COLLIER COUNTY
Collier County Hearing Examiner

AGENDA

Board of County Commission Chambers
Collier County Government Center
3299 Tamiami Trail East, 3rd Floor
Naples, FL 34112

July 8, 2021

9: 00 AM

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

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

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

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

1. Pledge of Allegiance

2. Review of Agenda

3. Advertised Public Hearing

A. PETITION No. BDE-PL20190000674 - Request for an after-the-fact 4.4-foot boat dock extension and boathouse over the maximum 20 feet allowed by Section 5.03.06.E.1 of the Collier County Land Development Code for waterways 100 feet or greater in width, to allow a boathouse and boat docking facility with two boat slips each with a boat-lift, one for a 19-foot vessel and the other for two personal watercraft, to protrude a total of 24.4 feet into a 900± feet wide waterway for the benefit of property described as Lot 151, Isles of Capri No. 2, also described as 166 Tahiti Circle, in Section 32, Township 51 South, Range 26 East, Collier County, Florida. [Coordinator: John Kelly, Senior Planner] Commission District 1. This item has been continued from the 6/10/2021 HEX Meeting.

B. PETITION No. PL20200001952 - Request for an insubstantial change to the Hammock Park Mixed-Use Planned Unit Development (MPUD), Ordinance No. 04-68, as amended, to allow a temporary off-premises directional sign up to 10 feet in height, 64 square feet in area, and 1,320± feet from the subject McMullen MPUD, Watercrest Assisted Living Facility, to approve deviations increasing the permissible height, size, and distance of said sign, and to update PUD and CPUD references to MPUD, located on 19± acres at the northeast corner of the intersection of Collier Boulevard (CR-951) and Rattlesnake Hammock Road in Section 14, Township 50 South, Range 26 East, Collier County, Florida. [Coordinator: John Kelly, Senior Planner] Commission District 1. This item has been continued from the 6/10/2021 HEX Meeting.

4. Other Business

5. Public Comments

6. Adjourn

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.A
Item Summary: PETITION No. BDE-PL20190000674 - Request for an after-the-fact 4.4-foot boat dock extension and boathouse over the maximum 20 feet allowed by Section 5.03.06.E.1 of the Collier County Land Development Code for waterways 100 feet or greater in width, to allow a boathouse and boat docking facility with two boat slips each with a boat-lift, one for a 19-foot vessel and the other for two personal watercraft, to protrude a total of 24.4 feet into a 900± feet wide waterway for the benefit of property described as Lot 151, Isles of Capri No. 2, also described as 166 Tahiti Circle, in Section 32, Township 51 South, Range 26 East, Collier County, Florida. [Coordinator: John Kelly, Senior Planner] Commission District 1. This item has been continued from the 6/10/2021 HEX Meeting.

Meeting Date: 07/08/2021

Prepared by:
Title: Operations Analyst – Planning Commission
Name: Diane Lynch
06/21/2021 4:28 PM

Submitted by:
Title: – Zoning
Name: Mike Bosi
06/21/2021 4:28 PM

Approved By:

Review:

Growth Management Operations & Regulatory Management	Kenneth Kovensky		Review Item	Completed
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	06/22/2021 11:17 AM
Zoning	Ray Bellows	Review Item	Completed	06/29/2021 3:26 PM
Zoning	Mike Bosi	Additional Reviewer	Completed	06/30/2021 7:53 AM
Hearing Examiner	Andrew Dickman	Meeting Pending	07/08/2021 9:00 AM	

SUPPLEMENTAL STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: GROWTH MANAGEMENT DEPARTMENT
ZONING DIVISION-ZONING SERVICES SECTION

HEARING DATE: JULY 8, 2021

SUBJECT: BDE-PL20190000674, 166 TAHITI CIRCLE DOCK FACILITY

This petition previously appeared on the June 10, 2021, HEX Agenda; however, it was determined prior to the meeting that the property owner notification letter required by LDC Section 10.03.06.H.2.b was not mailed by the County. The County notified the petitioner's agent and their agent requested the meeting be continued until the County could fulfill its obligation to send said property owner notification letter. Collier County has since fulfilled their obligation by means of an independent mailing agent on, or June 18, 2021.

The prior Staff Report and Attachment E, the Applicant's Backup, have both been revised to incorporate boathouse criteria that was inadvertently omitted previously. Additionally, as the location of the HEX meeting was changed from the Growth Management Building to the County Government Center, staff proceeded to update the public hearing sign previously posted on the property; as such, Attachment C has been updated. The required newspaper ad ran on May 21, 2021; it was determined that as less than 5 weeks has elapsed no further action is necessary.

Attachment: SUPPLEMENTAL STAFF REPORT 06182021 (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: GROWTH MANAGEMENT DEPARTMENT
ZONING DIVISION- ZONING SERVICES SECTION

HEARING DATE: JUNE 10, 2021

SUBJECT: BDE-PL20190000674, 166 TAHITI CIRCLE DOCK FACILITY

PROPERTY OWNER/APPLICANT:

Robert Moses, Amy Moses, and
Amy Taylor
166 Tahiti Cir.
Naples, FL 34113

AGENT:

Jeff Rogers
Turrell, Hall & Associates, Inc.
3584 Exchange Ave.
Naples, FL 34104

REQUESTED ACTION:

The petitioners request an after-the-fact boathouse and 4.4-foot boat dock extension over the maximum 20 feet allowed by Section 5.03.06.E.1 of the Land Development Code for waterways 100 feet or greater in width, to allow a boathouse and boat docking facility with two boat slips each with a boat-lift, one for a 19-foot vessel and the other for two personal watercraft, to protrude a total of 24.4 feet into a 900± feet wide waterway for the benefit of the subject property.

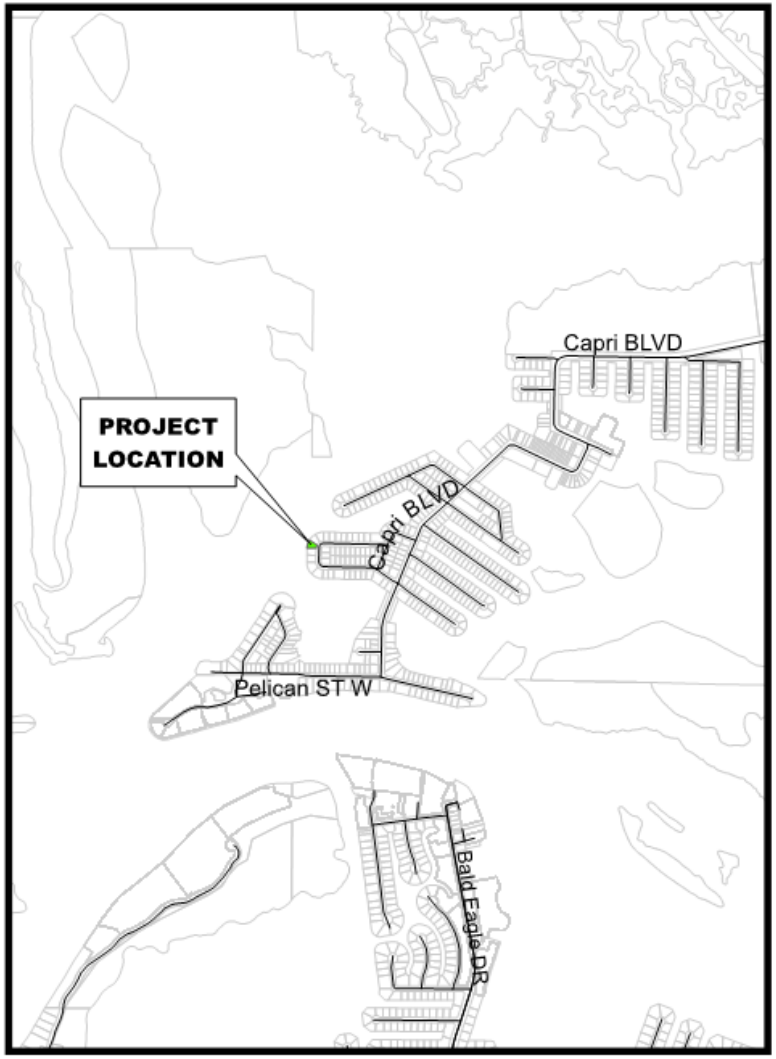
GEOGRAPHIC LOCATION:

The subject property is located at 166 Tahiti Circle, further described as Lot 151, Isles of Capri No 2, in Section 32, Township 51 South, Range 26 East, Collier County, Florida. *(See location map on the following page)*

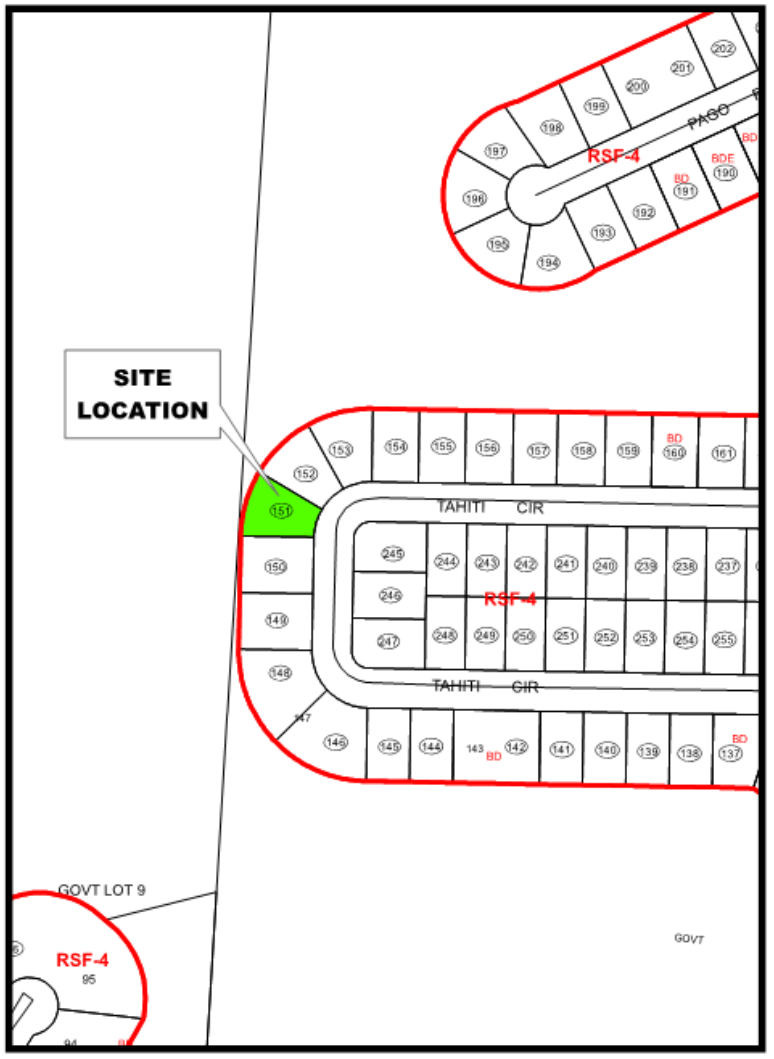
PURPOSE/DESCRIPTION OF PROJECT:

The subject property is within a Residential Single-Family – 4 (RSF-4) zoning district and supports a single-family dwelling. The existing boathouse and dock were re-built, having been destroyed by Hurricane Irma, after having obtained a building permit (No. PRBD20180104701) to do so. Upon completion of construction it was determined that the maximum allowable protrusion of 20 feet had been exceeded by 4.4 feet as measured from the most restrictive point, the property line as per LDC Section 5.03.06.C.1. Said boathouse measures 13.8 feet by 20 feet and only covers the primary slip. The dock facility satisfies the 15-foot side yard requirement for lots of 60 feet or greater in width. Approval of this BDE is required for the issuance of a Certificate of Completion.

Attachment: Staff Report BDE-PL20190000674 061021 (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)



Location Map



Zoning Map

Petition Number: PL20190000674

Attachment: Staff Report BDE-PL20190000674 061021 (16281 : PL20190000674 BDE 166 Tahiti Circle -

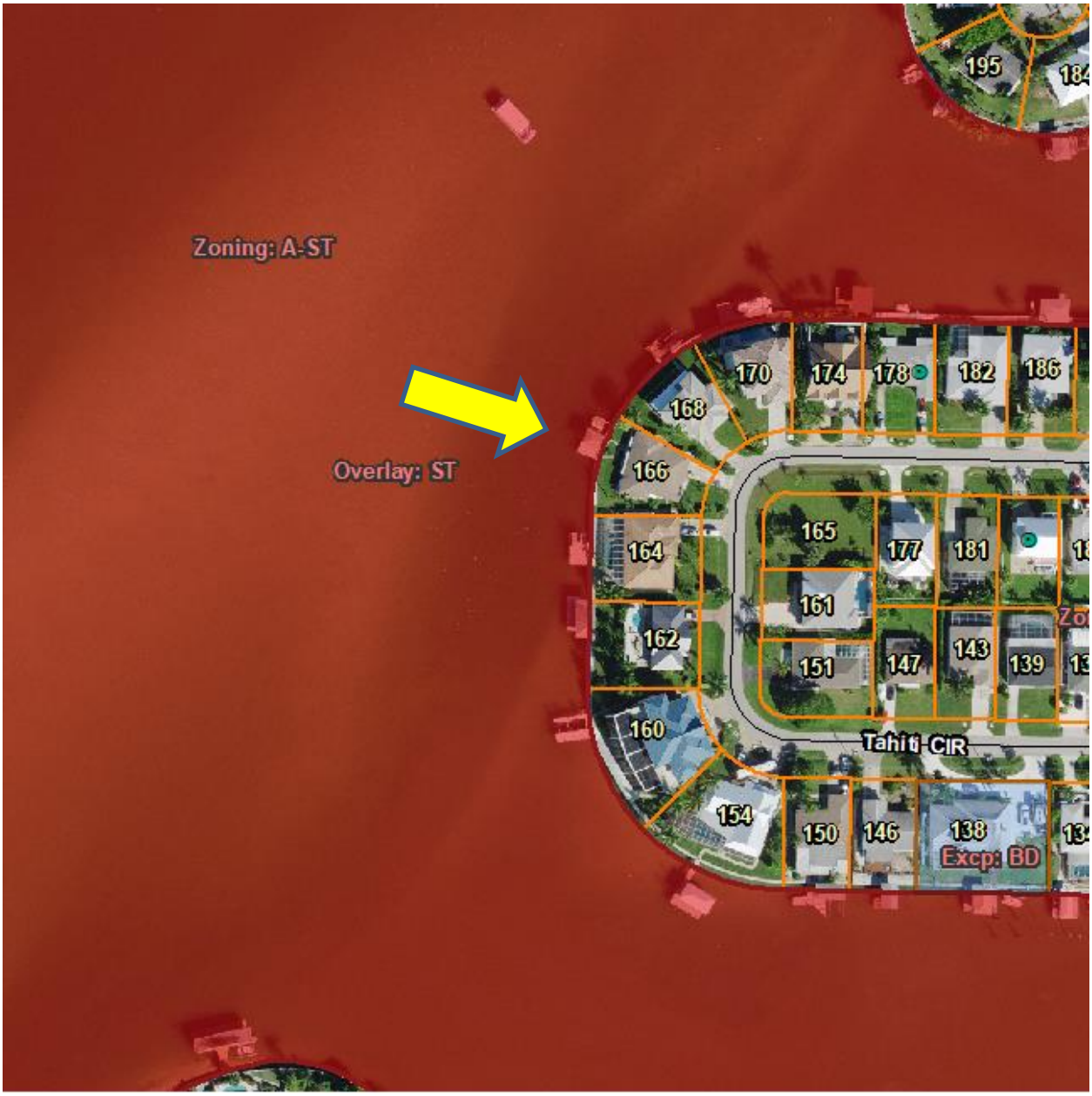
SURROUNDING LAND USE & ZONING:

North: Single-family dwelling, Residential Single-Family-4 District (RSF-4)

East: Tahiti Circle Right-of-Way, then improved/unimproved Residential Single-Family-4 District (RSF-4)

South: Single-family dwelling, Residential Single-Family-4 District (RSF-4)

West: Johnson Bay, Rural-Agricultural District within a Special Treatment Overlay (A-ST)



Collier County – GIS

Attachment: Staff Report BDE-PL20190000674 061021 (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)

ENVIRONMENTAL EVALUATION:

Environmental Planning Staff has reviewed this petition and has no objection to the granting of this request. The property is located adjacent to an ST overlay zone (Johnson Bay), which will require an ST-permit for the proposed docking facilities prior to issuance of the building permits. The proposed docking facilities will be constructed waterward of the existing seawalled shoreline. The shoreline does not contain native vegetation. A submerged resources survey provided by the applicant found no submerged resources in the area 200 feet beyond the proposed docking facility. Exhibit sheet 9 of 10 provides an aerial with a note stating that no seagrasses were observed within 200 feet. This project does not require an Environmental Advisory Council Board (EAC) review, because this project did not meet the EAC scope of land development project reviews as identified in Chapter 2, Article VIII, Division 23, Section 2-1193 of the Collier County Code of Laws and Ordinances.

STAFF ANALYSIS:

In accordance with LDC Section 5.03.06.H., the Collier County Hearing Examiner shall approve, approve with conditions, or deny a dock facility extension request based on certain criteria. In order for the Hearing Examiner to approve this request, at least four of the five primary criteria and four of the six secondary criteria must be met:

Primary Criteria:

1. **Whether the number of dock facilities and/or boat slips proposed is appropriate in relation to the waterfront length, location, upland land use and zoning of the subject property. Consideration should be made of property on unbridged barrier islands, where vessels are the primary means of transportation to and from the property. (The number should be appropriate; typical single-family use should be no more than two slips; typical multi-family use should be one slip per dwelling unit; in the case of unbridged barrier island docks, additional slips may be appropriate.)**

   Criterion met. The property is located within a residential single-family zoning district and comprises a single boat dock facility with two boatlifts, each establishing a slip; one to accommodate a 19-foot vessel and the other two personal watercraft. The proposed dock protrudes 24.4 feet, dock, and vessel combination, from the property line which has been identified as the most restrictive point per LDC Section 5.03.06.C.1.

2. **Whether the water depth at the proposed site is so shallow that a vessel of the general length, type and draft as that described in the petitioner's application is unable to launch or moor at mean low tide (MLT). (The petitioner's application and survey should establish that the water depth is too shallow to allow launching and mooring of the vessel(s) described without an extension.)**

   Criterion not met. The applicant's agent states that the plotted property line is located on the landward side of the seawall and there is riprap along the seawall further restricting where a boatlift could be installed, therefore a BDE would be required for any proposed dock and boatlift.

Attachment: Staff Report BDE-PL20190000674 061021 (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)

Staff does not disagree with the applicant; however, finds that they failed to specifically address the criterion with respect to water depth. Although the applicant has provided a cross section providing the MHW and MLW measures it does not demonstrate how the vessel/PWC are impacted.

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

   Criterion met. The as-built boat dock does not protrude into a marked navigable channel and is consistent with other docks along the subject shoreline.

4. **Whether the proposed dock facility protrudes no more than 25 percent of the width of the waterway, and whether a minimum of 50 percent of the waterway width between dock facilities on either side is maintained for navigability. (The facility should maintain the required percentages.)**

   Criterion met. The as-built dock facility protrudes 24.4-feet into a waterway that is 900± feet wide which is approximately 3.3% of the width of said waterway.

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

   Criterion met. The existing dock facility provides 20.6-foot and 49-foot setbacks which is greater than the required 15-foot required side/riparian setback.

Secondary Criteria:

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

   Criterion met. The subject property line is a convex curve. LDC Section 5.03.06.C.1, measurement of dock protrusion, requires protrusion be measured from the most restrictive of several identified points; in this case, maximum protrusion is measured from the property line which is landward of the seawall. Additionally, the shoreline comprises a large rip-rap area that extends landward of the property line as evidenced by Building Permit No. PRBD20150723986; see attached, no plans available. Together, these conditions require the dock facility protrude further into the waterway to reach adequate water depths.

Attachment: Staff Report BDE-PL20190000674 061021 (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)

2. **Whether the proposed dock facility would allow reasonable, safe access to the vessel for loading/unloading and routine maintenance, without the use of excessive deck area not directly related to these functions. (The facility should not use excessive deck area.**

   Criterion met. The existing dock facility consists of 406 square feet of decking. The proposed dock facility provides sufficient decking for safe access to the vessel and two PWC's and further allows for other recreational activities such as fishing, kayaking, and paddle boarding.

3. **For single-family dock facilities, whether the length of the vessel, or vessels in combination, described by the petitioner, exceeds 50 percent of the subject property's linear waterfront footage. (The applicable maximum percentage should be maintained.)**

   Criterion not met. As depicted on the Proposed Aerial plan sheet the shoreline is 102± feet. The dock facility has been designed to accommodate a 19-foot vessel and two PWC's, therefore the 50-percent limitation has been exceeded.

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

   Criterion met. The existing boathouse and boat dock facility are well within the required 15-foot side/riparian setbacks. Additionally, a review of aerial photography indicate that the subject property is located on a convex curve and that adjoining properties tend not to directly face said riparian lines.

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

   Criterion met. The submerged resources survey reveals no seagrass beds are located within 200 feet of the proposed dock facility, there will be no impact to seagrass beds.

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

   Criterion is not applicable. The provisions of the Collier County Manatee Protection Plan do not apply to individual docks behind individual residences.

In accordance with LDC Section 5.03.06.F., the Collier County Hearing Examiner shall approve, approve with conditions, or deny a Boathouse request based on certain criteria. Boathouses, including any roofed structure built on a dock, shall be reviewed by the Hearing Examiner according to the following criteria, all of which must be met in order for the Hearing Examiner to approve the request.

Attachment: Staff Report BDE-PL20190000674 061021 (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)

Boathouse Criteria:

1. **Minimum side setback requirement: Fifteen Feet.**

   Criterion met: As per the submitted site plan, the boathouse will not exceed mandatory side yard/riparian setback requirements.

2. **Maximum protrusion into waterway: Twenty-five percent of canal width or 20 feet, whichever is less. The roof alone may overhang no more than 3 feet into the waterway beyond the maximum protrusion and/or side setbacks.**

   Criterion met: Subject to approval of the subject Boat Dock Extension, the maximum protrusion will be extended to 24.4-feet as measured from the property line and the waterway width is 900± feet; therefore, the boathouse will protrude into 2.71 percent of the waterway.

3. **Maximum height: Fifteen feet as measured from the top of the seawall or bank, whichever is more restrictive, to the peak or highest elevation of the roof.**

   Criterion met: The proposed height is 15 feet above the seawall/top of deck.

4. **Maximum number of boathouses or covered structures per site: One.**

   Criterion met. Only one boathouse is to be built on this property.

5. **All boathouses and covered structures shall be completely open on all 4 sides.**

   Criterion met. The boathouse will be open on all four sides.

6. **Roofing material and roof color shall be the same as materials and colors used on the principal structure or may be of a palm frond "chickee" style. A single-family dwelling unit must be constructed on the subject lot prior to, or simultaneously with, the construction of any boathouse or covered dock structure.**

   Criterion met. The roofing material and color of the proposed boathouse will match that of the existing single-family residence serving as the principal structure at this location.

7. **The boathouse or covered structure must be so located as to minimize the impact on the view of the adjacent neighbors to the greatest extent practical.**

   Criterion met. The boathouse is located within the required side/riparian setbacks and is already existing. Therefore, no new impacts to the adjacent property owners will result from this project.

With respect to the BDE review, staff analysis finds that the petition satisfies four of the five Primary Criteria and four of the six Secondary Criteria with the sixth criterion being not applicable.

Attachment: Staff Report BDE-PL20190000674 061021 (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)

With respect to the Boathouse element of this project, the petition satisfies all seven of the required criteria.

CONCURRENT LAND USE APPLICATIONS:

There are no concurrent land use applications under review at the present time.

APPEAL OF BOAT DOCK EXTENSION TO BOARD OF COUNTY COMMISSIONERS:

As to any boat dock extension petition upon which the Hearing Examiner takes action, an aggrieved petitioner may appeal such final action to the Board of County Commissioners. Such appeal shall be filed with the Growth Management Department Administrator within 30 days of the Decision by the Hearing Examiner. In the event that the petition has been approved by the Hearing Examiner, the applicant shall be advised that he/she proceeds with construction at his/her own risk during this 30-day period. Any construction work completed ahead of the approval authorization shall be at their own risk.

STAFF RECOMMENDATION:

Based on the above findings, staff recommends that the Hearing Examiner APPROVE Petition BDE-PL20190000674, with the condition that an ST permit must be sought and approved prior to obtaining a Certificate of Completion for the boathouse and dock facility. Typically, ST permits are required at the time of permitting; however, in this case, an ST permit was not originally required as the dock facility was to be constructed within the same footprint as that previously approved by Permit No. PRBD20150825947. Any such approval is to be based upon the Proposed Aerial, sheet 03 of 10, contained within Attachment A and the As-Built Survey contained within Attachment B.

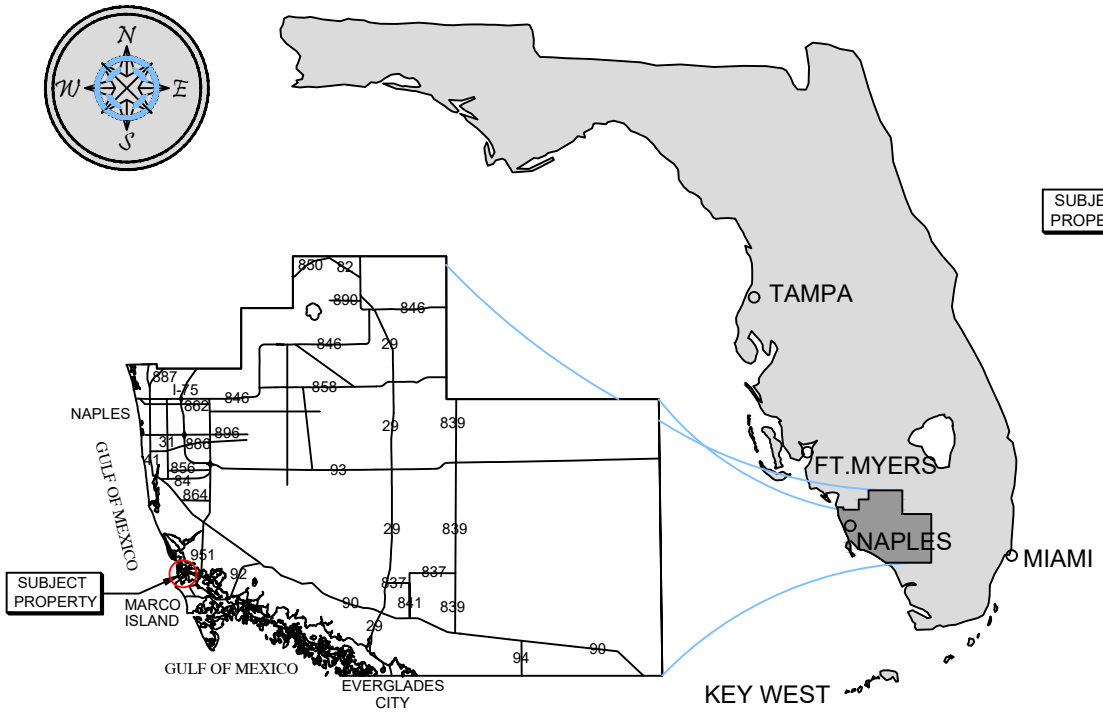
Attachments:

A) Dock Facility Plans
B) As-Built Survey
C) Public Hearing Sign Posting and Photos
D) Referenced Building Permits
E) Applicant's Backup; application and supporting documents
F) Hybrid Meeting Waiver

Attachment: Staff Report BDE-PL20190000674 061021 (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)

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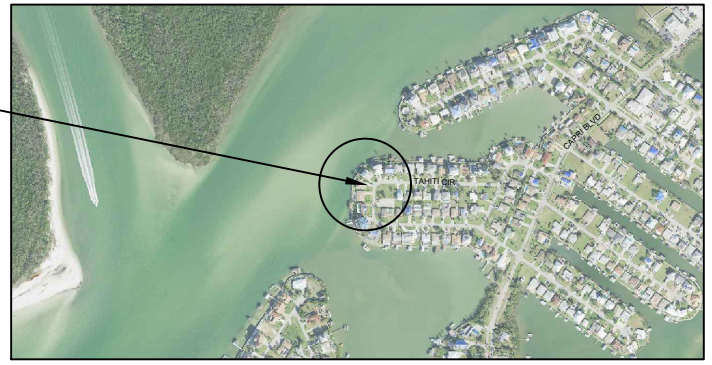
STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP



COUNTY AERIAL

SITE ADDRESS:
<> 166 TAHITI CIRCLE
NAPLES, FL 34113

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

<> LATITUDE: N 26.981449
<> LONGITUDE: W 81.733547

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

166 TAHITI CIRCLE

LOCATION MAP

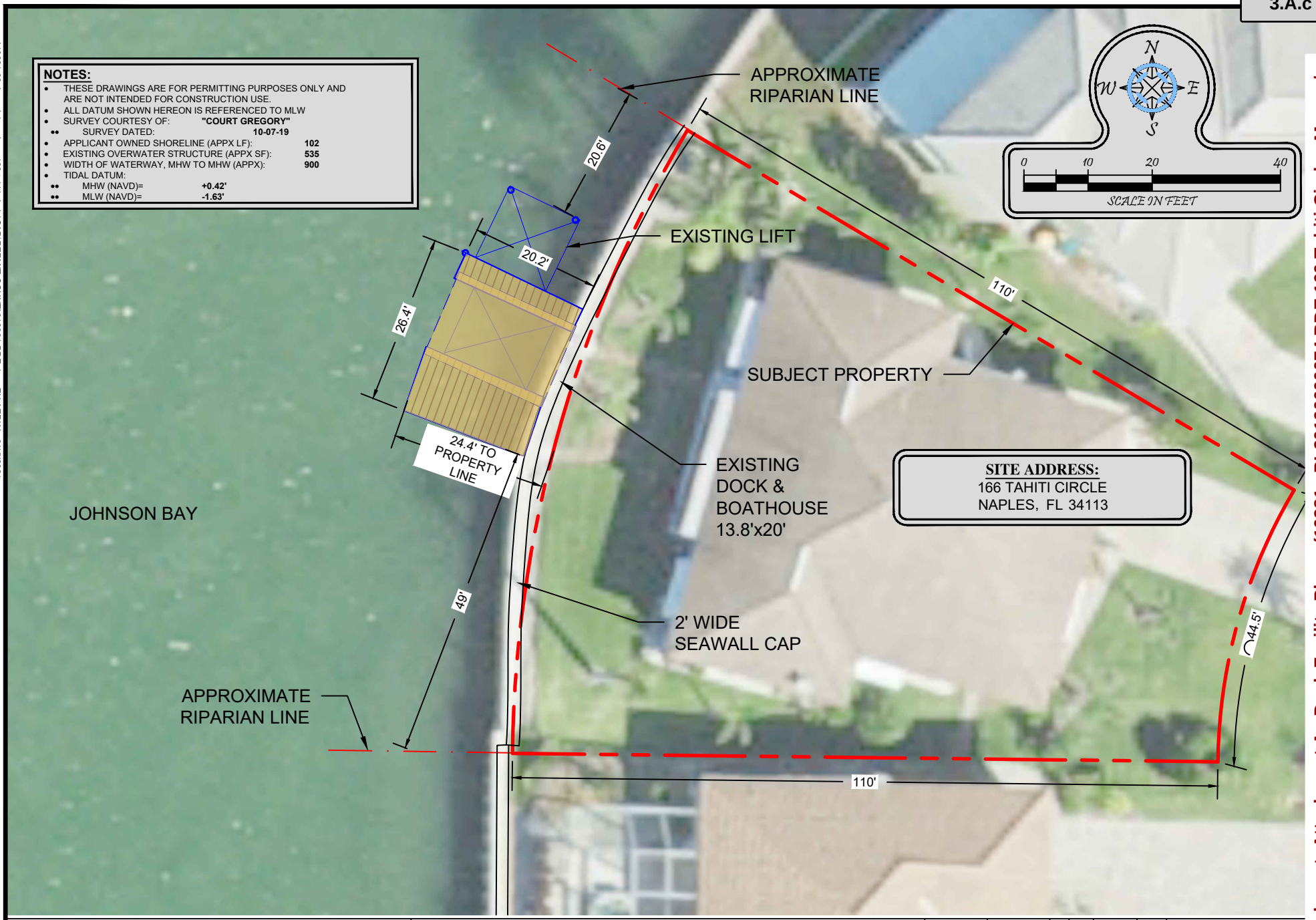
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		REV#:	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	RMJ	10-29-19	JR	PAGES 01-09
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-17-19	3.	-	-	-	-
JOB NO.:	19031	4.	-	-	-	-
SHEET NO.:	01 OF 10	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment A - Dock Facility Plans (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses /

p:\19031.00 imperial marine - 166 tahiti circle\CAD\PERMIT-COUNTY\19031-BDE.dwg EX AERIAL 3/15/2021



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166 TAHITI CIRCLE

EXISTING AERIAL

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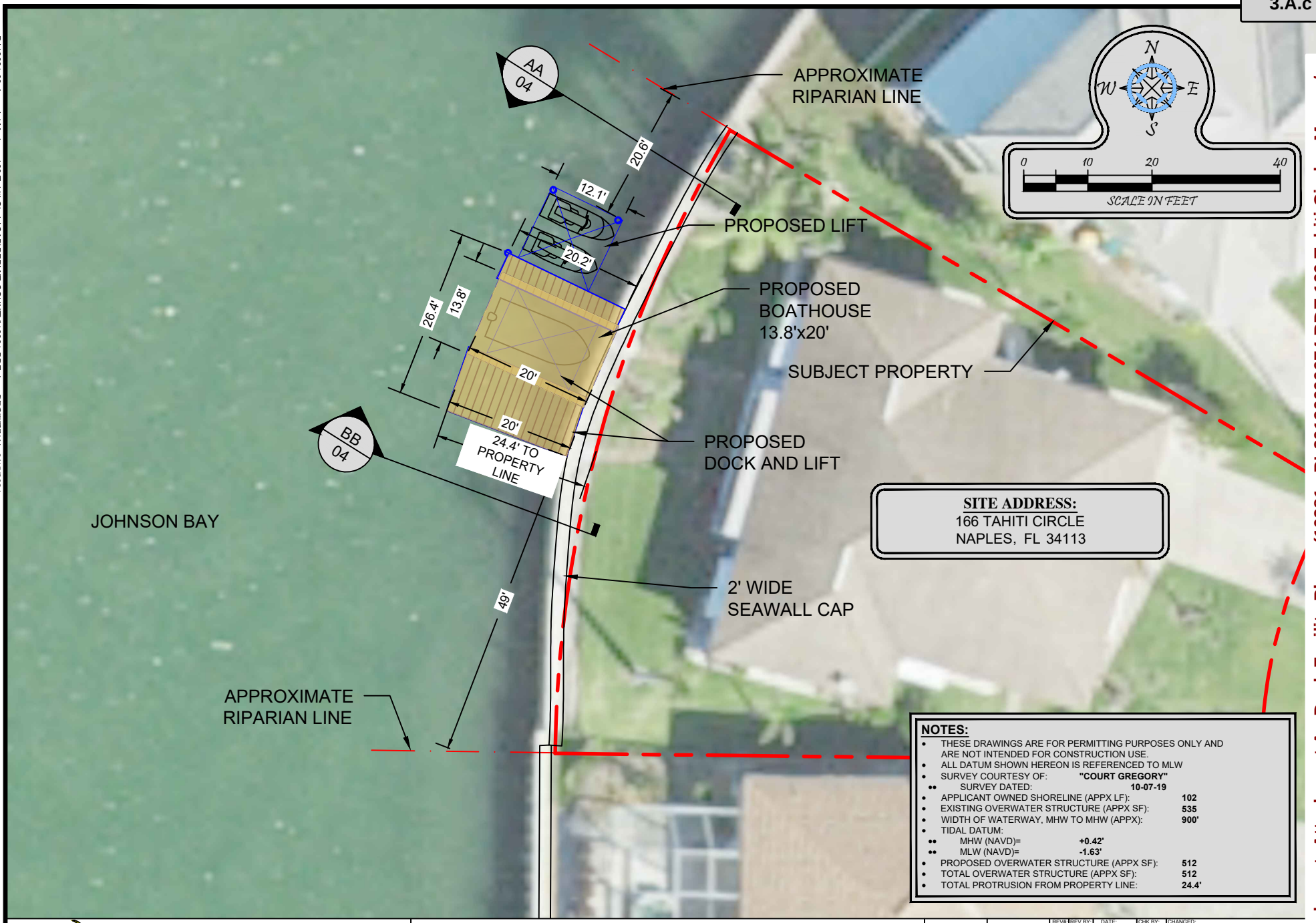
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DESIGNED:	JR	1.	RMJ	10-29-19	JR	ADD DIMS, REV. NOTE BOX
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-17-19	3.	-	-	-	-
JOB NO.:	19031	4.	-	-	-	-
SHEET NO.:	02 OF 10	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment A - Dock Facility Plans (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses /

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Attachment: Attachment A - Dock Facility Plans (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses /



SITE ADDRESS:
166 TAHITI CIRCLE
NAPLES, FL 34113

NOTES:

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- ALL DATUM SHOWN HEREON IS REFERENCED TO MLW
- SURVEY COURTESY OF: **"COURT GREGORY"**
  - SURVEY DATED: **10-07-19**
- APPLICANT OWNED SHORELINE (APPX LF): **102**
- EXISTING OVERWATER STRUCTURE (APPX SF): **535**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **900'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.42'**
  - MLW (NAVD)= **-1.63'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **512**
- TOTAL OVERWATER STRUCTURE (APPX SF): **512**
- TOTAL PROTRUSION FROM PROPERTY LINE: **24.4'**

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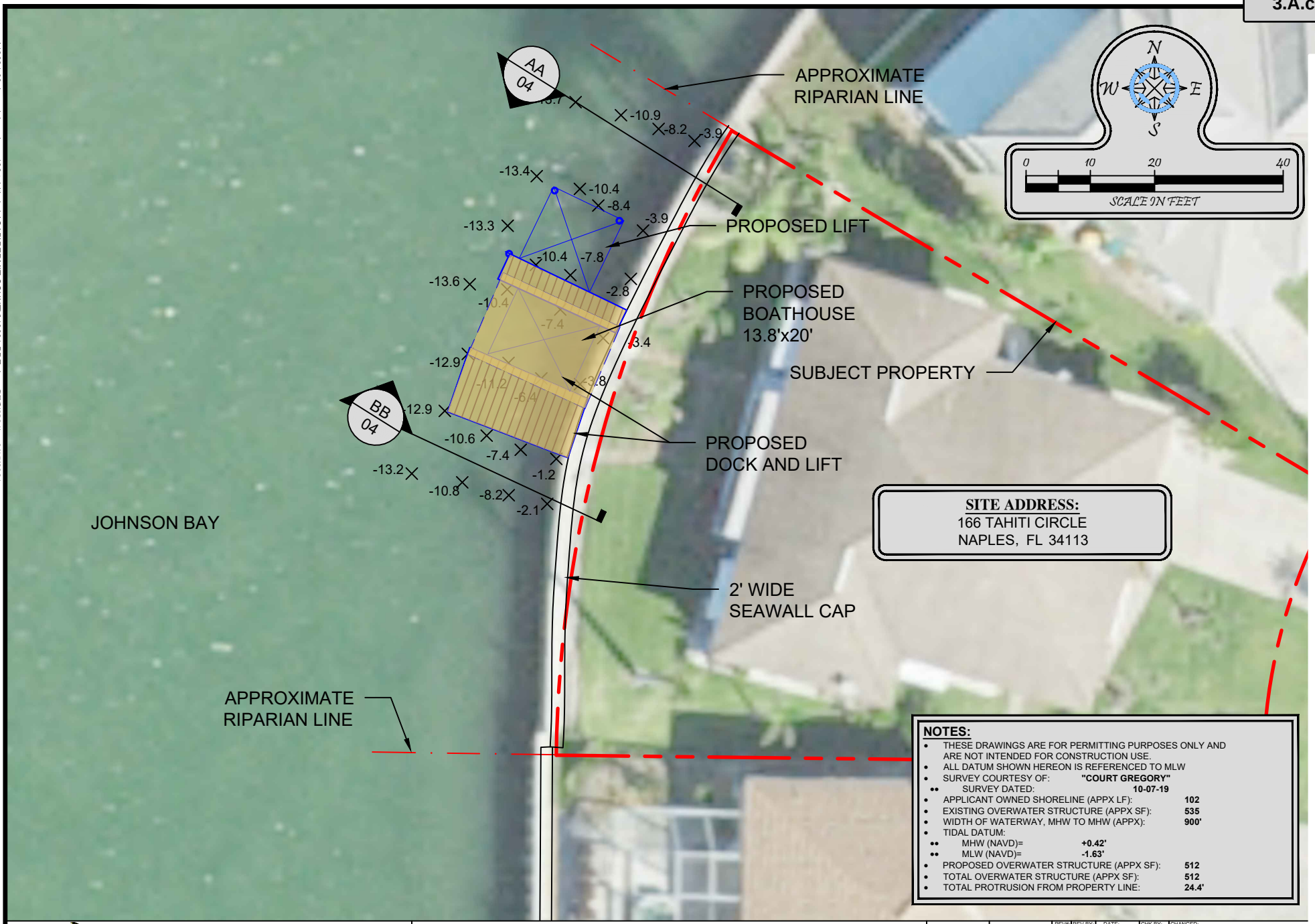
166 TAHITI CIRCLE

PROPOSED AERIAL

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		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	RMJ	10-29-19	JR	REV. NOTE BOX
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SHEET NO.:	03 OF 10	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S



SITE ADDRESS:
166 TAHITI CIRCLE
NAPLES, FL 34113

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Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

