NOTICE OF MEETING AND AGENDA
City Council Chamber
735 8th Street South, Naples, Florida 34102

Welcome to today's City Council meeting. If you wish to address the Council regarding an item listed on this agenda, please complete a registration form at the rear of the room and place it in the Speaker Request Box located on the Council dais prior to consideration of that item. We ask that speakers limit their comments to 7 minutes and that large groups name a spokesperson whenever possible. Thank you for your interest and participation in City government.

Planning Advisory Board Meeting
Wednesday, December 12, 2018
8:30 AM

All proposed ordinances and information on other items listed below, which have been provided in advance of this meeting, may be inspected in the office of the City Clerk, Room B, City Hall, or on the City of Naples home page https://www.naplesgov.com/ or call the City Clerk's Office, 213-1015. All written, audio-visual and other materials presented to the City Council in conjunction with deliberations during this meeting will become the property of the City of Naples and will be retained by the City Clerk.

1. Call to Order

2. Pledge of Allegiance

3. Roll Call

4. Approval of Minutes

   4.A. Approval of November 14, 2018 minutes
   Minutes

5. Changes to the Agenda

NOTICE

FORMAL ACTION MAY BE TAKEN ON ANY ITEM DISCUSSED OR ADDED TO THIS AGENDA. ANY PERSON WHO DECIDES TO APPEAL ANY DECISION MADE BY THE CITY COUNCIL WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING (OR HEARING) WILL NEED A RECORD OF THE PROCEEDINGS AND MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE HEARD. ANY PERSON WITH A DISABILITY REQUIRING AUXILIARY AIDS AND SERVICES FOR THIS MEETING MAY CALL THE CITY CLERK'S OFFICE AT (239) 213-1015 WITH REQUESTS AT LEAST TWO BUSINESS DAYS BEFORE THE MEETING DATE.

6. Public Comment

7. Vision Evaluation

7.A. Vision Evaluation Update
Staff Memorandum
Summary Review
Presentation
Visioning Position Statement from Seven HOA's

8. Public Hearing(s)

8.A. REZONE PETITION 18-R4
Consider an Ordinance relating to the Bayfront Planned Development, rezoning approximately 11.5 acres from PD, Planned Development to an amended and restated PD, Planned Development, to establish a nine-foot setback along Goodlette Frank Road for Building #6, establish the maximum gross outdoor dining area for Bayfront, increase the commercial square footage for those buildings not yet constructed, while converting square footage to dwelling units in Building #6, permit timeshare lodging and transient lodging facilities within Buildings #6 and #7, increase the number of liquor licenses from seven (7) to nine (9), and address inconsistencies and dated provisions within the PD, Planned Development, on property owned by Bayfront, Inc., and located at 401 – 499 Bayfront Place and 1301, 1320, and 1333 3rd Avenue South. (MP)

Recommended Action: Approval with conditions
Staff Report - Revised 12-7-18
Ordinance
Cover Letter
Rezone Application
Ordinance - redline
Ordinance CLEAN
General Site Plan
Boundary Sketch less Bldg 1
Boundary Survey and Description (6, 7)
Boundary Survey (less 1, 6, 7)
Disclosure of Interest
Petitioner's Credentials
Planning Staff Resumes
Labels
Correspondence

8.B. SUBDIVISION/REPLAT PETITION18-SD4
Consider a Resolution determining Preliminary and Final Plat approval under Subdivision Petition 18-SD4 to subdivide the existing 8.76 acre property located at 1111 Central Avenue (formerly 1075 Central Avenue) to create five separate parcels.

(EM)

Recommended Action: Approval
Staff Report
Resolution
Application & Disclosure
Aerial
Survey
Plat
Opinion of Title
Credentials - Planning Staff
Mailing Labels

8.C. NONCONFORMITY PETITION 18-N8
Consider a Resolution determining Nonconformity Petition 18-N8, to allow the vertical expansion of a nonconformity pursuant to Section 46-35 of the Land Development Code on property located at 1111 5th Avenue South. (MP)

Recommended Action: Approval
Staff Report
Resolution
Application
Plans and Exhibits
Deed
Disclosure of Interest
Aerial
Survey
Resume - Knafo, James
Planning Staff Resumes
Labels

8.D. DEVELOPMENT OF REGIONAL IMPACT PETITION 18-DRI1
A Notice of Proposed Change to DRI Development Order 2017-DO1, requesting adoption of a transportation conversion matrix to allow for a broader range of mixed uses on approximately 34.1 acres located at 870, 850, 840, 820, 760 & 750 Goodlette Frank Road North.
Recommended Action: Continue to January 9, 2018
Request for Continuance

8.E. REZONE PETITION 18-R3
An Ordinance rezoning approximately 52 acres from PD, Planned Development to PD, Planned Development for the subject property located at 870, 850, 840, 820, 800, 770, 760, 750, 730, 720, 710 Goodlette Frank Road North and collectively known as The Commons.
Recommended Action: Continue to January 9, 2018

Request for Continuance

9. Approval of 2019 Meeting Schedule

9.A. 2019 PAB Schedule
Staff Memorandum
2019 Schedule

10. Public Comment

11. Correspondence and Communication

12. Adjourn

Planning Advisory Board Agenda Item Report

Submitted by: Robin Singer
Submitting Department: Planning
Meeting Date: December 12, 2018

SUBJECT
Approval of November 14, 2018 minutes

Legislative Type:

Funding Source:

Recommendation:

ATTACHMENTS
- Minutes

City Council Chamber
735 Eighth Street South
Naples, Florida 34102

Planning Advisory Board Meeting – November 14, 2018 - 8:30 a.m.

It is noted for the record that all: 1) documentation electronically appended hereto is also contained in the file for this meeting in the City Clerk's Office; 2) experts who testified during quasi-judicial hearings were accepted as qualified to do so in their respective fields of expertise; 3) Added Items are referenced in red as "Added Item"; and 4) Added Attachments are referenced in red as "Added Attachment".

Call to Order

Chairman Feight called the meeting to order and presided.

1) Roll Call

Board Members Present:	
David Feight, Chairman	Thomas McCann, Vice Chairman
John Cross	Chae duPont
Thompson Dyke	Mitchell Norgart
Bruce Selfon	Thomas Koenig, Alternate
Board Members Absent:	Amy Lockhart, Non-Voting School Board Rep.
Staff Present:	Robin Singer, Planning Director
Robert Pritt, City Attorney	Erica Martin, Planner
Margaret Perry, Planner	Jessica Hernandez, Administrative Coordinator
Also Present:	Tim Hancock
Jared Beck	John Passidomo
Jonathan Kukk	Norman Trebilcock

2) Pledge of Allegiance

Chairman Feight led in the Pledge of Allegiance.

3) Approval of Minutes

MOTION by McCann to APPROVE the meeting minutes of October 10, 2018; seconded by Dyke and unanimously carried (Cross-yes, duPont-yes, Dyke-yes, Norgart-yes, Selfon-yes, McCann-yes, and Feight-yes).

Minutes

4) Changes to the Agenda

Robin Singer, Planning Director, advised that the petitioner for Items 7.E and 7.F had requested a continuance to the December 12, 2018 meeting.

Consensus to continue items 7.E and 7.F until the December 12, 2018 meeting.

5) Public Comment

None.

6) Visioning Update

Tim Hancock, Principal at Stantec, reviewed the Stantec memorandum; and provided an update utilizing an electronic presentation. He provided an outline of meetings with various organizations that the Board had directed Stantec to meet with. Mr. Hancock presented a flyer (see attached) to be distributed throughout the community and requested feedback. In response to the Board's concern regarding efforts being made to raise awareness with various Homeowners' Associations (HOAs), Mr. Hancock pointed out that Stantec had a meeting scheduled later that day with Gulf Shore Property Association and subsequent meetings had also been scheduled with the Port

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Royal Property Owners' Association and the Olde Naples Association (ONA). In addition, he also noted that the Planning Department had sent requests to all HOAs offering Stantec or a member of staff to attend a meeting of each HOA. He also announced that a survey platform had been selected and would be reviewed in more detail at the Board's December 12, 2018 meeting. City Attorney Robert Pritt advised that survey responses by tenants could not be appraised any less than survey responses by property owners, according to Federal law. Mr. Hancock then introduced the website that would be available to the public, and noted that although the website is active, it would not be publicly launched until review and comments had been received from City staff and the Board. Jared Beck, Associate at Stantec, responded to questions and the Board provided modifications to the website. Mr. Hancock thanked the Board for its feedback that day and encouraged the Board to email any additional remarks to Robin Singer, Planning Director. The Board discussed the format and goals of the scheduled workshop meetings, reviewed the schedule for the visioning process, and also shared ideas on how to encourage public engagement.

Memorandum from Mr. Hancock Flyer Presentation

7.A) Subdivision Petition 18-SD3 PUBLIC HEARING: Consider a resolution to create a two lot, zero lot line development known as 537 2nd Ave South Development Subdivision in the R3-12 Multifamily Zoning District, on property containing approximately 0.34 acres, located at 537 2nd Avenue South.

Title read by Chairman Feight. This being a quasi-judicial proceeding, Notary Public Jessica Hernandez administered an oath to those intending to offer testimony; all responded in the affirmative. Members then made ex parte disclosures to the effect that each had visited or was familiar with the site, and each had not had contact.

The following individuals testified on behalf of the petitioner: Attorney John Passidomo, petitioner's agent; and Architect Jonathan Kukk, Kukk Architecture and Design, P.A. The following staff members testified on behalf of the City: Robin Singer, Planning Director; and Planner Margaret Perry, who also reviewed the staff report and conditions contained therein, and noted that staff recommended approval.

Public Comment: None.

MOTION by McCann to RECOMMEND APPROVAL of Petition 18-SD3; seconded by Norgart and unanimously carried (Selfon-yes, Dyke-yes, duPont-yes, Cross-yes, Norgart-yes, McCann-yes, and Feight-yes.)

Staff Report Resolution Application Deed Disclosure Aerial Survey Declaration of Covenants and Deed Restrictions Plat Title Opinion Letter Labels Planning Staff Resumes Credentials (Staff/Added Attachment) Presentation (Petitioner/Added Attachment) Presentation (Kukk/Added Attachment)

Items 7.B and 7.C were considered concurrently

7.B) Nonconformity Petition 18-N6 PUBLIC HEARING: Consider a resolution to allow the existing building to remain where it encroaches into the required 20 foot front yard and 25 foot required rear yard within the C2-A, Waterfront Commercial district at 845 12th Avenue South.

7.C) Variance Petition 18-V7 PUBLIC HEARING: Consider a resolution to allow for the encroachment of an existing building into the required 20 foot front yard and into the required 25 foot rear yard for the property located at 845 12th Avenue South.

Title read by Chairman Feight. This being a quasi-judicial proceeding, Notary Public Jessica Hernandez administered an oath to those intending to offer testimony; all responded in the affirmative. Members then made ex parte disclosures to the effect that each had visited or was familiar with the site, and Member Selfon had communication with the petitioner's agent.

Robin Singer, Planning Director, noted that two petitions would be presented (Nonconformity Petition 18-N6 and Variance Petition 18-V7) that would allow the existing building to encroach

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into the required setbacks. However, Director Singer noted that staff did not support the non-conformity.

John Passidomo, petitioner's agent, stated that both petitions would be discussed concurrently throughout the presentation. During testimony, Attorney Passidomo noted that although he supported staff's recommendation for the approval of the variance petition, he asserted that the structure was lawful at the time that it was constructed and could also be considered a legal nonconformity, and thereby presented an electronic presentation that included prior and current boundary surveys, aerials, City of Naples Code of Ordinance sections that address zoning and nonconformities, and the history of the properties' building permits. Attorney Passidomo noted that the owner desired to sell the restaurant, and potential buyers had requested assurance that the existing structure could be replaced if damaged or destroyed by fire, flood, explosion, collapse, wind or other like catastrophe. Therefore, he emphasized that either a nonconformity or variance would allow for replacement of the structure. A revised resolution for the proposed variance had been introduced in the presentation to guarantee that the existing structure could be rebuilt if said catastrophe would ever occur.

Planner Erica Martin subsequently testified on behalf of the City, reviewed the staff report, and noted that staff recommended approval of the variance, and further noted that pursuant to Section 46-35(a)(1) of the Land Development Code, staff recommended denial of the nonconformity petition in as much as an original building permit had not been recovered. Therefore, staff was unable to determine that the structure was lawful at the time that it was constructed. City Attorney Robert Pritt, expressed support of staff's position in recommending denial of the nonconformity petition, adding that often a building permit is unable to be retrieved for the reason that it had never in fact existed. Planner Martin and Attorney Pritt accepted the proposed changes to the resolution which had been introduced in Attorney Passidomo's presentation. In closing, Attorney Passidomo expressed the view that in his earlier discussion, he had provided the burden of proof of establishing that the structure had been constructed lawfully. He subsequently requested that the Board recommend approval of both petitions, consequently offering a broad range of discretion for consideration by City Council.

After discussing the matter in length, the following motions were proffered.
Public Comment: None.

> ***MOTION** by McCann to **RECOMMEND APPROVAL** of Petition 18-V7 subject to amending Section 1 as follows: "That Variance Petition 18-V7 from Section 58-626 of the Land Development Code, is hereby APPROVED…**and if the existing building is damaged or destroyed by fire, flood, explosion, collapse, wind or other like catastrophe, to allow the building to be replaced to the condition which existed at the time of the catastrophe**…" Motion seconded by Norgart and carried 6-1 (duPont-yes, McCann-yes, Selfon-no, Dyke-yes, Norgart-yes, Cross-yes, and Feight-yes).*
>
> ***MOTION** by McCann to **RECOMMEND DENIAL** of Petition 18-N6; seconded by Norgart and failed 2-5 (McCann-yes, Dyke-no, Cross-no, Norgart-yes, Selfon-no, duPont-no, and Feight-no).*
>
> ***MOTION** by Dyke to **RECOMMEND APPROVAL** of Petition 18-N6; seconded by Selfon and carried 5-2 (duPont-yes, McCann-no, Cross-yes, Dyke-yes, Norgart-no, Selfon-yes, and Feight-yes).*

18-N6 Staff Report 18-N6 Resolution 18-N6 Application
18-N6 Disclosure of Interest 18-N6 Deeds 18-N6 Survey
18-N6 Exhibits 18-N6 Credentials - Planning Staff 18-N6 Mailing Labels
18-N6 Blue Provence Correspondence (Staff/Added Attachment)
18-N6 Neapolitan Enterprises Correspondence (Staff/Added Attachment)

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18-V7 Staff Report 18-V7 Resolution 18-V7 Application
18-V7 Disclosure of Interest 18-V7 Deeds 18-V7 Survey
18-V7 Exhibits 18-V7 Credentials - Planning Staff 18-V7 Mailing Labels
18-V7 Blue Provence Correspondence (Staff/Added Attachment)
18-V7 Neapolitan Enterprises Correspondence (Staff/Added Attachment)
Presentation (Petitioner/Added Attachment)

Recess: 10:32 a.m. to 10:42 a.m. It is noted for the record that the same Board Members were present when the meeting reconvened.

7.D) Conditional Use Petition 18-CU7 PUBLIC HEARING: Consider a resolution, pursuant to Section 50-107 of the City of Naples Code of Ordinances, to allow additional outdoor dining at Neapolitan Plaza owned by New Market- Neapolitan, LLC, a Delaware limited liability company and located at 900 Neapolitan Way.

Title read by Chairman Feight. This being a quasi-judicial proceeding, Notary Public Jessica Hernandez administered an oath to those intending to offer testimony; all responded in the affirmative. Members then made ex parte disclosures to the effect that each had visited or was familiar with the site, and Member Selfon had communication with the petitioner's agent.

The following individuals testified on behalf of the petitioner: Attorney John Passidomo, petitioner's agent; and Engineer Norman Trebilcock, Trebilcock Consulting Solutions. Robin Singer, Planning Director; who testified on behalf of the City, also reviewed the staff report and conditions contained therein, and noted that staff recommended approval subject to the third condition stated in the staff report, further noting that the first two conditions would be subject to administrative approval.

Public Comment: None.

***MOTION* by Cross to *RECOMMEND APPROVAL* of Petition 18-CU7 subject to staff's condition (previously read) : [No additional restaurants or dining areas shall be approved for this shopping plaza on the south side of Neapolitan Way.]; seconded by Norgart and unanimously carried (Norgart-yes, Selfon-yes, duPont-yes, Dyke-yes, McCann-yes, Cross-yes, and Feight-yes).**

Staff Report - revised 11-13-18 Resolution Application and Disclosure
Parking Needs Analysis Credentials - Petitioner Credentials - Staff
Labels Supplement 11-13-18 - Dining Plan
Correspondence (Staff/Added Attachment)
Presentation (Petitioner/Added Attachment)
Presentation (Trebilcock/Added Attachment)

7.E) Development of Regional Impact Notice of Proposed Change Petition 18-DRI1 PUBLIC HEARING: Consider an adoption of a transportation conversion matrix to allow for a broader range of mixed uses on approximately 34.1 acres located at 870, 850, 840, 820, 760 and 750 Goodlette Frank Road North.

