWMD or DEP, scores must be reviewed and accepted by County staff, consistent with State regulation.

4. SDP or final plat construction plans with impacts to five (5) or more acres of wetlands shall provide an analysis of potential water quality impacts of the project by evaluating water quality loadings expected from the project (post development conditions considering the proposed land uses and stormwater management controls) compared with water quality loadings of the project area as it exists in its pre-**development** conditions. The analysis shall be performed using methodologies approved by Federal and State water quality agencies, and must demonstrate no increase in nutrients (nitrogen and phosphorous) loadings in the post development scenario.

5. Where treated stormwater is allowed to be directed into preserves, show how the criteria in 3.05.07 H have been met.

6. Where **native vegetation** is retained on site, provide a topographic map to a half foot and, where possible, provide elevations within each of the FLUCFCS Codes identified on site. For SDP or final plat construction plans, include this information on the site plans.

7. Provide a wildlife survey for the nests of bald eagle and for **listed species known to inhabit** biological communities similar to those existing on site. The survey shall be conducted in accordance with the guidelines or recommendations of the Florida Fish and Wildlife Conservation Commission (FFWCC) and the U.S. Fish and Wildlife Service (USFWS). Survey times may be reduced or waived where an initial habitat assessment by the environmental consultant indicates that the likelihood of listed species occurrence is low, as determined by the FFWCC and USFWS. Where an initial habitat assessment by the environmental consultant indicates that the likelihood of listed species occurrence is low, the survey time may be reduced or waived by the County Manager or designee, when the project is not reviewed or technical assistance not provided by the FFWCC and USFWS. Additional survey time may be required if listed species are discovered

8. Provide a survey for listed plants identified in 3.04.03

9. Wildlife habitat management and monitoring plans in accordance with 3.04.00 shall be required where listed species are utilizing the site or where wildlife habitat management and monitoring plans are required by the FFWCC or USFWS. These plans shall describe how the project directs incompatible land uses away from listed species and their habitats. Identify the location of listed species nests, burrows, dens, foraging areas, and the

PAGE 2 of 4

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

location of any bald eagle nests or nest protection zones on the native vegetation aerial with FLUCFCS overlay for the site. Wildlife habitat management plans shall be included on the SDP or final plat construction plans. Bald eagle management plans are required for sites containing bald eagle nests or nest protection zones, copies of which shall be included on the SDP or final plat construction plans.

10. For sites or portions of sites cleared of native vegetation or in agricultural operation, provide documentation that the parcel(s) were issued a permit to be cleared and are in compliance with the 25 year rezone limitation pursuant to section 10.02.06. For sites permitted to be cleared prior to July 2003, provide documentation that the parcel(s) are in compliance with the 10 year rezone limitation previously identified in the GMP. Criteria defining native vegetation and determining the legality, process and criteria for clearing are found in 3.05.05, 3.05.07 and 10.02.06.

11. Identify on a current aerial the acreage, location and community types of all upland and wetland habitats on the project site, according to the Florida Land Use Cover and Forms Classification System (FLUCFCS), and provide a legend for each of the FLUCFCS Codes identified. Aerials and overlay information must be legible at the scale provided. Provide calculations for the acreage of **native vegetation** required to be retained on-site. Include the above referenced calculations and aerials on the SDP or final plat construction plans. In a separate report, demonstrate how the preserve selection criteria pursuant to 3.05.07 have been met. Where applicable, include in this report an aerial showing the project boundaries along with any undeveloped land, preserves, natural flowways or other natural land features, located on abutting properties.

12. Include on a separate site plan, the project boundary and the land use designations and overlays for the RLSA, RFMU, ST and ACSC-ST districts. Include this information on the SDP or final plat construction plans.

13. Where off-site preservation of **native vegetation** is proposed in lieu of on-site, demonstrate that the criteria in section 3.05.07 have been met and provide a note on the SDP or final plat construction plans indicating the type of donation (monetary payment or land donation) identified to satisfy the requirement. Include on the SDP or final plat construction plans, a location map(s) and property identification number(s) of the off-site parcel(s) if off-site donation of land is to occur.

14. Provide the results of any Environmental Assessments and/or Audits of the property, along with a narrative of the measures needed to remediate if required by FDEP.

15. Soil and/or ground water sampling shall be required at the time of first development order submittal for sites that occupy farm fields (crop fields, cattle dipping ponds, chemical mixing areas), golf courses, landfill or junkyards or for sites where **hazardous products** exceeding 250 gallons of liquid or 1,000 pounds of solids were stored or processed or where **hazardous wastes** in excess of 220 pounds per month or 110 gallons at any point in time were generated or stored. The amount of sampling and testing shall be determined by a registered professional with experience in the field of Environmental Site Assessment and shall at a minimum test for organochlorine pesticides (U.S. Environmental Protection Agency (EPA) 8081) and Resource Conservation and Recovery Act (RCRA) 8 metals using Florida Department of Environmental Protection (FDEP) soil sampling Standard Operating Procedure (SOP) FS 3000, in areas suspected of being used for mixing and at discharge point of water management system. Sampling should occur randomly if no points of contamination are obvious. Include a background soil analysis from an undeveloped location hydraulically upgradient of the potentially contaminated site. Soil sampling should occur just below the root zone, about 6 to 12 inches below ground surface or as otherwise agreed upon with the registered professional with experience in the field of Environmental Site Assessment. Include in or with the Environmental Site Assessment, the acceptable State and Federal pollutant levels for the types of contamination found on site and indicate in the Assessment, when the contaminants are over these levels. If this analysis has been done as part of an Environmental Audit then the report shall be submitted. The County shall coordinate with the FDEP where contamination exceeding applicable FDEP standards is identified on site or where an Environmental Audit or Environmental Assessment has been submitted.

16. Shoreline development must provide an analysis demonstrating that the project will remain fully functional for its intended use after a six-inch rise in sea level.

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

17. Provide justification for deviations from environmental LDC provisions pursuant to GMP CCME Policy 6.1.1 (13), if requested.

18. Where applicable, provide evidence of the issuance of all applicable federal and/or state oil and gas permits for proposed oil and gas activities in Collier County. Include all state permits that comply with the requirements of Chapter 62C-25 through 62C-30, F.A.C., as those rules existed on January 13, 2005.

19. Identify any Wellfield Risk Management Special Treatment Overlay Zones (WRM-ST) within the project area and provide an analysis for how the project design avoids the most intensive land uses within the most sensitive WRM-STs and will comply with the WRM-ST pursuant to 3.06.00. Include the location of the Wellfield Risk Management Special Treatment Overlay Zones on the SDP or final plat construction plans. For land use applications such as standard and PUD rezones and CUs, provide a separate site plan or zoning map with the project boundary and Wellfield Risk Management Special Treatment Overlay Zones identified.

20. Demonstrate that the design of the proposed stormwater management system and analysis of water quality and quantity impacts fully incorporate the requirements of the Watershed Management regulations of 3.07.00.

21. For sites located in the Big Cypress Area of Critical State Concern-Special Treatment overlay district (ACSC-ST), show how the project is consistent with the development standards and regulations in 4.02.14.

22. For multi-slip docking facilities with ten slips or more, and for all marina facilities, show how the project is consistent with 5.05.02. Refer to the Manatee Protection Plan for site specific requirements of the Manatee Protection Plan not included in 5.05.02.

23. For development orders within RFMU sending lands, show how the project is consistent with each of the applicable Objectives and Policies of the Conservation and Coastal Management Element of the GMP.

24. The County Manager or designee may require additional data or information necessary to evaluate the project's compliance with LDC and GMP requirements. (LDC 10.02.02.A.3 f)

    The following to be determined at preapplication meeting:
    (Choose those that apply)

    a. Provide overall description of project with respect to environmental and water management issues.
    b. Explain how project is consistent with each of the applicable objectives and policies in the CCME of the GMP.
    c. Explain how the project meets or exceeds the native vegetation preservation requirement in the CCME and LDC.
    d. Indicate wetlands to be impacted and the effects of the impact to their functions and how the project's design compensates for wetland impacts.
    e. Indicate how the project design minimizes impacts to listed species. Describe the measures that are proposed as mitigation for impacts to listed species.

25. PUD zoning and CU petitions. For PUD rezones and CU petitions, applicants shall collate and package applicable Environmental Data Submittal Requirements into a single Environmental Impact Statement (EIS) document, prior to public hearings and after all applicable staff reviews are complete. Copies of the EIS shall be provided to the County Manager or designee prior to public hearings.

26. Is EAC Review (by CCPC) required?

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

27. PUD master plan or PPL/SDP site plan notes:

    Where preserves occur adjacent to development off site and will be used in lieu of landscape buffers, include the following condition in the environmental commitments section of the PUD document.

    Preserves may be used to satisfy the landscape buffer requirements after exotic vegetation removal in accordance with LDC sections 4.06.02 and 4.06.05.E.1. Supplemental plantings with native plant materials shall be in accordance with LDC section 3.05.07.

28. Additional comments

29. Stipulations for approval (Conditions)

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

ThomasClarkeVEN

From: SantabarbaraGino
Sent: Wednesday, March 16, 2022 11:24 AM
To: GiblinCormac; CastroGabriela; ThomasClarkeVEN
Subject: IF Pre App notes Budget Inn Immokalee PL20220001199 (CU) PL20220001200 (SDP)
Attachments: PL20220001200 (SDP) Budget Inn Immokalee .pdf; Commercial Rates 033021.pdf; Commercial Rates (033022).pdf

Good morning,

Please find attached the Impact Fee Notes for Budget Inn Immokalee
PL20220001199 (CU)
PL20220001200 (SDP)
If you should have any questions or need any additional information please feel free to contact me, thank you.

Gino Santabarbara, PMP
Principal Planner

Collier County

Capital Project Planning, Impact Fees & Program Management Division
2685 South Horseshoe Drive, Suite 103, Naples Florida 34104
Phone: 239.252.2925
Gino.Santabarbara@CollierCountyFL.gov

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

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

Budget Inn Immokalee
PL20220001199 (CU)
PL20220001200 (SDP)

Collier County

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Meeting Notes

Impact Fees – COA application and app fee required. No 33% estimated transportation impact fees due for SDP approval. Impact fees will be assessed and collected on the building permit based on proposed hotel use. All impact fees are calculated based on rates in effect at time of building permit application. See attached schedule for current rates. please note new impact rates will take effect March 30, 2022. Any applicable credits will be applied at building permit.

Water and Sewer – Property is located within Immokalee Water-Sewer District. Please contact them regarding fees.

Immokalee fire impact fee = $0.32 per sf

Fire impact fees are due at building permit issuance, remaining impact fees due prior to issuance of Certificate of Occupancy.

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

COLLIER COUNTY
COMMERCIAL IMPACT FEES
EFFECTIVE MARCH 30, 2021
Phase 3 Road Changes

LAND USE	EMS	GOVERNMENT BUILDINGS	JAIL	LAW ENFORCEMENT	ROAD	TOTAL (ROUNDED) WATER, WASTEWATER AND FIRE NOT INCLUDED (See Page 3)	
Auto Sales (Luxury)	$0.08084	$0.53622	$0.28407	$0.32161	$11.89275	**$13.115**	Per Square Foot
Auto Sales (New/Used)	$0.11538	$0.76528	$0.40542	$0.45899	$16.62200	**$18.37**	Per Square Foot
Bank/Savings: Drive-In **	$0.17896	$1.18697	$0.62882	$0.71191	$21.25400	**$23.96**	Per Square Foot
Bank/Savings: Walk-In **	$0.17503	$1.16094	$0.61504	$0.69630	$12.30000	**$14.95**	Per Square Foot
Business Park	$0.07535	$0.49978	$0.26477	$0.29975	$10.85491	**$11.99**	Per Square Foot
Car Wash - Automated	$0.13814	$0.91626	$0.48540	$0.54954	$36.63520	**$38.72**	Per Square Foot
Car Wash - Self-Service	$68.29	$452.92	$239.94	$271.65	$11,354.07	**$12,386.87**	Per Bay
Church	$2.35	$15.62	$8.27	$9.37	$286.00	**$321.61**	Per Seat
College - 7,500 students or less	$7.85	$52.06	$27.58	$31.22	$1,896.60	**$2,015.31**	Per Student
College - More than 7,500 student	$5.49	$36.44	$19.31	$21.86	$1,424.59	**$1,507.69**	Per Student
Convenience Store (24 hours)	$0.42934	$2.84768	$1.50862	$1.70795	$77.93274	**$84.43**	Per Square Foot
Convenience Store w/Gas:							
4 or less Fuel Positions	$341.43	$2,264.61	$1,199.72	$1,358.24	based on sq ft range	**$5,164.00 ***	Per Fuel Position
5-6 Fuel Positions	$290.41	$1,926.22	$1,020.46	$1,155.29	based on sq ft range	**$4,392.38 ***	Per Fuel Position
7-8 Fuel Positions	$258.23	$1,712.77	$907.37	$1,027.27	based on sq ft range	**$3,905.64 ***	Per Fuel Position
9-10 Fuel Positions	$230.76	$1,530.56	$810.85	$917.99	based on sq ft range	**$3,490.16 ***	Per Fuel Position
11-12 Fuel Positions	$215.85	$1,431.65	$758.45	$858.66	based on sq ft range	**$3,264.61 ***	Per Fuel Position
13 or more Fuel Positions	$203.29	$1,348.35	$714.32	$808.70	based on sq ft range	**$3,074.66 ***	Per Fuel Position
< 2,000 sq. ft.	based on # of fuel pos	based on # of fuel pos	based on # of fuel pos	based on # of fuel pos	$6,910.00	**$6,910.00 ***	Per Fuel Position
2,000 - 2,999 sq. ft	based on # of fuel pos	based on # of fuel pos	based on # of fuel pos	based on # of fuel pos	$8,252.00	**$8,252.00 ***	Per Fuel Position
3,000+ sq ft	based on # of fuel pos	based on # of fuel pos	based on # of fuel pos	based on # of fuel pos	$9,262.00	**$9,262.00 ***	Per Fuel Position
Dance Studio/Gymnastics	$0.17425	$1.15573	$0.61228	$0.69317	$8.94371	**$11.58**	Per Square Foot
Day Care	$3.92	$26.03	$13.79	$15.61	$1,072.81	**$1,132.16**	Per Student
Furniture Store	$0.01884	$0.12494	$0.06620	$0.07494	$3.34496	**$3.63**	Per Square Foot
Golf Course	$84.77	$562.25	$297.86	$337.22	$11,063.67	**$12,345.77**	Per Hole
Golf Course - Bundled	$25.42	$168.62	$89.33	$101.13	$3,318.94	**$3,703.44**	Per Hole
Home Improvement Store	$0.14207	$0.94229	$0.49919	$0.56515	$8.16354	**$10.31**	Per Square Foot
Hospital	$0.10753	$0.71322	$0.37784	$0.42777	$9.16800	**$10.79**	Per Square Foot
Hotel	$63.58	$421.69	$220.63	$252.91	$3,702.00	**$4,660.81**	Per Room
Hotel - All Suites	$63.58	$421.69	$220.63	$252.91	$2,948.96	**$3,907.77**	Per Room
Industrial - General Light	$0.05416	$0.35921	$0.19030	$0.21545	$4.58400	**$5.40**	Per Square Foot
Manufacturing	$0.03925	$0.26030	$0.13790	$0.15612	$3.45665	**$4.05**	Per Square Foot
Marina	$14.91	$98.91	$52.41	$59.33	$2,376.00	**$2,601.56**	Per Dry/Wet Berth
Mine/Commercial Excavation	$0.00	$0.00	$0.00	$0.00	$12.13	**$12.13**	Per 1,000 Cubic Yards
Mini-Warehouse	$0.00471	$0.03124	$0.01655	$0.01873	$0.89100	**$0.96**	Per Square Foot
Motel	$59.65	$395.66	$209.60	$237.30	$2,074.00	**$2,976.21**	Per Room
Movie Theater**	$469.37	$3,113.19	$1,649.27	$1,867.20	$38,297.72	**$45,396.75**	Per Screen

Packet Pg. 483
Page 3.D.3
3.C.e
Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

COLLIER COUNTY
COMMERCIAL IMPACT FEES
EFFECTIVE MARCH 30, 2021
Phase 3 Road Changes

LAND USE	EMS	GOVERNMENT BUILDINGS	JAIL	LAW ENFORCEMENT	ROAD	TOTAL (ROUNDED) WATER, WASTEWATER AND FIRE NOT INCLUDED (See Page 3)	
Nursing Home	$82.41	$546.63	$248.22	$327.85	$1,192.75	**$2,397.86**	Per Bed
Office 6,000 sq. ft. or less	$0.07849	$0.52060	$0.27580	$0.31224	$8.60500	**$9.79**	Per Square Foot
Office 6,001-100,000 sq. ft.	$0.09340	$0.61951	$0.32820	$0.37157	$8.60500	**$10.02**	Per Square Foot
Office 100,001-200,000 sq. ft.	$0.07927	$0.52581	$0.27856	$0.31536	$8.60500	**$9.80**	Per Square Foot
Office 200,001-400,000 sq. ft.	$0.06672	$0.44251	$0.23443	$0.26540	$8.17635	**$9.19**	Per Square Foot
Office Greater than 400,000 sq. ft.	$0.06044	$0.40086	$0.21236	$0.24042	$7.94551	**$8.86**	Per Square Foot
Office - Medical 10,000 sf. or less	$0.08948	$0.59348	$0.31441	$0.35595	$21.10101	**$22.45**	Per Square Foot
Office - Medical >10,000 sq. ft.	$0.13029	$0.86420	$0.45783	$0.51832	$30.37948	**$32.35**	Per Square Foot
Pharmacy/Drug Store	$0.15384	$1.02038	$0.54056	$0.61199	$11.78401	**$14.11**	Per Square Foot
Quick Lube	$91.05	$603.90	$319.93	$362.20	$11,687.51	**$13,064.59**	Per Bay
Restaurant - Fast Food w/Drive-Thru	$0.69856	$4.63334	$2.45460	$2.77894	$101.65235	**$112.22**	Per Square Foot
Restaurant - High Turnover**	$21.19	$140.56	$74.46	$84.30	$1,794.90	**$2,115.41**	Per Seat
Restaurant - Low Turnover**	$17.27	$114.53	$60.68	$68.69	$1,151.71	**$1,412.88**	Per Seat
Restaurant - Fast Casual**	$0.69856	$4.63334	$2.45460	$2.77894	$68.10700	**$78.67**	Per Square Foot
Restaurant - Fast Food w/Drive-Thru (2 meals)	$0.69856	$4.63334	$2.45460	$2.77894	$95.76200	**$106.33**	Per Square Foot
Retail 6,000 Sq. Ft. or Less	$0.19230	$1.27547	$0.67571	$0.76499	$5.72332	**$8.63**	Per Square Foot
Retail 6,001-25,000 Sq. Ft.	$0.19230	$1.27547	$0.67571	$0.76499	$10.56800	**$13.48**	Per Square Foot
Retail 25,001-50,000 Sq. Ft.	$0.19230	$1.27547	$0.67571	$0.76499	$13.77400	**$16.68**	Per Square Foot
Retail 50,001-100,000 Sq. Ft.	$0.19230	$1.27547	$0.67846	$0.76499	$13.77400	**$16.69**	Per Square Foot
Retail 100,001-150,000 Sq. Ft.	$0.19230	$1.27547	$0.62055	$0.76499	$13.77400	**$16.63**	Per Square Foot
Retail 150,001-200,000 Sq. Ft.	$0.18759	$1.24423	$0.75845	$0.74625	$13.76357	**$16.70**	Per Square Foot
Retail 200,001-400,000 Sq. Ft.	$0.18367	$1.21820	$0.64536	$0.73064	$13.50712	**$16.28**	Per Square Foot
Retail 400,001-600,000 Sq. Ft.	$0.18210	$1.20779	$0.67295	$0.72440	$13.44364	**$16.23**	Per Square Foot
Retail 600,001-1,000,000 Sq. Ft.	$0.17032	$1.12970	$0.66743	$0.67756	$13.63048	**$16.28**	Per Square Foot
Retail >1,000,000 Sq. Ft.	$0.16404	$1.08805	$0.57642	$0.65258	$13.71416	**$16.20**	Per Square Foot
School - Elementary (Private)	$4.71	$31.24	$16.55	$18.73	$785.69	**$856.92**	Per Student
School - Middle (Private)	$5.49	$36.44	$19.31	$21.86	$921.00	**$1,004.10**	Per Student
School - High School (Private)	$6.28	$41.65	$22.07	$24.98	$983.00	**$1,077.98**	Per Student
Supermarket**	$0.16090	$1.06723	$0.56539	$0.64009	$21.41103	**$23.84**	Per Square Foot
Tire Store	$105.18	$697.60	$369.57	$418.40	$8,930.43	**$10,521.18**	Per Bay
Warehouse	$0.02198	$0.14577	$0.07722	$0.08743	$1.59900	**$1.93**	Per Square Foot

*** Fees for Convenience Store w/Gas are determined by different criteria. Remember to include ALL fees when calculating**

****If in a shopping center, or if on an outparcel of a shopping center, use Retail land use.**

CITY OF NAPLES AND CITY OF MARCO ISLAND: Collier County Law Enforcement, Fire, Water and Sewer are not assessed. Check with the City for their impact fees.
CITY OF EVERGLADES: Collier County Road, Water and Sewer are not assessed.

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Impact Fee Administration
2685 S. Horseshoe Drive, Unit 103
Naples, FL 34104
239-252-6237

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel

COLLIER COUNTY
COMMERCIAL IMPACT FEES
EFFECTIVE MARCH 30, 2021
Phase 3 Road Changes

WATER AND WASTEWATER NON-RESIDENTIAL IMPACT FEES			
Impact fees are determined by meter size. Water and/or wastewater impact fees for alterations, expansions, or replacements are imposed only if the meter size is increased as a result of the alteration, expansion, or replacement.			
Meter Size	***ERC Factor***	***Water Impact Fee***	***Wastewater Impact Fee***
3/4 inch	1.00	$3,382	$3,314
1 inch	1.67	$5,647	$5,534
1-1/2 inch	3.33	$11,262	$11,035
2 inch	5.33	$18,026	$17,663
3 inch	15.00	$50,730	$49,710
4 inch	33.33	$112,722	$110,455
6 inch	66.67	$225,477	$220,944
8 inch	116.67	$394,577	$386,644
Meter Size Note	Meter size determined by the total fixture value connected to the meter and applying applicable provision in the current edition of the Florida Plumbing Code. Reference the Meter Sizing Form.		

FIRE IMPACT FEES	RATE	
Greater Naples Fire District	$0.26	Per sq. ft. under roof
Immokalee Fire District	$0.32	Per sq. ft. under roof
North Collier Fire District	$1.06	Per sq. ft.
Ochopee Fire District	$0.68	Per sq. ft. under roof

Page 3.D.5.

Impact Fee Administration
2685 S. Horseshoe Drive, Unit 103
Naples, FL 34104
239-252-6237

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel

COLLIER COUNTY
COMMERCIAL IMPACT FEES
EFFECTIVE MARCH 30, 2022
Phase 4 Road Changes

LAND USE	EMS	GOVERNMENT BUILDINGS	JAIL	LAW ENFORCEMENT	ROAD	TOTAL (ROUNDED) WATER, WASTEWATER AND FIRE NOT INCLUDED (See Page 3)	
Auto Sales (Luxury)	$0.08084	$0.53622	$0.28407	$0.32161	$12.38000	**$13.603**	Per Square Foot
Auto Sales (New/Used)	$0.11538	$0.76528	$0.40542	$0.45899	$16.62200	**$18.37**	Per Square Foot
Bank/Savings: Drive-In**	$0.17896	$1.18697	$0.62882	$0.71191	$21.25400	**$23.96**	Per Square Foot
Bank/Savings: Walk-In**	$0.17503	$1.16094	$0.61504	$0.69630	$12.30000	**$14.95**	Per Square Foot
Business Park	$0.07535	$0.49978	$0.26477	$0.29975	$11.30100	**$12.44**	Per Square Foot
Car Wash - Automated	$0.13814	$0.91626	$0.48540	$0.54954	$38.30300	**$40.39**	Per Square Foot
Car Wash - Self-Service	$68.29	$452.92	$239.94	$271.65	$11,848.00	**$12,880.80**	Per Bay
Church	$2.35	$15.62	$8.27	$9.37	$286.00	**$321.61**	Per Seat
College - 7,500 students or less	$7.85	$52.06	$27.58	$31.22	$1,973.00	**$2,091.71**	Per Student
College - > 7,500 student	$5.49	$36.44	$19.31	$21.86	$1,483.00	**$1,566.10**	Per Student
Convenience Store (24 hours)	$0.42934	$2.84768	$1.50862	$1.70795	$82.17000	**$88.66**	Per Square Foot
Convenience Store w/Gas:							
4 or less Fuel Positions	$341.43	$2,264.61	$1,199.72	$1,358.24	based on sq ft range	**$5,164.00 ***	Per Fuel Position
5-6 Fuel Positions	$290.41	$1,926.22	$1,020.46	$1,155.29	based on sq ft range	**$4,392.38 ***	Per Fuel Position
7-8 Fuel Positions	$258.23	$1,712.77	$907.37	$1,027.27	based on sq ft range	**$3,905.64 ***	Per Fuel Position
9-10 Fuel Positions	$230.76	$1,530.56	$810.85	$917.99	based on sq ft range	**$3,490.16 ***	Per Fuel Position
11-12 Fuel Positions	$215.85	$1,431.65	$758.45	$858.66	based on sq ft range	**$3,264.61 ***	Per Fuel Position
13 or more Fuel Positions	$203.29	$1,348.35	$714.32	$808.70	based on sq ft range	**$3,074.66 ***	Per Fuel Position
< 2,000 sq. ft.	based on # of fuel pos	based on # of fuel pos	based on # of fuel pos	based on # of fuel pos	$6,910.00	**$6,910.00 ***	Per Fuel Position
2,000 - 2,999 sq. ft	based on # of fuel pos	based on # of fuel pos	based on # of fuel pos	based on # of fuel pos	$8,252.00	**$8,252.00 ***	Per Fuel Position
3,000+ sq ft	based on # of fuel pos	based on # of fuel pos	based on # of fuel pos	based on # of fuel pos	$9,262.00	**$9,262.00 ***	Per Fuel Position
Dance Studio/Gymnastics	$0.17425	$1.15573	$0.61228	$0.69317	$9.32500	**$11.96**	Per Square Foot
Day Care	$3.92	$26.03	$13.79	$15.61	$1,097.00	**$1,156.35**	Per Student
Furniture Store	$0.01884	$0.12494	$0.06620	$0.07494	$3.67400	**$3.96**	Per Square Foot
Golf Course	$84.77	$562.25	$297.86	$337.22	$11,063.67	**$12,345.77**	Per Hole
Golf Course - Bundled	$25.42	$168.62	$89.33	$101.13	$3,318.94	**$3,703.44**	Per Hole
Home Improvement Store	$0.14207	$0.94229	$0.49919	$0.56515	$8.51400	**$10.66**	Per Square Foot
Hospital	$0.10753	$0.71322	$0.37784	$0.42777	$9.16800	**$10.79**	Per Square Foot
Hotel	$63.58	$421.69	$220.63	$252.91	$3,702.00	**$4,660.81**	Per Room
Hotel - All Suites	$63.58	$421.69	$220.63	$252.91	$2,974.00	**$3,932.81**	Per Room
Industrial - General Light	$0.05416	$0.35921	$0.19030	$0.21545	$4.58400	**$5.40**	Per Square Foot
Manufacturing	$0.03925	$0.26030	$0.13790	$0.15612	$3.62900	**$4.22**	Per Square Foot
Marina	$14.91	$98.91	$52.41	$59.33	$2,376.00	**$2,601.56**	Per Dry/Wet Berth
Mine/Commercial Excavation	$0.00	$0.00	$0.00	$0.00	$14.00	**$14.00**	Per 1,000 Cubic Yards
Mini-Warehouse	$0.00471	$0.03124	$0.01655	$0.01873	$0.89100	**$0.96**	Per Square Foot
Motel	$59.65	$395.66	$209.60	$237.30	$2,074.00	**$2,976.21**	Per Room
Movie Theater**	$469.37	$3,113.19	$1,649.27	$1,867.20	$40,887.00	**$47,986.03**	Per Screen

Impact Fee Administration
2685 S. Horseshoe Drive, Unit 103
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Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel

COLLIER COUNTY
COMMERCIAL IMPACT FEES
EFFECTIVE MARCH 30, 2022
Phase 4 Road Changes

LAND USE	EMS	GOVERNMENT BUILDINGS	JAIL	LAW ENFORCEMENT	ROAD	TOTAL (ROUNDED) WATER, WASTEWATER AND FIRE NOT INCLUDED (See Page 3)	
Nursing Home	$82.41	$546.63	$248.22	$327.85	$1,276.00	**$2,481.11**	Per Bed
Office 6,000 sq. ft. or less	$0.07849	$0.52060	$0.27580	$0.31224	$8.60500	**$9.79**	Per Square Foot
Office 6,001-100,000 sq. ft.	$0.09340	$0.61951	$0.32820	$0.37157	$8.60500	**$10.02**	Per Square Foot
Office 100,001-200,000 sq. ft.	$0.07927	$0.52581	$0.27856	$0.31536	$8.60500	**$9.80**	Per Square Foot
Office 200,001-400,000 sq. ft.	$0.06672	$0.44251	$0.23443	$0.26540	$8.60500	**$9.61**	Per Square Foot
Office Greater than 400,000 sq. ft.	$0.06044	$0.40086	$0.21236	$0.24042	$8.60500	**$9.52**	Per Square Foot
Office - Medical 10,000 sf. or less	$0.08948	$0.59348	$0.31441	$0.35595	$21.95500	**$23.31**	Per Square Foot
Office - Medical >10,000 sq. ft.	$0.13029	$0.86420	$0.45783	$0.51832	$31.44400	**$33.41**	Per Square Foot
Pharmacy/Drug Store	$0.15384	$1.02038	$0.54056	$0.61199	$12.61800	**$14.94**	Per Square Foot
Quick Lube	$91.05	$603.90	$319.93	$362.20	$12,198.00	**$13,575.08**	Per Bay
Restaurant - Fast Food w/Drive-Thru	$0.69856	$4.63334	$2.45460	$2.77894	$104.27200	**$114.84**	Per Square Foot
Restaurant - High Turnover**	$21.19	$140.56	$74.46	$84.30	$1,814.00	**$2,134.51**	Per Seat
Restaurant - Low Turnover**	$17.27	$114.53	$60.68	$68.69	$1,163.00	**$1,424.17**	Per Seat
Restaurant - Fast Casual**	$0.69856	$4.63334	$2.45460	$2.77894	$68.10700	**$78.67**	Per Square Foot
Restaurant - Fast Food w/Drive-Thru (2 meals)	$0.69856	$4.63334	$2.45460	$2.77894	$95.76200	**$106.33**	Per Square Foot
Retail 6,000 Sq. Ft. or Less	$0.19230	$1.27547	$0.67571	$0.76499	$5.73700	**$8.65**	Per Square Foot
Retail 6,001-25,000 Sq. Ft.	$0.19230	$1.27547	$0.67571	$0.76499	$10.56800	**$13.48**	Per Square Foot
Retail 25,001-50,000 Sq. Ft.	$0.19230	$1.27547	$0.67571	$0.76499	$13.77400	**$16.68**	Per Square Foot
Retail 50,001-100,000 Sq. Ft.	$0.19230	$1.27547	$0.67846	$0.76499	$13.77400	**$16.69**	Per Square Foot
Retail 100,001-150,000 Sq. Ft.	$0.19230	$1.27547	$0.62055	$0.76499	$13.77400	**$16.63**	Per Square Foot
Retail 150,001-200,000 Sq. Ft.	$0.18759	$1.24423	$0.75845	$0.74625	$13.77400	**$16.71**	Per Square Foot
Retail 200,001-400,000 Sq. Ft.	$0.18367	$1.21820	$0.64536	$0.73064	$13.77400	**$16.55**	Per Square Foot
Retail 400,001-600,000 Sq. Ft.	$0.18210	$1.20779	$0.67295	$0.72440	$13.77400	**$16.56**	Per Square Foot
Retail 600,001-1,000,000 Sq. Ft.	$0.17032	$1.12970	$0.66743	$0.67756	$13.77400	**$16.42**	Per Square Foot
Retail >1,000,000 Sq. Ft.	$0.16404	$1.08805	$0.57642	$0.65258	$13.77400	**$16.26**	Per Square Foot
School - Elementary (Private)	$4.71	$31.24	$16.55	$18.73	$815.00	**$886.23**	Per Student
School - Middle (Private)	$5.49	$36.44	$19.31	$21.86	$921.00	**$1,004.10**	Per Student
School - High School (Private)	$6.28	$41.65	$22.07	$24.98	$983.00	**$1,077.98**	Per Student
Supermarket**	$0.16090	$1.06723	$0.56539	$0.64009	$22.56900	**$25.00**	Per Square Foot
Tire Store	$105.18	$697.60	$369.57	$418.40	$9,318.00	**$10,908.75**	Per Bay
Warehouse	$0.02198	$0.14577	$0.07722	$0.08743	$1.59900	**$1.93**	Per Square Foot

*** Fees for Convenience Store w/Gas are determined by different criteria. Remember to include ALL fees when calculating**

****If in a shopping center, or if on an outparcel of a shopping center, use Retail land use.**

CITY OF NAPLES AND CITY OF MARCO ISLAND: Collier County Law Enforcement, Fire, Water and Sewer are not assessed. Check with the City for their impact fees.
CITY OF EVERGLADES: Collier County Road, Water and Sewer are not assessed.