166 TAHITI CIRCLE

PROPOSED AERIAL WITH DEPTHS

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

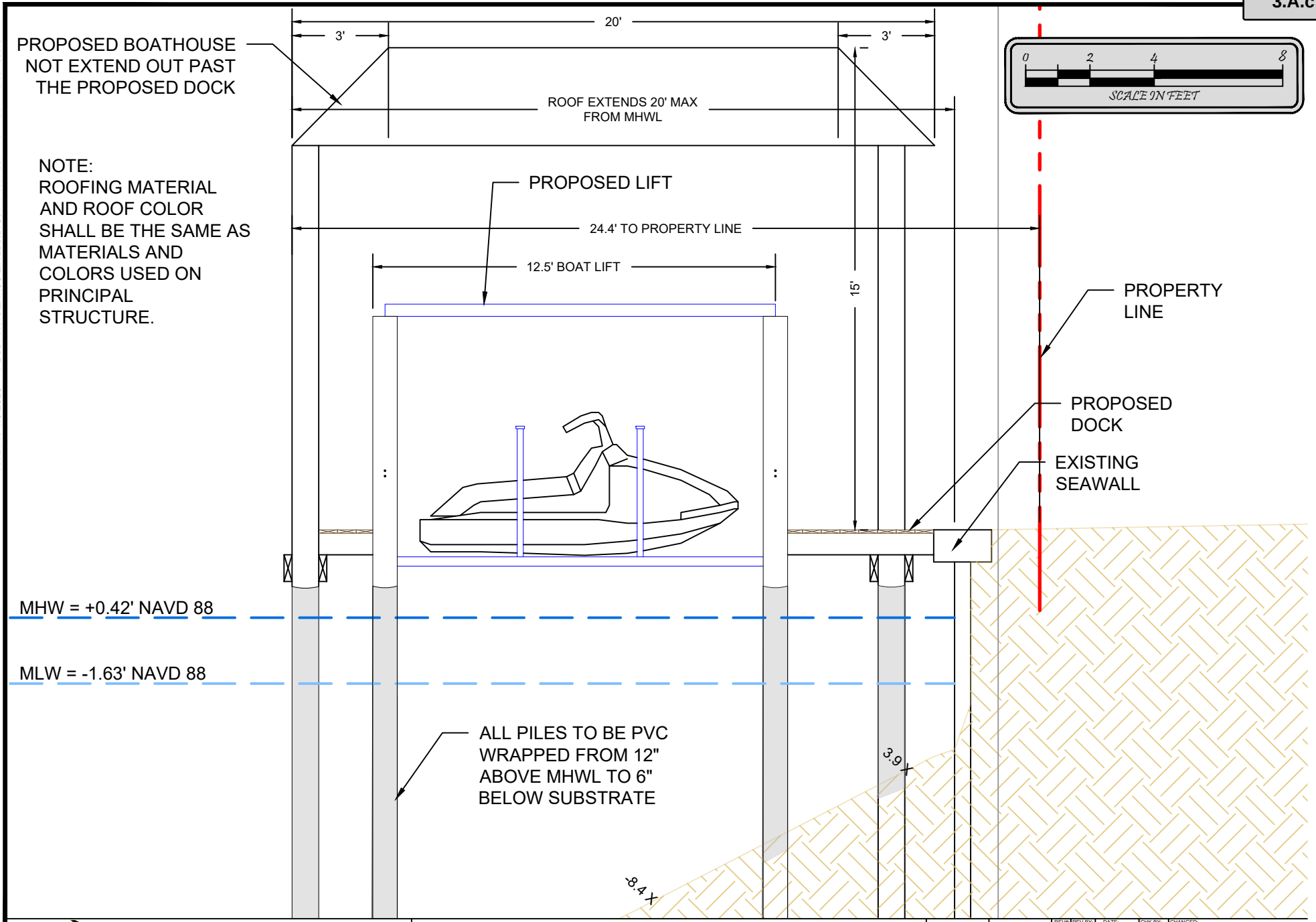
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	RMJ	10-29-19	JR	NEW PAGE
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-22-19	3.	-	-	-	-
JOB NO.:	19031	4.	-	-	-	-
SHEET NO.:	04 OF 10	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

p:\19031.00 imperial marine - 166 tahiti circle\CAD\PERMIT-COUNTY\19031-BDE.dwg 3/15/2021 3:26:28pm 3/15/2021

Attachment: Attachment A - Dock Facility Plans (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses /

p:\19031.00 imperial marine - 166 tahiti circle\CAD\PERMIT-COUNTY\19031-BDE.dwg SECTION 3/15/2021



Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

166 TAHITI CIRCLE

CROSS SECTION AA

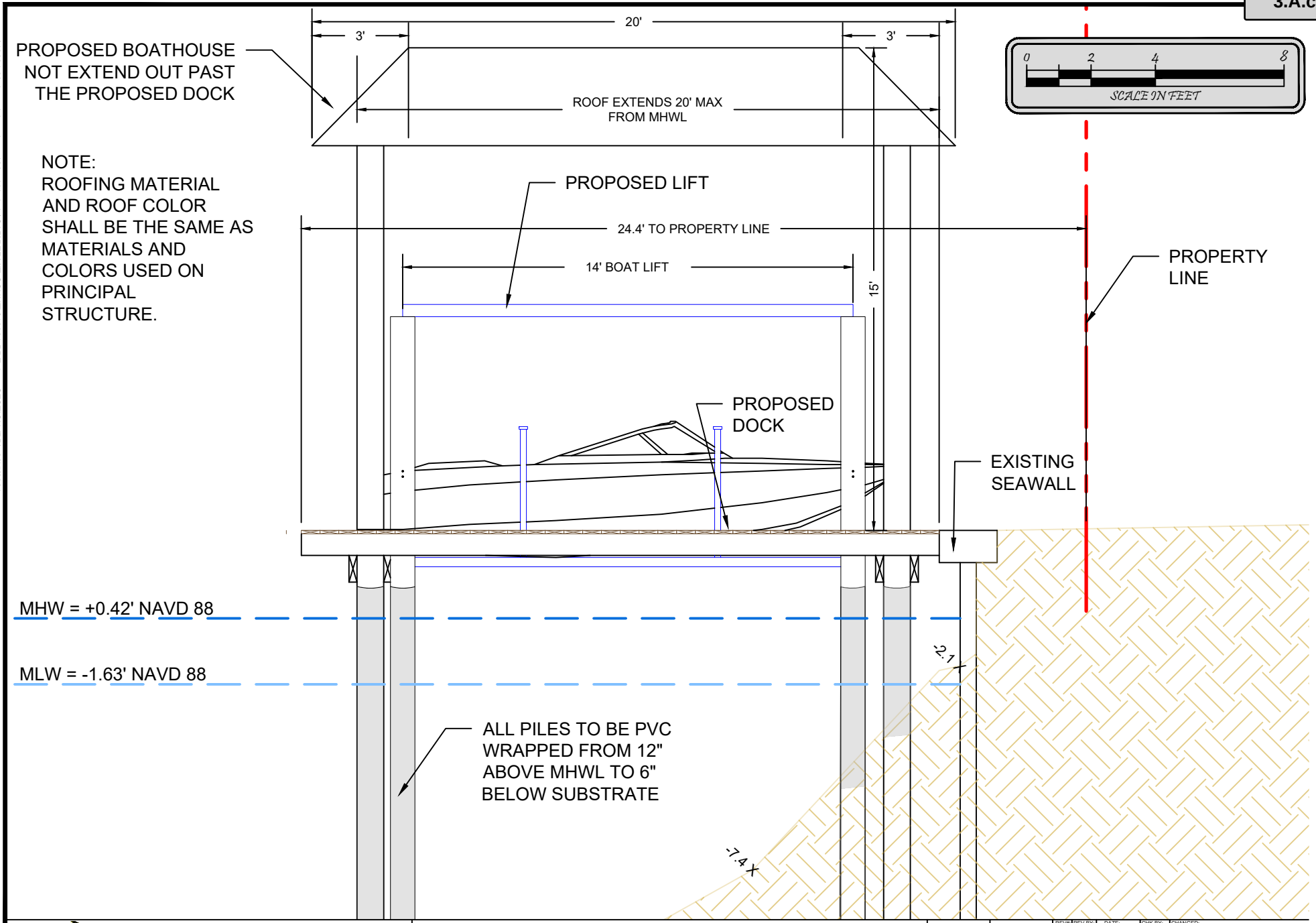
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	RMJ	10-29-19	JR	ADDED DEPTHS, REV. NOTE BOX
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-17-19	3.	-	-	-	-
JOB NO.:	19031	4.	-	-	-	-
SHEET NO.:	05 OF 10	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment A - Dock Facility Plans (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses /

p:\19031.00 imperial marine - 166 tahiti circle\CAD\PERMIT-COUNTY\19031-BDE.dwg SECTION (BB) 3/15/2021



Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

166 TAHITI CIRCLE

CROSS SECTION BB

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

DESIGNED:	JR
DRAWN BY:	RMJ
CREATED:	03-15-19
JOB NO.:	19031
SHEET NO.:	06 OF 10

REV#	REV BY:	DATE:	CHK BY:	CHANGED:
1.	-	-	-	-
2.	-	-	-	-
3.	-	-	-	-
4.	-	-	-	-
5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment A - Dock Facility Plans (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses /

p:\19031.00 imperial marine - 166 tahiti circle\CAD\PERMIT-COUNTY\19031-BDE.dwg 3/15/2021 3:05:28 PM EDT



NOTE:
THE DIMENSIONS SHOWN ARE APPROXIMATE AND ARE TAKEN FROM THE AERIAL IMAGE.

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

166 TAHITI CIRCLE

ADJACENT DOCKS

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

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	RMJ	10-29-19	JR	REV. NOTE BOX
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-17-19	3.	-	-	-	-
JOB NO.:	19031	4.	-	-	-	-
SHEET NO.:	07 OF 10	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment A - Dock Facility Plans (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses /

p:\19031.00 imperial marine - 166 tahiti circle\CAD\PERMIT-COUNTY\19031-BDE.dwg ST OVERLAY 3/15/2021



Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

166 TAHITI CIRCLE

ST OVERLAY MAP

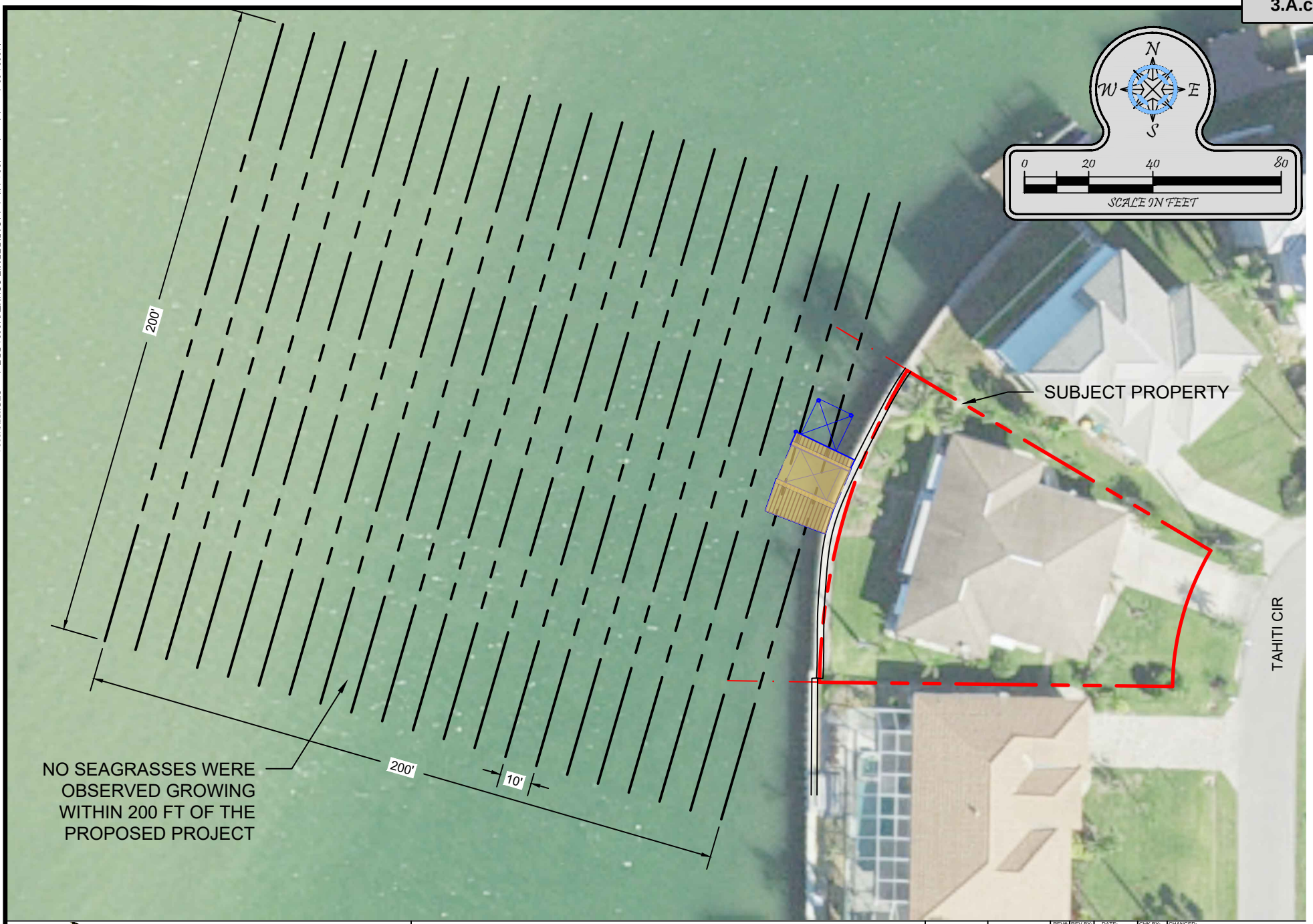
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	RMJ	10-29-19	JR	REV. NOTE BOX
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-17-19	3.	-	-	-	-
JOB NO.:	19031	4.	-	-	-	-
SHEET NO.:	08 OF 10	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment A - Dock Facility Plans (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses /

p:\19031.00 imperial marine - 166 tahiti circle\CAD\PERMIT-COUNTY\19031-BDE.dwg 5/5/2021



Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

166 TAHITI CIRCLE

SUBMERGED RESOURCE SURVEY

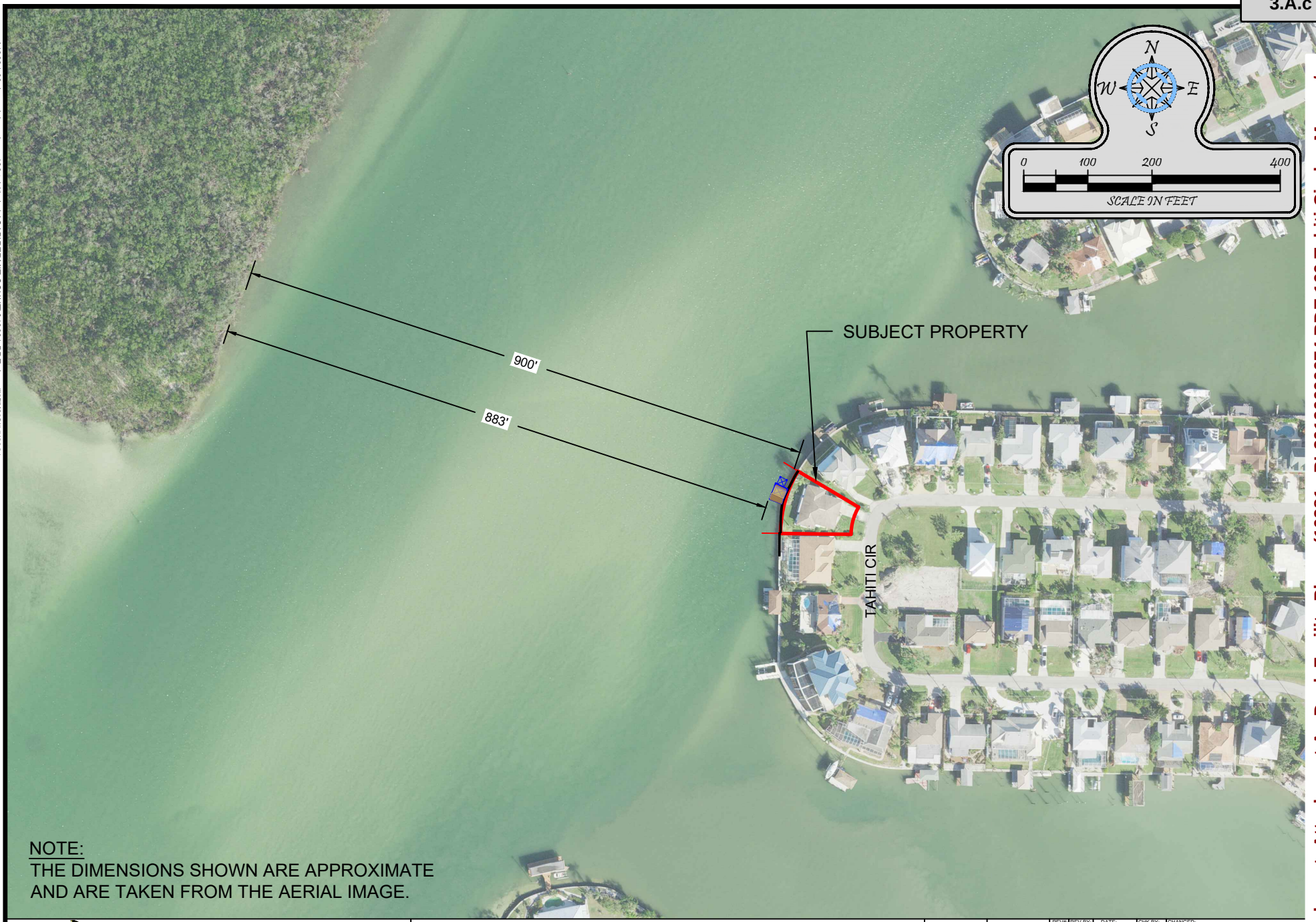
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	RMJ	10-29-19	JR	REV. NOTE BOX
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-17-19	3.	-	-	-	-
JOB NO.:	19031	4.	-	-	-	-
SHEET NO.:	09 OF 10	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment A - Dock Facility Plans (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses /

p:\19031.00 imperial marine - 166 tahiti circle\CAD\PERMIT-COUNTY\19031-BDE.dwg 11/5/2021



NOTE:
THE DIMENSIONS SHOWN ARE APPROXIMATE AND ARE TAKEN FROM THE AERIAL IMAGE.

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

166 TAHITI CIRCLE

WIDTH OF WATERWAY

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

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	RMJ	10-29-19	JR	NEW PAGE
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-29-19	3.	-	-	-	-
JOB NO.:	19031	4.	-	-	-	-
SHEET NO.:	10 OF 10	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

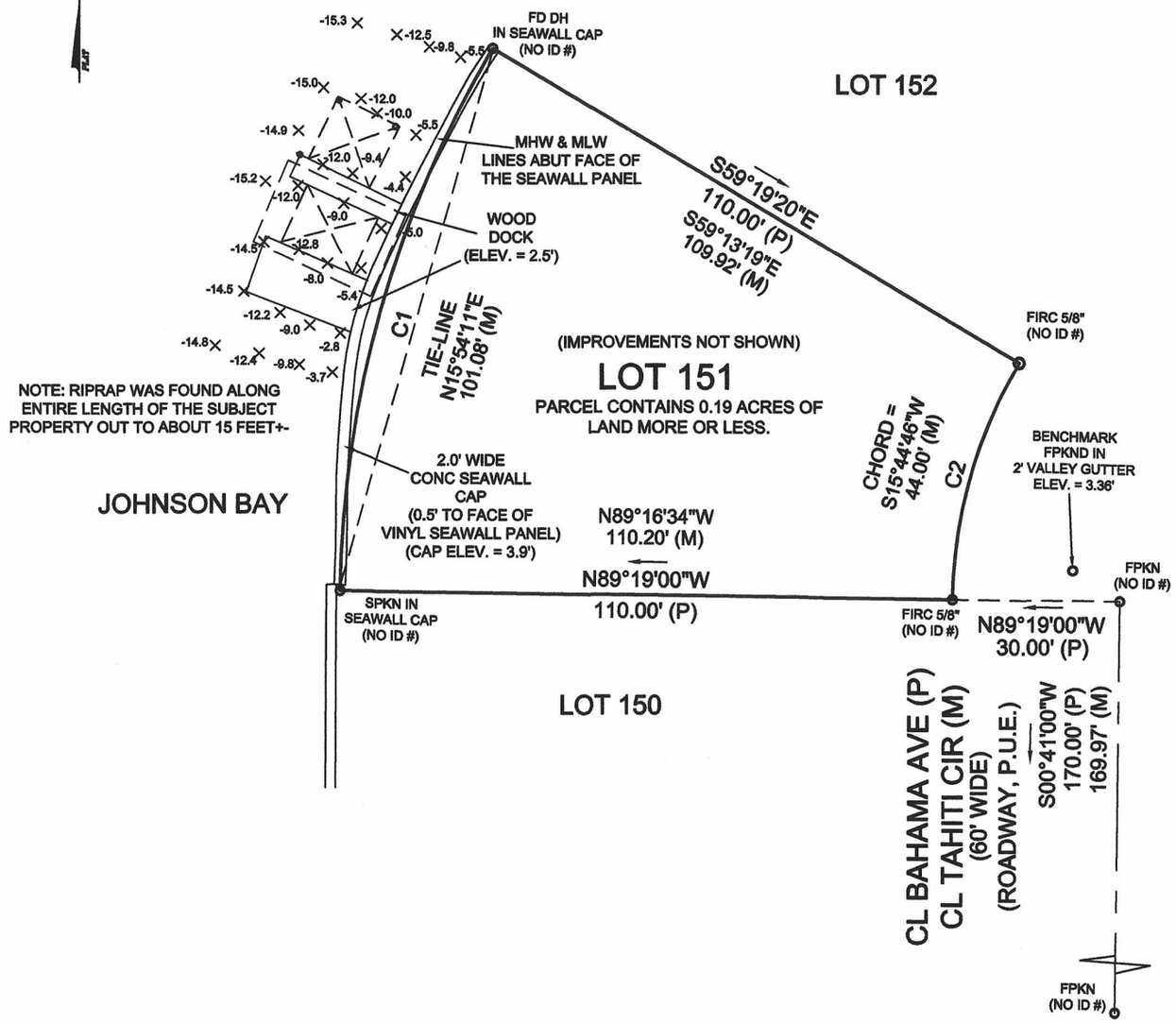
Attachment: Attachment A - Dock Facility Plans (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses /

SCALE 1" = 30'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIR	CHORD
C1	102.08	195.00	29°59'40"	S15°40'50"W	100.92
C2	44.50	85.00	29°59'40"	S15°40'50"W	43.99

SPOT ELEVATIONS SHOWN ARE BASED UPON NAVD '88

BOUNDARY INFORMATION FURNISHED BY CLIENT.



NOTES:

1.THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF TAHITI ST (P) AS SHOWN IN PLAT BOOK 3 PAGE 46 OF COLLIER COUNTY, BEING NORTH 00° 41' 00" EAST.

2.IMPROVEMENTS OTHER THAN THOSE SHOWN ARE NOT A PART OF THIS SURVEY.

3.SAID DESCRIBED LAND IS SUBJECT TO ALL SUBDIVISION REGULATIONS, RESERVATIONS, RESTRICTIONS, ZONING AND RIGHTS-OF- WAY OF RECORD.

4.DATE OF FIELD SURVEY MAY 31, 2018.

5.THIS SURVEY MAP IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

6.SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS, UTILITIES OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

7.ELEVATIONS SHOWN ARE BASED ON N.A.V.D. DATUM OF 1988. DESCRIPTION OF BENCHMARK IS AS FOLLOWS: FPKND IN GUTTER BETWEEN RES#'S 164/166 TAHITI CIR ELEV. = 3.36'

8.SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE " " AS INDICATED ON FEMA FLOOD ZONE MAP PANEL NO N/A
DATED: BASE ELEVATION DETERMINED AT N/A

9.NO TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY HAS BEEN PROVIDED. ALL INFORMATION HAS BEEN SUPPLIED BY THE CLIENT. IT IS POSSIBLE THAT THERE ARE DEEDS, EASEMENTS, OR OTHER INSTRUMENTS (RECORDED OR UNRECORDED) WHICH MAY AFFECT THE SUBJECT PROPERTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SURVEYOR.

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

LEGEND

= FOUND (") IRON ROD (SURVEYOR ID #) (FIR)
= SET 1/2" IRON ROD (PSM #6004)(SIRC)
= SET 4" X 4" CONCRETE MONUMENT (PSM #6004)(SCM)
= FOUND CONCRETE MONUMENT (SURVEYOR ID #)(FCM)
= BENCHMARK (FOUND OR SET) R/W = RIGHT OF WAY(R.O.W.)
= FOUND NAIL OR PK NAIL AND DISC (SURVEYOR ID #) (FIR)
= SET PK NAIL AND DISC (PSM #6004) (SPKN&D) FD. = FOUND
FN&TT = FOUND NAIL AND TIN TAB BM = BENCHMARK
P.C.P. = PERMANENT CONTROL POINT (#)
P.R.M. = PERMANENT REFERENCE MONUMENT (#)
CBS=CONCRETE BLOCK & STUCCO FF = FINISHED FLOOR
(PG) = PAGE CATV=CABLE TV CMP = CORRUGATED METAL PIPE
(M) = FIELD MEASUREMENT U.T.S.= UNITED TELEPHONE RISER
(P) OR (D) = PLAT OR RECORDED(DEED) MEASUREMENT
(C) = CALCULATED MEASUREMENT CONC = CONCRETE
(PB) = PLAT BOOK LME = LAKE MAINTENANCE EASEMENT
R.C.P. = REINFORCED CONCRETE PIPE PROP = PROPERTY
C.L.= CENTERLINE T.O.B. = TOP OF BANK UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT CUE = COUNTY (U.E.)
LBE = LANDSCAPE BUFFER EASEMENT ELEC = ELECTRIC
PUE = PUBLIC UTILITY EASEMENT SWE = SIDEWALK EASEMENT

MAP OF ASBUILT SURVEY

(DOCK IMPROVEMENT ONLY)

LOT 151

OF

ISLES OF CAPRI NO. 2

AS RECORDED IN
PLAT BOOK 3 PAGE(S) 46
OF THE PUBLIC RECORDS OF
COLLIER COUNTY, FLORIDA

166 TAHITI CIRCLE

THIS SURVEY IS PREPARED FOR:
TURRELL, HALL & ASSOCIATES

CERTIFICATION:

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONA LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTIC 472.027, FLORIDA STATUTES.
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS O FREEDOM OF ENCUMBRANCES.

Court H. Gregory
Digitally signed by Court H. Gregory
DN: cn=Court H. Gregory, o=Court Gregory Surveying Inc, ou, email=cgs6004@comcast.net, c=US
Date: 2019.10.07 09:05:36 -04'00'

SIGNED_____

COURT H. GREGORY PSM #6004

DATE 10/07/2019

DATE OF FIELD SURVEY 05-31-2018

ADDED WATER DEPTH ELEVATIONS

DATE OF REVISION 10-03-2019

PSM # 6004

LB # 7112

C.G.S.

Court Gregory Surveying, In
761 Teton Court
Naples, Florida 34104

(239)643-7845 office
cgs6004@comcast.net
(239)272-3707 cell

Date 10/07/2019
Job # EN40152M2
Fb MI-37 Pg 78

Attachment: Attachment B - AsBuilt Survey (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses /

KellyJohn

From: KellyJohn
Sent: Friday, May 21, 2021 2:12 PM
To: KellyJohn
Subject: BDE-PL20190000674 Public Hearing Sign Posting
Attachments: 8354AD08-9DA0-4857-8587-27EB0B620343.jpeg; 218B3533-21B2-4C99-B239-339921F7017D.jpeg; E9410DDA-02C1-4618-BAE3-3D6839E92FD5.jpeg; F18B1377-73E2-45FA-B0AB-6DA888FBD988.jpeg

Notice of Public Hearing was posted by me to the front of 166 Tahiti Circle, immediately adjacent to the public right-of-way, at approximately 12:35 p.m. this date as evidenced by the attached photographs.

Respectfully,
John Kelly
Senior Planner

Zoning Division – Zoning Services Section
2800 North Horseshoe Drive, Naples Florida 34104
Phone: 239.252.5719 Fax: 239.252.6363

NOTE: Email Address Has Changed
Email: John.Kelly@colliercountyfl.gov

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

Collier County
Growth Management Department

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

Attachment: Attachment C - Sign Posting and Photos - both (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)





Attachment: Attachment C - Sign Posting and Photos - both (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)





Attachment: Attachment C - Sign Posting and Photos - both (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)

KellyJohn

From: KellyJohn
Sent: Wednesday, June 16, 2021 3:38 PM
To: KellyJohn
Subject: BDE-PL20190000674 - 166 Tahiti - 7/8/2021 Public Hearing Sign Posting
Attachments: 603F86B9-D9C5-4CFF-AB14-0866B6F9DEA7.jpeg; 949602FF-6A0B-4D7C-802E-9595AE27EF14.jpeg

I personally replaced the existing Public Hearing Sign for the HEX meeting of 6/10/2021 at the Growth Management Building with a new sign announcing HEX meeting date of 7/8/2021 to be held at the Collier Government Center at approximately 1:55 P.M. this date. Said sign was posted to the front of the residence immediately adjacent to the public Right-of-Way as depicted within the attached photos.

Respectfully,
John Kelly
Senior Planner

Zoning Division – Zoning Services Section
2800 North Horseshoe Drive, Naples Florida 34104
Phone: 239.252.5719 Fax: 239.252.6363

NOTE: Email Address Has Changed
Email: John.Kelly@colliercountyfl.gov

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

Collier County
Growth Management Department

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

Attachment: Attachment C - Sign Posting and Photos - both (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)





Attachment: Attachment C - Sign Posting and Photos - both (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)

COLLIER COUNTY
BOARD OF COUNTY COMMISSIONERS

PERMIT

PERMIT #: PRBD2018010470101
ISSUED: BY:
MASTER #: COA:

PERMIT TYPE: MR
APPLIED DATE: 01-23-18 APPROVAL DATE: 02-12-18

JOB ADDRESS: 166 Tahiti CIR
JOB DESCRIPTION: Rebuild boat house/dock and reinstall lift from damage caused by Irma.
166 Tahiti CIR
JOB PHONE:

SUBDIVISION #: BLOCK: LOT:
FLOOD MAP: ZONE: ELEVATION:
FOLIO #: 52390680007 SECTION-TOWNSHIP-RANGE: 32-51-26

OWNER INFORMATION:
TAYLOR, RICHARD A & MARY MOSES,
ROBERT G & AMY T
166 TAHITI CIR
NAPLES, FL 34113-

CONTRACTOR INFORMATION:
IMPERIAL MARINE CONSTRUCTION INC
1891 54TH ST SW
NAPLES, FL 34116--

CERTIFICATE #: <NO LICENSE#> PHONE:

FCC CODE:
CONSTRUCTION CODE: 0220
JOB VALUE: $49,000.00 TOTAL RES SQFT: 424 TOTAL COMM SQFT: 0

SETBACKS FRONT: REAR: protrusion of 20 into waterway max LEFT: 15
RIGHT: 15
SEWER: WATER:
CONTACT NAME:
CONTACT PHONE:

Per Collier County Ordinance No. 2002-01, as it may be amended, all work must comply with all applicable laws, codes, ordinances, and any additional stipulations or conditions of this permit. This permit expires if work authorized by the permit is not commenced within six (6) months from the date of issuance of the permit. Additional fees for failing to obtain permits prior to the commencement of construction may be imposed. Permittee(s) further understands that any contractor that may be employed must be a licensed contractor and that the structure must not be used or occupied until a Certificate of Occupancy is issued.

NOTICE: PRIOR TO THE REMOVAL OF ASBESTOS PRODUCTS OR THE DEMOLITION OF A STRUCTURE, FEDERAL AND STATE LAWS REQUIRE THE PERMITTEE (EITHER THE OWNER OR CONTRACTOR) TO SUBMIT A NOTICE OF THE INTENDED WORK TO THE STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). FOR MORE INFORMATION, CONTACT DEP AT (239) 344-5600.

In addition to the conditions of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

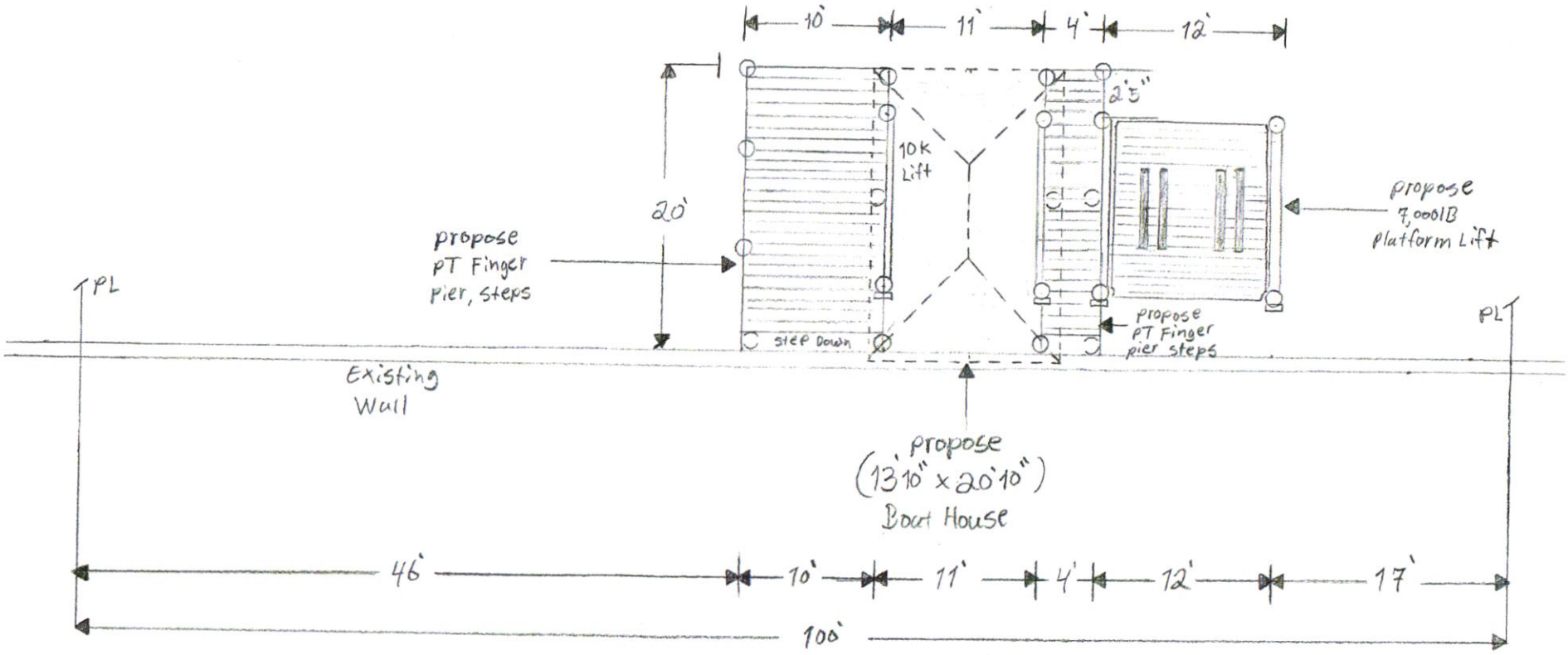
Attachment: Attachment D - Referenced Building Permits (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)

Imperial Marine Construction, Inc.
Owner: Richard Taylor
Address: 166 Tahiti cir.
Date: December 26th - 2017
Scale: 3/32" = 1'
Total Sq Ft: 424'

Build it!
Collier County
Reviewed for Code Compliance
PRBD20180104701

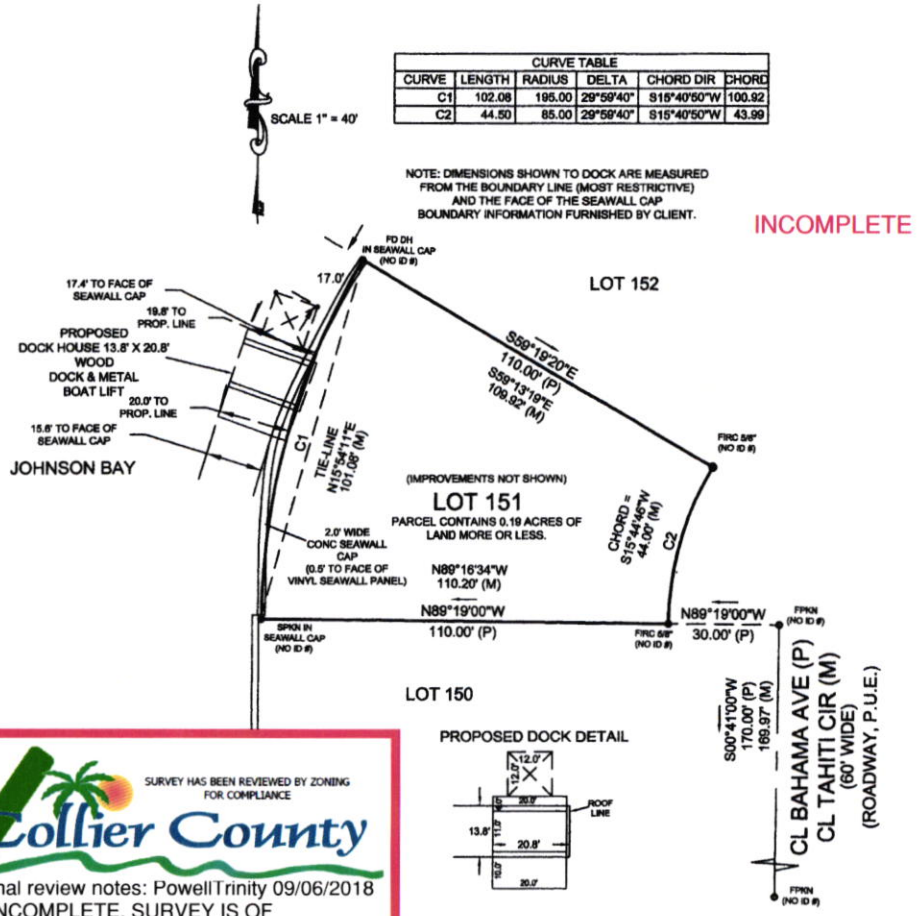
= Above Dock piling
= Below Dock piling
= Remote
= GFI outlet

Open Bay
w/elec



Attachment: Attachment D - Referenced Building Permits (16281 : PL20190000674 BDE 166 Tahiti Circle -

PRBD20180104701



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIR	CHORD
C1	102.08	195.00	29°59'40"	S15°40'50"W	100.92
C2	44.50	85.00	29°59'40"	S15°40'50"W	43.99

NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF TAHITI ST (P) AS SHOWN IN PLAT BOOK 3 PAGE 46 OF COLLIER COUNTY, BEING NORTH 00° 41' 00" EAST.
2. IMPROVEMENTS OTHER THAN THOSE SHOWN ARE NOT A PART OF THIS SURVEY.
3. SAID DESCRIBED LAND IS SUBJECT TO ALL SUBDIVISION REGULATIONS, RESERVATIONS, RESTRICTIONS, ZONING AND RIGHTS-OF- WAY OF RECORD.
4. DATE OF FIELD SURVEY JANUARY 19, 2018.
5. THIS SURVEY MAP IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
6. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS, UTILITIES OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.
7. ELEVATIONS SHOWN ARE BASED ON N.A.V.D. DATUM OF 1988. DESCRIPTION OF BENCHMARK IS AS FOLLOWS: N/A
8. SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE " " AS INDICATED ON FEMA FLOOD ZONE MAP PANEL NO N/A DATED: BASE ELEVATION DETERMINED AT N/A
9. NO TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY HAS BEEN PROVIDED. ALL INFORMATION HAS BEEN SUPPLIED BY THE CLIENT. IT IS POSSIBLE THAT THERE ARE DEEDS, EASEMENTS, OR OTHER INSTRUMENTS (RECORDED OR UNRECORDED) WHICH MAY AFFECT THE SUBJECT PROPERTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SURVEYOR.
10. THE PURPOSE OF THIS SURVEY IS TO SHOW THE PROPOSED DOCK LOCATION WITH RESPECT TO THE PLATTED SUBJECT PROPOSERTY PROPERTY LINES ARE SHOWN AS PLAT.

LEGEND

- = FOUND (') IRON ROD (SURVEYOR ID #) (FIR)
- = SET 1/2" IRON ROD (PSM #6004)(SIRC)
- = SET 4" X 4" CONCRETE MONUMENT (PSM #6004)(SCM)
- = FOUND CONCRETE MONUMENT (SURVEYOR ID #)(FCM)
- = BENCHMARK (FOUND OR SET) R/W = RIGHT OF WAY(R.O.W.)
- = FOUND NAIL OR PK NAIL AND DISC (SURVEYOR ID #) (FIR)
- = SET PK NAIL AND DISC (PSM #6004) (SPKN&D) FD. = FOUND

FN&TT = FOUND NAIL AND TIN TAB BM = BENCHMARK
P.C.P. = PERMANENT CONTROL POINT (#)
P.R.M. = PERMANENT REFERENCE MONUMENT (#)
CBS=CONCRETE BLOCK & STUCCO FF = FINISHED FLOOR
(PG) = PAGE CATV=CABLE TV CMP = CORRUGATED METAL PIPE
(M) = FIELD MEASUREMENT U.T.S.= UNITED TELEPHONE RISER
(P) OR (D) = PLAT OR RECORDED(DEED) MEASUREMENT
(C) = CALCULATED MEASUREMENT CONC = CONCRETE
(PB) = PLAT BOOK LME = LAKE MAINTENANCE EASEMENT
R.C.P. = REINFORCED CONCRETE PIPE PROP = PROPERTY
C.L.= CENTERLINE T.O.B. = TOP OF BANK UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT CUE = COUNTY (U.E.)
LBE = LANDSCAPE BUFFER EASEMENT ELEC = ELECTRIC
PUE = PUBLIC UTILITY EASEMENT SWE = SIDEWALK EASEMENT

MAP OF BOUNDARY SURVEY

(PROPOSED DOCK SITE PLAN)

LOT 151

OF

ISLES OF CAPRI NO. 2

AS RECORDED IN
PLAT BOOK 3 PAGE(S) 46
OF THE PUBLIC RECORDS OF
COLLIER COUNTY, FLORIDA

166 TAHITI CIRCLE

THIS SURVEY IS PREPARED FOR:
IMPERIAL MARINE CONSTRUCTION

CERTIFICATION:

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.

Digitally signed by Court H. Gregory
DN: cn=Court H. Gregory, o=Court Gregory Surveying Inc, ou, email=cgs6004@comcast.net, c=US
Date: 2018.01.22 16:19:01 -05'00'

SIGNED_____
COURT H. GREGORY PSM #6004
DATE 01/19/2018
DATE OF FIELD SURVEY 01-19-2018
PSM # 6004
LB # 7112

C.G.S.
Court Gregory Surveying, Inc.
761 Teton Court
Naples, Florida 34104
(239)643-7845 office
cgs6004@comcast.net
(239)272-3707 cell

Date 01/29/2018
Job # EN40152M
Fb MI-32 Pg 44

Collier County
SURVEY HAS BEEN REVIEWED BY ZONING FOR COMPLIANCE
additional review notes: PowellTrinity 09/06/2018 3:06 PM INCOMPLETE. SURVEY IS OF PROPOSED STRUCTURE, NOT FINAL CONSTRUCTION.

Attachment: Attachment D - Referenced Building Permits (16281 : PL20190000674 BDE 166 Tahiti Circle -

COLLIER COUNTY
BOARD OF COUNTY COMMISSIONERS

PERMIT

PERMIT #: PRBD2015082594701 PERMIT TYPE: MR
ISSUED: BY: APPLIED DATE: 08-11-15 APPROVAL DATE: 09-21-15
MASTER #: COA:

JOB ADDRESS: 166 Tahiti CIR
JOB DESCRIPTION: REPLACE EXISTING DOCK W (1) 10' X 20' FINGER PIER, (1) 4' X 20' FINGER PIER, (1) 289 SQ FT BOATHOUSE, (1) 10,000 LB ALUM-A-VATOR + (1) 7,000 LB ALUM-A-VATER, W/ELECTRIC TO BE REPLACED IN SAME FOOTPRINT AS EXISTING DOCK FACILITY
166 TAHITI CIR
JOB PHONE:

SUBDIVISION #: BLOCK: LOT:
FLOOD MAP: ZONE: ELEVATION:
FOLIO #: 52390680007 SECTION-TOWNSHIP-RANGE: 32-51-26

OWNER INFORMATION:
TAYLOR, RICHARD A & MARY MOSES,
ROBERT G & AMY T
166 TAHITI CIR
NAPLES , FL 34113-

CONTRACTOR INFORMATION:
NELSON MARINE CONSTRUCTION INC.
10900 EAST TERRY STREET
BONITA SPRINGS, FL 34135--

CERTIFICATE #: C26557 PHONE:

FCC CODE:
CONSTRUCTION CODE: 0218
JOB VALUE: $57,782.00 TOTAL RES SQFT: 0.00 TOTAL COMM SQFT: 0.00

SETBACKS FRONT: REAR: 20' Protrusion LEFT: 15' RIGHT: 15'
SEWER: WATER:
CONTACT NAME:
CONTACT PHONE:

Per Collier County Ordinance No. 2002-01, as it may be amended, all work must comply with all applicable laws, codes, ordinances, and any additional stipulations or conditions of this permit. This permit expires if work authorized by the permit is not commenced within six (6) months from the date of issuance of the permit. Additional fees for failing to obtain permits prior to the commencement of construction may be imposed. Permittee(s) further understands that any contractor that may be employed must be a licensed contractor and that the structure must not be used or occupied until a Certificate of Occupancy is issued.