Continued (see Item 4 above).

The Commons Staff Report Resolution Petition
Trip Generation Analysis SWFRPC Meeting - May 2016 Mailing Labels
Petitioner Expert Resumes Planning Staff Resumes

7.F) Rezone Petition 18-R3 PUBLIC HEARING: Consider rezoning approximately 52 acres from PD, Planned Development to PD, Planned Development for the subject property located at 870, 850, 840, 820, 800, 770, 760, 750, 730, 720, and 710 Goodlette Frank Road North.

Continued (see Item 4 above).

The Commons Staff Report Ordinance
Proposed Planned Development Document (Exhibit A to Ordinance)

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Exhibit A-1 and Exhibit B to PD Document
Planned Development Document - 1980 Redline
Rezone Petition Aerial Trip Generation Analysis
Sahasa Realty Corporation letter The Commons Existing Square Footage
Petitioner Expert Resumes Planning Staff Resumes Mailing Labels

8) Approval of 2019 Schedule

Robin Singer, Planning Director, reviewed the proposed 2019 schedule. The Board expressed its desire to schedule additional workshop meetings to discuss planning matters.

Consensus to accept the 2019 Planning Advisory Board Meeting schedule.

Member Dyke requested that staff provide meeting packets two weeks prior to each meeting. The Board discussed the feasibility of receiving meeting packets sooner, and City Attorney Robert Pritt advised that the Board should first review the City's ordinance and the Planning Advisory Board's (PAB) Rules and Procedures which govern petition deadlines and then recommend any changes to Council prior to directing staff to change its policy.

Director Singer stated the City would soon implement new software that would allow petitioners to submit applications electronically and asserted that the new software may allow the Board to view petitioner information in advance. Ensuing discussion, Director Singer agreed to email Public Notices to Board members when surrounding property owners are notified as required.

Attorney Pritt also noted that Florida Statutes require the City to update its Land Development Code within one year of Council's recent adoption of the revised Comprehensive Plan, and suggested that the Board begin reviewing possible changes to that code.

Staff Memorandum Proposed 2019 Meeting Schedule

9) Public Comment

None.

10) Adjourn

11:41 a.m.

_____
David Feight, Chairman

_____
Patricia L. Rambosk, City Clerk

Minutes Prepared by:

_____
Jessica Hernandez, Administrative Coordinator

Minutes Approved: _____

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Planning Advisory Board Agenda Item Report

Submitted by: Robin Singer
Submitting Department: Planning
Meeting Date: December 12, 2018

SUBJECT
Vision Evaluation Update

Legislative Type:

Funding Source:

Recommendation:

ATTACHMENTS

- Staff Memorandum
- Summary Review
- Presentation
- Visioning Position Statement from Seven HOA's

AGENDA MEMORANDUM ***Planning Department***

Meeting Date: December 12, 2018

To: Planning Advisory Board

From: Robin D. Singer

Date: December 5, 2018

SUBJECT:
An update from the facilitators from Stantec regarding the evaluation of the City's Vision

BACKGROUND:
The facilitators have met with most of the groups suggested by the PAB. The presentation to the DRB will be on December 13, 2018. They are meeting with three homeowner's associations prior to the PAB meeting. They will present an update of progress and plans for the month of January. Mr. Hancock and Mr. Beck have discussed with staff promotional materials for the workshops in January. The flyer and an email are being distributed to board and council members and the homeowner's associations to be forwarded to friends and interest groups involving residents. Naples TV and the City's web page will feature a short commercial for the visioning process.

Representatives from homeowner's associations in the City have sent the email included with this package expressing concern about the process. Mr. Hancock will respond to those concerns and discuss with the Board at the meeting.

RECOMMENDED ACTION:
Advise the facilitator of any recommended changes to the process and procedures.

Public Engagement Program Discussion

Naples Vision Plan Assessment

Summary Review; November 26, 2018

Roger Reinke, Robin Singer, Donna Krall, David Fralick, Tim Hancock, Jared Beck

The public engagement plan was reviewed with the following items/actions to be completed as part of the campaign:

Stakeholder Round-tables:

Currently ongoing or being scheduled:

- Stakeholder Interviews / Round-tables
  - Planning Advisory Board - PAB (monthly)
  - Planning Advisory Board Members
  - Mayor & City Council
  - City Manager
  - Department Heads
  - President's Council (monthly)
  - Community Redevelopment Agency Board
  - Community Services Advisory Board
  - Design Review Board
  - Business Improvement District - BID (5th)
  - Public Art Advisory Board (PAAB)
  - Naples Historical Society
  - 3rd Street South
  - American Society of Landscape Architects – ASLA Naples
  - American Institute of Architects – AIA Naples
  - Collier County Planning
  - Naples Chamber of Commerce
  - Collier County Tourism
  - Naples Community Hospital
  - Gulf Shore Property Owners Association
  - Moorings Association
  - Olde Naples Association
  - Port Royal Association

Project website – www.naplesvisioning.com:

The project website is live with ongoing edits per PAB members.

Social:

Stantec will work with David on social media, including scripting text and providing imagery for posts. The following is anticipated:

- Social (calendar event dates in December and intro to process mid-December, social hard push first week in January)
    - Facebook - City, +/- 7,000 followers
        - Events listing for each workshop
        - Weekly posts announcing workshops
        - Run up week of
        - Post workshop updates
    - Facebook, direct post:
        - Naples News
        - Naples Herald
        - Florida Weekly
        - ABC-7
        - NBC-2
        - WINK
        - WGCU News
        - River Park Community Center
    - Instagram – City, +/- 430 followers
        - Low priority based on following and posting frequency

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Email:

Staff to request email sent from the City with a personal message (likely Mayor) announcing the vision assessment. Stantec can assist in writing this text.

Staff/Stantec to request partners (some of those included as stakeholders) to email their various memberships during this process including announcing it and also updating members with meeting dates, etc. Stantec will provide text.

- Email (mid-December - January)
    - City email

- Partners:
  - Mayor & City Council
  - City Manager
  - President's Council & Members
  - Business Improvement District - BID (5th)
  - Naples Historical Society
  - 3rd Street South
  - American Society of Landscape Architects – ASLA Naples
  - American Institute of Architects – AIA Naples
  - Naples Chamber of Commerce
  - Gulf Shore Property Owners Association
  - Moorings Association
  - Olde Naples Association
  - Port Royal Association
  - ***River Park/Lake Park?***

Videos:

Stantec will work with staff to prepare 4 – 5, 30 second to 1 minute videos that will be created to promote the workshops and survey. Staff will assist in identifying individuals to participate. It is anticipated these will be played on:

- City Television
  - Banner and notices
  - Video
- Facebook
- City/Project Websites

City Television:

David can place a banner announcement or other icon on the City Television announcing the workshops and inviting people to visit the project website.

Op-eds and Articles:

Robin will work on preparing an Op-ed for submittal to the Naples Daily News and other sources as relevant.

- Op-ed / Articles
    - Naples Daily News

Print Collateral:

A flyer and alternate have been created and will be further edited to be livelier that can be expanded to poster size for print. These will be placed in public facilities, at special events, or partner organizations or business. Consider creating a postcard for placement and/distribution.

- Collateral Distribution
    - Flyer emailed throughout stakeholders
    - Project posters/flyers for placement in City facilities
    - Postcards at special events and/or community placement

Workshops:

Four workshops have been scheduled with two early evening and two early afternoon. An interactive component has been created for them.

- Workshops
    - Monday, January 14th – St. Ann's
    - Wednesday, January 16th – River Park Community Center
    - Tuesday, January 22nd – Emmanuel Lutheran
    - Thursday, January 24th – St. John's



Stantec

City of Naples

Naples Vision – Direction and Goals

PAB Presentation #5
December 12, 2018



Content

1. Meeting Schedule Update
2. Public Workshop Schedule – Reminder
3. Survey Update
4. Public Engagement Plan Overview
5. Next Steps

Summary of Organization Meetings

Organization	Status
Naples Community Hospital	Pending
CRA/CRABB	November 20th
CSAB	November 13th
DRB	December 13th
BID (5th)	Pending
Naples Historical Society	December 12th
ALSA (Local Chapter)	Pending
AIA (Local Chapter)	Pending
Collier County Planning, Mike Bosi AICP	Pending
3rd Street South	Pending
Chamber of Commerce	Pending
Collier County Tourism, Jack Wert	Pending
High School Students	Pending

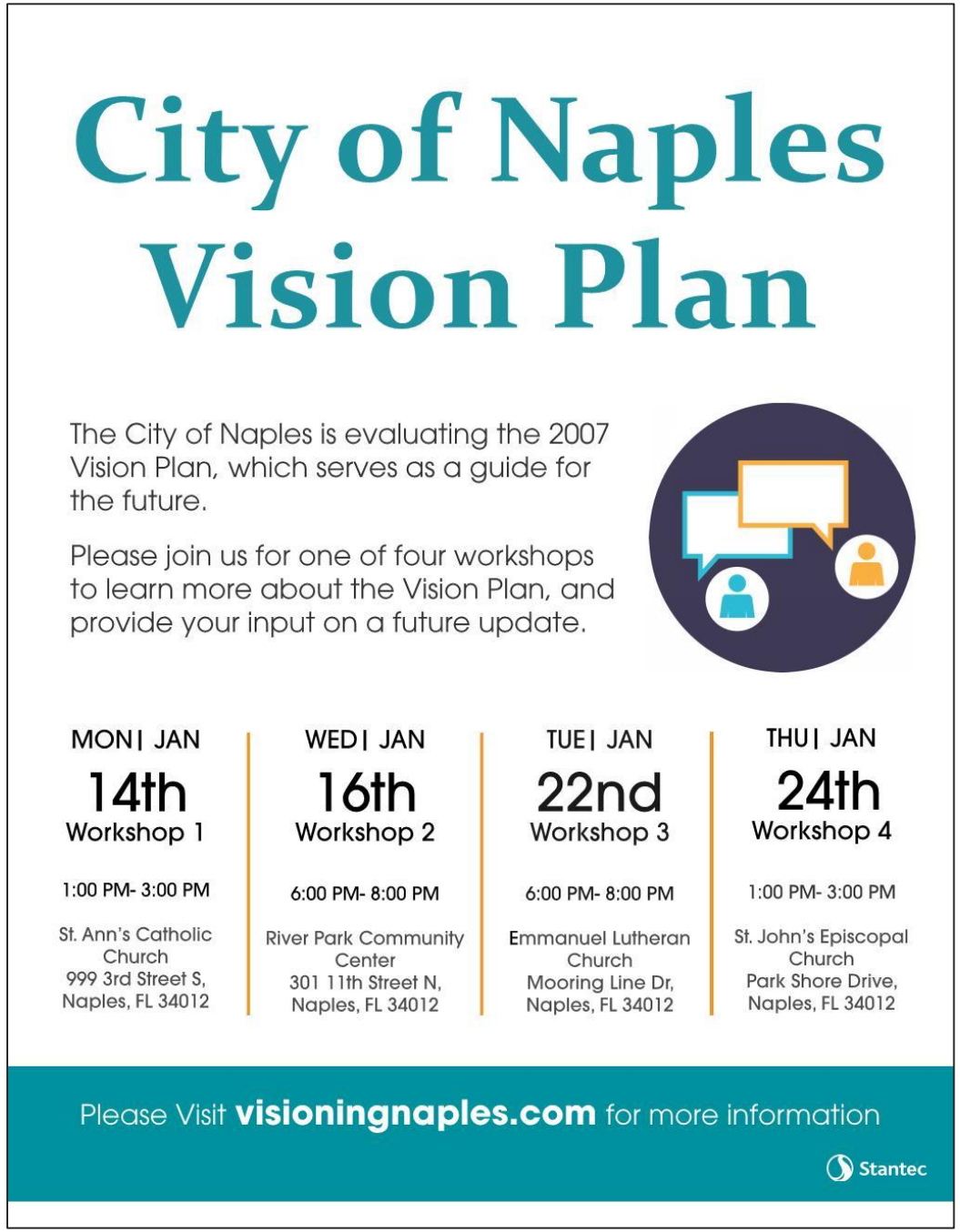
Workshop Dates

Monday, January 14, 2019
St. Ann's Catholic Church (Rooney Hall)
1pm – 3pm

Wednesday, January 16, 2019
River Park Community Center
6pm – 8pm

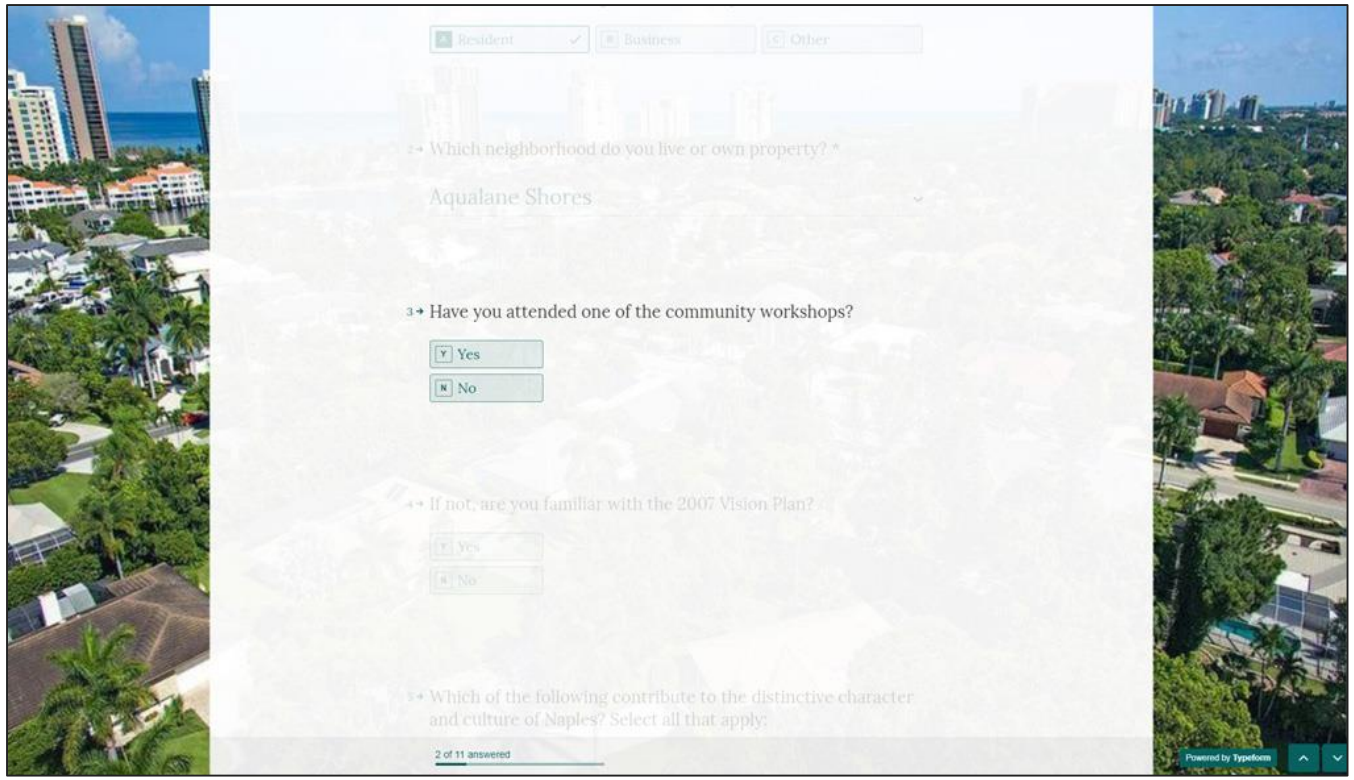
Tuesday, January 22, 2019
Emmanuel Lutheran Church
6pm – 8pm

Thursday, January 24, 2019
St John's Episcopal Church
1pm – 3pm



Survey Platform

- Platform being finalized
- Not GIS/location based
- Will include optional information including a neighborhood based drop down menu
- More information for the December PAB Meeting



Public Engagement Plan Highlights

Multiple Platforms being Engaged

1. Direct Contact – Stakeholder Meetings and requests for distribution

2. Project Website – up and running, providing website address on all communications.

3. Social Media – Utilizing City of Naples Facebook page (7,000 followers) for event listings, weekly updates and run-up to events. Direct posts to various local media outlets – leveraging other platforms.

4. Poster placement and flier distribution, potential postcard use.

5. E-mail reach out, mid-December and early January. Use City Manager/Mayor as well as PAB members and all stakeholders as e-mail platforms in mid-December and again in January.

6. 30-second videos promoting workshops and survey being considered, use on Naples TV, Facebook, etc.