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Impact Fee Administration
2685 S. Horseshoe Drive, Unit 103
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Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel

COLLIER COUNTY
COMMERCIAL IMPACT FEES
EFFECTIVE MARCH 30, 2022
Phase 4 Road Changes

WATER AND WASTEWATER NON-RESIDENTIAL IMPACT FEES				
Impact fees are determined by meter size. Water and/or wastewater impact fees for alterations, expansions, or replacements are imposed only if the meter size is increased as a result of the alteration, expansion, or replacement.				
Meter Size	***Water Impact Fee***	***Wastewater Impact Fee***	***Meter and Cross Connection Control Device Installation Charges***	
			With Service Line	***Without Service Line***
3/4 inch	$3,382	$3,314	$1,580	$584
1 inch	$5,647	$5,534	$1,693	$693
1-1/2 inch	$11,262	$11,035	$2,323	$1,171
2 inch	$18,026	$17,663	$2,677	$1,476
3 inch	$50,730	$49,710	County does not install	
4 inch	$112,722	$110,455	County does not install	
6 inch	$225,477	$220,944	County does not install	
8 inch	$394,577	$386,644	County does not install	
Meter Size Note	Meter size determined by the total fixture value connected to the meter and applying applicable provision in the current edition of the Florida Plumbing Code. Reference the Meter Sizing Form. The County installs meters 2 -inch or smaller.			

FIRE IMPACT FEES	RATE	
Greater Naples Fire District	$0.26	Per sq. ft. under roof
Immokalee Fire District	$0.32	Per sq. ft. under roof
North Collier Fire District	$1.06	Per sq. ft.
Ochopee Fire District	$0.68	Per sq. ft. under roof

Page 3.D.8

Impact Fee Administration
2685 S. Horseshoe Drive, Unit 103
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Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel

ThomasClarkeVEN

Subject: FW: Pre Application Meeting Budget Inn Immokalee PL20220001199 (CU)
Location: Via Teleconference/Skype - Planner: Gabriela Castro

Start: Wed 3/16/2022 9:00 AM
End: Wed 3/16/2022 10:00 AM
Show Time As: Tentative

Recurrence: (none) STORMWATER - RICK ORTH

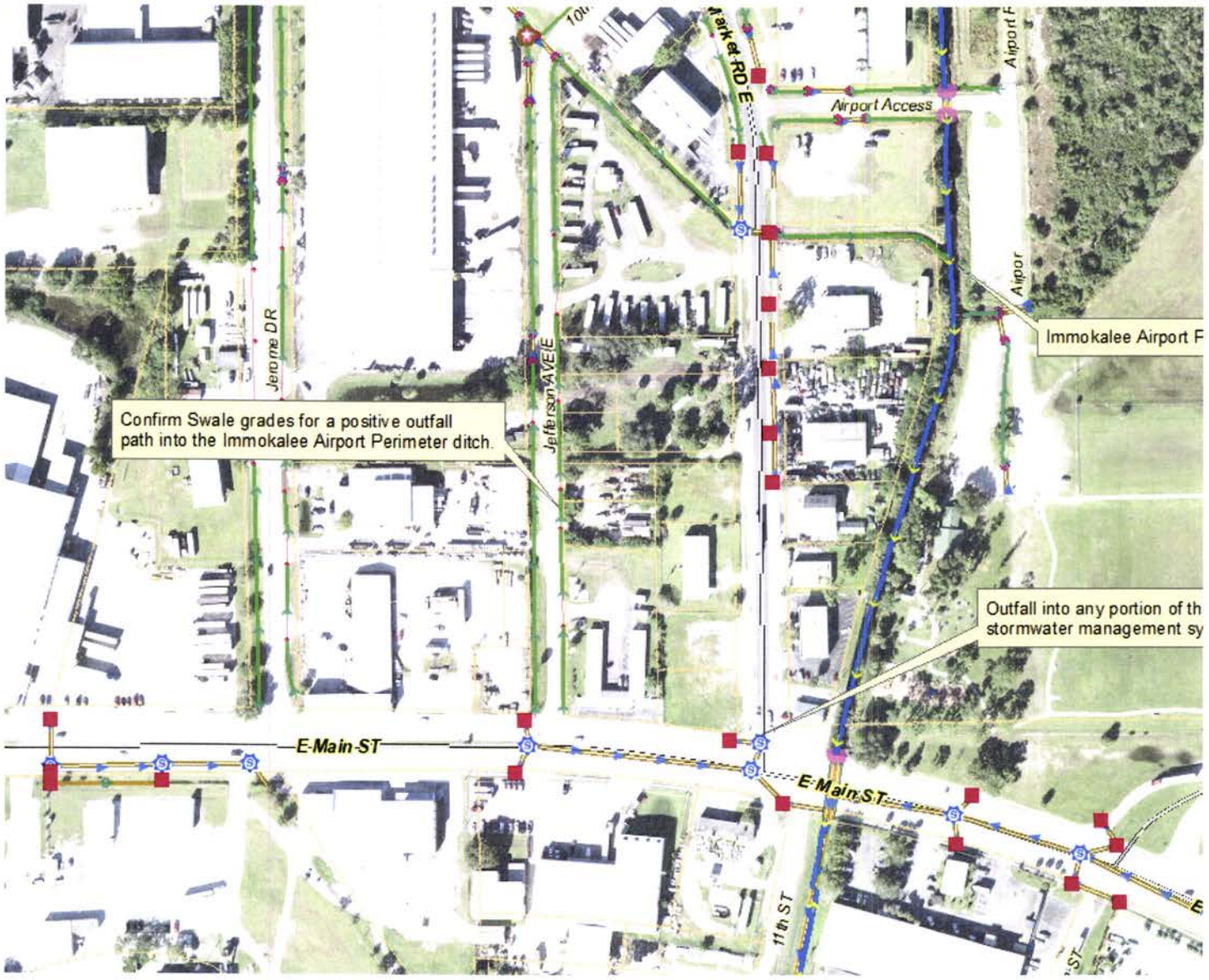
Meeting Status: Not yet responded

Organizer: Pre-Application Meetings

Thomas,
Please include the following comments to this conditional use pre-application notes.

- Please submit a stormwater management plan acknowledging the project is in the Urban Immokalee Basin East with a site discharge rate of 0.05 cfs/ac.
- Please identify the outfall flow path for the project; preferably a flow path that is not connected to the stormwater management system for E Main Street. This may require an analysis of the roadside swales along New Market Road and Jefferson Avenue to assure a reliable discharge into the Immokalee Airport Perimeter ditch.

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)



RICK ORTH
STORMWATER MGT.
252-5092
RICHARDORTH@COLLIERGOV.NET

-----Original Appointment-----

From: Pre-Application Meetings <PreApplicationMeetings@colliercountyfl.gov>
Sent: Friday, February 25, 2022 9:41 AM
To: Pre-Application Meetings; Sharon Umpenhour; Wayne Arnold; Amy Lockhart-Taylor; AnthonyDavid; ArnoldMichelle; AshtonHeidi; BeardLaurie; BeddowShar; BosiMichael; Brad Jackson; BullertBenjamin; CascioGeorge; CastroGabriela; ChachereKatherine; CookJaime; CritchfieldHoward; CrotteauKathynell; Daniel Zunzunegui; David Ogilvie; DeleonOmar; EstradaMaria; FaulknerSue; FeyEric; FinnTimothy; ForesterDebrah; GewirtzStorm; GibbonsMichael; GiblinCormac; GosselinLiz; GrantKimberley; GundlachNancy; HansenRachel; HumphriesAlicia; JacobLisa; JenkinsAnita; JohnHouldsworthVEN; JohnsonEric; KellyJohn; KurtzGerald; LauraDeJohnVEN; LevyMichael; LintzSean; LulichPamela; LynchDiane; MargaritaAcevedoVEN; MastrobertoThomas; McKennaJack; MoscaMichele; MoxamAnnis; NawrockiStefanie; NicholsonJoanna; OrthRichard; OrtmanEric; PajerCraig; PattersonAmy; PerryDerek; PochmaraNatalie; RoeDavid; RosenblumBrett; SaboJames; Saieva Charity ; SantabarbaraGino; SawyerMichael; SchmidtCorby; ScottTami; Sean Lintz; Shar Beddow; ShawinskyPeter; Shawn Hanson; SheaBarbara; ShowalterAlexander; SimmonsLinda; StrainMark; SweetChad; TempletonMark; ThomasClarkeVEN; ThomasConsuela; VargaCecilia; WalshJonathan; WilkieKirsten; WilloughbyChristine; ZunzuneguiDaniel
Cc: VelascoJessica

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

Collier County

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Pre-Application Meeting Sign-In Sheet

PL# 20220001199

Collier County Contact Information:

Name	Review Discipline	Phone	Email
☐ Maggie Acevedo	North Collier Fire	252-2309	macevedo@northcollierfire.com
☐ Steve Baluch	Transportation Planning	252-2361	stephen.baluch@colliercountyfl.gov
☐ Shar A.Beddow	MSM/Deputy Fire Marshal - Greater Naples Fire	241-1422	sbeddow@gnfire.org
☐ Ray Bellows	Zoning, Planning Manager	252-2463	raymond.bellows@colliercountyfl.gov
☐ Laurie Beard	PUD Monitoring	252-5782	laurie.beard@colliercountyfl.gov
☑ Craig Brown	Environmental Specialist	252-2548	craig.brown@colliercountyfl.gov
☐ Heidi Ashton Cicko	Managing Asst. County Attorney	252-8773	heidi.ashton@colliercountyfl.gov
☑ Thomas Clarke	Zoning Operations Analyst	252-2584	thomas.clarke@colliercountyfl.gov
☐ Jamie Cook	Development Review Director	252-6290	Jaime.cook@colliercountyfl.gov
☑ Gabriela Castro	Zoning Principal Planner	252-4211	gabriela.castro@colliercountyfl.gov
☐ Maggie DeMeo	North Collier Fire	252-2308	pdemeo@northcollierfire.com
☐ Eric Fey, P.E.	Utility Planning	252-1037	eric.fey@colliercountyfl.gov
☐ Tim Finn, AICP	Zoning Principal Planner	252-4312	timothy.finn@colliercountyfl.gov
☐ Sue Faulkner	GMP - Comprehensive Planning	252-5715	sue.faulkner@colliercountyfl.gov
☐ Michael Gibbons	Structural/Residential Plan Review	252-2426	michael.gibbons@colliercountyfl.gov
☑ Storm Gewirtz, P.E.	Engineering Stormwater	252-2434	storm.gewirtz@colliercountyfl.gov
☑ Cormac Giblin, AICP	Development Review-Planning Manager	252-5095	Cormac.giblin@colliercountyfl.gov
☐ Nancy Gundlach, AICP	Zoning Principal Planner	252-2484	nancy.gundlach@colliercountyfl.gov
☐ Rachel Hansen	GMP – Comprehensive Planning	252-1142	Rachel.hansen@colliercountyfl.gov
☐ Richard Henderlong	Zoning Principal Planner	252-2464	richard.henderlong@colliercountyfl.gov
☐ John Houldsworth	Engineering Subdivision	252-5757	john.houldsworth@colliercountyfl.gov
☐ Alicia Humphries	Right-Of-Way Permitting	252-2326	alicia.humphries@colliercountyfl.gov
☐ Anita Jenkins	Planning & Zoning Director	252-5095	Anita.jenkins@colliercountyfl.gov
☐ John Kelly	Zoning Senior Planner	252-5719	john.kelly@colliercountyfl.gov
☐ Parker Klopf	GMP – Comprehensive Planning	252-2471	Parker.klopf@colliercountyfl.gov
☐ Troy Komarowski	North Collier Fire	252-2521	tkomarowski@northcollierfire.com
☐ Sean Lintz	North Collier Fire	597-9227	slintz@northcollierfire.com
☐ Diane Lynch	Operations Analyst	252-8243	diane.lynch@colliercountyfl.gov
☐ Thomas Mastroberto	Greater Naples Fire	252-7348	thomas.mastroberto@colliercountyfl.gov
☐ Jack McKenna, P.E.	Engineering Services	252-2911	jack.mckenna@colliercountyfl.gov

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

Collier County

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NAPLES, FLORIDA 34104
(239) 252-2400

☐ Matt McLean, P.E.	Division Director - IF, CPP & PM	252-8279	matthew.mclean@colliercountyfl.gov
☐ Michele Mosca, AICP	Capital Project Planning	252-2466	michele.mosca@colliercountyfl.gov
☑ Richard Orth	Stormwater Planning	252-5092	richard.orth@colliercountyfl.gov
☑ Eric Ortman	Zoning Principal Planner	252-1032	Eric.Ortman@colliercountyfl.gov
☐ Derek Perry	Assistant County Attorney	252-8066	Derek.perry@colliercountyfl.gov
☐ Brandi Pollard	Utility Impact fees	252-6237	brandi.pollard@colliercountyfl.gov
☐ Todd Riggall	North Collier Fire	597-9227	triggall@northcollierfire.com
☐ Brett Rosenblum, P.E. UTILITIES - SDP	Development Review Principal Project Manager	252-2905	brett.rosenblum@colliercountyfl.gov
☐ James Sabo, AICP	GMP, Comp Planning Manager	252-2708	james.sabo@colliercountyfl.gov
☑ Michael Sawyer	Transportation Planning	252-2926	michael.sawyer@colliercountyfl.gov
☐ Corby Schmidt, AICP	Comprehensive Planning	252-2944	corby.schmidt@colliercountyfl.gov
☑ Linda Simmons SDP	North Collier Fire	252-2311	Linda.Simmons@colliercountyfl.gov
☑ Peter Shawinsky	Architectural Review	252-8523	peter.shawinsky@colliercountyfl.gov
☑ Mark Templeton	Landscape Review	252-2475	mark.templeton@colliercountyfl.gov
☐ Connie Thomas	Client Services Supervisor	252-6369	Consuela.thomas@colliercountyfl.gov
☐ Jessica Velasco	Client Services	252-2584	jessica.velasco@colliercountyfl.gov
☐ Jon Walsh, P.E.	Building Review	252-2962	jonathan.walsh@colliercountyfl.gov
☐ Kirsten Wilkie	Environmental Review Manager	252-5518	kirsten.wilkie@colliercountyfl.gov
☐ Christine Willoughby	Development Review - Zoning	252-5748	christine.willoughby@colliercountyfl.gov
☐ Daniel Zunzunegui	North Collier Fire	252-2310	Daniel.Zunzunegui@colliercountyfl.gov
DAVID ROE	ENVIRONMENTAL		

Additional Attendee Contact Information:

Name	Representing	Phone	Email
SHARON UMPENHOUR	GRADY MINOR		
MIKE DELTOITE	" "		
MIKE SACUNDO	ARCHITECT		
~~OSCAR~~ MIKE PATEL	PROPERTY OWNER		
OSCAR LUGO	ENG. GRADY MINOR		
CECELIA VANGO			

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

Collier County
Growth Management Department
Zoning Division

Applicant/Agent may also send site plans or conceptual plans for review in advance if desired.

PL20220001199 – Budget Inn Immokalee (CU) **Planner: Gabriela Castro**

Assigned Ops Staff: Thomas Clarke

STAFF FORM FOR SUPPLEMENTAL PRE-APPLICATION MEETING INFORMATION

- **Name and Number of who submitted pre-app request:**

  Sharon Umpenhour – Grady Minor Inc.

- **Agent to list for PL#**

  D. Wayne Arnold, AICP

- **Owner of property (all owners for all parcels)**

  Shanta LLC

- **Confirm Purpose of Pre-App: (Rezone, etc.)**

  Proposed redevelopment of the existing hotel to replace with a multi-story hotel. Companion to SDP PL20220001200.

- **Please list the density request of the project if applicable and number of homes/units/offices/docks (any that apply):**

- **Details about Project:**

REQUIRED Supplemental Information provided by:
Name:
Title:
Email: sumpenhour@gradyminor.com
Phone: 239-947-1144

Cancellation/Reschedule Requests: Contact Connie Thomas-Client Services Supervisor
Consuela.Thomas@colliercountyfl.gov **Phone: 239-252-2473**

Created April 5, 2017

Location: G:\CDES Planning Services\Current\Zoning Staff Information

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

Collier County

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

Pre-Application Meeting and Final Submittal Requirement Checklist for:

☐ A Conditional Use to be heard by the Planning Commission and Board of Zoning Appeals
☑ A Minor Conditional Use to be heard by the Office of the Hearing Examiner
Chapter 3 C.1. 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	☒	☐
Cover letter briefly explaining the project	1	☑	☐
Pre-Application Notes	1	☑	☐
Affidavit of Authorization, signed and notarized	1	☒	☐
Completed Addressing Checklist	1	☒	☐
Property Ownership Disclosure Form	1	☒	☐
Warranty Deed(s)	1	☑	☐
Boundary Survey	1	☑	☐
Conceptual Site Plan 24" X 36" plus (one 8 ½ X 11 copy)	☐	☑	☐
Plans showing proposed location for utilities, if required	☐	☐	☐
Plans for screening and buffering the use with reference as to type, dimensions, and character, if required	☐	☐	☐
Plans showing the proposed landscaping and provisions for trees protected by County regulations, if required	☐	☐	☐
Plans showing the proposed signs and lighting, including type, dimensions, and character, if required	☐	☐	☐
Architectural Rendering of Proposed Structure(s), if applicable	1	☑	☐
Current aerial photographs (available from Property Appraiser) with project boundary and, if vegetated, FLUCFCS Codes with legend included on aerial.	1	☐	☐
Statement of utility provisions (with all required attachments & sketches)	1	☐	☐
Environmental Data Requirements, pursuant to LDC section 3.08.00	1	☐	☐
Environmental Data Requirements collated into a single Environmental Impact Statement (EIS) at time of public hearings. Coordinate with project planner at time of public hearing.	☐	☐	☐
Listed Species Survey; less than 12 months old. Include copies of previous surveys.	1	☐	☐
Traffic Impact Study (TIS) or waiver Fee Collected AT CU Submittal	1	☑	☐
Historical and Archeological Survey, or waiver	1	☐	☑
Electronic copy of all documents and plans * Please advise: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.	1	☑	☐
* If located in the Bayshore/Gateway Triangle Redevelopment Area, include an additional set of each submittal requirement			

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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.

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

☐	Bayshore/Gateway Triangle Redevelopment: Executive Director	☐	Emergency Management: Dan Summers; and/or EMS: Artie Bay
☐	Conservancy of SWFL: Nichole Johnson	☐	GMD Graphics
☐	City of Naples: Robin Singer, Planning Director	☑	Utilities Engineering: ~~Eric~~ Fey Jennifer Rainey
☐	Parks and Recreation: Barry Williams	☑	Immokalee Water/Sewer District:
☐	Other:	☐	School District (Residential Components): Amy Lockheart

Communication Towers:

☐	Mosquito Control	☐	Collier County Airport Authority
☐	Naples Airport Authority		

Commercial Mining:

☐	Impact Fees

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

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

FEE REQUIREMENTS

All checks payable to: Board of County Commissioners

- ☑ **Pre-Application Meeting:** $500.00 (to be credited towards the application fee if the application is filed within 9 months of pre-application meeting)
- ☑ **Conditional Use Application Fee:** $4,000.00
  - When filed with Rezone Petition: $1,500.00
  - Additional fee for 5th and subsequent reviews: 20% of original fee
- ☑ **Comprehensive Planning Consistency Review:** $300.00
- ☑ **Environmental Data Requirements-EIS Packet (submittal determined at pre-application meeting):** $2,500.00
- ☐ **Listed or Protected Species survey review fee (when an EIS is not required):** $1,000.00
- ☑ **Transportation Fee, if required:** METHODOLOGY REQUIRED BY EMAIL TO STAFF
  - Methodology Review Fee: $500.00
  - Minor Study Review Fee: $750.00
  - Major Study Review Fee: $1,500.00
- ☑ **Estimated Legal Advertising Fee for the Hearing Examiner or CCPC:** $1,125.00
- ☐ **Estimated Legal Advertising Fee for the BZA, if required:** $500.00

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 fees shall be submitted to:

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

_____ _____

Agent/Owner Signature Date

_____

Agent/Owner Name (please print)

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20220001199

I, Hiteshbhai R. Patel (print name), as Managing Member (title, if applicable) of Shanta, 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 Q. Grady Minor & Associates, 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.

H.R. Patel
Signature

October 16, 2023
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [✔] physical presence or [ ] online notarization this 16th day of October, 20 23, by (printed name of owner or qualifier) Hiteshbhai R. Patel as Managing Member of Shanta, LLC.

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

[✔] Are personally known to me

[ ] Has produced a current drivers license _____

[ ] Has produced _____ as identification.

Notary Signature: Martha D. Williams

MARTHA D. WILLIAMS
Commission # HH 192066
Expires February 27, 2026
Bonded Thru Troy Fain Insurance 800-385-7019

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

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

Collier County
Growth Management
Community Development Department

ADDRESSING CHECKLIST

Please complete the following and upload via the CityView Portal with your submittal. Items marked with (*) are required for every application, other items are optional and may not apply to every project.

Forms are valid for 6 months following their submittal; an updated form will be required for a new submittal after that timeframe and any time the properties within the project boundary are modified.

Additional documents may be attached to this form and can include:

- * LOCATION MAP and/or SURVEY showing the proposed project boundary.
- List of additional folio numbers and associated legal descriptions.
- E-mail from Addressing Official for any pre-approved project and/or street names.

LOCATION INFORMATION

***FOLIO (Property ID) Number(s)** of subject property or properties. [Attach list if necessary]

00116040006

***LEGAL DESCRIPTION** of subject property or properties. [Attach list if necessary]

S3/T47/R29

STREET ADDRESS(ES) where applicable, if already assigned.

504 E. Main Street

PROJECT INFORMATION

Acceptance of this form does not constitute project and/or street name approval and is subject to further review by the Addressing Official. Pre-Approval may be requested by contacting us at GMD_Addressing@colliercountyfl.gov or 239-252-2482 prior to your submittal.

CURRENT PROJECT NAME

N.A.

PROPOSED PROJECT NAME

Immokalee Main Street Hotel

PROPOSED STREET NAME(s)

LATEST APPROVED PROJECT NUMBER [e.g., SDP-94-##, PPL-2002-AR-####, PL2017000####]

PL20220001200

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

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

Collier County Property Appraiser
Property Aerial

Parcel No	00116040006	Site Address *Disclaimer	504 E MAIN ST	Site City	IMMOKALEE	Site Zone *Note	3414



Open GIS in a New Window with More Features.

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

Collier County

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership
N.A.	

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

Name and Address	% of Ownership
N.A.	

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

Name and Address	% of Ownership
N.A.	

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

Collier County

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

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

Name and Address	% of Ownership
Shanta, LLC, 504 E. Main St., Immokalee, FL 34142	100
HITESHBHAI R. PATEL, Managing Member	Ownership Interest
MAYUR PATEL, Managing Member	Ownership Interest
See attached Annual Report	

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: N.A.

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 2005

☐ **Leased: Term of lease** N.A. **years /months**

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

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

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

Date of option: N.A.

Date option terminates: N.A., or

Anticipated closing date: N.A.

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

Questions? Email: GMDclientservices@colliercountyfl.gov

Agent/Owner Signature

10/10/2023
Date

D. Wayne Arnold, AICP
Agent/Owner Name (please print)

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

2022 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT

DOCUMENT# L04000073557

Entity Name: SHANTA, LLC

FILED
Apr 04, 2022
Secretary of State
0057298476CC

Current Principal Place of Business:

504 E. MAIN STREET
IMMOKALEE, FL 34142

Current Mailing Address:

504 E. MAIN STREET
IMMOKALEE, FL 34142

FEI Number: 59-3678875

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

PATEL, HITESHBHAI R
504 E. MAIN STREET
IMMOKALEE, FL 34142 US

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

SIGNATURE:

Electronic Signature of Registered Agent — Date

Authorized Person(s) Detail :

Title	MGRM	Title	MGRM
Name	PATEL, HITESHBHAI R	Name	PATEL, MAYUR
Address	504 E. MAIN STREET	Address	504 E. MAIN STREET
City-State-Zip:	IMMOKALEE FL 34142	City-State-Zip:	IMMOKALEE FL 34142

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

SIGNATURE: MAYUR PATEL MANAGER 04/04/2022

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

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:

TERRY V. BROUGHTON, ESQ.
1705-D2 COLONIAL BOULEVARD
FORT MYERS, FL 33907

PARCEL ID: 00116040006

INSTR # 6605602
OR BK 04558 Pgs 1923 - 1925; (3pgs)
RECORDED 01/18/2005 01:12:16 PM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY, FLORIDA
RECORDING FEE 27.00
DEED DOC 1,750.00
DEPUTY CLERK P Haywood

[space above this line for recording data]

1705-D2 COLONIAL BLVD
FT MYERS FL 33907

01/27/2005 at 11:34AM DWIGHT B. BROCK, CLERK

3548346 OR: 3723 PG: 0124

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This Indenture, made this 3 day of January , 2005 , **Between**
Ravjibhai B. Patel, Hiteshbhai R. Patel, and Ravji & Hitesh, a Florida general partnership
of the County of Collier, State of Florida , **Grantor***, and

Shanta, LLC, a Florida limited liability company
whose post office address is 504 E. Main Street, Immokalee
of the County of Collier , State of Florida 34142 , **Grantee***.

Witnesseth that said Grantor, for and in consideration of the sum of Ten Dollars and no/100 ($10.00) Dollars, and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situated, lying and being in Collier County, Florida, to-wit:
Legal Description set forth on attached **Exhibit "A".**
Subject to easements, restrictions, and reservations of record, if any and said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.
This property does not constitute the homestead of Grantor who resides on lands other than the lands described herein.
*"Grantor" and "Grantee" are used for singular or plural, as context requires.
In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.
Signed, sealed and delivered in our presence:

WITNESSES to RBP:

Dimadole
Printed Name: Dolly Vimadole

K.F. Irani
Printed Name: Katy F. Irani

RAVJI & HITESH, a Florida general partnership

By: R. B. PATEL
Ravjibhai B. Patel, as general partner

By: R. B. PATEL
Ravjibhai B. Patel, individually

~~STATE OF~~
~~COUNTY OF~~

REPUBLIC OF INDIA
STATE OF MAHARASHTRA
CITY OF MUMBAI
CONSULATE GENERAL OF THE
UNITED STATES OF AMERICA

THE FOREGOING instrument was acknowledged before me this 6th day of January, 2005, by Ravjibhai B. Patel, individually and as partner for Pavji & Hitesh, a Florida general partnership. He ~~is personally known to me or~~ has / ~~have~~ produced US passport # 132017782 as identification.

[Seal]

Notary Public: Jeremy Comforth
Printed Name: Consul
Commission Expires: Indefinite

NOT CERTIFIED COPY

3.C.e

WITNESSES to HRP:

Nancy L Taylor
Printed Name: NANCY L. TAYLOR

Printed Name: TERRY V. BROUGHTON

RAVJI & HITESH, a Florida general partnership

By: H. R. Patel
Hiteshbhai R. Patel, as general partner

By: H. R. Patel,
Hiteshbhai R. Patel, individually

STATE OF Florida)
COUNTY OF Lee)

THE FOREGOING instrument was acknowledged before me this 3 day of January, 2005, by Hiteshbhai R. Patel, individually and as general partner for Pavji & Hitesh, a Florida general partnership. He is personally known to me or has /have produced [illegible] as identification.

[Seal]

OFFICIAL NOTARY SEAL
TERRY V BROUGHTON
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. DD085952
MY COMMISSION EXP. FEB. 8,2006

Notary Public
Printed Name:
Commission Expires:

NOT A CERTIFIED COPY

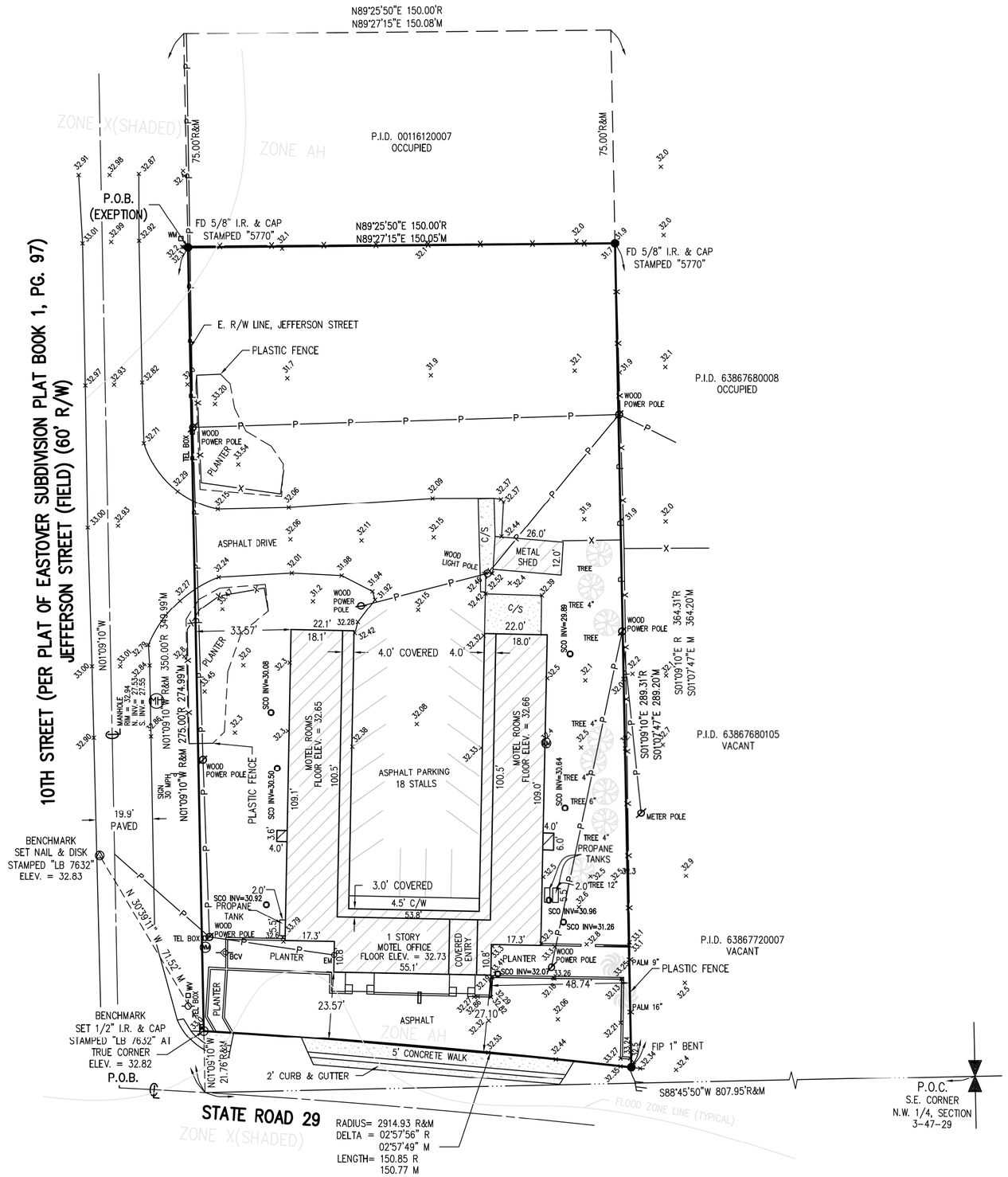
Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

EXHIBIT A

Beginning at the Southeast corner of the Northwest Quarter of Section 3, Township 47 South, Range 29 East, thence South 88 45'50" W a distance of 807 95 feet; thence North 1 09'10" West a distance of 21.76 feet to the POINT OF BEGINNING thence along the same bearing a distance of 350 feet; thence North 89 25'50" East a distance of 150 feet; thence South 1 9'10" East a distance of 364.31 feet; thence Westerly along the arc of a curve whose delta angle is 2 57'56" and radius is 2914.93 for a distance of 150 86 feet to the POINT OF BEGINNING Being and lying in Section 3, Township 47 South, Range 29 East, LESS the North 75 feet thereof also described as: Commence at the Southeast corner of the Northwest Quarter of Section 3, Township 47 South, Range 29 East; thence South 88 45'50" West along the South line of said Northwest Quarter. 807.95 feet, thence N 1 09'10" West 21.76 to a point at the intersection of the Northerly Right of Way line of S.R No 29 and the Easterly Right of Way line of 10th Street: thence continue North 1 09'10" West along said Easterly Right of Way line of 10th street 275 feet for a POINT OF BEGINNING; thence continue North 1 09'10" West 75 feet thence North 89 25'50" East 150 feet thence South 1 09'10" East 75 feet thence South 89 25'50" West 150 feet to the POINT OF BEGINNING. Being and lying in the Southeast Quarter of the Northwest Quarter of Section 3, Township 47 South, Range 29 East Collier County, Florida

NOT A CERTIFIED COPY

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)



SCALE: 1" = 30'

30 0 30

ABBREVIATIONS

D. & P.U.E. = DRAINAGE & PUBLIC UTILITY EASEMENT
M = MEASURED
R = RECORDED
R&M = RECORDED & MEASURED
R/W = RIGHT OF WAY
WM = WATER METER
C/S = CONCRETE SLAB
C/W = CONCRETE WALK
EM = ELECTRIC METER
I.R. = IRON ROD
FD = FOUND
℄ OR CL = CENTERLINE
CM = CONCRETE MONUMENT
I.D. = IDENTIFICATION
FIP = FOUND IRON PIPE
TEL = TELEPHONE
UGE = UNDERGROUND ELECTRIC
O.R.B. = OFFICIAL RECORDS BOOK
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.I.D. = PARCEL IDENTIFICATION
SCO = SEWER CLEAN OUT
INV. = INVERT
BCV = BACKFLOW CHECK VALVE

LEGEND

- FOUND CONCRETE MONUMENT
- SET CONCRETE MONUMENT L.B. 7632
- FOUND REBAR AS SHOWN
- SET 1/2" REBAR & CAP L.B. 7632
- FOUND PERMANENT REFERENCE MONUMENT
- FOUND PERMANENT CONTROL POINT
- SET PERMANENT CONTROL POINT
- FOUND NAIL AS SHOWN
- SET NAIL AND DISK L.B. 7632
- POWER POLE
- FIRE HYDRANT
- —P— OVERHEAD POWER LINES
- —X— FENCE
- × ELEVATION
- —•••— TOP OF BANK

SUBJECT PROPERTY APPEARS TO BE IN FLOOD ZONE "AH" & "X(SHADED)" AS DEPICTED ON FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NO. 120067-0145 H, EFFECTIVE DATE, MAY 16, 2012.