NOTICE: PRIOR TO THE REMOVAL OF ASBESTOS PRODUCTS OR THE DEMOLITION OF A STRUCTURE, FEDERAL AND STATE LAWS REQUIRE THE PERMITTEE (EITHER THE OWNER OR CONTRACTOR) TO SUBMIT A NOTICE OF THE INTENDED WORK TO THE STATE DEPARTMENT OF ENVIRONMENTAL PROTECTION (DEP). FOR MORE INFORMATION, CONTACT DEP AT (239) 344-5600.

In addition to the conditions of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

WARNING TO OWNER: YOUR FAILURE TO RECORD A NOTICE OF COMMENCEMENT MAY RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH

Attachment: Attachment D - Referenced Building Permits (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)

YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

Attachment: Attachment D - Referenced Building Permits (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)

COLLIER COUNTY
BOARD OF COUNTY COMMISSIONERS
CERTIFICATE OF COMPLETION

This Certificate is issued pursuant to the requirements of the Florida Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the county regulating building construction or use. For the following:

PERMIT NBR: PRBD2015082594701 CO NBR: STATUS: Finaled

CO TYPE: COMP ISSUED DATE: April 04, 2016

ADDRESS: 166 Tahiti CIR

SUBDIVISION:

LOT: BLOCK: T.R.S.:

SLUC CODE: UTILITY COMPANY:

JOB DESC: REPLACE EXISTING DOCK W (1) 10' X 20' FINGER PIER, (1) 4' X 20' FINGER PIER, (1) 289 SQ FT BOATHOUSE, (1) 10,000 LB ALUM-A-VATOR + (1) 7,000 LB ALUM-A-VATER, W/ELECTRIC TO BE REPLACED IN SAME FOOTPRINT AS EXISTING DOCK FACILITY
166 TAHITI CIR NUMBER OF METERS:

OWNER: TAYLOR, RICHARD A & MARY
MOSES, ROBERT G & AMY T

LEGAL DESCRIPTION

ISLES OF CAPRI NO 2 LOT 151

Note: A new certificate is required if the use of the building or premises is changed, or if alterations are made to the building or property described. A new certificate voids any certificate or prior date.

Attachment: Attachment D - Referenced Building Permits (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)

COLLIER COUNTY
BOARD OF COUNTY COMMISSIONERS

PERMIT

PERMIT #: **PRBD2015072398601** PERMIT TYPE: MR
ISSUED: BY: APPLIED DATE: 07-23-15 APPROVAL DATE: 08-20-15
MASTER #: COA:

JOB ADDRESS: 166 Tahiti CIR
JOB DESCRIPTION: RIP RAP REPLACEMENT, INSTALL 84 TONS 6"X12" RIP RAP WITH FILTER FABRIC IN FRONT OF EXISTING SEAWALL, AND 4'X8' WEDGE OF RIP RAP WILL BE INSTALLED IN 74' SECTION, & 2'X4' WEDGE OF RIP RAP WILL BE INSTALLED IN FRONT 27' BOAD SLIP AREA
166 TAHITI CIR
JOB PHONE:

SUBDIVISION #: BLOCK: LOT:
FLOOD MAP: ZONE: ELEVATION:
FOLIO #: 52390680007 SECTION-TOWNSHIP-RANGE: 32-51-26

OWNER INFORMATION:
TAYLOR, RICHARD A & MARY MOSES,
ROBERT G & AMY T
166 TAHITI CIR
NAPLES , FL 34113-

CONTRACTOR INFORMATION:
NELSON MARINE CONSTRUCTION INC.
10900 EAST TERRY STREET
BONITA SPRINGS, FL 34135--

CERTIFICATE #: C26557 PHONE:

FCC CODE:
CONSTRUCTION CODE: 0218
JOB VALUE: $10,400.00 TOTAL RES SQFT: 0.00 TOTAL COMM SQFT: 0.00

SETBACKS FRONT: REAR: LEFT: RIGHT:
SEWER: WATER:
CONTACT NAME:
CONTACT PHONE:

Per Collier County Ordinance No. 2002-01, as it may be amended, all work must comply with all applicable laws, codes, ordinances, and any additional stipulations or conditions of this permit. This permit expires if work authorized by the permit is not commenced within six (6) months from the date of issuance of the permit. Additional fees for failing to obtain permits prior to the commencement of construction may be imposed. Permittee(s) further understands that any contractor that may be employed must be a licensed contractor and that the structure must not be used or occupied until a Certificate of Occupancy is issued.

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In addition to the conditions of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county, and there may be additional permits required from other governmental entities such as water management districts, state agencies, or federal agencies.

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YOUR LENDER OR AN ATTORNEY BEFORE RECORDING YOUR NOTICE OF COMMENCEMENT.

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COLLIER COUNTY
BOARD OF COUNTY COMMISSIONERS
CERTIFICATE OF COMPLETION

This Certificate is issued pursuant to the requirements of the Florida Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the county regulating building construction or use. For the following:

PERMIT NBR: PRBD2015072398601 CO NBR: STATUS: Finaled

CO TYPE: COMP ISSUED DATE: January 27, 2016

ADDRESS: 166 Tahiti CIR

SUBDIVISION:

LOT: BLOCK: T.R.S.:

SLUC CODE: UTILITY COMPANY:

JOB DESC: RIP RAP REPLACEMENT, INSTALL 84 TONS 6"X12" RIP RAP WITH FILTER FABRIC IN FRONT OF EXISTING SEAWALL, AND 4'X8' WEDGE OF RIP RAP WILL BE INSTALLED IN 74' SECTION, & 2'X4' WEDGE OF RIP RAP WILL BE INSTALLED IN FRONT 27' BOAD SLIP AREA
166 TAHITI CIR NUMBER OF METERS:

OWNER: TAYLOR, RICHARD A & MARY
MOSES, ROBERT G & AMY T

LEGAL DESCRIPTION

ISLES OF CAPRI NO 2 LOT 151

Note: A new certificate is required if the use of the building or premises is changed, or if alterations are made to the building or property described. A new certificate voids any certificate or prior date.

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BDE-PL20190000674
166 Tahiti Cir - Taylor/Moses

HEARING PACKAGE CHECKLIST

A. Backup provided by the County Planner

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

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

B. Backup provided by Applicant:

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

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

Attachment: Attachment E - Hearing Package PL20190000674 (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)

✓ Boundary Survey

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

___ Submerged Resource Surveys may be included here if required.

→ **flash drive with *only one* pdf file for all documents** – or Email

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.

Jeff Rogers
Signature of Agent Representative

05/03/2021
Date

Jeff Rogers
Printed Name of Signing Agent Representative

Attachment: Attachment E - Hearing Package PL20190000674 (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

DOCK FACILITY EXTENSION OR BOATHOUSE ESTABLISHMENT PETITION

LDC Section 5.03.06
Ch. 3 B. of the Administrative Code

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

PROJECT NUMBER
PROJECT NAME
DATE PROCESSED

To be completed by staff

APPLICANT INFORMATION

Name of Property Owner(s): Robert & Amy Moses / Richard & Mary Taylor

Name of Applicant if different than owner: _____

Address: 166 Tahiti Circle **City:** Naples **State:** FL **ZIP:** 34113

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

E-Mail Address: _____

Name of Agent(s): Jeff Rogers

Firm: Turrell, Hall & Associates, Inc.

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

Telephone: 239-643-0166 **Cell:** 239-784-0081 **Fax:** 239-643-6632

E-Mail Address: Jeff@thanaples.com

PROPERTY LOCATION

Section/Township/Range: 32 / 51 / 26 **Property I.D. Number:** 52390680007

Subdivision: 426700 - Isles of Capri **Unit:** 2 **Lot:** 151 **Block:** _____

Address/ General Location of Subject Property:
166 Tahiti Circle

Current Zoning and Land use of Subject Property:
Residential Single-family

Attachment: Attachment E - Hearing Package PL20190000674 (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)

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

ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	A-ST	Residential Single-family
S	RSF-4	Residential Single-family
E	RSF-4	Residential Single-family
W	A-ST	Capri Pass/Johnson Bay

DESCRIPTION OF PROJECT

Narrative description of project (indicate extent of work, new dock, replacement, addition to existing facility, any other pertinent information):

The proposed docking facility was originally damaged during Hurricane Irma which has since been rebuilt. The dock after being rebuilt now protrudes out past the allowed 20-feet and therefore needs an after the fact BDE approval. Also included is the boathouse which was also constructed without proper approvals. The applicants are requesting a 4.4' feet extension from the allowed 20-feet as well as a boathouse approval.

SITE INFORMATION

1. **Waterway Width:**
   1,890 ft. Measurement from ☐ plat ☐ survey ☐ visual estimate
   ☒ other (specify) aerial
2. **Total Property Water Frontage:**
   85 ft.
3. **Setbacks:**
   Provided: 20.6 & 49 ft.
   Required: 15 & 15 ft.
4. **Total Protrusion of Proposed Facility into Water:**
   24.4 ft.
5. **Number and Length of Vessels to use Facility:**
   1. 19 ft.
   2. (2) PWC ft.
6. **List any additional dock facilities in close proximity to the subject property and indicate the total protrusion into the waterway of each:**
   All the adjacent neighboring docks protrude 19-feet to 50-feet out into the same waterway.
7. **Signs are required to be posted for all petitions. On properties that are 1 acre or larger in size, the applicant shall be responsible for erecting the required sign. What is the size of the petitioned property?** 0.19 Acres

Attachment: Attachment E - Hearing Package PL20190000674 (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)

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8. Official Interpretations or Zoning Verifications:

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

PRIMARY CRITERIA

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

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

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

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

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

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

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SECONDARY CRITERIA

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

2. Whether the proposed dock facility would allow reasonable, safe, access to the vessel for loading/unloading and routine maintenance, without the use of excessive deck area not directly related to these functions. (The facility should not use excessive deck area.)

3. For single-family dock facilities, whether or not the length of the vessel, or vessels in combination, described by the petitioner exceeds 50 percent of the subject property's linear waterfront footage. (The applicable maximum percentage should be maintained.)

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

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

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

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Pre-Application Meeting and Final Submittal Requirement Checklist for:

☒ Dock Extension

☐ Boathouse

Chapter 3 B. of the Administrative Code

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

REQUIREMENTS FOR REVIEW	# OF COPIES	REQUIRED	NOT REQUIRED
Completed Application (download current form from County website)	1	☒	☐
Property Ownership Disclosure Form	1	☒	☐
Signed and Sealed Survey	1	☐	☐
Chart of Site Waterway	1	☐	☐
Site Plan Illustration with the following: • Lot dimensions; • Required setbacks for the dock facility; • Cross section showing relation to MHW/MLW and shoreline (bank, seawall, or rip-rap revetment); • Configuration, location, and dimensions of existing and proposed facility; • Water depth where proposed dock facility is to be located; • Distance of navigable channel; • Illustration of the contour of the property; and • Illustration of dock facility from both an aerial and side view.	1	☐	☐
Affidavit of Authorization, signed and notarized	1	☒	☐
Completed Addressing Checklist	1	☒	☐
Electronic copy of all required documents *Please be advised: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.	1	☐	☐

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

Attachment: Attachment E - Hearing Package PL20190000674 (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)

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

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

FEE REQUIREMENTS:

- ☐ **Boat Dock Extension Petition:** $1,500.00
- ☐ **Estimated Legal Advertising fee for the Office of the Hearing Examiner:** $1,125.00
- ☐ **An additional fee for property owner notifications will be billed to the applicant prior to the Hearing Examiner hearing date.**

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

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

All checks payable to: Board of County Commissioners.

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

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

Jeff Rogn
Signature of Petitioner or Agent

3.19.21
Date

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PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership

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
Robert G. Moses - 166 Tahiti Circle	25
Amy T. Moses - 166 Tahiti Circle	25
Deceased - Richard A. Taylor - 166 Tahiti Circle	25
Mary Taylor - 166 Tahiti Circle	25

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Date of Contract: _____

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

Name and Address

g. Date subject property acquired _____

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

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

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Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

Agent/Owner Signature

9/21/18
Date

Robert G. Moses
Agent/Owner Name (please print)

Attachment: Attachment E - Hearing Package PL20190000674 (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)

PRIMARY CRITERIA

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

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

   The subject property is zoned for a single family residential unit which warrants no more than 2 slips per the CC-LDC. The proposed project consists of one boatlift for a 19-foot vessel and one jet ski lift for two PWC. The existing dock and boathouse extend out 24.4-feet from the plotted property line which is 4.4-feet of protrusion from the allowed 20-feet.

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

   The reason for this BDE request is based on a dock and boathouse that was rebuilt after Hurricane Irma demolished the previously existing docking facility. The plotted property line is located on the landward side of the seawall and the existing riprap along the seawall restricts where the boatlifts can be installed. Due to these on-site conditions any proposed dock and boatlift would require a BDE to avoid the riprap and allow the boatlift to function properly.

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

   The existing docking facility is consistent with the other docks along the subject shoreline. As proposed the dock and boatlifts will not impact navigation as the adjacent neighboring docks extend out past what the applicant is requesting within this BDE.

Attachment: Attachment E - Hearing Package PL20190000674 (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)

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

   The approximate waterway width is 900-feet wide. The existing dock protrusion is 24.4-feet which is under 3% width of the waterway.

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

   The existing docking facility currently provides 20.6-feet and 49-feet of setbacks from the riparian lines which the required side yard setbacks are 15-feet. Therefore, this criterion has been met.

Attachment: Attachment E - Hearing Package PL20190000674 (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)

SECONDARY CRITERIA

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

   The subject property location and shape in relation to adjacent properties has a very limited riparian area to design/construct a docking facility that can accommodate two boatlifts. Additionally the shoreline consist of a large rip-rap area which extends landward of the property line. Due to this condition the dock needs to protrude further out into the waterway in order to reach adequate water depths.

2. Whether the proposed dock facility would allow reasonable, safe, access to the vessel for loading/unloading and routine maintenance, without the use of excessive deck area not directly related to these functions. (The facility should not use excessive deck area.)

   The existing docking facility consist of 406 square feet of decking. The proposed project consists of rebuilding the entire dock and associated boatlifts to accommodate one 19-foot vessel and two PWC's. As proposed the dock will provide enough deck area for safe access to the vessel and PWC's as well as still provide deck area for recreational activities like fishing, kayaking, and paddle boarding.

3. For single-family dock facilities, whether or not the length of the vessel, or vessels in combination, described by the petitioner exceeds 50 percent of the subject property's linear waterfront footage. (The applicable maximum percentage should be maintained.)

   The existing docking facility has been designed to moor one vessel 19-feet in length and 2 personal watercrafts (PWC) on the proposed decked over boatlift. Therefore this criteria is not met.

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

   As proposed the dock has been designed within the designated setbacks and is consistent with others on this waterway. Therefore no new impacts to neighboring property views of the waterway will result from the proposed project.

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

Attachment: Attachment E - Hearing Package PL20190000674 (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)

There are no seagrass beds present on the property nor the neighboring properties within 200' of the existing dock structure

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

   The proposed work is a single family dock facility and therefore not subject to Manatee Protection Requirements

Attachment: Attachment E - Hearing Package PL20190000674 (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)

Boathouse Criteria
LDC Section 5.03.06(F)

1. Minimum side setback requirement: Fifteen feet.

   As proposed the dock will provide a 20.6-foot setback and a 49-foot setback. Therefore, this criterion is met.

2. Maximum protrusion into waterway: Twenty-five percent of canal width or 20 feet, whichever is less. The roof alone may overhang no more than 3 feet into the waterway beyond the maximum protrusion and/or side setbacks.

   Please see attached updated exhibits (sheet 5 of 10) is the cross-section view verifying the proposed boathouse roof will only extend out into the waterway 20-feet from the MHWL.

3. Maximum height: Fifteen feet as measured from the top of the seawall or bank, whichever is more restrictive, to the peak or highest elevation of the roof.

   Please see attached updated exhibits (sheet 5 of 10) indicating the proposed boathouse roof will be 15-feet above the seawall/top of dock.

4. Maximum number of boathouses or covered structures per site: One.

   This criterion is met.

5. All boathouses and covered structures shall be completely open on all 4 sides.

   This criterion is met.

6. Roofing material and roof color shall be the same as materials and colors used on the principal structure or may be of a palm frond "chickee" style. A single-family dwelling unit must be constructed on the subject lot prior to, or simultaneously with, the construction of any boathouse or covered dock structure.

   The proposed roofing material will match the existing upland principal structure therefore this criterion is met.

7. The boathouse or covered structure must be so located as to minimize the impact on the view of the adjacent neighbors to the greatest extent practical.

   The boathouse is located within the required side yard setbacks and is already existing structure. Therefore, no new impacts to the adjacent property owners will result from this project.

Attachment: Attachment E - Hearing Package PL20190000674 (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20190000674

Amy T. Moses (print name), as Owner (title, if applicable) of 166 Tahiti Circle (company, if applicable), swear or affirm under oath, that I am the (choose one) owner [✓] applicant [ ] contract purchaser [ ] and that:

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

Notes:

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

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

Amy T. Moses
Signature

1/8/20
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 01/08/2020 (date) by Amy T Moses (name of person providing oath or affirmation), as owner who is personally known to me or who has produced N/A (type of identification) as identification.

Signature of Notary Public

STAMP/SEAL

Notary Public State of Florida
Bernice M Clark
My Commission FF 962688
Expires 02/18/2020

CP\88-COA-00115\155
REV 3/24/14

Attachment: Attachment E - Hearing Package PL20190000674 (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20190000674

I, MARY TAYLOR (print name), as Owner (title, if applicable) of 166 Tahiti Circle (company, If applicable), swear or affirm under oath, that I am the (choose one) owner [✓] applicant [ ] contract purchaser [ ] and that:

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

Notes:

- *If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.*
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- *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.

Mary Taylor
Signature

1/8/2020
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 1/8/2020 (date) by Mary Taylor (name of person providing oath or affirmation), as owner who is personally known to me or who has produced N/A (type of identification) as identification.

STAMP/SEAL

Notary Public State of Florida
Bernice M Clark
My Commission FF 962688
Expires 02/18/2020

Signature of Notary Public

CP\08-COA-00115\155
REV 3/24/14

Attachment: Attachment E - Hearing Package PL20190000674 (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20190000674

I, Robert G. Moses (print name), as Owner (title, if applicable) of 166 Tahiti Circle (company, if applicable), swear or affirm under oath, that I am the (choose one) owner [✔] applicant [ ] contract purchaser [ ] and that:

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

Notes:

- *If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.*
- *If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."*
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- *If the applicant is a 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

1/8/20
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 01/08/2020 (date) by Robert G Moses (name of person providing oath or affirmation), as owner who is personally known to me or who has produced N/A (type of identification) as identification.

STAMP/SEAL

Notary Public State of Florida
Bernice M Clark
My Commission FF 962688
Expires 02/18/2020

Signature of Notary Public

CP\68-COA-00115\155
REV 3/24/14

Attachment: Attachment E - Hearing Package PL20190000674 (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)

GEORGIA DEATH CERTIFICATE

State File Number **2019GA000037008**

1. DECEDENT'S LEGAL FULL NAME (First, Middle, Last) **RICHARD ALAN TAYLOR**	1a. IF FEMALE, ENTER LAST NAME AT BIRTH	2. SEX **MALE**	2a. DATE OF DEATH (Mo., Day, Year) **ACTUAL DATE OF DEATH 06/04/2019**

3. SOCIAL SECURITY NUMBER **335-36-7833**	4a. AGE *(Years)* **73**	4b. UNDER 1 YEAR Mos. / Days	4c. UNDER 1 DAY Hours / Mins.	5. DATE OF BIRTH (Mo., Day, Year) **06/06/1945**	

6. BIRTHPLACE **ILLINOIS**	7a. RESIDENCE - STATE **FLORIDA**	7b. COUNTY **COLLIER**	7c. CITY, TOWN **NAPLES**

7d. STREET AND NUMBER **6482 BIRCHWOOD COURT**	7e. ZIP CODE **34109**	7f. INSIDE CITY LIMITS? **NO**	8. ARMED FORCES? **NO**

8a USUAL OCCUPATION **RETIRED**	8b. KIND OF INDUSTRY OR BUSINESS **EXECUTIVE**

9. MARITIAL STATUS **MARRIED**	10. SPOUSE NAME **MARY LOUISE MACKENZIE**	11. FATHER'S FULL NAME (First, Middle, Last) **CHARLES TAYLOR**

12. MOTHER'S MAIDEN NAME (First, Middle, Last) **ORALIA PAULINE HACQUET**	13a. INFORMANT'S NAME (First, Middle, Last) **MARY LOUISE MACKENZIE TAYLOR**	13b. RELATIONSHIP TO DECEDENT **SPOUSE**

13c. MAILING ADDRESS **6482 BIRCHWOOD COURT NAPLES FLORIDA 34109**	14. DECEDENT'S EDUCATION **BACHELOR'S DEGREE**

15. ORIGIN OF DECEDENT *(Italian, Mex.,French, English, etc.)* **NO, NOT SPANISH/HISPANIC/LATINO**	16. DECEDENT'S RACE *(White, Black, American Indian, etc.) (Specify)* **WHITE**

17a. IF DEATH OCCURRED IN HOSPITAL **INPATIENT**	17b. IF DEATH OCCURRED OTHER THAN HOSPITAL (Specify)

18. HOSPITAL OR OTHER INSTITUTION NAME *(If not in either give street and no.)* **PIEDMONT ATLANTA HOSP**	19. CITY, TOWN or LOCATION OF DEATH **ATLANTA**	20. COUNTY OF DEATH **FULTON**

21. METHOD OF DISPOSITION (specify) **CREMATION**	22. PLACE OF DISPOSITION **CREMATION SOCIETY OF THE SOUTH 225 CURIE STE 100 DRIVE ALPHARETTA GEORGIA 30005**	23. DISPOSITION DATE (Mo., Day, Year) **06/05/2019**

24a. EMBALMER'S NAME	24b. EMBALMER LICENSE NO.	25. FUNERAL HOME NAME **SOUTHCARE CREMATION AND FUNERAL SOCIETY**

25a. FUNERAL HOME ADDRESS
595 FRANKLIN ROAD SE MARIETTA GEORGIA 30067

26a. SIGNATURE OF FUNERAL DIRECTOR **RENEE DOUGHERTY GAZAWAY**	26b. FUN. DIR. LICENSE NO **4137**	AMENDMENTS

27. DATE PRONOUNCED DEAD (Mo., Day, Year) **06/04/2019**	28. HOUR PRONOUNCED DEAD **01:28 AM**

29a. PRONOUNCER'S NAME **LAURA K MAYOVER**	29b. LICENSE NUMBER **267781**	29c. DATE SIGNED **06/04/2019**

30. TIME OF DEATH **01:28 AM**	31. WAS CASE REFERRED TO MEDICAL EXAMINER **NO**

32. Part I. Enter the chain of events-diseases, injuries, or complications that directly caused the death. DO NOT enter terminal events such as cardiac arrest, respiratory arrest, Or ventricular fibrillation without showing the etiology. DO NOT ABBREVIATE.

		Approximate interval between onset and death
IMMEDIATE CAUSE (Final disease or condition resulting in death)	A. **MIXED SEPTIC, CARDIOGENIC SHOCK**	**14 DAYS**
	Due to, or as a consequence of	
	B. **TRICUSPID VALVE REGURGITATION AND HEART FAILURE**	**2 YEARS**
	Due to, or as a consequence of	
	C.	
	Due to, or as a consequence of	
	D.	

Part II. Enter significant conditions contributing to death but not related to cause given in Part 1A. *If female, indicate if pregnant or birth occurred within 90 days of death.*	33. WAS AUTOPSY PERFORMED? **NO**	34. WERE AUTOPSY FINDINGS AVAILABLE TO COMPLETE THE CAUSE OF DEATH?

35. TOBACCO USE CONTRIBUTED TO DEATH **NO**	36. IF FEMALE (range 10-54) PREGNANT **NOT APPLICABLE**	37. ACCIDENT, SUICIDE, HOMICIDE, UNDETERMINED (Specify) **NATURAL**	

38. DATE OF INJURY (Mo., Day, Year)	39. TIME OF INJURY	40. PLACE OF INJURY (Home, Farm, Street, Factory, Office, Etc.) (Specify)	41. INJURY AT WORK? (Yes or No)

42. LOCATION OF INJURY *(Street, Apartment Number, City or Town, State, Zip, County)*

43. DESCRIBE HOW INJURY OCCURRED	44. IF TRANSPORTATION INJURY

45. To the best of my knowledge death occurred at the time, date and place and due to the cause(s) stated. Medical Certifier (Name, Title, License No.) **SAGAR SUBHASH DAMLE, MD, 063769**	46. On the basis of examination and/or investigation, in my opinion death occurred at the time, date and place and due to the cause(s) stated. Medical Examiner/Coroner (Name, Title, License No.)

45a. DATE SIGNED (Mo., Day, Year) **06/07/2019**	45b. HOUR OF DEATH **01:28 AM**	46a. DATE SIGNED (Mo., Day, Year)	46b. HOUR OF DEATH

47. NAME, ADDRESS, AND ZIP CODE OF PERSON COMPLETING CAUSE OF DEATH
SAGAR SUBHASH DAMLE 95 COLLIER ROAD NW ATLANTA GEORGIA 30309

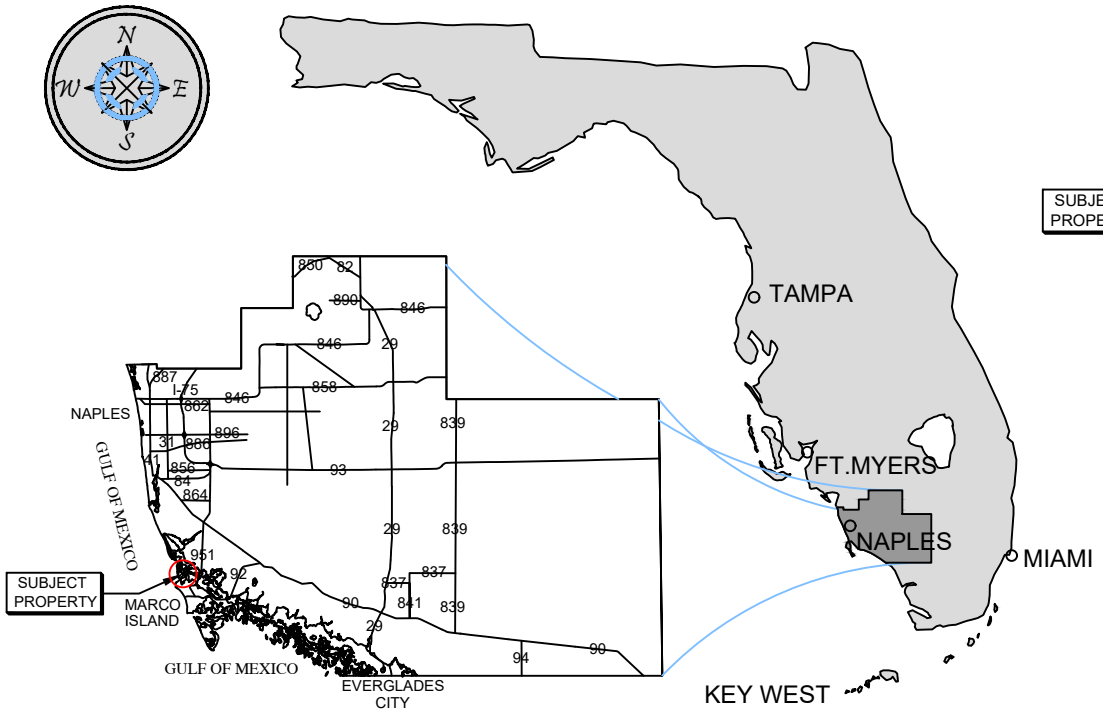
48.REGISTRAR (Signature) **/S/ CHRISTOPHER JP HARRISON**	49. DATE FILED - REGISTRAR *(Mo., Day, Year)* **06/20/2019**

Form 3903 (Rev. 04/2012), GEORGIA DEPARTMENT OF PUBLIC HEALTH

Attachment: Attachment E - Hearing Package PL20190000674 (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)

p:\19031.00 Imperial marine - 166 tahiti circle\CAD\PERMIT-COUNTY\19031-BDE.dwg LOCATION 3/15/2021

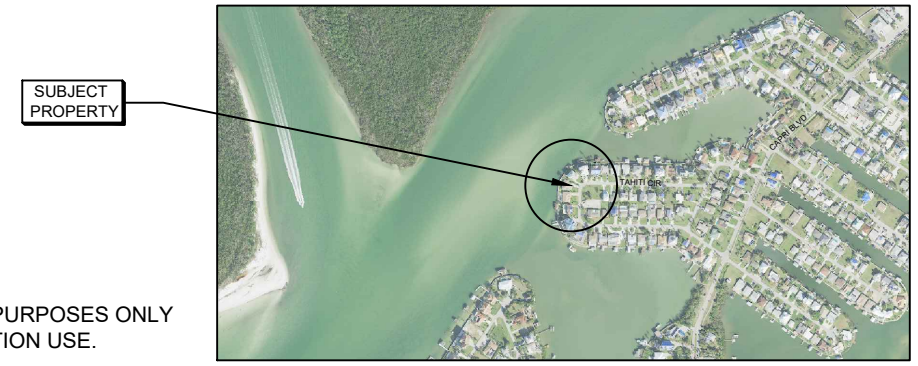
STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP



COUNTY AERIAL

SITE ADDRESS:
<> 166 TAHITI CIRCLE
NAPLES, FL 34113

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

<> LATITUDE: N 26.981449
<> LONGITUDE: W 81.733547

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

166 TAHITI CIRCLE

LOCATION MAP

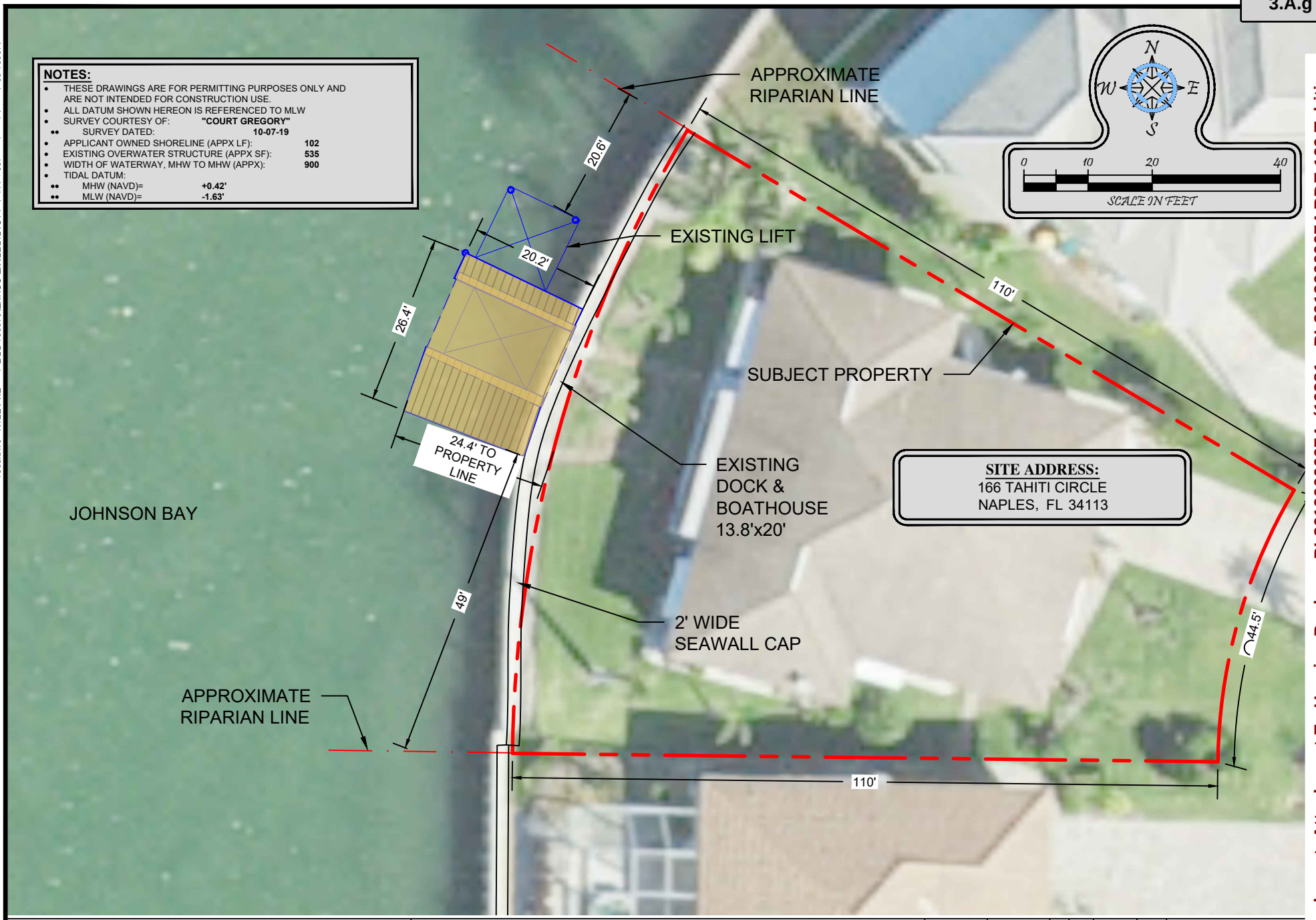
THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	RMJ	10-29-19	JR	PAGES 01-09
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-17-19	3.	-	-	-	-
JOB NO.:	19031	4.	-	-	-	-
SHEET NO.:	01 OF 10	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment E - Hearing Package PL20190000674 (16281 : PL20190000674 BDE 166 Tahiti

p:\19031.00 Imperial marine - 166 tahiti circle\CAD\PERMIT-COUNTY\19031-BDE.dwg EX AERIAL 3/15/2021



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Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

166 TAHITI CIRCLE

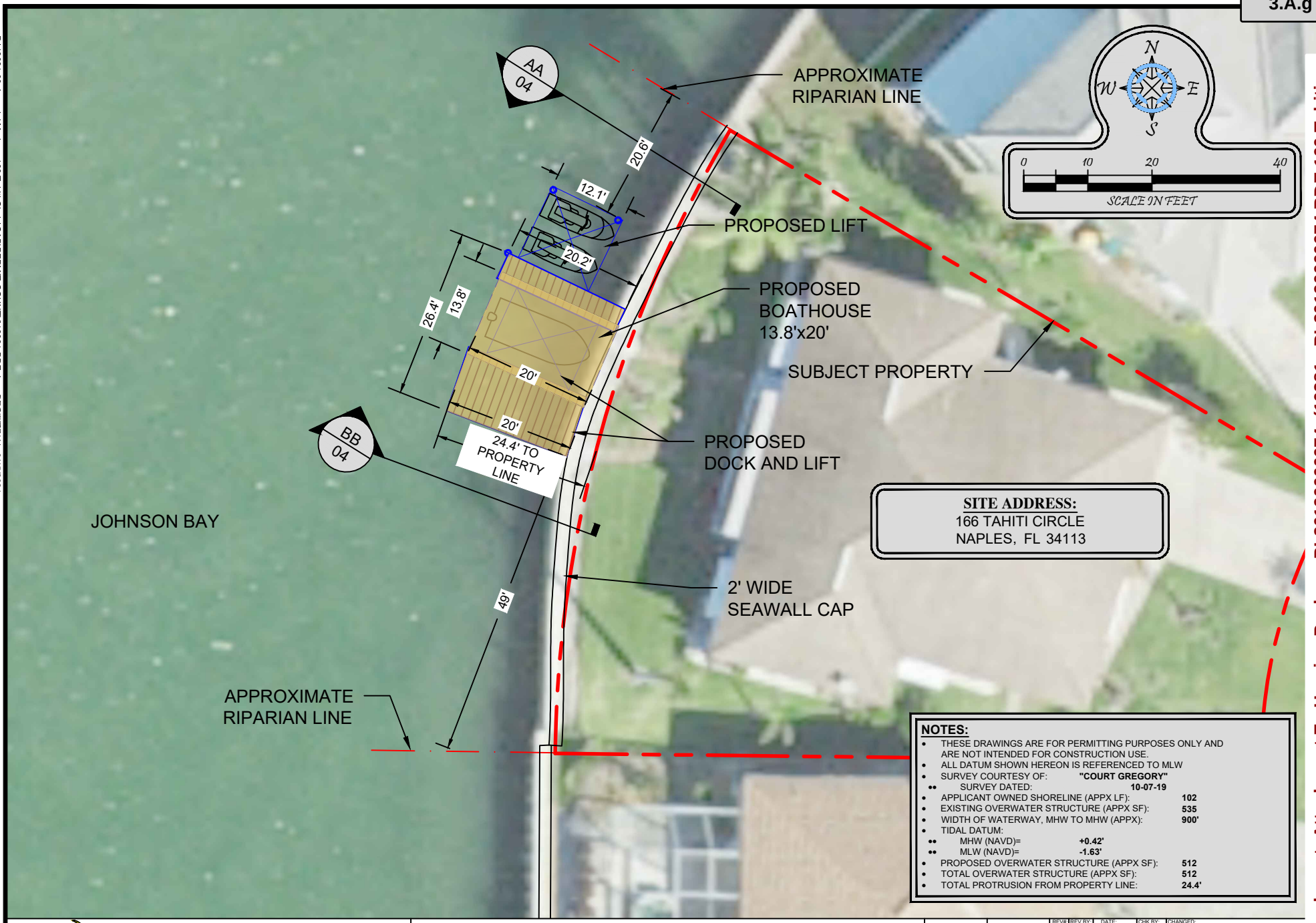
EXISTING AERIAL

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

		REV#:	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	RMJ	10-29-19	JR	ADD DIMS, REV. NOTE BOX
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-17-19	3.	-	-	-	-
JOB NO.:	19031	4.	-	-	-	-
SHEET NO.:	02 OF 10	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment E - Hearing Package PL20190000674 (16281 : PL20190000674 BDE 166 Tahiti



SITE ADDRESS:
166 TAHITI CIRCLE
NAPLES, FL 34113

NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL DATUM SHOWN HEREON IS REFERENCED TO MLW
- SURVEY COURTESY OF: **"COURT GREGORY"**
  - SURVEY DATED: **10-07-19**
- APPLICANT OWNED SHORELINE (APPX LF): **102**
- EXISTING OVERWATER STRUCTURE (APPX SF): **535**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **900'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.42'**
  - MLW (NAVD)= **-1.63'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **512**
- TOTAL OVERWATER STRUCTURE (APPX SF): **512**
- TOTAL PROTRUSION FROM PROPERTY LINE: **24.4'**

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

166 TAHITI CIRCLE

PROPOSED AERIAL

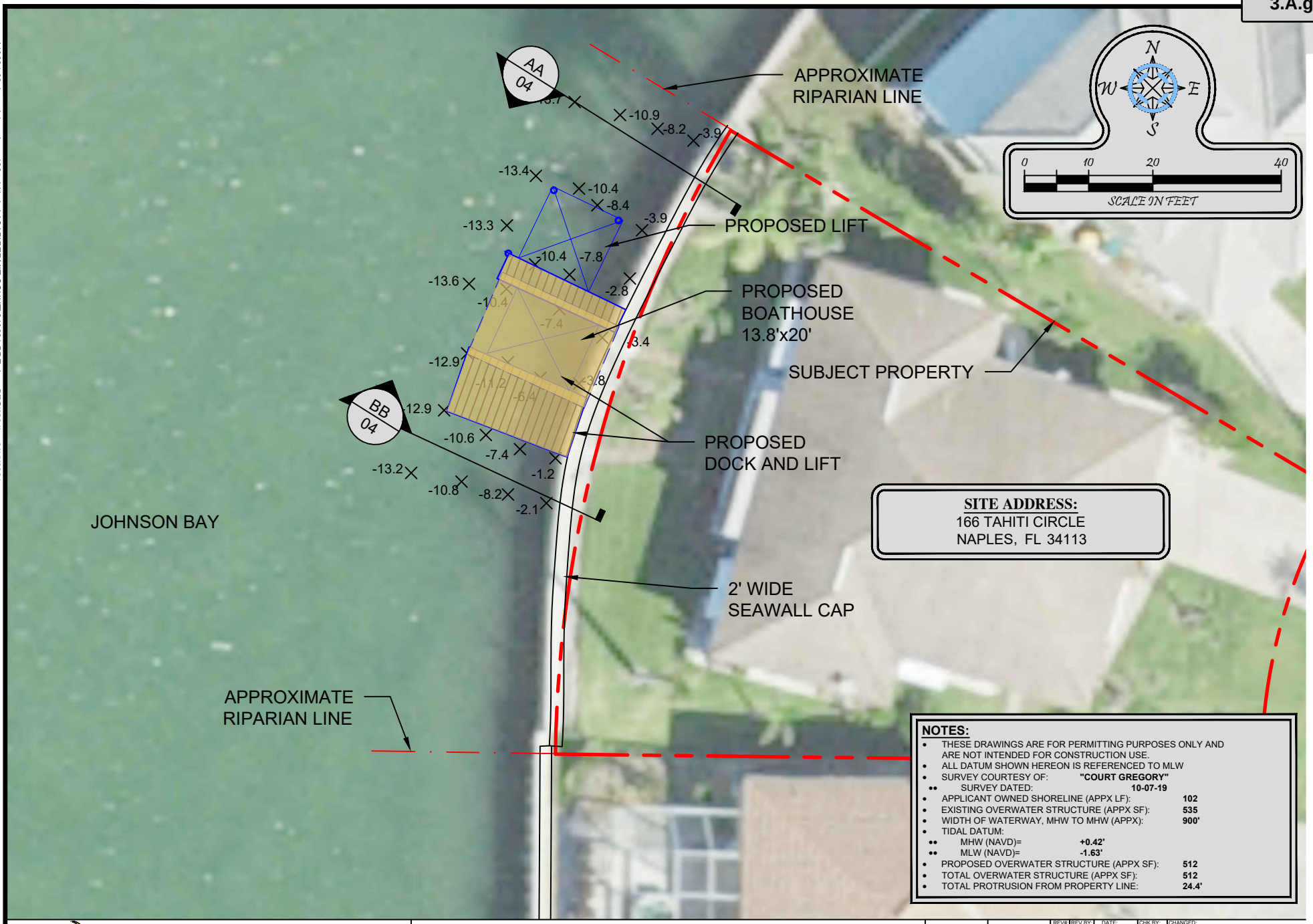
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		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	RMJ	10-29-19	JR	REV. NOTE BOX
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-17-19	3.	-	-	-	-
JOB NO.:	19031	4.	-	-	-	-
SHEET NO.:	03 OF 10	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

P:\19031.00 Imperial Marine - 166 Tahiti Circle\CAD\PERMIT-COUNTY\19031-BDE.dwg BRADZIER AL 3/15/2021

Attachment: Attachment E - Hearing Package PL20190000674 (16281 : PL20190000674 BDE 166 Tahiti