Next Steps

1. Continue with scheduling of community organizations through December / January

2. Continue preparations for Workshops, including meeting with HOA's / POA's

3. Short update to PAB on upcoming Workshops and final media/community push for attendance at workshops.

4. Confirm Date and Time for meeting to review survey questions before launching survey (January 30th?)

Questions?

Dear Members of the Naples Planning Advisory Board:

We are writing on behalf of the Boards of the Neighborhood Associations listed below. There is widespread concern among our members about the Visioning process. We have no disagreement with the general concept of a survey, but fear the possibility of harmful changes occurring as an outcome of the process. We, therefore, urge the PAB and City Council to insist that the questionnaire enable respondents who are City residents and/or voters to be **easily** identified, so that their responses may be aggregated and analyzed as a distinct and important constituency.

Residents' vision of the City's future is paramount. All feedback is not equal. Stantec's list of important stakeholders names other interest groups, such as NCH, as meriting special opportunities for input. That list reveals a lack of appreciation for the primacy of Naples' residents and voters. Equally revealing is the absence of a similar opportunity given to the neighborhood associations. We understand that Stantec plans to give five-minute presentations to HOA boards, with the stated objective being that the flow of information is to run primarily from Stantec to the people.

You need to know early in the Visioning process that our boards strongly support the following values and goals:

1. Retain the 2007 Vision Document's **Single Core Goal**: *"Preserve Naples distinctive character and culture by maintaining small town look and feel."* Also articulated in the 2007 Vision is the principle of accountability: *"Achievement of the Core Goal represents the standard against which the overall success of the Vision plan is judged*."

2. (a) Review (and amend as appropriate) and enforce our zoning and land development codes dealing with density, intensity, building height, lot coverage, rentals, etc. Deviations and variances should be the rare exception, not the rule. Excessive variances establish a dangerous and undesirable precedent. (b) Consistently enforce other code provisions. Failure to enforce code provisions (such as in the case of transient rentals) does severe harm to the Single Core Goal.

3. Recognize and embrace the primacy of City residents and voters. While all interest groups may be heard, the voices of your individual constituents are especially deserving of priority. We are confident our elected officials grasp that concept.

4. Be careful stewards of the bay, waterways, beach and Gulf, and careful managers of stormwater. The threat to our health, quality of life, and ecological and commercial sustainability is growing.

We look forward to expanding on these comments at your December 12th meeting. Please make this letter an addendum to the PAB agenda packet on the City's web site and part of the official record. Thank you.

/e-signature on file/
Paul Perry,
President, Aqualane Shores Association

/e-signature on file/
William Lutz,
President, Coquina Sands Homeowners Association

/e-signature on file/
Doug Stewart,
President, Gulf Shore Property Owners Association

/e-signature on file/
Derek Perry,
President, Lake Park Neighborhood Association

/e-signature on file/
Linda Black,
President, The Moorings Property Owners Association

/e-signature on file/
Edwin Fryer,
President-Elect, Old Naples Association

/e-signature on file/
Andrew Deane,
President, Port Royal Property Owners Association

Planning Advisory Board Agenda Item Report

Submitted by: Margaret Perry
Submitting Department: Planning
Meeting Date: December 12, 2018

SUBJECT
REZONE PETITION 18-R4
Consider an Ordinance relating to the Bayfront Planned Development, rezoning approximately 11.5 acres from PD, Planned Development to an amended and restated PD, Planned Development, to establish a nine-foot setback along Goodlette Frank Road for Building #6, establish the maximum gross outdoor dining area for Bayfront, increase the commercial square footage for those buildings not yet constructed, while converting square footage to dwelling units in Building #6, permit timeshare lodging and transient lodging facilities within Buildings #6 and #7, increase the number of liquor licenses from seven (7) to nine (9), and address inconsistencies and dated provisions within the PD, Planned Development, on property owned by Bayfront, Inc., and located at 401 – 499 Bayfront Place and 1301, 1320, and 1333 3rd Avenue South. (MP)

Legislative Type:
Quasi Judicial Item

Funding Source:

Recommendation:
Approval with conditions

ATTACHMENTS
- Staff Report - Revised 12-7-18
- Ordinance
- Cover Letter
- Rezone Application
- Ordinance - redline
- Ordinance CLEAN
- General Site Plan
- Boundary Sketch less Bldg 1
- Boundary Survey and Description (6, 7)
- Boundary Survey (less 1, 6, 7)
- Disclosure of Interest
- Petitioner's Credentials
- Planning Staff Resumes
- Labels
- Correspondence

STAFF REPORT

To: Planning Advisory Board
From: Planning Department
Subject: Rezone Petition 18-R4
Petitioner: Bayfront, Inc.
Agent: Richard D. Yovanovich, Esq., Coleman, Yovanovich & Koester, P.A.
Date: December 4, 2018

CONSIDER: An Ordinance determining petition 18-R4 relating to the Bayfront Planned Development, rezoning approximately 11.5 acres from PD, Planned Development to an amended and restated PD, Planned Development, to establish a nine-foot setback along Goodlette Frank Road for Building #6, establish the maximum gross square footage of outdoor dining area for Bayfront, increase the commercial square footage for those buildings already constructed, while converting square footage to dwelling units in Building #6, permit timeshare lodging and transient lodging facilities within Buildings #6 and #7, increase the number of liquor licenses from seven (7) to nine (9), and address inconsistencies and dated provisions within the PD, Planned Development, on property owned by Bayfront, Inc., and located at 401 – 499 Bayfront Place and 1301, 1320, and 1333 3rd Avenue South.

LOCATION: 401 – 409 Bayfront Place and 1301, 1320, and 1333 3rd Avenue South

SIZE OF PARCEL: Approximately 11.5 acres

CURRENT ZONING: PD, Planned Development

EXISTING LAND USE: Mixed Use (residential, office, retail, restaurant) and vacant parcels

FUTURE LAND USE DESIGNATION: Downtown Mixed Use

BACKGROUND AND PREVIOUS ACTION: City Council originally approved Petition 90-R3 rezoning Bayfront Market Place from C2-A to PD in 1990. Rezone Petition 96-R1 amending the PD was approved April 17, 1996 (Ordinance 96-7693). On May 7, 1997, the PD was amended by Ordinance 97-7959 to adjust the mix of uses and the site plan. City Council approved Residential Impact Statement Petition 02-RIS1 authorizing outdoor dining on May 1, 2002 (Resolution 02-9622). Rezone Petition 02-R2 and accompanying Residential Impact Statement 02-RIS4 were approved September 18, 2002 (Ordinance 02-9802 and Resolution 02-9803) to increase residential units and decrease commercial area in Buildings

6 and 7. Specific General Development Site Plan Petition 03-GDSP1 was approved for Building 7 on January 15, 2003.

In May, 2004 the Bayfront PD was amended to allow 18 parking spaces on a basement level for residential units at Bayfront Building #7, convert 15,242 square feet of retail office and increase the number of residential units to 167 (Ord. 04-10461). Then again in November, 2004, Bayfront was rezoned from a PD to a new PD in order to add an additional liquor license to the development, convert retail use to residential use within the first floor of Building 7, and allow for outdoor live entertainment located within the promenade area of the development (Ord. 04-10652). Rezone petition 05-R3 and accompanying Residential Impact Statement 05-RIS10 were approved in December 2005 for the conversion of the second floor commercial area in Building 6 to residential area to provide for up to a maximum of 6 units.

Rezone petition 06-R5 accompanying Residential Impact Statement 06-RIS5 were approved in November 2006 to allow commercial activities for existing boat slips, the replacement of the existing cabana bar at 1,650 square feet, an additional liquor license for a new commercial establishment in existing commercial space, revisions to Building 7 and to increase the building height for Building 6 and 7 from 40 feet to 42 feet. Rezone petition 07-R3 and accompanying Residential Impact Statement 07-RIS11 were approved in December 2007 to allow an expansion of the cabana bar to 3,619 square feet and to delete the prohibition on rental boats.

Ordinance 13-13351, approved by Council on October 2, 2013, revised the PD to allow kiosks providing boat rental information and the addition of a one-story commercial liner building along Goodlette Road. Ordinance 15-13655 was approved by Council on June 3, 2015, to provide for revised development standards for the Cabana Bar.

On October 26, 2016, the Design Review Board granted conditional preliminary design approval of three new buildings at Bayfront (buildings 6, 7, and 8). One of the conditions of approval was:

> "The DRB supports the design of Building 6 which encroaches into the 25-foot front setback and this support will be conveyed to PAB and City Council during the review of the pending rezone petition."

Per Code of Ordinances, Section 2-476(e), DRB approval is effective for a period of one year from the approval date or for the period of other approvals associated with the same project. Since the project requires changes to the existing PD, the preliminary DRB approval is still in effect. The project will require final DRB approval.

REQUEST:

The petitioner desires to obtain approval of an amended and restated PD for Bayfront. Changes to the existing PD (Ordinance 15-13655, adopted on June 3, 2015) include:

- Establishment of a nine-foot setback along Goodlette-Frank Road for Building #6;
- Establishment of a maximum square footage of 5,922 for outdoor dining at Bayfront, excluding the Cabana Bar;

- An increase of commercial square footage for those buildings already constructed, while converting square footage to dwelling units in Building 6;
- Permitting timeshare lodging and transient lodging facilities in Buildings 6 and 7;
- Increasing the number of liquor licenses from seven (7) to nine (9);
- Addressing inconsistencies and dated provisions contained in the existing PD.

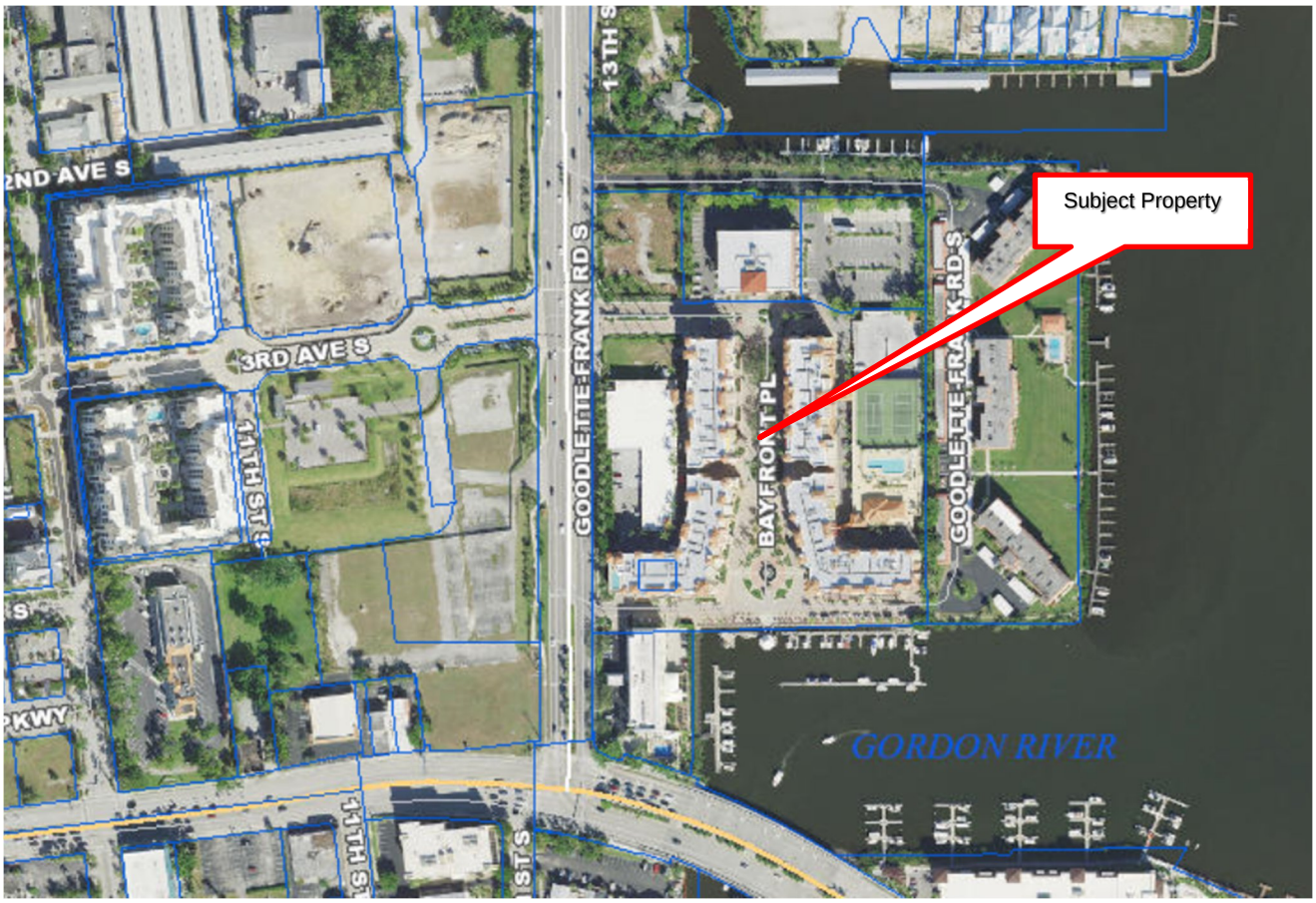
PENDING AND/OR SUBSEQUENT ACTION: The Planning Advisory Board will hold a public hearing on this petition at its meeting on December 12, 2018. At the close of the public hearing, the PAB will make recommendations to the City Council. It is anticipated that City Council will hold the First Reading for the Ordinance on January 16, 2019, with Second Reading and final action taken, by Ordinance, on February 6, 2019.

PUBLIC NOTIFICATION: On November 20, 2018, a total of 263 letters were mailed to all property owners within 500 feet of the subject property. As of the date of this report, Staff has received correspondence regarding this request, which is included with the petition backup materials.

STAFF RECOMMENDATION: Pursuant to Section 46-32(d), Section 58-805, and Section 46-33(f) of the Land Development Code, Staff has reviewed the petition to rezone 401 – 409 Bayfront Place and 1301, 1320, and 1333 3rd Avenue South from Planned Development to an amended and restated Planned Development and finds that the standards have been met. Staff recommends approval of rezone petition 18-R4 with the following stipulations which can be incorporated into the PD document prior to City Council consideration:

1. Timeshare lodging and transient lodging facilities in Buildings 6 and 7 be permitted through the Conditional Use process.
2. The “height requirements, exception thereto” section of the PD will not apply to Buildings 6 and 7. These buildings are limited to a maximum height of 42 feet per Exhibit 1 of the PD, Tabulation of Project Data. The petitioner should consider incorporating language from Code of Ordinances Section 56-39 for Buildings 6 and 7 which permits chimneys, elevator shafts or overruns, stair tower roofs, rooftop heating, ventilating and air conditioning equipment, ornamental screening for such equipment, energy producing devices such as solar panels and wind turbines and architectural embellishments to extend seven (7) feet above the 42-foot height limit.
3. Exhibit 2 of the PD, conditions of approval, condition #1 states: “Minor non-habitable architectural embellishments as designated on the submitted drawings may extend a maximum of 20 feet above the highest point of the principal buildings, but shall not extend more than 20 feet above the maximum permitted height.” Buildings 6 and 7 will be excluded to be in compliance with the Tabulation of Project Data information contained in the PD which limits the height to 42 feet. The petitioner should consider incorporating language for Buildings 6 and 7 from Code of Ordinances Section 56-39 as noted in condition #2, above.