BEARINGS ARE BASED ON THE EAST RIGHT OF WAY LINE OF JEFFERSON AVENUE BEARING N01°09'10"W AS PER DEED.

DESCRIPTION: (O.R. 2722, PAGE 0118)
BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH WEST 1/4 OF SECTION 3, TOWNSHIP 47S, RANGE 29E, THENCE S 88°45'50" W A DISTANCE OF 807.95 FEET; THENCE N 01°09'10" W A DISTANCE OF 21.76 FEET TO THE POINT OF BEGINNING, THENCE ALONG THE SAME BEARING A DISTANCE OF 350.00 FEET; THENCE N 89°25'50" E A DISTANCE OF 150.00 FEET; THENCE S 01°09'10" E A DISTANCE OF 364.31 FEET; THENCE WESTERLY ALONG THE ARC OF A CURVE WHOSE DELTA ANGLE IS 02°57'56" AND RADIUS IS 2914.93 FOR A DISTANCE OF 150.85 FEET TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 3, TOWNSHIP 47S, RANGE 29E, LESS THE NORTH 75.00 FEET THEREOF ALSO DESCRIBED AS:
COMMENCE AT THE SOUTHEAST CORNER OF THE NORTH WEST 1/4 OF SECTION 3, TOWNSHIP 47S, RANGE 29E, THENCE S 88°45'50" W A DISTANCE OF 807.95 FEET; THENCE N 01°09'10" W A DISTANCE OF 21.76 FEET TO A POINT AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF S.R. NO. 29 AND THE EASTERLY RIGHT OF WAY LINE OF 10TH STREET; THENCE CONTINUE N 01°09'10" W ALONG SAID EASTERLY RIGHT OF WAY LINE OF 10TH STREET 275.00 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N 01°09'10" W 75.00 FEET THENCE N 89°25'50" E 150.00 FEET THENCE SOUTH 01°09'10 E 75.00 FEET THENCE S 89°25'50" W 150.00 FEET TO THE POINT OF BEGINNING. BEING AND LYING IN THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 47S, RANGE 29E, COLLIER COUNTY, FLORIDA.

**NOTE: THIS SURVEY IS ONLY FOR USE BY THE PERSON(S) AND OR ENTITIES SHOWN HEREON AND IS NOT VALID AFTER ONE (1) YEAR AFTER THE LAST DATE FIELD WORK WAS PERFORMED.

CERTIFICATIONS:
SHANTA, LLC.

SURVEYOR'S NOTES

1. UNLESS OTHERWISE NOTED THERE ARE NO VISIBLE IMPROVEMENTS OTHER THAN THE SUBSTANTIAL VISIBLE IMPROVEMENTS SHOWN.

2. THIS SURVEY DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.

3. THIS SURVEY WAS PERFORMED FOR THE PURPOSE SHOWN HEREON AND DOES NOT MAKE ANY REPRESENTATION AS TO THE DELINEATION OF ANY JURISDICTIONAL LINES EXCEPT AS SHOWN OR NOTED HEREON.

4. ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

5. OWNERSHIP OF ANY FENCE SHOWN HEREON IS UNKNOWN.

6. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE REVEALED BY A FULL AND ACCURATE TITLE REPORT.

7. THE SURVEY IS CERTIFIED TO THE LAST DATE OF FIELD WORK, NOT THE DATE OF SIGNATURE.

8. UNDERGROUND IMPROVEMENTS, FOUNDATIONS, AND/OR UTILITIES, IF ANY, WERE NOT LOCATED AS PART OF THIS SURVEY.

9. ADDITIONS OR DELETIONS TO THIS SURVEY MAP BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

10. NO ENCROACHMENTS WERE FOUND, ABOVE OR BELOW GROUND, UNLESS INDICATED HEREON.

11. ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

NOTE: THIS SURVEY REFLECTS THE DESCRIPTION PROVIDED BY THE CLIENT. NO ABSTRACT EXAMINATION IS IMPLIED. THIS SURVEY IS NOT VALID UNLESS SIGNED AND EMBOSSED WITH SEAL. THE INFORMATION HEREON IS SUBJECT TO EASEMENTS, RESTRICTIONS, AND RESERVATIONS OF RECORD. THE CERTIFICATION OF THIS SURVEY APPLIES ONLY TO THE PERSON/PERSONS SHOWN HEREON.

NO ENCROACHMENTS WERE FOUND, ABOVE OR BELOW GROUND, UNLESS INDICATED HEREON.

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.05-052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
FOR: H.L. BENNETT & ASSOCIATES, INC. LB #7632

HAL L BENNETT REGISTERED LAND SURVEYOR STATE OF FLORIDA

Hal L Bennett Digitally signed by Hal L Bennett Date: 2023.10.20 09:26:33 -04'00'

H.L. BENNETT, FLORIDA REG. NO. 3403
HAL L. BENNETT FLORIDA REG. NO. 6546

DATE:

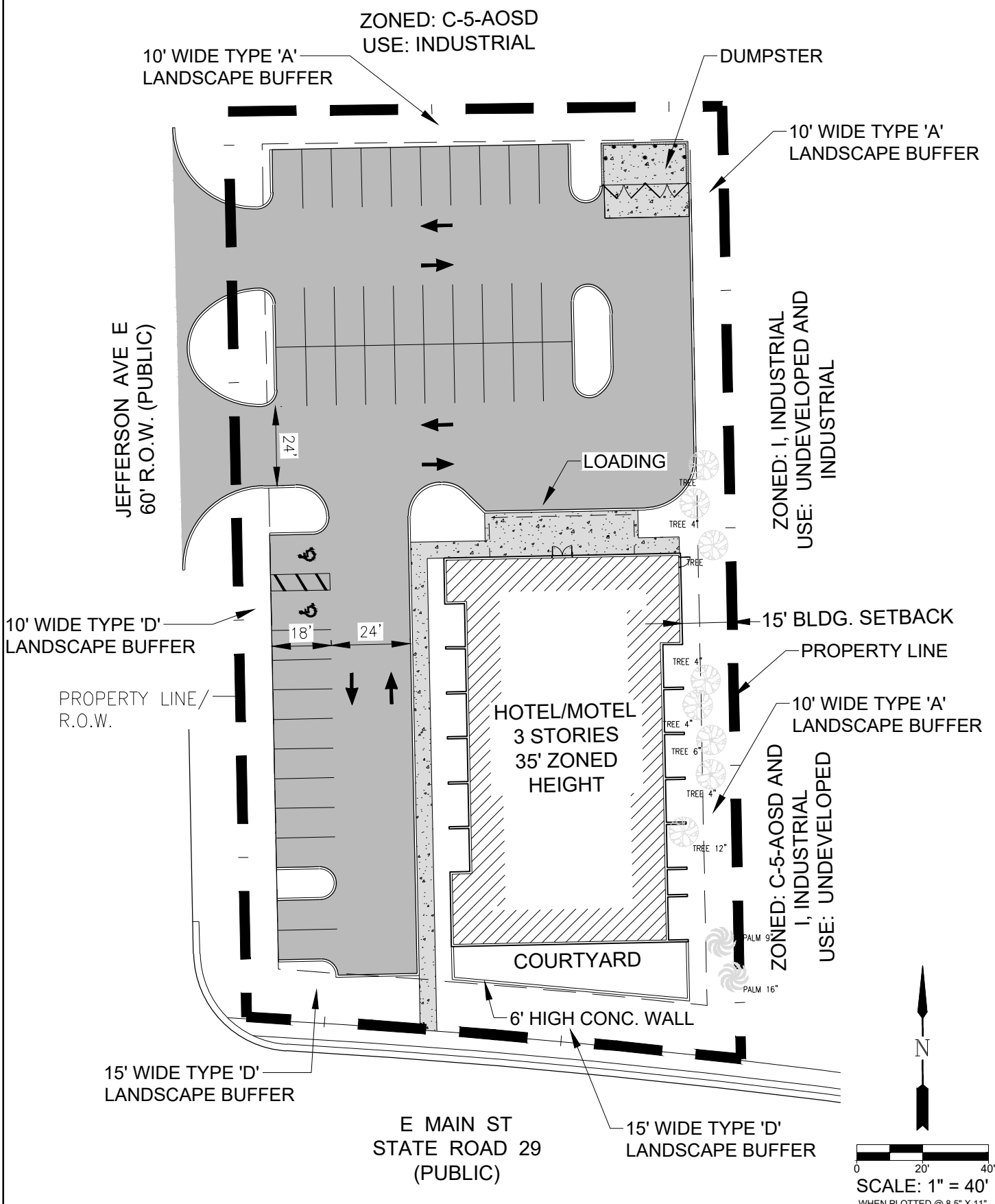
H. L. BENNETT & ASSOCIATES, INC.
241 YEOMANS AVENUE – P.O. DRAWER 2137
LABELLE, FLORIDA 33975 PH (863) 675-8882

BOUNDARY SURVEY/TOPOGRAPHIC DATA
OF A PARCEL IN
SECTION 3, TOWNSHIP 47 S, RANGE 29 E.
COLLIER COUNTY, FLORIDA

ADDED TOPOGRAPHIC DATA 05/24/18 LM
UPDATE SURVEY 03/28/18 LM
REVISIONS

DWN BY: LM DATE: 10/13/04 CHKD BY: DWG. ID: 04525TOPO052418
F.B. FILE PG. FILE FIELD SURVEY DATE: 02/26/18 SHEET: 1 OF 1
CLIENT: PATEL
PROJECT NUMBER: 04525 SECTION 3, TOWNSHIP 47 S, RANGE 29 E.

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)



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Bonita Springs, Florida 34134
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

IMMOKALEE MAIN STREET HOTEL

CONDITIONAL USE
CONCEPTUAL SITE PLAN
REVISED MARCH 29, 2024

SCALE:
JOB CODE: IMSH
DATE: AUGUST 23, 2023
FILE NAME: CONCEPTUAL SITE PLAN-R1

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

SITE INFORMATION:

ZONING: C-5-AOSD

SITE AREA: 0.97± ACRES

MAXIMUM ROOMS: 38 UNITS

OPEN SPACE (NOT REQUIRED):

PRESERVE (MINIMUM):

REQUIRED: 0± ACRES (0 ACRES X .25) NO NATIVE VEGETATION EXISTS ON SITE
PROVIDED: 0± ACRES

SETBACKS (MINIMUM):

	PRINCIPAL STRUCTURE:	ACCESSORY STRUCTURE
FRONT YARD:	25	PER LDC
SIDE YARD:	15'	PER LDC

ZONED BUILDING HEIGHT: 35 FEET, 3 STORIES

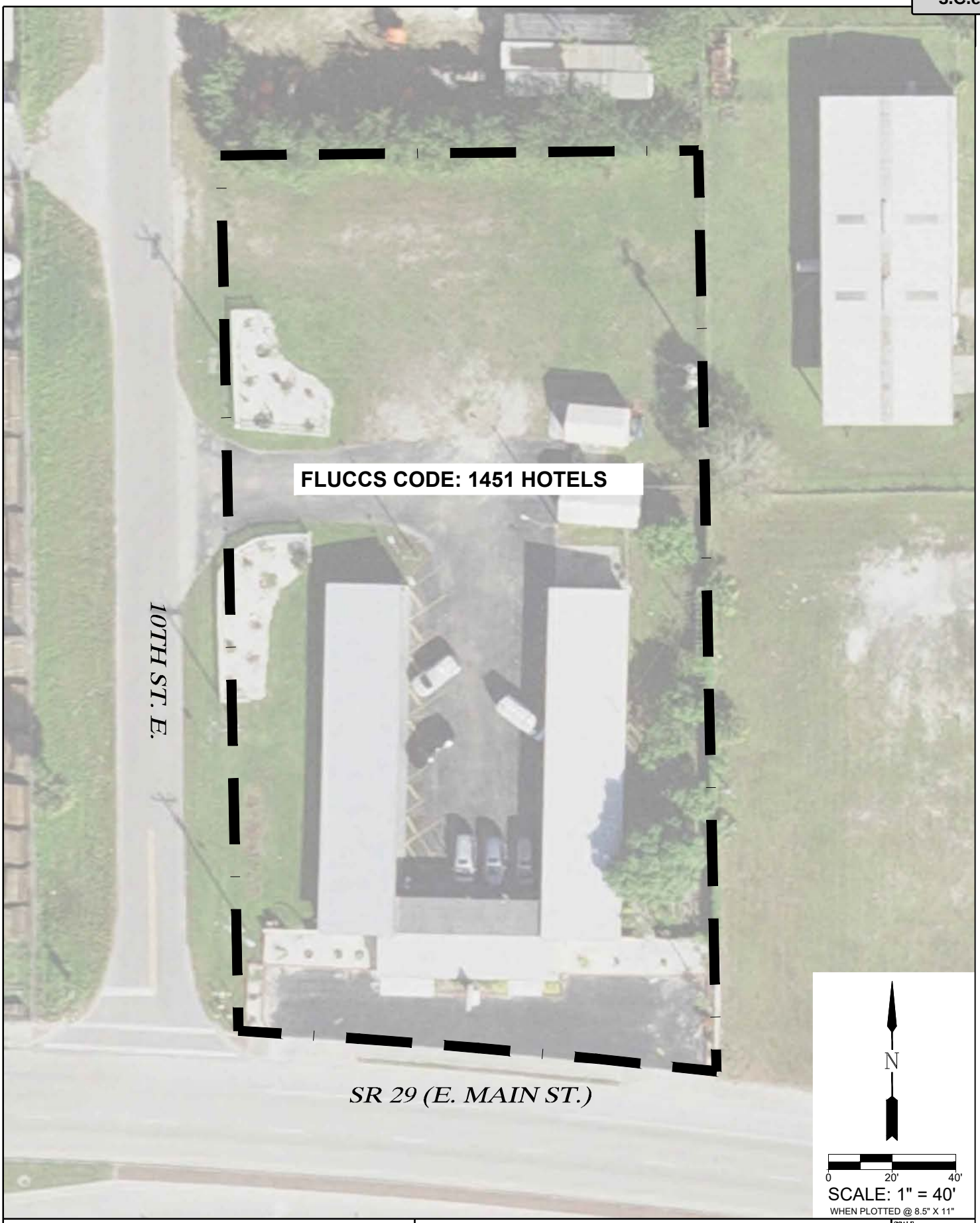
PARKING SPACES:
REQUIRED: 41.8 SPACES (11 PER 10 GUESTROOMS)
PROVIDED: 44 SPACES (INCLUDING 2 H/C SPACES)

NOTES:

1. ALL ON-SITE LIGHTING SHALL BE SHIELDED AND DIRECTED AWAY FROM ADJOINING PROPERTIES.
2. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MODIFICATION DUE TO AGENCY PERMITTING REQUIREMENTS.
3. PARKING SPACES TO BE DESIGNED IN ACCORDANCE WITH LDC SECTION 4.05.02.

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

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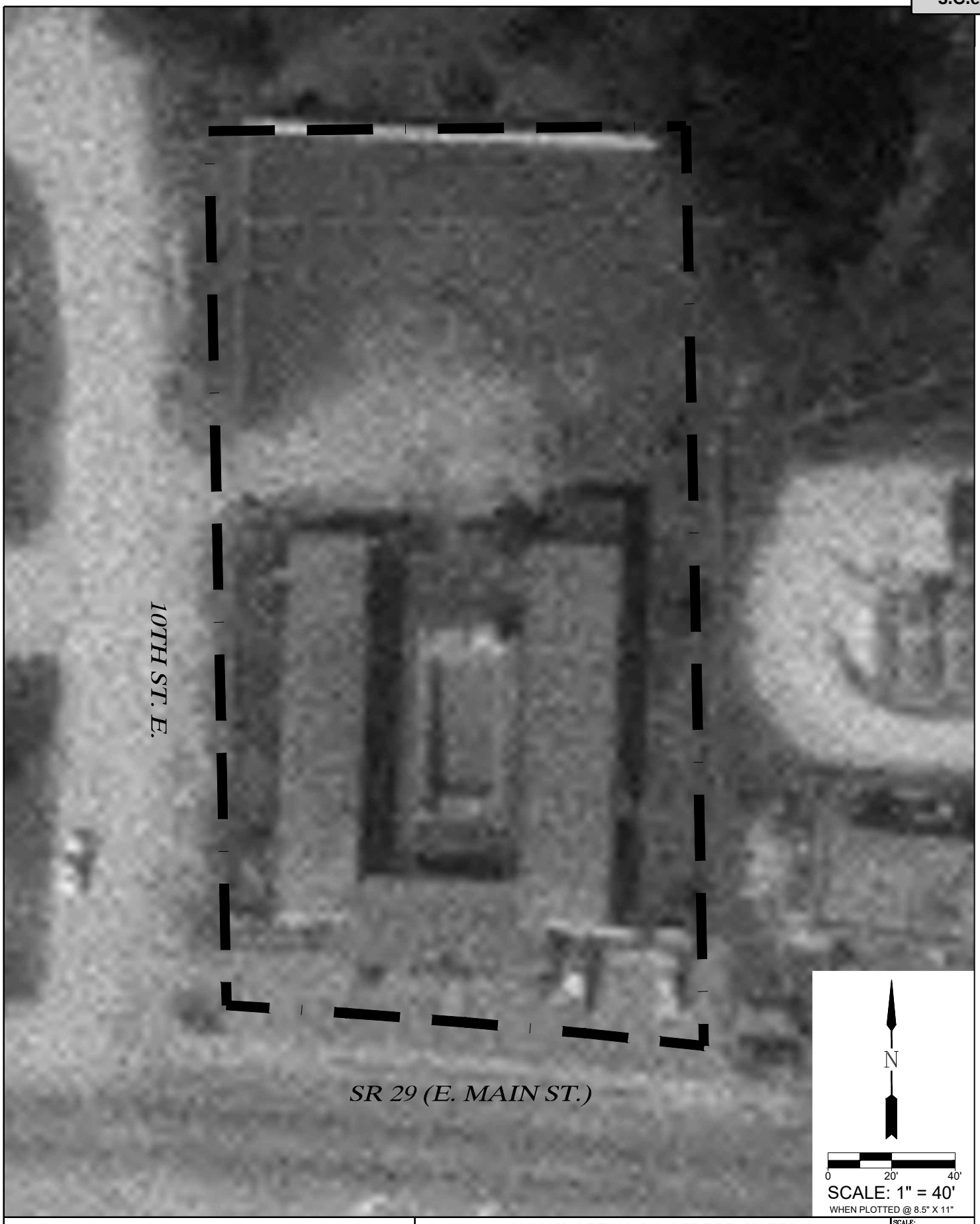
Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

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Bonita Springs, Florida 34134

IMMOKALEE MAIN STREET HOTEL

FLUCCS MAP

SCALE:
JOB CODE: IMSH
DATE: AUGUST 23, 2023
FILE NAME: CONCEPTUAL SITE PLAN



Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

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IMMOKALEE MAIN STREET HOTEL

HISTORIC AERIAL
02/08/1973

SCALE:
JOB CODE: IMSH
DATE: AUGUST 23, 2023
FILE NAME: CONCEPTUAL SITE PLAN-R1

JMB TRANSPORTATION ENGINEERING, INC.

TRAFFIC/TRANSPORTATION ENGINEERING & PLANNING SERVICES

TRAFFIC IMPACT STATEMENT

Immokalee Main Street Hotel

(Immokalee, Florida)

October 26, 2023
Revised March 1, 2024

County TIS Review Fees
TIS Methodology Review Fee = $500.00
TIS (Small-Scale) Review Fee =$0.00

Prepared by:

JMB TRANSPORTATION ENGINEERING, INC.
4711 7TH AVENUE SW
NAPLES, FLORIDA 34119

CERTIFICATE OF AUTHORIZATION NO. 27830

(JMB PROJECT NO. 231017)

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

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Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

Conclusions

Based upon the findings of this report, it was determined that the proposed conditional use request that will allow for the redevelopment of the Immokalee Main Street Hotel will not have a significant or negative impact upon the surrounding road network. More specifically, the conditional use will allow the Applicant to raze an existing 15-room hotel and construct a new 38-room hotel on the subject parcel, and it was determined that the land use will have less than a 2% impact on the adjacent road network. In fact, the project will have a de minimis impact on the adjacent road network (i.e., less than a 1% impact on any road's adopted capacity standard). It was verified that all roadways, within the project's area of impact, currently have a surplus of capacity and can accommodate the traffic associated with the proposed redevelopment of the residential project. As determined, the road network will continue to operate at acceptable levels of service for the foreseeable future and the project will not create any off-site transportation deficiencies that need to be mitigated.

Although the project does not significantly or negatively impact any roads or cause any roads to operate below the adopted LOS standard, the Developer will be required to pay for its portion of "consumed" capacity via payment of road impact fees. As set forth by Collier County's Impact Fee Ordinance, the fees are a pro rata assessment towards the funding of area-wide transportation improvements to support new growth. The amount of road impact fees paid per type of land use are determined via a "consumption-based impact fee approach", in which new development is charged based upon the proportion of vehicle-miles of travel (VMT) that each unit of new development is expected to consume of a lane mile of roadway network. The cost of consumed lane mile is based upon current roadway construction costs within Collier County. Therefore, the payment of road impact fees is the project's pro rata share of funding transportation improvements that are deemed necessary to support the demands generated by new growth.

Site-Related Roadway Improvements

It is proposed to have two (2) points of access on Jefferson Avenue. Site-related improvements will be determined at the time of acquiring final development approval.

Methodology

On October 24, 2023, a Traffic Impact Statement (TIS) Methodology Report was submitted to the office of Collier County Transportation Planning Department. *The $500.00 methodology meeting fee will be paid at the time of submitting the SDP application.* The TIS methodology was reviewed by staff and a copy of the approved methodology is provided in the appendix (refer to pages M1 thru M11).

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

Scope of Project

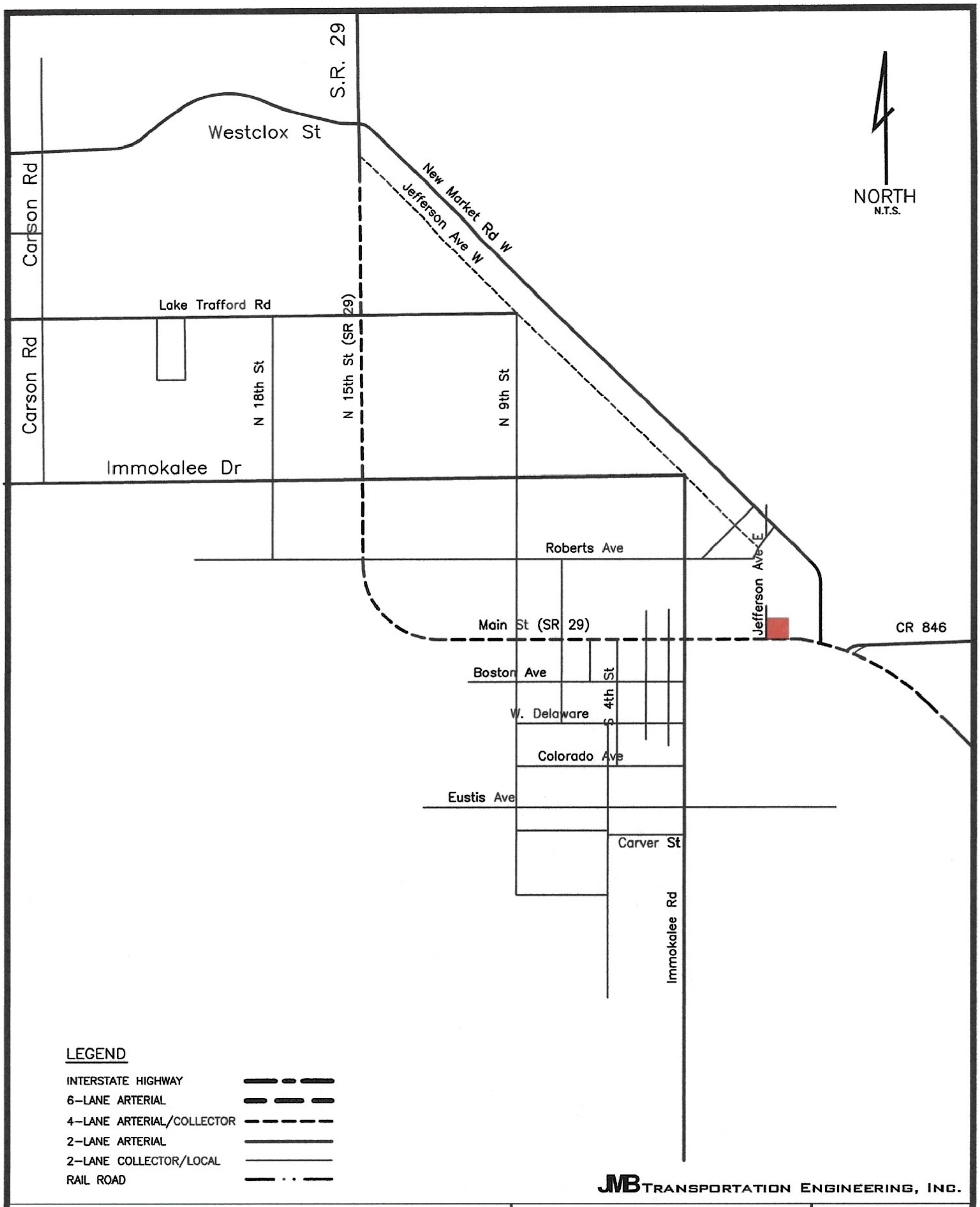
Immokalee Main Street Hotel is a proposed redevelopment of property located on the northeast corner of Jefferson Avenue and S.R. 29, within Immokalee, Florida. The site was previously developed with a 15-room hotel, which will be razed, and the site will be redeveloped with a new 38-room hotel.

It is proposed to have two (2) points of access on Jefferson Avenue. Site-related improvements will be determined at the time of acquiring final development approval.

Table A
Existing & Proposed Land Use

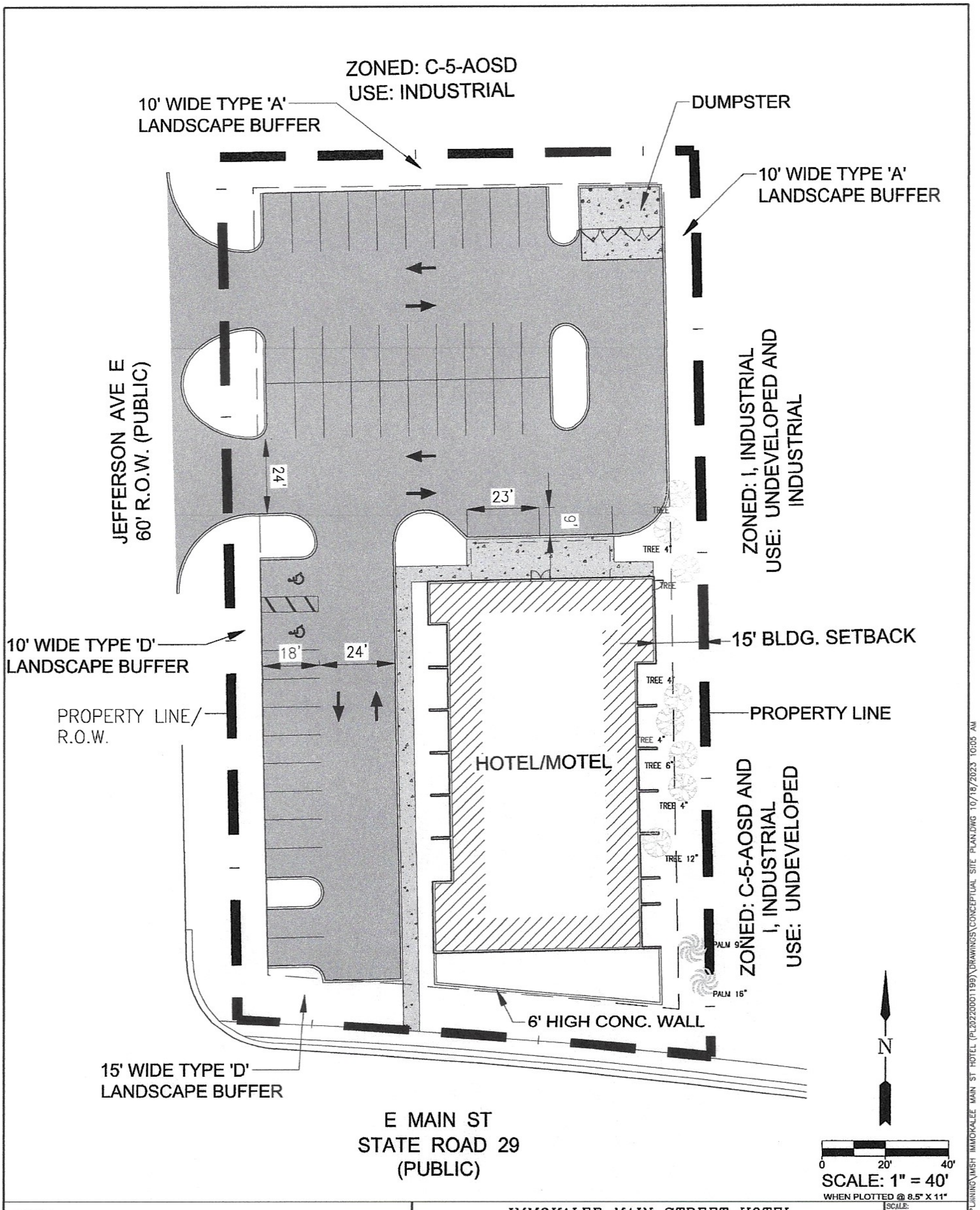
Land Use	Existing Number of Rooms	Proposed Number of Rooms
Hotel	15 Rooms *(to be razed)*	38 Rooms

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)



Immokalee Main Street Hotel October 24, 2023	**Project Location & Roadway Classification**	**FIGURE 1**

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)



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IMMOKALEE MAIN STREET HOTEL

CONDITIONAL USE
CONCEPTUAL SITE PLAN

SCALE:
JOB CODE: IMSH
DATE: AUGUST 23, 2023
FILE NAME: CONCEPTUAL SITE PLAN
SHEET 1 OF 1

G:\PLANNING\PROJ - PLANNING\IMSH IMMOKALEE MAIN ST HOTEL (PL20220001199)\DRAWINGS\CONCEPTUAL SITE PLAN.DWG 10/18/2023 10:05 AM

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

3.2

Project Generated Traffic

Traffic that can be expected to be generated by Immokalee Main Street Hotel was estimated based upon the guidelines established by the Institute of Transportation Engineers, Trip Generation Manual, 11th Edition. That is, historical traffic data collected at similar land uses was relied upon in estimating the project's traffic. It was concluded that land use codes Hotel (LUC 310) were the most appropriate in estimating the existing land use and proposed land use trips, respectively.

In order to determine the project's net new traffic, the estimated trips for the existing uses were subtracted from the estimated total trips for the proposed.