SITE ADDRESS:
166 TAHITI CIRCLE
NAPLES, FL 34113

NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL DATUM SHOWN HEREON IS REFERENCED TO MLW
- SURVEY COURTESY OF: **"COURT GREGORY"**
  - SURVEY DATED: **10-07-19**
- APPLICANT OWNED SHORELINE (APPX LF): **102**
- EXISTING OVERWATER STRUCTURE (APPX SF): **535**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **900'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.42'**
  - MLW (NAVD)= **-1.63'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **512**
- TOTAL OVERWATER STRUCTURE (APPX SF): **512**
- TOTAL PROTRUSION FROM PROPERTY LINE: **24.4'**

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

166 TAHITI CIRCLE

PROPOSED AERIAL WITH DEPTHS

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

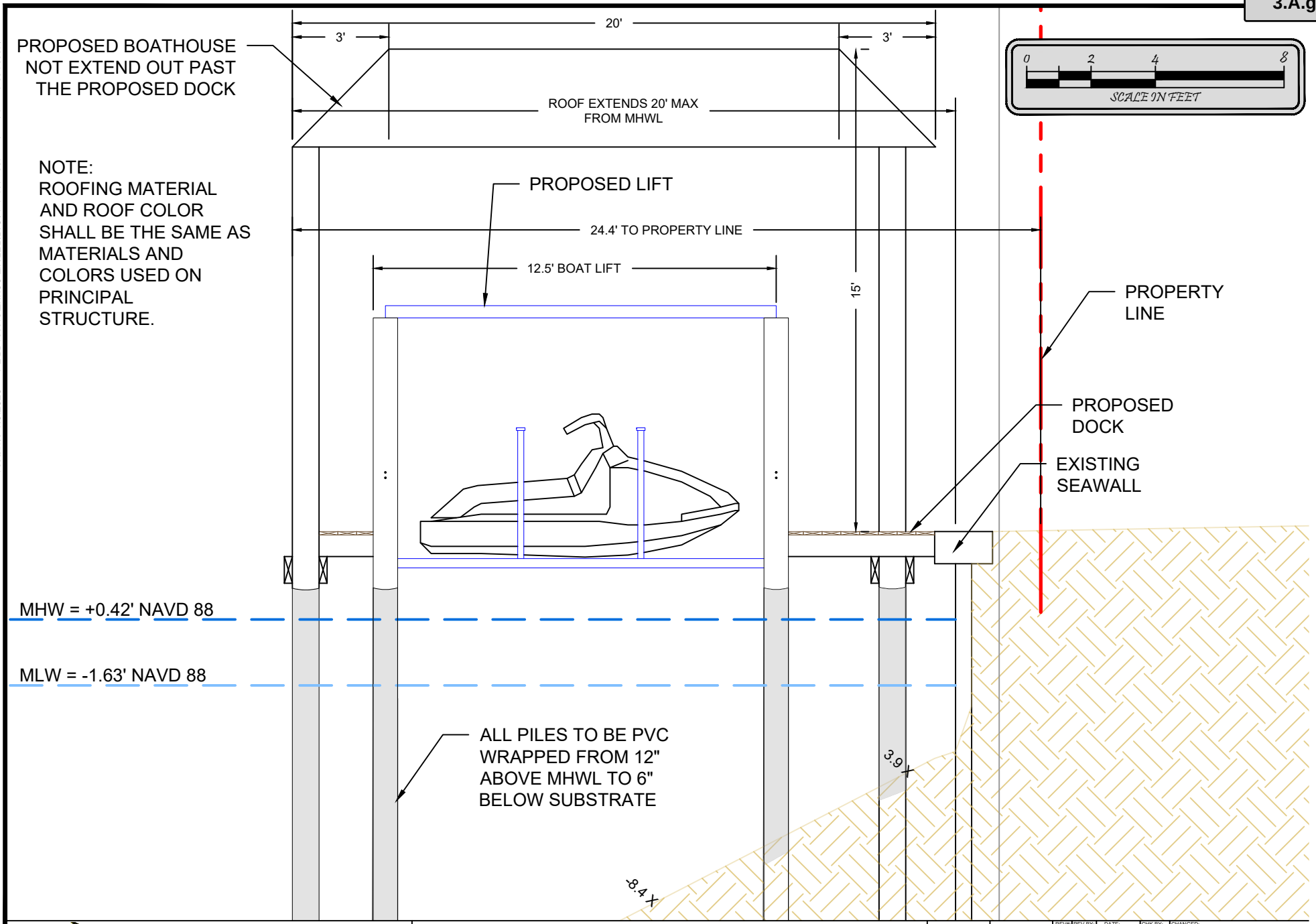
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DESIGNED:	JR	1.	RMJ	10-29-19	JR	NEW PAGE
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CREATED:	10-22-19	3.	-	-	-	-
JOB NO.:	19031	4.	-	-	-	-
SHEET NO.:	04 OF 10	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

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Attachment: Attachment E - Hearing Package PL20190000674 (16281 : PL20190000674 BDE 166 Tahiti

p:\19031.00 imperial marine - 166 tahiti circle\CAD\PERMIT-COUNTY\19031-BDE.dwg SECTION 3/15/2021



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166 TAHITI CIRCLE

CROSS SECTION AA

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

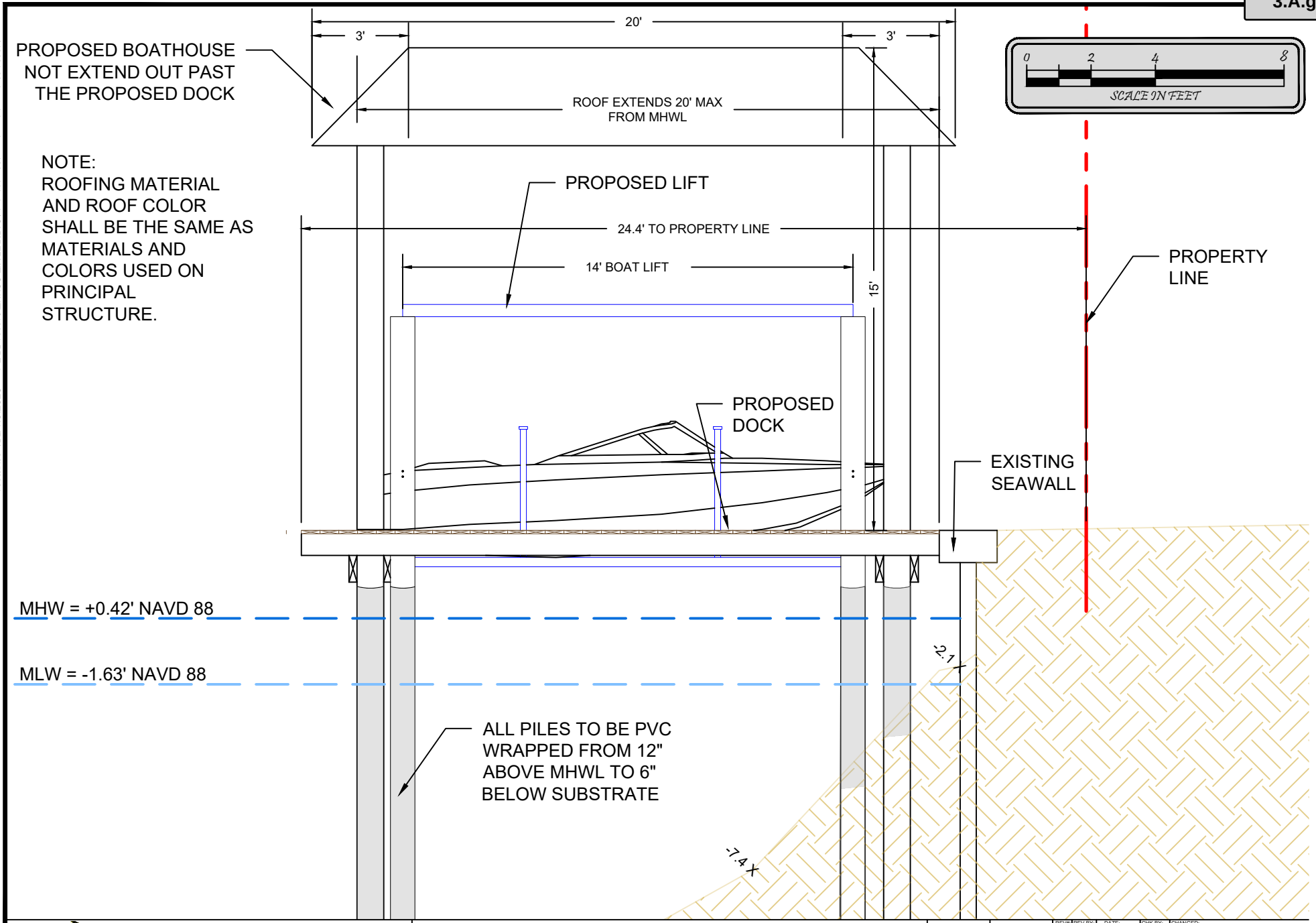
DESIGNED:	JR
DRAWN BY:	RMJ
CREATED:	06-17-19
JOB NO.:	19031
SHEET NO.:	05 OF 10

REV#	REV BY:	DATE:	CHK BY:	CHANGED:
1.	RMJ	10-29-19	JR	ADDED DEPTHS, REV. NOTE BOX
2.	-	-	-	-
3.	-	-	-	-
4.	-	-	-	-
5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment E - Hearing Package PL20190000674 (16281 : PL20190000674 BDE 166 Tahiti

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Marine & Environmental Consulting
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Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

166 TAHITI CIRCLE

CROSS SECTION BB

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DESIGNED:	JR
DRAWN BY:	RMJ
CREATED:	03-15-19
JOB NO.:	19031
SHEET NO.:	06 OF 10

REV#	REV BY:	DATE:	CHK BY:	CHANGED:
1.	-	-	-	-
2.	-	-	-	-
3.	-	-	-	-
4.	-	-	-	-
5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment E - Hearing Package PL20190000674 (16281 : PL20190000674 BDE 166 Tahiti



NOTE:
THE DIMENSIONS SHOWN ARE APPROXIMATE AND ARE TAKEN FROM THE AERIAL IMAGE.

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166 TAHITI CIRCLE

ADJACENT DOCKS

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

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	RMJ	10-29-19	JR	REV. NOTE BOX
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-17-19	3.	-	-	-	-
JOB NO.:	19031	4.	-	-	-	-
SHEET NO.:	07 OF 10	5.	-	-	-	-

SECTION-32 TOWNSHIP-51S

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Attachment: Attachment E - Hearing Package PL20190000674 (16281 : PL20190000674 BDE 166 Tahiti

p:\19031.00 imperial marine - 166 tahiti circle\CAD\PERMIT-COUNTY\19031-BDE.dwg ST OVERLAY 3/15/2021



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Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

166 TAHITI CIRCLE

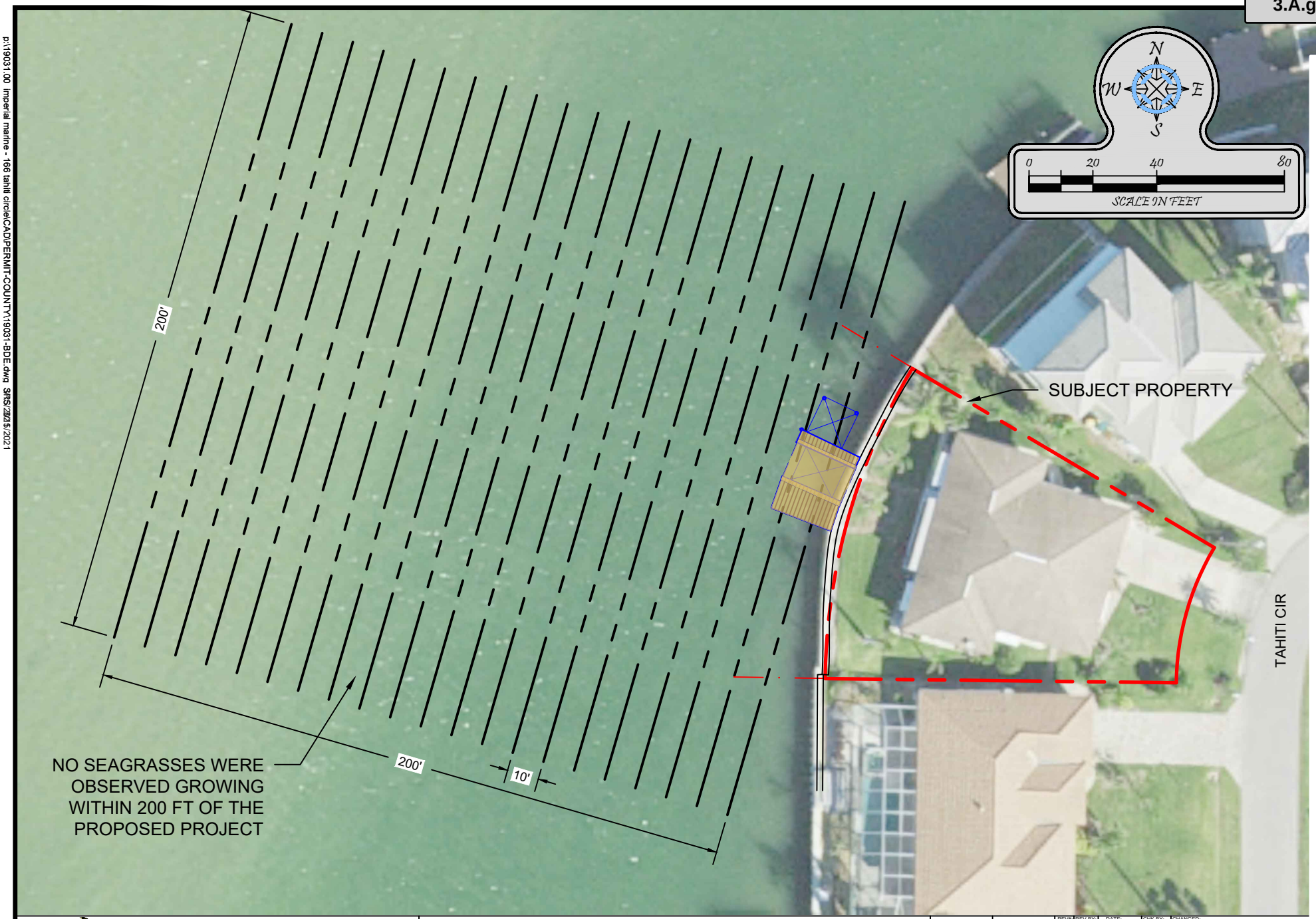
ST OVERLAY MAP

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

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	RMJ	10-29-19	JR	REV. NOTE BOX
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-17-19	3.	-	-	-	-
JOB NO.:	19031	4.	-	-	-	-
SHEET NO.:	08 OF 10	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment E - Hearing Package PL20190000674 (16281 : PL20190000674 BDE 166 Tahiti



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Marine & Environmental Consulting
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166 TAHITI CIRCLE

SUBMERGED RESOURCE SURVEY

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

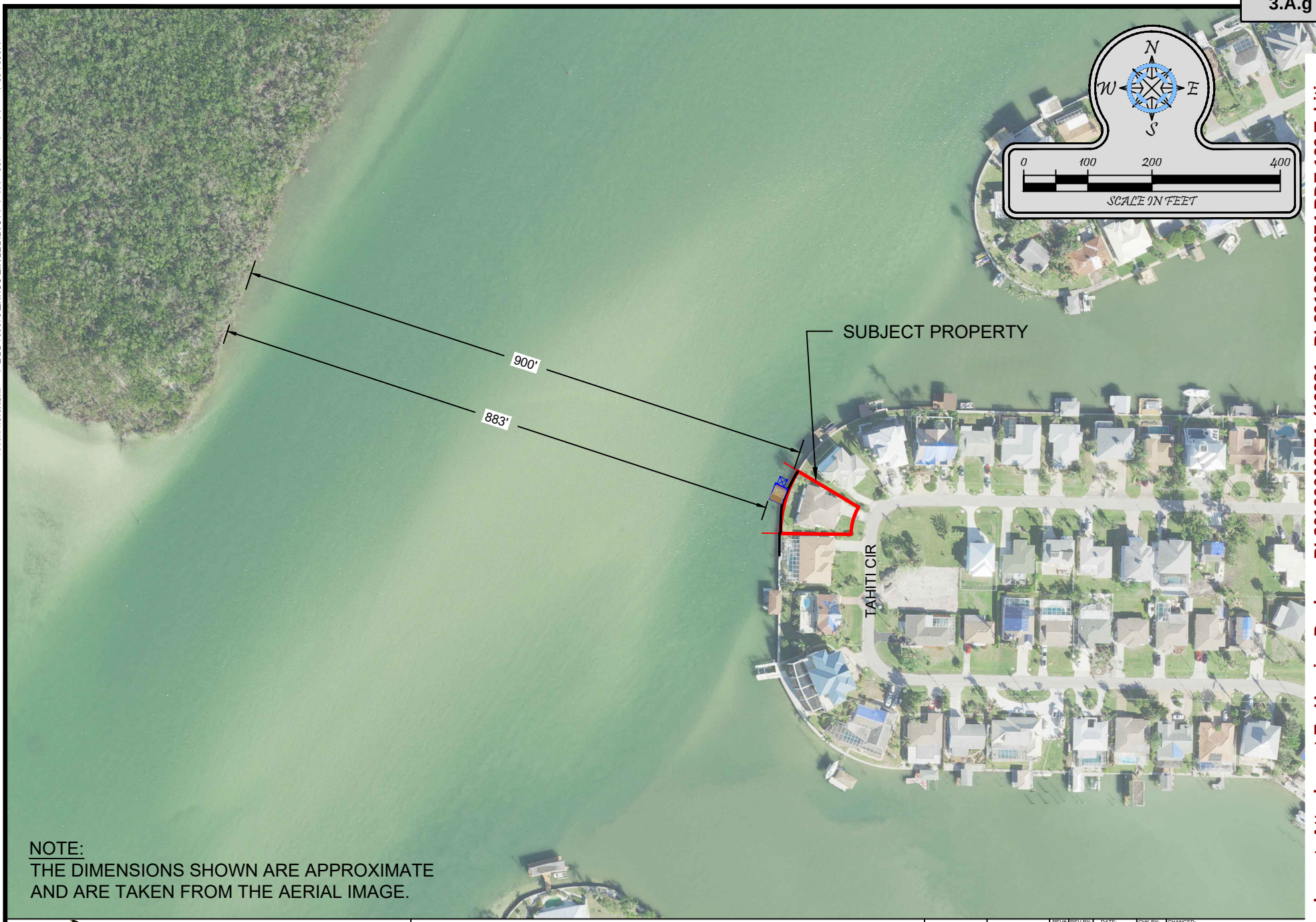
		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	RMJ	10-29-19	JR	REV. NOTE BOX
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	06-17-19	3.	-	-	-	-
JOB NO.:	19031	4.	-	-	-	-
SHEET NO.:	09 OF 10	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

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Attachment: Attachment E - Hearing Package PL20190000674 (16281 : PL20190000674 BDE 166 Tahiti

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NOTE:
THE DIMENSIONS SHOWN ARE APPROXIMATE AND ARE TAKEN FROM THE AERIAL IMAGE.

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Marine & Environmental Consulting
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Email: tuna@turrell-associates.com Phone: (239) 643-0166 Fax: (239) 643-6632

166 TAHITI CIRCLE

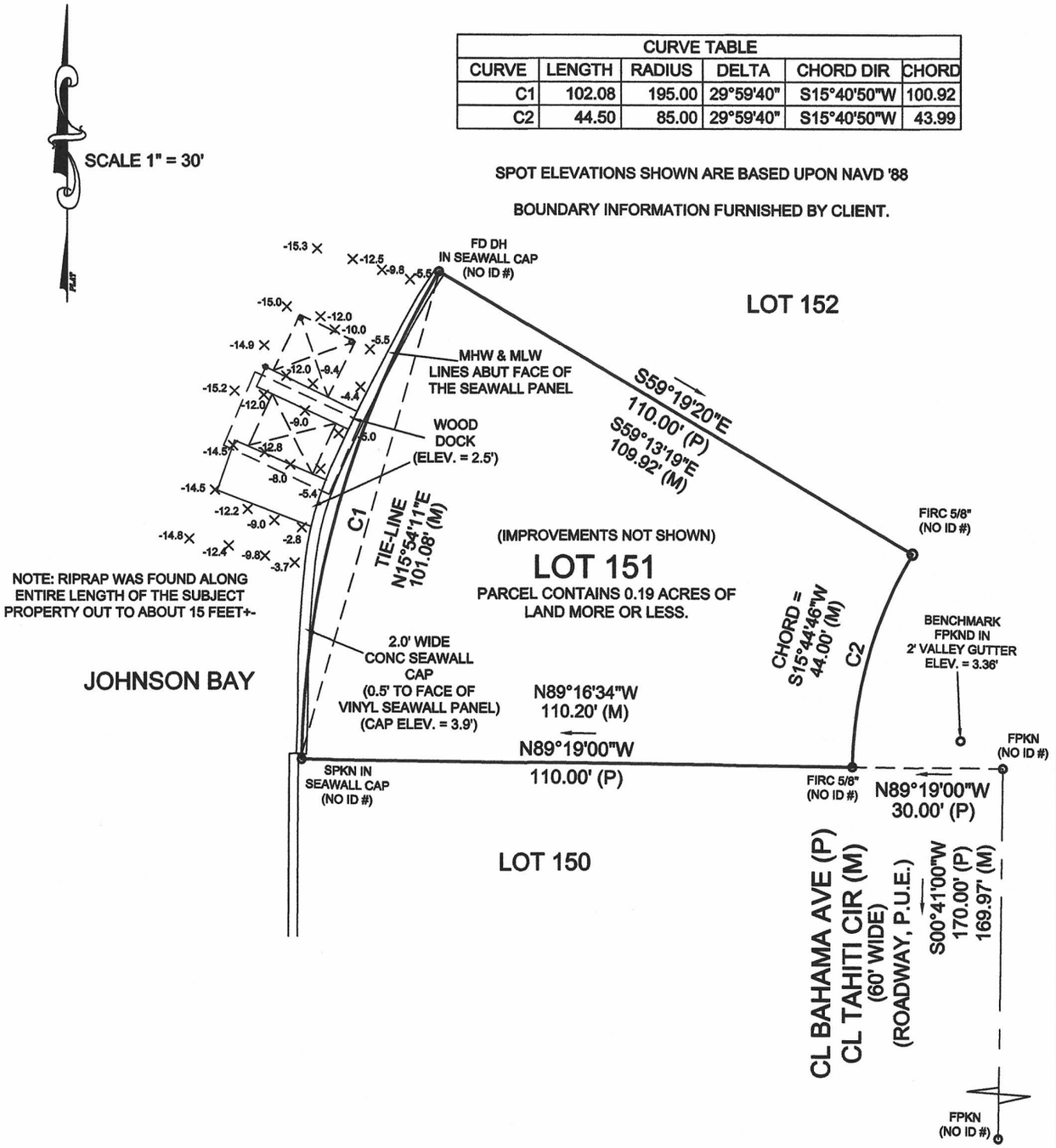
WIDTH OF WATERWAY

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

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	RMJ	10-29-19	JR	NEW PAGE
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	10-29-19	3.	-	-	-	-
JOB NO.:	19031	4.	-	-	-	-
SHEET NO.:	10 OF 10	5.	-	-	-	-

SECTION-32 TOWNSHIP-51S

Attachment: Attachment E - Hearing Package PL20190000674 (16281 : PL20190000674 BDE 166 Tahiti



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIR	CHORD
C1	102.08	195.00	29°59'40"	S15°40'50"W	100.92
C2	44.50	85.00	29°59'40"	S15°40'50"W	43.99

NOTES:

1.THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF TAHITI ST (P) AS SHOWN IN PLAT BOOK 3 PAGE 46 OF COLLIER COUNTY, BEING NORTH 00° 41' 00" EAST.

2.IMPROVEMENTS OTHER THAN THOSE SHOWN ARE NOT A PART OF THIS SURVEY.

3.SAID DESCRIBED LAND IS SUBJECT TO ALL SUBDIVISION REGULATIONS, RESERVATIONS, RESTRICTIONS, ZONING AND RIGHTS-OF- WAY OF RECORD.

4.DATE OF FIELD SURVEY MAY 31, 2018.

5.THIS SURVEY MAP IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

6.SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS, UTILITIES OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

7.ELEVATIONS SHOWN ARE BASED ON N.A.V.D. DATUM OF 1988. DESCRIPTION OF BENCHMARK IS AS FOLLOWS: FPKND IN GUTTER BETWEEN RES#'S 164/166 TAHITI CIR ELEV. = 3.36'

8.SUBJECT PROPERTY IS SITUATED IN FLOOD ZONE " " AS INDICATED ON FEMA FLOOD ZONE MAP PANEL NO N/A
DATED: BASE ELEVATION DETERMINED AT N/A

9.NO TITLE OPINION OR ABSTRACT TO THE SUBJECT PROPERTY HAS BEEN PROVIDED. ALL INFORMATION HAS BEEN SUPPLIED BY THE CLIENT. IT IS POSSIBLE THAT THERE ARE DEEDS, EASEMENTS, OR OTHER INSTRUMENTS (RECORDED OR UNRECORDED) WHICH MAY AFFECT THE SUBJECT PROPERTY. NO SEARCH OF THE PUBLIC RECORDS HAS BEEN MADE BY THE SURVEYOR.

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

LEGEND

○ = FOUND (") IRON ROD (SURVEYOR ID #) (FIR)
◉ = SET 1/2" IRON ROD (PSM #6004)(SIRC)
■ = SET 4" X 4" CONCRETE MONUMENT (PSM #6004)(SCM)
⊡ = FOUND CONCRETE MONUMENT (SURVEYOR ID #)(FCM)
⊕ = BENCHMARK (FOUND OR SET) R/W = RIGHT OF WAY(R.O.W.)
○ = FOUND NAIL OR PK NAIL AND DISC (SURVEYOR ID #) (FIR)
◉ = SET PK NAIL AND DISC (PSM #6004) (SPKN&D) FD. = FOUND
FN&TT = FOUND NAIL AND TIN TAB BM = BENCHMARK
P.C.P. = PERMANENT CONTROL POINT (#)
P.R.M. = PERMANENT REFERENCE MONUMENT (#)
CBS=CONCRETE BLOCK & STUCCO FF = FINISHED FLOOR
(PG) = PAGE CATV=CABLE TV CMP = CORRUGATED METAL PIPE
(M) = FIELD MEASUREMENT U.T.S.= UNITED TELEPHONE RISER
(P) OR (D) = PLAT OR RECORDED(DEED) MEASUREMENT
(C) = CALCULATED MEASUREMENT CONC = CONCRETE
(PB) = PLAT BOOK LME = LAKE MAINTENANCE EASEMENT
R.C.P. = REINFORCED CONCRETE PIPE PROP = PROPERTY
C.L.= CENTERLINE T.O.B. = TOP OF BANK UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT CUE = COUNTY (U.E.)
LBE = LANDSCAPE BUFFER EASEMENT ELEC = ELECTRIC
PUE = PUBLIC UTILITY EASEMENT SWE = SIDEWALK EASEMENT

MAP OF ASBUILT SURVEY

(DOCK IMPROVEMENT ONLY)

LOT 151

OF

ISLES OF CAPRI NO. 2

AS RECORDED IN
PLAT BOOK 3 PAGE(S) 46
OF THE PUBLIC RECORDS OF
COLLIER COUNTY, FLORIDA

166 TAHITI CIRCLE

THIS SURVEY IS PREPARED FOR:
TURRELL, HALL & ASSOCIATES

CERTIFICATION:
I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE BOARD OF PROFESSIONA LAND SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTIC 472.027, FLORIDA STATUTES.
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS O FREEDOM OF ENCUMBRANCES.

SIGNED_____
COURT H. GREGORY PSM #6004
DATE 10/07/2019
DATE OF FIELD SURVEY 05-31-2018

ADDED WATER DEPTH ELEVATIONS
DATE OF REVISION 10-03-2019

PSM # 6004
LB # 7112

C.G.S.
Court Gregory Surveying, In
761 Teton Court
Naples, Florida 34104
(239)643-7845 office
cgs6004@comcast.net
(239)272-3707 cell

Date 10/07/2019
Job # EN40152M2
Fb MI-37 Pg 78

Attachment: Attachment E - Hearing Package PL20190000674 (16281 : PL20190000674 BDE 166 Tahiti

Florida Department of Environmental Protection

South District
Post Office Box 2549
Fort Myers, Florida 33902-2549
SouthDistrict@dep.state.fl.us

Rick Scott
Governor

Carlos Lopez-Cantera
Lt. Governor

Jonathan P. Steverson
Interim Secretary

VIA ELECTRONIC MAIL

July 17, 2015

Robert Moses
c/o Nelson Marine
10923 Enterprise Ave
Bonita Springs FL 34135
lisa@nelsonmarine.com
rmoses@rgmcapital.com

Re: Collier County – ERP
File No. 11-0335866-001

Dear Mr. Moses:

On **June 17, 2015,** we received your request for verification of exemption to perform the following activities:

> Replace an existing (since 1975) 540 sf dock and boathouse within the same footprint, with a 500 sf dock and boathouse at 166 Tahiti Circle, Naples 34113 and Parcel Id Number 52390680007 in Johnson Bay, Class II, Outstanding Florida Waters and Rookery Bay Aquatic Preserve, Section 32, Township 51 South, Range 26 East, Collier County.

Your request has been reviewed to determine whether it qualifies for (1) 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 authorization that may be required for the activityThis letter does not relieve you from the responsibility of obtaining other federal, state, or local authorizations that may be required for the activity. Please refer to the specific section(s) dealing with that portion of the review below for advice on how to proceed.

1. Regulatory Review –VERIFIED

Based on the information submitted, the Department has verified that the activity as proposed is exempt under Section 403.813(1)(d), Florida Statute and Chapter 62-330.051(5)(d), Florida Administrative Code, from the need to obtain a regulatory permit under part IV of Chapter 373 of the Florida Statutes.

Attachment: Attachment E - Hearing Package PL20190000674 (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)

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. Conditions of compliance with the regulatory exemption are contained in Attachment A.

2. **Authorization to use state-owned (sovereign) submerged lands – GRANTED**

The Department acts as staff to the Board of Trustees of the Internal Improvement Trust Fund (Board of Trustees) and issues certain authorizations for the use of sovereign submerged lands. The Department has the authority to review activities on sovereign submerged lands under Chapters 253 and 258 of the Florida Statutes, and Chapters 18-20 and 18-21 of the Florida Administrative Code.

The activity appears to be located on sovereign submerged lands owned by the Board of Trustees. The activity is not exempt from the need to obtain the applicable proprietary authorization. As staff to the Board of Trustees, the Department has reviewed the activity described above, and has determined that the activity qualifies for an automatic consent by rule under Rule 18-21.005(1)(b) and Section 253.77 of the Florida Statutes to construct and use the activity on the specified sovereign submerged lands, as long as the work performed is located within the boundaries as described herein and is consistent with the terms and conditions herein. No further application is required for this consent by rule.

General Conditions for State-Owned Submerged Land Authorizations:

(a) Authorizations are valid only for the specified activity or use. Any unauthorized deviation from the specified activity or use and the conditions for undertaking that activity or use shall constitute a violation. Violation of the authorization shall result in suspension or revocation of the grantee's use of the sovereignty submerged land unless cured to the satisfaction of the Board.

(b) Authorizations convey no title to sovereignty submerged land or water column, nor do they constitute recognition or acknowledgment of any other person's title to such land or water.

(c) Authorizations may be modified, suspended or revoked in accordance with their terms or the remedies provided in Sections 253.04 and 258.46, F.S., or Chapter 18-14, F.A.C.

(d) Structures or activities shall be constructed and used to avoid or minimize adverse impacts to sovereignty submerged lands and resources.

(e) Construction, use, or operation of the structure or activity shall not adversely affect any species which is endangered, threatened or of special concern, as listed in Rules 68A-27.003, 68A-27.004, and 68A-27.005, F.A.C.

(f) Structures or activities shall not unreasonably interfere with riparian rights. When a court of competent jurisdiction determines that riparian rights have been unlawfully affected, the structure or activity shall be modified in accordance with the court's decision.

Attachment: Attachment E - Hearing Package PL20190000674 (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)

(g) Structures or activities shall not create a navigational hazard.

(h) Structures shall be maintained in a functional condition and shall be repaired or removed if they become dilapidated to such an extent that they are no longer functional. This shall not be construed to prohibit the repair or replacement subject to the provisions of Rule 18-21.005, F.A.C., within one year, of a structure damaged in a discrete event such as a storm, flood, accident, or fire.

(i) Structures or activities shall be constructed, operated, and maintained solely for water dependent purposes, or for non-water dependent activities authorized under paragraph 18-21.004(1)(f), F.A.C., or any other applicable law.

Please be advised that any use of sovereign submerged lands without specific prior authorization from the Board of Trustees will be considered a violation of Chapter 253, Florida Statutes and may subject the affected upland riparian property owners to legal action as well as potential fines for the prior unauthorized use of sovereign land.

Authority for review - Chapter 253 and Chapter 258, F. S., and Chapter 18-21, F.A.C. and Chapter 18-20, F.A.C., and Section 62-330.075, F.A.C. as required.

3. SPGP Review – APPROVED

Your proposed activity as outlined on your application and attached drawings qualifies for Federal authorization pursuant to the State Programmatic General Permit IV-R1, and a **SEPARATE permit** or authorization **will not be required** from the Corps. Please note that the Federal authorization expires on July 25, 2016. You, as permittee, are required to adhere to all General Conditions and Special conditions that may apply to your project." A copy of the SPGP IV-R1 with all terms and conditions and the General Conditions may be found at http://www.saj.usace.army.mil/Divisions/Regulatory/sourcebook.htm

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.

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

Attachment: Attachment E - Hearing Package PL20190000674 (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)

designed to formulate final agency action, the filing of a petition means that the Department's final action may be different from the position taken by it in this notice.

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 Rule 28-106.201, 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, any email address, any facsimile number, 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. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

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 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. Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition within 21 days of receipt of such notice, regardless of the date of publication. 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.

Attachment: Attachment E - Hearing Package PL20190000674 (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)

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, before the applicable 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 the order is filed with the Clerk of the Department.

Judicial Review
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 Rules 9.110 and 9.190, Florida Rules of Appellate Procedure, with the Clerk of the Department in the Office of General Counsel, 3900 Commonwealth Boulevard, M.S. 35, Tallahassee, Florida 32399-3000; and by filing a copy of

[THIS SECTION INTENTIONALLY LEFT BLANK]

Attachment: Attachment E - Hearing Package PL20190000674 (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)

the Notice of Appeal accompanied by the applicable filing fees with the appropriate District Court of Appeal. The Notice of Appeal must be filed within 30 days from the date this action is filed with the Clerk of the Department.

Thank you for applying to the Submerged Lands and Environmental Resource Program. If you have any questions, please contact Jonathan Guinn by telephone at (239) 344-5650 or by e-mail at jonathan.guinn@dep.state.fl.us. When referring to this project, please reference the file number listed above.

Executed in Lee, Florida.

STATE OF FLORIDA DEPARTMENT
OF ENVIRONMENTAL PROTECTION

Sincerely,

John Kent Edwards
Environmental Manager
Submerged Lands and Environmental
Resources Program
South District

Attachments:
3 project drawing(s)
General Conditions for Department of the Army General Permits (SPGP IV-R1)
Attachment A

Copies furnished to:
Florida Coastal Office, Rookery Bay Aquatic Preserve

CERTIFICATE OF SERVICE

The undersigned duly designated deputy clerk hereby certifies that this document and authorization to use sovereignty submerged lands, including all copies, was mailed before the close of business on July 17, 2015, to the above listed person(s).

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.

Marie Vidrine
Clerk

July 17, 2015
Date

Attachment: Attachment E - Hearing Package PL20190000674 (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)

SPECIAL CONDITIONS FOR USE OF THE SPGP IV-Rl

1. The District Engineer reserves the right to require that any request for authorization under this general permit be evaluated as an Individual Permit. Conformance with the terms and conditions of the SPGP IV-Rl does not automatically guarantee authorization.

2. No activity is authorized under the SPGP IV-Rl which may impact a federally listed threatened or endangered species or a species proposed for such designation, or its designated critical habitat.

3. On a case-by-case basis the Corps may impose additional special conditions which are deemed necessary to minimize adverse environmental impacts.

4. Failure to comply with all conditions of the Federal authorizations under the SPGP IV- Rl would constitute a violation of the Federal authorization.

5. The SPGP IV-Rl is not applicable in the geographical boundaries of: Monroe County; the Timucuan Ecological and Historical Preserve (Duval County); the St. Mary's River, from its headwaters to its confluence with the Bells River; the Wekiva River from its confluence with the St. Johns River to Wekiwa Springs, Rock Springs Run from its headwaters at Rock Springs to the confluence with the Wekiwa Springs Run, Black Water Creek from the outflow from Lake Norris to the confluence with the Wekiva River; canals at Garfield Point including Queens Cove (St. Lucie County); the Loxahatchee River from Riverbend Park downstream to Jonathan Dickinson State Park; the St. Lucie Impoundment (Martin County); all areas regulated under the Lake Okeechobee and Okeechobee Waterway Shoreline Management Plan, located between St. Lucie Lock (Martin County) and W.P. Franklin Lock (Lee County); American Crocodile designated critical habitat (Miami-Dade and Monroe Counties); Johnson's seagrass designated critical habitat (southeast Florida); piping plover designated critical habitat (throughout Florida); acroporid coral designated critical habitat (southeast Florida); Anastasia Island, Southeastern, Perdido Key, Choctawhatchee, or St. Andrews beach mice habitat (Florida east coast and panhandle coasts); the Biscayne Bay National Park Protection Zone (Miami-Dade County); Harbor Isles (Pinellas County); the Faka Union Canal (Collier County); the Florida panther consultation area (Southwest Florida), the Tampa Bypass Canal (Hillsborough County); canals in the Kings Bay/Crystal River/Homosassa/Salt River system (Citrus County); Lake Miccosukee (Jefferson County).

6. No structure or work shall adversely affect or disturb properties listed in the National Register of Historic Places or those eligible for inclusion in the National Register. Prior to the start of work, the Applicant/Permittee or other party on the Applicant's/Permittee's behalf shall conduct a search of known historical properties by contracting a professional archaeologist, contacting the Florida Master Site File at 850-245-6440 or SiteFile@dos.state.fl.us . The Applicant/Permittee can also research sites in the National Register Information System (NRIS). Information can be found at http://www.cr.nps.gov/nr/research/.

   If, during the initial ground disturbing activities and construction work, there are archaeological/cultural materials unearthed (which shall include, but not be limited to: pottery, modified shell, flora, fauna, human remains, ceramics, stone tools or metal

Attachment: Attachment E - Hearing Package PL20190000674 (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)

implements, dugout canoes or any other physical remains that could be associated with Native American cultures or early colonial or American settlement), the permittee shall immediately stop all work in the vicinity and notify the Compliance and Review staff of the State Historic Preservation Office at 850-245-6333 and the Corps Regulatory Project Manager to assess the significance of the discovery and devise appropriate actions, including salvage operations. Based, on the circumstances of the discovery, equity to all parties, and considerations of the public interest, the Corps may modify, suspend or revoke the permit in accordance with 33 CFR Part 325.7.

In the unlikely event that human remains are identified, they will be treated in accordance with Section 872.05, Florida Statutes; all work in the vicinity shall immediately cease and the local law authority, the State Archaeologist (850-245-6444), and the Corps Regulatory Project Manager shall immediately be notified. Such activity shall not resume unless specifically authorized by the State Archaeologist and the Corps.

7. No work shall be authorized under the SPGP IV-Rl which proposes the use of prefabricated modules for habitat creation, restoration, or enhancement.

8. No activity shall be authorized under the SPGP IV-Rl which by its size or location may adversely impact water quality, fish and wildlife habitat, wetlands, or emergent or submerged aquatic vegetation. Where aquatic vegetation is present adverse impacts to aquatic vegetation from construction of piling-supported structures may be avoided/minimized by adherence to, or employing alternative construction techniques that provide a higher level of protection than, the protective criteria in the joint U.S. Army Corps of Engineers'/National Marine Fisheries Service's "Construction Guidelines in Florida for Minor Piling-Supported Structures Constructed in or over Submerged Aquatic Vegetation (SAV), Marsh or Mangrove Habitat U.S. Army Corps of Engineers/National Marine Fisheries Service August 2001." (See http://www.saj.usace.army.mil/Divisions/Regulatorv/sourcebook.htm) Unless otherwise specifically approved by the National Marine Fisheries Service, where aquatic vegetation is present, piling-supported structures authorized under the SPGP IV-R1 must comply with, or provide a higher level of protection than, the criteria contained in the referenced construction guidelines. Additionally, because of concerns about adverse impacts to the endangered Johnson's seagrass *(Halophila johnsonii),* piling-supported structures in the lagoon (as well as canal) systems on Florida's east coast from Sebastian Inlet (Brevard County) south to and including central Biscayne Bay (Miami-Dade County) must also comply with, or provide a higher level of protection than, the criteria contained in the construction guidelines titled "Key for Construction Conditions for Docks or Other Minor Structures Constructed in or Over Johnson's seagrass *(Halophila johnsonii)* National Marine Fisheries Service/U.S. Army Corps of Engineers - February 2002." (See http://vvww.saj.usace.army.mil/Divisions/Regulatorv/sourcebook.htm) *Note: Both of the Construction Guidelines may be subject to revision at any time. It is our intention that the most recent version of this technical tool will be utilized during the evaluation of each Department of the Army permit application.*

9. Prior to issuance of authorization, the dichotomous key titled "The Corps of Engineers, Jacksonville District, and the State of Florida Effect Determination Key for the Manatee in Florida," dated March 2011, will be used to determine potential manatee

Attachment: Attachment E - Hearing Package PL20190000674 (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)

impacts. All projects determined to be "may affect" and certain multi-slip facilities determined to be "may affect, not likely to adversely affect" will be sent to the Corps for consultation with the U.S. Fish and Wildlife Service in accordance with the Endangered Species Act. *Note: The manatee key may be subject to revision at any time. It is our intention that the most recent version of this technical tool will be utilized during the evaluation of each Department of the Army permit application. The current version can be found on the Jacksonville District Regulatory Home Page at:* http://www.saj.usace.army.mil/Divisions/Regulatory/sourcebook.htm

10. For projects in waters accessible to sea turtles, Small tooth sawfish, Gulf sturgeon, or Shortnose sturgeon, the permittee will utilize the "Sea Turtle and Small tooth Sawfish Construction Conditions" (see http://www.saj.usace.army.mil/Divisions/Regulatorv/sourcebook.htm) and any added requirements, as appropriate for the proposed activity. *Note: These conditions may be subject to revision at any time. It is our intention that the most recent version of these conditions will be utilized during the evaluation of the permit application.*

11. With respect to bald eagles, the permittee should refer to the U.S. Fish and Wildlife Service's "National Bald Eagle Management Guidelines," dated May 2007 (see http://www.fws.gov/northflorida/BaldEagles/bald-eagles.htm) for guidance and clearance. *Note: The preceding should be considered an interim condition, after which, new rules may be promulgated. It is the Corps' intention that the most recently approved version of these conditions or ensuing rules will be utilized during the evaluation of permit applications under this general permit.*

12. For projects authorized under this SPGP IV-Rl in navigable waters of the U.S., the permittee understands and agrees that, if future operations by the United States require the removal, relocation, or other alteration, of the structures or work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, the permittee will be required, upon due notice from the Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

13. The SPGP IV-R1 will be valid for five years from the date of issuance unless suspended or revoked by issuance of a public notice by the District Engineer. The Corps, in conjunction with the Federal resource agencies, will conduct periodic reviews to ensure that continuation of the pem1it during the five-year authorization period is not contrary to the public interest. If revocation occurs, all future applications for activities covered by the SPGP IV-R1 will be evaluated by the Corps.