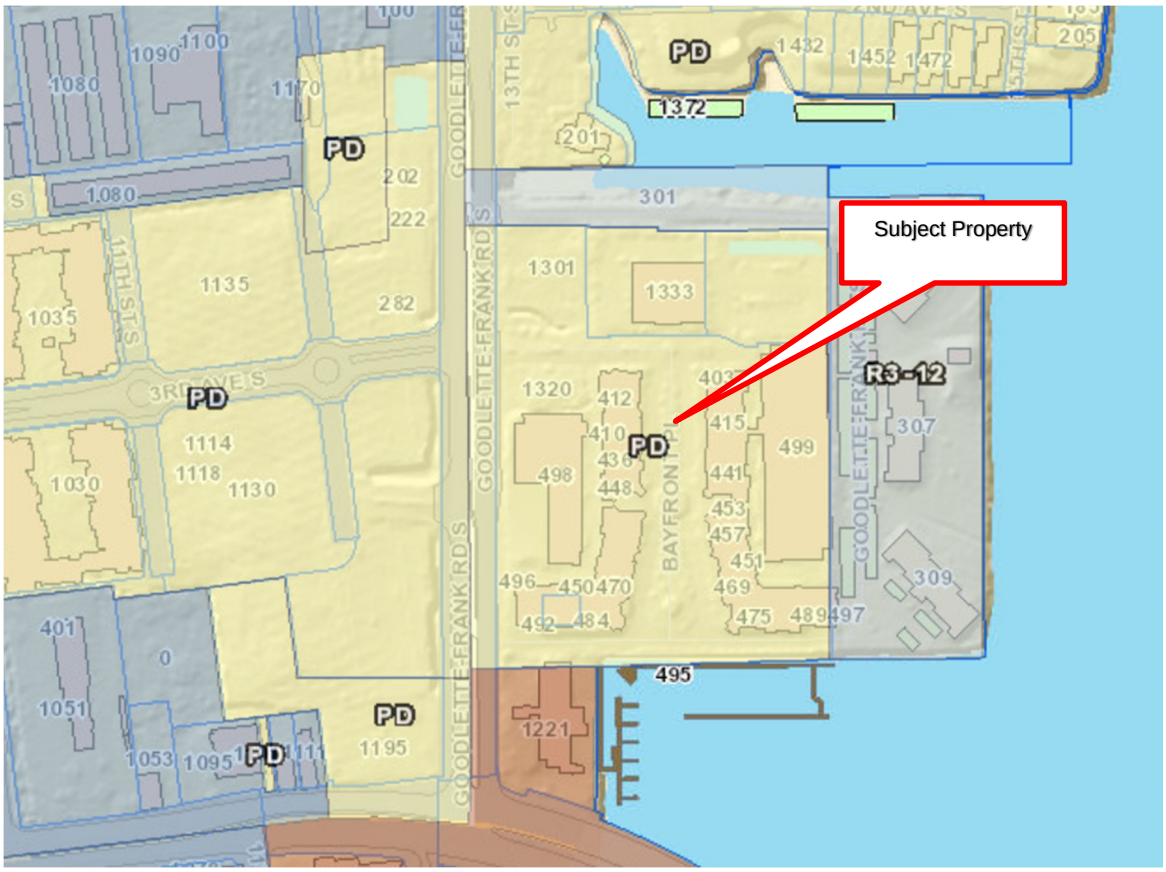
AERIAL OF SUBJECT PROPERTY:



SURROUNDING PROPERTIES:

	North	South	East	West
Zoning	R3-12 and PD (Mangrove Bay)	C2-A, Waterfront Commercial	R3-12, Multifamily District	PD (Naples Square)
Existing Land Use	Access road to Mariner's Cove, Mangrove Bay Amenity Center (under construction), Gordon River	Hotel (Bayfront Inn) and Gordon River	Mariner's Cove Condominium	Vacant property and Naples Square development
Future Land Use	Downtown Mixed Use	Downtown Mixed Use	Residential Medium Density	Downtown Mixed Use

ZONING MAP:



COMPREHENSIVE PLAN: The subject property is designated Downtown Mixed Use on the Future Land Use Map (FLUM) of the Comprehensive Plan. The "Downtown Mixed Use District" currently contains a mixture of uses including commercial, heavy commercial, office, cultural, and institutional. The permitted uses in this district will continue to be mixed use with emphasis on residential and commercial uses within the same structure. The dwelling units within this district are primarily intended for employees who work at businesses within the City, retirees and seasonal residents. By providing housing for employees, travel time and vehicle trips will be reduced, traffic impacts minimized, and the quality of life of the residents enhanced. The primary function of this district is to encourage redevelopment, improve the aesthetics and physical appearance, and provide for a prosperous, viable downtown. Redevelopment themes for this area shall include:

(1) Enhance building aesthetics and appearance.
(2) Encourage a cohesive and integrated district.
(3) Promote pedestrian access and activity.
(4) Encourage mixed uses.
(5) Emphasize an orderly pattern of circulation for both vehicular and pedestrian traffic.
(6) Enhance streetscape in the rights-of-way and medians.

(7) Encourage quality urban design including street lighting, landscaping, and consistent signage.

The following policies of the Comprehensive Plan apply to Rezone petition 18-R4:

Policy 1-2: Unless otherwise permitted in the Comprehensive Plan, new development, redevelopment and reuse shall be consistent with the permitted use and density/intensity of each designation.
The three proposed new buildings within Bayfront (Buildings 6, 7, and 8) have been part of the overall project for Bayfront since 2013, when the liner building (Building 8) was added and are consistent with the intensity already approved. The permitted density in the Downtown Mixed Use District is limited according to the zoning regulations but not to exceed 12 units per acre. Bayfront contains 11.5 acres and therefore is limited to 138 dwelling units per today's Comprehensive Plan. However, the Bayfront PD currently allows 173 dwelling units, with the option to convert commercial square footage in Building 6 for additional 3 dwelling units, for a total of 176. This allowance has been included in the PD since 2005 (Ordinance 05-11066). At the time Bayfront was originally approved, there was no density prescribed, and the density of a maximum of 12 units per acre was added to the Comprehensive Plan in 2007.

Policy 1-2.1: Encourage professional standards of architectural and urban design, site planning, and landscaping for all new projects.
The petitioner received preliminary design approval for the three proposed structures on October 26, 2016. The style of architecture for the three new structures is compatible with the existing buildings within Bayfront.

Policy 1-4: Non-residential development shall be compact and in a readily accessible location for the market it is intended to service, and shall not encroach into stable residential areas.
The proposed three new structures are compact, in a readily accessible location for the market they are intended to service, and do not encroach into any residential area.

Policy 1-9.3: Commercial properties shall provide adequate parking.
Parking is provided at a ratio of 3 parking spaces per 1,000 square feet of commercial use and 1.5 parking spaces per dwelling unit. There is a reduction in the required number of parking spaces for waterfront access credit and credit for patron mooring. Parking is also leased from Comfort Inn. The submittal indicates that 738 parking spaces are required and 798 are provided.

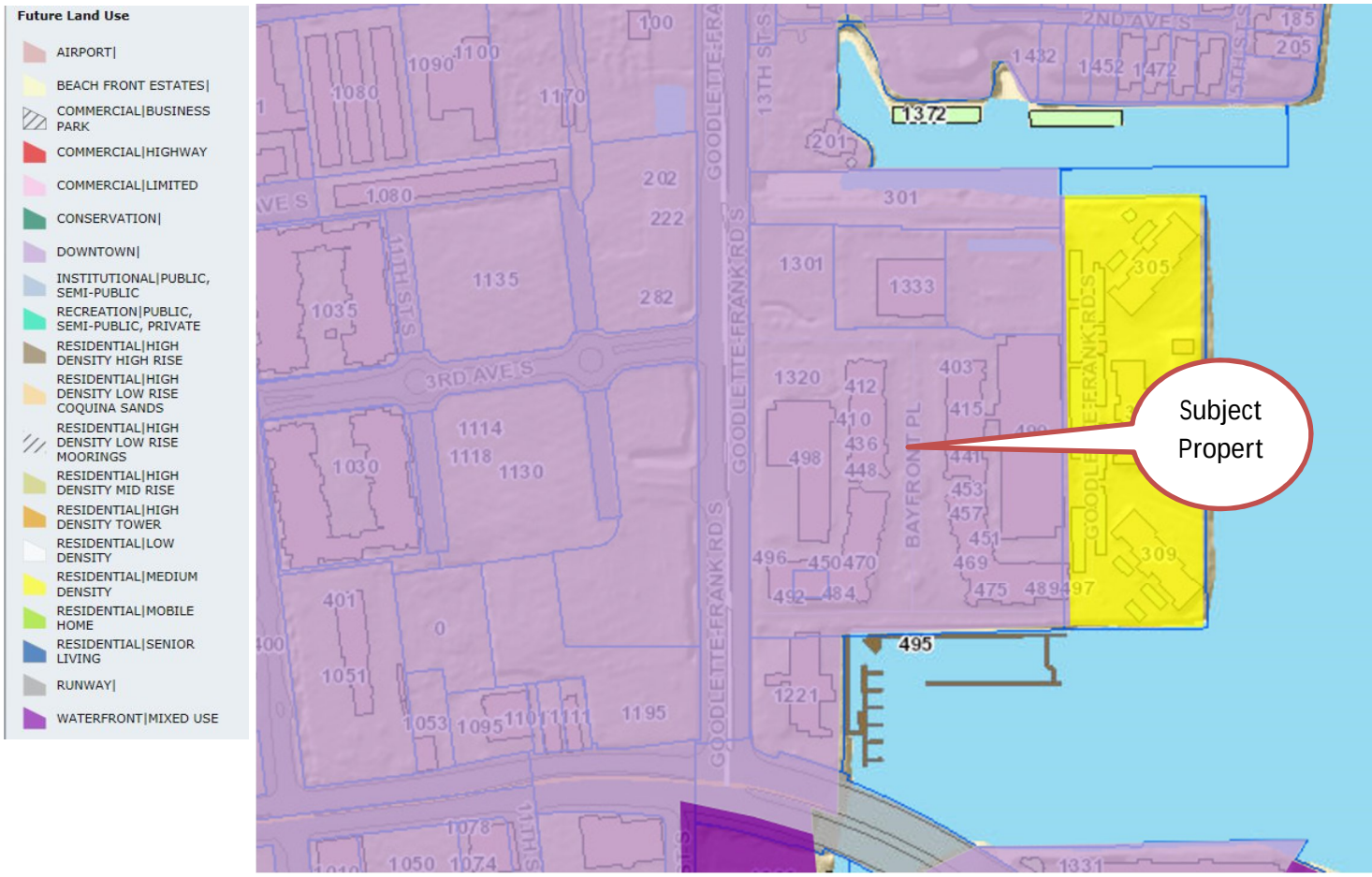
Policy 1-9.5: Site design shall ensure safe pedestrian access from parking areas to commercial activities. Pedestrian conflicts within vehicular circulation shall be minimized.
Bayfront includes two parking garages along with on-street parking. Wide sidewalks along with crosswalks are provided internally to the project.

Policy 2-2: Permit new development only in areas where adequate public facilities (as defined by level of service standards), and access exists or will be provided prior to occupancy.
Adequate public utilities and project access points currently exist to the site.

Policy 5-1: Land uses shall be consistent with permitted activities as detailed in Objective 1 and the designation description section of this element.

Commercial/retail/residential are permitted in the Downtown Mixed Use district.

FUTURE LAND USE MAP:



DEPARTMENTAL REVIEW: Petition 18-R4 has been reviewed by all applicable City departments. The Utilities Department provided comments which will be addressed during utility plan review prior to the processing and review of any building permit.

ANALYSIS: Section 46-32(d) of the Land Development Code provides the standards for approval of a petition to rezone property. A review of the petition in light of the required criteria is provided for your consideration; the applicant's response to the criteria is provided within the petition. The standard and Staff analysis are as follows:

d) Except where the proposal for the rezoning of property involves an extension of an existing district boundary, no change in the zoning classification of land shall be considered which involves less than five acres of land, except for the "C" Conservation zone district, in which the subject property is not required to have street frontage, and the "PS" Public Service zone district, in which the subject property may have a minimum lot of 30,000 square feet and minimum lot width of 150 feet.

The site contains approximately 11.5 acres of land and is currently zoned PD, Planned Development. The applicant desires to obtain approval of an amended and restated PD.

Planned Development Rezoning

Section 58-805 of the Land Development Code provides the standards for approval of Planned Development zoning. A review of the petition in light of the required criteria is provided for your consideration; the applicant's response to each of the criteria is provided within the applicant's petition. The standards and Staff analysis are as follows:

(1) Land uses within the development shall be appropriate in their proposed location, in their relationships to each other, and in their relationships with uses and activities on adjacent and nearby properties.

Buildings 6, 7, and 8 have been depicted on the master plan for Bayfront for many years, with the liner building along Goodlette-Frank Road (Building 8) being added in 2013. The existing and proposed land uses within the Bayfront development are appropriate in their proposed location, in their relationships to each other, and in relationships with uses and activities on adjacent and nearby properties.

(2) The development shall comply with applicable city plans and planning policies, and shall have a beneficial effect both upon the area of the city in which it is proposed to be established and upon the city as a whole.

The addition of three (3) new buildings within the Bayfront development that have been contemplated for quite some time will comply with City plans and planning policies, with the exception of the three additional residential units. A reduced front setback of nine (9) feet from Goodlette-Frank Road for Building 6 is incorporated into the revised PD document. The setback for the liner building (Building 8) from Goodlette-Frank Road is zero feet as previously approved. The front yard setback for other structures is 25 feet. The construction of three new structures will complete the development program which will be beneficial upon the area and the City as a whole.

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

There are no changes to the land area within the development and each functional portion of the development will be adequate to serve its intended purpose. Three new buildings were planned for the vacant area and construction of these buildings will complete the development of the Bayfront PD.

(4) Streets, utilities, drainage facilities, recreation areas, building heights, sizes and yards, and vehicular parking and loading facilities shall be appropriate for the particular use involved, and shall equal or exceed the level of design and construction quality required of similar land development elsewhere in the city.

Streets: No changes to the existing street layout or project entrances are contemplated with the amended and restated PD.

Public Utilities: Adequate public utilities exist at this location. The Utilities Department will coordinate with the applicant during Utility plan review, prior to the submittal and processing of any building permit for the new structures.

Drainage: The addition of three new structures that have been planned in the locations shown on the site plan does not appear to impact the existing stormwater management for the Bayfront project.

Recreation areas: The existing recreation areas will not be modified as a result of this proposed amended and restated PD.

Building height/sizes: No changes to the previously approved height of all buildings within the Bayfront PD are proposed. Staff recommends that the height of Buildings 6 and 7 remain at 42 feet. The applicant should consider incorporation of language for Buildings 6 and 7 from the Code of Ordinances Section 56-39 which permits chimneys, elevator shafts, stair roof towers, rooftop equipment, ornamental screening, and architectural embellishments to extend 7 feet above the peak of the building roof. This condition can be included in a revised PD document prior to consideration by City Council. The commercial square footage of Buildings 4 and 5 have been revised to coincide with existing development and the commercial square footage of Building 6 has been reduced to allow additional dwelling units in Building 6. However, the additional dwelling units are not permitted unless they are transferred from another pool of units within the PD. The amended and restated PD also provides a maximum square footage of 5,922 for outdoor dining areas which was not included in the existing approved PD.

Yards/setbacks: A front yard setback of 9 feet is requested for Building 6. Building 8 (the liner building) was previously approved for a front yard setback of zero feet. A front yard setback of 25 feet is required for all other principal structures.

Parking/loading: Parking within Bayfront shall be provided at a ratio of 3 spaces per 1000 GSF of commercial use and 1.5 parking spaces per residential dwelling unit. This proposed change indicates that the Bayfront parking requirement is 738 spaces and the current parking facilities provide 798 spaces for a surplus of 60 parking spaces. Required loading spaces are not addressed in the existing or proposed PD document; therefore, it's assumed that loading spaces are provided per Code of Ordinances Section 50-105.

Intermodal Facilities: The walkways to and from the proposed new structures shall be a minimum of 5' in width and conform to ADA requirements and the Florida Accessibility Code.

(5) Visual character and community amenities shall be equal or better in quality than that required by standard zoning districts for similar development.

The proposed changes to the PD to provide for development standards for the 3 additional buildings should improve the visual character by completing the project. The Design Review Board granted preliminary design approval for the 3 new buildings at their October 26, 2016, and they will review for final design approval subject to City Council approval of the rezone petition.

(6) Open space shall be adequate for the type of development and the population densities proposed.

The proposed addition of 3 buildings to complete the overall Bayfront project will not negatively affect the open space within the project as originally approved.

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

There currently exists appropriate mechanisms to assure reliable and continuing maintenance of common areas.

(8) In the case of developments which are to be constructed in several units, the proposed units shall be shown on the overall development plan. The proposed construction units shall individually comply with the standards set forth in this section in order that, if for any reason construction ceases prior to completion of the entire planned development, the resulting partially complete project will adequately serve its purchasers and occupants and will not cause a general public problem.

All existing and proposed buildings within Bayfront are indicated on the General Site Plan prepared by Banks Engineering dated February 20, 2018 (revised July 12, 2018) which is attached to the PD document. It is anticipated that the developer will phase the construction of the 3 new buildings. If for any reason construction ceases prior to the completion of the entire planned development, the resulting partially completed project will adequately serve existing residents within Bayfront and will not cause a general public problem.

Site Plan

Pursuant to Code of Ordinances Section 46-33(d), the City Council shall have final review and approval authority for site plans submitted with petitions to rezone to PD, Planned Development. The standards and Staff analysis are as follows:

(1) Determine the impact of the project on level of service standards and consistency with the comprehensive plan, code and applicable regulations.

There are no existing deficiencies in terms of level of service standards. The proposed additional 3 buildings will not create any level of service deficiencies in terms of road capacity, utilities or parks. The 3 buildings were part of the existing approved Bayfront project. The proposed amendments to the Planned Development are consistent with the City's comprehensive plan.

(2) Encourage logic, imagination, innovation and variety in the design process.

On October 26, 2016, the petitioner received preliminary design approval for the proposed 3 new structures. The style of architecture for the new buildings is similar to the existing buildings at Bayfront.

(3) Make certain that the proposed development is compatible with its surrounding area.

The proposed 3 new structures have been included as part of the overall development of Bayfront and are compatible with existing development within the project and in the surrounding area.