That is,
Proposed Development Trips minus Existing Development Trips = Net New Trips

As determined, the project's net new trips will be 16 vph and 17 vph new trips during the AM and PM peak hours, respectively. Table 1 depicts the computations performed in determining the total number of new trips. Table B provides a summary of the trip generation computation results that are shown in Table 1.

Table B
Site-Generated Trips
(Summation of Table 1)

Land Use	Daily Trips Generated (ADT)	AM Peak Hour Trips Generated (vph)	PM Peak Hour Trips Generated (vph)
Existing (to be razed) -------- 15-Room Hotel	183	13	10
Proposed Land Use -------- 38-Room Hotel	465	29	27 Trips Cap
Net New Trips	**282**	**16**	**17**

The report concludes that the project will generate fewer than 50 net new trip ends during the weekday highest peak hour. As such, the report investigates the traffic impacts associated with the project based upon the criteria set forth by the Collier County Government's Traffic Impact Statement Guidelines for developments generating "fewer than 50 trips", which is defined as a small-scale study.

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

TABLE 1

TRIP GENERATION COMPUTATIONS

Immokalee Main Street Hotel

EXISTING LAND USE

Land Use Code	Land Use Description	Build Schedule
310	**Hotel**	15 Occupied Rooms

Land Use Code	Trip Period	Trip Generation Equation (Based upon Rooms)	Total Trips	Trips Enter/Exit
LUC 310	Daily Traffic (ADT) =	T= 12.23(X)=	**183** ADT	
	AM Peak Hour (vph) =	Ln(T) = 0.87 Ln(X) + 0.21 56% Enter/ 44% Exit =	**13** vph	7 / 6 vph
	PM Peak Hour (vph) =	T= 0.73(X)-0.69 = 49% Enter/ 51% Exit =	**10** vph	5 / 5 vph

****

EXISTING LAND USE

Land Use Code	Land Use Description	Build Schedule
310	**Hotel**	38 Rooms

Land Use Code	Trip Period	Trip Generation Equation (Based upon Rooms)	Total Trips	Trips Enter/Exit
LUC 310	Daily Traffic (ADT) =	T= 12.23(X)=	**465** ADT	
	AM Peak Hour (vph) =	Ln(T) = 0.87 Ln(X) + 0.21 56% Enter/ 44% Exit =	**29** vph	16 / 13 vph
	PM Peak Hour (vph) =	T= 0.73(X)-0.69 = 49% Enter/ 51% Exit =	**27** vph	13 / 14 vph

****

NET NEW TRIPS

Daily Traffic (ADT) =	**282 ADT**		
AM Peak Hour (vph) =	**16 vph**	9 / 7	vph
PM Peak Hour (vph) =	**17 vph**	8 / 9	vph

Attachment: Attachment D - Applicant's Backup (29321 : PL20001199 CU Immokalee Main Street Hotel 504 East Main Street)

Existing + Committed Road Network
Table 2 provides a detail of the surrounding E + C roadways and their respective minimum level of service performance standards and capacity.

The project will have direct access to Jefferson Avenue, which is a two-lane local road.

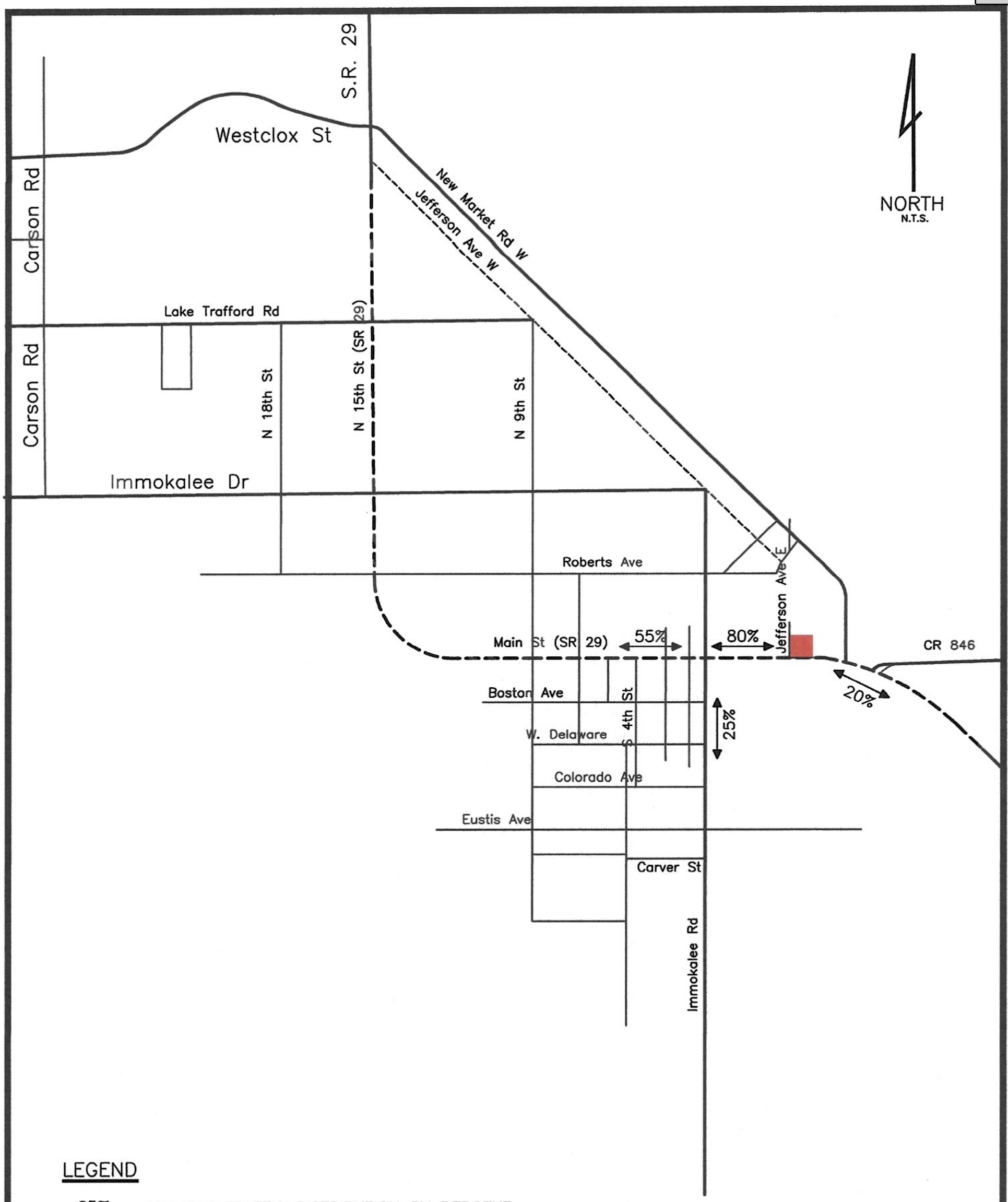
The principal arterial that will provide access to Immokalee Main Street is State Road 29, which varies from a two-lane to a four-lane divided arterial and is maintained by the Florida Department of Transportation. Within proximity to the site, S.R. 29 is a four-lane divided road and has a posted speed limit of 40 MPH. Table 2 depicts the minimum level of service performance standards and capacity for State Road 29.

Immokalee Road varies from a six-lane divided arterial, a four-lane divided arterial and a two-lane undivided arterial. Within proximity of the site and between S.R. 29 to Oil Well Road, Immokalee Road is a two-lane undivided arterial. The road functions as a primary east/west interconnect between the northwest Collier County area and the northern Golden Gate Estates area, as well as continues north/south to the Immokalee Community and interconnects with S.R. 29. Within proximity of the site, the posted speed limit of Immokalee Road is 45 MPH.

Project Traffic Distribution
The project's net new traffic was distributed to the surrounding road network based upon logical means of ingress/egress, current and future traffic patterns in the area. The distribution of trips considers surrounding land uses such as employment opportunities, medical land uses, retail centers and recreational attractions. Figure 2 and Table 2 provide a detail of the traffic distributions based on a percentage basis. Table 2 also depicts the project traffic by directional volume.

Area of Significant Impact
The area of significant impact was determined based upon Collier County's 2%, 2% and 3% criteria (i.e., if the project's traffic is 2% or more of a roadway's adopted level of service capacity, then the project has a significant impact upon that link). Figure 2 depicts the project traffic distributions and Table 2 describes the level of impact on the surrounding roadways. Roads that were identified as being within the project's area of impact are shown in Table 2. As shown, the proposed land use will have less than a 2% impact on the adjacent road network, and therefore does not significantly impact the adjacent road network. In fact, the project will have a de minimis impact on the adjacent road network (i.e., less than a 1% impact on any road's adopted capacity standard).

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)



Immokalee Main Street Hotel October 24, 2023	**Project Traffic Distribution**	**FIGURE 2**

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

TABLE 2
PROJECT'S AREA OF IMPACT

Project Traffic Peak Direction (vphpd) = **9** **Exiting**
Project Traffic Non-Peak Direction (vph) = **8** **Entering**

			Road Class	PK Dir. Serv. Vol. LOS	LOS Service PK Direction Volume (vphpd)	Project Traffic % Dist.	Project Pk Hr PK Dir (vphpd)	Project Pk Hr Pk Dir	Project Pk Hr Non-PK Dir (vph)	Project Non-Pk DiR	Impact Standard	Percent Impact	Signific Impac
Immokalee Road	46.0	Oil Well to S.R. 29	2U	D	900	25%	2	S	2	N	3%	0.25%	NO
State Road 29	83.0	Oil Well Road to CR 29A South	2U	D	900	20%	2	S/E	2	N/W	2%	0.20%	NO
	84.0.a	C.R. 29 A South to Site	4D	D	1700	20%	2	E	2	W	2%	0.11%	NO
	84.0.b	Site to Immokalee Rd	4D	D	1700	80%	7	W	6	E	2%	0.42%	NO
	84.0.c	Immokalee Road to 9th St	4D	D	1700	55%	5	W	4	E	2%	0.29%	NO
	85.0	9th St to C.R. 29A North	2U	D	900	55%	5	N	4	S	2%	0.55%	NO

2.5

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

2023 thru 2025 Project Build-out Traffic Conditions

In order to establish 2023 thru 2025 project build-out traffic conditions, two forecasting methods were used.

The first traffic forecasting method was the County's traffic count data was adjusted for peak season conditions, peak hour conditions, peak direction, and an annual growth rate was then applied. The peak season/peak hour/peak direction factor and annual growth rate were derived from the 2023 Collier County AUIR Report. Using the annual growth rate, the 2023 background traffic conditions were determined, which are depicted in Table 3.

The second traffic forecasting method was to add the vested trips (trip bank) identified in the 2023 AUIR report to the adjusted peak season, peak hour and peak direction traffic counts. The 2025 vested trips "+" background traffic volumes are depicted in Table 3.

The greater of the two values produced by the two forecasting procedures was then considered to reflect the 2025 background traffic. The net new project generated traffic was then added to the background traffic. Table 4 provides a summary of the 2023 thru 2025 traffic conditions and the roadways' level of service and remaining available capacity.

As determined, the proposed conditional use and subsequent redevelopment of the subject property will not significantly or adversely impact the surrounding road network or cause any roadways to operate below their adopted level of service standard. More specifically, the proposed land use, which consists of a 38-room hotel will have less than a 2% impact on the adjacent road network. In fact, the project will have a de minimis impact on the adjacent road network (i.e., less than a 1% impact on any road's adopted capacity standard). It was verified that all roadways, within the project's area of impact, currently have a surplus of capacity and can accommodate the traffic associated with the proposed redevelopment of the residential project. As determined, the road network will continue to operate at acceptable levels of service for the foreseeable future and the project will not create any off-site transportation deficiencies that need to be mitigated.

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

TABLE 3
2023 & 2025 ROADWAY LINK VOLUMES

						Per Growth Rate Method 2025 Peak Hour PK Direction Background (vphpd)		*Per Vested Trips Metho* 2025 Peak Hour PK Direction Background Per Vested Trips (vphpd)
			2023 AUIR Traffic (vphpd)	AUIR Pk DiR	Growth Rate per AUIR		Trip Bank (vphpd)	
Immokalee Road	46.0	Oil Well to S.R. 29	580	N/E	4.00%	627	249	**829**
State Road 29	83.0	Oil Well Road to CR 29A South	530	N	2.00%	551	118	**648**
	84.0.a	C.R. 29 A South to Site	560	W	2.00%	583	201	**761**
	84.0.b	Site to Immokalee Rd	560	W	2.00%	583	201	**761**
	84.0.c	Immokalee Road to 9th St	560	W	2.00%	583	201	**761**
	85.0	9th St to C.R. 29A North	690	S	2.00%	718	146	**836**

6.1

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

TABLE 4
2025 ROADWAY LINK VOLUME/CAPACITY ANALYSIS

			2023 Peak Hour PK Direction (vphpd)	LOS	2025 Peak Hour PK Direction Background (vphpd)	Bkgd Pk Dir	2025 Peak Hour PK Direction Background LOS	Project Pk Hr PK Dir (vphpd)	Prjct Pk Dir	Project Pk Hr Non-PK Dir (vph)	Prjct Non-Pk Dir	2025 Build-Out Peak Hour PK Dir (vphpd)	Serv. Vol. Pk Hr PK Dir (vphpd)	2025 Build-Out Peak Hour PK Direction v/c Ratio	2025 Build-O Peak Ho PK Direct LOS
Immokalee Road	46.0	Oil Well to S.R. 29	580	D	829	N/E	D	2	S	2	N	831	900	0.92	D
State Road 29	83.0	Oil Well Road to CR 29A Sout	530	C	648	N	C	2	S/E	2	N/W	650	900	0.72	C
	84.0.a	C.R. 29 A South to Site	560	B	761	W	B	2	E	2	W	763	1700	0.45	B
	84.0.b	Site to Immokalee Rd	560	B	761	W	B	7	W	6	E	768	1700	0.45	B
	84.0.c	Immokalee Road to 9th St	560	B	761	W	B	5	W	4	E	766	1700	0.45	B
	85.0	9th St to C.R. 29A North	690	D	836	S	D	5	N	4	S	840	900	0.93	D

6.1
6.2

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

APPENDIX

Support Documents

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

JMB TRANSPORTATION ENGINEERING, INC.

TRAFFIC/TRANSPORTATION ENGINEERING & PLANNING SERVICES

TRAFFIC IMPACT STATEMENT METHODOLOGY

Immokalee Main Street Hotel

(Immokalee, Florida)

October 24, 2023

County TIS Review Fees
TIS Methodology Review Fee = $500.00
TIS (Small-Scale) Review Fee =$0.00

Prepared by:

JMB TRANSPORTATION ENGINEERING, INC.
4711 7TH AVENUE SW
NAPLES, FLORIDA 34119

CERTIFICATE OF AUTHORIZATION NO. 27830

(JMB PROJECT NO. 231017)

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

APPENDIX A

INITIAL MEETING CHECKLIST

Suggestion: Use this Appendix as a worksheet to ensure that no important elements are overlooked. Cross out the items that do not apply.

Date: 10-24-2023 Time: _____

Location: Collier County Government Offices (North Horseshoe Drive)

People Attending:
Name, Organization, and Telephone Numbers
1) James M. Banks, JMB Transportation Engineering, Inc., 239-919-2767
2) Michael Sawyer, Collier County Government
3)

Study Preparer:
Preparer's Name and Title: James M, Banks, P.E., President
Organization: JMB Transportation Engineering, Inc.
Address & Telephone Number: 4711 7th Avenue SW Naples, Florida 34119 (239)-919-2767

Reviewer(s):
Reviewer's Name & Title: Michael Sawyer
Collier County Transportation Division

Applicant:
Applicant's Name:
Address:
Telephone Number:

Proposed Development:
Name: Immokalee Main Street Hotel
Location: Northeast corner of Jefferson Avenue E and Main Street, within Immokalee, Collier County
Land Use Type: Hotel
ITE Code #: LUC 310
Proposed number of development units: Existing 15-room hotel to be razed and a 38-room hotel to be constructed.
Other:
Description:
Zoning:
Existing:
Comprehensive plan recommendation:
Requested:
Findings of the Preliminary Study: See the attached

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

Reductions in Trip Generation Rates:
Pass-by trips: None
Internal trips (PUD):
Transmit use:
Other: Table 2 and Figure 2 reflect a 50% capture of trips and walkability from nearby residential areas.

Horizon Year Roadway Network Improvements: Collier County's 5-year CIP.

Methodology & Assumptions:
Non-site traffic estimates: See Attached
Site-trip generation: See Table 1
Trip distribution method: Based upon manual assignment (See Table 2)
Traffic assignment method:
Traffic growth rate: Per Collier County Historical & Current AUIR Reports, but not less than 2% or background or vested trips method, whichever is greater.

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

Special Features: (from preliminary study or prior experience)
Accidents locations: _____
Sight distance: _____
Queuing: _____
Access location & configuration: _____
Traffic control: _____
Signal system location & progression needs: _____
On-site parking needs: _____
Data Sources: _____
Base maps: _____
Prior study reports: _____
Access policy and jurisdiction: _____
Review process: _____
Requirements: _____
Miscellaneous:

_____

Small Scale Study – No Fee _X__

Minor Study - $750.00 ____

Major Study - $1500.00 _____
Includes 2 intersections

Additional Intersections - $500.00 each ___None___

All fees will be agreed to during the Methodology meeting and must be paid to Transportation prior to our sign-off on the application.

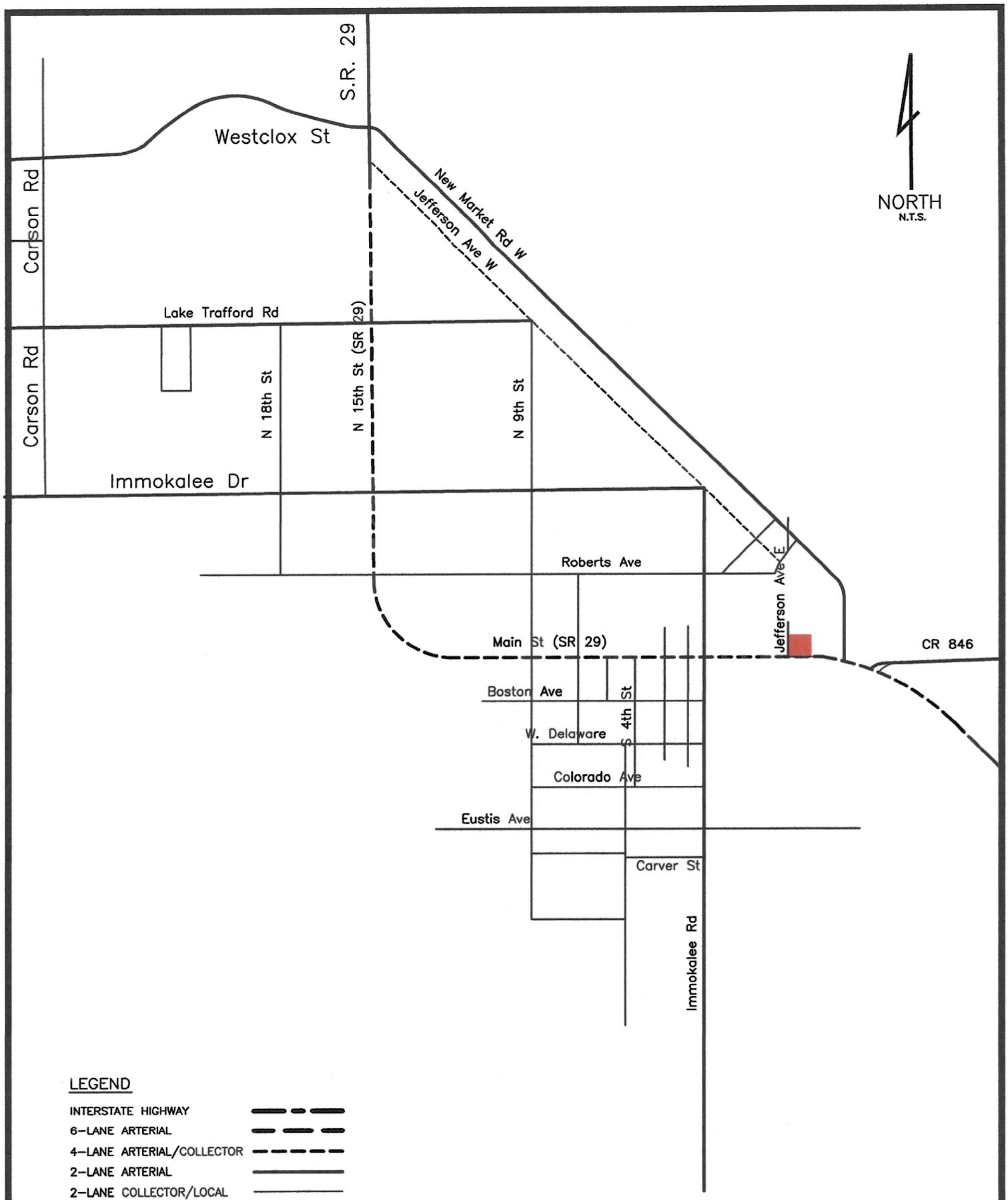
SIGNATURES

_____
Study Preparer

_____
Reviewers

_____
Applicant

Attachment: Attachment D - Applicant's Backup (29321 : PL20001199 CU Immokalee Main Street Hotel 504 East Main Street)



Immokalee Main Street Hotel

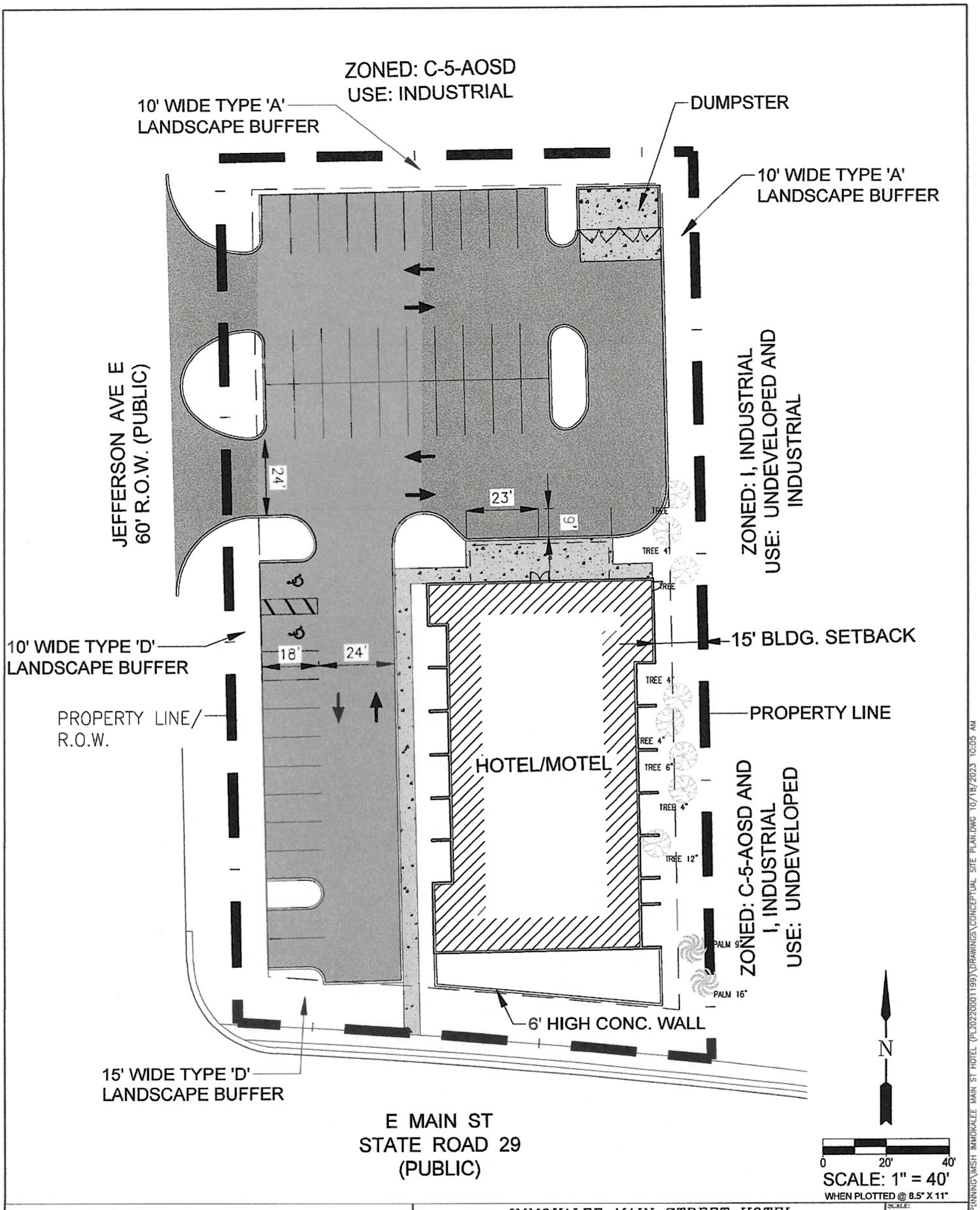
October 24, 2023

Project Location & Roadway Classification

FIGURE 1

M5

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)



GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects

Cert. of Auth. EB 0005151 | Cert. of Auth. LB 0005151 | Business LC 26000266

Bonita Springs: 239.947.1144 | www.GradyMinor.com | Fort Myers: 239.690.4380

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

IMMOKALEE MAIN STREET HOTEL

CONDITIONAL USE
CONCEPTUAL SITE PLAN

SCALE:
JOB CODE: IMSH
DATE: AUGUST 23, 2023
FILE NAME: CONCEPTUAL SITE PLAN
SHEET 1 OF 1

G:\PLANNING\PROJ - PLNNING\IMSH IMMOKALEE MAIN ST HOTEL (PL20220001199)\DRAWINGS\CONCEPTUAL SITE PLAN.DWG 10/18/2023 10:05 AM

M6

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

TABLE 1

TRIP GENERATION COMPUTATIONS

Immokalee Main Street Hotel

EXISTING LAND USE

Land Use Code	Land Use Description	Build Schedule
310	**Hotel**	15 Rooms

Land Use Code	Trip Period	Trip Generation Equation (Based upon Rooms)	Total Trips	Trips Enter/Exit	
LUC 310	Daily Traffic (ADT) =	T= 7.99 (X)=	**120 ADT**		
	AM Peak Hour (vph) =	T= 0.46(X) =	**7 vph**	4 / 3	vph
		56% Enter/ 44% Exit =			
	PM Peak Hour (vph) =	T= 0.59 (X) =	**9 vph**	5 / 4	vph
		51% Enter/ 49% Exit =			

****

EXISTING LAND USE

Land Use Code	Land Use Description	Build Schedule
310	**Hotel**	38 Rooms

Land Use Code	Trip Period	Trip Generation Equation (Based upon Rooms)	Total Trips	Trips Enter/Exit	
LUC 310	Daily Traffic (ADT) =	T= 7.99 (X)=	**304 ADT**		
	AM Peak Hour (vph) =	T= 0.46(X) =	**17 vph**	10 / 7	vph
		56% Enter/ 44% Exit =			
	PM Peak Hour (vph) =	T= 0.59 (X) =	**22 vph**	11 / 11	vph
		51% Enter/ 49% Exit =			

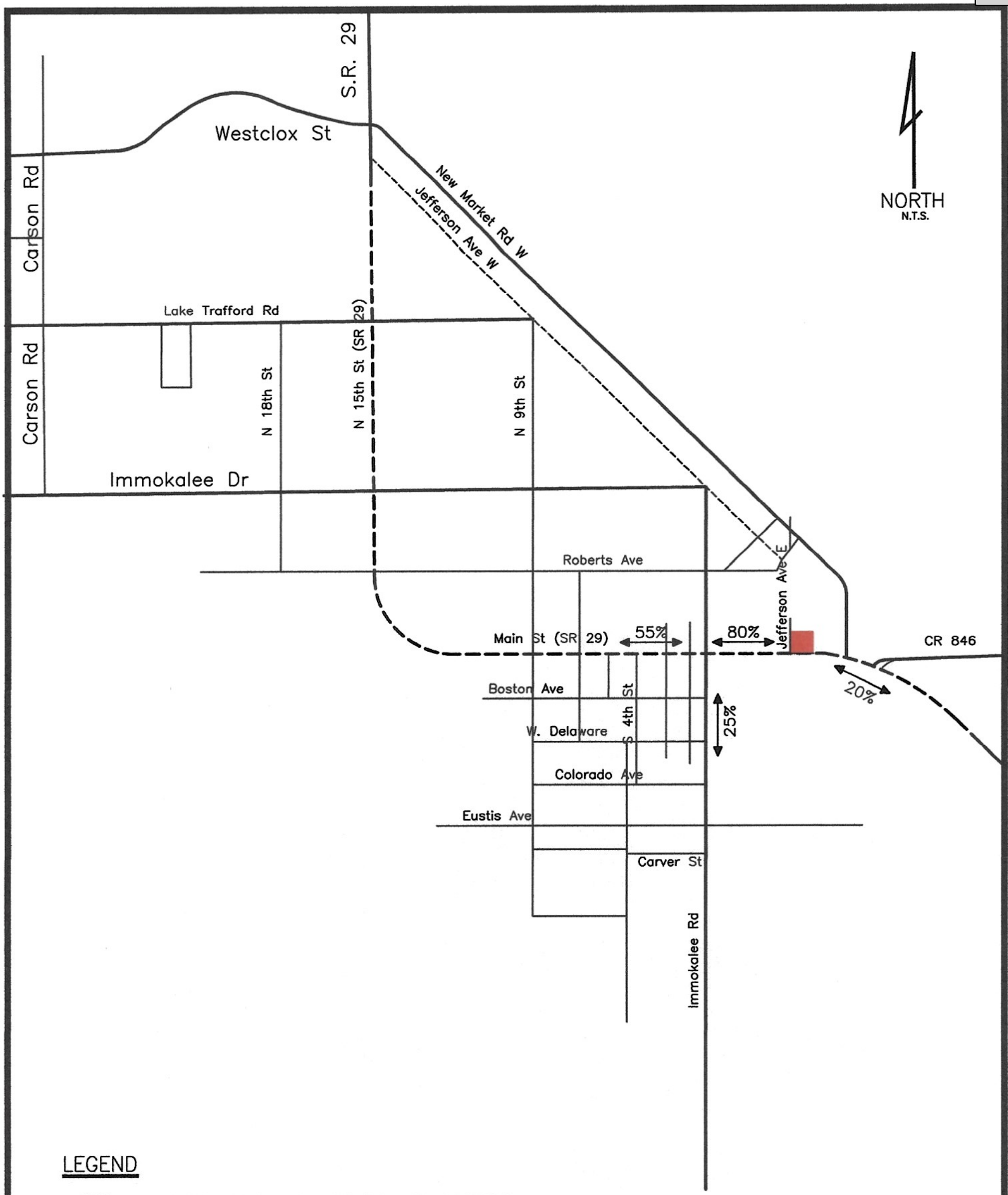
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NET NEW TRIPS

Daily Traffic (ADT) =	**184 ADT**		
AM Peak Hour (vph) =	**10 vph**	6 / 4	vph
PM Peak Hour (vph) =	**13 vph**	6 / 7	vph

M7

Attachment: Attachment D - Applicant's Backup (29321 : PL20001199 CU Immokalee Main Street Hotel 504 East Main Street)



Immokalee Main Street Hotel October 24, 2023	Project Traffic Distribution	FIGURE 2

MB

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

TABLE 2
PROJECT'S AREA OF IMPACT

Project Traffic Peak Direction (vphpd) = **7** **Exiting**
Project Traffic Non-Peak Direction (vph) = **6** **Entering**

			Road Class	PK Dir. Serv. Vol. LOS	LOS Service PK Direction Volume (vphpd)	Project Traffic % Dist.	Project Pk Hr PK Dir (vphpd)	Project Pk Hr Pk Dir	Project Pk Hr Non-PK Dir (vph)	Project Non-Pk DiR	Impact Standard	Percent Impact	Signific Impa
Immokalee Road	46.0	Oil Well to S.R. 29	2U	D	900	25%	2	S	2	N	3%	0.19%	NO
State Road 29	83.0	Oil Well Road to S. S.R.29	2U	D	900	20%	1	S/E	1	N/W	2%	0.16%	NO
	84.0.a	S. S.R. 29 A to Site	4D	D	1700	20%	1	E	1	W	2%	0.08%	NO
	84.0.b	Site to Immokalee Rd	4D	D	1700	20%	1	W	1	E	2%	0.08%	NO
	84.0.c	Immokalee Road to 9th St	4D	D	1700	80%	6	W	5	E	2%	0.33%	NO
	85.0	9th St to N. S.R. 29A	2U	D	900	55%	4	N	3	S	2%	0.43%	NO

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Attachment: Attachment D - Applicant's Backup (29321 : PL20001199 CU Immokalee Main Street Hotel 504 East Main Street)

TABLE 3
2022 & 2025 ROADWAY LINK VOLUMES

						Per Growth Rate Method		*Per Vested Trips Metho*
			2022 AUIR Traffic (vphpd)	AUIR Pk DiR	Growth Rate per AUIR	2025 Peak Hour PK Direction Background (vphpd)	Trip Bank (vphpd)	2025 Peak Hour PK Direction Background Per Vested Trips (vphpd)
Immokalee Road	46.0	Oil Well to S.R. 29	510	N/E	4.00%	574	252	**762**
State Road 29	83.0	Oil Well Road to S. S.R.29	480	N	2.00%	509	118	**598**
	84.0.a	S. S.R. 29 A to Site	610	W	2.00%	647	204	**814**
	84.0.b	Site to Immokalee Rd	610	W	2.00%	647	204	**814**
	84.0.c	Immokalee Road to 9th St	610	W	2.00%	647	204	**814**
	85.0	9th St to N. S.R. 29A	660	S	2.00%	700	93	**753**

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Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

TABLE 4
2025 ROADWAY LINK VOLUME/CAPACITY ANALYSIS

			2022 Peak Hour PK Direction (vphpd)	LOS	2025 Peak Hour PK Direction Background (vphpd)	Bkgd Pk Dir	2025 Peak Hour PK Direction Background LOS	Project Pk Hr PK Dir (vphpd)	Prjct Pk Dir	Project Pk Hr Non-PK Dir (vph)	Prjct Non-Pk Dir	2025 Build-Out Peak Hour PK Dir (vphpd)	Serv. Vol. Pk Hr PK Dir (vphpd)	2025 Build-Out Peak Hour PK Direction v/c Ratio	2025 Build-O Peak Ho PK Direc LOS
Immokalee Road	46.0	Oil Well to S.R. 29	510	D	762	N/E	D	2	S	2	N	764	900	0.85	D
State Road 29	83.0	Oil Well Road to S. S.R.29	480	C	598	N	C	1	S/E	1	N/W	599	900	0.67	C
	84.0.a	S. S.R. 29 A to Site	610	B	814	W	B	1	E	1	W	815	1700	0.48	B
	84.0.b	Site to Immokalee Rd	610	B	814	W	B	1	W	1	E	815	1700	0.48	B
	84.0.c	Immokalee Road to 9th St	610	B	814	W	B	6	W	5	E	820	1700	0.48	B
	85.0	9th St to N. S.R. 29A	660	D	753	S	D	4	N	3	S	756	900	0.84	D

11W

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

IMMOKALEE WATER & SEWER DISTRICT

IWSD Board Members
Mr. Joseph Brister Chair
Ms. Patricia Anne Goodnight Vice Chair
Ms. Bonnie Keen Secretary
Mr. Robert Halman Treasurer
Ms. Magda Ayala Commissioner
Mr. Jack Johnson Commissioner

DATE: February 27, 2024

COLLIER COUNTY
OFFICE OF GROWTH MANAGEMENT
2800 N HORSESHOE DRIVE
NAPLES FL 33942

TO BE COMPLETED BY
UTILITY PROVIDER
other than Collier
County Utilities

To Whom It May Concern:

This letter is certification that Immokalee Water & Sewer District, 1020 Sanitation Road, Immokalee, FL 34142 as of February 27, 2024, has the plant capacities to provide water and sewer to the property and owner(s) of record noted below.