14. If the SPGP IV-R1 expires or is revoked prior to completion of the authorized work, authorization of activities which have commenced or are under contract to commence in reliance upon the SPGP IV-Rl will remain in effect provided the activity is completed within 12 months of the date the SPGP IV-R1 expired or was revoked.

Attachment: Attachment E - Hearing Package PL20190000674 (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)

15. The General conditions attached hereto are made a part of this permit and must be attached to all authorizations processed under this permit.

BY AUTHORITY OF THE SECRETARY OF THE ARMY:

for Alfred A. Pantano, Jr.
Colonel, U.S. Army
District Engineer

Attachment: Attachment E - Hearing Package PL20190000674 (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)

ATTACHMENT A

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.

(5) Dock, Pier, Boat Ramp and Other Boating-related Work –

(d) Replacement or repair of existing docks and piers, including mooring piles, in accordance with Section 403.813(1)(d), F.S., provided the existing structure is still functional or has been rendered non-functional within the last year by a discrete event, such as a storm, flood, accident, or fire.

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 E - Hearing Package PL20190000674 (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)

EXEMPT
11-0335866-001

SURVEY SKETCH OF ASBUILT SURVEY
SKETCH OF PROPOSED IMPROVEMENTS

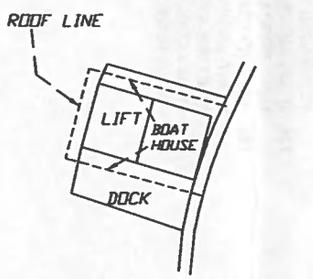
NOT FOR FENCE CONSTRUCTION
NOT FOR CONSTRUCTION
NOT FOR DESIGN

COPYRIGHT 2015 F.L.A. SURVEYS CORP.
THE LINES ON THIS SKETCH DO NOT CONSTITUTE OWNERSHIP.

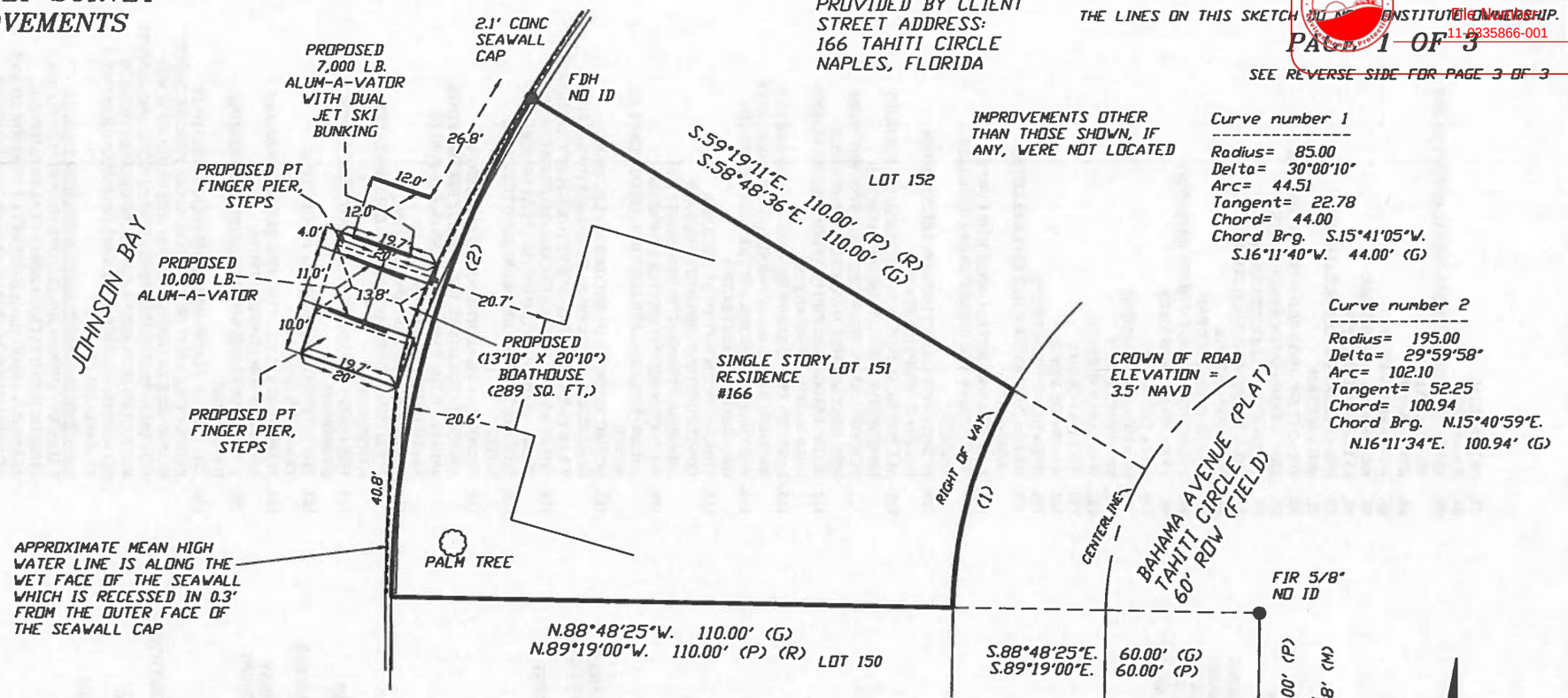
PROVIDED BY CLIENT
STREET ADDRESS:
166 TAHITI CIRCLE
NAPLES, FLORIDA

MEASURED BEARINGS SHOWN ARE BASED ON STATE PLANE COORDINATES (FLORIDA EAST ZONE) AS ACQUIRED BY USING GPS TECHNOLOGY AND IS THE "BASIS OF BEARINGS". MEASUREMENTS LABELED AS (G) ARE THE CALCULATED GPS PLAT BEARINGS.

PEAK OF EXISTING BOAT HOUSE = ELEVATION = 12.7' NAVD
SEAWALL CAP = ELEVATION = 3.7' NAVD



EXISTING LIFT, BOAT HOUSE AND DOCK TO BE REMOVED



Curve number 1
Radius= 85.00
Delta= 30°00'10"
Arc= 44.51
Tangent= 22.78
Chord= 44.00
Chord Brg. S.15°41'05"W.
S.16°11'40"W. 44.00' (G)

Curve number 2
Radius= 195.00
Delta= 29°59'58"
Arc= 102.10
Tangent= 52.25
Chord= 100.94
Chord Brg. N.15°40'59"E.
N.16°11'34"E. 100.94' (G)

CERTIFIED TO :
NELSON MARINE CONSTRUCTION, INC.

LEGAL DESCRIPTION :
LOT 151, ISLES OF CAPRI NO. 2, AS PER PLAT RECORDED IN PLAT BOOK 3, PAGE 46, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA

NOTE:
IN COMPLIANCE WITH F.A.C. 5J-17.052 (2) (d) (4) IF LOCATION OF EASEMENTS OR RIGHT-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLAT, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER.

QUALITY CONTROL
BY : MEF DATE : 6/10/2015

I CERTIFY THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

FLORIDA STATUTE 5J-17.05 (3) (c): TWO SITE BENCHMARKS REQUIRED FOR CONSTRUCTION
NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
NOT VALID WITHOUT SURVEYOR'S SIGNATURE AND EMBOSSED SEAL

NOTE: IF APPLICABLE, FENCES SHOWN MEANDER ON OR OFF LINES. (APPROX. LOCATION ONLY)

NOTE: PROPERTY OWNER SHOULD OBTAIN WRITTEN FLOOD ZONE DETERMINATION FROM LOCAL PERMITTING, PLANNING AND BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION PLANNING AND/OR CONSTRUCTION.

CERTIFICATION :
I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE.
BY : Leland F DySard DATE : 6/9/15
CLINTON W. FINSTAD, PE, CFM, PLS #2453 LELAND F. DySARD, PLS #3859
MARY E. FINSTAD, CFM, PSM #5901

F.L.A. SURVEYS CORP.
PROFESSIONAL LAND SURVEYORS & MAPPERS-LB 6569
9220 BONITA BEACH ROAD, STE 200
BONITA SPRINGS, FL 34135
239-403-1600 FAX 403-8600
239-404-7129 239-580-2795
239-250-2792 239-825-8504
3884 PROGRESS AVE., SUITE 104
NAPLES, FL 34104

DRAWN BY:	HA	PARTY CHIEF:	SM

REVISIONS

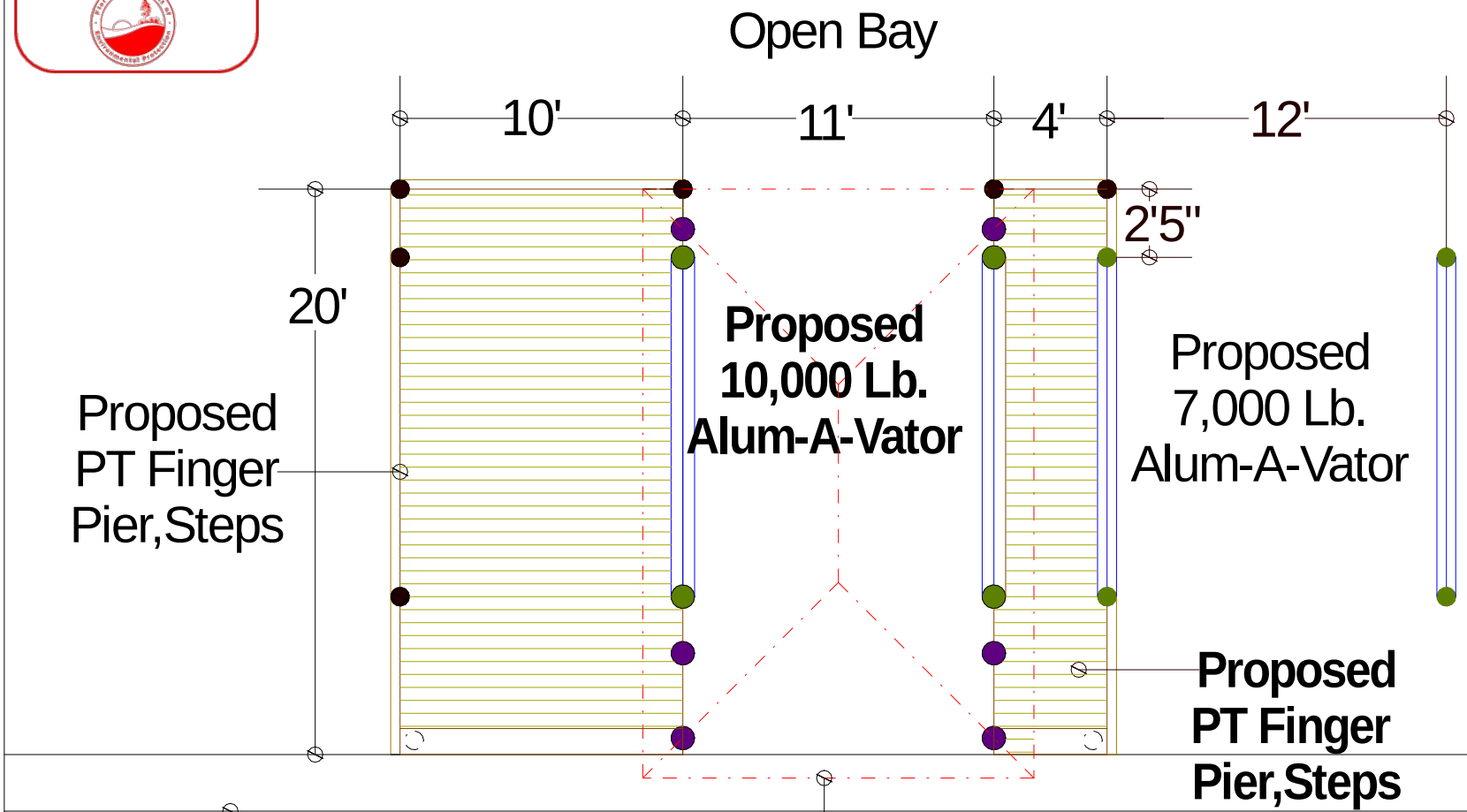
PROJECT NO:
15-85282-SPC

RECEIVED June 18, 2015
South District DEP

Attachment: Attachment E - Hearing Package PL20190000674 (16281 : PL20190000674 BDE 166 Tahiti

Received
Electronically
July 17, 2015
South District

***Note:** Each Boatlift will be Occupied by (1) Vessel Solely. Only (2) Vessels will be placed within Combined Boatslips.*



EXEMPT
File Number:
11-0335866-001

North

Scale:1"=6'

Nelson marine construction

Name Moses
Address 166 Tahiti Circle

Date	Approval	DWG NO.
7/15/15		Moses Boathouse 5

Attachment: Attachment E - Hearing Package PL20190000674 (16281 : PL20190000674 BDE 166 Tahiti

EXEMPT
File Number: 11-0335866-001

SURVEY SKETCH OF BOUNDARY SURVEY

NOT FOR FENCE CONSTRUCTION
NOT FOR CONSTRUCTION
NOT FOR DESIGN

PHOTO PAGE





RECEIVED June 18, 2015
South District DEP

F.L.A. SURVEYS CORP.
PROFESSIONAL LAND SURVEYORS & MAPPERS - LB 6569

3884 PROGRESS AVE., SUITE 104
NAPLES, FLORIDA 34104
239-403-1600 FAX 403-8600
9220 BONITA BEACH ROAD, STE. 200
BONITA SPRINGS, FLORIDA 34135
239-403-1600 FAX 403-8600

REVISIONS

PROJECT NO.
15-85282

DRAWN BY: LFD	PARTY CHIEF:	N/A

Attachment: Attachment E - Hearing Package PL20190000674 (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Hybrid Virtual Quasi-Judicial Public Hearing Waiver

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

For Petition Number(s): BDE PL20190000674

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

Name: Mary Taylor

Date: 5/10/21

Signature: M Taylor

☑ Applicant*

☐ Legal Counsel to Applicant

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

Attachment: Attachment F - HEX Hybrid Meeting Waiver (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Hybrid Virtual Quasi-Judicial Public Hearing Waiver

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

For Petition Number(s): BDE PL20190000674

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

Name: Robert Moses

Date: 5/4/21

Signature:

☑ Applicant*

☐ Legal Counsel to Applicant

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

Attachment: Attachment F - HEX Hybrid Meeting Waiver (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Hybrid Virtual Quasi-Judicial Public Hearing Waiver

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

For Petition Number(s): BDE PL20190000674

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

Name: Amy Moses Date: 5/4/21

Signature:

☑ Applicant*

☐ Legal Counsel to Applicant

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

Attachment: Attachment F - HEX Hybrid Meeting Waiver (16281 : PL20190000674 BDE 166 Tahiti Circle - Moses / Taylor)

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.B
Item Summary: PETITION No. PL20200001952 - Request for an insubstantial change to the Hammock Park Mixed-Use Planned Unit Development (MPUD), Ordinance No. 04-68, as amended, to allow a temporary off-premises directional sign up to 10 feet in height, 64 square feet in area, and 1,320± feet from the subject McMullen MPUD, Watercrest Assisted Living Facility, to approve deviations increasing the permissible height, size, and distance of said sign, and to update PUD and CPUD references to MPUD, located on 19± acres at the northeast corner of the intersection of Collier Boulevard (CR-951) and Rattlesnake Hammock Road in Section 14, Township 50 South, Range 26 East, Collier County, Florida. [Coordinator: John Kelly, Senior Planner] Commission District 1. This item has been continued from the 6/10/2021 HEX Meeting.

Meeting Date: 07/08/2021

Prepared by:
Title: Operations Analyst – Planning Commission
Name: Diane Lynch
06/21/2021 4:31 PM

Submitted by:
Title: – Zoning
Name: Mike Bosi
06/21/2021 4:31 PM

Approved By:

Review:

Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	06/22/2021 11:21 AM
Zoning	Ray Bellows	Review Item	Completed	06/29/2021 1:19 PM
Growth Management Operations & Regulatory Management	Kenneth Kovensky		Review Item	Completed
Zoning	Diane Lynch	Zoning Director Review	Skipped	06/22/2021 11:19 AM
Zoning	Mike Bosi	Additional Reviewer	Completed	06/29/2021 2:03 PM
Hearing Examiner	Andrew Dickman	Meeting Pending	07/08/2021 9:00 AM	

SUPPLEMENTAL STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: GROWTH MANAGEMENT DEPARTMENT
ZONING DIVISION-ZONING SERVICES SECTION

HEARING DATE: JULY 8, 2021

SUBJECT: PDI-PL20200001952, HAMMOCK PARK COMMERCE CENTRE MPUD

This petition previously appeared on the June 10, 2021, HEX Agenda. Staff presented the item and noted that the Neighborhood Information Meeting (NIM) required by LDC Section 10.03.06.H.2.a had been conditionally waived on January 27, 2021. A member of the public spoke shortly thereafter and indicated insufficient information pertaining to the project had been made available to the public. At that time the NIM waiver was rescinded and the petitioner's agent agreed to conduct a NIM prior to the next hearing; it was announced the next hearing would be on July 8, 2021.

The previously submitted Staff Report remains unchanged. As the location of the HEX meeting was changed from the Growth Management Building to the County Government Center the applicant was requested to update their public hearing sign; see new Attachment I. The required newspaper ad previously ran on May 21, 2021; it was determined that as less than 5 weeks has elapsed no further action is necessary. Attachment J has been added to incorporate the applicant's NIM package.

NEIGHBORHOOD INFORMATION MEETING (NIM):

The applicant conducted a duly advertised NIM on June 28, 2021, at 5:00 P.M., at the Fairway Bible Church located at 3855 The Lords Way, Naples, Florida 34114; the meeting was simultaneously run on Zoom to satisfy remote participation requirements. The applicant's agent and County staff were in attendance; however, no members of the public were in attendance. The meeting was concluded at 5:15 P.M.

Attachment: SUPPLEMENTAL STAFF REPORT 06292021 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: ZONING DIVISION – ZONING SERVICES SECTION
GROWTH MANAGEMENT DEPARTMENT

HEARING DATE: JUNE 10, 2021

SUBJECT: PDI-PL20200001952, HAMMOCK PARK COMMERCE CENTRE MPUD

OWNER/APPLICANT:

Hammock Park Apartments, LLC
7742 Alico Road
Fort Myers, FL 33912

AGENT:

Alexis Crespo, AICP
Waldrop Engineering, P.A.
28100 Bonita Grande Drive, Suite 305
Bonita Springs, FL 34135

REQUESTED ACTION:

The petitioner requests that the Hearing Examiner approve an insubstantial amendment to the Hammock Park Commerce Centre Mixed-Use Planned Unit Development (MPUD), Ordinance No. 04-68, as amended, to allow a temporary off-premise directional sign up to 10 feet in height, 64 square feet in area, 1,320± feet from the McMullen MPUD, Watercrest Assisted Living Facility, to approve deviations increasing the permissible height, size, and distance of said sign, and to update PUD and CPUD references to MPUD.

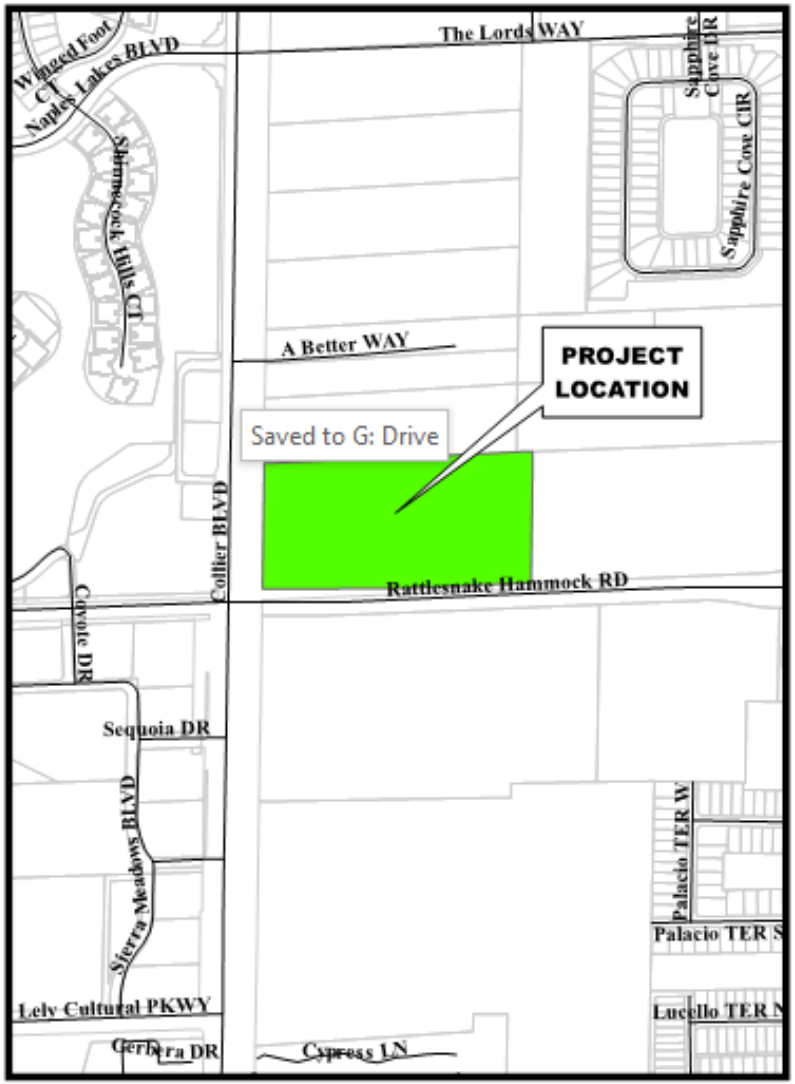
GEOGRAPHIC LOCATION:

The subject property, consisting of 19.19± acres, is located in the northeast quadrant of the intersection of Collier Boulevard (CR-951) and Rattlesnake Hammock Road in Section 14, Township 50 South, Range 26 East, Collier County, Florida. Activity Center Number 7 includes the subject parcel.

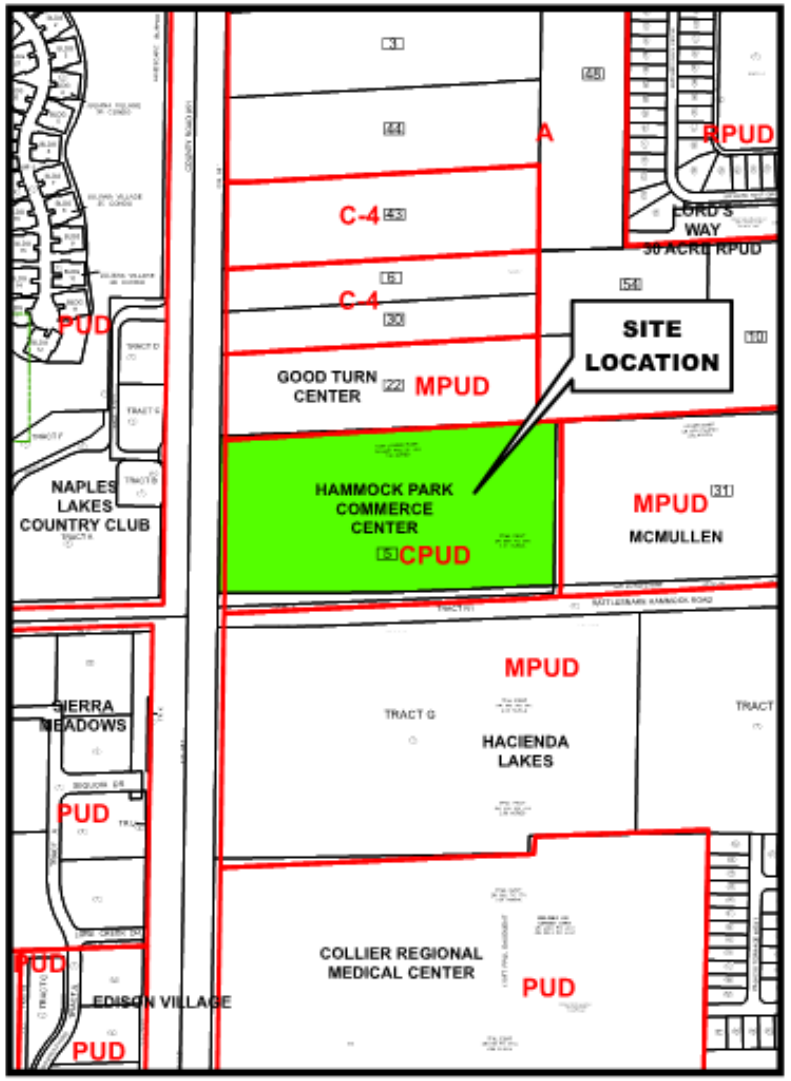
PURPOSE AND DESCRIPTION OF PROJECT:

The Applicant requests to amend the Hammock Park Commerce Centre MPUD by allowing a temporary off-premise directional sign, no greater than 64 square feet and 10-foot tall, for the neighboring Watercrest Assisted Living Facility located within the McMullen MPUD; three deviations from the Land Development Code (LDC) are required to allow for the permitting of said sign. Additionally, as the subject MPUD has been previously amended there are past PUD and CPUD references that will be updated to MPUD.

Attachment: Staff Report 051321 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)



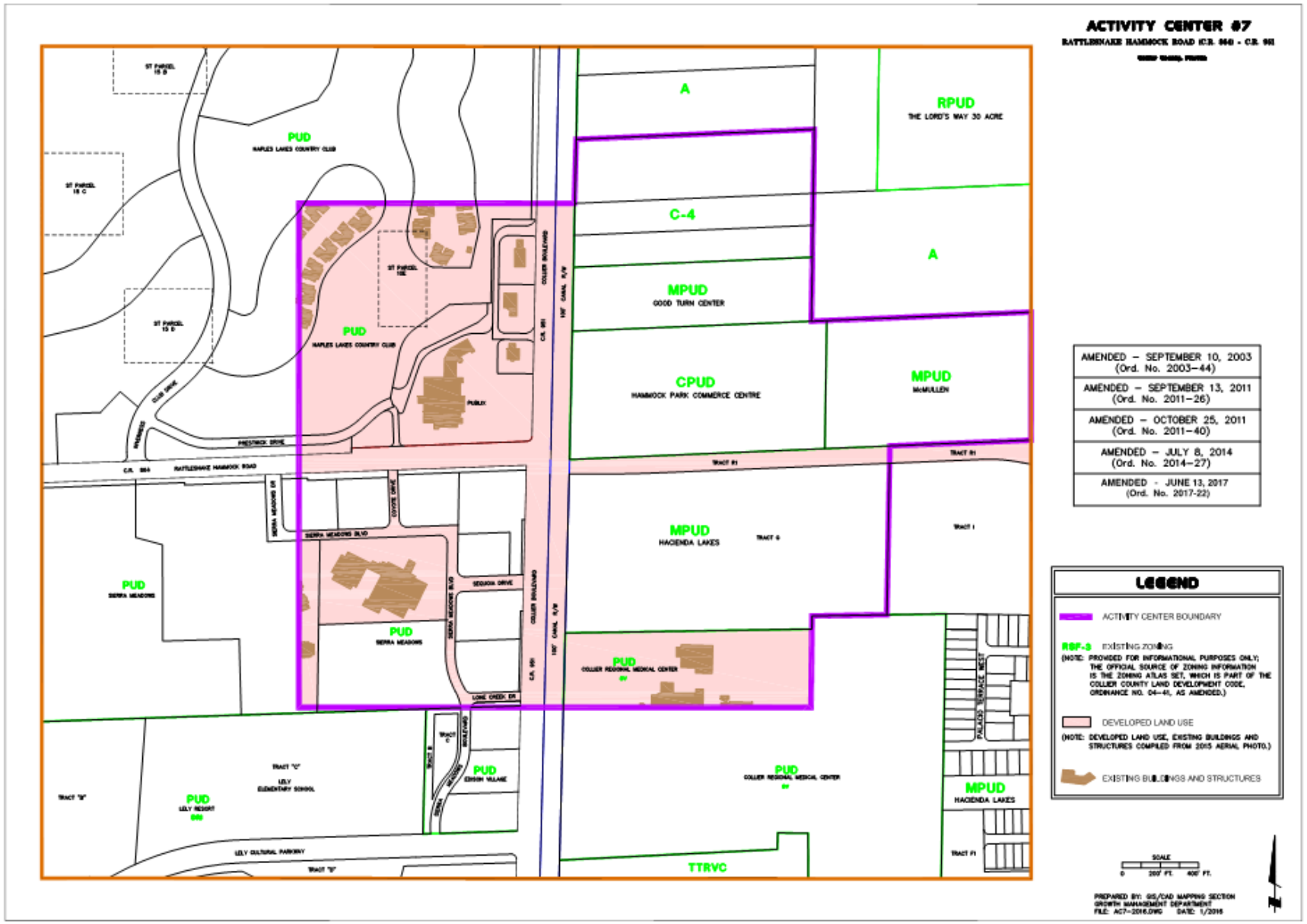
Location Map



Zoning Map

Petition Number: PL20200001952

Attachment: Staff Report 051321 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)



Attachment: Staff Report 051321 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

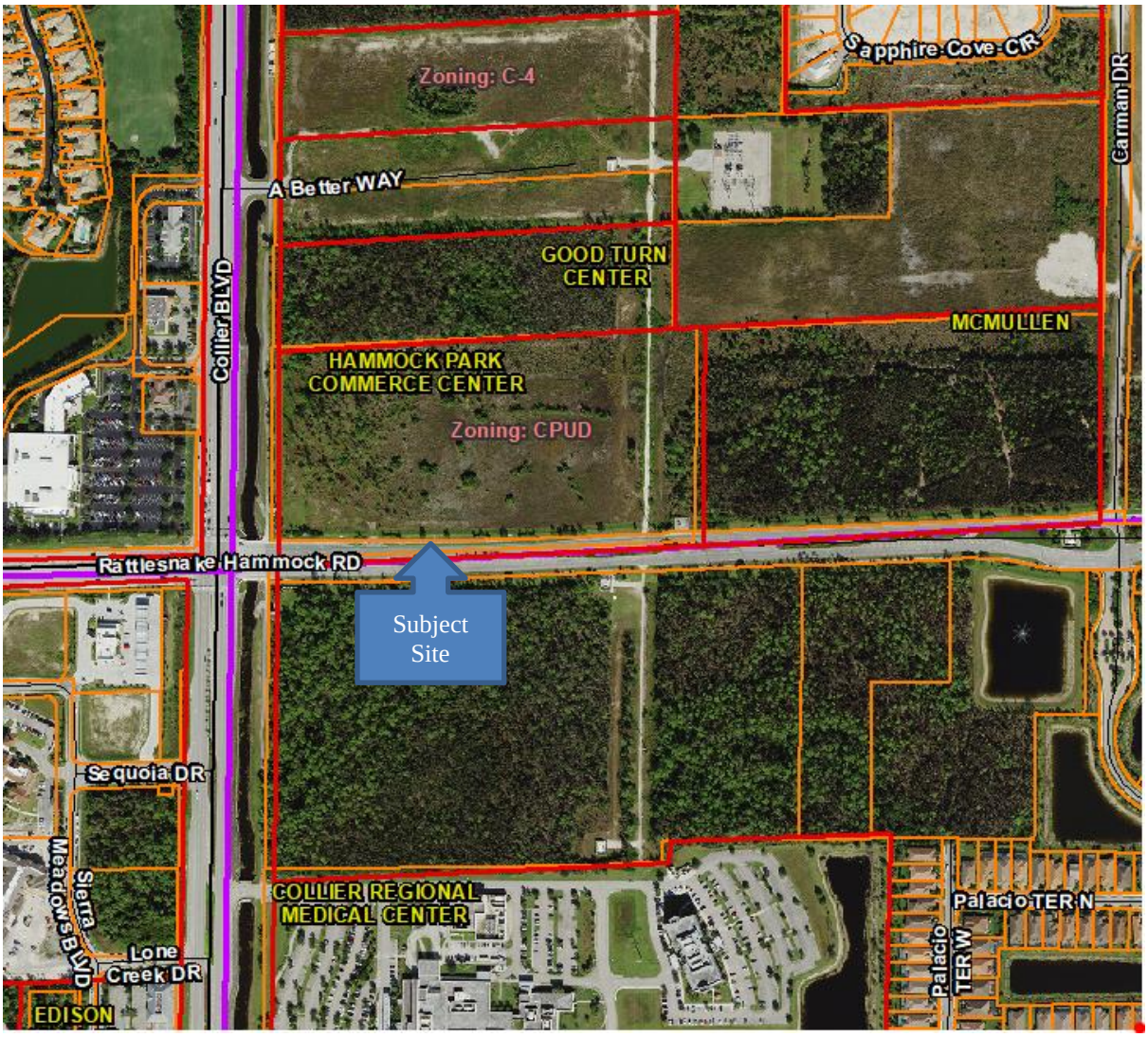
SURROUNDING LAND USE AND ZONING:

North: Undeveloped property located within the **Good Turn Center MPUD** zoning district; intensity: 100,000 square feet of commercial; and, and an undeveloped parcel zoned **Agricultural**, density: 1 DU/5 acres

East: Site Development Plan Approval has been granted for the Watercrest at Hacienda Lakes Independent Living Facility, located within the **McMullen MPUD**; intensity: 185,000 square feet of commercial

South: Rattlesnake Hammock Road ROW, across which is an undeveloped commercial tract zoned **Hacienda Lakes MPUD**; intensity: 327,500 square feet of commercial and 70,000 square feet of professional and medical office.

West: Collier Boulevard ROW, across which is the developed commercial tract of the **Naples Lakes Country Club PUD**, intensity: 110,000 square feet of commercial



Collier County GIS

Attachment: Staff Report 051321 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

STAFF ANALYSIS:

The proposed amendment will have a minor effect on abutting properties by permitting a temporary, off-site, directional sign for the benefit of the neighboring Watercrest development. Staff is however concerned that at the time of this petition the property in question has not yet received development approval and will in the future have its own sign needs.

Comprehensive Planning: The subject site is within Activity Center Number 7 on the Future Land Use Map of the Future Land Use Element of the Growth Management Plan. The Mixed-Use Activity Center Subdistrict allows the full array of commercial uses (C1 – C5). This CPUD is approved for a mixture of commercial uses, including retail and office uses, and customary accessory uses. The proposed amendment does not add or remove uses or increase use intensity.

Conservation and Coastal Management Element: Not applicable.

Transportation Element: Not applicable.

PLANNED UNIT DEVELOPMENT INSUBSTANTIAL CHANGE CRITERIA:

There are three types of changes to a PUD Ordinance: Substantial, Insubstantial, and Minor. An insubstantial change includes any change that is not considered a substantial or minor change. An insubstantial change to an approved PUD Ordinance shall be based upon an evaluation of LDC subsection 10.02.13 E.1.

LDC Section 10.02.13.E.1 Criteria:

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

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

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

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

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

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

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

No, the proposed amendment is to allow an off-site directional sign and to allow for corrections to the MPUD document by changing references from PUD and CPUD to MPUD.

Attachment: Staff Report 051321 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

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

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

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

The proposed change is for a temporary directional sign and will not create any additional vehicular generated trips based upon the ITE Trip Generation Manual.

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

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

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

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

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

No, this modification is in compliance with the Future Land Use Element of the Growth Management Plan.

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

Hammock Park Commerce Centre CPUD is not a DRI, so this criterion is not applicable.

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

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

LDC Section 10.02.13.E.2 Criteria:

Does this petition change the analysis of the findings and criteria used for the original application? (Rezone Findings are attached to this Staff Report as Exhibit "A".)

Attachment: Staff Report 051321 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

No, the change proposed does not affect the original analysis, rezone, and PUD findings (attached).

Deviation Discussion:

The petitioner is seeking three new deviations from the requirements of the LDC which are required to support an amendment to Section 2.6 (Signs) of the MPUD document. The proposed subsection, 5.6.C. reads as follows:

> **The off-premises directional sign for the Watercrest project (AKA McMullen MPUD) shall be no greater than 64 SF and 10' tall. The sign may be located on the property for a maximum of three (3) years from the date of sign permit issuance or until new home/unit sales are completed in accordance with the location shown on Exhibit D-1.**

The petitioner's justification and staff analysis/recommendation are outlined below.

PUD Deviations 1 thru 3: existing, not applicable to this petition.

Proposed Deviation #4:

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

Petitioner's Justification:

"The request will allow for an appropriately sized off-premises directional sign to notify the travelling public of the Watercrest Assisted Living Facility (ALF) located to the east of Hammock Park.

Collier Blvd. is a major arterial facility with relatively high travel speeds. Thus, visible signage to direct the travelling public is critical along this roadway, when compared to smaller, collector or local roads.

Additionally, the property boundary is setback a minimum of 115+/-feet from the travel lanes. This substantial setback is created by the Collier Blvd. canal and pathway system within the county-owned right-of-way. Therefore, the signage will not be located directly on the roadway and create a negative or unattractive viewshed for the public.

It is understood that Hammock Park MPPUD may not exceed the number of signs permitted by LDC §5.06.02.B.2, thereby preventing signage proliferation on the property."

Staff Analysis and Recommendation:

The purpose of the County's Sign Code is expressed within LDC Section 5.06.01.A which states:

> "The purpose of this sign code is to provide minimum control of signs necessary to promote the health, safety and general welfare of the citizens of Collier County, Florida, by lessening hazards to pedestrians and vehicular traffic, by preserving property values, by preventing unsightly and detrimental signs that detract from the aesthetic appeal of the county and lead to economic decline and blight, by preventing signs from reaching such excessive size and numbers that they obscure one another to the detriment of the county, by assuring good and attractive design that will

Attachment: Staff Report 051321 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

strengthen the county's appearance and economic base, and by preserving the right of free speech and expression in the display of signs."

Staff finds the size of the subject sign, 64 square feet, to be excessive and is therefore unable to support the requested off-premise directional sign proposed for this location. Staff bases this finding on the fact that the property involved has already been granted LDC deviations to allow for another off-premise directional sign; said sign is part of what must be described as an entry feature for the Hacienda Lakes community; said off-premise directional sign was limited to 32 square feet of sign area. Additionally, staff must consider that at the time this application was presented the subject property was undeveloped. Said property remains undeveloped; however, preliminary site development plans have since been delivered to the County and are actively engaged in the review process (refer to Attachment F). Said plans are for a mixed-use apartment complex with commercial elements and a 7-Eleven convenience store with fuel pumps. Staff has concerns that these businesses that front on Collier Boulevard will desire their own signs to promote exposure, the placement for which are limited by the existing off-premise directional sign and entry tower features that have already been approved for the subject location. Staff did express to the applicant that a 32 square foot sign would be considered.

Proposed Deviation #5:

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

Petitioner's Justification:

"The height is necessary to ensure legible signage in consideration of the significant setback between the sign and the roadway, as well as the travel speeds along Collier Blvd.

The sign has been attractively designed, as shown on the attached rendering in order to protect viewsheds."

Staff Analysis and Recommendation:

Staff has no objection to this deviation as other entry features on this site exceed 10-feet provided that said sign is not also placed on top of a landscape berm which would further elevate the sign; the applicant's justification is acknowledged.

Proposed Deviation #6:

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

Petitioner's Justification:

"The proposed location of the sign, generally in the middle of the Collier Blvd. frontage, is approximately 1,320+/- linear feet east of the Watercrest project site (AKA McMullen PUD).

The proposed signage location achieves visibility from Collier Blvd., an arterial roadway with relatively high travel speeds, and provides adequate separation(150+/-feet) from Hacienda Lakes signage monument and tower features at the corner of Rattlesnake Hammock Road and Collier Blvd. The sign will maintain all required setbacks from the right-of-way/property lines."

Attachment: Staff Report 051321 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

Staff Analysis and Recommendation:

Staff has no objection as to the required increase of distance required to allow the Watercrest facility to have a directional sign at the requested location.

NEIGHBORHOOD INFORMATION MEETING (NIM):

A NIM Waiver was granted for this project, pursuant to LDC Section 10.03.06.H.2.a, by the Hearing Examiner on January 27, 2021, following the first review of the project, with the condition that should any opposition to the application occur between the granting of the waiver and the public hearing said waiver may be rescinded resulting in the requirement that a NIM be conducted.

STAFF RECOMMENDATION:

Staff is constrained from recommending that the Collier County Hearing Examiner approve Petition PDI-PL20160002044 as the size of the sign is not consistent with other off-premise directional signs that have been previously approved. Should the Hearing Examiner determine the off-premise directional sign is warranted, staff recommends the following conditions:

1. The temporary off-premise directional sign shall be no greater than 10 feet tall and have a sign face area of 32 square feet or less; and
2. The off-premise directional sign may be located on the subject property for a maximum of three years from the date of sign permit issuance, until new home/unit sales are completed for the Watercrest project, or until a building permit is issued for a principal structure on the subject property, whichever occurs first.

Documents pertinent to the approval of this petition are contained within Attachment A. Acceptance of the above conditions will require proposed MPUD Section 2.6.C be modified prior to issuance of the Hearing Examiner's formal decision.

Attachments:

A. Proposed PUD Insubstantial Change Documents
B. Google – Street View of 7-Eleven Development Area – Collier Blvd.
C. Findings of Fact of the original Rezone
D. HEX Decision 2014-28
E. HEX Decision 2016-42
F. Preliminary Site Development Plans and 7-Eleven Sign Site Plan
G. Applicant's Backup - Application and support documents
H. Hybrid Meeting Waiver

Attachment: Staff Report 051321 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

Hammock Park MPUD
Amend Ordinance 07-30

AMENDMENT TO THE TABLE OF CONTENTS/LIST OF EXHIBITS PAGE; SECTION VI, REQUESTED DEVIATIONS FROM THE LDC; OF THE PUD DOCUMENT ATTACHED TO ORDINANCE NO. 07-30, HAMMOCK PARK MPUD

The Table of Contents Page of the PUD Document of the Hammock Park MPUD, is hereby amended.

The "Project Development," labeled as Section II of the PUD Document of the Hammock Park MPUD is hereby amended.

The "Requested Deviations from the LDC," labeled as Section VI of the PUD Document of the Hammock Park MPUD, is hereby amended.

The Exhibit D-1, labeled "Off-Premise Directional Signage", attached hereto and incorporated herein, is hereby added to the PUD Document of the Hammock Park MPUD.

Attachment: Attachment A - Proposed PUD Insubstantial Change Documents (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

Attachment: Attachment A - Proposed PUD Insubstantial Change Documents (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

HAMMOCK PARK MPUD

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SECTION III Commercial- Mixed Use

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SECTION V General Development Commitments

SECTION VI Requested Deviations from the LDC [1]

LIST OF EXHIBITS

EXHIBIT "A" PUD Master Plan

EXHIBIT "A-1" Off-Premises Directional Sign Location [1]

EXHIBIT "C-1" Tower Locations [2]

EXHIBIT "C-2" Tower Renderings [2]

EXHIBIT "D-1" Off-Premises Temporary Directional Signage

1. Approved in HEX decision 2014-28.
2. Approved in HEX decision 2016-42.

SECTION II

PROJECT DEVELOPMENT

2.1 PURPOSE

The purpose of this Section is to delineate and generally describe the project plan of development, relationships to applicable County ordinances, the respective land uses of the tracts included in the project, as well as other project relationships.

2.2 GENERAL

A. Regulations for development of the Hammock Park MPUD shall be in accordance with the contents of this Document, MPUD - Mixed Use Planned Unit Development District, applicable sections and parts of the LDC and GMP in effect at the time of site development plan approval. Where these regulations fail to provide developmental standards, then the provisions of the most similar district in the LDC shall apply.