(4) Ensure appropriate planning and to require the necessary improvements with respect to:

a. Vehicular entry and exit drives.
The existing vehicular entry and exit drives on Goodlette Road will not be modified as a result of the proposed new structures.

b. On-site vehicular circulation.
The existing on-site vehicular circulation pattern will not be modified as a result of the proposed new structures.

c. Accessways for emergency and service vehicles.
Fire Department Staff has reviewed Petition 18-R4 and provided no objection or stipulations of approval; therefore, the existing accessways are adequate for emergency and service vehicles.

d. The impact of traffic generated by the project on traffic patterns and volumes on adjoining and nearby streets and the adequacy of such streets to accommodate such traffic.
The impact of traffic generated by the entire project on traffic patterns and volumes, including the 3 new structures, has previously been reviewed and approved.

e. The adequacy of public utilities.
Adequate public utilities exist at this location.

f. The adequacy of buffers between the project and adjoining dissimilar uses.
The existing parking garage acts as an adequate buffer between the residential units to the east and the proposed cabana bar to the south. Enhanced landscaping is planned along Goodlette-Frank Road per the landscape plans provided to and approved by the Design Review Board on October 26, 2016.

g. Off-site improvements necessitated by the traffic or other aspects of the proposed project.
There are no off-site improvements necessitated by the traffic or other aspects of project. The request is for revised development standards for the completion of the Bayfront development.

FINDINGS: Pursuant to Section 46-32(d), Section 58-805, and Section 46-33(d) of the Land Development Code, Staff has reviewed the petition to rezone 401 – 499 Bayfront Place and 1301, 1320, and 1333 3rd Avenue South from PD, Planned Development to an amended and restated PD, Planned Development and finds that the standards have been met. Staff recommends approval of rezone petition 18-R4 with the following conditions to be addressed prior to City Council consideration of this PD:

1. Timeshare lodging and transient lodging facilities in Buildings 6 and 7 be permitted through the Conditional Use process.
2. The “height requirements, exception thereto” section of the PD will not apply to Buildings 6 and 7. These buildings are limited to a maximum height of 42 feet per Exhibit 1 of the PD, Tabulation of Project Data. The petitioner should consider incorporating language from Code of Ordinances Section 56-39 for Buildings 6 and 7 which permits chimneys, elevator shafts or overruns, stair tower roofs, rooftop heating, ventilating and air conditioning equipment, ornamental screening for

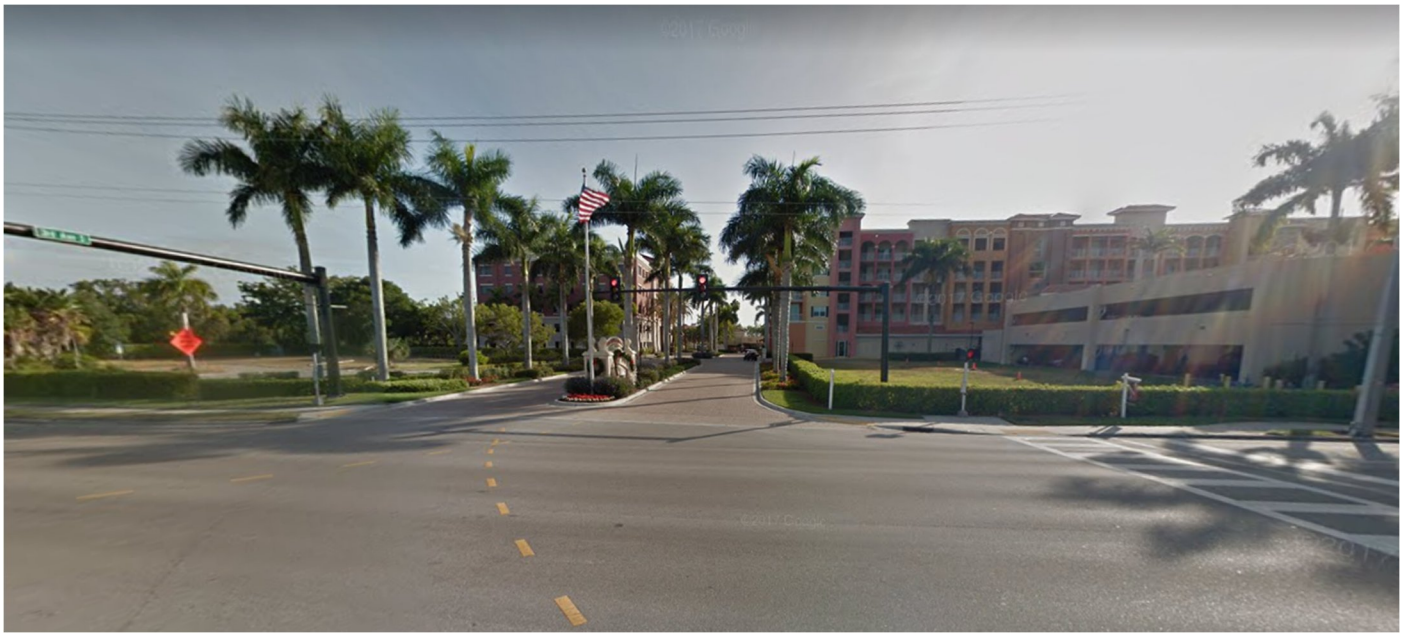
such equipment, energy producing devices such as solar panels and wind turbines and architectural embellishments to extend seven (7) feet above the 42-foot height limit.

3. Exhibit 2 of the PD, conditions of approval, condition #1 states: "Minor non-habitable architectural embellishments as designated on the submitted drawings may extend a maximum of 20 feet above the highest point of the principal buildings, but shall not extend more than 20 feet above the maximum permitted height." Buildings 6 and 7 will be excluded to be in compliance with the Tabulation of Project Data information contained in the PD which limits the height to 42 feet. The petitioner should consider incorporating language for Buildings 6 and 7 from Code of Ordinances Section 56-39 as noted in condition #2, above.

Respectfully submitted,

Margaret Perry, AICP
Planner II

SITE PHOTOGRAPH



ORDINANCE 2019-

AN ORDINANCE DETERMINING REZONE PETITION 18-R4 REZONING APPROXIMATELY 11.5 ACRES FROM PD, PLANNED DEVELOPMENT TO AN AMENDED AND RESTATED PD, PLANNED DEVELOPMENT, TO ESTABLISH A NINE-FOOT SETBACK ALONG GOODLETTE FRANK ROAD FOR BUILDING #6, ESTABLISH THE MAXIMUM GROSS SQUARE FOOTAGE OF OUTDOOR DINING AREA FOR BAYFRONT, INCREASE THE COMMERCIAL SQUARE FOOTAGE FOR THOSE BUILDINGS NOT YET CONSTRUCTED, WHILE CONVERTING SQUARE FOOTAGE TO DWELLING UNITS IN BUILDING #6, PERMIT TIMESHARE LODGING AND TRANSIENT LODGING FACILITIES WITHIN BUILDINGS #6 AND #7, INCREASE THE NUMBER OF LIQUOR LICENSES FROM SEVEN (7) TO NINE (9), AND ADDRESS INCONSISTENCIES AND DATED PROVISIONS WITHIN THE PD, PLANNED DEVELOPMENT, ON PROPERTY OWNED BY BAYFRONT, INC., AND LOCATED AT 401 – 499 BAYFRONT PLACE AND 1301, 1320, AND 1333 3RD AVENUE SOUTH; PROVIDING A SEVERABILITY CLAUSE, A REPEALER PROVISION AND AN EFFECTIVE DATE.

WHEREAS, Bayfront, Inc., owner of the property located at 401-499 Bayfront Place and 1301 and 1320 3rd Avenue South has petitioned to rezone from PD, Planned Development to an amended and restated PD, Planned Development; and

WHEREAS, Richard D. Yovanovich, Esq., of Coleman, Yovanovich, and Koester, P.A., agent, has been authorized by the owner to file this petition; and

WHEREAS, following an advertised public hearing on December 12, 2018, the Planning Advisory Board considered the public input, staff recommendations and criteria in the Code and has recommended by a vote of ____ to ____ that Rezone Petition 18-R4 be APPROVED / DENIED; and

WHEREAS, after considering the recommendation of the Planning Advisory Board and City Staff, following a public hearing on the subject, and providing the petitioner, Staff and the public an opportunity to present testimony and evidence, the City Council has determined that Rezone Petition 18-R4 should be APPROVED / DENIED;

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NAPLES, FLORIDA:

Section 1. That Rezone Petition 18-R4 rezoning approximately 11.5 acres from PD, Planned Development to an amended and restated PD, Planned Development adopting a new PD Document with site specific development standards, is hereby APPROVED / DENIED for property owned by Bayfront, Inc., located at 401 – 499 Bayfront Place and 1301, 1320, and 1333 3rd Avenue South, said property more particularly described as follows:

All that part of Government Lot 8 of Section 3, Township 50 South, Range 25 East, Collier

County, Florida being bounded as follows: On north by the south line of that as described in O.R. Book 761, pages 1920 and 1921, Public Records of Collier County, Florida;

On the east by the west line of that land as described in O.R. Book 761, pages 1925 and 1926, Public Records of Collier County, Florida; On the south by the north line of and easterly extension of the north line of that land as described in O.R. Book 828, pages 833 and 835, Public Records of Collier County, Florida; and,

On the west by the east right-of-way of Goodlette Road (C.R. 851).

Subject to easements and restrictions of record; containing 11.50 acre, more or less.

in accordance with the Planned Development Document, named Bayfront Planned Development, attached hereto as Exhibit "A" and incorporated herein; and that the Zoning Atlas of the City of Naples shall be amended to reflect said zoning.

Section 2. **Disclaimer & Permit Condition (Applicable only if federal or state permits are required**): Issuance of a development permit by the City does not create any right to obtain a permit from a State or Federal agency and does not create any liability on the part of the City 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. If applicable, all other State or Federal permits must be obtained before commencement of the project.

Section 3. If any word, phrase, clause, subsection or section of this ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining portions of this ordinance.

Section 4. Repealer. This PD Ordinance adopting this Planned Development Document shall supersede and take priority over any portions of the Naples Comprehensive Development Code which conflict with this PD Ordinance. That all sections or parts of sections of the Code of Ordinances, City of Naples, all ordinances or parts of ordinances, and all resolutions or parts of resolutions in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

Section 5. This ordinance shall take effect immediately upon adoption at second reading.

APPROVED AT FIRST READING THIS 16TH DAY OF JANUARY, 2019.

PASSED AND ADOPTED AT SECOND READING AND PUBLIC HEARING IN OPEN AND REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF NAPLES, FLORIDA THIS 6TH DAY OF FEBRUARY, 2019.

Attest:

Patricia L. Rambosk, City Clerk

Bill Barnett, Mayor

Approved as to form and legality:

Robert D. Pritt, City Attorney

Date filed with City Clerk:_____

EXHIBIT “A’

BAYFRONT PD DOCUMENT
(to be attached)

Writer's Email:

fpassidomo@cyklawfirm.com

December 4, 2018

VIA COURIER

Robin D. Singer, Planning Director
City of Naples, Planning Department
295 Riverside Cir.
Naples, FL 34102

RE: BAYFRONT PLANNED DEVELOPMENT ORDINANCE
2018 REZONE PETITION

The enclosed rezone petition relates to the Bayfront Planned Development. The rezone is intended to (i) establish a nine foot (9') setback along the public right of way (Goodlette Frank Road) for Building #6, as depicted on the general site plan; (ii) establish the gross outdoor dining area and increase commercial square footage for those buildings not yet constructed, while converting square footage to dwelling units in Building 6, all within the parking cap applicable to the overall development; (iii) permit timesharing lodging and transient lodging facilities on Buildings 6 and 7; and (iv) generally address inconsistencies and dated provisions. We have provided a strike-through and underline for reference purposes, but intend for the adopted ordinance to be a "clean" amended and restated ordinance. The narrative has been simplified to delete the "purpose of amendment" enumeration.

The purpose of this letter is to provide context for our modifications to the Ordinance, as well as to address staff comments.

The additional language related to the General Site Development Plan ("Plan") is included only to clarify the fluid nature of the conceptual plan. Though the Plan sets the general parameters for development, so long as a proposed development is consistent with the standards set forth in the Planned Development Ordinance 96-7693, and as amended from time to time (the "Ordinance"), minor changes to the Plan may be approved administratively to carry out the goals and objectives of the overall Ordinance. The developer has flexibility over the course of development, subject to the established maximum square footage, density, parking, open space, and setbacks requirements, as well as Design Review Board approval, as applicable.

The current Ordinance permits individual dwelling units to be designated for short term rental. Planned uses have been added for Buildings 6 and 7 only, to allow for timesharing and transient lodging. The original restriction on transient lodging facilities was related to an agreement with the Comfort Inn that has since lapsed and is no longer applicable.

The maximum permitted zoned height of buildings within the Planned Development is clearly outlined in the development standards table. The height of Buildings 6 and 7 increased to 42 feet in connection with

rezone petition 06-R5 (Ordinance 06-11418), so we cleaned up Condition No. 1 to properly align with the approved development standard. However, the actual maximum permitted height varies depending on the nature of the rooftop structure. The height requirements remain unchanged from what has already been approved in the Ordinance, so this information is being provided for reference purposes only:

a) Equipment, stairs, elevators, mechanical equipment, etc. may extend no more than ten feet (10') above the highest point of the main building. The height of each building is set forth in the table on Exhibit "1". For example, the maximum building height of Building 1 is sixty five feet (65'). Equipment may exceed the building height of sixty five feet (65') by an additional ten feet (10').
b) Cupolas, dormers and other architectural embellishments intended to enhance to visual appearance of structures may extend twelve feet (12') above the roof height of which they are part, but no more than twenty feet (20') above the highest point of the principal building. In other words, an architectural feature may not exceed the lesser of (a) twenty feet (20'), as measured from the building or (b) twelve feet (12'), as measured from the roof. For example, the zoned height of building 4 is sixty feet (60'), so the actual height applicable to architectural embellishment for building 4 is an additional twelve feet (12').

Since this is a mixed use project, those areas that are primarily utilized by and intended to serve the residents are not included in commercial square footage (nor ever have been). Accordingly, a footnote has been added to document how commercial square footage has always been measured for this project.

The development standards table has been updated to add commercial square footage to Buildings 4 and 5. Finally, the Building 6 conversion of commercial square footage to dwelling units has been realized in the project data tabulation (converting 8,076 commercial square feet to 3 dwelling units). We maintained the conversion ratio, now for conversion of residential to commercial, for flexibility in development. The parking adjustments table has been modified to properly reflect the revised project totals and to document the four (4) spaces devoted to Tesla charge stations. (An additional four (4) spaces have electric charge capabilities for vehicles but are not specifically designated for Tesla. Any signage limiting the non-Tesla spaces will be removed.) Still, there is an excess of sixty (60) spaces provided over what is required by the PD.

All references to the owner of Building 1 have been struck. Building 1 is within the PUD but is under separate ownership. Since ownership of Building 1 is condominiumized and may change over the course of the project, it is not appropriate to include this information in the Ordinance.

Total outdoor dining for new dining establishments, not including public circulation spaces or the Cabana Bar, is capped at 5,992 square feet. The number of liquor licenses available for the project has been increased from seven (7) to nine (9) to accommodate any future establishments.

The developer understands that any improvements will need to comply with the Utilities Standards Manual and Building Code existing at the time of permit.

Sincerely,

Francesca Passidomo
For the Firm

Enclosures

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Agenda Item

Meeting Date ~~May 20, 2015~~

ORDINANCE ~~15~~18-

AN ORDINANCE RELATING TO THE BAYFRONT PLANNED DEVELOPMENT; REZONING APPROXIMATELY 11.50 ACRES FROM PD, PLANNED DEVELOPMENT TO AN AMENDED AND RESTATED PD, PLANNED DEVELOPMENT~~, IN ORDER TO ALLOW FOR REVISIONS TO THE EXISTING DEVELOPMENT STANDARDS FOR THE CABANA BAR,~~ ON PROPERTY OWNED BY BAYFRONT, INC. AND LOCATED AT 401-~~499~~495 BAYFRONT PLACE, 1301 1320, AND 1333 3rd AVENUE SOUTH, AS MORE FULLY DESCRIBED HEREIN; APPROVING REZONE PETITION ~~13-R2~~18-R4; PROVIDING A SEVERABILITY CLAUSE, A REPEALER PROVISION AND AN EFFECTIVE DATE.