Owner(s) of Record: Shanta LLC

Parcel ID/Description of Property: 00116040006; 504 East Main Street, Immokalee, FL 34142 Budget Inn

At the time of application for subdivision Plans and Plat (PPL) and/or Site Development Plan (SDP) approval, as the case may be, offsite improvements and/or upgrades to the water and/or wastewater collection/transmission system may be required to adequately handle the total estimated peak hour flow from the project. Whether or not such improvements are necessary, and if so, the exact nature of such improvements and/or upgrades shall be determined during PPL or SDP review. Such improvement and/or upgrades as may be necessary shall be permitted and installed at the developer's expense and may be required to be in place prior to issuance of a certificate of occupancy for any portion or phase of the development that triggers the need for such improvements and/or upgrades.

Please contact Sarah Catala at 239-658-3630 if you have any questions or concerns.

Thank you,

Immokalee Water & Sewer District

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

Neighborhood Information Meeting Affidavit of Compliance

I hereby certify that pursuant to Ordinance 2004-41, of the Collier County Land Development Code, I did cause the attached newspaper advertisement to appear and I did give notice by mail to the following property owners and/or condominium and civic associations whose members may be affected by the proposed land use changes of an application request for a rezoning, PUD amendment, or conditional use, at least 15 days prior to the scheduled Neighborhood Information Meeting. *For the purposes of this requirement, the names and addresses of property owners shall be deemed those appearing on the latest tax rolls of Collier County and any other persons or entities who have made a formal request of the County to be notified.* The said notice contained the laymen's description of the site property of proposed change and the date, time, and place of a Neighborhood Information Meeting.

Per the attached letters, property owner's list, and copy of newspaper advertisement which are hereby made a part of this Affidavit of Compliance

PL20220001199

(Signature of Applicant)

STATE OF FLORIDA, COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online registration this 15 day of March, 20 24, by Sharon Umpenhour as Senior Planning Technician who is ☑ personally known to me or ☐ has produced _____ as identification.

KIMBERLY ANN SCHER
MY COMMISSION # HH 345318
EXPIRES: January 2, 2027

Signature of Notary Public

Kimberly Ann Scher
Print Name of Notary Public

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects

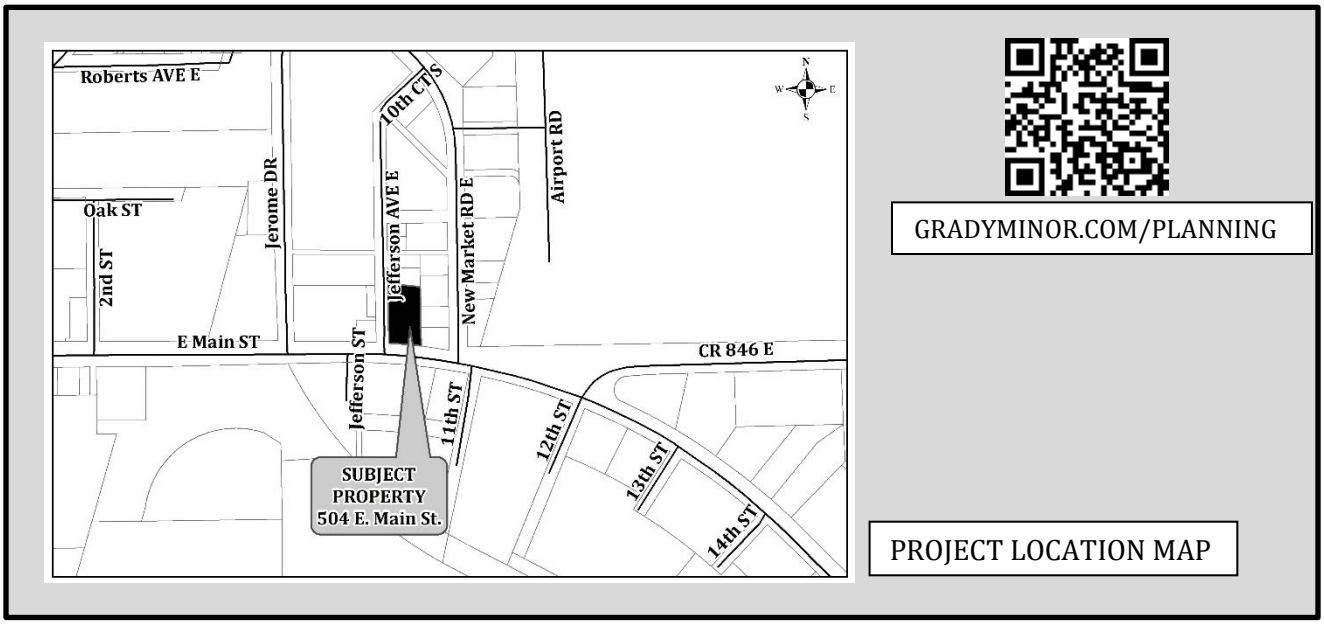
NOTICE OF NEIGHBORHOOD INFORMATION MEETING

PETITION: PL20220001199 – Immokalee Main Street Hotel Conditional Use

In compliance with the Collier County Land Development Code (LDC) requirements, a neighborhood Information meeting (NIM) hosted by D. Wayne Arnold, AICP, of Q. Grady Minor and Associates, P.A. (GradyMinor), representing Shanta, LLC (Applicant) will be held **April 2, 2024, 5:30 pm** at **CareerSource SWFL Conference Room (750 South 5th Street, Immokalee, FL 34142).**

Shanta, LLC has submitted a formal application to Collier County, seeking approval of a Conditional Use to permit the redevelopment of a 38-room hotel in compliance with current Collier County design and development standards. The property is located within the Industrial District, Agribusiness Overlay Subdistrict and is zoned C-5 ASOD. This zoning overlay permits all C-5 land uses; however, because the property is not located within a designated Activity Center, a Conditional Use is required for a hotel/motel use. This application seeks approval of Conditional Use #9, Hotel/Motel of the C-5 zoning district.

The subject property is comprised of 0.97± acres and is located at 504 E. Main Street in Section 3, Township 47 South, Range 29 East, Collier County, Florida.



If you have questions, please contact Sharon Umpenhour with GradyMinor by email: sumpenhour@gradyminor.com or phone: 239-947-1144. For project information or to register to participate remotely* go to, GradyMinor.com/Planning. Any information provided is subject to change until final approval by the governing authority.

The purpose and intent of this Neighborhood Information Meeting is to provide the public with notice of an impending zoning application and to foster communication between the applicant and the public. The expectation is that all attendees will conduct themselves in such a manner that their presence will not interfere with the orderly progress of the meeting.

**Remote participation is provided as a courtesy and is at the user's risk. The applicant and GradyMinor are not responsible for technical issues.*

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

Q. Grady Minor & Associates, P.A.
3800 Via Del Rey
Bonita Springs, FL 34134

Ph. 239-947-1144 Fax. 239-947-0375
EB 0005151 LB 0005151 LC 26000266
www

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: PL20220001199 | Buffer: 1000' | Date: 2/29/24 | Site Location: Immokalee Main Street Hotel (CU)

NAME1	NAME2	NAME3	NAME4	NAME5	NAME6	LEGAL1	LEGAL2	LEGAL3	LEGAL4	FOLIO	ADDRESSTY
403 MAIN ST LLC	11870 HIALEAH GARDENS BLVD	UNIT 129 B # 173			HIALEAH GARDENS, FL 33018---0	3 47 29 TRACT IN NE1/4 OF	SW1/4 IN DB 14 PG 507, EXC	35FT FOR HWY OR 814 PG 142,	AND THAT PORTION OF VAC	00116600006	U
ALLIANCE PACKING LLC	18299 DUSTY LANE				ESTERO, FL 33928---0	NEWMARKET SUBD BLK 57 ALL AND	THE S 40 FT OF 10TH ST E WHICH	ADJOINS BLK 57 & THE NLY 30 FT	OF TRAFFORD AVE WHICH ADJOINS	63867440002	U
AMERIGAS PROPANE L P #5330	PO BOX 798				VALLEY FORGE, PA 19482---798	3 47 29 COMM SW CNR OF BLK A,	EASTOVER, S 89 DEG W 74.88FT	TO THE W LI OF 9TH ST CONT NLY	ALG W LI 489FT TO POB,	00115960006	U
BALCOM INC	76 INDUSTRIAL BLVD				NAPLES, FL 34104---0	EASTOVER BLK 1 LOT 5 OR 1292	PG 42			30630480002	U
BLOCKER'S FURNITURE LLC	1303 NEW MARKET RD W				IMMOKALEE, FL 34142---2253	EASTOVER BLK 3 LTS 5-9, BLK 4	LOTS 6-8, BLK 7 LOTS 1-13,	THAT PORTION OF VACATED 1ST	AVE S AND THAT PORTION OF	30630920009	U
COLLIER CNTY	BOARD OF COUNTY COMMISSIONERS	3301 TAMIAMI TRL E			NAPLES, FL 34112---0	03 47 29 N1/2 E OF DITCH EXC	DB 31 PG 135 & THAT PORTION OF	VACATED ED SCOTT IMMOKALEE	AIRPORT UNIT 2 RES 88-67	00115560008	U
COLLIER CNTY HOUSING AUTHORITY	1800 FARM WORKER WAY				IMMOKALEE, FL 34142---5544	SOUTHEAST IMMOKALEE	TRACT M-1			74420000506	U
CREWS EST, Z FLOYD	% JUDY D CREWS PR	5214 LAKE LANE			IMMOKALEE, FL 34142---0	EASTOVER THAT PART OF LOT 6,	BLK 1 LYING ELY OF NLY	EXTENSION OF E LINE OF LOT 9	OR 1440 PG 1028	30630520001	U
CREWS EST, ZACH FLOYD	% JUDY D CREWS PR	5214 LAKE LANE			IMMOKALEE, FL 34142---0	EASTOVER BLK 1 LOT 7 + E	45FT LOT 8 OR 912 PG 441			30630600002	U
CREWS EST, ZACH FLOYD	% JUDY D CREWS PR	5214 LAKE LANE			IMMOKALEE, FL 34142---0	EASTOVER BLK 1 LOTS 9 + 10 +	W 55FT LOT 8 OR 912 PG 441			30630640004	U
CREWS EST, ZACH FLOYD	% JUDY D CREWS PR	5214 LAKE LANE			IMMOKALEE, FL 34142---0	EASTOVER ALL UNDIVIDED BLK 9 &	BEG AT THE PT OF INTERSECTION	OF E LINE OF 11TH ST EXTENDED	SLY & A PT	30631640003	U
CROP PRODUCTION SERVICES INC	ATTN TAX DEPT	3005 ROCKY MOUNTAIN AVE			LOVELAND, CO 80538---9001	EASTOVER BLK B LOTS 1 THRU 8 &	VACATED 1ST AVE VACATED IN RES	#94-17 DESC IN OR 1906 PG 1207		30630360009	U
CURTIS D BLOCKER REV TRUST	1406 LEMON TREE DR				IMMOKALEE, FL 34142---0	NEWMARKET SUBD BLK 56 LTS	4 THRU 11			63867400000	U
CURTIS D BLOCKER REV TRUST	1406 LEMON TREE DR				IMMOKALEE, FL 34142---0	NEWMARKET SUBD BLK 59 N1/2 LTS	1 AND 2			63867520003	U
CURTIS D BLOCKER REV TRUST	1406 LEMON TREE DR				IMMOKALEE, FL 34142---0	NEWMARKET SUBD BLK 59 S1/2	LOTS 1 AND 2			63867560005	U
CURTIS D BLOCKER REV TRUST	1406 LEMON TREE DR				IMMOKALEE, FL 34142---0	NEWMARKET SUBD BLK 59 LOTS	3 THRU 6			63867600004	U
D&K COMMERCIAL	PROPERTIES 4 LLC	1903 ROBERTS AVE W			IMMOKALEE, FL 34142---0	3 47 29 COMM W1/4 CNR, E	2153.96FT TO C/L NEWMARKET	RD, N 220.43FT, E 35FT TO ELY	R/W POB, CONT ELY TO WLY CAN	00115800001	U
D&K PROPERTY VENTURES INC	1303 W NEW MARKET RD				IMMOKALEE, FL 34142---0	3 47 29 FROM W1/4 COR RUN E	2188.96FT TO E LI OF	NEWMARKET RD, THENCE N ALG E	LI NEWMARKET RD 395.40FT FOR	00115640009	U
D&K PROPERTY VENTURES INC	1303 W NEW MARKET RD				IMMOKALEE, FL 34142---0	3 47 29 BEG 2640FT S OF NE	CNR SEC 3, RUN E 2120FT RUN N	300FT TO POB, N 100FT, E	150.12FT, SWLY 104.26FT TO A	00116160009	U
DAVIS OIL COMPANY INC	726 E MAIN STREET				IMMOKALEE, FL 34142---0	3 47 29 THE PARCEL 1 DESC IN	OR 5651 PG 3282 1.32 AC	IN NW1/4 OF SE1/4		00116560007	U
DAVIS, DONALD	540 NEW MARKET RD E				IMMOKALEE, FL 34142---3804	3 47 29 BEG AT 1/4 COR ON W.	BDRY. LINE SEC 3 THENCE E.	FOLLOWING E-W 1/4 SEC. LINE	2153.96FT TO P.I. OF C/L OF	00115760002	U
DAVIS, DONALD & LINDA	540 NEW MARKET RD E				IMMOKALEE, FL 34142---3804	NEWMARKET SUBD BLK 59 LOTS	7 AND 8 OR 1230 PG 1970 &	OR 1230 PG 1978		63867640006	U
DAVIS, DONALD & LINDA	540 NEW MARKET RD E				IMMOKALEE, FL 34142---3804	NEWMARKET SUBD BLK 59 LOTS	12 AND 13			63867680105	U
DAVIS, DONALD & LINDA	540 NEW MARKET RD E				IMMOKALEE, FL 34142---3804	NEWMARKET SUBD BLK 59 LOTS	14 AND 15			63867720007	U
ED & MI INVESTMENTS LLC	3235 50TH AVE NE				NAPLES, FL 34120---0	3 47 29 E1/2 OF NW1/4 W OF	DTCH + E OF NWMKT SUBD + ST	FARMERS MRKT + ACLRR WRIGHT	PUMP CO DB 18-292 + EXC OR	00115600007	U
EFE INC	% EVERGLADES EQUIPMENT GROUP	138 PROFESSIONAL WAY			WELLINGTON, FL 33414---0	EASTOVER BLK 3 LOTS 1 + 2				30630800006	U
ESPINOZA, ROSE	PO BOX 2380				IMMOKALEE, FL 34143---2380	3 47 29 COMM AT SE CNR OF	NW1/4, W 807.95FT, N 21.76FT	TO INT OF N R/W SR 29 + ELY	R/W OF 10TH ST N 275FT TO	00116120007	U
FARM-OP INC	315 NEW MARKET RD E				IMMOKALEE, FL 34142---3509	IMMOKALEE THOSE PORTIONS	OF BLOCK E AND PROPERTY IN	NORTH 1/2 OF SOUTHWEST 1/4	OF SEC 3 TOWN 47 RANGE 29	51190520009	U
FFD IMMOKALEE EXCHANGE LLC	% FFD LAND CO INC	315 E NEW MARKET ROAD			IMMOKALEE, FL 34142---0	3 47 29 COMM NW CNR SW1/4 OF	NW1/4 SEC 3, S287FT, E 40FT	TO POB, S238FT, E 847.27FT N	15DEG E 255.21FT, W 891.10FT	00115880005	U
GLIDDEN, DOUGLAS M & B FAYE	PO BOX 687				IMMOKALEE, FL 34143---687	NEWMARKET SUBD BLK 59 LOTS	9 THRU 11			63867680008	U
HBS FLORIDA SPECIALTIES LLC	5500 FLAGHOLE ROAD				CLEWISTON, FL 33440---0	EASTOVER BLK 8 LOTS 1-6 +	THAT PORTION OF BLK 10 LYING	WLY OF THE PROLONGATION OF	ELY LI LOT 6 + THAT PORTION	30631600001	U
HUAPILLA PRODUCE INC	PO BOX 2723				IMMOKALEE, FL 34143---0	EASTOVER BLK 1 LOTS 1-4	AND THAT PORTION OF VAC	10TH ST OR 4979 PG 49		30630440000	U
HUAPILLA PRODUCE INC	PO BOX 2723				IMMOKALEE, FL 34143---0	EASTOVER THAT PORTION OF LOT	6 BLK 1 WHICH LIES WLY OF A	LINE RUNNING N 5 DEG 26 MINS	50 SEC E WHICH LINE IS NLY	30630560003	U
HUAPILLA, GENARO	PO BOX 2723				IMMOKALEE, FL 34143---2723	NEWMARKET SUBD BLK 56 LOT 1				63867320009	U
IMMOKALEE FIRE CONTROL DIST	502 NEW MARKERT RD EAST				IMMOKALEE, FL 34142---0	3 47 29 BEG AT INTERS OF NLY	+ ELY R/W LINES OF NEW MARKET	RD, RUN E 245.9FT, S 2 DEG E	ALG W CANAL BK 460.76FT, FOLL	00115720000	U
IMMOKALEE FIRE CONTROL DIST	502 NEW MARKET RD E				IMMOKALEE, FL 34142---3804	3 47 29 ALL THAT PORTION OF	FOLLOWING DESC PROPERTY LYING	N OF NLY LI OF EASEMENT DESC	IN OR 798-592, OR 1618 PG 1784	00120400001	U
IMMOKALEE PACKING LLC	315 NEW MARKET RD E				IMMOKALEE, FL 34142---3509	3 47 29 PART OF BLK F, ALL OF	BLK G, PT OF VACATED RR ST, PT	OF ALL RR RW & UNPLATTED	ADJACENT PROPERTY DESC AS:	00120200007	U
IMMOKALEE PACKING LLC	315 NEW MARKET RD E				IMMOKALEE, FL 34142---3509	3 47 29 COMM AT SW CNR, BLK A,	EASTOVER, S 89DEG W 74.88FT	ALG SR 29 TO W LINE OF 9TH ST	E, & POB, S88DEG W 326.45FT,	00120840108	U
JACK & ANNS FEED & SUPPLY INC	PO BOX 5003				IMMOKALEE, FL 34143---5003	EASTOVER BLK A LOTS 7 + 8 +	VAC ALLEY ADJ			30630200004	U
JACK & ANNS FEED & SUPPLY INC	PO BOX 5003				IMMOKALEE, FL 34143---5003	EASTOVER BLK A LOT 9 + VAC	ALLEY ADJ & VACATED 1ST AVE	VACATED IN RES#94-17 DESC IN	2034 PG 1052	30630240006	U
JACK & ANN'S FEED & SUPPLY INC	PO BOX 5003				IMMOKALEE, FL 34143---5003	EASTOVER BLK A LOTS 1 THRU 6	AND 10 THRU 16 AND VACATED	ALLEY AND VACATED 1ST AVE	VACATED IN RES#94-17 DESC IN	30630040002	U
JOHANSEN IMMOKALEE LLC	7440 FRIENDSHIP LN				NAPLES, FL 34120---0	NEWMARKET SUBD BLK 56 LOTS	2 AND 3			63867360001	U
KUZZEN'S INC	PO BOX 3088				IMMOKALEE, FL 34143---3088	3 47 29 COMM NW CNR SW1/4 OF	NW1/4 OF SEC 3, S 40FT E 40FT	TO POB, CONT ELY 974.78FT, S	15 DEG W 299.79FT, WLY	00115920004	U
KUZZEN'S INC	PO BOX 3088				IMMOKALEE, FL 34143---3088	3 47 29 BEG AT PT 1733.6FT S	OF NE COR OF SW1/4 OF NW1/4,	BEING INTERS OF E LI NW1/4 OF	SW1/4 + SW BDRY LI OF ACL WYE	00116720009	U
PENINSULA IMPROVEMENT CORP	2600 GOLDEN GATE PKWY STE 200				NAPLES, FL 34105---3227	3 47 29 NE1/4 OF SW1/4 S OF R	R R OF W 10.4 AC OR 1063 PG	1694		00116640008	U
SHANTA LLC	504 E MAIN ST				IMMOKALEE, FL 34142---3813	3 47 29 BEG AT W1/4 COR, RUN	E 1955FT, N 385FT TO POB, W	150FT, S 350FT, SELY	150.85FT, N 348.4FT TO POB,	00116040006	U
TIITF /FLORIDA DEPARTMENT OF	AGRICULTURE & CONSUMER SCVS	407 S CALHOUN STREET	M-12		TALLAHASSEE, FL 32399---3000	3 47 29 BEG 2176.76FT E OF NW	CNR, RUN S 27 DEG E 33.57FT,	N 88 DEG E 1.96FT S 27 DEG E	224.5FT, S 5 DEG E 289.66FT,	00115680001	U
TIITF /FLORIDA DEPARTMENT OF	AGRICULTURE & CONSUMER SVCS	407 S CALHOUN STREET	M-12		TALLAHASSEE, FL 32399---1650	3 47 29 GOV LOT 3, 20-43 AC	IN DB 21 PG 39 + 31 PG 135 +	30FT X 514FT DISC IN OR 122	PG 596	00115840003	U
TIP TOP TOMATO PACKERS INC	1255 N 15TH ST STE 7				IMMOKALEE, FL 34142---2859	3 47 29 COM AT SW CNR OF BLK A	EASTOVER, S88DEG W 401.33FT,	N14DEG E 507.93FT TO POB, N14	DEG E 210.32FT, S 202.34FT, S	00120842504	U
WORKMAN SERVICE INC	PO BOX 3417				IMMOKALEE, FL 34143---3417	3 47 29 BEG AT NW COR LOT 7	BLK 59 NEW MARKET S/D S	62.09FT OF W 150FT OF N	62.09FT OF E 150FT TO POB	00116080008	U
ZACH FLOYD CREWS FAMILY TRUST	5214 LAKE LANE				IMMOKALEE, FL 34142---0	3 47 29 THAT PORTION OF SEC 3	DESC AS: COM S1/4 CNR SEC 3,	N 49'20"W 1287.73FT TO POB,	N 62DEG 41'50"W 633.15FT,	00120842407	U

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel

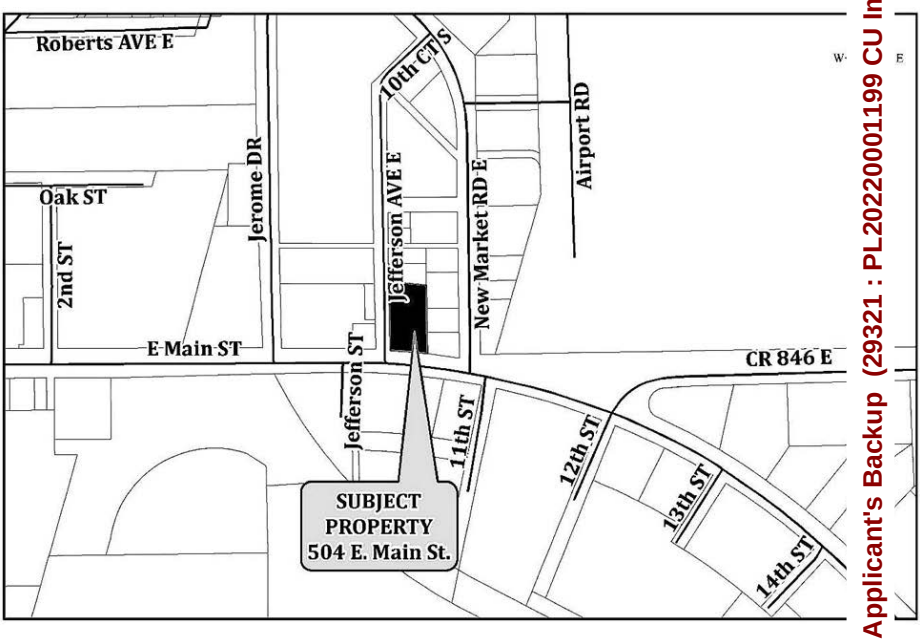
NOTICE OF NEIGHBORHOOD INFORMATION MEETING

PETITION: PL20220001199 – Immokalee Main Street Hotel Condition se

In compliance with the Collier County Land Development Code C) requirements, a neighborhood Information meeting (NIM) hosted by D. V ne Arnold, AICP, of Q. Grady Minor and Associates, P.A. (GradyMinor), repres ng Shanta, LLC (Applicant) will be held **April 2, 2024, 5:30 pm** at **CareerS ce SWFL Conference Room (750 South 5th Street, Immokalee, FL 3414**

Shanta, LLC has submitted a formal application to Collier County, s ng approval of a Conditional Use to permit the redevelopment of a 38-roon tel in compliance with current Collier County design and development stan ls. The property is located within the Industrial District, Agribusiness C ay Subdistrict and is zoned C-5 ASOD. This zoning overlay permits all C- nd uses; however, because the property is not located within a designated A ity Center, a Conditional Use is required for a hotel/motel use. This appli on seeks approval of Conditional Use #9, Hotel/Motel of the C-5 zoning dist

The subject property is comprised of 0.97± acres and is located at 504 E ain Street in Section 3, Township 47 South, Range 29 East, Collier County, F la.



If you have questions, please contact Sharon Umpenhour with Grady or by email: sumpenhour@gradyminor.com or phone: 239-947-1144. For p ct information or to register to participate remotely* go to, gradymino m/ Planning. Any information provided is subject to change until final apprc by the governing authority.

The purpose and intent of this Neighborhood Information Meeting to provide the public with notice of an impending zoning application and to ter communication between the applicant and the public. The expectation iat all attendees will conduct themselves in such a manner that their presen vill not interfere with the orderly progress of the meeting.

**Remote participation is provided as a courtesy and is he applicant and GradyMinor are not responsible for technical issues.*

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

Immokalee Main Street Hotel CU (PL20220001199)

April 2, 2024 NIM Summary

The Neighborhood Information Meeting was advertised and scheduled for Tuesday, April 2, 2024, 5:30 pm in Conference Room #1 of the CareerSource Southwest Florida Building located at 750 South 5th Street, Immokalee, FL 34142. No members of the public were present or participating remotely therefore the meeting was not held.

Attachment: Attachment D - Applicant's Backup (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)

GradyMinor
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Q. Grady Minor & Associates, P.A.
3800 Via Del Rey, Bonita Springs, FL 34134 • 239-947-1144 • engineering@gradyminor.com • www.gradyminor.com

John Kelly

From: Jennifer Breining
Sent: Tuesday, June 25, 2024 3:13 PM
To: John Kelly
Subject: Pictures of posted public hearing sign
Attachments: IMG_5174.JPG; IMG_5176.JPG; IMG_5170.JPG

Follow Up Flag: Follow up
Flag Status: Flagged

Respectfully,

Jennifer Breining
Planner

Collier County

Development Review Division
2800 North Horseshoe Drive, Naples Florida 34104
Phone: 239.252.5573

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

Attachment: Attachment E - Public Hearing Sign Posting (29321 : PL20220001199 CU Immokalee Main Street Hotel 504 East Main Street)


06/25/2024


PUBLIC HEARING
FOR
Immokalee Main Street Hotel
Conditional Use
Petition No. PL20220001199
HEX- July 11, 2024 - 9 a.m.
Growth Management Building
06/25/2024

07/11/2024

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.D
Doc ID: 29319
Item Summary: Petition No. VA-PL20230005243 – A variance request from Section 4.02.01.A, Table 2.1, of the Collier County Land Development Code to reduce the minimum rear yard setback from 20 feet to 8.8 feet for a proposed single-family dwelling in the Village Residential (VR) zoning district. The subject property, Folio No. 26082280000, comprises 0.15 acres located on the west side of Smallwood Drive approximately 150 feet south of Demere Lane, in Section 36, Township 53 South, Range 29 East, Collier County, Florida. [Coordinator: John Kelly, Planner III] Commission District 5

Meeting Date: 07/11/2024

Prepared by:
Title: Planner – Zoning
Name: John Kelly
06/27/2024 5:22 PM

Submitted by:
Title: Zoning Director – Zoning
Name: Mike Bosi
06/27/2024 5:22 PM

Approved By:

Review:

Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	06/27/2024 5:48 PM
Unknown	Jaime Cook	GMCDD Reviewer	Completed	06/28/2024 8:29 AM
Transportation Management Operations Support		Evelyn Trimino	GMCDD Reviewer	Completed 06/28/2024 5:00 PM
Zoning	Mike Bosi	Review Item	Skipped	06/28/2024 4:50 PM
Zoning	Ray Bellows	Review Item	Completed	07/01/2024 8:39 AM
Zoning	Mike Bosi	Division Director	Completed	07/01/2024 1:05 PM
Hearing Examiner	Andrew Dickman	Meeting Pending	07/11/2024 9:00 AM	

Collier County

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

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

HEARING DATE: JULY 11, 2024

SUBJECT: VA-PL20230005243; FOLIO NO. 26082280000, SMALLWOOD DRIVE, IN CHOKOLOSKEE – SWIFT

PROPERTY OWNER/APPLICANT:

David K Swift
22533 Nyack Ave
Port Charlotte, FL 33952

AGENT:

Self

REQUESTED ACTION:

To have the Collier County Hearing Examiner consider a variance from Section 4.02.01.A, Table 2.1, of the Collier County Land Development Code to reduce the minimum rear yard setback for a proposed single-family dwelling from 20 feet to 8.8 feet.