B. Unless otherwise noted, the definitions of all terms shall be the same as the definitions set forth in the LDC in effect at the date of adoption of this PUD.

C. All conditions imposed and graphic material presented depicting restrictions for the development of the Hammock Park MPUD shall become part of the regulations that govern the manner in which the MPUD site may be developed.

D. Unless specifically waived through any variance or waiver provisions from any other applicable regulations, the provisions of those regulations not otherwise provided for this ~~C~~MPUD remain in full force and effect.

2.3 PROJECT PLAN AND PROPOSED LAND USES

A. The project Master Plan is illustrated graphically by Exhibit "A", MPUD Master Plan.

B. Minor modifications to Exhibit "A" may be permitted at the time of Site Development Plan approval, subject to the provisions of the LDC, as amended, or as otherwise permitted by this MPUD Document.

C. In addition to the various areas and specific items shown in Exhibit "A", easements (such as utility, private and semi-public) shall be established and/or vacated within or along the properly, as may be necessary.

2.4 LAND USE

Attachment: Attachment A - Proposed PUD Insubstantial Change Documents (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

A. Exhibit "A", MPUD Master Plan, constitutes the required MPUD Development Plan. Except as otherwise provided within this MPUD Document, any division of the property and the development of the land shall be in compliance with the subdivision regulations and the platting laws of the State of Florida.

B. Appropriate instruments will be provided at the time of infrastructure improvements regarding any dedications and the methodology for providing perpetual maintenance of common facilities.

2.5 NATIVE VEGETATION RETENTION REQUIREMENTS

Pursuant to the LDC, as amended, 15% of the native vegetation on site shall be retained. The exact boundaries of the preserve may vary in order to accommodate final alignment of Rattlesnake Hammock Extension but a minimum of 1.63 acres of native preserve shall be provided for in accordance with the LDC.

2.6 SIGNS

Signs shall be in accordance with the LDC, as amended except as provided herein and under Section 6.1. "Sign Deviations."[1]

A. One (1) off-premises directional sign for the Hacienda Lakes PUD/DRI shall be permitted in the northeast quadrant of the intersection of C.R. 951 and Rattlesnake Hammock Road, as depicted and labeled per Exhibit A-1. This off-premises sign shall be allowed in addition to other signage allowed by the LDC. The off-premises sign shall contain only the name of the overall project and the insignia or motto of the entire development.[1]

B. The off-premises directional sign for the Hacienda Lakes PUD/DRI shall be no greater than 13 feet in height, and total square footage of all sign copy areas (name of the project and insignias or mottos) shall not exceed 38 square feet (see Deviations #1 and #2 under Section 6.1. "Sign Deviations").[1]

C. <u>The off-premises directional sign for the Watercrest project (AKA McMullen MPUD) shall be no greater than 64 SF and 10' tall. The sign may be located on the property for a maximum of three (3) years from the date of sign permit issuance or until new home/unit sales are completed in accordance with the location shown on Exhibit D-1.</u>

1. Approved in HEX decision 2014-28.

Attachment: Attachment A - Proposed PUD Insubstantial Change Documents (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

Attachment: Attachment A - Proposed PUD Insubstantial Change Documents (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

SECTION VI[1]

REQUESTED DEVIATIONS FROM THE LDC[1]

6.1 DEVIATIONS[1]

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

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

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

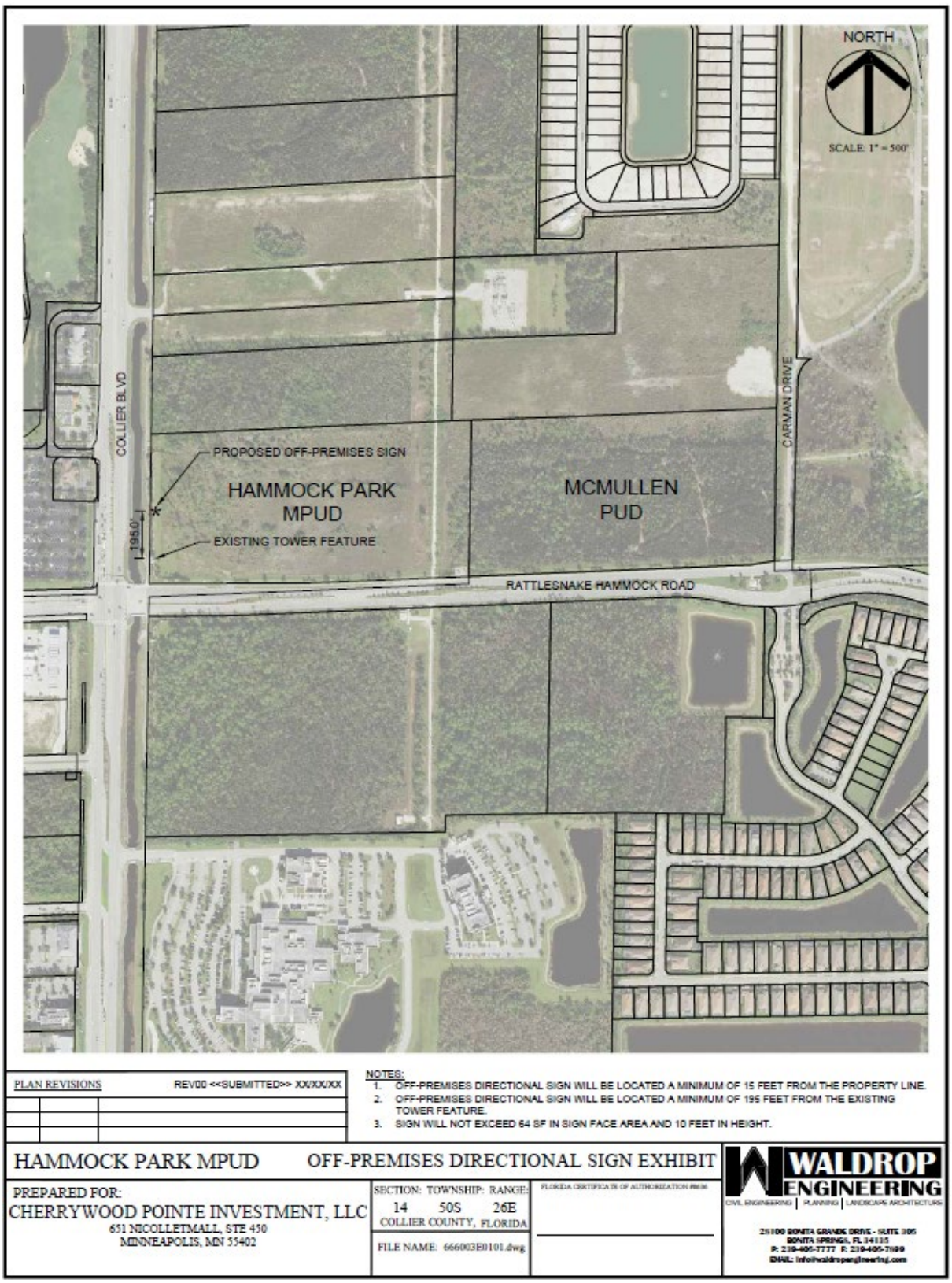
D. Deviation #4 seeks relief from LDC Section 5.06.04.G.2.a, which allows for a maximum sign area of 12 square feet for off-premises directional signs, to allow for a maximum sign area of 64 square feet for the proposed temporary off-premises directional sign as depicted in Exhibit D-1 and referenced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

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

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

1. Approved in HEX decision 2014-28.
2. Approved in HEX decision 2016-42.

EXHIBIT D-1



PLAN REVISIONS — REV00 <<SUBMITTED>> XX/XX/XX

NOTES:
1. OFF-PREMISES DIRECTIONAL SIGN WILL BE LOCATED A MINIMUM OF 15 FEET FROM THE PROPERTY LINE.
2. OFF-PREMISES DIRECTIONAL SIGN WILL BE LOCATED A MINIMUM OF 195 FEET FROM THE EXISTING TOWER FEATURE.
3. SIGN WILL NOT EXCEED 64 SF IN SIGN FACE AREA AND 10 FEET IN HEIGHT.

HAMMOCK PARK MPUD — OFF-PREMISES DIRECTIONAL SIGN EXHIBIT

PREPARED FOR:
CHERRYWOOD POINTE INVESTMENT, LLC
651 NICOLLETMALL, STE 450
MINNEAPOLIS, MN 55402

SECTION: TOWNSHIP: RANGE:
14 50S 26E
COLLIER COUNTY, FLORIDA

FILE NAME: 666003E0101.dwg

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

WALDROP ENGINEERING
CIVIL ENGINEERING | PLANNING | LANDSCAPE ARCHITECTURE

28100 BONITA GRANDE DRIVE - SUITE 305
BONITA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7699
EMAIL: info@waldropeng.com

Attachment: Attachment A - Proposed PUD Insubstantial Change Documents (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

HAMMOCK PARK PDI
OFF-PREMISE DIRECTIONAL SIGN



MAX. SIGN FACE AREA: 64 SF
MAX. SIGN HEIGHT: 10 FEET

CONCEPTUAL SIGN FACE CONTENT - FOR ILLUSTRATIVE PURPOSES ONLY

Attachment: Attachment A - Proposed PUD Insubstantial Change Documents (16283 : PL20200001952 PDI Hammock Park Commerce Centre)


7-Eleven #41574 Parcel
3.B.d
Attachment: Attachment B - Google - Streetview of 7-Eleven Hammock Park parcel
Google Earth
© 2021 Google
US Dept of State Geographer
10 ft

Exhibit A

REZONE FINDINGS
PETITION PUDA-2006-AR-10030
Hammock Park Commerce Centre CPUD

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

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

Pro: The Comprehensive Planning Department has indicated that the proposed amendment is consistent with the Future Land Use Element (FLUE) land use designation of the Growth Management Plan (GMP).

Con: None

Findings: Based on the staff's review the amendment would be in compliance with the FLUE of the GMP and the Land Development Code (LDC). Since the current CPUD is amending the intensity of the permitted retail and commercial units the goals and objective of the GMP will remain.

2. The existing land use pattern;

Pro: This project is adjacent to Heavy Commercial District (C-5); the permitted lower commercial land use in the CPUD will be consistent with the existing and proposed land use patterns as explained in the staff report.

Con: The adjacent properties to the south and east are zoned Agriculture (A) and the property adjacent to the west is zoned Naples Lakes Country Club PUD a residential land use.

Findings: The decrease of intensity of retail and commercial units is deemed acceptable for this site because the amendment complies with the GMP and LDC requirements and is consistent with the existing and future land use pattern in the area.

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

Pro: The parcel will not result in an isolated district unrelated to adjacent and nearby districts because it is located within an Activity Center and is located within a close proximity of other approved commercial zoned properties.

Con: None

Findings: The proposed amendment is of sufficient size and is adjacent to commercially zoned properties; therefore, this CPUD will not create an isolated district. By virtue of its location within the Urban, Urban Commercial District, Mixed-Use Activity Center

Attachment: Attachment C - Rezone findings PUDA-2006-AR-10030 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

Subdistrict on the Future Land Use Map (FLUM) this CPUD is deemed consistent with the GMP and LDC.

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

Pro: The requested action will not change the subject site in relation to the nearby property boundaries.

Con: None

Findings: The CPUD boundaries are logically drawn and they are consistent with the Mixed-Use Activity Center Subdistrict, as identified on the FLUM of the GMP.

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

Pro: The request reasonable because is does not change the land use which continue to be in harmony with the surrounding area.

Con: The proposed rezone amendment is not obligatory at this location.

Findings: The rezone amendment is necessary because the project is decreasing its retail and commercial units to comply with Policy 5.1 and 5.2 of the Transportation Element which will make the CPUD consistent with the GMP.

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

Pro: The proposed rezone amendment should not adversely influence living conditions in the neighborhood as the petition is consistent with existing uses and compatible with surrounding land use.

Con: Once the retail and commercial units are built it could cause an increase in noise and traffic impacts on the nearby residences. However, due to the relative small size of the site and the proposed preserve and buffer areas and the decrease of commercial intensity, the proposed amendment should not adversely impact the adjacent properties.

Findings: The proposed amendment has not changed its permitted land use and has been properly publicize to ensure the surrounding neighbors will be assured that the least amount of adverse impact on the adjacent developments have been addressed. In addition, the development standards and landscaping requirements contained in the LDC are intended to alleviate any adverse impact to the living conditions in this neighborhood if the proposed amendment is approved.

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.

Attachment: Attachment C - Rezone findings PUDA-2006-AR-10030 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

Pro: The rezoning should not create excessive traffic congestion or otherwise affect public safety as the GMP requires adequate access to and from the project and the effect on pedestrian and vehicular circulation and safety. Since the property fronts on a public road it provides an immediate access to the arterial road network.

Con: Urban intensification results in greater volumes of traffic on the local, arterial and collector road system serving the CPUD. Other projects dependent on the same street system may perceive this CPUD as one which will reduce their perceived comfort levels.

Findings: The Transportation Services Division has reviewed the proposed CPUD to the concurrency management system and had the developer incorporate improvements to the county roads to retain consistency with Policy 5.1 of the Traffic Element of the GMP.

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

Pro: The proposed change should not create drainage or surface water problems because the LDC and GMP have regulations in place that will ensure review for drainage on new developments.

Con: Staff will not determine if the new development will have drainage problems until the review of the development order.

Findings: Every project approved in Collier County involving the utilization of property for some land use activity is scrutinized and required to mitigate all sub-surface drainage generated by developmental activities as a conditions of approval. This project was reviewed for drainage relationships and design and construction plans are required to meet County standards and regulations.

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

Pro: The CPUD conforms to the similar commercial development standards of the LDC which are designed to protect the circulation of light and air to adjacent areas.

Con: None

Findings: All projects in Collier County are subject to the development standards that apply generally and equally to all zoning districts and this project will be subject to those same standards.

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

Pro: Typically urban intensification increases the value of underutilized land and the proposed amendment should not alter the property values nor should it decrease or overtax the load on public facilities.

Con: None

Findings: Property valuation is affected by a host of factors including zoning; however zoning by itself may or may not affect values, since value determination by law is driven by market value. The mere fact that a property is given a commercial zoning designation

Attachment: Attachment C - Rezone findings PUDA-2006-AR-10030 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

should not affect value because similar commercial zoning is permitted in the surrounding area.

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

Pro: The LDC's criteria for review of each land use application to allow Planning Commission and Board of Commissioners to follow standardized review process which requires consistency of the GMP.

Con: None

Findings: The development of adjacent properties, in accordance with existing regulations, will not be affected if this rezone amendment is approved.

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

Pro: Land Use applications are subject to the public hearing process to assure that the rezone thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity in which the property is situated.

Con: None

Findings: The proposed amendment does not alter the permitted land uses which meet the terms of the land use designation of the Urban Commercial District, Mixed-Use Activity Center Subdistrict on the FLUM, which is a public policy statement supporting zoning actions when they are consistent with the entire GMP.

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

Pro: The proposed amendment conforms to the FLUE of the GMP because it will be used in accordance with the existing commercial zoning.

Con: None

Findings: The property can not be developed in accordance with the existing zoning because the CPUD has sunsetted, however to deny the petitioner of the opportunity to develop would result in a legal land use taking which is unconstitutional as well not consistent with the goals and objectives of the GMP.

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

Pro: The proposed amendment meets all objective criteria set forth for commercial zoning and conforms to the purpose and intent of the GMP and all its elements.

Con: None

Attachment: Attachment C - Rezone findings PUDA-2006-AR-10030 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

Findings: The proposed amendment is designed in a manner that is compatible with surrounding property in size and scale.

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

Pro: The proposed CPUD is consistent with the FLUM because it is in the Urban Commercial District, Mixed-Use Activity Center Subdistrict.

Con: None

Findings: There are many sites which are zoned to accommodate the proposed commercial development. This is not the determining factor when evaluating the appropriateness of a development. Each zoning petition is reviewed on its own merit for compliance with the GMP and the LDC; and staff does not review other sites in conjunction with a specific petition.

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

Pro: The land use pattern should accommodate carefully planned levels of development, protect existing uses, safeguard the environment, reduce sprawl, promote efficient use of land, encourage alternative modes of transportation and help to maintain a sense of community.

Con: None

Findings: While site conditions may restrict the location and square-footage of the homes it would not render the property unusable. Physical alteration is a product of developing vacant land which cannot be avoided.

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

Pro: The proposed amendment meets all objective criteria set forth for commercial zoning and conforms to the purpose and intent of the GMP and all its elements.

Con: The GMP encourages but does not require the synchronizing of development with the availability of public facilities needed to support that development.

Findings: Staff reviews for adequacy of public services and levels of service determined that required infrastructure meets the GMP established relationships. Staff has reviewed this petition and found it consistent with all Elements of the GMP.

Attachment: Attachment C - Rezone findings PUDA-2006-AR-10030 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

HEX NO. 2014 – 28

HEARING EXAMINER DECISION

PETITION NO. PDI-PL20140001187 – Petitioner, Wilton Land Company, LLC, requests an insubstantial change to Ordinance No. 07-30, the Hammock Park Commerce Centre Commercial Planned Unit Development, to add deviations to allow one off-premises directional sign with a maximum height of 13 feet and a maximum sign area of 38 square feet for the Hacienda Lakes MPUD/DRI at the southwest corner of the subject property. The subject property is located on the northeast corner of the intersection of Collier Boulevard (C.R. 951) and Rattlesnake Hammock Road in Section 14, Township 50 South, Range 26 East, Collier County, Florida.

DATE OF HEARING: September 25, 2014

STAFF RECOMMENDATION: Approval.

FINDINGS:

Based on the applicant's written petition, testimony at the hearing of the applicant, and the recommendation of staff, the Hearing Examiner finds that the criteria set forth in Sections 10.02.13 E.1 and 10.02.13 E.2 of the Land Development Code has been met and the petition should be approved.

DECISION:

The Hearing Examiner hereby approves Petition Number PDI-PL20140001187, filed by Robert J. Mulhere, FAICP of Hole Montes, Inc. representing Wilton Land Company, LLC, with respect to the property described herein, for an insubstantial change to Ordinance No. 07-30, the Hammock Park Commerce Centre Commercial Planned Unit Development (CPUD), to add deviations to allow one off-premises directional sign with a maximum height of 13 feet and a maximum sign area of 38 square feet for the Hacienda Lakes MPUD/DRI at the southwest corner of the subject property. Said deviations are as described in the amendment to the Hammock Park Commerce Center CPUD document attached as Exhibit "A" and the sign elevations attached as Exhibit "B", and are subject to the condition(s) set forth below.

ATTACHMENTS: Exhibit A – Hammock Park Commerce Center CPUD amendment
Exhibit B – Sign Elevations

LEGAL DESCRIPTION: See Ordinance No. 07-30, the Hammock Park Commerce Center CPUD

Attachment: Attachment D - HEX 2014-28 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

CONDITIONS:

The applicant will provide an easement agreement with the owner of the Hacienda Lakes MPUD/DRI for their use of this off-premise sign prior to the issuance of the building permit for this sign.

APPEALS:

This decision becomes effective on the date it is rendered. Pursuant to Ordinance 2013-25, as amended, a Hearing Examiner Decision may be appealed to the Board of County Commissioners, Collier County. Appeals must be filed within 30 days of the date the Hearing Examiner Decision is rendered.

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.

10-2-2014
Date

Mark Strain, Hearing Examiner

Approved as to form and legality:

Scott A. Stone
Assistant County Attorney

Attachment: Attachment D - HEX 2014-28 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

SECTION ONE:

AMENDMENT TO THE COVER PAGE OF THE PUD DOCUMENT ATTACHED TO ORDINANCE NO. 07-30, HAMMOCK PARK COMMERCE CENTRE CPUD

The Cover Page of the PUD Document attached to Ordinance No. 07-30, Hammock Park Commerce Centre CPUD, is hereby amended to read as follows:

PLANNED UNIT DEVELOPMENT DOCUMENT

FOR

HAMMOCK PARK COMMERCE CENTRE

CPUD

A COMMERCIAL PLANNED UNIT DEVELOPMENT

PREPARED BY:

RWA, INC.
6610 WILLOW PARK DRIVE, SUITE 200
NAPLES, FLORIDA 34109

AND

ROETZEL AND ANDRESS
850 PARK SHORE DRIVE
TRIANON CENTRE-THIRD FLOOR
NAPLES, FLORIDA 34103

REVISED BY:

HOLE MONTES, INC.
950 ENCORE WAY
NAPLES, FLORIDA 34110

DATE APPROVED BY BCC: 1-27-2007
ORDINANCE NUMBER: 2007-30
REVISED _____

EXHIBIT A

Words underlined are added; words ~~struck through~~ are deletions
H:\2014\2014048\WP\PDI\Resubmittal\Hammock Park Commerce Centre PUD (PDI-PL-20140001187) (8-7-2014).docx

Attachment: Attachment D - HEX 2014-28 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

SECTION TWO:

AMENDMENT TO THE TABLE OF CONTENTS/LIST OF EXHIBITS PAGE OF THE PUD DOCUMENT ATTACHED TO ORDINANCE NO. 07-30, HAMMOCK PARK COMMERCE CENTRE CPUD

The Table of Contents Page of the PUD Document attached to Ordinance No. 07-30, Hammock Park Commerce Centre CPUD, is hereby amended to read as follows:

HAMMOCK PARK COMMERCE CENTRE CPUD

TABLE OF CONTENTS

STATEMENT OF COMPLIANCE

SECTION I	Property Ownership & Description
SECTION II	Project Development
SECTION III	Community Commercial District
SECTION IV	Preserve Area
SECTION V	General Development Commitments
SECTION VI	Requested Deviations from the LDC

LIST OF EXHIBITS

EXHIBIT "A"	PUD Master Plan
EXHIBIT "A-1"	Off-Premises Directional Sign Location

Words underlined are added; words ~~struck-through~~ are deletions
H:\2014\2014048\WP\PDI\Resubmittal\Hammock Park Commerce Centre PUD (PDI-PL-20140001187) (8-7-2014).docx

Attachment: Attachment D - HEX 2014-28 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

SECTION THREE:

AMENDMENT TO SECTION II, PROJECT DEVELOPMENT, OF THE PUD DOCUMENT ATTACHED TO ORDINANCE NO. 07-30, HAMMOCK PARK COMMERCE CENTRE CPUD

Section II, entitled "Project Development," of the PUD Document attached to Ordinance No. 07-30, Hammock Park Commerce Centre CPUD, is hereby amended to read as follows:

SECTION II

PROJECT DEVELOPMENT

...

2.6 SIGNS

Signs shall be in accordance with the LDC, as amended, except as provided herein and under Section 6.1, "Sign Deviations."

A. One off-premises directional sign for the Hacienda Lakes PUD/DRI shall be permitted in the northeast quadrant of the intersection of C.R. 951 and Rattlesnake Hammock Road, as depicted and labeled per Exhibit A-1. This off-premises sign shall be allowed in addition to other signage allowed by the LDC. The off-premises sign shall contain only the name of the overall project and the insignia or motto of the entire development.

B. The off-premises directional sign for the Hacienda Lakes PUD/DRI shall be no greater than 13 feet in height, and total square footage of all sign copy areas (name of the project and insignias or mottos) shall not exceed 38 square feet (see Deviations #1 and #2 under Section 6.1, "Sign Deviations").

Attachment: Attachment D - HEX 2014-28 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

SECTION FOUR:

ADDITION OF SECTION VI, REQUESTED DEVIATIONS FROM THE LDC, TO THE PUD DOCUMENT ATTACHED TO ORDINANCE NO. 07-30, HAMMOCK PARK COMMERCE CENTRE CPUD

Section VI, entitled "Requested Deviations from the LDC," is hereby added to the PUD Document attached to Ordinance No. 07-30, Hammock Park Commerce Centre CPUD, as follows:

SECTION VI

REQUESTED DEVIATIONS FROM THE LDC

6.1 SIGN DEVIATIONS

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

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

Attachment: Attachment D - HEX 2014-28 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

SECTION FIVE:

ADDITION OF EXHIBIT A-1, OFF-PREMISES DIRECTIONAL SIGN LOCATION, TO THE PUD DOCUMENT ATTACHED TO ORDINANCE NO. 07-30, HAMMOCK PARK COMMERCE CENTRE CPUD

Exhibit A-1, labeled "Off-Premises Directional Sign Location," attached hereto and incorporated herein, is hereby added to the PUD Document attached to Ordinance No. 07-30, Hammock Park Commerce Centre CPUD

Attachment: Attachment D - HEX 2014-28 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

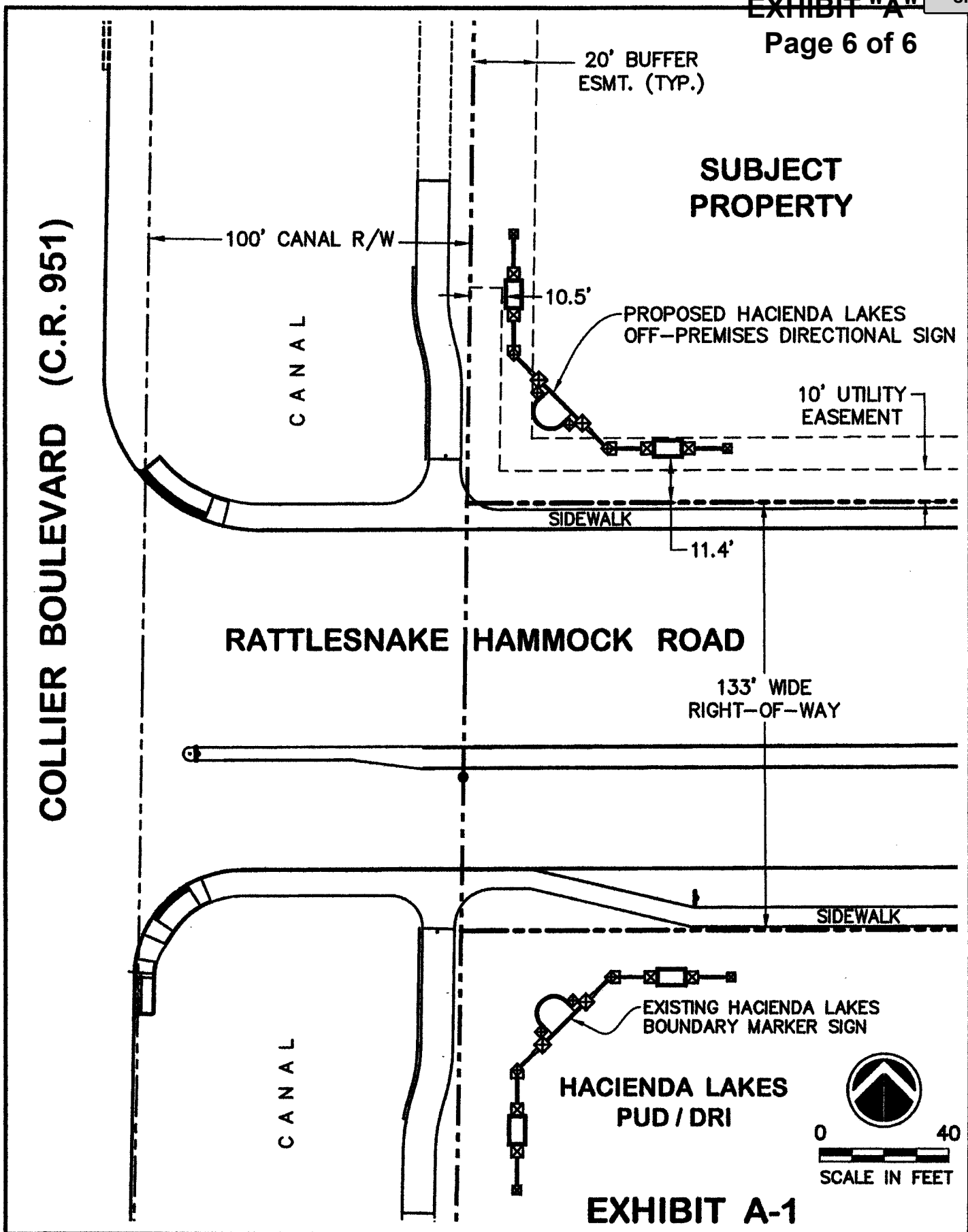


EXHIBIT A-1

HOLE MONTES
ENGINEERS·PLANNERS·SURVEYORS
950 Encore Way
Naples, FL 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

OFF-PREMISES DIRECTIONAL SIGN LOCATION

CHECKED BY : R.M.	PROJECT No. 2014.048
DRAWN BY : JON	CAD FILE NAME: EXH_A1
DATE : 06/2014	EXHIBIT - ITEM A-1

Attachment: Attachment D - HEX 2014-28 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

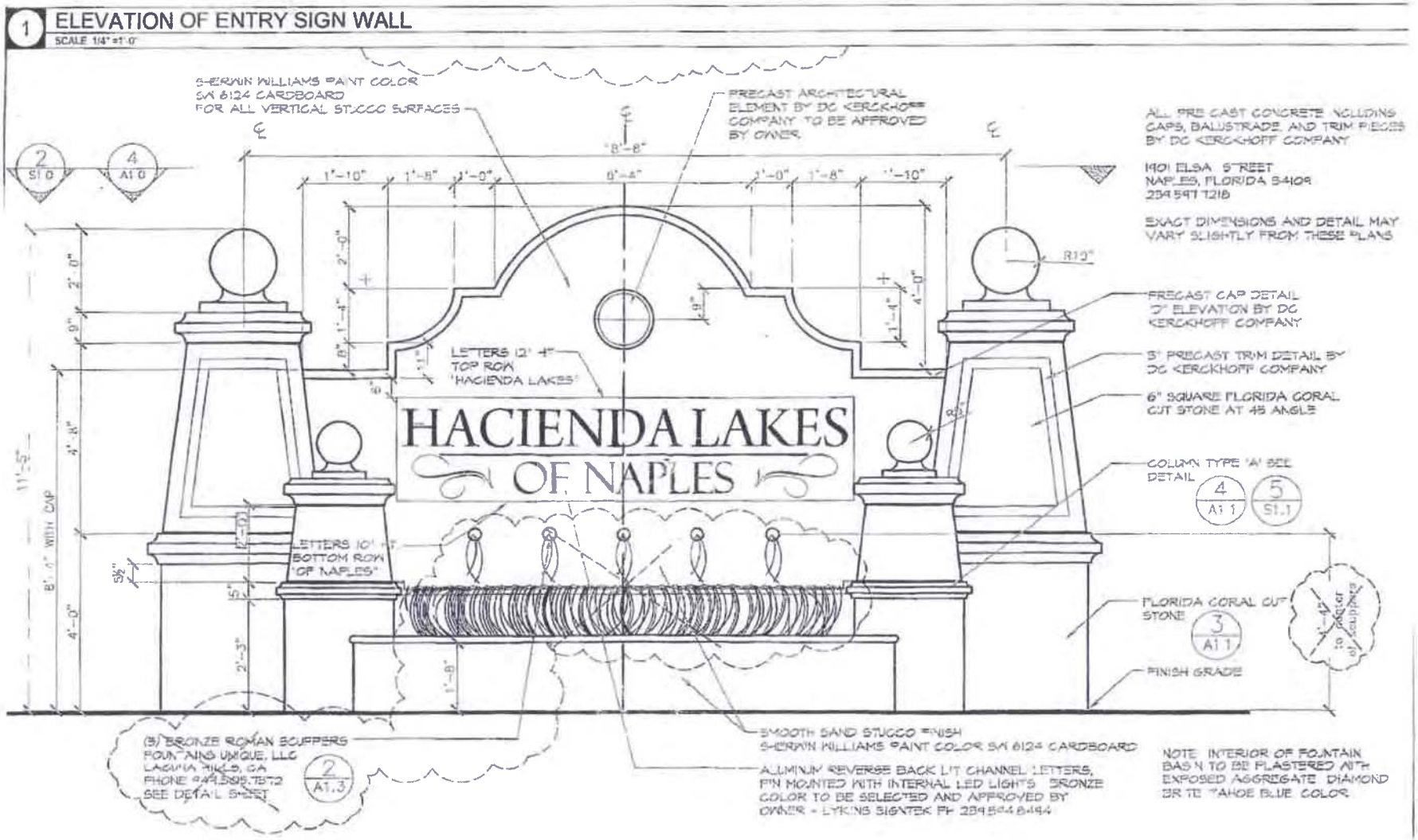
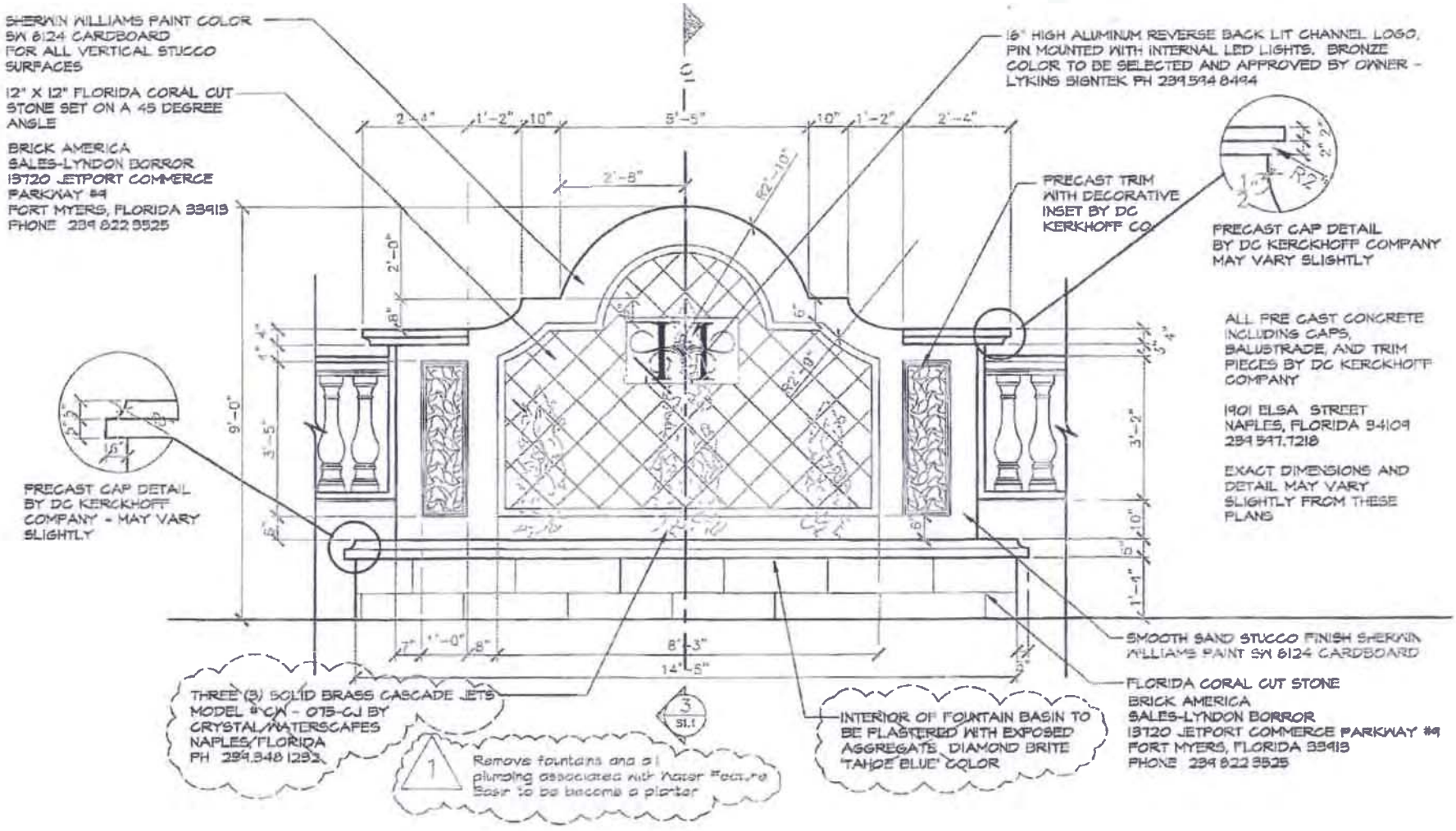


EXHIBIT "B"
Page 1 of 2

Attachment: Attachment D - HEX 2014-28 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)



3 ELEVATION OF EMBLEM WALL WATER FEATURE

SCALE: 1/2" = 1'-0"

EXHIBIT "B"
Page 2 of 2

Attachment: Attachment D - HEX 2014-28 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

HEX NO. 2016 – 42

HEARING EXAMINER DECISION

PETITION NO. PDI-PL20160002044 – Wilton Land Company, LLC requests an insubstantial change to Ordinance No. 2007-30, as amended, the Hammock Park Commerce Centre CPUD, to reduce the minimum perimeter PUD setback for accessory uses to 10 feet, and to add a deviation to allow accessory structures to be constructed prior to the construction of a principal use, only for two proposed accessory tower structures located along the western PUD boundary as depicted on Exhibit C-1 and further shown on Exhibit C-2. The subject property is located on the northeast corner of Rattlesnake Hammock Road and Collier Boulevard intersection, in Section 14, Township 50 South, Range 26 East, Collier County, Florida, consisting of 18.99± acres.

DATE OF HEARING: December 8, 2016

STAFF RECOMMENDATION: Approval.

FINDINGS:

Based on the applicant's written petition, testimony at the hearing of the applicant and the public, and the recommendation of staff, the Hearing Examiner finds that the criteria set forth in Sections 10.02.13 E.1 and 10.02.13 E.2 of the Land Development Code has been met and the petition should be approved.

ANALYSIS:

One member of the public, who stated they are one of the owners of a PUD to the north directly abutting this PUD, addressed a concern that the northernmost tower might be too close to the proposed shared access bridge over the western canal. The applicant stated they had taken the access location into consideration when positioning the tower.

At the Neighborhood Information Meeting (NIM) the applicant responded to a question from a member of the public indicating there would be no signs or lighting on the towers except for landscape up lighting. After the NIM the applicant clarified to the member of the public who requested this information, that tower lighting would be limited to landscape up lighting and soffit down lighting. There were no members of the public present objecting to this application.

Attachment: Attachment E - HEX 2016-42 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

DECISION:

The Hearing Examiner hereby approves Petition Number PDI-PL20160002044, filed by Alexis Crespo, AICP, of Waldrop Engineering, representing Wilton Land Company, LLC, with respect to the property as described in the Hammock Park Commerce Centre CPUD, Ordinance No. 07-30, as amended, for the following insubstantial changes:

- to reduce the minimum perimeter PUD setback for accessory uses to 10 feet for two proposed accessory tower structures; and
- to add a deviation to allow accessory structures to be constructed prior to the construction of a principal use for two proposed accessory tower structures.

Said changes are fully described in the Hammock Park Commerce Centre CPUD amendment attached as Exhibit "A", and are subject to the condition(s) set forth below.

ATTACHMENTS: Exhibit A – CPUD Amendment

LEGAL DESCRIPTION: See Ordinance No. 07-30, as amended, the Hammock Park Commerce Centre CPUD.

CONDITIONS:

1. All other applicable state or federal permits must be obtained before commencement of the development.
2. Signage on either tower is prohibited.
3. Lighting on both towers is limited to architectural down lighting in the soffits and landscape up lighting at the base of the tower(s).
4. The northern-most tower will be placed a minimum of seventy-five (75) feet from the north PUD property line. The tower location must also meet the clear sight distance standards of LDC 6.06.05.

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. Pursuant to Ordinance 2013-25, as amended, a Hearing Examiner Decision may be appealed to the Board of County Commissioners or the Board of Zoning Appeals, as appropriate. Appeals must be filed within 30 days of the date the Hearing Examiner Decision is rendered.

Attachment: Attachment E - HEX 2016-42 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

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.

12-14-2017
Date

Mark Strain, Hearing Examiner

Approved as to form and legality:

Scott A. Stone
Assistant County Attorney

Attachment: Attachment E - HEX 2016-42 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

AMENDMENT TO TABLE OF CONTENTS/LIST OF EXHIBITS, OF THE PUD DOCUMENT ATTACHED TO ORDINANCE NO. 07-30, HAMMOCK PARK COMMERCE CENTRE CPUD, AS AMENDED.

Table of Contents/List of Exhibits, of the PUD Document attached to Ordinance No. 07-30, Hammock Park Centre Commerce CPUD, as amended, is hereby amended as follows:

HAMMOCK PARK COMMERCE CENTRE CPUD

TABLE OF CONTENTS

STATEMENT OF COMPLIANCE

SECTION I Property Ownership & Description

SECTION II Project Development

SECTION III Community Commercial District

SECTION IV Preserve Area

SECTION V General Development Commitments

SECTION VI Requested Deviations from the LDC

LIST OF EXHIBITS

EXHIBIT "A" PUD Master Plan

EXHIBIT "A-1" Off-Premises Directional Sign Location

EXHIBIT "C-1" Tower Locations

EXHIBIT "C-2" Tower Renderings

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

Attachment: Attachment E - HEX 2016-42 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

AMENDMENT TO SECTION III, COMMUNITY COMMERCIAL DISTRICT, OF THE PUD DOCUMENT ATTACHED TO ORDINANCE NO. 07-30, HAMMOCK PARK COMMERCE CENTRE CPUD, AS AMENDED.

Section III, Community Commercial District, of the PUD Document attached to Ordinance No. 07-30, Hammock Park Centre Commerce CPUD, as amended, is hereby amended as follows:

SECTION III

COMMUNITY COMMERCIAL DISTRICT

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

3.5 DEVELOPMENT STANDARDS

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

L. The two accessory tower structures described in Deviation 3 shall have a minimum PUD perimeter setback of ten (10) feet, and maximum actual height of thirty (30) feet for the southern tower and maximum actual height of fifteen (15) feet for the northern most tower.

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

Attachment: Attachment E - HEX 2016-42 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

AMENDMENT TO SECTION VI, REQUESTED DEVIATIONS FROM THE LDC, OF THE PUD DOCUMENT ATTACHED TO ORDINANCE NO. 07-30, HAMMOCK PARK COMMERCE CENTRE CPUD, AS AMENDED.