WHEREAS, Bayfront, Inc., owner of the property, has petitioned to rezone approximately 11.50 acres zoned PD, Planned Development to a new PD, Planned Development in order to modify the development standards~~ applicable to the Cabana Bar, for property located at 401-499 Bayfront Place,~~, for, (a) 410 to 448 Bayfront Place (Building 2), (b) 401 to 449 Bayfront Place (Building 3), (c) 450 to 496 Bayfront Place (Building 4), (d) 451 to 497 Bayfront Place (Building 5), (e) 1320 3rd Avenue South (Building 6), and (f) 1301 3rd Avenue South (Building 7); (g) 495 Bayfront Place (the Cabana Bar), (h) 498 Bayfront Place (Parking Garage 1), and (i) 499 Bayfront Place (Parking Garage 2 and Clubhouse), collectively owned by Bayfront, Inc.; and

WHEREAS, the property located at 1333 3rd Avenue South (Building 1) is located within the Planned Development but is under separate ownership;

WHEREAS, Richard D. Yovanovich, Coleman Yovanovich & Koester, P.A., has been authorized by the owner as agent for this petition; and

WHEREAS, following an advertised public hearing on ~~April 8, 2015,~~December 12, 2018 the Planning Advisory Board considered the public input, staff recommendations and criteria in the Code and has recommended by a vote of ~~7 to 0~~_____ that Rezone Petition ~~15-R1be approved~~18-R4 be APPROVED/DENIED; and

WHEREAS, after considering the recommendation of the Planning Advisory Board and City staff, following a public hearing on the subject, and providing the petitioner, staff and the public an opportunity to present testimony and evidence, the City Council has determined that the petition should be APPROVED/DENIED;

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NAPLES, FLORIDA:

Section 1. That the City Council hereby rezones approximately 11.50 acres from PD Planned Development to an amended and restated PD, Planned

Development ~~in order to allow for revisions to the existing development standards for the Cabana Bar on property owned by Bayfront, Inc. and located at 401-499 Bayfront Place,~~for property owned by Bayfront, Inc. and located at (a) 410 to 448 Bayfront Place (Building 2), (b) 401 to 449 Bayfront Place (Building 3), (c) 450 to 496 Bayfront Place (Building 4), (d) 451 to 497 Bayfront Place (Building 5), (e) 1320 3rd Avenue South (Building 6), and (f) 1301 3rd Avenue South (Building 7); (g) 495 Bayfront Place (the Cabana Bar), (h) 498 Bayfront Place (Parking Garage 1), (i) 499 Bayfront Place (Parking Garage 2 and Clubhouse) and (j) 1333 3rd Avenue South (Building 1), said property more fully described as follows:

All that part of Government Lot 8 of Section 3, Township 50 South, Range 25 East, Collier County, Florida being bounded as follows: On north by the south line of that as described in O.R. Book 761, pages 1920 and 1921, Public Records of Collier County, Florida;

On the east by the west line of that land as described in O.R. Book 761, pages 1925 and 1926, Public Records of Collier County, Florida; On the south by the north line of and easterly extension of the north line of that land as described in O.R. Book 828, pages 833 and 835, Public Records of Collier County, Florida; and,

On the west by the east right-of-way of Goodlette Road (C.R. 851).

Subject to easements and restrictions of record; containing 11.50 acre, more or less.

Section 2. That Rezone Petition ~~15-R1is~~18-R4 is hereby APPROVED/DENIED.

Section 3. That ~~the~~ the project shall be developed in compliance with the amended Planned Development Document for Bayfront, submitted ~~March _____, 2015~~ _____, 2018 by Richard D. Yovanovich, Coleman Yovanovich & Koester, P.A., a copy of which is attached hereto as Exhibit 'A' and incorporated herein.

Section 4. **Disclaimer & Permit Condition (Applicable only if federal or state permits are required):** Issuance of a development permit by the City does not create any right to obtain a permit from a State or Federal agency and does not create any liability on the part of the City 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. If applicable, all other State or Federal permits must be obtained before commencement of the project.

Section 5. That if any word, phrase, clause, subsection or section of this ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining portions of this ordinance. However, if any word, phrase, clause, subsection or section is determined to be an unreasonable condition affecting the overall development plan contained herein, it shall not be severed.

Section 6. Repealer. The PD Ordinance adopting this Planned Development Document shall supersede and take priority over Planned Development Ordinance ~~13-1335~~15-13655, the repeal of which is hereby ratified and confirmed, and any portions of the Naples Comprehensive Development Code which conflict with the PD Ordinance.

Section 7. This ordinance shall take effect immediately upon adoption at second reading.

FIRST READING DECLARED THE 16TH DAY OF JANUARY, 2019.

PASSED AND ADOPTED AT THE SECOND READING AND PUBLIC HEARING IN OPEN AND REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF NAPLES, FLORIDA THIS ~~20th~~6TH DAY OF ~~MAY, 2015~~FEBRUARY, 2019.

Attest:

Patricia L. Rambosk, City Clerk

~~John F. Sorey III~~Bill Barnett, Mayor

Approved as to form and legality:

Robert D. Pritt, City Attorney

Date filed with City Clerk: _____

EXHIBIT ~~'A'~~A

~~Ordinance 07-11860 (Rev. Ordinance15-13655)~~

~~(Underline indicates additions; Strikehroughs indicate deletions)~~

PLANNED DEVELOPMENT NARRATIVE

This Planned Development Narrative is intended to amend the previously approved Planned Development Narrative dated February 12, 1996, and the Amended Planned Development Narrative dated August 14, 2006, and the Amended Planned Development Narrative dated November 1, 2006 and Amended Planned Development Narrative dated December 5, 2007, the Amended Planned Development Narrative dated August 14, 2013 and the Amended Planned Development Narrative dated ~~August 14, 2013. The purpose of this amendment is to bring the site plan into conformance with:~~June 3, 2015.

~~1) conditions of the final City Council Ordinance 97-7959, as amended;~~
~~2) marketing studies performed by Owner subsequent to original design and approval;~~
~~3) design development studies performed by architects and land planners.~~

~~Where possible, every effort has been made to assure that this application conforms to the conditions and requirements of the original application and ordinance, as amended.~~

~~There is one proposed revision to the last amendment, which required this amendment. This change is:~~

~~A) . The purpose of the proposed PD Amendment is to modify the development standards applicable to the Cabana Bar. The Cabana Bar is currently approved to be 3619 square feet within two levels with the bathroom and elevator facilities located landward and within their existing sidewalk/promenade. The requested revision will reduce the Cabana Bar to one story and increase the square feet to 5261 square feet over the water with additional service being provided over a portion of the sidewalk. The general location of the Cabana Bar is depicted on the revised conceptual master plan.~~

Statement of Proposed Development criteria and standards:

Setbacks for principal structures:
Front setback: ~~-~~ 25’ ~~–~~-- (0’) at new commercial ~~bldg. at west parking garage~~ bldg. at west parking garage
Side and rear year setback (Principal Structures): ~~———~~20’
Side and rear year setback (Parking Structures): ~~———~~25’
Waterfront setback: ~~———————~~25’

Notwithstanding the above, Building #6 shall have a 9’ setback from Goodlette-Frank Road and the setback for the east parking garage shall be 15 feet.

Parking and drives: Designed and constructed in accordance with Development Standards of the City of Naples.

Landscape: Designed and constructed in accordance with the accompanying Landscape Plan, and the Development Standards of the City of Naples. The accompanying Landscape Plan for the green space along Goodlette Road requires the relocation of existing Royal Palm trees along the parking garage and the removal of existing canopy trees (black olive). The Royal Palms will be relocated to other locations on Bayfront property.

The Landscape Plan requires a deviation with respect to Section 58-1049, Landscape Standards for Goodlette-Frank Road, Development Standards for the City of Naples and this PD shall serve as the approval of the deviation.

Statement of Design Concept:

The upper floors of the buildings will be office space and residential units positioned to take advantage of river views. The buildings will be designed with a variety of sloped and gabled roofs, parapets, domes and towers, porches, balconies, terraces and arcades. The style of architecture is influenced by the tropical character of early buildings in South Florida and the Caribbean and the variety of massing and architectural features will create a pedestrian scale sympathetic to Naples.

The concept for this development evolved out of the 41-10 corridor planning process which identified this parcel as a key development opportunity for the City. Situated at the southern entrance to Naples, this development is highly visible across the Gordon River from the US 41 bridge. ~~The plan recommended and the City Council endorsed in the final ordinance, extending 3rd Avenue South through the Grand Central Station shopping center to connect with Goodlette Road. This new east west linkage will greatly improve the visibility and accessibility of both Grand Central Station and this development and tie the Gordon River waterfront into the City. The 41-10 Corridor Study is an on going planning effort. Part of the next phase of work will be traffic study of the recommended road changes including 3rd Avenue South. The traffic light at the current entrance to Grand Central Station on Goodlette Road will be moved north to the location of the new intersection with 3rd. The traffic engineering necessary for this light relocation will be part of the scope of work sponsored by the City.~~

Site Plan:

The proposed General Site Plan, attached hereto and incorporated herein, prepared by Banks Engineering dated ~~March 5, 2015 shall be the approved site plan. This plan assumes Third Avenue is extended through to Goodlette Road and the signalized intersection is moved north of its current location. With this arrangement this project becomes an integral extension of the City and is at the eastern termination of 3rd Avenue. Flanked with three story mixed use buildings, 3rd Avenue can become a continuous pedestrian street linking across Goodlette, 10th and 41 to the heart of Naples.~~February 20, 2018 shall be the approved conceptual site plan. Minor modifications to the General Site Plan shall be administratively approved, provided that such modifications are consistent with the Development criteria and narrative set forth in this PD Narrative.

~~LEGAL DESCRIPTION~~

Legal Description:

All that part of ~~government~~Government Lot 8 of Section 3, Township 50 South, Range 25 East, Collier County, Florida, being bounded as follows: ~~-~~On the north by the south line of that as described in OR Book 761, pages 1920 and 1921; On the east by the west line of that land as described in OR Book 761, pages 1925 and 1926~~, Public Records of Collier County, Florida~~; On the south by the north line ~~of~~or and easterly extension of the north line of that land as described in OR Book 828, pages 833 and 835~~, Public Records of Collier County, Florida; and~~

~~On~~; and on the west by the east right-of-way line of Goodlette Road (C.R. 851~~). -~~), all of the Public Records of Collier County, Florida.

Subject to easements and restrictions of ~~records~~record; containing 11.50 ~~acres~~acre, more or less.

Listing of Owner and Consultants

Owner
Bayfront ~~Marketplace~~, Inc.
Kevin L. Stoneburner, President
c/o The Stoneburner Companies
465 Bayfront Place
Naples, Florida ~~-~~34102
(239) 649-8700

Owners Representative
Richard D. Yovanovich, Esquire
Coleman,Yovanovich & Koester, P.A.
4001 North Tamiami Trail
Suite 300

Naples, Florida 34103
(239) 435-3535

Architects
~~Don Stevenson Design Inc. and Lotus Architecture 2950 Tamiami Trail North #16Naples, Florida 34103~~

~~**Survey**~~
~~Coastal Engineering~~
~~3106 Horseshoe Drive South~~
~~Naples, Florida 34104~~
~~(239) 643-2324~~

Don Stevenson Design Inc. and Lotus Architecture
2950 Tamiami Trail North #16
Naples, Florida 34103

Van A Miller Architect LLC
13966 Old Coast Road
Naples, FL 34110

Surveyors

Coastal Engineering
3106 Horseshoe Drive South
Naples, Florida 34104
(239) 643-2324

BBLS Surveyor's Inc.
8860 Terrene Court
Bonita Springs, Florida 34135

Landscape Architect
A. Gail Boorman & Associates, PA
Gail Boorman, Landscape Architect
Naples, Florida
(239) 263-2242

Civil Engineer
Banks Engineering Inc.
10511 Ben C Pratt/6 Mile Cypress
Fort Myers, Florida 33966
239-939-5490

Planned Uses

Artesanal Use: Premises used primarily for the repair, manufacture and sale of domestic furniture, arts and crafts. The work must take place entirely within an enclosed structure using only hand held and/or table mounted manual and electrical tools.

Commercial Use: Premises used generally for the conduct of artisanal, retail, restaurant, limited lodging, professional business, governmental service, cultural entertainment activities, but

excluding prohibited uses. Establishments with liquor licenses are specifically permitted with no required separation from other businesses or licenses. However, the total number of liquor licenses is limited to ~~seven~~nine licenses.

Home Occupation: Any activity carried out for gain by a resident and conducted as a customary, incidental and accessory use in the resident's dwelling unit.

Residential Use: Premises used primarily for human habitation. A home occupation is permitted. Units shall not be less than 750 square feet in air conditioned area except that up to 10% of the units may be as small as 600 square feet in air conditioned area.

Transient Lodging: Dwelling units may be designated for short term rental and Buildings 6 and 7 may be designated for timesharing lodging and/or transient lodging facilities. However, other than Buildings 6 and 7, no hotels or motels shall be permitted on the Property.

Recreational Use: Pool, spa, patio, club room, exercise facility, and kitchenette facilities for the exclusive use of the residents shall be permitted.

Accessory uses and structures: which are incidental to and customarily associated with the permitted uses in this planned development. These accessory uses shall include amenities which enhance the use and enjoyment of the waterfront by the public; such as pools, gazebos, restroom/shower facilities, docks and environmental furniture (benches, arbors, etc.)

Parking Structures: Subject to the following:

a. Limitation of one level above grade
b. Addition of an ornamental buffer between said structure and any adjacent residential use of district.
c. Limitation of light fixture height to a maximum 24 feet above grade.

Landscaped Public Open Space: The waterfront open space and landscaped street space including streets and excluding arcades is approximately 133,350 SF or 3 acres. Approximately 50% of this space is dedicated to streets with the remainder as sidewalks, planting beds, and terraces. The waterfront and landscaped street space are publicly accessible and designed for recreation enjoyment.

Waterfront Boardwalk: An access way has been constructed. Adjacent to the access way will be a floating dock for access to the ~~36 proposed~~constructed boat slips.

~~*Building 7*: A pneumatic automatic teller along the south side of Building 7 shall be permitted~~

Boat Slips: Boat slips permitted and constructed in accordance with all City, State and Federal requirements are proposed to be constructed along the southern property line which abuts the Gordon River. ~~–~~Five boat slips will be identified with signage indicating "Short Term Patron Mooring" for public use.

Boat slips are permitted to be sold or rented. Rental or sale of boat slips can be permitted for charter boat use. The sale or rental of boat slips to individual boat owners is based upon parking spaces set forth in Exhibit ~~"~~1" attached hereto. The Property Owner can rent or sell the slips to charter boats and the parking requirements for charter boats will be one parking space per four passengers. Rental of boats is permitted~~, but not personal watercraft.~~. Under the current parking calculation set forth in Exhibit ~~"~~1~~""~~, there are~~ ~~**60** extra parking spaces within the project. The Property Owner shall notify the City staff when it rents or sells a boat slip for use by a charter boat of the number of passengers authorized by the charter boat and the number of parking spaces assigned to that charter boat.

Outdoor Entertainment: Live entertainment may be allowed within the ~~Promenade~~outdoor areas ~~as defined on~~of the ~~Master Plan~~development, subject to the Petitioner obtaining a live entertainment permit and meeting all the criteria other than the associated use.

Kiosks: Up to two kiosks providing information or for boat rentals shall be permitted on sidewalks and the Promenade area of the project. Kiosks shall not be used for sale of food or beverages, or for other retail use. Kiosks shall not interfere with pedestrian or vehicular traffic.

Sidewalks: Sidewalks along Goodlette Frank Road shall be at least 7 feet wide and shall be substantially in conformance with the sidewalk design plan, attached.

Tabulation of Planned Uses

This project consists of maximum commercial square footages, maximum number of dwelling units, maximum site coverage's and maximum building heights as summarized in the attached Exhibit "1".

In addition to the tabulated uses, this project also provides two parking structures with one above grade level of parking, Landscaped Public Open Space, Boat Slips, and Waterfront Boardwalk as indicated by the General Site Plan.

Parking shall be provided in the ratio of 3 parking spaces per 1000 GSF of commercial use, and 1-1/2 parking spaces per dwelling unit.

The development statistics are presented in total, although the actual construction may be phased based on the sales of the condominium units and availability of financing for the project.

The commercial square foot areas, parking spaces and dwelling unit numbers may be adjusted between buildings, provided that the total do not exceed those indicated in Project Data Summary. See Exhibit "1" for tabulation of project data.

Definition of Building Height: The vertical distance measured from the FEMA first habitable floor height requirement, to the highest point of the main (flat) roof surface of the principal structures, or to top guardrail height for parking structures.

Height Requirements, Exception Thereto: Chimneys, elevator shafts, television and radio antenna, bell towers, rooftop heating, ventilating and air conditioning equipment, ornamental screens for such equipment, and stair towers may only extend a maximum of ten (10) feet above the highest point of the main building. Cupolas, dormers, parapets, hip, gable and mansard roofs, domes, spires, and other miscellaneous architectural elements intended to enhance the visual appearance of the structures, may extend an additional twelve (12) feet above the roof height of the structure of which they are a part.

Where roof structures are added to the parking decks, the parking structure building height may be increased to twenty-four (24) feet.