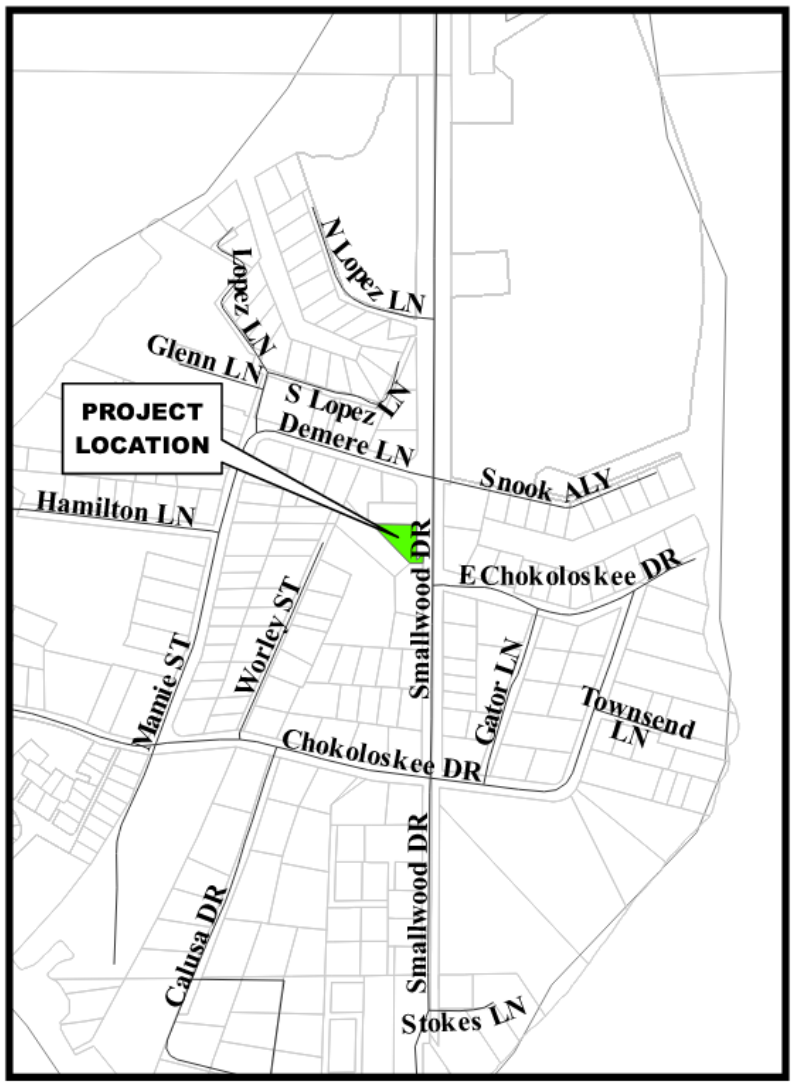
GEOGRAPHIC LOCATION:

The subject unaddressed property, Folio No. 26082280000, is located in Chokoloskee on the west side of Smallwood Drive, approximately 150 feet south of Demere Lane, in Section 36, Township 53 South, Range 29 East, Collier County, Florida. *(See location map below. See Attachment A for full legal description)*

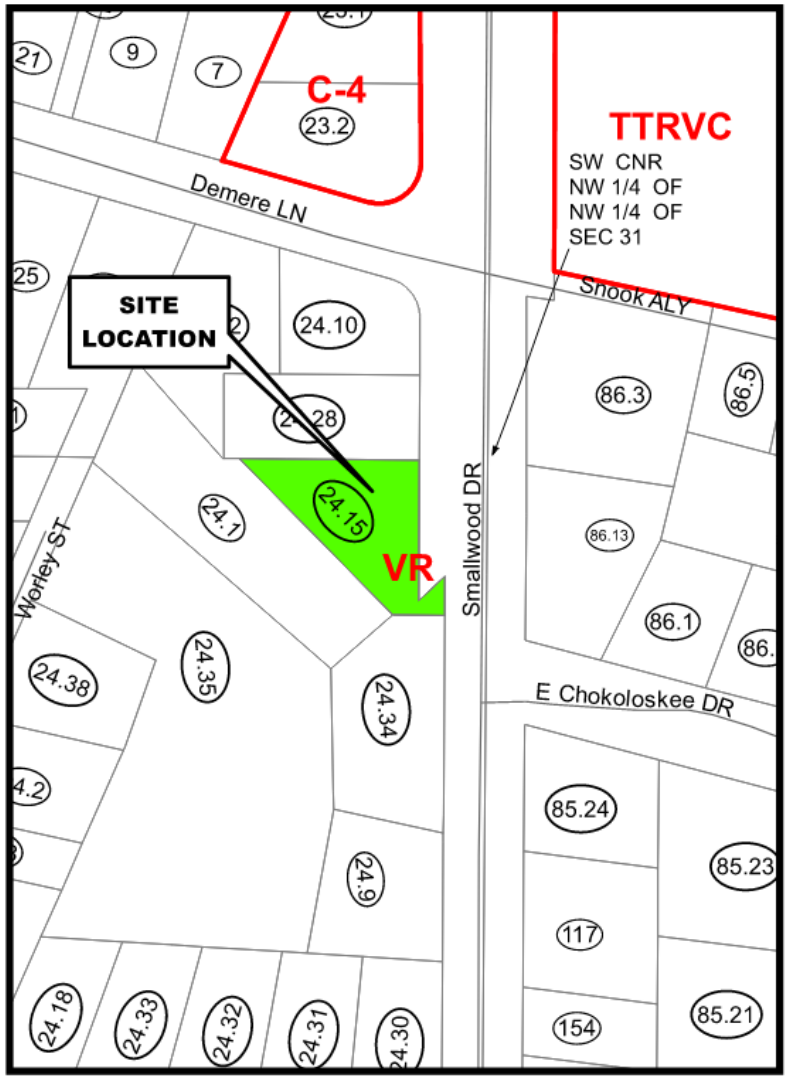
PURPOSE/DESCRIPTION OF PROJECT:

The subject property comprises 0.15± acres located within the Village Residential (VR) Zoning District and complies with established lot requirements; however, given the triangular shape of the lot and noted adverse physical characteristics, the petitioner herewith requests the variance to allow for the construction of a new single-family dwelling unit. Except for the reduced rear yard, all other development standards will be respected. Refer to ZLTR-PL20230002724, issued on March 6, 2023, for the application of applied setbacks (see Attachment C).

Attachment: Staff Report 06242024 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)



Location Map



Zoning Map

Petition Number: PL20230005243

Attachment: Staff Report 06242024 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

PARCEL PER OR BOOK 5822 PAGE 1139, COLLIER COUNTY, FL. (PARCEL ID#26082280000)

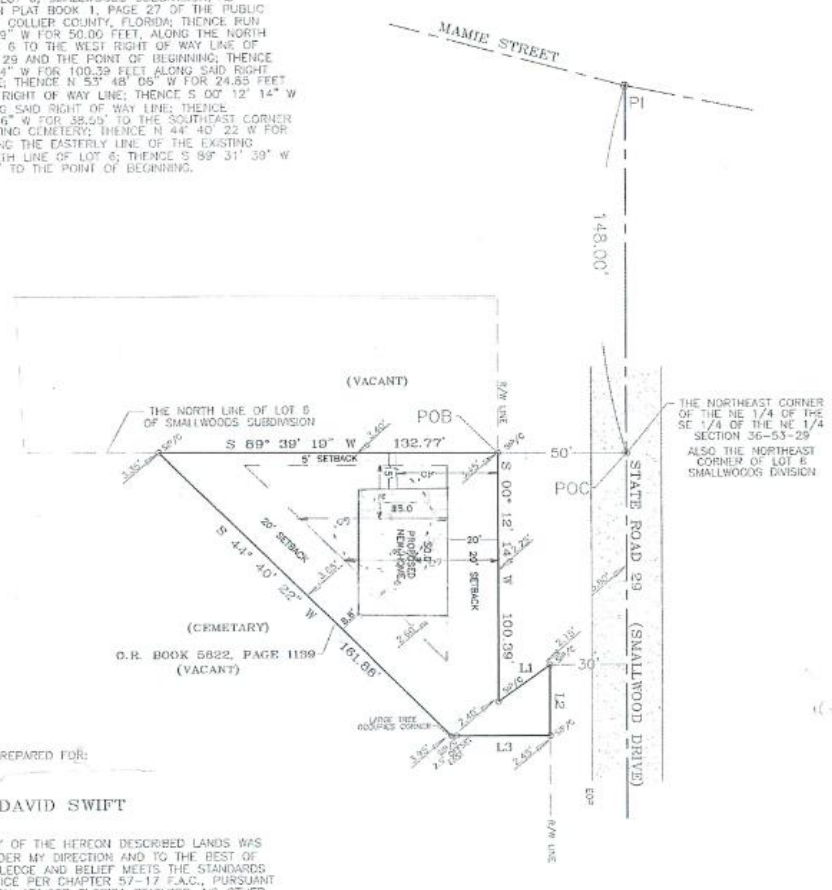
LEGEND

O= SET IRON PIN AND CAP
●= FOUND PCP (WASHER AND BOLT)
R/W = RIGHT OF WAY LINE
EOP = EDGE OF PAVEMENT
POC = POINT OF COMMENCMENT
POB = POINT OF BEGINNING
PI = POINT OF INTERSECTION

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN AND BEING PART OF SECTION 36-53-29, COLLIER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 29 EAST COLLIER COUNTY, FLORIDA, ALSO BEING THE NORTHEAST CORNER OF LOT 6, SMALLWOODS SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 27 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE RUN N 89° 31' 19" W FOR 50.00 FEET, ALONG THE NORTH LINE OF LOT 6 TO THE WEST RIGHT OF WAY LINE OF STATE ROAD 29 AND THE POINT OF BEGINNING; THENCE S 00° 12' 14" W FOR 100.39 FEET ALONG SAID RIGHT OF WAY LINE; THENCE N 53° 48' 06" W FOR 24.85 FEET ALONG SAID RIGHT OF WAY LINE; THENCE S 00° 12' 14" W 28.44' ALONG SAID RIGHT OF WAY LINE; THENCE N 89° 47' 46" W FOR 38.55' TO THE SOUTHEAST CORNER OF AN EXISTING CEMETERY; THENCE N 44° 40' 22" W FOR 161.88' ALONG THE EASTERLY LINE OF THE EXISTING TO THE NORTH LINE OF LOT 6; THENCE S 89° 31' 39" W FOR 132.77' TO THE POINT OF BEGINNING.



SURVEY PREPARED FOR:

DAVID SWIFT

A SURVEY OF THE HEREON DESCRIBED LANDS WAS MADE UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF MEETS THE STANDARDS OF PRACTICE PER CHAPTER 57-17 F.A.C., PURSUANT TO SECTION 472.027 FLORIDA STATUTES. NO OTHER PERSONS OR ENTITIES MAY RELY ON THIS SURVEY. NO ABSTRACT WAS REVIEWED AND NO TITLE OPINION IS HEREBY EXPRESSED.

MELVIN HATTON, PSM.
FLORIDA REGISTRATION #5109

NOT VALID WITHOUT THE SIGNATURE AND EMBOSSED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT FURNISHED AT TIME OF SURVEY.

BEARINGS ARE BASED ON THE CENTERLINE OF SMALLWOOD DRIVE BEING N 00° 12' 14" E

© COPYRIGHT MEL HATTON LAND SURVEYORS, INC. (2023)

LINE TABLE		
L1	N 53° 48' 06" E	24.85'
L2	S 00° 12' 14" W	28.44'
L3	N 89° 47' 46" W	38.55'

Revised 1.26.24

MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS OR RESERVATIONS OF RECORD NOT SHOWN ON THIS SURVEY

TITLE: MAP OF SURVEY

FOR: DAVID SWIFT

PARCEL PER OR BOOK 5822 PAGE 1139, COLLIER COUNTY, FL. (PARCEL ID#26082280000)

DATE	BY	REVISION	SHEET	FIELD BOOK	SCALE
			OF 1	PAGE 68	1"= 20'
			JOB NO. 21-068R	FILE NO. 21-068R.DWG	DATE 05/26/23

MEL HATTON
LAND SURVEYORS, INC
#313 EAST GRACE STREET, PUNTA GORDA, FLORIDA, 33950.
(239) 450-9949

Attachment: Staff Report 06242024 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

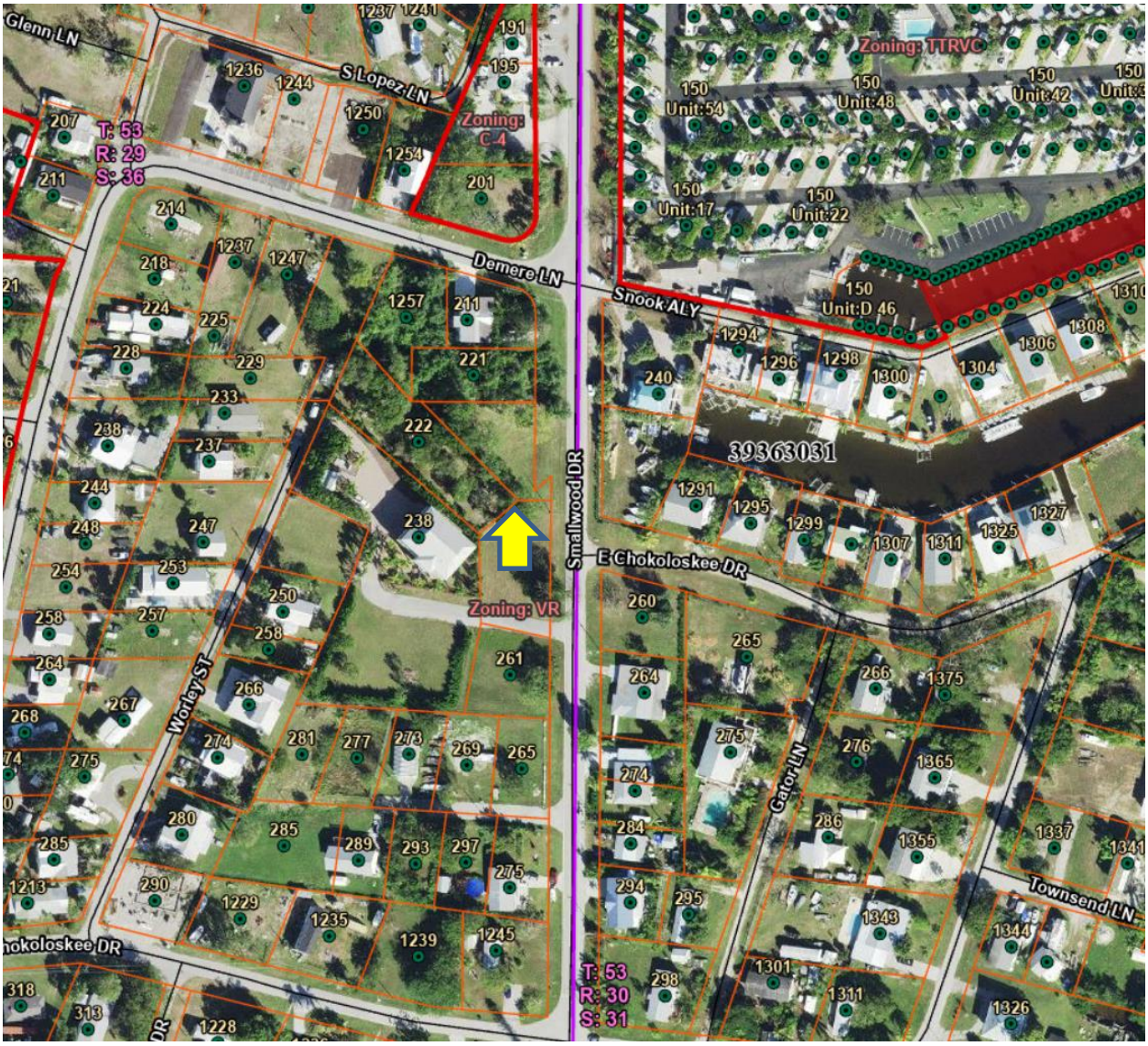
SURROUNDING LAND USE AND ZONING:

North: Unimproved property within the Village Residential (VR) Zoning District

East: Smallwood Drive (Right-of-Way), then an unimproved property used for boat storage within the Village Residential (VR) Zoning District

South: Unimproved property within the Village Residential (VR) Zoning District

West: Unimproved property within the Village Residential (VR) Zoning District



Collier County GIS

Attachment: Staff Report 06242024 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

GROWTH MANAGEMENT PLAN (GMP) CONSISTENCY:

The subject property is in the Village Residential (VR) Zoning District and the Urban Residential Subdistrict designated area as identified in the Growth Management Plan's (GMP) Future Land Use Map (FLUM). The GMP does not address individual variance requests but deals with the larger issue of the actual use. As previously noted, the subject petition seeks a variance for a proposed principal residential structure with attached or detached accessory structures. This land use category is designed to accommodate residential uses, including single-family. The proposed single-family dwelling unit is consistent with the GMP.

ZONING DIVISION ANALYSIS:

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

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

Yes, the petitioner states: "Subject property has several features that could be considered unique and peculiar, including the shape, size, and location. This property was originally part of a larger tract in the Smallwood's Subdivision from 1902. Over time, these tracts were subdivided into smaller, irregularly shaped lots. This property has a very unique shape, as shown on the survey. Along the front property line are two different widths of rights-of-way, which reduce the depth of the property. The rear of the property is sharply angled and abuts a historic cemetery. These conditions are not generally applicable to other lands." Zoning staff concurs.

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 petitioner states: "Subject property was originally platted in 1902, decades prior to existing zoning regulations. The property was subsequently subdivided into its current, irregular shape. The applicant purchased this property in 2022 and is not responsible for the current conditions of the subject property. Additionally, the area adjacent to the north (side) property line is unsuitable for construction. This area is very marshy and has been used as a dumping ground over the years for large concrete parking bumpers, other unidentifiable concrete objects, and general trash and debris. This physical condition of the land prevents the shifting of the proposed building closer to the north (side) property line. Photographs taken by the applicant are included to show the current physical conditions of this area of the property." Zoning staff concurs and notes that the referenced photographs are contained within Attachment C.

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 petitioner states: "A strict and literal interpretation of the relevant provisions of the

Attachment: Staff Report 06242024 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

zoning code would create an undue hardship on the applicant as the setbacks established in the zoning code for VR zoned properties would effectively prohibit development on the subject property. Due to the highly irregular shape of the subject property, there are only three setbacks – front (east), rear (west/south), and side (north property line only). Subject property is sharply angled at the rear, which causes the west/south property line to be considered the rear property line rather than the side property line. This interpretation of setbacks increases the setback to 20 feet along the west/south property line, rather than 5 feet if the west/south property line were to be considered a side yard. Additionally, as previously noted, the area of the property immediately adjacent to the north (side) property line is unsuitable for construction, and the proposed single-family residence cannot be shifted closer to the north (side) property line because of these conditions." Zoning staff concurs.

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

Yes, the petitioner states: "The requested variance is to reduce the required 20-foot rear yard setback by 11.2 feet to allow an 8.8-foot rear yard setback. The proposed development of the property is to construct a 35-foot by 50-foot, or 1,750-square-foot, single-family residence near the center of the property. The structure is proposed near the center of the property due to the unsuitable physical conditions of the land adjacent to the north (side) property line and due to the sharp angle of the west/south (rear) property line. Only a small corner of the proposed single-family residence encroaches into the required 20-foot rear yard setback due to the sharply angled property line, as shown on the site plan/map of the survey. This variance is the minimum modification of the regulation at issue that will afford relief and allow the construction of the single-family residence as proposed. The requested variance will have no negative impacts on the health, safety, or welfare of the surrounding neighborhood as the requested variance would shift the proposed residence towards the center of the property, away from the adjacent neighbor on the north. The adjacent property to the south/west is a historic cemetery, and the proposed residence would have no negative impacts on the adjacent property if placed in accordance with the requested variance if approved." Zoning staff concurs.

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

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

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

Attachment: Staff Report 06242024 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

detrimental to the public welfare?

Yes, the petitioner states: "If the requested variance is granted, the purpose and intent of the zoning code will be maintained as all other setbacks, zoning, and building code regulations will be satisfied. The area of encroachment is minor as only a portion of the proposed single-family residence encroaches into the required 20-foot rear yard setback, as shown on the site plan/map of the survey. There is no evidence to suggest that the granting of the requested variance would be detrimental to or endanger the public health, safety, or general welfare, as the proposed development is a single-family residence, consistent with the character of the surrounding area and a permitted use in the VR zoning district." Zoning staff concurs.

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

Yes, the petitioner states: "The west/south (rear) property line of subject property abuts a historic cemetery. The requested reduction of the rear yard setback would not affect the adjacent property as there can be no development on that parcel due to the parcel being used as a cemetery. The proposed development plan maintains all other required setbacks. The proposed variance would allow the placement of the proposed 1,750-square-foot single-family residence near the center of the property so as to avoid the land immediately adjacent to the north (side) property line. The area adjacent to the north (side) property line is unsuitable for construction, as previously noted, due to the marshy quality of the ground and the presence of concrete debris and other items discarded on the subject property over the years." Zoning staff concurs.

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

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

ENVIRONMENTAL ADVISORY COUNCIL (EAC) RECOMMENDATION:

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

CONCURRENT LAND USE APPLICATIONS:

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

PUBLIC NOTICE:

Notice Requirements for variance petitions are contained within LDC Section 10.03.06.F.2. The required Agent Letter was sent to all property owners located within 150 feet of the subject property on or about May 31, 2024, as evidenced by an executed Affidavit of Compliance contained within Attachment C.

Attachment: Staff Report 06242024 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

Notice of the Hearing Examiner meeting was provided by newspaper advertisement, mailed notice to owners within 500 feet of the site, and posted on the site, a public notice sign at least 15 days before the hearing.

RECOMMENDATION:

Staff recommends that the Collier County Hearing Examiner approve petition PL20230005243 to reduce the minimum rear yard setback from 20 feet to 8.8 feet to allow the construction of a single-family dwelling unit as depicted within Attachment B.

Attachments:

A. Legal Description of Subject Property
B. Map of Survey/Site Plan
C. Applicant's Backup - Application, Narrative, Agent Letter, etc.
D. Public Hearing Sign Posting

Attachment: Staff Report 06242024 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

Lot 6 Smallwood Drive Chokoloskee Legal Description

Parcel per OR Book 5822 Page 1139 Collier County, FL.

Parcel ID 26082280000

Commencing at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of section 36, Township 53 South, Range 29 East, Collier County, Florida. Also being the Northeast corner of Lot 6, Smallwood's subdivision, as recorded in plat book 1, page 27of the public record of Collier County, Florida; Thence run North 89 degrees 31' 19" West for 50 feet, along the North line of Lot 6 to the West right of way line of State Road 29 and the point of beginning; Thence South 00 degrees 12' 14" West for 100.39 feet along the said Right of Way Line; Thence North 89 degrees 47' 46" West for 38.55' to the Southeast corner of existing cemetery; Thence North 44 degrees 40' 22" West for 161.88' along the Easterly Line of the existing to the North Line of Lot 6; Thence South 89 degrees 31' 39" for 132.77' to the point of the beginning.

Attachment: Attachment A - Legal Description (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

PARCEL PER OR BOOK 5822
PAGE 1139, COLLIER COUNTY, FL.
(PARCEL ID#26082280000)

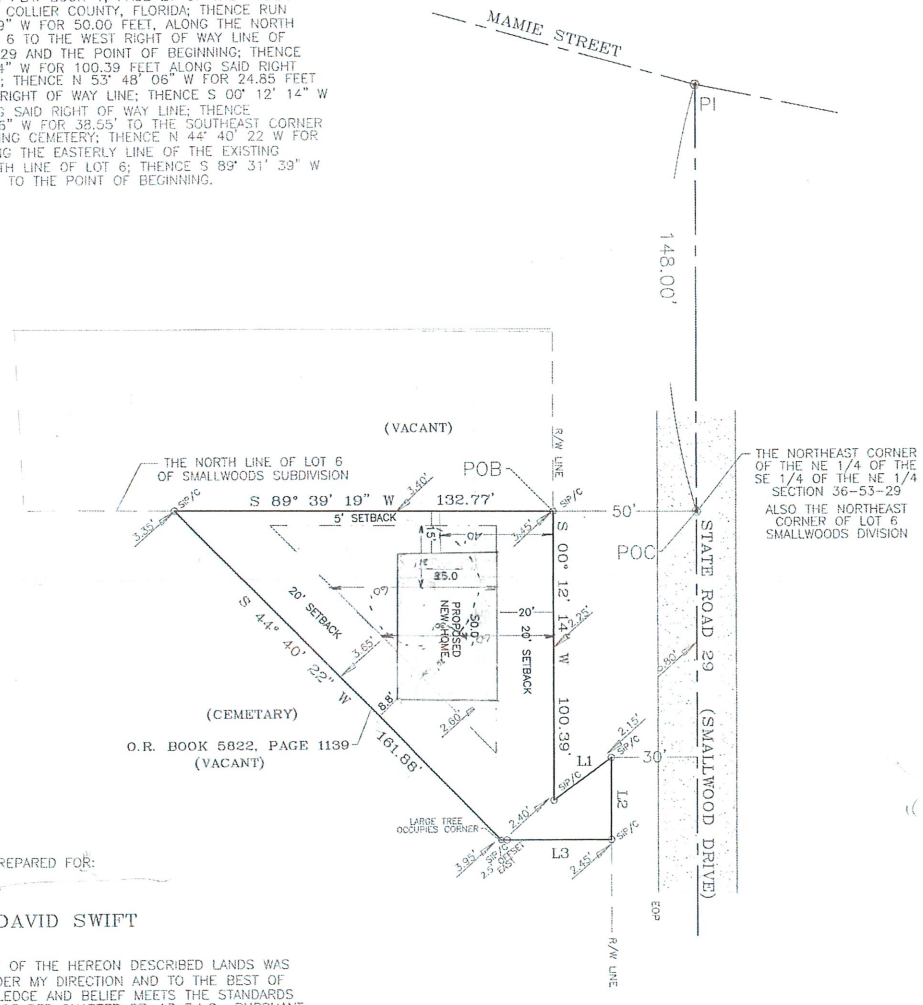
LEGEND

○= SET IRON PIN AND CAP
●= FOUND PCP (WASHER AND BOLT)
R/W = RIGHT OF WAY LINE
EOP = EDGE OF PAVMENT
POC = POINT OF COMMENCMENT
POB = POINT OF BEGINNING
PI = POINT OF INTERSECTION

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN AND BEING PART OF SECTION 36-53-29, COLLIER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 29 EAST , COLLIER COUNTY, FLORIDA, ALSO BEING THE NORTHEAST CORNER OF LOT 6, SMALLWOODS SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 27 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE RUN N 89° 31' 19" W FOR 50.00 FEET, ALONG THE NORTH LINE OF LOT 6 TO THE WEST RIGHT OF WAY LINE OF STATE ROAD 29 AND THE POINT OF BEGINNING; THENCE S 00° 12' 14" W FOR 100.39 FEET ALONG SAID RIGHT OF WAY LINE; THENCE N 53° 48' 06" W FOR 24.85 FEET ALONG SAID RIGHT OF WAY LINE; THENCE S 00° 12' 14" W 28.44' ALONG SAID RIGHT OF WAY LINE; THENCE N 89° 47' 46" W FOR 38.55' TO THE SOUTHEAST CORNER OF AN EXISTING CEMETERY; THENCE N 44° 40' 22 W FOR 161.88' ALONG THE EASTERLY LINE OF THE EXISTING TO THE NORTH LINE OF LOT 6; THENCE S 89° 31' 39" W FOR 132.77' TO THE POINT OF BEGINNING.



SURVEY PREPARED FOR:

DAVID SWIFT

A SURVEY OF THE HEREON DESCRIBED LANDS WAS MADE UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF MEETS THE STANDARDS OF PRACTICE PER CHAPTER 57-17 F.A.C., PURSUANT TO SECTION 472.027 FLORIDA STATUTES. NO OTHER PERSONS OR ENTITIES MAY RELY ON THIS SURVEY. NO ABSTRACT WAS REVIEWED AND NO TITLE OPINION IS HEREBY EXPRESSED.

MELVIN HATTON, PSM.
FLORIDA REGISTRATION #5109

NOT VALID WITHOUT THE SIGNATURE AND EMBOSSED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT FURNISHED AT TIME OF SURVEY.

BEARINGS ARE BASED ON THE CENTERLINE OF SMALLWOOD DRIVE BEING N 00° 12' 14" E

© COPYRIGHT MEL HATTON LAND SURVEYORS, INC. (2023)

LINE TABLE	
L1	
N 53° 48' 06" E	24.85'
L2	
S 00° 12' 14" W	28.44'
L3	
N 89° 47' 46" W	38.55'

Revised 1.26.24

MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS OR RESERVATIONS OF RECORD NOT SHOWN ON THIS SURVEY

MEL HATTON
LAND SURVEYORS, INC
#313 EAST GRACE STREET, PUNTA GORDA, FLORIDA, 33950.
(239) 450-9949

TITLE: MAP OF SURVEY

FOR: DAVID SWIFT

PROJECT: PARCEL PER OR BOOK 5822 PAGE 1139, COLLIER COUNTY, FL. (PARCEL ID#26082280000)

DATE	BY	REVISION

SHEET 1 OF 1 | FIELD BOOK 107 PAGE 68 | SCALE 1"= 20'
W.O. NO. 21-068R | FILE NO. 21-068R.DWG | DATE 05/26/23

Attachment: Attachment B - Map of Survey_Site Plan (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

PL20230005243

Completed Application

Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

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): DAVID K Swift

Name of Applicant if different than owner: —

Address: 22533 Nyack Ave. City: Port Charlotte State: FL. ZIP: 33952

Telephone: _____ Cell: 941-628-6659 Fax: _____

E-Mail Address: Tropicaldave2@gmail.com

Name of Agent: Same as above

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 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

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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: 26082280000 Section/Township/Range: 36/53/29E.

Subdivision: Smallwood's Division Unit: ____ Lot: 6 Block: ____

Metes & Bounds Description: _____ Total Acreage: _____

Address/ General Location of Subject Property: Smallwood Dr. Chokoloskee, FL.

ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	Village Residential (VR)	Urban Residential (UR)
S	VR	UR
E	VR	UR
W	VR	UR

Minimum Yard Requirements for Subject Property:

Front: 20 Corner Lot: Yes ☐ No ☑

Side: 5 Waterfront Lot: Yes ☐ No ☑

Rear: 20

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 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

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ASSOCIATIONS

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

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

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

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

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

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

NATURE OF PETITION

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

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

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 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

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b) Are there special conditions and circumstances which do not result from the action of the applicant such as pre-existing conditions relative to the property which is the subject of the variance request.

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

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

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

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

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

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

4. Official Interpretations or Zoning Verifications: To your knowledge, has there been an official interpretation or zoning verification rendered on this property within the last year?

☑ Yes ☐ No If yes, please provide copies.

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

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

REQUIREMENTS FOR REVIEW	# OF COPIES	REQUIRED	NOT REQUIRED
Completed Application (download current form from County website)	☐	☐	☐
Pre-Application Meeting Notes	1	☐	☐
Project Narrative	☐	☐	☐
Completed Addressing Checklist	1	☐	☐
Property Ownership Disclosure Form	1	☒	
Conceptual Site Plan 24" x 36" and one 8 ½ " x 11" copy	☐	☐	☐
Survey of property showing the encroachment (measured in feet)	2	☐	☐
Affidavit of Authorization, signed and notarized	2	☐	☐
Deeds/Legal's	3	☐	☐
Location map	1	☐	☐
Current aerial photographs (available from Property Appraiser) with project boundary and, if vegetated, FLUCFCS Codes with legend included on aerial	5	☐	☐
Historical Survey or waiver request	1	☐	☐
Environmental Data Requirements or exemption justification	3	☐	☐
Once the first set of review comments are posted, provide the assigned planner the Property Owner Advisory Letter and Certification	1	☐	☐
Electronic copy of all documents and plans *Please advise: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.	1	☐	☐

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

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

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

FEE REQUIREMENTS

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

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

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

All checks payable to: Board of County Commissioners.