Section VI, Requested Deviations from the LDC, of the PUD Document attached to Ordinance No. 07-30, Hammock Park Centre Commerce CPUD, as amended, is hereby amended as follows:

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

SECTION VI

REQUESTED DEVIATIONS FROM THE LDC

6.1 ~~SIGN~~ DEVIATIONS

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

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

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

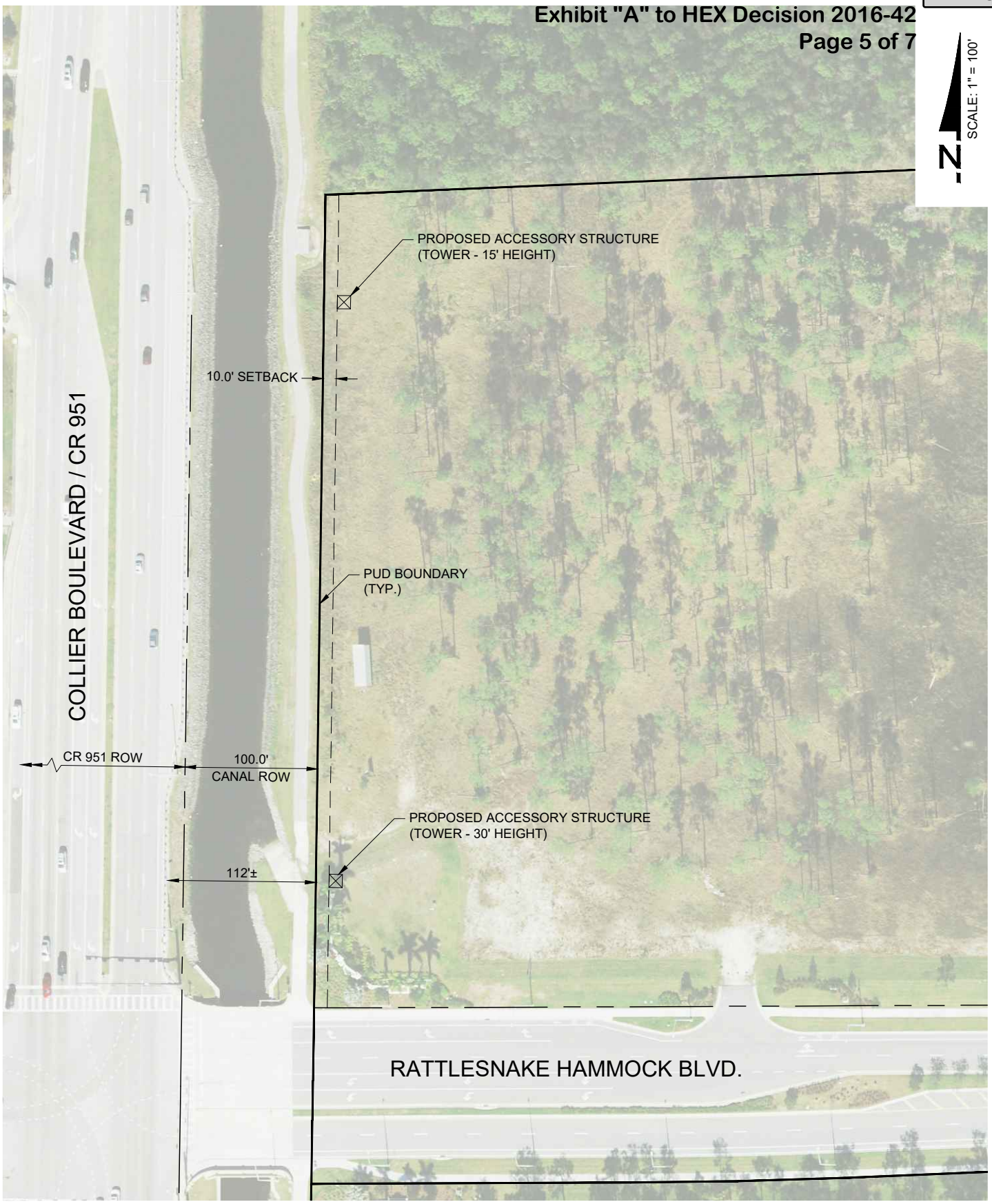
* * * * * * * * * * * * *

Attachment: Attachment E - HEX 2016-42 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

EXHIBIT C-1, TOWER LOCATIONS, IS HEREBY ADDED TO THE PUD DOCUMENT ATTACHED TO ORDINANCE NO. 07-30, HAMMOCK PARK COMMERCE CENTRE CPUD, AS AMENDED.

Exhibit C-1, entitled "Tower Locations", attached hereto and incorporated herein by reference, is hereby added to the PUD Document attached to Ordinance No. 07-30, Hammock Park Commerce Centre CPUD, as amended.

Attachment: Attachment E - HEX 2016-42 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)



Attachment: Attachment E - HEX 2016-42 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

HAMMOCK PARK PDI

EXHIBIT C-1 "TOWER LOCATIONS"

PREPARED FOR:

HACIENDA LAKES, LLC / TOLL BROTHERS

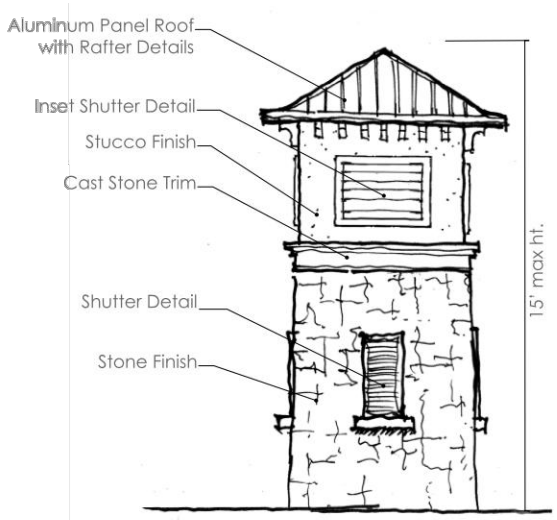
WALDROP ENGINEERING
CIVIL ENGINEERING | PLANNING | LANDSCAPE ARCHITECTU
28100 BONITA GRANDE DRIVE - SUITE 305
BONITA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7899
EMAIL: info

B:\Projects\549-02 (Hacienda Lakes DRI) Entry Signage Permitting\Drawings-Exhibits\549-02-E01 DRI Signage Exhibit\Current Plans\54902E0101.dwg

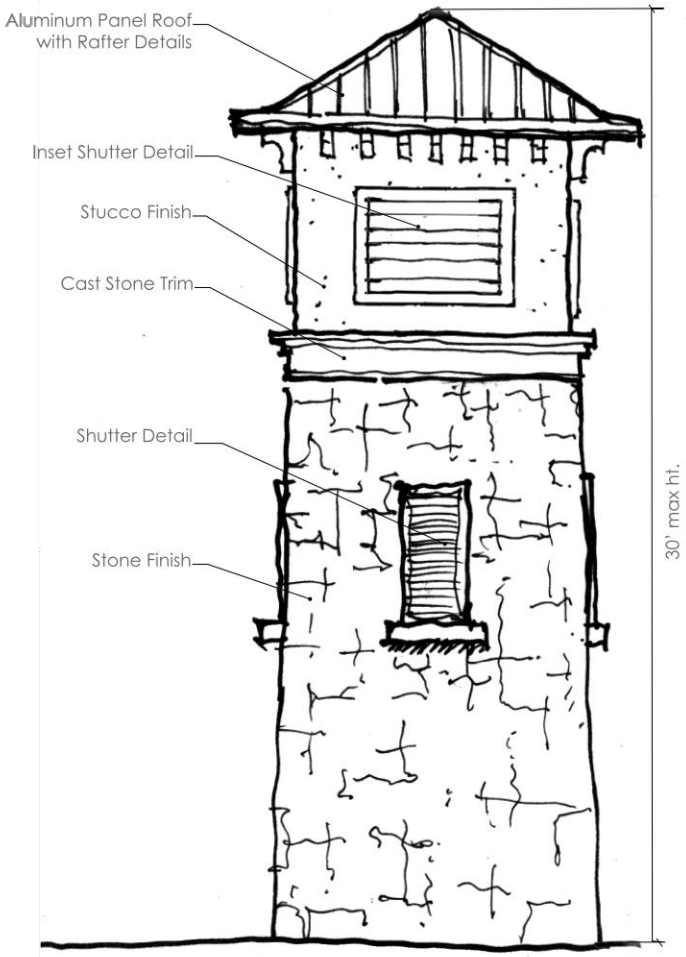
EXHIBIT C-2, TOWER RENDERINGS, IS HEREBY ADDED TO THE PUD DOCUMENT ATTACHED TO ORDINANCE NO. 07-30, HAMMOCK PARK COMMERCE CENTRE CPUD, AS AMENDED.

Exhibit C-2, entitled "Tower Renderings", attached hereto and incorporated herein by reference, is hereby added to the PUD Document attached to Ordinance No. 07-30, Hammock Park Commerce Centre CPUD, as amended.

Attachment: Attachment E - HEX 2016-42 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)



Secondary Tower Concept



30' Tower Concept

*DESIGNS ARE SUBJECT TO CHANGE AT TIME OF APPROVAL

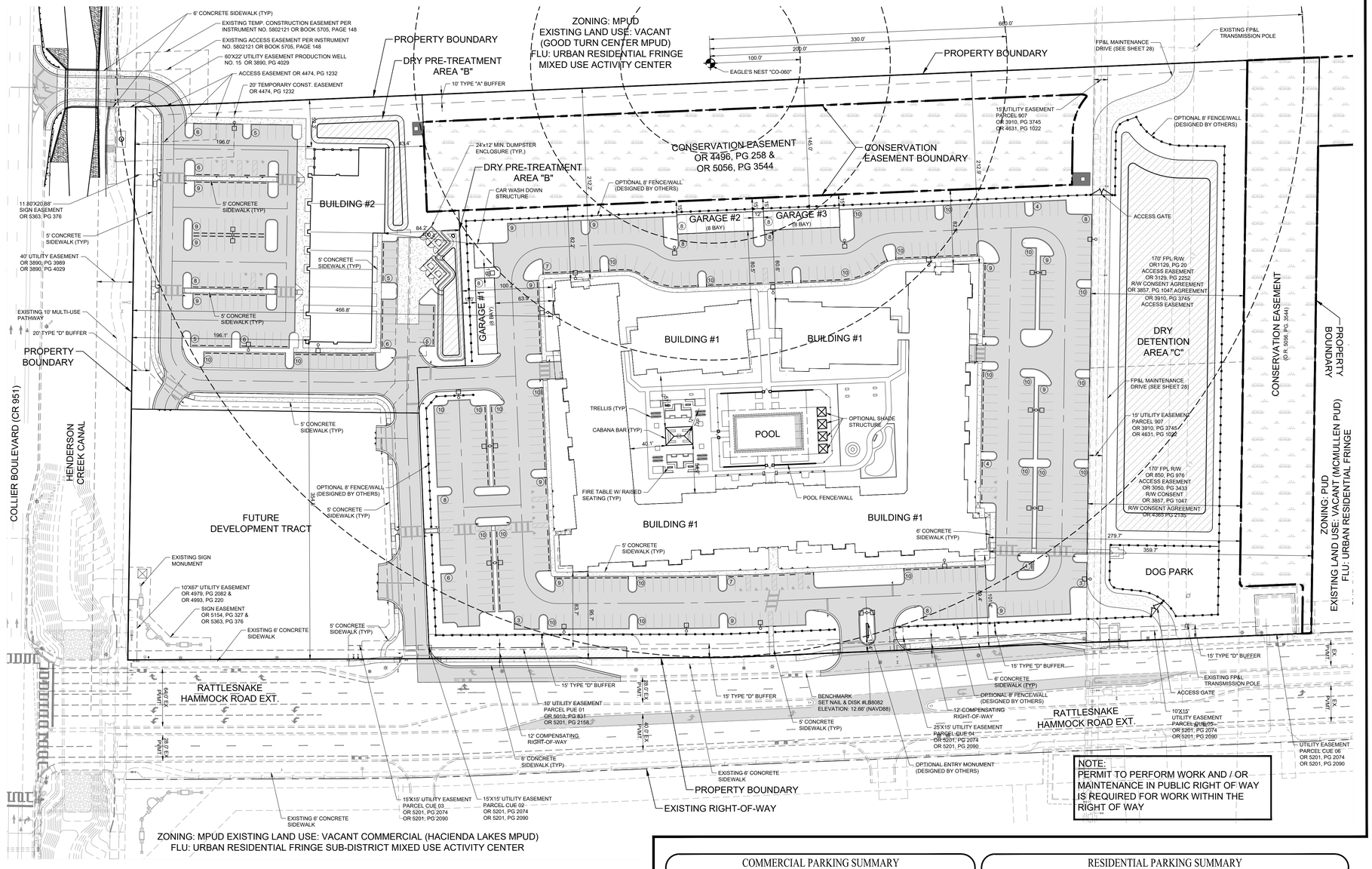
HAMMOCK PARK PDI
EXHIBIT C-2 "TOWER RENDERINGS"

PREPARED FOR:
HACIENDA LAKES, LLC / TOLL BROTHERS

WALDROP ENGINEERING
CIVIL ENGINEERING | PLANNING | LANDSCAPE ARCHITECTU
28100 BONITA GRANDE DRIVE - SUITE 305
BONITA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7899
EMAIL: inf

Attachment: Attachment E - HEX 2016-42 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

B:\Projects\549-02 (Hacienda Lakes DRI) Entry Signage Permitting\Drawings-Exhibits\549-02-E01 DRI Signage Exhibit\Current Plans\54902E0102.dwg



NOTE:
PERMIT TO PERFORM WORK AND / OR MAINTENANCE IN PUBLIC RIGHT OF WAY IS REQUIRED FOR WORK WITHIN THE RIGHT OF WAY

HATCH LEGEND

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- DRY DETENTION AREA
- EXISTING PRESERVE AREA
- FP&L DRIVE

NOTE: DEVELOPER/OWNER RESERVES THE RIGHT TO REPLACE CONCRETE WITH PAVERS, PAVERS WITH CONCRETE, PAVERS WITH ASPHALT, OR ASPHALT WITH PAVERS

HAMMOCK PARK MPUD (ORDINANCE # 2020-039) COMMERCIAL DEVELOPMENT STANDARDS

3.4 DEVELOPMENT STANDARDS (COMMERCIAL)

A. MINIMUM LOT AREA: TEN THOUSAND (10,000) SQUARE FEET.
B. MINIMUM LOT WIDTH: ONE HUNDRED (100) FEET.
C. MINIMUM YARD REQUIREMENTS:
1. FRONT YARD: TWENTY-FIVE (25) FEET.
2. SIDE YARD: ZERO FOR COMMON OR ABUTTING WALLS, OTHERWISE ONE-HALF THE HEIGHT OF THE BUILDING, BUT NOT LESS THAN TEN (10) FEET.
3. REAR YARD: TWENTY (20) FEET.
4. PRESERVE: TWENTY-FIVE (25) FEET (PRINCIPAL); TEN (10) FEET (ACCESSORY)
D. DISTANCE BETWEEN PRINCIPAL STRUCTURES: THE DISTANCE BETWEEN ANY TWO PRINCIPAL STRUCTURES ON THE SAME PARCEL SHALL BE FIFTEEN (15) FEET OR A DISTANCE EQUAL TO ONE HALF THE SUM OF THEIR HEIGHTS, WHICHEVER IS GREATER.
E. MINIMUM FLOOR AREA OF PRINCIPAL STRUCTURE: SEVEN HUNDRED (700) SQUARE FEET PER BUILDING ON THE GROUND FLOOR.
F. LANDSCAPING AND OFF-STREET PARKING SHALL BE IN ACCORDANCE WITH THE LDC, AS AMENDED.
G. MAXIMUM HEIGHT: FIFTY (50) FEET.
H. GENERAL APPLICATION FOR SETBACKS: FRONT YARD SETBACKS SHALL COMPLY WITH THE FOLLOWING:
1. IF THE PARCEL IS SERVED BY A PUBLIC OR PRIVATE RIGHT-OF-WAY, THE SETBACK IS MEASURED FROM THE ADJACENT RIGHT-OF-WAY LINE.
2. IF THE PARCEL IS SERVED BY A NON-PLATTED PRIVATE DRIVE, THE SETBACK IS MEASURED FROM THE BACK OF CURB OR EDGE OF PAVEMENT.
3. IF THE PARCEL IS SERVED BY A PLATTED PRIVATE DRIVE, THE SETBACK IS MEASURED FROM THE ROAD EASEMENT OR PROPERTY LINE.
I. ALL BUILDINGS, LANDSCAPING AND VISIBLE INFRASTRUCTURES SHALL BE ARCHITECTURALLY AND AESTHETICALLY UNIFIED. SAID UNIFIED ARCHITECTURAL THEME SHALL INCLUDE A SIMILAR ARCHITECTURAL DESIGN AND SIMILAR USE OF MATERIALS AND COLORS ON ALL OF THE BUILDINGS TO BE ERECTED ON SITE.

LANDSCAPING AND STREETSCAPE MATERIALS SHALL ALSO BE SIMILAR IN DESIGN THROUGHOUT THE SITE. A CONCEPTUAL LANDSCAPE PLAN FOR THE ENTIRE SITE SHALL BE SUBMITTED CONCURRENT WITH THE FIRST APPLICATION FOR SITE DEVELOPMENT PLAN APPROVAL.

J. OUTSIDE STORAGE OR DISPLAY OF MERCHANDISE IS PROHIBITED UNLESS IT IS ANCILLARY TO A PERMITTED USE AND SCREENED FROM VIEW FROM ADJACENT PUBLIC ROADWAYS. OUTSIDE STORAGE MAY BE APPROVED BY THE COUNTY MANAGER, OR HIS DESIGNEE, AS PART OF THE APPROVAL OF AN SDP.
K. THE FP&L EASEMENT MAY BE USED FOR ANCILLARY USES SUCH AS PARKING, STORAGE, SERVICE DRIVES, AND WATER MANAGEMENT, PROVIDED WRITTEN AUTHORIZATION FOR THOSE USES IS OBTAINED FROM FP&L AND SUBMITTED WITH THE APPLICATION FOR SDP.
L. THE TWO ACCESSORY TOWER STRUCTURES DESCRIBED IN DEVIATION 3 SHALL HAVE A MINIMUM PUD PERIMETER SETBACK OF TEN (10) FEET, AND A MAXIMUM ACTUAL HEIGHT OF THIRTY (30) FEET FOR THE SOUTHERN TOWER AND MAXIMUM ACTUAL HEIGHT OF FIFTEEN (15) FEET FOR THE NORTHERN MOST TOWER.[1]

HAMMOCK PARK MPUD (ORDINANCE # 2020-039) RESIDENTIAL DEVELOPMENT STANDARDS

PRINCIPLE STRUCTURES	MULTI-FAMILY REQUIRED
MINIMUM LOT AREA	1 ACRE
MINIMUM LOT WIDTH	N/A
MINIMUM LOT DEPTH	N/A
FRONT YARD (1)	10 FEET
SIDE YARD	5 FEET
MIN. LAKE MAINTENANCE EASEMENT TRACT SETBACK	0 FEET
MIN. SETBACK FROM FPL EASEMENT	0 FEET
MIN. PUD BOUNDARY SETBACK	25 FEET
MINIMUM DISTANCE BETWEEN BUILDINGS	20 FEET
REAR YARD	10 FEET
PRESERVE	25 FEET
MAXIMUM HEIGHT (ACTUAL)	60 FEET
MAXIMUM HEIGHT (ZONED)	50 FEET
ACCESSORY STRUCTURES	**MULTI-FAMILY REQUIRED**
FRONT YARD	SPS
SIDE YARD	SPS
REAR YARD	5 FEET
PRESERVE	10 FEET
MAXIMUM HEIGHT (ACTUAL)	SPS
MAXIMUM HEIGHT (ZONED)	SPS

FOOTNOTES:
(1) FRONT SETBACK IS MEASURED FROM THE EDGE OF PAVEMENT OR BACK OF CURB EXCEPT FOR PUBLIC ROADS.

GENERAL: EXCEPT AS PROVIDED FOR HEREIN, ALL CRITERIA SET FORTH BELOW SHALL BE UNDERSTOOD TO BE IN RELATION TO INDIVIDUAL PARCEL OR LOT BOUNDARY LINES, OR BETWEEN STRUCTURES. PROPERTY OWNERS' ASSOCIATION BOUNDARIES SHALL NOT BE UTILIZED FOR DETERMINING DEVELOPMENT STANDARDS.

BUILDING HEIGHT SUMMARY

PRINCIPAL STRUCTURES				
BUILDING NUMBER	MAX. ZONED HEIGHT		MAX. ACTUAL HEIGHT	
	REQ.	PROV	REQ.	PROV
BLDG #1	50'	50'	60'	58'
BLDG #2	N/A	N/A	50'	33' 4"
ACCESSORY STRUCTURES				
GARAGE #1	50'	11' 11"	60'	16' 11"
GARAGE #2	50'	11' 11"	60'	16' 11"
GARAGE #3	50'	11' 11"	60'	16' 11"

MULTI-FAMILY UNIT SUMMARY

UNIT TYPE	REQUIRED # OF UNITS	# OF UNITS PROVIDED	TOTAL # OF UNITS	MAX # OF UNITS
STANDARD	N/A	217	265	265
ESP*	48	48		

* EMERGENCY SERVICE PERSONNEL

COMMERCIAL PARKING SUMMARY

USE	NUMBER OF UNITS		PARKING* SUPPLY RATE	REQ'D.PARKING DEMAND	PROVIDED PARKING
RETAIL	11,088 SF		1/250 SF	44	44
RESTAURANT	3,400 SF	A/C	1/60 SF	57	44
	1,620 SF	OUTDOOR	1/250SF	7	44
TOTAL				108	108
HANDICAPPED (INCLUSIVE)				5	6

RESIDENTIAL PARKING SUMMARY

TYPE OF UNIT	NUMBER OF UNITS	PARKING* SUPPLY RATE	REQ'D.PARKING DEMAND	PROVIDED PARKING
STUDIO	46	1.22/UNIT	57	57
1 BEDROOM	79	1.22/UNIT	97	98
2 BEDROOM	96	1.80/UNIUT	173	174
3 BEDROOM	44	1.80/UNIT	80	81
UNIT SUB-TOTALS	265	--	407	410

OTHER RESIDENTIAL USES	AREA	PARKING INTENSITY	REQ'D.PARKING DEMAND	PROVIDED PARKING
LEASING OFFICE	724 SF	1/300 SF	3	1
INDOOR REC FACILITY	4,234 SF	1/100 SF	43	11
POOL	2,500 SF	1/75 SF (1ST 1000 SF) 1/125 FOR EACH ADD SF	26	7
SUB TOTAL	---	---	72	
SUB TOTAL**	---	---	18	19
RESIDENTIAL TOTAL	---	---	425	429

* PARKING SUPPLY RATE FROM THE HAMMOCK PARK APARTMENTS ADMINISTRATIVE PARKING REDUCTION (APR) APPLICATION (PL20200002552) PREPARED BY TREBILCOCK CONSULTING SOLUTIONS.

**25% OF TOTAL PROVIDED FOR BY LDC 4.05.04

***HANDICAPPED (INCLUSIVE) PER LDC 4.05.07	RATE	REQUIRED	PROVIDED
	401-500 SPOTS	9	12

COMMERCIAL SF TRACKING

BUILDING NUMBER	RESTAURANT FLOOR AREA	COMMERCIAL FLOOR AREA	TOTAL COMM. FLOOR AREA
BLDG #1	0 SF	0 SF	0 SF
BLDG #2	5,020 SF	11,088 SF	16,108 SF
REQUIRED	5,000 SF	N/A	20,000 SF
REMAINING	0 SF	N/A	3,892 SF

SETBACK SUMMARY

PRINCIPAL STRUCTURES												
BUILDING NUMBER	FRONT SETBACK		SIDE SETBACK		REAR SETBACK		PRESERVE SETBACK		PUD BNDY SETBACK		DISTANCE BETWEEN STR'S	
	REQ.	PROV	REQ.	PROV	REQ.	PROV	REQ.	PROV	REQ.	PROV	REQ.	PROV
BLDG #1	10'	83.7'	5'	359.7'	10'	212.2'	25'	82.2'	25'	95.7'	20'	63.9'
BLDG #2	25'	196.0'	20'	52.3'	20'	43.4'	25'	43.4'	N/A	52.3'	25'	N/A
ACCESSORY STRUCTURES												
GARAGE #1	N/A	N/A	5'	206.5'	10'	15.0'	10'	76.5'	N/A	N/A	10'	11.8'
GARAGE #2	N/A	N/A	5'	241.9'	10'	145.0'	10'	15.0'	N/A	N/A	10'	12.0'
GARAGE #3	N/A	N/A	5'	338.2'	10'	145.0'	10'	15.0'	N/A	N/A	10'	12.0'

MF DENSITY SUMMARY

TOTAL AREA	MULTI-FAMILY UNIT COUNT	DWELLING UNIT/ACRE
19.13 AC	265	13.85

NATIVE VEG SUMMARY

REQUIRED AREA	EXISTING ON-SITE AREA	AREA PRESERVED
1.63 AC	7.14 AC	2.72 AC

OPEN SPACE SUMMARY

TOTAL AREA	REQUIRED %	REQUIRED AREA	PROVIDED PERVIOUS	PROVIDED %
19.13 AC	30.0%	5.74 AC	9.84 AC	51.4 %

NOTE: OPEN SPACE PROVIDED AREA ACCOUNTS FOR PERVIOUS AREAS WITHIN THE FUTURE DEVELOPMENT TRACT, BASED ON THE PRELIMINARY SITE PLAN FOR THE FUTURE DEVELOPMENT TRACT. PROVIDED OPEN SPACE SUBJECT TO CHANGE BASED ON SITE PLAN REVISIONS AND FUTURE APPLICATIONS. THE ENTIRE MPUD AREA APPLICANT WILL PROVIDE A MINIMUM OF 5.74 AC OF OPEN SPACE AT BUILD-OUT. ADDITIONAL AREAS LISTED IS NOT REQUIRED TO REMAIN.

VERTICAL ELEVATIONS BASED ON: NAVD - 88

WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
28100 BONITA GRANDE DRIVE - SUITE 305 BONITA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7599 EMAIL: info@waldropengineering.com

SITE DEVELOPMENT PLANS

HAMMOCK PARK

CLIENT: HAMMOCK PARK APARTMENTS, LLC.

MASTER SITE PLAN & ZONING DATA SHEET

PLAN REVISIONS

REV00 <<SUBMITTED / BID SET>> XX/XX/XX

0 ## ## ### SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

LUKE C. SCHULTHEIS, P.E.
FL LICENSE NO. 85518

SET NUMBER: 881-200-02

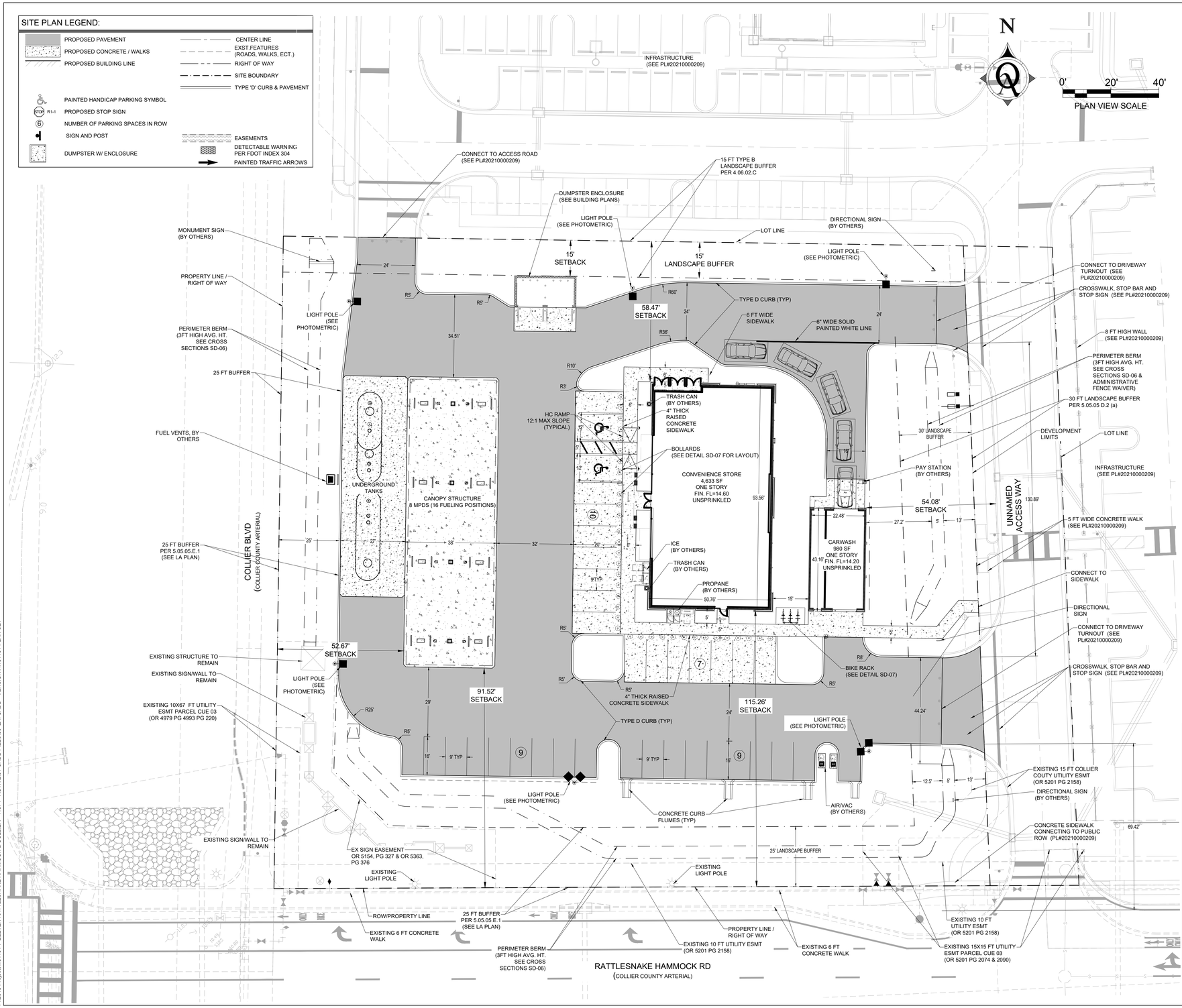
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Attachment: Attachment F - Preliminary Site Development Plans and 7-Eleven Sign Site Plan (16283 : PL202000001952 PDI Hammock Park Commerce Centre)

SITE PLAN LEGEND:

- PROPOSED PAVEMENT
- PROPOSED CONCRETE / WALKS
- PROPOSED BUILDING LINE
- PAINTED HANDICAP PARKING SYMBOL
- R1-1 PROPOSED STOP SIGN
- NUMBER OF PARKING SPACES IN ROW
- SIGN AND POST
- DUMPSTER W/ ENCLOSURE
- CENTER LINE
- EXST.FEATURES (ROADS, WALKS, ECT.)
- RIGHT OF WAY
- SITE BOUNDARY
- TYPE 'D' CURB & PAVEMENT
- EASEMENTS
- DETECTABLE WARNING PER FDOT INDEX 304
- PAINTED TRAFFIC ARROWS



LAND USE BREAKDOWN:

TOTAL DEVELOPMENT AREA	78,328 SF	1.80 AC.		
BUILDING AREA	5,613 SF	0.13 AC.	7.17%	
ASPHALT PAVEMENT AREA	24,250 SF	0.56 AC.		
CONCRETE PAVEMENT AREA (INCLUDING CANOPIES)	10,947 SF	0.25 AC.		
CONCRETE SIDEWALK	2,006 SF	0.05 AC.		
TOTAL PERVIOUS AREA	35,512 SF	0.82 AC.		45.34%
TOTAL IMPERVIOUS AREA	42,816 SF	0.98 AC.	54.66%	

PARKING CALCULATION:

CONVENIENCE STORE = 4,633 SF (1 SPACE/250 SF)
TOTAL SPACES REQUIRED: 4,633 SF /250 = 19 (1 HC SPACE REQ'D)
TOTAL SPACES PROVIDED: 35 INCLUDING 2 HC SPACES

BICYCLE SPACE REQUIREMENTS (5% OF REQ'D PARKING)
19 SPACES x 5% = 1 SPACES — 1 BICYCLE SPACES REQ
3 BICYCLE SPACES PROVIDED

BUILDING SETBACKS (LDC SECTION 5.05.05)

ADJACENT ZONING /USE	MIN. FRONT (FT) S (ROW)	MIN. FRONT (FT) W (ROW)	MIN. SIDE (FT) N (MPUD/ACCESS WAY)	MIN. SIDE (FT) E (MPUD/RESIDENTIAL)
NOTES:	NOTE 1	NOTE 1	NOTE 1	NOTE 2
REQUIRED	50'	50'	40'	50'
PROVIDED	91.52'	52.67'	58.47'	54.08'

MAX. BUILDING HEIGHT = 50'

PROVIDED BLDG HEIGHT= SEE PLANNING NOTES BELOW

NOTES:
1. SETBACK REQUIREMENTS PER SEC. 5.05.05.B.1
2. SETBACK REQUIREMENTS PER SEC 5.05.05.D.1

ZONING NOTES:

PROPERTY	ZONING	USE
NORTH	MPUD	COMMERCIAL
EAST	MPUD	COMMERCIAL
SOUTH	ROW	RATTLESNAKE HAMMOCK
WEST	ROW	COLLIER BLVD

PLANNING NOTES:

PROPERTY ZONING =	MPUD (ORD 20-39)
MINIMUM LOT AREA =	10,000 SF (PER MPUD)
PROPOSED LOT AREA =	88,192 SF (2.02 AC)
MAX BLDG COVERAGE =	NONE
MINIMUM FLOOR AREA =	N/A
MINIMUM LOT WIDTH =	100' (PER MPUD)
PROPOSED LOT WIDTH =	320' +/-
BUILDING HEIGHT ALLOWED =	50 FT

HEIGHT PROPOSED = FROM FIN. FL:
STORE: 20.83' TO BOTTOM OF HIP ROOF
CANOPY: 17.50' TO HIGHEST POINT/FLAT ROOF
CARWASH : 19.08' TO PARAPET 18.00' TO FLAT ROOF

(SEE DEFINITIONS LDC 1.08.00) ACTUAL : (FROM 13.00' NAVD RATTLESNAKE)
STORE : 22.43' CANOPY: 19.10' CARWASH: 20.68'
ZONED : (FROM 13.79' NAVD MIN. F.F)
STORE: 21.64' CANOPY: 18.31' CARWASH: 19.89'

REFUSE AND SOLID WASTE DISPOSAL FACILITIES:

1. ALL STORAGE AREAS / CONTAINERS SHALL MEET REQUIREMENTS OF COLLIER COUNTY LDC SECTION 5.03.04.
2. ALL STORAGE AREAS / CONTAINERS SHALL BE ADEQUATELY SHIELDED FROM VIEW OF ADJACENT PROPERTY OWNERS AND STREETS ON AT LEAST 3 SIDES PER SECTION 5.03.04 (E)
3. MINIMUM ENCLOSURE INTERNAL DIMENSION SHALL BE 12 FT X 12 FT WITH A SEPARATE AREA FOR RECYCLING RECEPTACLES ENCLOSED BY VEGETATIVE SCREENING. ALTERNATIVELY A 12 FT X 24 FT ENCLOSURE MAY BE USED TO INCLUDE 1 GARBAGE & 1 RECYCLING RECEPTACLE.
4. THE CONFIGURATION AND LOCATION OF DUMPSTER / RECYCLING AREAS MAY BE MODIFIED DURING CONSTRUCTION AS LONG AS THE ABOVE REQUIREMENTS AND AREAS BELOW ARE MAINTAINED.

PROJECT PHASING PLAN:

THE PROJECT INFRASTRUCTURE SHALL BE CONSTRUCTED IN 1 (ONE) PHASE.

SIGNING AND PAVEMENT MARKING NOTES:

1. ALL SIGNING AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE F.D.O.T. STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS, LATEST EDITION, THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES AND COLLIER COUNTY DEPARTMENT OF TRANSPORTATION PUBLISHED STANDARDS.
2. PAVEMENT MARKINGS SHALL BE PERMANENT TRAFFIC PAINT IN ACCORDANCE WITH F.D.O.T. STANDARD SPECIFICATIONS SECTION 710.
3. MATCH EXISTING PAVEMENT MARKINGS AT EXISTING ROADS.
4. REMOVE ANY EXISTING SIGNS OR PAVEMENT MARKINGS IN CONFLICT WITH THOSE SHOWN ON PLANS.
5. ALL STOP SIGN LOCATIONS SHALL INCLUDE A 24" PAINTED WHITE STOP BAR UNLESS NOTED OTHERWISE.
6. THE CONTRACTOR SHALL COMPLY WITH THE "STATE OF FLORIDA MANUAL OF TRAFFIC CONTROL AND SAFE PRACTICES FOR STREET AND HIGHWAY CONSTRUCTION, MAINTENANCE, AND UTILITY OPERATIONS" AND WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
7. THE CONTRACTOR SHALL FURNISH AND INSTALL STREET NAME SIGNS IN ACCORDANCE WITH COLLIER COUNTY DEVELOPMENT STANDARDS.
8. ALL PAVEMENT MARKINGS WITHIN THE FDOT RIGHT OF WAY SHALL BE THERMO PLASTIC
9. ALL EXISTING PAVEMENT MARKINGS THAT ARE IN CONFLICT WITH PROPOSED MARKINGS SHALL BE REMOVED BY HYDRO BLASTING.
10. THE DEVELOPMENT MUST MEET THE FDOT MINIMUM DRIVEWAY LENGTH PER OF 30' FOR SMALL COMMERCIAL DEVELOPMENTS.
11. ALL PAVEMENT MARKINGS WITHIN THE COLLIER COUNTY RIGHT OF WAY AND COUNTY MAINTAINED EASEMENTS TO BE PREFORMED THERMOPLASTIC.
12. DETECTABLE WARNINGS SHALL BE CAST-IN-PLACE (WET-SET AND ANCHORED IN CONCRETE).

REV#	DATE	REVISION
R3		
R2		
R1		
R4		
R5		
R6		
R7		
R8		

7-ELEVEN # 41574
MASTER SITE PLAN
8530 COLLIER BLVD
NAPLES, FL 34114

Quattrone & Associates, Inc.
Engineers, Planners, & Development Consultants
4301 Veronica Shoemaker Blvd - Fort Myers, Florida 33916 - 239-936-5222
Certificate of Authorization Number: 9465

ALFRED QUATTRONE, P.E.
FL. REG #52741
VALID ONLY WITH STAMPED SEAL

SAVED BY: miche
SAVED ON: 3/30/21

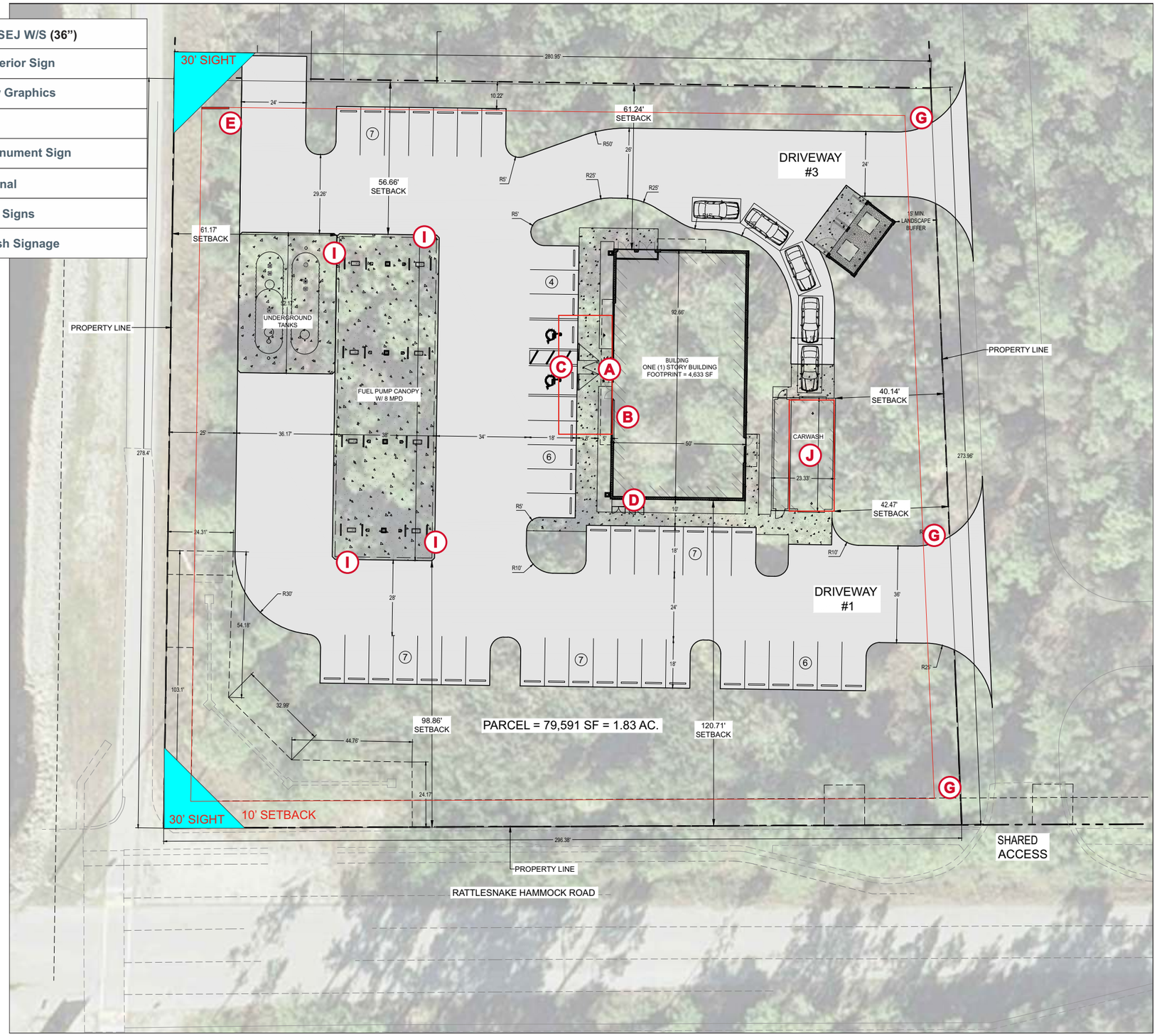
SHEET
SD-04
04 OF 09

181101 PLAN SET -

P:\2018 Projects\181101 7-ELEVEN RATTLESNAKE HAMMOCK & COLLIER - 41574 - ACTIVE\01-CADD FILES\00-QAI CADD - VERSION A\181101 PLAN SET

Attachment: Attachment F - Preliminary Site Development Plans and 7-Eleven Sign Site Plan (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

A	3-Pack SEJ W/S (36”)
B	ATM Interior Sign
C	Window Graphics
D	W25
E	M25 Monument Sign
G	Directional
I	Canopy Signs
J	Car Wash Signage



Site Plan
1” = 40’-0”

Sqft Allowances	
Wall Signs Allowed:	150.0 sqft
Wall Signs Total:	110.3 sqft
Gas Canopy Total:	36.0 sqft
Proposed Wall Total:	146.3 sqft

Monument Sign Allowed:	60.0 sqft
Monument Sign Total:	0 sqft

THIS DESIGN IS FOR THE SOLE PURPOSE OF ILLUSTRATION & CONCEPT DESIGN. THIS FILE IS NOT TO BE USED FOR PRODUCTION AND/OR FABRICATION. THIS DESIGN IS THE SOLE PROPERTY OF HARBINGER AND MAY NOT BE USED OR DUPLICATED IN ANY FORM WITHOUT THE EXPRESS WRITTEN PERMISSION OF HARBINGER.

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www.harbingersign.com

CLIENT: 7-Eleven #1045470 (RATTLESNAKE)
ADDRESS: 8530 COLLIER BLVD
NAPLES, FL 34114
CONTACT:
SALES ASSOC.: Rick Guarino
PROJECT MGR: BRIAN HUTTO
DESIGNER: MULLINS
SVE_1045470_Q115909_R2
F:\Customers\7 Eleven\Art\

Date	Rev.	Description
09.12.19	00	Original
12.23.19	R1	Update Site plan
01.27.20	R2	Update Site plan

ZONING: xxx

SQUARE FOOTAGE FORMULA

Code Information:

Wall Signs

Max 20% of the total square footage of t visual façade including windows of the building, max 150sf for units ≤24,999sf, 25000-59999sf max 200sf, >60000sf max 250sf. No wall sign shall exceed 80% of width of the unit(s) or the building with a of 10% clear area on each outer edge of unit(s) or of the building. Includes canop awning signs also. 2 signs shall not be placed on 1 wall.

Max 150.0 SQ’ for front, sides and canop combined.

Freestanding Signs

Max SQ’: 60.0
Setback: 10’
30’ ROW Line of Sight w/ 8’ above road
Only 1 sign allowed per sign code per s

Gas Canopy

Included in wall signs.

Directionals

Max. height: 4’-0”
Max. sqft.: 6.0 sqft.