Cabana Bar: Height shall not exceed 27 feet to the top of the peak of the roof. Service area will be located on the promenade and/or sidewalk in the area depicted on the general site plan. Alcoholic beverage consumption shall be permitted on the sidewalk area depicted on the general site plan in conjunction with cabana bar use.

A maximum of 88 seats are permitted on the sidewalk outdoor dining area of the Cabana Bar. There will be safe access to the Cabana Bar from the handicap ramp located centrally at the southern terminus of the promenade and adequate space between tables to allow safe passage.

Statement of Availability of Sewer and Water
Water and Sewer Service: This property falls within the water and sewer service area of the City of Naples. Both water and sewer service is available to the site.

Stormwater Management Strategy: All stormwater management facilities will be constructed below grade, utilizing water detention vaults, catch basins, and drainage piping to meet City, County and State water management guidelines. The first floor elevation of all buildings (excluding parking garages) will comply with FEMA guidelines.

Commonly Owned and Used Areas: Building 1 and its related site area is under the separate ownership ~~of Art Allen.~~. This building is constructed at this time.

The remainder of the site will be placed under a condominium ownership and/or Association, with all common area maintenance shared between the condominium and project owners. Documents creating this ownership and control have been completed.

Areas to be conveyed to Public Purpose: A 10 foot easement along Goodlette Frank Road, for the purposes of installation of a force main for sewer service, has been conveyed by the Owner of the City of Naples. Other easements will be granted when as normally required for this type of development, to the applicable utility agencies involved.

~~**Proposed Revisions to previously approved Ordinance, 97-7959:** Section 3 of the previously approved Ordinance 97-7959 consist of a list of conditions adopted by the City Council in regards to the approval of this development and attached as Exhibit "2". These conditions were numbered 1 through 14. The Owner is in agreement with these conditions which shall remain in effect with clarification that the boat slips may be sold to non-residents.~~

Conditions of Approval: conditions of approval are attached hereto as Exhibit “2”.

End of Planned Development Narrative.

EXHIBIT ~~-~~"1"

Tabulation of Project Data

~~Building/Use~~	~~Gross Commercial GSF~~	~~Number of Dwelling Units~~	~~Number of Required Parking Spaces~~	~~Site Coverage GSF~~	~~Site Coverage as a % of Total~~	~~Maximum Building Height~~
~~Building 1~~	~~61,740~~	~~0~~	~~185~~	~~14,575~~	~~2.9%~~	~~65' Office/ Retail 5 Story~~
~~Building 2 Retail/Rest./Residential~~	~~13,000~~	~~36~~	~~93~~	~~16,000~~	~~3.2%~~	~~60' 5 Story~~
~~Building 3 Retail/Rest./Residential~~	~~13,000~~	~~36~~	~~93~~	~~16,000~~	~~3.2%~~	~~60' 5 Story~~
~~Commercial at West Parking Garage~~	~~4,778~~	~~0~~	~~15~~	~~5,528~~	~~1.1%~~	~~33' 1 Story~~
~~Building 4 Retail/Rest./Residential~~	~~14,500~~	~~40~~	~~104~~	~~22,500~~	~~4.5%~~	~~60' 5 Story~~
~~Building 5 Retail/Office/Residential~~	~~16,000~~	~~44~~	~~114~~	~~27,500~~	~~5.5%~~	~~60' 5 Story~~
~~Building 6** Retail/Residential~~	~~16,153~~	~~3~~	~~53~~	~~10,099~~	~~2.0%~~	~~42' 3 Story~~

Building 7	7,142	14	43	13,117	2.6%	42’ 3 Story
Bacio Outdoor Dining	1,237	0	4			
Petite Syrah Outdoor Dining	740	0	2			
Stoney’s Outdoor Dining	860	0	3			
Cabana Bar	5261 over water 1,820 Promenade/ sidewalk	0	16 6			
Boat Slips	37Slips	0	10			
Project Totals	**152,769**	**173**	**741**	**124,569**	**25.1%**	

Parking Adjustments	
Waterfront access credit	37
Credit for patron mooring	-5
Parking leased by Comfort Inn	30
Total Required Parking	729
Location	Parking Provided
Parking Deck 1	276
Parking Deck 2	193
Building 1 Allen Systems	202
Building 7	31
On Street	87
TOTAL	789

Accessory Uses Building /Use	**Site Coverage GSF**	**Site Coverage as a Percent of Total**	**Maximum Building Height**
Perimeter Landscaping	35,622	7.1%	
Interior Landscaping	49,470	9.8%	

~~Public Open Space~~	~~N/A~~		
~~Boat Slips~~	~~N/A~~		
~~Waterfront Boardwalk~~	~~N/A~~		
~~Gazebo~~	~~N/A~~		
~~East Parking Garage~~	~~33,920~~	~~6.8%~~	~~16' to rail~~
~~West Parking Garage~~	~~51,733~~	~~10.3%~~	~~16' to rail~~
~~Total Site Coverage By Building & Parking Structures~~		~~42.2%~~	

Building/Use	**Gross Commercial GSF***	**Number of Dwelling Units**	**Number of Required Parking**	**Site Coverage GSF**	**Site Coverage as a percent of Total**	**Maximum Bldg. Height**
Building 1 Office/retail	61,740	0	186	14,575	2.9%	65' 5 Story
Building 2 Retail/Rest./Residential	13,000	36	93	16,000	3.2%	60' 5 Story
Building 3 Retail/Rest./Residential	13,000	36	93	16.000	3.2%	60' 5 Story
Commercial at West Parking Garage (Building 8)	4,778	0	15	5,528	1.1%	33' 1 Story
Building 4 Retail/Rest./Residential	17,368	40	113	22,500	4.5%	60' 5 Story
Building 5 Retail/Office/Residential	17,415	44	119	27,500	5.5%	60' 5 Story
Building 6** Retail/Residential	8,076	6	34	10,099	2.0%	42' 3 Story
Building 7	7,142	14	43	13,117	2.6%	42' 3 Story
Sidewalk Outdoor Dining	5,922	0	18			
Cabana Bar	5,261 *Over water*	0	16			

	1,829 *Promenade*	0	6		
Boat Slips	41 slips***	0	10		
Project Totals:	**155,601**	**176**	**746**	**124,569**	25.1%

Parking Adjustments

Required Parking from Tabulation of Project Data	746
Tesla Service Stations	+ 4
Waterfront access credit	- 37
Credit for patron mooring	- 5
Parking leased by Comfort Inn	+ 30
Total Required Parking	**738**

Location	Parking Provided
Parking Deck 1	276
Parking Deck 2 (193 less 8 allocated to Building 6)	185
Building 1	202
Building 7	16
Building 7 Garages	20
Building 6	12
On Street	87
TOTAL	**798**

Accessory Uses Building/Use	**Site Coverage GSF**	**Site Coverage as a percent of Total**	**Maximum Bldg. Height**
Perimeter Landscaping	35,622	7.1%	
Interior Landscaping	49,470	9.8%	
Public Open Space	N/A		
Boat Slips	N/A		
Waterfront Boardwalk	N/A		
Gazebo	N/A		
East Parking Garage	33,920	6.8%	16’ to rail

West Parking Garage	51,733	10.3%	16’ to rail
Total Site Coverage by Building and Parking Structures		42.2%	

~~**~~*The elevator, lobby areas, stairwells, electrical rooms, and cable rooms that primarily serve the residential units are not included in Gross Commercial GSF.

** Subject to parking requirements herein, Petitioner has the option of replacing ~~the~~up to three approved residential units with commercial square footage (8,061) on the 2nd floor of Building 6~~ with residential units up to~~ .

*** 41 boat slips currently exist. If the Cabana Bar is constructed, 4 slips will be removed, resulting in a ~~maximum~~total of ~~three residential units.~~37 boat slips.

Exhibit “2”

Section 3. That this approval is subject to the following conditions:

1. The height of Buildings 2-5 shall be limited to 60 feet; Buildings 6 and 7 shall be limited to ~~40~~42 feet in height. Minor non-habitable architectural embellishments as designated on the submitted drawings may extend a maximum of 20 feet above the highest point of the principal buildings, but shall not extend more than 20 feet above the maximum permitted height.

2. The total number of approved liquor licenses on the property shall be limited to ~~seven~~nine, and shall not be subject to the distance requirements as listed in Section 56-122 of the Code of Ordinances.

3. “Home Occupation” as listed in the PD document shall be limited to office use only, permitted between the hours of 8:00am and 5:00pm, and shall be accessory to the residential use.

4. ~~Transient lodging, as defined in Section 82 of the Code of Ordinances, shall not be permitted on the subject property.~~Intentionally deleted.

5. Amenities for the condominium units, as defined in the PD document, may be permitted on the roof of the east parking deck; no covering or roof is required on the east parking deck.

6. The boat slips identified with signage indicating “Short Term Patron Mooring” may be used for patron mooring spaces or recreational use only. ~~No commercial boating activity shall be permitted.~~

7. Site improvements, such as private streets, landscaping, sidewalks, and parking lots shall be developed concurrently with the construction of Buildings 1, 4 and 5.

8. A southbound left turn lane shall be provided on Goodlette Road for access to the southern driveway on the property.

9. A six-foot high fence or wall with an appropriate hedge or landscaping shall be installed at the northern and eastern property lines to screen the property from the Mariner's Cove condominiums. A gate shall be provided at the southeast corner of the site in order to allow emergency vehicles direct access to the Mariner's Cove property. The fence shall be installed prior to issuing a certificate of occupancy for Building 1.

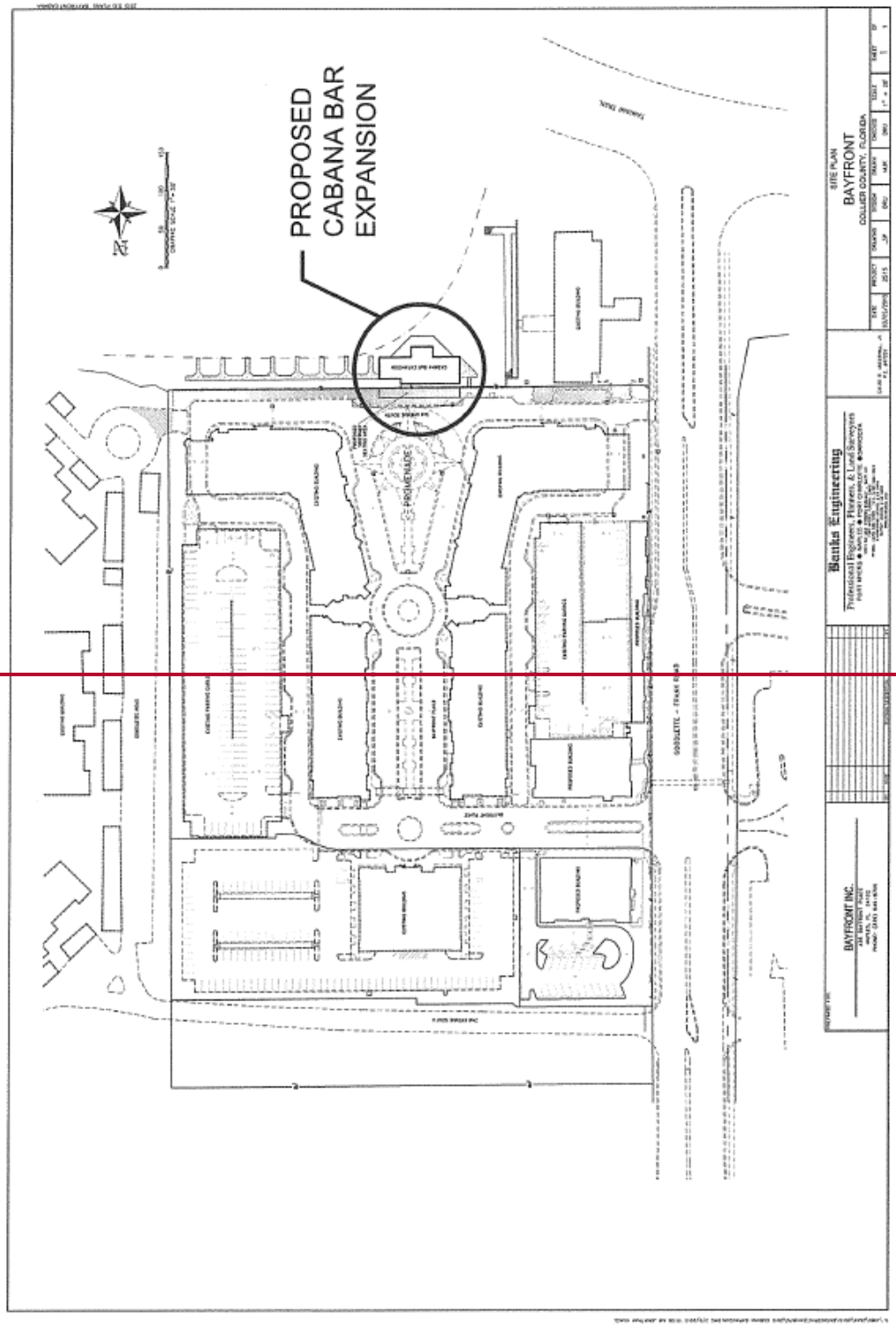
10. Gated pedestrian access to the subject property from Mariner's Cove may be developed as requested by the mariner's Cove Condominium Association.

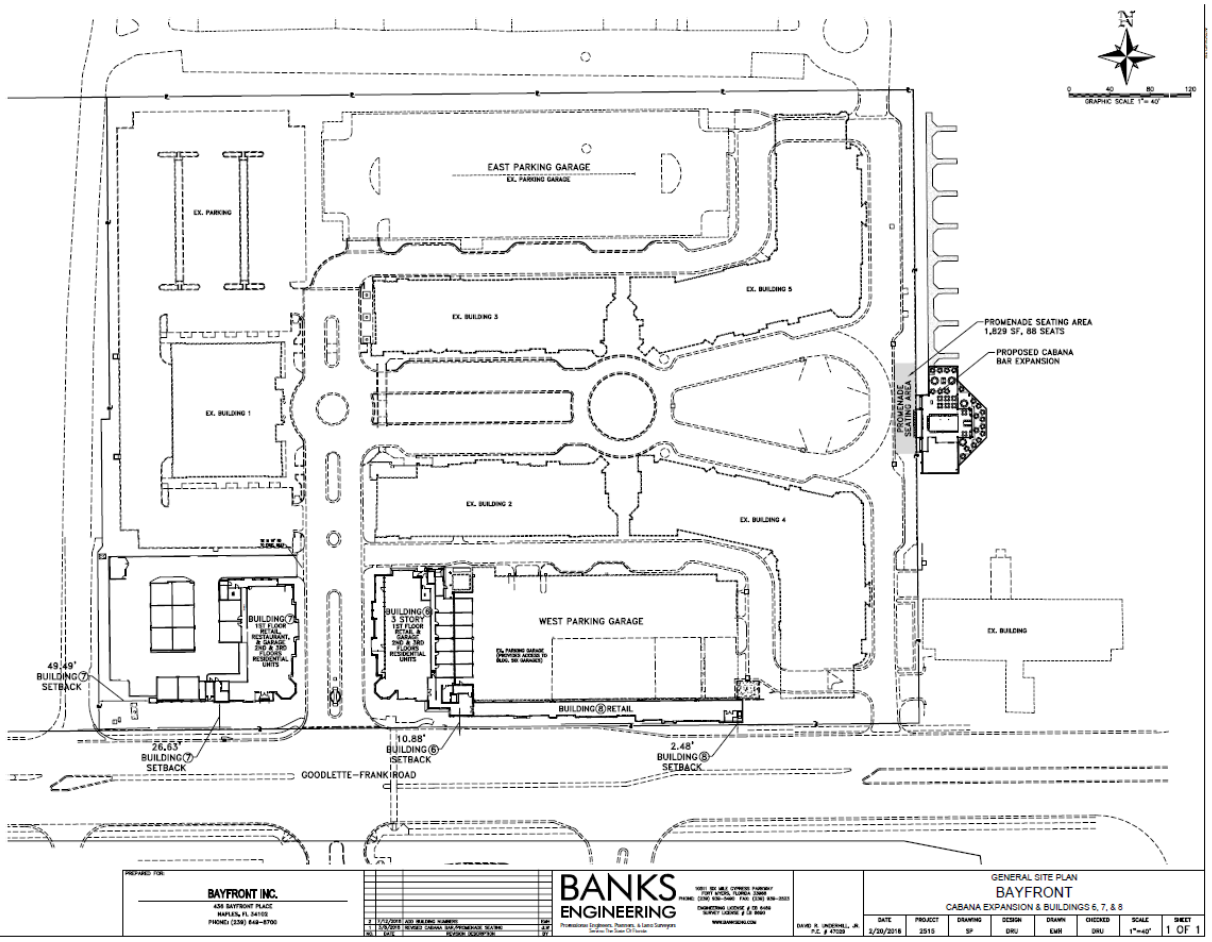
11. ~~The petitioner shall submit a sketch containing elevations for the facades facing Goodlette Road (west) and Mariner's Cove (east), a copy of which shall be attached hereto and made a part hereof.~~Intentionally deleted.