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

David K Swift
Applicant Signature

11/20-2023
Date

DAVID K. SWIFT
Printed Name

Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

Collier County
Growth Management Division
2800 Horseshoe Drive N.
Naples, FL 34104
239-252-2400

RECEIPT OF PAYMENT

Receipt Number: 20231103251
Transaction Number: 2023-058924
Date Paid: 07/06/2023
Amount Due: $2,625.00

Payment Details:

Payment Method	Amount Paid	Check Number
Check	$2,625.00	1088

Amount Paid: $2,625.00
Change / Overage: $0.00
Contact: DAVID K SWIFT
19436 EDGEWATER DR
PT CHARLOTTE, FL 33948

FEE DETAILS:

Fee Description	Reference Number	Original Fee	Amount Paid	GL Account
Legal Advertising Fee	PL20230005243	$1,125.00	$1,125.00	131-138326-341950
Variance (residential)	PL20230005243	$2,000.00	$1,500.00	131-138326-341280

Cashier Name: Alicia.Rojas
Batch Number: 12173
Entered By: AngelaGaliano

Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

PL20230005243

Pre-Application Notes

Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

Collier County

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(239) 252-2400

Zoning Pre-Application Meeting Notes

Petition Type: Variance (VA)
Date and Time: Wednesday 4/5/23 at 3:00pm - Zoom

Assigned Planner: John Kelly

Engineering Manager (for PPL's and FP's): _____

Project Information

Project Name: Smallwood Dr.Chokoloskee-26082280000 (VA)

PL #: 20230005243

Property ID #: 26082280000 **Current Zoning:** Village Residential (VR)

Project Address: Smallwood Dr. **City:** Chokoloskee, **State:** FL **Zip:** 34138

Applicant: David Kinnersley Swift

Agent Name: same as above **Phone:** 941-628-6659

Agent/Firm Address: 22533 Nyack Ave **City:** Port Charlotte, **State:** FL **Zip:** 33952

Property Owner: David K. Swift

Please provide the following, if applicable:

i. **Total Acreage:** 0.16

ii. **Proposed # of Residential Units:** _____

iii. **Proposed Commercial Square Footage:** _____

iv. **For Amendments, indicate the original petition number:** _____

v. **If there is an Ordinance or Resolution associated with this project, please indicate the type and number:** _____

vi. **If the project is within a Plat, provide the name and AR#/PL#:** _____

Tropicaldave2@gmail.com

Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

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Meeting Notes

As of 10/16/2017 all Zoning applications have revised applications, and your associated Application is included in your notes; additionally a *new Property Ownership Disclosure Form is required for all applications. A copy of this new form is included in your pre-app

Note – link is https://www.colliercountyfl.gov/Home/ShowDocument?id=75093

ZONING –

- PRIOR TO SUBMITTING APPLICATION, REACH OUT TO ROBERT MOORE AT 239-252-5705 OR LISA BLACKLEDGE AT 239-252-2758, ARCHITECTURAL REVIEWERS, TO ASCERTAIN THAT THE DESIRED BUILDING/STRUCTURE TYPE IS RECOGNIZED BY THE FLORIDA BUILDING CODE FOR USE AS A SINGLE FAMILY DWELLING.
- BE AWARE OF LDC SECTION 4.03.03.H WHICH IS SPECIFIC TO PERMITTING REQUIREMENTS IN CHOKOLOSKEE
- THE COMPLETE COLLIER COUNTY LAND DEVELOPMENT CODE (LDC) MAY BE VIEWED ON-LINE AT THE PUBLISHER'S WEBSITE; WWW.MUNICODE.COM/LIBRARY/FLORIDA/COLLIER COUNTY/LDC
- SEE PAGE 3 of 5

- FOR ASSISTANCE WITH SUBMITTING YOUR PROJECT ELECTRONICALLY AND/OR THE PAYMENT OF REQUIRED FEES PLEASE CONTACT CLIENT SERVICES OR JENNIFER GONZALEZ, PROGRAM COORDINATOR, AT 239.252-4301

If Site is within the City of Naples Water Service Area please send to Naples Utilities and Planning Departments. Then, if the petition is submitted, we are to send it (by email) to the four persons below in their Utilities and Planning Depts. - along with a request that they send us a letter or email of "no objection" to the petition. Bob Middleton RMiddleton@naplesgov.com Allyson Holland AMHolland@naplesgov.com Robin Singer RSinger@naplesgov.com Erica Martin emartin@naplesgov.com

Disclaimer: Information provided by staff to applicant during the Pre-Application Meeting is based on the best available data at the time of the meeting and may not fully inform the applicant of issues that could arise during the process. The Administrative Code and LDC dictates the regulations which all applications must satisfy. Any checklists provided of required data for an application may not fully outline what is needed. It is the applicant's responsibility to provide all required data.

Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

Pre-Application Meeting Notes
GMD - Zoning Services

Planner: John Kelly
(239)252-5719
John.kelly@colliercountyfl.gov

VARIANCE

- Complete the required application; respond to each question and sign
- Refer to the Final Submittal Requirement Checklist and provide/submit required documents
    - All submitted plans must be legible when duplicated on 8.5" X 11" standard paper
    - The final recording of documents is in black & white; minimize the use of color
- On a sheet separate from the application, provide a "Narrative Statement" to include a detailed explanation of the variance(s) being requested; identify what structures are existing and what is proposed; the amount of encroachment in feet, i.e. reduce the front yard setback from 25 feet to 18.5 feet; how the encroachment was made known; and why the encroachment is necessary. Additionally, for After-the-fact Variances, please provide detailed building permit information.
- On a sheet separate from the application, provide persuasive and convincing responses to each of the "Criteria for Variances" contained within LDC Section 9.04.03.a – h. (The Land Development Code may be viewed online at www.municode.com)
- Provide an As-Built or Boundary Survey to depict any/all after-the-fact encroachments; measurements are to be in feet. Such surveys should also demonstrate lot dimensions as well as the principal use of the property in question.
- Provide a Site Plan, drawn to scale, to depict any/all proposed construction with all measurements in feet. Note that a certified site plan will be required during the permitting process; it is suggested that the same plan that is used for this variance request be used for permitting purposes.
- For After-the-Fact Variance requests, please provide Building Permit information, including approved permits, approved site/concept plans, surveys, and Certificates of Occupancy/Completion.
- Note that in lieu of conducting a Neighborhood Information Meeting (NIM) the applicant is responsible for mailing an "Agent Letter" to each property owner and homeowners' association located within 150 feet of the subject property.
- The applicant is responsible for the posting of a public hearing sign or signs on property's comprising one-acre or more; County staff will be responsible for public hearing signs on property's of less than one-acre.

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Zoning Pre-Application Meeting Sign-In Sheet

PL# 20230005243

Collier County Contact Information:

Name	Review Discipline	Phone	Email
☐ Laura DeJohn	Zoning - Vendor	252-5587	Laura.dejohn@colliercountyfl.gov
☑ John Kelly	Zoning -Planner III	252-5719	john.kelly@colliercountyfl.gov
☐ Richard Henderlong	Zoning -Planner III	252-2464	richard.henderlong@colliercountyfl.gov
☑ Ray Bellows	Zoning & Planning Manager	252-2463	raymond.bellows@colliercountyfl.gov
☐ Mike Bosi	Zoning & Planning Director	252-1061	Michael.Bosi@colliercountyfl.gov
☐ Nancy Gundlach, AICP	Zoning – Planner III	252-2484	nancy.gundlach@colliercountyfl.gov
☐ Eric Ortman	Zoning – Planner III	252-1032	Eric.Ortman@colliercountyfl.gov
☐ Sean Sammon	Zoning – Planner III	252-8422	Sean.sammon@colliercountyfl.gov
☐ Tim Finn, AICP	Zoning - Planner III	252-4312	timothy.finn@colliercountyfl.gov
☑ Thomas Clarke	Zoning - Operations Analyst	252-2584	thomas.clarke@colliercountyfl.gov
☐ Anthony Stoltz	Utility Planning - Supervisor	252-5835	Anthony.stoltz@colliercountyfl.gov
☐ Drew Cody	Utility Planning – Project Mgr III	252-2917	Drew.cody@colliercountyfl.gov
☐ Brandi Pollard	Utility Impact fees	252-6237	brandi.pollard@colliercountyfl.gov
☐ Shon Fandrich	Utilities-Project Mgt-Supervisor	252-8835	Shon.fandrich@colliercountyfl.gov
☐ Steve Baluch	Transportation Planning	252-2361	stephen.baluch@colliercountyfl.gov
☐ Michael Sawyer	Transportation Planning	252-2926	michael.sawyer@colliercountyfl.gov
☐ Michael Gibbons	Structural/Residential Plan Review	252-2426	michael.gibbons@colliercountyfl.gov
☐ Richard Orth	Stormwater Planning	252-5092	richard.orth@colliercountyfl.gov
☐ Alicia Humphries	Right-Of-Way Permitting	252-2326	alicia.humphries@colliercountyfl.gov
☐ Laurie Beard	PUD Monitoring-Project Mgr II	252-5782	laurie.beard@colliercountyfl.gov
☐ Sean Lintz	North Collier Fire -Batallion Chief	597-9227	slintz@northcollierfire.com
☐ Maggie Acevedo	North Collier Fire	252-2309	macevedo@northcollierfire.com
☐ Daniel Zunzunegui	North Collier Fire	252-2310	Daniel.Zunzunegui@colliercountyfl.gov
☐ Linda Simmons	North Collier Fire	252-2311	Linda.Simmons@colliercountyfl.gov
☐ Shar A.Beddow	MSM/Deputy Fire Marshal - Greater Naples Fire	241-1422	sbeddow@gnfire.org
☐ Heidi Ashton Cicko	Managing Asst. County Attorney	252-8773	heidi.ashton@colliercountyfl.gov
☐ Diane Lynch	Management Analyst I	252-4283	diane.lynch@colliercountyfl.gov
☐ Mark Templeton	Landscape Review	252-2475	mark.templeton@colliercountyfl.gov
☐ Gino Santabarbara	Impact Fees – Planner III	252-2925	Gino.santabarbara@colliercountyfl.gov

Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

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☐	Thomas Mastroberto	Greater Naples Fire – Site Plans Reviewer III	252-7348	thomas.mastroberto@colliercountyfl.gov
☐	Sue Faulkner	GMP-Comp Planning -Planner III	252-5715	sue.faulkner@colliercountyfl.gov
☑	Parker Klopf	GMP–Comp Planning – PlannerII	252-2471	Parker.klopf@colliercountyfl.gov
☐	Rachel Hansen	GMP–Comp Planning – Planner III	252-1142	Rachel.hansen@colliercountyfl.gov
☐	Kathy Eastley	GMP-Comp Planning-Planner II	252-2834	Kathy Eastley@colliercountyfl.gov
☐	James Sabo, AICP	GMP, Comp Planning Manager	252-2708	james.sabo@colliercountyfl.gov
☐	Alexandra Mitchel	Environmental Specialist	252-2907	Alexandra.Mitchel@colliercountyfl.gov
☐	David Roe	Environmental Specialist	252-2915	David.Roe@colliercountyfl.gov
☐	Craig Brown	Environmental Review Supervisor	252-2548	craig.brown@colliercountyfl.gov
☐	Sarah Harrington	Environmental Review Manager	252-4211	Sarah.Harrington@colliercountyfl.gov
☐	John Houldsworth	Engineering Subdivision	252-5757	john.houldsworth@colliercountyfl.gov
☐	Jocelyn Nageon De Lestang, P.E.	Engineering Stormwater	252-2434	Jocelyn.NageondeLestang@colliercountyfl.gov
☐	Jack McKenna, P.E.	Engineering Services	252-2911	jack.mckenna@colliercountyfl.gov
☐	Matt McLean, P.E.	Division Director - IF, CPP & PM	252-8279	matthew.mclean@colliercountyfl.gov
☐	Cormac Giblin, AICP	Director – Econ. Dev. & Housing	252-2460	Cormac.giblin@colliercountyfl.gov
☐	Jamie Cook	Development Review Director	252-6290	Jaime.cook@colliercountyfl.gov
☐	Christine Willoughby	Development Review - Zoning	252-5748	christine.willoughby@colliercountyfl.gov
☐	Brett Rosenblum-P.E	Dev. Review -Supervisor Proj. Mgt	252-2905	brett.rosenblum@colliercountyfl.gov
☐	Michele Mosca, AICP	Community Develop. – Planner III	252-2466	michele.mosca@colliercountyfl.gov
☐	Connie Thomas	Client Services Supervisor	252-6369	Consuela.thomas@colliercountyfl.gov
☐	Renald Paul	Client Services	252-2443	Renald.paul@colliercountyfl.gov
☐	Lisa Blacklidge	Building Review	252-2758	Lisa.blacklidge@colliercountyfl.gov
☐	Derek Perry	Assistant County Attorney	252-8066	Derek.perry@colliercountyfl.gov
☐	Peter Shawinsky	Architectural Review	252-8523	peter.shawinsky@colliercountyfl.gov

Additional Attendee Contact Information:

Name	Representing	Phone	Email
DAVID SWIFT	SELF	941-628-6659	
			TROPICALDAVE2@GMAIL.COM

Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

PL20230005243

Project Narrative

Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

Explanation of Request

I am respectfully requesting a variance to the required 20-foot rear yard setback of 11.2 feet to allow an 8.8-foot rear yard setback, for a new single-family residence. The property is zoned Village Residential (VR) and is located on Smallwood Drive (Parcel No. 26082280000), on Chokoloskee Island. Per Collier County LDC Section 4.02.01.A, Table 2.1, the required setbacks for single-family homes on non-waterfront properties in VR zoning districts are 20 feet for the front, 5 feet for the side(s), and 20 feet for the rear.

I am requesting the variance in order to construct a single-family home on subject property. As shown on the attached Survey, subject property has a very peculiar shape. The shape of subject property, combined with physical conditions of the property, greatly impact the buildable area of the property. The requested 11.2-foot variance to the rear yard setback is intended to allow the construction of the proposed single-family residence near the center of the property. This location is desired as the area adjacent to the north (side) property line is unsuitable for development due to the physical conditions of the land, including marsh-like soil and concrete debris dumped over the years. To avoid this portion of the property, the single-family residence is proposed to be shifted towards the center of the property, leading to a minor encroachment of a corner of the proposed single-family residence into the rear yard setback. The west/south (rear) property line abuts a historic cemetery, which would not be impacted by the requested variance.

Criteria for Variances

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

   Response: Subject property has several features that could be considered unique and peculiar, including the shape, size, and location. This property was originally part of a larger tract in the Smallwood's Subdivision from 1902. Over time, these tracts were subdivided into smaller, irregularly shaped lots. This property has a very unique shape, as shown on the survey. Along the front property line are two different widths of rights-of-way, which reduce the depth of the property. The rear of the property is sharply angled and abuts a historic cemetery. These conditions are not generally applicable to other lands.

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

   Response: Subject property was originally platted in 1902, decades prior to existing zoning regulations. The property was subsequently subdivided into its current, irregular shape. The applicant purchased this property in 2022 and is not responsible for the current conditions of subject property. Additionally, the area adjacent to the north (side) property line is unsuitable for construction. This area is very marshy and has been used as a dumping ground over the years for large concrete parking bumpers, other unidentifiable concrete objects, and general trash and debris. This physical condition of the land prevents the shifting of the proposed

Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

building closer to the north (side) property line. Photographs taken by the applicant are included to show the current physical conditions of this area of the property.

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

Response: A strict and literal interpretation of the relevant provisions of the zoning code would create an undue hardship on the applicant as the setbacks established in the zoning code for VR-zoned properties would effectively prohibit development on subject property. Due to the highly irregular shape of subject property, there are only three setbacks – front (east), rear (west/south), and side (north property line only). Subject property is sharply angled at the rear, which causes the west/south property line to be considered the rear property line, rather than the side property line. This interpretation of setbacks increases the setback to 20 feet along the west/south property line, rather than 5 feet if the west/south property line were to be considered a side yard. Additionally, as previously noted, the area of the property immediately adjacent to the north (side) property line is unsuitable for construction, and the proposed single-family residence cannot be shifted closer to the north (side) property line because of these conditions.

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

Response: The requested variance is to reduce the required 20-foot rear yard setback by 11.2 feet to allow an 8.8-foot rear yard setback. The proposed development of the property is to construct a 35-foot by 50-foot, or 1,750-square foot, single-family residence near the center of the property. The structure is proposed near the center of the property due to the unsuitable physical conditions of the land adjacent to the north (side) property line, and due to the sharp angle of the west/south (rear) property line. Only a small corner of the proposed single-family residence encroaches into the required 20-foot rear yard setback, due to the sharply angled property line, as shown on the site plan/map of survey. This variance is the minimum modification of the regulation at issue that will afford relief and allow the construction of the single-family residence as proposed. The requested variance will have no negative impacts on the health, safety, or welfare of the surrounding neighborhood as the requested variance would shift the proposed residence towards the center of the property, away from the adjacent neighbor on the north. The adjacent property to the south/west is a historic cemetery, and the proposed residence would have no negative impacts on the adjacent property if placed in accordance with the requested variance, if approved.

Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

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

Response: No, the granting of the requested variance will not give the property owner any rights or privileges different than other property owners. The requested variance would allow the applicant to construct a single-family residence, in keeping with the development pattern and rights of the area. The applicant is proposing to construct a 1,750-square foot single-family residence, which is not of unreasonable size or out of character for the surrounding neighborhood. The requested variance would allow the construction of a single-family home near the center of the property, so as to avoid the unsuitable conditions adjacent to the north (side) property line.

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

Response: If the requested variance is granted, the purpose and intent of the zoning code will be maintained as all other setbacks, zoning, and building code regulations will be satisfied. The area of encroachment is minor as only a portion of the proposed single-family residence encroaches into the required 20-foot rear yard setback, as shown on the site plan/map of survey. There is no evidence to suggest that the granting of the requested variance would be detrimental to or endanger the public health, safety, or general welfare, as the proposed development is a single-family residence, consistent with the character of the surrounding area and a permitted use in the VR zoning district.

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

Response: The west/south (rear) property line of subject property abuts a historic cemetery. The requested reduction of the rear yard setback would not affect the adjacent property as there can be no development on that parcel due to the parcel being used as a cemetery. The proposed development plan maintains all other required setbacks. The proposed variance would allow the placement of the proposed 1,750-square foot single-family residence near the center of the property so as to avoid the land immediately adjacent to the north (side) property line. The area adjacent to the north (side) property line is unsuitable for construction, as previously noted, due to the marshy quality of the ground and the presence of concrete debris and other items discarded on subject property over the years.

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

Response: Subject property has a Future Land Use Map (FLUM) designation of "Urban Residential Subdistrict." This FLUM category allows for residential uses, including single-family residences. The proposed use of subject property is a single-family residence. If the requested variance is granted, consistency with the Growth Management Plan will be maintained.

Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

R

Collier County

Growth Management Department
Zoning Services Section

March 6, 2023

David Swift
22533 Nyack Ave
Port Charlotte, FL 33952

ZLTR-PL20230002724: Zoning Verification Letter for Property ID #26082280000 in Section 36, Township 53, Range 29 of unincorporated Collier County, Florida. is comprised of ±0.16 acres.

Mr. Swift,
This letter is in response to a Zoning Verification Letter (ZLTR) Application that you submitted on or about February 23, 2023. The applicant has requested verification of the zoning of the property, allowable uses, and setbacks.

Zoning:
The current official zoning atlas, an element of the Collier County Land Development Code (LDC), Ordinance 04-41, as amended, reveals the property has a zoning designation of Village Residential (VR) and the property is located within the Coastal High Hazard Area (CHHA) of the Future Land Use Element of the Collier County Growth Management Plan.

The property is a legal lot of record, based upon Section 4.03.03.H. of the LDC which is specific to land division in Chokoloskee.

A list of permitted uses is in Section 2.03.02.F of the LDC which include residential uses and customary accessory uses. Dimensional standards, such as minimum lot size and lot width, as well as setbacks are found in LDC Section 4.02.01.

The LDC VR zone district requires a 6,000 square foot minimum lot size for a single family or mobile home and a minimum lot width of 60 feet.

The VR setbacks require a Front Yard of 20 feet, a Side Yard of 5 feet, and a Rear Yard of 20 feet.

Staff has determined the following required setbacks, based upon the subject property configuration:

1. The front yard is the eastern lot line parallel to Smallwood Drive and requires a 20 foot setback.
2. The side lot line is the northern lot line and requires a 5 foot setback.
3. The rear lot line is the western lot line and requires a 20 foot setback. A setback variance may be requested due to the triangular lot configuration.

Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

This letter represents a determination of Zoning Services Section staff. Should you disagree with this determination, you may request an Official Interpretation by the Zoning Director of the provisions of the Land Development Code pursuant to Sections 1.06.01.A and 10.02.02.F.1 of that Code. The fee for an Official Interpretation is identified in the most recent GMD Fee Schedule Resolution as approved by the Board of County Commissioners. To obtain copies of any document referenced herein, please contact GMD Records Section at (239)252-5730. The LDC may be viewed online at / Municode Library / Florida / Collier County. Validated Ordinances may be viewed online via the Clerk of Court's website, l/ Records Search / BMR Records / Boards, Minutes, Records / BMR Validated Ordinances.

Disclaimer: Issuance of a development permit by the County does not create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. All other applicable state or federal permits must be obtained before commencement of the development.

Should you require additional information, please do not hesitate to call me at (239) 252-2834.

Researched and prepared by:

EastleyKatherine Digitally signed by EastleyKatherine DN: E=KatherineEastley@colliergov.net, CN=EastleyKatherine, OU=LDS User Accounts, OU=GMD PR Land Development Svcs, OU=Planning and Regulation, OU=BMD, OU=Divisions, DC=bcc, DC=colliergov, DC=net Date: 2023.03.06 16:31:33 -05'00'

Kathy Eastley, Planner II
Zoning Services Section

Reviewed by:

bellows_r Digitally signed by bellows_r Date: 2023.03.06 16:29:10 -05'00'

Raymond Bellows, Zoning Manager
Zoning Services Section

239-252-2463
Full Variance

Attachments

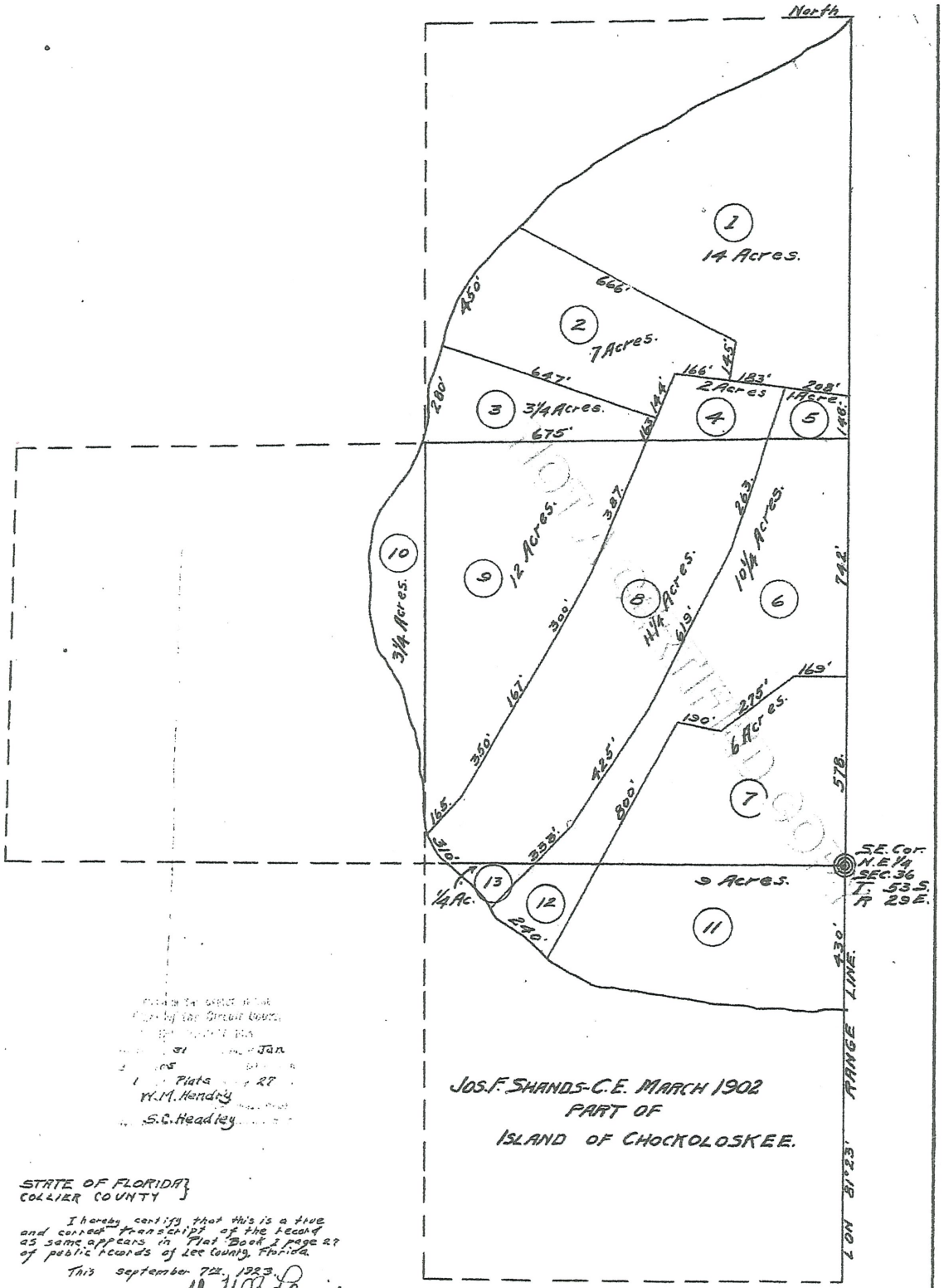
Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

SMALLWOOD'S DIVISION.

E½ NE.¼ & NE.¼ OF SE.¼ & S.W.¼ OF N.E.¼ SEC. 36-TP. 53 SO. R. 29 E.

RESOLUTION NO. 95-458 VACATE
RECORDED 8/22/95 , OR 2092 PG 444

PART OF LOT 1 VACATED
OR B65 PAGE 721 - 4-15-80
PAR IN LOT 1 NAMED LOPEZ
OR B65 PG 721



JOS. F. SHANDS-C.E. MARCH 1902
PART OF
ISLAND OF CHOCKOLOSKEE.

Filed in the Office of the Clerk of the Circuit Court
this 31 day of Jan.
A.D. 1908
Plats page 27
W.M. Hendry
S.C. Headley

STATE OF FLORIDA }
COLLIER COUNTY }

I hereby certify that this is a true and correct transcript of the record as same appears in Plat Book 1 page 27 of public records of Lee County, Florida.

This September 7th. 1923.

W. B. Lanier
Clerk Circuit Court.

Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000

(Partial) Lot 6 Smallwood Drive



Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000

Standing Water @ Property Line



Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000



Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

Shallow Standing Water



Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)



Many Large Concrete objects ?

dumped on Adjacent Lot

Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000

UNKNOWN
Concrete Obj. 's
dumped on adj. Lot

Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000



Standing Water - Adjacent Lot



Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

PL20230005243

Completed Addressing Checklist

Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

Collier County
Growth Management
Community Development Department

ADDRESSING CHECKLIST

Please complete the following and upload via the CityView Portal with your submittal. Items marked with (*) are required for every application, other items are optional and may not apply to every project.

Forms are valid for 6 months following their submittal; an updated form will be required for a new submittal after that timeframe and any time the properties within the project boundary are modified.

Additional documents may be attached to this form and can include:

- * LOCATION MAP and/or SURVEY showing the proposed project boundary.
- List of additional folio numbers and associated legal descriptions.
- E-mail from Addressing Official for any pre-approved project and/or street names.

LOCATION INFORMATION

***FOLIO (Property ID) Number(s)** of subject property or properties. [Attach list if necessary]

26082280000

***LEGAL DESCRIPTION** of subject property or properties. [Attach list if necessary]

see attatched

STREET ADDRESS(ES) where applicable, if already assigned.

PROJECT INFORMATION

Acceptance of this form does not constitute project and/or street name approval and is subject to further review by the Addressing Official. Pre-Approval may be requested by contacting us at GMD_Addressing@colliercountyfl.gov or 239-252-2482 prior to your submittal.

CURRENT PROJECT NAME

PROPOSED PROJECT NAME

PROPOSED STREET NAME(s)

LATEST APPROVED PROJECT NUMBER [e.g., SDP-94-##, PPL-2002-AR-####, PL2017000####]

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

Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

Lot 6 Smallwood Drive Chokoloskee Legal Description

Parcel per OR Book 5822 Page 1139 Collier County, FL.

Parcel ID 26082280000

Commencing at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of section 36, Township 53 South, Range 29 East, Collier County, Florida. Also being the Northeast corner of Lot 6, Smallwood's subdivision, as recorded in plat book 1, page 27of the public record of Collier County, Florida; Thence run North 89 degrees 31' 19" West for 50 feet, along the North line of Lot 6 to the West right of way line of State Road 29 and the point of beginning; Thence South 00 degrees 12' 14" West for 100.39 feet along the said Right of Way Line; Thence North 89 degrees 47' 46" West for 38.55' to the Southeast corner of existing cemetery; Thence North 44 degrees 40' 22" West for 161.88' along the Easterly Line of the existing to the North Line of Lot 6; Thence South 89 degrees 31' 39" for 132.77' to the point of the beginning.

Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

PL20230005243

Property Ownership Disclosure Form

Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership
David K Swift	100%
22533 Nyack Ave.	
Port Charlotte, FL	
33952	

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 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

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

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Date of Contract: _____

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

Name and Address

g. Date subject property acquired _____

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

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

Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

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

Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

Questions? Email: GMDclientservices@colliercountyfl.gov

David K. Swift
Agent/Owner Signature

11-20-2023
Date

David K. Swift
Agent/Owner Name (please print)

Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

PL20230005243

Affidavit of Authorization

Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20230005243

I, David K. Swift (print name), as Owner (title, if applicable) of _____ (company, If applicable), swear or affirm under oath, that I am the (choose one) owner [✓] applicant [ ] contract purchaser [ ] and that:

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

**Notes:*

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

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

X David K. Swift
Signature

X 10-30-2023
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [X] physical presence or [ ] online notarization this 30 day of October, 2023, by (printed name of owner or qualifier) David Swift.

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

[ ] Are personally known to me

[ ] Has produced a current drivers license _____

[X] Has produced FL Driver License as identification.

Notary Signature: _____

Notary Seal

Notary Public State of Florida
Chanice Walker
My Commission HH 438155
Expires 8/27/2027

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

Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

PL20230005243

Conceptual Site Plan

Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

PARCEL PER OR BOOK 5822 PAGE 1139, COLLIER COUNTY, FL. (PARCEL ID#26082280000)

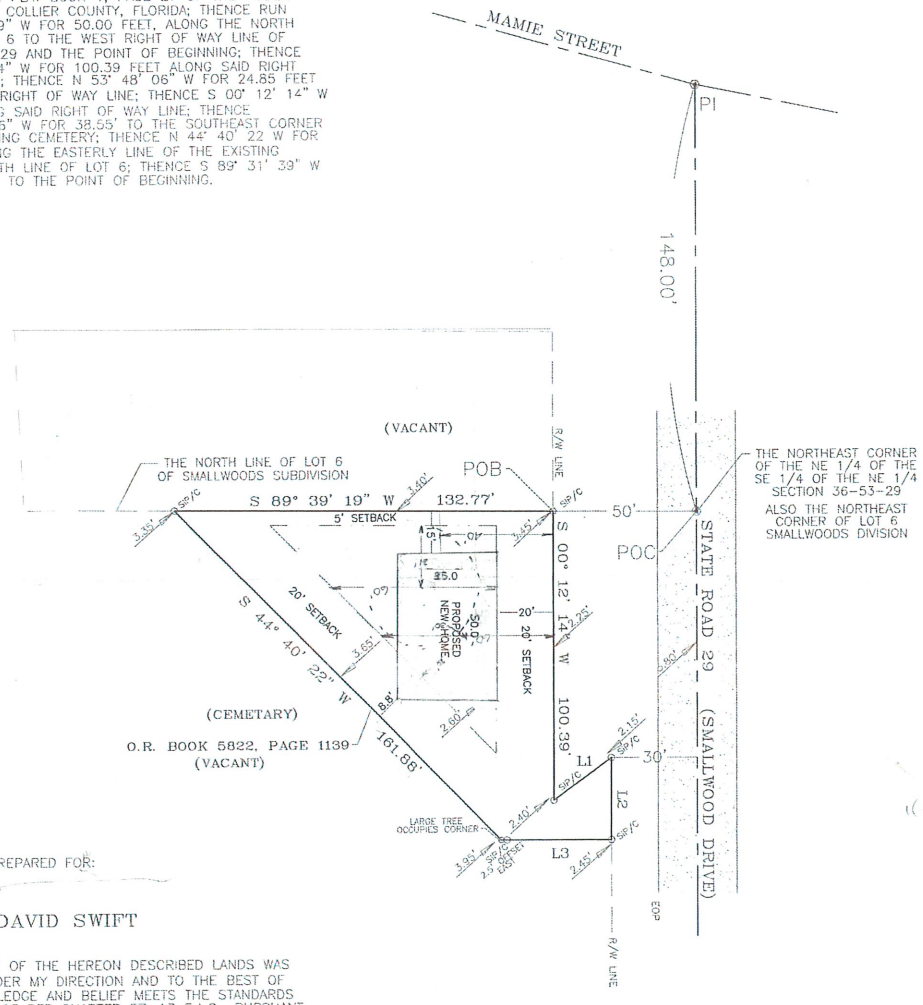
LEGEND

○= SET IRON PIN AND CAP
●= FOUND PCP (WASHER AND BOLT)
R/W = RIGHT OF WAY LINE
EOP = EDGE OF PAVMENT
POC = POINT OF COMMENCMENT
POB = POINT OF BEGINNING
PI = POINT OF INTERSECTION

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN AND BEING PART OF SECTION 36-53-29, COLLIER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 29 EAST , COLLIER COUNTY, FLORIDA, ALSO BEING THE NORTHEAST CORNER OF LOT 6, SMALLWOODS SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 27 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE RUN N 89° 31' 19" W FOR 50.00 FEET, ALONG THE NORTH LINE OF LOT 6 TO THE WEST RIGHT OF WAY LINE OF STATE ROAD 29 AND THE POINT OF BEGINNING; THENCE S 00° 12' 14" W FOR 100.39 FEET ALONG SAID RIGHT OF WAY LINE; THENCE N 53° 48' 06" W FOR 24.85 FEET ALONG SAID RIGHT OF WAY LINE; THENCE S 00° 12' 14" W 28.44' ALONG SAID RIGHT OF WAY LINE; THENCE N 89° 47' 46" W FOR 38.55' TO THE SOUTHEAST CORNER OF AN EXISTING CEMETERY; THENCE N 44° 40' 22 W FOR 161.88' ALONG THE EASTERLY LINE OF THE EXISTING TO THE NORTH LINE OF LOT 6; THENCE S 89° 31' 39" W FOR 132.77' TO THE POINT OF BEGINNING.