Customer Approval: ATE:

THE STRUCTURAL DESIGN CONFORMS TO THE FOLLOWING CODES AND SPECIFICATIONS: THE FLORIDA BUILDING CODE SIXTH EDITION (2017). THE AMERICAN INSTITUTE OF STEEL CONSTRUCTION(MANUAL OF STEEL CONSTRUCTION, 9TH EDITION). THE AMERICAN WELDING SOCIETY(AWS D1.1-15). THE AMERICAN CONCRETE INSTITUTE BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE(ACI 3 BY THE ALUMINUM ASSOCIATION(CU

Complies with UL 48 CSA C22.2 No.207

Attachment: Attachment F - Preliminary Site Development Plans and 7-Eleven Sign Site Plan (16283 : PL20200001952 PDI Hammock Park

HAMMOCK PARK MPUD INSUBSTANTIAL CHANGE

PDI-PL2020-1952

HEARING EXAMINER PACKAGE

Attachment: Attachment G - HEX Package REV 2 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

PDI APPLICATION FORM

Attachment: Attachment G - HEX Package REV 2 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

INSUBSTANTIAL CHANGE TO A PUD (PDI)

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

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

PETITION NO
PROJECT NAME
DATE PROCESSED

To be completed by staff

APPLICANT CONTACT INFORMATION

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

Name of Applicant if different than owner: Hammock Park Apartments, LLC

Address: 7742 Alico Road **City:** Fort Myers **State:** FL **ZIP:** 33912

Telephone: 877-357-8271 ext.700 **Cell:** 904-762-4454 **Fax:** _____

E-Mail Address: david@flstardevelopment.com

Name of Agent: Alexis Crespo, AICP

Firm: Waldrop Engineering, P.A.

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

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

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

DETAIL OF REQUEST

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

Attachment: Attachment G - HEX Package REV 2 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

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

PROPERTY INFORMATION

PUD NAME: HAMMOCK PARK MPUD **ORDINANCE NUMBER:** TBD
FOLIO NUMBER(S): 00416720000

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

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

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

If no, please explain: _____

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

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

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

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

Attachment: Attachment G - HEX Package REV 2 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

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

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

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

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

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

Attachment: Attachment G - HEX Package REV 2 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

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

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

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

FEE REQUIREMENTS

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

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

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

All checks payable to: Board of County Commissioners.

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

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

ACrespo _____ 11/17/20

Agent/Owner Signature _____ Date

Alexis Crespo

Applicant/Owner Name (please print)

Attachment: Attachment G - HEX Package REV 2 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

NARRATIVE

Attachment: Attachment G - HEX Package REV 2 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

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

November 17, 2020
Revised January 29, 2021

Mr. John Kelly, Planner
Zoning & Land Development Review Department
Community Development & Environmental Services
2800 North Horseshoe Drive
Naples, Florida 34104

RE: Hammock Park MPUD
Insubstantial Change to a Planned Unit Development (PDI)

Dear Mr. Kelly:

Enclosed for your review is an application for an Insubstantial Change to a PUD in regards to the Hammock Park MPUD, a 19+/- acre mixed use project generally located on the northeast corner of Collier Boulevard (CR 951) and Rattlesnake Hammock Road in unincorporated Collier County. The Applicant is requesting three (3) new deviations through this application to allow for a temporary, off-premises directional sign related to development on the McMullen PUD, which is located immediately east of the subject property.

BACKGROUND/EXISTING CONDITIONS

The Hammock Park MPUD was originally rezoned from Agricultural to Planned Unit Development (PUD) in 2000 per Ordinance No. 00-79. In 2007, the Property was rezoned from PUD to Commercial Planned Unit Development (CPUD) per Ordinance No. 07-30. The CPUD allowed the development of up to 160,000 SF of commercial uses, which have not been developed to date.

The CPUD was amended in 2014, per HEX decision 2014-28, to allow for ground signage associated with the Hacienda Lakes of Naples on the southwest corner of the property. A second PDI was issued in 2016 per HEX decision 2016-42 to allow for the construction of two (2) accessory tower structures 10 feet from the PUD boundary.

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

REQUEST

The Applicant is requesting Staff's approval of an insubstantial change to the Hammock Park MPUD to allow for the following modifications to Section III, Community Commercial District; and Section VI, Requested Deviations from the LDC, approved per Ordinance 07-39 and HEX 14-28:

- Modify the Table of Contents/List of Exhibits to add "Exhibit D-1, Off-Premises Temporary Directional Signage" to the List of Exhibits;

- Modify Section II, Section 2.6 Signs, to allow for a temporary off-premises directional sales sign for the Watercrest project (AKA McMullen MPUD), with a maximum sign face area of 64 SF and 10' tall.

Attachment: Attachment G - HEX Package REV 2 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

- Add three (3) news deviation to Section VI, Requested Deviations from the LDC, to allow for the proposed signage design. Specifically, to allow for the proposed 64 SF sign face area, 10' tall sign height, and to locate the sign more than 1,000 feet from the project being advertised.

As demonstrated in the attached application materials, the property owner, has authorized Watercrest Senior Living Group to apply for this deviation and are supportive of the request.

As shown on Exhibit "D-1", the signage is proposed as a directional sign to direct visitors and vehicles to the Watercrest senior housing project to the immediate east of Hammock Park. The Watercrest project is formerly known as the McMullen PUD and has no direct visibility from Collier Blvd.

The proposed sign is double-sided and will not exceed 64 square feet in area and 10 feet in height. The off-site sign will be located approximately at the midpoint of the Hammock Park Collier Blvd. frontage. This location will allow for adequate spacing between the existing Hacienda Lakes off-premises monument sign at the southwest corner of the property.

The request is not for permanent off-site signage. The sign will be limited to the duration of new unit sales within the community and will be removed once new homes sales are complete, or within three (3) years of sign permit issuance, or until new home/unit sales are complete.

The request requires three (3) deviations from LDC §5.06.04.G, which are enclosed in the attached Deviation Justification Narrative.

The sign will directly benefit public health, safety and welfare by notifying the travelling public of the Watercrest project in order to enable safe turning movements from Collier Blvd. to Rattlesnake Hammock.

The sign will have a substantial setback from the Collier Blvd. travel lanes via the existing canal, pathway and right-of-way. The sign will be setback from other internal signs to mitigate visual impacts and ensure attractive development patterns.

JUSTIFICATION/COMPLIANCE WITH LDC §10.02.13.E:

The request complies with the thresholds for insubstantial changes to PUDs as outlined in LDC§ 10.02.13.E as follows:

a. A proposed change in the boundary of the PUD;

No, the request will not impact the existing PUD boundary.

b. A proposed increase in the total number of dwelling units or intensity of land use or height of buildings within the development;

No, the request will not increase the approved density or intensity, or the height of proposed buildings.

c. A proposed decrease in preservation, conservation, recreation or open space areas within the development not to exceed 5 percent of the total acreage previously designated as such, or 5 acres in area;

No, the request will not result in a decrease of preserve, conservation, recreation, or open space areas.

Attachment: Attachment G - HEX Package REV 2 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

d. A proposed increase in the size of areas used for nonresidential uses, to include institutional, commercial and industrial land uses (excluding preservation, conservation or open spaces), or a proposed relocation of nonresidential land uses;

No, the request does not impact the size of non-residential areas or proposed to relocate such areas within the PUD boundary.

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

No, the request will not result in an impact to the development in terms of traffic and public facilities. The deviations being requested through this PDI will allow for an off-premise directional sign that will be temporary in nature.

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

No, the request will not generate a higher level of vehicular traffic. No change in land use activities is being requested.

g. A change that will result in a requirement for increased stormwater retention, or will otherwise increase stormwater discharges;

No, the request will not result in increased requirements for stormwater retention or increase stormwater discharges.

h. A change that will bring about a relationship to an abutting land use that would be incompatible with an adjacent land use;

No, the request will not modify any existing uses that would impact any surrounding land uses or that would be incompatible. Required separation between the off-premise and on-premise signage will be complied with.

i. Any modification to the PUD master plan or PUD document or amendment to a PUD ordinance which is inconsistent with the Future Land Use Element or other element of the Growth Management Plan or which modification would increase the density or intensity of the permitted land uses;

No, the request does not impact the project's compliance with the Growth Management Plan.

j. The proposed change is to a PUD district designated as a development of regional impact (DRI) and approved pursuant to F.S. § 380.06, where such change requires a determination and public hearing by Collier County pursuant to F.S. § 380.06(19). Any change that meets the criterion of F.S. § 380.06(19)(e)2, and any changes to a DRI/PUD master plan that clearly do not create a substantial deviation shall be reviewed and approved by Collier County under this LDC section 10.02.13; or

No, the MPUD is not within a Development of Regional Impact.

Attachment: Attachment G - HEX Package REV 2 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

k. Any modification in the PUD master plan or PUD document or amendment to a PUD ordinance which impact(s) any consideration deemed to be a substantial modification as described under this LDC section 10.02.13

No, the request is not a substantial modification to the PUD, and may be processed as a PDI pursuant to the LDC and Administrative Code.

CONCLUSION:

In summary, the proposed Insubstantial Change will allow for one (1) off-premises sign to market the Watercrest Assisted Living Facility to the travelling public along the Collier Blvd. corridor. The off-premises sign will maintain all required setbacks and separation from other on-premises signs, including the tower features approved by an earlier PDI. This application will not negatively impact public health, safety or welfare, and the CPUD will remain consistent with the LDC and Growth Management Plan (GMP).

The following items are enclosed for your review:

1. One (1) copy of the completed PDI Application;
2. One (1) copy of the Pre-Application Meeting Notes;
3. One (1) copy of the Cover Letter/Project Narrative detailing the purpose of the request;
4. One (1) copy of the Current Master Plan & 1 reduced copy (8 ½" x 11");
5. One (1) copy of the Table of Contents, Section II, Project Development, and Section VI, Requested Deviations from the LDC, of the PUD document in strikethrough/underline format with Exhibits D-1;
6. One (1) copy of the Recorded Warranty Deed;
7. One (1) copy of the Requested Deviations and Justifications;
8. One (1) copy of the Legal Description;
9. One (1) copy of the Affidavit of Authorization;
10. One (1) copy of the approved Addressing Checklist;
11. One (1) copy of amended Title Page with Ordinance #; and
12. One (1) copy of the Location Map (8.5"X11").

Should you require additional information or have any questions, please feel free to contact me directly at (239) 405-7777 or alexis.crespo@waldropengineering.com.

Sincerely,

WALDROP ENGINEERING, P.A.

Alexis V. Crespo, AICP
Senior Vice President – Planning

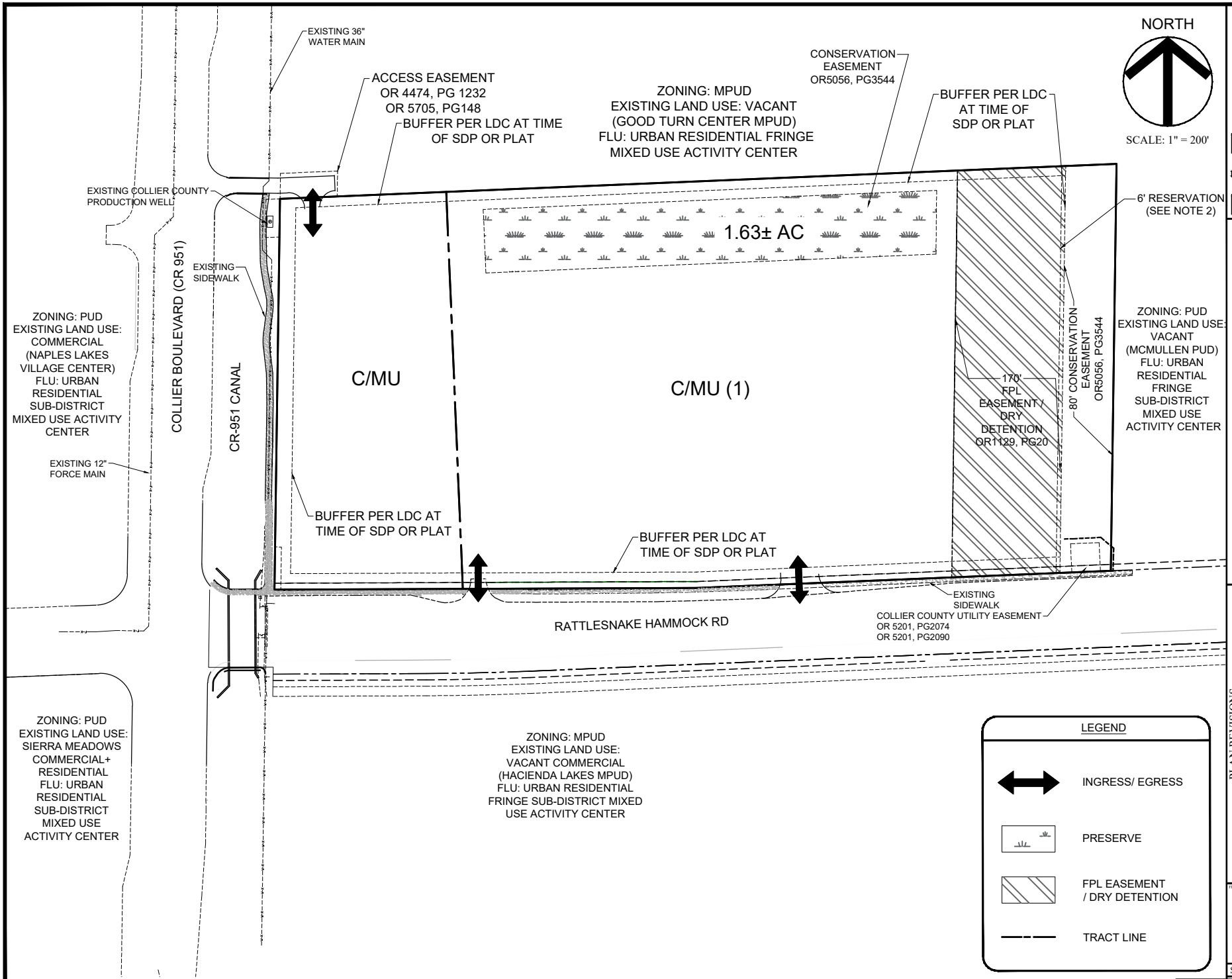
Enclosures

cc: Mark Chilcott, Watercrest Senior Living Group
David Torres, Hacienda Lakes of Naples, LLC

Attachment: Attachment G - HEX Package REV 2 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

MASTER CONCEPT PLAN

Attachment: Attachment G - HEX Package REV 2 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)



WALDROP ENGINEERING

CIVIL ENGINEERING CONSULTANTS FL 3431 35 neering.com

HAMMOCK PARK MPUD

PUD MASTER PLAN

PLAN REVISIONS

1	04/12/19	REVISED PER COUNTY COMMENTS
2	06/04/19	REVISED PER COUNTY COMMENTS
3	08/14/19	REVISED PER COUNTY COMMENTS
4	10/17/19	REVISED PER COUNTY COMMENTS

FLORIDA CERTIFICATE OF AUTHORIZ

SET NUMBER: 881-02-E02

Attachment: Attachment G - HEX Package REV 2 (16283 : PL20200001952 PDI Hammock Park Commerce

B:\Projects\881-02 Hammock Park - Planning and Zoning\Drawings-Exhibits\881-02-E02 PUD Master Plan\Current Plans\881-02-E02-09 PUD Master Plan.dwg

SITE SUMMARY

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

LAND USE SUMMARY

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

OPEN SPACE SUMMARY

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

PRESERVE SUMMARY

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

GENERAL NOTES

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

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

3. REFER TO THE BOUNDARY SURVEY FOR ALL EASEMENTS.

B:\Projects\881-02 Hammock Park - Planning and Zoning\Drawings-Exhibits\881-02-E02 PUD Master Plan\Current Plans\881-02-E02-09 PUD Master Plan.dwg

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CIVIL ENGINEERING CONSULTANTS
FL 34135
neering.com

HAMMOCK PARK MPUD

PUD MASTER PLAN

PLAN REVISIONS

1	04/12/19	REVISED PER COUNTY COMMENTS
2	06/04/19	REVISED PER COUNTY COMMENTS
3	08/14/19	REVISED PER COUNTY COMMENTS
X	10/17/19	REVISED PER COUNTY COMMENTS

FLORIDA CERTIFICATE OF AUTHORIZ

SET NUMBER: 881-02-E02

Attachment: Attachment G - HEX Package REV 2 (16283 : PL20200001952 PDI Hammock Park Commerce

CONCEPTUAL SIGN RENDERING

Attachment: Attachment G - HEX Package REV 2 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

HAMMOCK PARK PDI
OFF-PREMISE DIRECTIONAL SIGN



MAX. SIGN FACE AREA: 64 SF
MAX. SIGN HEIGHT: 10 FEET

CONCEPTUAL SIGN FACE CONTENT - FOR ILLUSTRATIVE PURPOSES ONLY

Attachment: Attachment G - HEX Package REV 2 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

AMENDED TITLE

Attachment: Attachment G - HEX Package REV 2 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

Hammock Park MPUD
Amend Ordinance 07-30

AMENDMENT TO THE TABLE OF CONTENTS/LIST OF EXHIBITS PAGE; SECTION VI, REQUESTED DEVIATIONS FROM THE LDC; OF THE PUD DOCUMENT ATTACHED TO ORDINANCE NO. 07-30, HAMMOCK PARK MPUD

The Table of Contents Page of the PUD Document of the Hammock Park MPUD, is hereby amended.

The "Project Development," labeled as Section II of the PUD Document of the Hammock Park MPUD is hereby amended.

The "Requested Deviations from the LDC," labeled as Section VI of the PUD Document of the Hammock Park MPUD, is hereby amended.

The Exhibit D-1, labeled "Off-Premise Directional Signage", attached hereto and incorporated herein, is hereby added to the PUD Document of the Hammock Park MPUD.

Attachment: Attachment G - HEX Package REV 2 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

PUD DOCUMENT

Attachment: Attachment G - HEX Package REV 2 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

HAMMOCK PARK MPUD

TABLE OF CONTENTS

STATEMENT OF COMPLIANCE

SECTION I Property Ownership & Description

SECTION II Project Development

SECTION III Commercial- Mixed Use

SECTION IV Preserve Area

SECTION V General Development Commitments

SECTION VI Requested Deviations from the LDC [1]

LIST OF EXHIBITS

EXHIBIT "A" PUD Master Plan

EXHIBIT "A-1" Off-Premises Directional Sign Location [1]

EXHIBIT "C-1" Tower Locations [2]

EXHIBIT "C-2" Tower Renderings [2]

EXHIBIT "D-1" Off-Premises Temporary Directional Signage

1. Approved in HEX decision 2014-28.
2. Approved in HEX decision 2016-42.

Attachment: Attachment G - HEX Package REV 2 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

SECTION II

PROJECT DEVELOPMENT

2.1 PURPOSE

The purpose of this Section is to delineate and generally describe the project plan of development, relationships to applicable County ordinances, the respective land uses of the tracts included in the project, as well as other project relationships.

2.2 GENERAL

A. Regulations for development of the Hammock Park MPUD shall be in accordance with the contents of this Document, MPUD - Mixed Use Planned Unit Development District, applicable sections and parts of the LDC and GMP in effect at the time of site development plan approval. Where these regulations fail to provide developmental standards, then the provisions of the most similar district in the LDC shall apply.

B. Unless otherwise noted, the definitions of all terms shall be the same as the definitions set forth in the LDC in effect at the date of adoption of this PUD.

C. All conditions imposed and graphic material presented depicting restrictions for the development of the Hammock Park MPUD shall become part of the regulations that govern the manner in which the MPUD site may be developed.

D. Unless specifically waived through any variance or waiver provisions from any other applicable regulations, the provisions of those regulations not otherwise provided for this ~~C~~MPUD remain in full force and effect.

2.3 PROJECT PLAN AND PROPOSED LAND USES

A. The project Master Plan is illustrated graphically by Exhibit "A", MPUD Master Plan.

B. Minor modifications to Exhibit "A" may be permitted at the time of Site Development Plan approval, subject to the provisions of the LDC, as amended, or as otherwise permitted by this MPUD Document.

C. In addition to the various areas and specific items shown in Exhibit "A", easements (such as utility, private and semi-public) shall be established and/or vacated within or along the properly, as may be necessary.

2.4 LAND USE

Attachment: Attachment G - HEX Package REV 2 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

A. Exhibit "A", MPUD Master Plan, constitutes the required MPUD Development Plan. Except as otherwise provided within this MPUD Document, any division of the property and the development of the land shall be in compliance with the subdivision regulations and the platting laws of the State of Florida.

B. Appropriate instruments will be provided at the time of infrastructure improvements regarding any dedications and the methodology for providing perpetual maintenance of common facilities.

2.5 NATIVE VEGETATION RETENTION REQUIREMENTS

Pursuant to the LDC, as amended, 15% of the native vegetation on site shall be retained. The exact boundaries of the preserve may vary in order to accommodate final alignment of Rattlesnake Hammock Extension but a minimum of 1.63 acres of native preserve shall be provided for in accordance with the LDC.

2.6 SIGNS

Signs shall be in accordance with the LDC, as amended except as provided herein and under Section 6.1. "Sign Deviations."[1]

A. One (1) off-premises directional sign for the Hacienda Lakes PUD/DRI shall be permitted in the northeast quadrant of the intersection of C.R. 951 and Rattlesnake Hammock Road, as depicted and labeled per Exhibit A-1. This off-premises sign shall be allowed in addition to other signage allowed by the LDC. The off-premises sign shall contain only the name of the overall project and the insignia or motto of the entire development.[1]

B. The off-premises directional sign for the Hacienda Lakes PUD/DRI shall be no greater than 13 feet in height, and total square footage of all sign copy areas (name of the project and insignias or mottos) shall not exceed 38 square feet (see Deviations #1 and #2 under Section 6.1. "Sign Deviations").[1]

C. <u>The off-premises directional sign for the Watercrest project (AKA McMullen MPUD) shall be no greater than 64 SF and 10' tall. The sign may be located on the property for a maximum of three (3) years from the date of sign permit issuance or until new home/unit sales are completed in accordance with the location shown on Exhibit D-1.</u>

1. Approved in HEX decision 2014-28.

Attachment: Attachment G - HEX Package REV 2 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

SECTION VI[1]

REQUESTED DEVIATIONS FROM THE LDC[1]

6.1 DEVIATIONS[1]

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

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

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

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

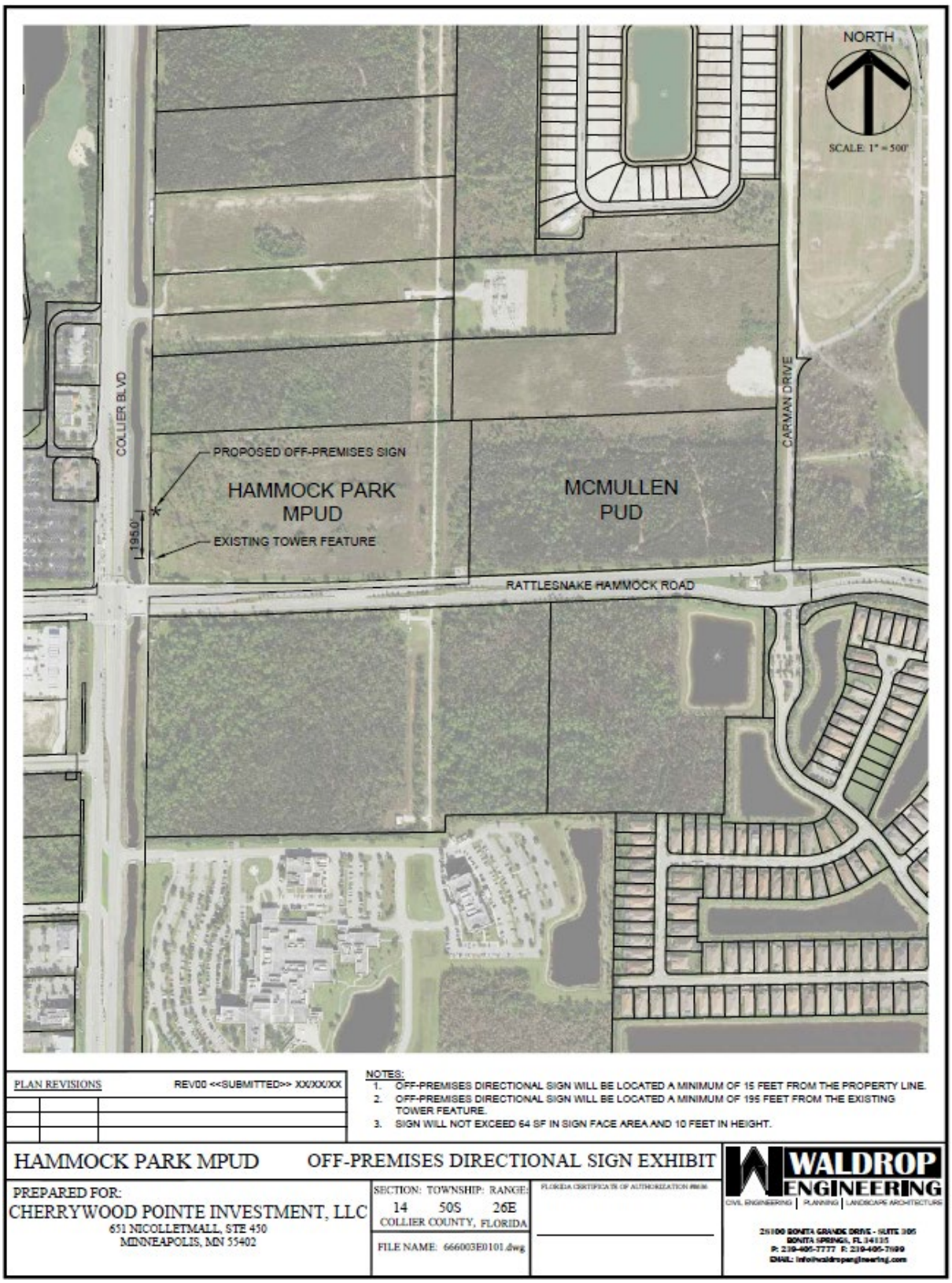
E. Deviation #5 seeks relief from LDC Section 5.06.04.G.2.b, which allows for a maximum sign height of 8 feet for off-premises signs, to allow for a maximum sign height of 10 feet for the proposed off-premises sign as depicted in Exhibit D-1 and referenced by Section 2.6.C of the MPUD document.

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

1. Approved in HEX decision 2014-28.
2. Approved in HEX decision 2016-42.

Attachment: Attachment G - HEX Package REV 2 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

EXHIBIT D-1



PLAN REVISIONS	REV00 <<SUBMITTED>> XX/XX/XX

NOTES:
1. OFF-PREMISES DIRECTIONAL SIGN WILL BE LOCATED A MINIMUM OF 15 FEET FROM THE PROPERTY LINE.
2. OFF-PREMISES DIRECTIONAL SIGN WILL BE LOCATED A MINIMUM OF 195 FEET FROM THE EXISTING TOWER FEATURE.
3. SIGN WILL NOT EXCEED 64 SF IN SIGN FACE AREA AND 10 FEET IN HEIGHT.

HAMMOCK PARK MPUD — OFF-PREMISES DIRECTIONAL SIGN EXHIBIT

PREPARED FOR:
CHERRYWOOD POINTE INVESTMENT, LLC
651 NICOLLETMALL, STE 450
MINNEAPOLIS, MN 55402

SECTION: TOWNSHIP: RANGE:
14 50S 26E
COLLIER COUNTY, FLORIDA

FILE NAME: 666003E0101.dwg

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

WALDROP ENGINEERING
CIVIL ENGINEERING | PLANNING | LANDSCAPE ARCHITECTURE
28100 BONITA GRANDE DRIVE - SUITE 305
BONITA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7699
EMAIL: info@waldropeng.com

Attachment: Attachment G - HEX Package REV 2 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

DISCLOSURE OF INTEREST

Attachment: Attachment G - HEX Package REV 2 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

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

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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
Hammock Park Apartments, LLC.	
* George P. Bauer Revocable Trust	80%
** David E. Torres Revocable Trust	20%
*Human Beneficiaries of George P. Bauer Revocable Trust is George P. Bauer	

**Human Beneficiaries of David E. Torres Revocable Trust is David E. Torres

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

Name and Address	% of Ownership

Date of Contract: _____

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

Name and Address

g. Date subject property acquired _____

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

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

Attachment: Attachment G - HEX Package REV 2 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

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

Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

Agent/Owner Signature

12-28-20.
Date

DAVID E. TORRES, Manager.
Agent/Owner Name (please print)

Attachment: Attachment G - HEX Package REV 2 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

Electronic Articles of Organization For Florida Limited Liability Company

L20000166578
FILED 8:00 AM
June 16, 2020
Sec. Of State
bcbiro

Article I

The name of the Limited Liability Company is:

HAMMOCK PARK APARTMENTS, LLC

Article II

The street address of the principal office of the Limited Liability Company is:

7742 ALICO RD
FT MYERS, FL. 33912

The mailing address of the Limited Liability Company is:

7742 ALICO RD
FT MYERS, FL. 33912

Article III

The name and Florida street address of the registered agent is:

DAVID E TORRES
7742 ALICO RD
FT. MYERS, FL. 33912

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: DAVID E. TORRES

Attachment: Attachment G - HEX Package REV 2 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

L20000166578
FILED 8:00 AM
June 16, 2020
Sec. Of State
bcbiro

Article IV

The name and address of person(s) authorized to manage LLC:

Title: MGR
DAVID E TORRES
7742 ALICO RD
FT. MYERS, FL. 33912

Article V

The effective date for this Limited Liability Company shall be:

06/16/2020

Signature of member or an authorized representative

Electronic Signature: DAVID E. TORRES

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

Attachment: Attachment G - HEX Package REV 2 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

AFFIDAVIT OF AUTHORIZATION

Attachment: Attachment G - HEX Package REV 2 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL202000001952

I, DAVID E. TORRES (print name), as MANAGING MEMBER (title, if applicable) of HAMMOCK PARK APARTMENTS, LLC (company, If applicable), swear or affirm under oath, that I am the (choose one) owner [✓] applicant [✓] contract purchaser [ ] and that:

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

Notes:

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

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

David E. Torres
Manager.

Signature

12-28-20
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [X] physical presence or [ ] online notarization this 28th day of December, 2020, by (printed name of owner or qualifier) David E. Torres.

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

[X] Are personally known to me

[ ] Has produced a current drivers license _____

[ ] Has produced _____ as identification.

Notary Signature: Charlotte M. Walkup

Notary Public State of Florida
Charlotte M. Walkup
My Commission GG 945456
Expires 01/21/2024

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

Attachment: Attachment G - HEX Package REV 2 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

DEVIATION JUSTIFICATION NARRATIVE

Attachment: Attachment G - HEX Package REV 2 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

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

JUSTIFICATIONS FOR REQUESTED DEVIATIONS FROM LDC
HAMMOCK PARK MPUD

REVISED JANUARY 2029

Deviation 1 -3: No changes

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

JUSTIFICATION: The request will allow for an appropriately sized off-premises directional sign to notify the travelling public of the Watercrest Assisted Living Facility (ALF), located to the east of Hammock Park.

Collier Blvd. is a major arterial facility with relatively high travel speeds. Thus, visible signage to direct the travelling public is critical along this roadway, when compared to smaller, collector or local roads.

Additionally, the property boundary is setback a minimum of 115+/-feet from the travel lanes. This substantial setback is created by the Collier Blvd. canal and pathway system within the county-owned right-of-way. Therefore, the signage will not be located directly on the roadway and create a negative or unattractive viewshed for the public.

The proposed sign face area will allow for appropriately sized text and images in consideration of these existing conditions.

It is understood that Hammock Park MPUD may not exceed the number of signs permitted by LDC §5.06.02.B.2, thereby preventing signage proliferation on the property.

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

JUSTIFICATION: The height is necessary to ensure legible signage in consideration of the significant setback between the sign and the roadway, as well as the travel speeds along Collier Blvd.

The sign has been attractively designed, as shown on the attached rendering in order to protect viewsheds.

Attachment: Attachment G - HEX Package REV 2 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

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

JUSTIFICATION: The proposed location of the sign, generally in the middle of the Collier Blvd. frontage, is approximately 1,320+/- linear feet east of the Watercrest project site (AKA McMullen PUD).

The proposed signage location achieves visibility from Collier Blvd., an arterial roadway with relatively high travel speeds, and also provides adequate separation (150+/-feet) from the Hacienda Lakes signage monument and tower features at the corner of Rattlesnake Hammock Road and Collier Blvd. The sign will maintain all required setbacks from the right-of-way/property lines.

Attachment: Attachment G - HEX Package REV 2 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

SIGN POST AFFIDAVITS & PHOTOS

Attachment: Attachment G - HEX Package REV 2 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

SIGN POSTING INSTRUCTIONS

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

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

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

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

- - - -

HAMMOCK PARK MPUD – INSUBSTANTIAL CHANGE
PL2020-1952





Attachment: Attachment G - HEX Package REV 2 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Hybrid Virtual Quasi-Judicial Public Hearing Waiver

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

For Petition Number(s): PL20200001952 - Hammock Park MPUD (PDI)

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

Name: Mark K. Chilcot Date: 4/30/2021

Signature:

☑ Applicant*

☐ Legal Counsel to Applicant

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

Attachment: Attachment G - HEX Package REV 2 (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Hybrid Virtual Quasi-Judicial Public Hearing Waiver

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For Petition Number(s): PL20200001952 - Hammock Park MPUD (PDI)

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Name: Mark K. Chilcot Date: 4/30/2021

Signature:

☑ Applicant*

☐ Legal Counsel to Applicant

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

Attachment: Attachment H - Hybrid Hearing Waiver - EXECUTED (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

KellyJohn

From: Alexis Crespo <Alexis.Crespo@waldropengineering.com>
Sent: Friday, June 18, 2021 3:03 PM
To: KellyJohn
Subject: Fwd: Public notice on rattlesnake & collier
Attachments: image0.jpeg; image2.jpeg; image2.jpeg

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.

FYI - the signs have been updated for the 7/8 HEX.

Thanks,

Alexis Crespo, AICP
Waldrop Engineering
(239) 850-8525

From: Mike Boyd <mboyd@signsandthings.com>
Sent: Friday, June 18, 2021 12:48 PM
To: 'Alexis Crespo'
Subject: Public notice on rattlesnake & collier

WARNING - EXTERNAL EMAIL: THIS EMAIL ORIGINATED FROM OUTSIDE WALDROP ENGINEERING. PLEASE VERIFY SENDER BEFORE OPENING ATTACHMENTS OR CLICKING ON LINKS.

Since 1977
Michael Boyd
3649 Progress Avenue
Naples, Fl. 34104
239-643-4404

-----Original Message-----
From: charles Sepanski <charlessepanski@gmail.com>
Sent: Friday, June 18, 2021 12:43 PM
To: mboyd@signsandthings.com
Subject: Public notice on rattlesnake

Sent from my iPhone

Attachment: Attachment I - 2nd Sign Posting (16283 : PL20200001952 PDI Hammock Park Commerce Centre)





Attachment: Attachment I - 2nd Sign Posting (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

WALDROP ENGINEERING
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
FORT MYERS Bonita Springs Tampa Orlando Sarasota
1514 Broadway, Suite 201, Fort Myers, FL 33901
p. (239) 344-0000 f. (239) 344-3444

Memorandum

To: **John Kelly, Collier County Zoning Division**

From: **Alexis Crespo, Waldrop Engineering, P.A.**

Date: **June 28, 2021**

Subject: **Hammock Park PDI (PL20210001952)**
Neighborhood Information Meeting Summary

Waldrop Engineering, P.A., and Hammock Park Apartments, LLC conducted a neighborhood informational meeting (NIM) for the Insubstantial Change to a Planned Unit Development (PDI) to the Hammock Park Mixed Use Planned Unit Development (MPUD). The meeting was held on Monday, June 28, 2021 at 5:00 p.m. at the Fairway Bible Church, 3855 The Lords Way, Naples, FL 34114. The meeting was offered through Zoom as well.

The mailed notice is attached as Exhibit A and the affidavit of legal publication is attached as Exhibit B.

No attendees were present other than the Applicant (via Zoom), the Applicant's Agent and Collier County Staff.

The meeting was concluded at 5:15 p.m.

Attachment: Attachment J - Watercrest NIM Summary (6-29-21) (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

AFFIDAVIT OF COMPLIANCE

I hereby certify that pursuant to Ordinance 2004-41, of the Collier County Land Development Code, I did cause the attached newspaper advertisement to appear and I did give notice by mail to the following property owners and/or condominium and civic associations whose members may be affected by the proposed land use changes of an application request for a rezoning, PUD amendment, or conditional use, at least 15 days prior to the scheduled Neighborhood Information Meeting. *For the purposes of this requirement, the names and addresses of property owners shall be deemed those appearing on the latest tax rolls of Collier County and any other persons or entities who have made a formal request of the county to be notified.* The said notice contained the laymen's description of the site property of proposed change and the date, time, and place of a Neighborhood Information Meeting.

Per the attached letters, property owner's list, and copy of newspaper advertisement which are hereby made a part of this Affidavit of Compliance

(Signature of Applicant)

State of Florida
County of Collier

The foregoing Affidavit of compliance was acknowledged before me this 29 day of June, 2020 by Alexis Crespo, who is personally known to me or who has produced _____ as identification.

(Signature of Notary Public)

Jessica K. Linn

Printed Name of Notary

JESSICA K LINN
Notary Public-State of Florida
Commission # GG 170813
My Commission Expires
April 16, 2022

Attachment: Attachment J - Watercrest NIM Summary (6-29-21) (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

WALDROP ENGINEERING
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE

BONITA SPRINGS Fort Myers Tampa Orlando Sarasota

28100 Bonita Grande Dr., Suite 305, Bonita Springs, FL 34135
p. (239) 405-7777 f. (239) 405-7899

June 14, 2021

RE: Hammock Park PDI
PL20200001952 (Insubstantial Change to PUD)

Dear Property Owner:

Please be advised that Hammock Park Apartments, LLC has filed an application (PL20200001952) with Collier County. The application is seeking approval of an Insubstantial Change to a Planned Unit Development (PDI) to allow for an off-premises directional sign for the Watercrest Assisted Living Facility (ALF) to be placed on the Hammock Park Mixed Use Planned Development (MPUD).

A Neighborhood Information Meeting will be held to provide you an opportunity to hear a presentation about this application and ask questions. **The Neighborhood Information Meeting will be held on Monday, June 28, 2021 at 5:00 p.m. at Fairway Bible Church 3855 The Lords Way, Naples, FL 34114.**

Attending virtually is also available via Zoom. Please visit www.zoom.us, click on "Join A Meeting" in the top right corner, and enter **Meeting ID: 842 3289 1450**

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

Sincerely,

WALDROP ENGINEERING, P.A.

Alexis Crespo, AICP
Senior Vice President - Planning

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

Attachment: Attachment J - Watercrest NIM Summary (6-29-21) (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

NAME1	NAME2	NAME3	COUNTRY	CITY	STATE	aaa
HAMMOCK WOODS LLC	12580 UNIVERSITY DR STE 102		USA	FORT MYERS	FL	33907
LOCAL GREENS COMPANY LLC	1490 5TH AVE S		USA	NAPLES	FL	34102
WILTON LAND COMPANY LLC	206 DUDLEY RD		USA	WILTON	CT	06897
NAPLES LAKES COMM PROP LLC	2501 S MACDILL AVE		USA	TAMPA	FL	33629
AMERISITE LLC	3295 FORT CHARLES DR		USA	NAPLES	FL	34102
COLLIER COUNTY	3301 TAMIAMI TRAIL EAST		USA	NAPLES	FL	34112
FLORIDA POWER & LIGHT CO	700 UNIVERSE BLVD		USA	JUNO BEACH	FL	33408
HACIENDA LAKES OF NAPLES LLC	7742 ALICO RD		USA	FORT MYERS	FL	33912
COLLIER RATTLESNAKE LLC	801 ANCHOR RODE DR #206		USA	NAPLES	FL	34103
DJAG 8625 LLC	8625 COLLIER BLVD		USA	NAPLES	FL	34112
8615 COLLIER-RATTLESNAKE LLC	900 SW PINE ISLAND RD STE 202		USA	CAPE CORAL	FL	33991
COLLIER COUNTY	C/O REAL PROPERTY MANAGEME	3335 TAMIAMI TR E, STE 101	USA	NAPLES	FL	34112
NAPLES LKS COUNTRY CLUB	HOMEOWNERS ASSOC INC	4784 NAPLES LAKES BLVD	USA	NAPLES	FL	34112
LAKE MICHIGAN CREDIT UNION	PO BOX 2848		USA	GRAND RAPIDS	MI	49501
RACETRAC PETROLEUM INC	SILVER OAK ADVISORS	PO BOX 2437	USA	SMYRNA	GA	30081

Attachment: Attachment J - Watercrest NIM Summary (6-29-21) (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

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

WALDROP ENGINEERING PA
28100 BONITA GRANDE DR

BONITA SPRINGS, FL 34135-6221

Affidavit of Publication

STATE OF WISCONSIN
COUNTY OF BROWN

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

Published: 06/14/2021

Amy Vollrath

Subscribed and sworn to before on June 29, 2021:

Tara Mondloch

Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires August 6, 2021

Publication Cost: $378.00
Ad No: 0004778582
Customer No: 1308418
PO #:

# of Affidavits: 1

This is not an invoice

NEIGHBORHOOD INFORMATION MEETING

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

Monday, June 28, 2021, at 5:00 p.m.
Fairway Bible Church
3855 The Lords Way
Naples, FL 34114
***Social distancing and masks are required.**

Attending Virtually is also available using Zoom Meeting ID:
Meeting ID: 842 3289 1450

Please be advised that Hammock Park Apartments, LLC has filed an application (PL20200001952) with Collier County. The application is seeking approval of an Insubstantial Change to a Planned Unit Development (PDI) to allow for an off-premises directional sign for the Watercrest Assisted Living Facility (ALF) to be placed on the Hammock Park Mixed Use Planned Development (MPUD).



WE VALUE YOUR INPUT

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

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

*Please note that the Collier County does not sponsor or endorse this program.
Pub Date: June 14, 2021 #4778582

Attachment: Attachment J - Watercrest NIM Summary (6-29-21) (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

Naples Daily News
PART OF THE USA TODAY NETWORK

WALDROP ENGINEERING
28100 BONITA GRANDE DR
BONITA SPRINGS FL 34135--622

Account	AD#	Net Amount	Tax Amount	Total Amount	Payment Method	Payment Amount	Amount D
1308418	0004778582	$378.00	$0.00	$378.00	Invoice	$0.00	$378.00

Sales Rep: FGrade **Order Taker:** FGrade **Order Created** 06/11/2021

Product	# Ins	Column	Agate Lines	Start Date	End Date
NDN-Naples Daily News	1	2.00	108	06/14/2021	06/14/2021
NDN-naplesnews.com	1	2.00	108	06/14/2021	06/14/2021

* ALL TRANSACTIONS CONSIDERED PAID IN FULL UPON CLEARANCE OF FINANCIAL INSTITUTION

Attachment: Attachment J - Watercrest NIM Summary (6-29-21) (16283 : PL20200001952 PDI Hammock Park Commerce Centre)

Text of Ad: 06/11/2021

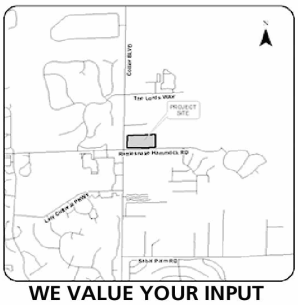
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Pub Date: June 14, 2021 #4778582

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