SCALE 1" = 20'

SURVEY PREPARED FOR:

DAVID SWIFT

A SURVEY OF THE HEREON DESCRIBED LANDS WAS MADE UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF MEETS THE STANDARDS OF PRACTICE PER CHAPTER 57-17 F.A.C., PURSUANT TO SECTION 472.027 FLORIDA STATUTES. NO OTHER PERSONS OR ENTITIES MAY RELY ON THIS SURVEY. NO ABSTRACT WAS REVIEWED AND NO TITLE OPINION IS HEREBY EXPRESSED.

MELVIN HATTON, PSM.
FLORIDA REGISTRATION #5109

NOT VALID WITHOUT THE SIGNATURE AND EMBOSSED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT FURNISHED AT TIME OF SURVEY.

BEARINGS ARE BASED ON THE CENTERLINE OF SMALLWOOD DRIVE BEING N 00° 12' 14" E

© COPYRIGHT MEL HATTON LAND SURVEYORS, INC. (2023)

LINE TABLE	
L1	
N 53° 48' 06" E	24.85'
L2	
S 00° 12' 14" W	28.44'
L3	
N 89° 47' 46" W	38.55'

Revised 1.26.24

MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS OR RESERVATIONS OF RECORD NOT SHOWN ON THIS SURVEY

TITLE: MAP OF SURVEY

FOR: DAVID SWIFT

PROJECT: PARCEL PER OR BOOK 5822 PAGE 1139, COLLIER COUNTY, FL. (PARCEL ID#26082280000)

MEL HATTON
LAND SURVEYORS, INC
#313 EAST GRACE STREET, PUNTA GORDA, FLORIDA, 33950.
(239) 450-9949

DATE	BY	REVISION	SHEET	FIELD BOOK	SCALE
			1 OF 1	107 PAGE 68	1"= 20'
			W.O. NO. 21-068R	FILE NO. 21-068R.DWG	DATE 05/26/23

Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

PL20230005243

Agent Letter & Mailing List

Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

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.

David K. Swift
(Signature of Applicant)

State of Florida
County of ~~Collier~~ CHARLOTTE

The foregoing Affidavit of compliance was acknowledged before me this 31 day of MAY, 2024 by DAVID K SWIFT, who is personally known to me or who has produced FL DL as identification.

Barbara Ansell
(Signature of Notary Public)

BARBARA ANSELL
Printed Name of Notary

(Notary Seal)

BARBARA ANSELL
Notary Public - State of Florida
Commission # HH 510240
My Comm. Expires Apr 1, 2028

Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

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: PL20230005243 | Buffer: 150' | Date: 150 | Site Location: 26082280000

NAME1	NAME2	NAME3	NAME4	NAME5	NAME6	LEGAL1	LEGAL2	LEGAL3	LEGAL4	FOLIO	ADDRESST
BROWNS TR, THOMAS R	6945 CARLISLE CT #146				NAPLES, FL 34109---0	CHOKOLOSKEE 36 53 29 UNREC'D	TR "B" IN LOT 5 DESC AS: COM	RR SPIKE & CTR RD 29 BEING SE	CNR NE1/4 OF NE1/4, N 89 DEG	26082800008	U
BULLINGER, DIANNE L	PO BOX 488				CHOKOLOSKEE, FL 34138---488	CHOKOLOSKEE 31 53 30 COM R/R	SPIKE IN CTR SR29 MARKING SW	CNR OF NW1/4 OF NW1/4 SEC 31,N	148FT, S 78 DEG E 51.04FT, S	26086880008	U
CHOKOLUCKY III LLC	PO BOX 824	238 MAMIE ST			CHOKOLOSKEE, FL 34138---0	CHOKOLOSKEE 36 53 29 COM NE	CNR OF SE1/4 OF NE1/4, S12'14"	W 263.69FT, N 89DEG 47'46"W 30	FT TO POB, S12'14"W 104.74FT,	26082040004	U
DANIELS, HENRY M & SANDRA	4271 NW 5TH AVE				BOCA RATON, FL 33431---0	CHOKOLOSKEE 36 53 29 COM AT SE	CNR OF NE1/4 OF NE1/4, RUN W	289FT TO COMMON CNR LOTS 4, 5	6 + 8, CONT W 27.22FT TO POB,	26083960002	U
DANIELS, HENRY M & SANDRA	4721 NW 5TH TER				BOCA RATON, FL 33431---0	CHOKOLOSKEE 36 53 29 PART OF	LOT 4 DESC AS: COM SE CNR OF	NE1/4 OF NE1/4 OF SEC 36, RUN	N 89DEG W 289FT TO SE CNR LOT	26082850003	U
DERICKSON, MILTON B & SHARON K	PO BOX 899				CHOKOLOSKEE, FL 34138---899	CHOKOLOSKEE 36 53 29 COM NE	CNR OF SE1/4 OF NE1/4, S12'14"	W 263.69FT, N 89DEG 47'46"W 30	FT, N 79DEG 48'55"W 83.80FT TO	26082800600	U
HILTON, SIDNEY R & MARY ANN	BAILEYS BLUFF RD				HOLIDAY, FL 34691---0	CHOKOLOSKEE 36 53 29 COM NE	CNR OF SE1/4 OF NE1/4, N 89DEG	31'19"W 288.65FT TO NW CNR	EXISTING CEMETARY, S 23DEG 50'	26082800752	U
MINERVINO, DAVID LOUIS	LISA DAWN MINERVINO	3422 TUCKER AVE			ST CLOUD, FL 34772---8165	CHOKOLOSKEE 36 53 29 REF PAR	25F DESC AS: COMM AT SE CNR OF	NE1/4 OF NE1/4 OF SEC 36, N89	DEG W 289FT TO SE CNR LOT 4,	26088585709	U
MIZE, JOHN & LAURA	87 N COLLIER BLVD #B4				MARCO ISLAND, FL 34145---0	CHOKOLOSKEE 36 53 29 COM NE	CNR OF SE1/4 OF NE1/4, S12'14"	W 263.69FT, N 89DEG 47'46"W 30	FT TO POB, N 79DEG 48'55"W	26082800558	U
MORRIS, CALEB	PO BOX 695				CHOKOLOSKEE, FL 34138---0	CHOKOLOSKEE 31 53 30 COM SW	CNR OF NW1/4 OF NW1/4 SEC 31,	AKA CL SR29, N 148FT, S 78DEG	E 51.04FT TO POB, + E R/W LI	26086960009	U
MORRIS, CALEB	PO BOX 695				CHOKOLOSKEE, FL 34138---0	CHOKOLOSKEE 31 53 30 COMM SW	CNR OF NW1/4 OF NW1/4 SEC 31,	AKA CL SR29, N 148FT, S 78DEG	E 51.04FT TO E R/W LI OF SR29,	26087340000	U
NAGLER, JONATHAN & ROXANN L	PO BOX 232				OLNEY, MT 59927---0	CHOKOLOSKEE 31 53 30 COM SW	CNR OF NW1/4 OF NW1/4 SEC 31,	S 186.31FT, S 75 DEG E 30.96FT	& POB, S 75 DEG E 102.50FT,	26086800004	U
SMALLWOOD ET AL, IRIS	PO BOX 68				CHOKOLOSKEE, FL 34138---68	CHOKOLOSKEE 36 53 29 CEMETARY	DESC AS: COMM RR SPIKE IN CTR	SR 29 MARKING NE CNR OF SE1/4	OF NE1/4, S 53.28FT, S 53DEG W	26081720008	U
SMALLWOOD, MORGAN	KATHLEEN SMALLWOOD	9560 GRAND BAY WILMER RD S			GRAND BAY, AL 36541---0	CHOKOLOSKEE 36 53 29 UNREC'D	TR "C" IN LOT 5 DESC AS: COM	SE CNR OF NE1/4 OF NE1/4 SEC	36, N 137.63FT, N 74DEG W	26082160007	U
SWIFT, DAVID K	22533 NYACK AVE				PORT CHARLOTTE, FL 33952---0	CHOKOLOSKEE 36 53 29 COM NE	CNR OF SE1/4 OF NE1/4, N89DEG	31'19"W 50FT TO POB, S 12'14"W	100.39FT, N 53DEG 48'6"E 24.85	26082280000	U
WAGNER JR, BROCKETT C	MAUREEN REID WAGNER	6672 HUNTLEY LANE N			NAPLES, FL 34104---0	CHOKOLOSKEE 36 53 29 COM SE	CNR OF NE1/4 OF NE1/4 SEC 36,	N 62.5FT, N 89DEG W 50FT TO	POB, N 89 DEG W 103.27FT, N	26082080006	U

Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000

Mailing List

Swift, David K
22533 Nyack Ave
Port Charlotte, FL 33952

Daniels, Henry M & Sandra
4721 NW 5th Ter
Boca Rotan, FL 33431

Browns TR, Thomas R
6945 Carlisle CT #146 Naples,
FL 34109-0

Hilton, Sidney & Mary Ann
Baileys Bluff Rd
Holiday, FL 34691-0

Morris, Caleb
PO Box695
Chokoloskee, FL 34138-0

Smallwood ET AL , Iris
PO Box 68
Chokoloskee, FL 34138-68

Wagner JR, Brockett C Maureen Reid
Wagner 6672 Huntley Lane
Naples, FL 34104

Smallwood, Morgan Kathleen
Smallwood
9560 Grand Bay, AL 36541-0

Derickson, Milton & Sharon K
PO Box899
Chokoloskee, FL 34138-899

Mize, John & Laura
87 N Collier Blvd #B4
Marco Island, FL 34154-0

Nagler, Johnathon & Roxann
PO Box232
Olney, MT 59927-0

Chokolucky Ill LLC
238 Mamie St
Chokoloskee, FL 34138-0

Bullinger, Daniel L
PO Box488
Chokoloskee, FL 34138-488

Minervo, David Louis
Lisa Dawn Minerva
3422 Tucker Ave
ST Cloud FL 34772-8165

Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

David K. Swift / Owner Builder

May 22, 2024

Dear Property Owner:

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

Legal CHOKOLOSKEE 36 53 29 COM NE CNR OF SE1/4 OF NE1/4, N89DEG 31'19"W 50FT TO POB, S 12'14"W 100.39FT, N 53DEG 48'6"E 24.85 FT, S 12'14"W 28.44FT, N 89DEG 47'46"W 38.55FT TO SE CNR OF EXISTING CEMETARY, N 44DEG 40' 22"W 161.88FT ALG ELY LI OF EXISTING CEMETARY, S 89DEG 31' 19"E 132.77FT TO POB, REF AS PROPOSED PARCEL 1, LYING IN LOT 6, SMALLWOOD'S SUB

It is our intent to ask the County to allow us to reduce the minimum rear yard setback from 20 feet to 8.8 feet for a proposed single-family dwelling in the Village Residential (VR) zoning district on the property. In order to provide you with an opportunity to become fully aware of our intention, we will be contacting you directly within the next few days or you may choose to telephone the sender for further information. In any event, please be advised that we are interested in assuring you that our request should not adversely affect your property interest.

Sincerely

David K. Swift

22533 Nyack Ave. Port Charlotte, FL. 33952, 941-628-6659, Tropicaldave2@gmail.com

A variance request from section 4.02.01.A, Table 2.1, of the Collier County Land Development Code to reduce the minimum rear yard setback from 20 feet to 8.8 feet for a proposed single-family dwelling in the village residential (VR) zoning district. The subject property, Folio No. 26082280000, compromises 0.15 acres on the west side of Smallwood Drive approximately 150 feet south of Demere Lane, in Section 36 Township 53 South, Range 29 East, Collier County, Florida. IPL202300052431

Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

PL20230005243

Deed & Legal Description

Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

INSTR 6360167 OR 6213 PG 1287 RECORDED 2/7/2023 8:52 AM PAGES 2
CLERK OF THE CIRCUIT COURT AND COMPTROLLER, COLLIER COUNTY FLORIDA
DOC@.70 $420.00 REC $18.50
CONS $60,000.00

Prepared by:
D. Acquarulo
Elite Title I, LLC
3624 Del Prado Blvd South, Unit C
Cape Coral Florida 33904

22-811

NOT CERTIFIED COPY

General Warranty Deed

Made this 29th day of December, 2022 A.D. By **Barbara M. Coffman and William G. Coffman, wife and husband**, whose post office address is: **275 Smallwood Dr. 393, Chokoloskee, Florida 34138,** hereinafter called the grantor, to **David K. Swift,** whose post office address is: **22533 Nyack Ave., Port Charlotte, Florida 33952,** 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 following described land, situate, lying and being in Collier County, Florida, to-wit: Commencing at the Northeast corner of the Southeast Quarter (SE 1/4) of the Northeast Quarter (NE 1/4) of Section 36, Township 53 South, Range 29 East, also being the Northeast corner of Lot 6, SMALL WOOD'S DIVISION, as recorded in Plat Book I, Page 27, of the Public Records of Collier County, Florida; thence run North 89°31'19" West 50.00 feet, along the North Line of said Lot 6, to the West right-of-way line of Road No. 29 and the Point of Beginning; thence South 00°12'14" West 100.39 feet along said right-of-way line; thence North 53°48'06" East 24.85 feet along said right-of-way line; thence South 00°12'14" West 28.44 feet along said right-of-way line; thence North 89°47'46" West 38.55 feet to the Southeast corner of an existing cemetery; thence North 44°40'22" West 161.88 feet, along the Easterly line of existing cemetery, to the North line of said Lot 6; thence South 89°31'19" East 132.77 feet, along said line, to the Point of Beginning.

Said property is not the homestead of the Grantor under the laws and constitution of the State of Florida in that neither Grantor nor any members of the household of Grantor reside thereon.

Parcel ID Number: **26082280000**

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

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2022.

Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

NOT A CERTIFIED COPY

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:

Olga Pereira
Witness Printed Name Olga Pereira

Roberta R Stone
Witness Printed Name Roberta R. Stone

Barbara M Coffman (Seal)
Barbara M. Coffman
275 Smallwood Dr. 393
Chokoloskee, Florida 34138

(Seal)
William G. Coffman
275 Smallwood Dr. 393
Chokoloskee, Florida 34138

State of Florida
County of ~~Lee~~ Collier

The foregoing instrument was acknowledged before me by means of (x) physical presence or ( ) online notarization this 29 day of December 2022, Barbara M. Coffman and William G. Coffman, wife and husband who has produced drivers license as identification

ROBERTA R. STONE
Commission # GG 291543
Expires February 19, 2023
Bonded Thru Troy Fain Insurance 800-385-7019

Roberta R Stone
Notary Public
Print Name: Roberta R Stone
My Commission Expires: 02/19/2023

Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

Lot 6 Smallwood Drive Chokoloskee Legal Description

Parcel per OR Book 5822 Page 1139 Collier County, FL.

Parcel ID 26082280000

Commencing at the Northeast corner of the Southeast 1/4 of the Northeast 1/4 of section 36, Township 53 South, Range 29 East, Collier County, Florida. Also being the Northeast corner of Lot 6, Smallwood's subdivision, as recorded in plat book 1, page 27of the public record of Collier County, Florida; Thence run North 89 degrees 31' 19" West for 50 feet, along the North line of Lot 6 to the West right of way line of State Road 29 and the point of beginning; Thence South 00 degrees 12' 14" West for 100.39 feet along the said Right of Way Line; Thence North 89 degrees 47' 46" West for 38.55' to the Southeast corner of existing cemetery; Thence North 44 degrees 40' 22" West for 161.88' along the Easterly Line of the existing to the North Line of Lot 6; Thence South 89 degrees 31' 39" for 132.77' to the point of the beginning.

Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

Collier County Property Appraiser
Property Summary

Parcel No	26082280000	Site Address *Disclaimer		Site City	CHOKOLOSKEE	Site Zone *Note	34138

Name / Address	SWIFT, DAVID K				
	22533 NYACK AVE				
City	PORT CHARLOTTE	State	FL	Zip	33952

Map No.	Strap No.	Section	Township	Range	Acres *Estimated
8E36	219100 024 158E36	36	53	29	0.16

Legal	CHOKOLOSKEE 36 53 29 COM NE CNR OF SE1/4 OF NE1/4, N89DEG 31'19"W 50FT TO POB, S 12'14"W 100.39FT, N 53DEG 48'6"E 24.85 FT, S 12'14"W 28.44FT, N 89DEG 47'46"W 38.55FT TO SE CNR OF EXISTING CEMETARY, N 44DEG 40' 22"W 161.88FT ALG ELY LI OF EXISTING CEMETARY, S 89DEG 31' 19"E 132.77FT TO POB, REF AS PROPOSED PARCEL 1, LYING IN LOT 6, SMALLWOOD'S SUB

Millage Area	216	Millage Rates *Calculations		
Sub./Condo	219100 - CHOKOLOSKEE	School	Other	Total
Use Code	0 - VACANT RESIDENTIAL	4.292	8.3754	12.6674

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
12/29/22	6213-1287	$ 60,000
12/21/22	6213-1284	$ 0
09/18/20	5822-1139	$ 35,000
09/20/17	5450-2431	$ 0
05/05/15	5157-1283	$ 10,000
12/16/98	2491-2695	$ 0
12/16/98	2491-2691	$ 0
01/16/96	2138-1656	$ 110,000
07/01/87	1281-898	$ 0

2023 Certified Tax Roll

(Subject to Change)

	Land Value	$ 52,272
(+)	Improved Value	$ 0
(=)	Market Value	$ 52,272
(=)	Assessed Value	$ 52,272
(=)	School Taxable Value	$ 52,272
(=)	Taxable Value	$ 52,272

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

Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

Collier County Property Appraiser
Property Detail

Parcel No	26082280000	Site Address *Disclaimer		Site City	CHOKOLOSKEE	Site Zone *Note	34138

Name / Address	SWIFT, DAVID K				
	22533 NYACK AVE				
City	PORT CHARLOTTE	State	FL	Zip	33952

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

Tax Yr	Issuer	Permit #	CO Date	Tmp CO	Final Bldg	Type

Land

#	Calc Code	Units
10	SQUARE FOOT	8712

Building/Extra Features

#	Year Built	Description	Area	Adj Area

Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

PL20230005243

Property Survey

Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

PARCEL PER OR BOOK 5822 PAGE 1139, COLLIER COUNTY, FL. (PARCEL ID#26082280000)

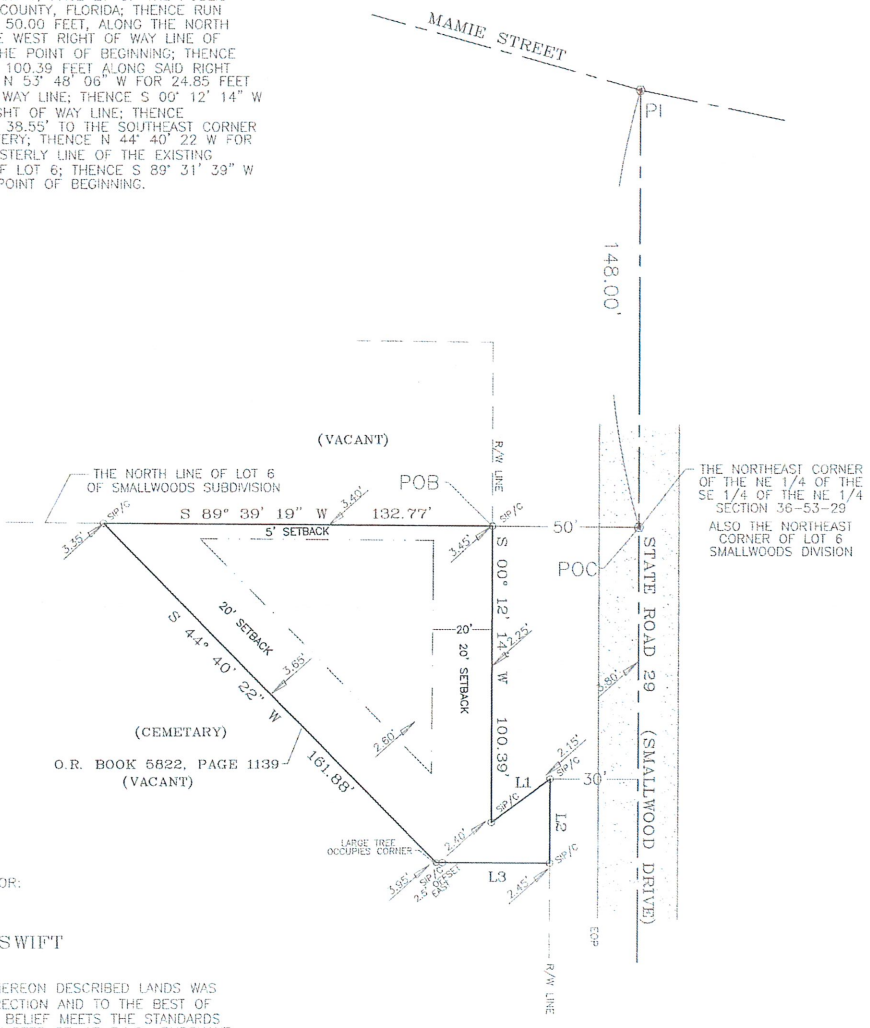
LEGEND

○ = SET IRON PIN AND CAP
◉ = FOUND PCP (WASHER AND BOLT)
R/W = RIGHT OF WAY LINE
EOP = EDGE OF PAVMENT
POC = POINT OF COMMENCMENT
POB = POINT OF BEGINNING
PI = POINT OF INTERSECTION

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN AND BEING PART OF SECTION 36-53-29, COLLIER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 53 SOUTH, RANGE 29 EAST , COLLIER COUNTY, FLORIDA, ALSO BEING THE NORTHEAST CORNER OF LOT 6, SMALLWOODS SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 27 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE RUN N 89° 31' 19" W FOR 50.00 FEET, ALONG THE NORTH LINE OF LOT 6 TO THE WEST RIGHT OF WAY LINE OF STATE ROAD 29 AND THE POINT OF BEGINNING; THENCE S 00° 12' 14" W FOR 100.39 FEET ALONG SAID RIGHT OF WAY LINE; THENCE N 53° 48' 06" W FOR 24.85 FEET ALONG SAID RIGHT OF WAY LINE; THENCE S 00° 12' 14" W 28.44' ALONG SAID RIGHT OF WAY LINE; THENCE N 89° 47' 46" W FOR 38.55' TO THE SOUTHEAST CORNER OF AN EXISTING CEMETERY; THENCE N 44° 40' 22 W FOR 161.88' ALONG THE EASTERLY LINE OF THE EXISTING TO THE NORTH LINE OF LOT 6; THENCE S 89° 31' 39" W FOR 132.77' TO THE POINT OF BEGINNING.



SCALE 1" = 20'

SURVEY PREPARED FOR:

DAVID SWIFT

A SURVEY OF THE HEREON DESCRIBED LANDS WAS MADE UNDER MY DIRECTION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF MEETS THE STANDARDS OF PRACTICE PER CHAPTER 57-17 F.A.C., PURSUANT TO SECTION 472.027 FLORIDA STATUTES. NO OTHER PERSONS OR ENTITIES MAY RELY ON THIS SURVEY. NO ABSTRACT WAS REVIEWED AND NO TITLE OPINION IS HEREBY EXPRESSED.

MELVIN HATTON, PSM.
FLORIDA REGISTRATION #5109

NOT VALID WITHOUT THE SIGNATURE AND EMBOSSED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER

THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES. ABSTRACT NOT FURNISHED AT TIME OF SURVEY.

BEARINGS ARE BASED ON THE CENTERLINE OF SMALLWOOD DRIVE BEING N 00° 12' 14" E

© COPYRIGHT MEL HATTON LAND SURVEYORS, INC. (2023)

LINE TABLE		
L1	N 53° 48' 06" E	24.85'
L2	S 00° 12' 14" W	28.44'
L3	N 89° 47' 46" W	38.55'

MAY BE SUBJECT TO EASEMENTS, RESTRICTIONS OR RESERVATIONS OF RECORD NOT SHOWN ON THIS SURVEY

TITLE: MAP OF SURVEY

FOR: DAVID SWIFT

PROJECT: PARCEL PER OR BOOK 5822 PAGE 1139, COLLIER COUNTY, FL. (PARCEL ID#26082280000)

MEL HATTON
LAND SURVEYORS, INC
#313 EAST GRACE STREET, PUNTA GORDA, FLORIDA, 33950.
(239) 450-9949

DATE	BY	REVISION

SHEET 1 OF 1 | FIELD BK. PAGE | W.O. NO. 21-066R | FILE NO. 21-066R.DWG | 05/26/23

Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

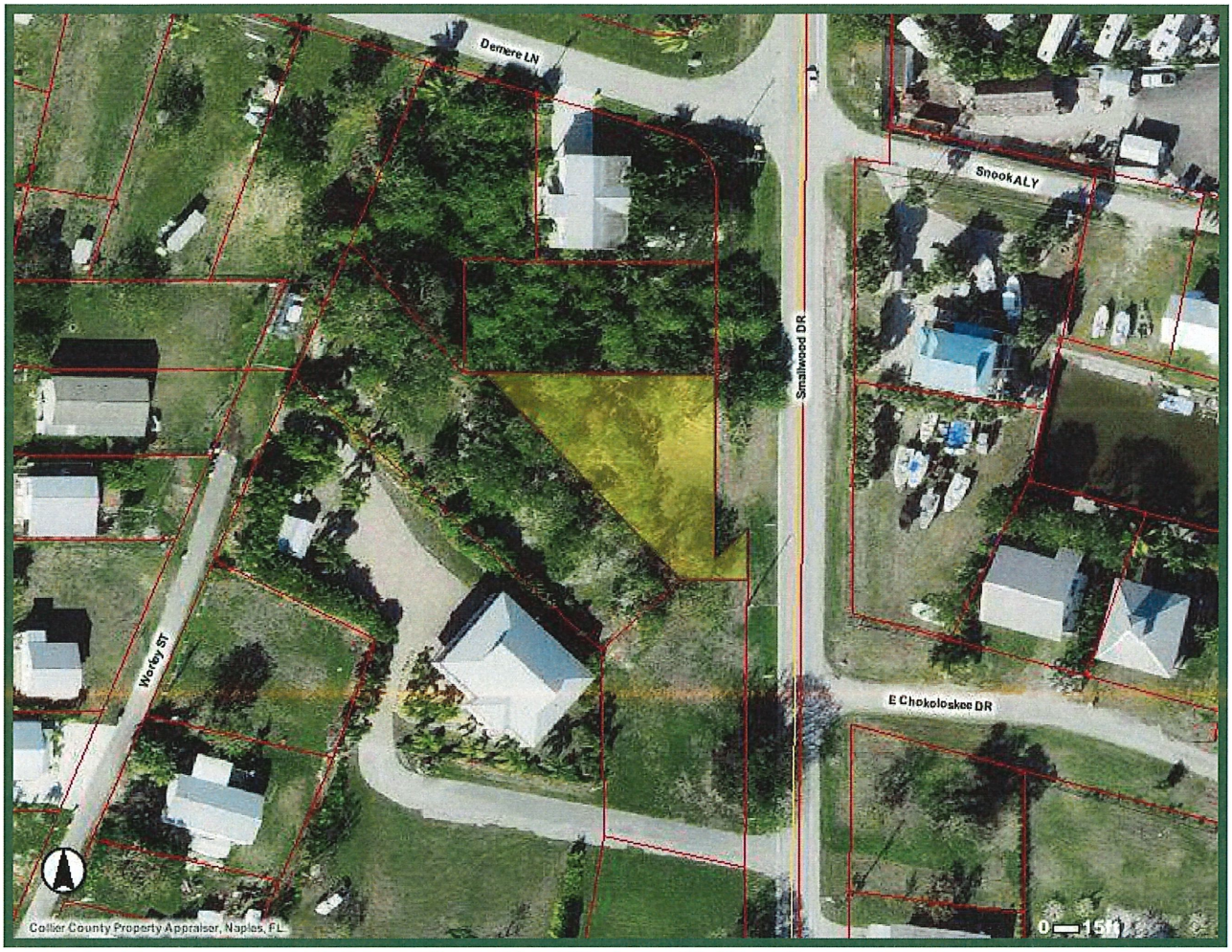
PL20230005243

Location Map

Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

Collier County Property Appraiser
Property Aerial

Parcel No	26082280000	Site Address *Disclaimer		Site City	CHOKOLOSKEE	Site Zone *Note	34138



Open GIS in a New Window with More Features.

Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

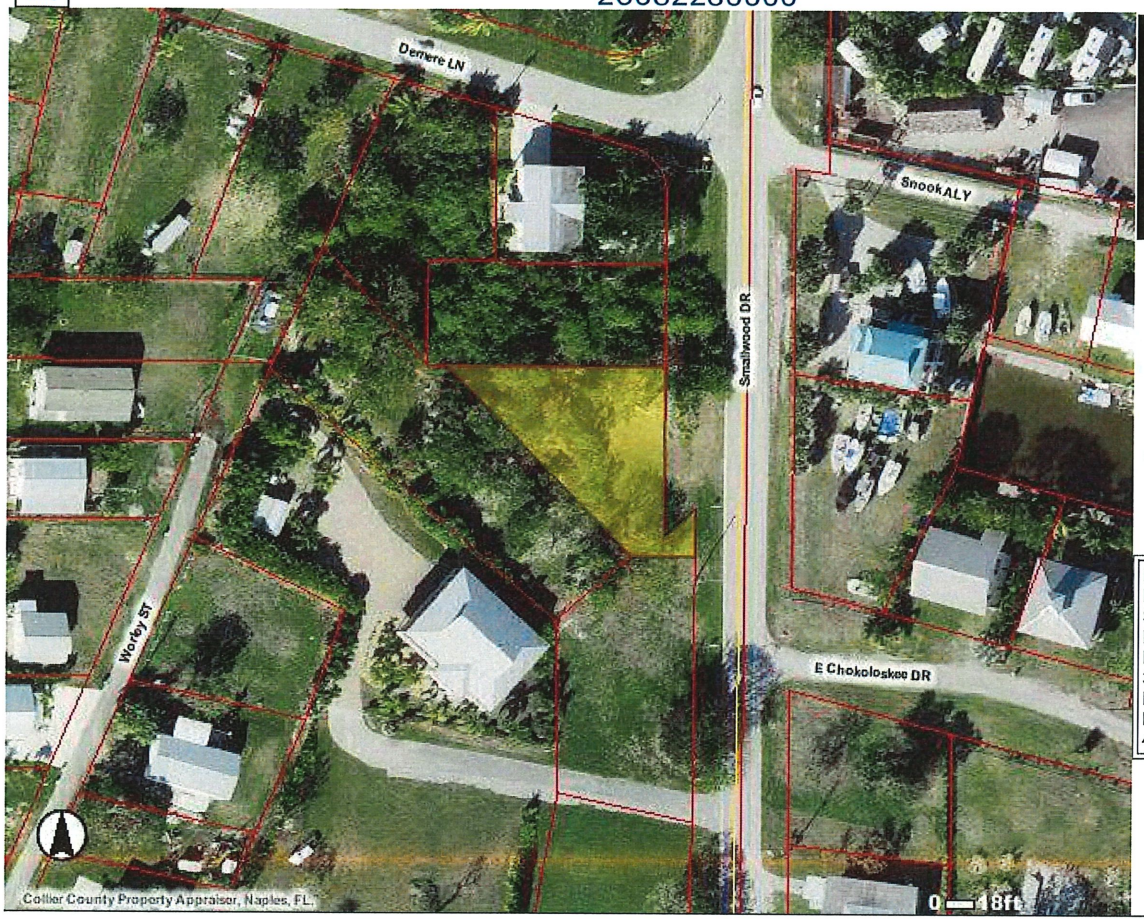
PL20230005243

Aerial Photograph from Collier County Property Appraiser

Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)

Print

26082280000





MAP LEGEND

- Major Roads
- Street Names
- Parcels
- Aerials 2023 Urban [6IN]
- Aerials 2023 Rural [2FT]
- Collier County

Folio Number: 26082280000
Name: SWIFT, DAVID K
Street# & Name:
Build# / Unit#: 024 / 15
Legal Description: CHOKOLOSKEE 36 53 29 COM NE CNR OF SE1/4 OF NE1/4, N89DEG 31'19"W 50FT TO POB, S 12'14"W 100.39FT, N 53DEG 48'6"E 24.85

2004. Collier County Property Appraiser. While the Collier County Property Appraiser is committed to providing the most accurate and up-to-date information, no warranties expressed or implied are provided for the data herein, its use, or its interpretation.

Attachment: Attachment C - Applicant's Backup 6.24.24 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)





Attachment: Attachment D - Public Hearing Sign Posting 06212024 (29319 : PL20230005243 VA 26082280000 Smallwood Drive - Swift)