12. All on-site utility lines shall be located underground.

13. The relocation of the traffic light and the associated reconfiguration of the medians on Goodlette Road shall require the mutual agreement of the City of Naples, Bayfront ~~Marketplace,~~ Inc., Gordon River Hotel Associates, Naples Community Hospital, ~~Allen Systems Group, Inc.~~~~,~~the Owner of Building 1, and the Mariner's Cove Condominium Association, including the timing of the improvements and the responsibility for bearing the costs of moving the traffic light and median reconfiguration. If agreement cannot be reached, any of the above parties may bring the issue to City Council for resolution.

14. Should a left turn lane and median cut from southbound Goodlette Road to the Comfort Inn property not be permitted by Collier County, the City shall permit Bayfront ~~Marketplace~~, Inc. to provide Gordon River Hotel Associates with directional signage, to be located together with the entry signage for Bayfront ~~Marketplace~~ and to be no less than one foot by five feet in size, to be placed under the signage for Bayfront ~~Marketplace~~ and in a manner consistent with the theme and quality of the signage for ~~the marketplace~~Bayfront.


PROPOSED
CABANA BAR
EXPANSION
PROMENADE
GOODLETTE - FRANK ROAD
SITE PLAN
BAYFRONT
COLLIER COUNTY, FLORIDA
Banks Engineering
BAYFRONT INC.


EAST PARKING GARAGE
EX. PARKING GARAGE
EX. PARKING
EX. BUILDING 5
EX. BUILDING 3
EX. BUILDING 1
EX. BUILDING 2
EX. BUILDING 4
PROMENADE SEATING AREA
1,829 SF, 88 SEATS
PROPOSED CABANA
BAR EXPANSION
WEST PARKING GARAGE
EX. BUILDING
BUILDING 7
BUILDING 6
BUILDING 8 RETAIL
49.49'
BUILDING 7
SETBACK
26.63'
BUILDING 7
SETBACK
10.88'
BUILDING 6
SETBACK
2.48'
BUILDING 8
SETBACK
GOODLETTE-FRANK ROAD
GRAPHIC SCALE 1" = 40'
PREPARED FOR:
BAYFRONT INC.
436 BAYFRONT PLACE
NAPLES, FL 34102
PHONE: (239) 649-8700
BANKS
ENGINEERING
GENERAL SITE PLAN
BAYFRONT
CABANA EXPANSION & BUILDINGS 6, 7, & 8
DATE
5/20/2015
PROJECT
2515
DRAWING
SP
DESIGN
DMU
DRAWN
EMR
CHECKED
DMU
SCALE
1"=40'
SHEET
1 OF 1

Agenda Item
Meeting Date_____

ORDINANCE 18-

AN ORDINANCE RELATING TO THE BAYFRONT PLANNED DEVELOPMENT; REZONING APPROXIMATELY 11.50 ACRES FROM PD, PLANNED DEVELOPMENT TO AN AMENDED AND RESTATED PD, PLANNED DEVELOPMENT ON PROPERTY OWNED BY BAYFRONT, INC. AND LOCATED AT 401-495 BAYFRONT PLACE, 1301 1320, AND 1333 3rd AVENUE SOUTH, AS MORE FULLY DESCRIBED HEREIN; APPROVING REZONE PETITION 18-R4; PROVIDING A SEVERABILITY CLAUSE, A REPEALER PROVISION AND AN EFFECTIVE DATE.

WHEREAS, Bayfront, Inc., owner of the property, has petitioned to rezone approximately 11.50 acres zoned PD, Planned Development to a new PD, Planned Development in order to modify the development standards, for, (a) 410 to 448 Bayfront Place (Building 2), (b) 401 to 449 Bayfront Place (Building 3), (c) 450 to 496 Bayfront Place (Building 4), (d) 451 to 497 Bayfront Place (Building 5), (e) 1320 3rd Avenue South (Building 6), and (f) 1301 3rd Avenue South (Building 7); (g) 495 Bayfront Place (the Cabana Bar), (h) 498 Bayfront Place (Parking Garage 1), and (i) 499 Bayfront Place (Parking Garage 2 and Clubhouse), collectively owned by Bayfront, Inc.; and

WHEREAS, the property located at 1333 3rd Avenue South (Building 1) is located within the Planned Development but is under separate ownership;

WHEREAS, Richard D. Yovanovich, Coleman Yovanovich & Koester, P.A., has been authorized by the owner as agent for this petition; and

WHEREAS, following an advertised public hearing on December 12, 2018 the Planning Advisory Board considered the public input, staff recommendations and criteria in the Code and has recommended by a vote of _____ that Rezone Petition 18-R4 be APPROVED/DENIED; and

WHEREAS, after considering the recommendation of the Planning Advisory Board and City staff, following a public hearing on the subject, and providing the petitioner, staff and the public an opportunity to present testimony and evidence, the City Council has determined that the petition should be APPROVED/DENIED;

NOW THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NAPLES, FLORIDA:

Section 1. That the City Council hereby rezones approximately 11.50 acres from PD Planned Development to an amended and restated PD, Planned Development for property owned by Bayfront, Inc. and located at (a) 410 to 448 Bayfront Place (Building 2), (b) 401 to 449 Bayfront Place (Building 3), (c) 450 to 496 Bayfront Place (Building 4), (d) 451 to 497 Bayfront Place

(Building 5), (e) 1320 3rd Avenue South (Building 6), and (f) 1301 3rd Avenue South (Building 7); (g) 495 Bayfront Place (the Cabana Bar), (h) 498 Bayfront Place (Parking Garage 1), (i) 499 Bayfront Place (Parking Garage 2 and Clubhouse) and (j) 1333 3rd Avenue South (Building 1), said property more fully described as follows:

All that part of Government Lot 8 of Section 3, Township 50 South, Range 25 East, Collier County, Florida being bounded as follows: On north by the south line of that as described in O.R. Book 761, pages 1920 and 1921, Public Records of Collier County, Florida;

On the east by the west line of that land as described in O.R. Book 761, pages 1925 and 1926, Public Records of Collier County, Florida; On the south by the north line of and easterly extension of the north line of that land as described in O.R. Book 828, pages 833 and 835, Public Records of Collier County, Florida; and,

On the west by the east right-of-way of Goodlette Road (C.R. 851).

Subject to easements and restrictions of record; containing 11.50 acre, more or less.

Section 2. That Rezone Petition 18-R4 is hereby APPROVED/DENIED.

Section 3. That the project shall be developed in compliance with the amended Planned Development Document for Bayfront, submitted _____, 2018 by Richard D. Yovanovich, Coleman Yovanovich & Koester, P.A., a copy of which is attached hereto as Exhibit 'A' and incorporated herein.

Section 4. **Disclaimer & Permit Condition (Applicable only if federal or state permits are required):** Issuance of a development permit by the City does not create any right to obtain a permit from a State or Federal agency and does not create any liability on the part of the City 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. If applicable, all other State or Federal permits must be obtained before commencement of the project.

Section 5. That if any word, phrase, clause, subsection or section of this ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining portions of this ordinance. However, if

any word, phrase, clause, subsection or section is determined to be an unreasonable condition affecting the overall development plan contained herein, it shall not be severed.

Section 6. Repealer. The PD Ordinance adopting this Planned Development Document shall supersede and take priority over Planned Development Ordinance 15-13655, the repeal of which is hereby ratified and confirmed, and any portions of the Naples Comprehensive Development Code which conflict with the PD Ordinance.

Section 7. This ordinance shall take effect immediately upon adoption at second reading.

FIRST READING DECLARED THE 16TH DAY OF JANUARY, 2019.

PASSED AND ADOPTED AT THE SECOND READING AND PUBLIC HEARING IN OPEN AND REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF NAPLES, FLORIDA THIS 6TH DAY OF FEBRUARY, 2019.

Attest:

Patricia L. Rambosk, City Clerk

Bill Barnett, Mayor

Approved as to form and legality:

Robert D. Pritt, City Attorney

Date filed with City Clerk: _____

EXHIBIT A

PLANNED DEVELOPMENT NARRATIVE

This Planned Development Narrative is intended to amend the previously approved Planned Development Narrative dated February 12, 1996, and the Amended Planned Development Narrative dated August 14, 2006, and the Amended Planned Development Narrative dated November 1, 2006 and Amended Planned Development Narrative dated December 5, 2007, the Amended Planned Development Narrative dated August 14, 2013 and the Amended Planned Development Narrative dated June 3, 2015.

Statement of Proposed Development criteria and standards:

Setbacks for principal structures:	
Front setback:	25' -- (0') at new commercial bldg. at west parking garage
Side and rear year setback (Principal Structures):	20'
Side and rear year setback (Parking Structures):	25'
Waterfront setback:	25'

Notwithstanding the above, Building #6 shall have a 9' setback from Goodlette-Frank Road and the setback for the east parking garage shall be 15 feet.

Parking and drives: Designed and constructed in accordance with Development Standards of the City of Naples.

Landscape: Designed and constructed in accordance with the accompanying Landscape Plan, and the Development Standards of the City of Naples. The accompanying Landscape Plan for the green space along Goodlette Road requires the relocation of existing Royal Palm trees along the parking garage and the removal of existing canopy trees (black olive). The Royal Palms will be relocated to other locations on Bayfront property.

The Landscape Plan requires a deviation with respect to Section 58-1049, Landscape Standards for Goodlette-Frank Road, Development Standards for the City of Naples and this PD shall serve as the approval of the deviation.

Statement of Design Concept:

The upper floors of the buildings will be office space and residential units positioned to take advantage of river views. The buildings will be designed with a variety of sloped and gabled roofs, parapets, domes and towers, porches, balconies, terraces and arcades. The style of architecture is influenced by the tropical character of early buildings in South Florida and the Caribbean and the variety of massing and architectural features will create a pedestrian scale sympathetic to Naples.

The concept for this development evolved out of the 41-10 corridor planning process which identified this parcel as a key development opportunity for the City. Situated at the southern entrance to Naples, this development is highly visible across the Gordon River from the US 41 bridge.

Site Plan:

The proposed General Site Plan, attached hereto and incorporated herein, prepared by Banks Engineering dated February 20, 2018 shall be the approved conceptual site plan. Minor modifications to the General Site Plan shall be administratively approved, provided that such modifications are consistent with the Development criteria and narrative set forth in this PD Narrative.

Legal Description:

All that part of Government Lot 8 of Section 3, Township 50 South, Range 25 East, Collier County, Florida, being bounded as follows: On the north by the south line of that as described in OR Book 761, pages 1920 and 1921; On the east by the west line of that land as described in OR Book 761, pages 1925 and 1926; On the south by the north line or and easterly extension of the north line of that land as described in OR Book 828, pages 833 and 835; and on the west by the east right-of-way line of Goodlette Road (C.R. 851), all of the Public Records of Collier County, Florida.

Subject to easements and restrictions of record; containing 11.50 acre, more or less.

Listing of Owner and Consultants

Owner
Bayfront, Inc.
Kevin L. Stoneburner, President
c/o The Stoneburner Companies
465 Bayfront Place
Naples, Florida 34102
(239) 649-8700

Owners Representative
Richard D. Yovanovich, Esquire
Coleman,Yovanovich & Koester, P.A.
4001 North Tamiami Trail
Suite 300
Naples, Florida 34103
(239) 435-3535

Architects

Don Stevenson Design Inc. and Lotus Architecture
2950 Tamiami Trail North #16
Naples, Florida 34103

Van A Miller Architect LLC
13966 Old Coast Road
Naples, FL 34110

Surveyors

Coastal Engineering
3106 Horseshoe Drive South
Naples, Florida 34104
(239) 643-2324

BBLS Surveyor's Inc.
8860 Terrene Court
Bonita Springs, Florida 34135

Landscape Architect
A. Gail Boorman & Associates, PA
Gail Boorman, Landscape Architect
Naples, Florida
(239) 263-2242

Civil Engineer
Banks Engineering Inc.
10511 Ben C Pratt/6 Mile Cypress
Fort Myers, Florida 33966
239-939-5490

Planned Uses

Artesanal Use: Premises used primarily for the repair, manufacture and sale of domestic furniture, arts and crafts. The work must take place entirely within an enclosed structure using only hand held and/or table mounted manual and electrical tools.

Commercial Use: Premises used generally for the conduct of artisanal, retail, restaurant, limited lodging, professional business, governmental service, cultural entertainment activities, but excluding prohibited uses. Establishments with liquor licenses are specifically permitted with no required separation from other businesses or licenses. However, the total number of liquor licenses is limited to nine licenses.

Home Occupation: Any activity carried out for gain by a resident and conducted as a customary, incidental and accessory use in the resident's dwelling unit.

Residential Use: Premises used primarily for human habitation. A home occupation is permitted. Units shall not be less than 750 square feet in air conditioned area except that up to 10% of the units may be as small as 600 square feet in air conditioned area.

Transient Lodging: Dwelling units may be designated for short term rental and Buildings 6 and 7 may be designated for timesharing lodging and/or transient lodging facilities. However, other than Buildings 6 and 7, no hotels or motels shall be permitted on the Property.

Recreational Use: Pool, spa, patio, club room, exercise facility, and kitchenette facilities for the exclusive use of the residents shall be permitted.

Accessory uses and structures: which are incidental to and customarily associated with the permitted uses in this planned development. These accessory uses shall include amenities which enhance the use and enjoyment of the waterfront by the public; such as pools, gazebos, restroom/shower facilities, docks and environmental furniture (benches, arbors, etc.)

Parking Structures: Subject to the following:

a. Limitation of one level above grade
b. Addition of an ornamental buffer between said structure and any adjacent residential use of district.
c. Limitation of light fixture height to a maximum 24 feet above grade.

Landscaped Public Open Space: The waterfront open space and landscaped street space including streets and excluding arcades is approximately 133,350 SF or 3 acres. Approximately 50% of this space is dedicated to streets with the remainder as sidewalks, planting beds, and terraces. The waterfront and landscaped street space are publicly accessible and designed for recreation enjoyment.

Waterfront Boardwalk: An access way has been constructed. Adjacent to the access way will be a floating dock for access to the constructed boat slips.

Boat Slips: Boat slips permitted and constructed in accordance with all City, State and Federal requirements are proposed to be constructed along the southern property line which abuts the Gordon River. Five boat slips will be identified with signage indicating “Short Term Patron Mooring” for public use.

Boat slips are permitted to be sold or rented. Rental or sale of boat slips can be permitted for charter boat use. The sale or rental of boat slips to individual boat owners is based upon parking spaces set forth in Exhibit “1” attached hereto. The Property Owner can rent or sell the slips to charter boats and the parking requirements for charter boats will be one parking space per four passengers. Rental of boats is permitted. Under the current parking calculation set forth in Exhibit “1”, there are **60** extra parking spaces within the project. The Property Owner shall notify the City staff when it rents or sells a boat slip for use by a charter boat of the number of passengers authorized by the charter boat and the number of parking spaces assigned to that charter boat.

Outdoor Entertainment: Live entertainment may be allowed within the outdoor areas of the development, subject to the Petitioner obtaining a live entertainment permit and meeting all the criteria other than the associated use.

Kiosks: Up to two kiosks providing information or for boat rentals shall be permitted on sidewalks and the Promenade area of the project. Kiosks shall not be used for sale of food or beverages, or for other retail use. Kiosks shall not interfere with pedestrian or vehicular traffic.

Sidewalks: Sidewalks along Goodlette Frank Road shall be at least 7 feet wide and shall be substantially in conformance with the sidewalk design plan, attached.

Tabulation of Planned Uses

This project consists of maximum commercial square footages, maximum number of dwelling units, maximum site coverage's and maximum building heights as summarized in the attached Exhibit "1".

In addition to the tabulated uses, this project also provides two parking structures with one above grade level of parking, Landscaped Public Open Space, Boat Slips, and Waterfront Boardwalk as indicated by the General Site Plan.

Parking shall be provided in the ratio of 3 parking spaces per 1000 GSF of commercial use, and 1-1/2 parking spaces per dwelling unit.

The development statistics are presented in total, although the actual construction may be phased based on the sales of the condominium units and availability of financing for the project.

The commercial square foot areas, parking spaces and dwelling unit numbers may be adjusted between buildings, provided that the total do not exceed those indicated in Project Data Summary. See Exhibit "1" for tabulation of project data.

Definition of Building Height: The vertical distance measured from the FEMA first habitable floor height requirement, to the highest point of the main (flat) roof surface of the principal structures, or to top guardrail height for parking structures.

Height Requirements, Exception Thereto: Chimneys, elevator shafts, television and radio antenna, bell towers, rooftop heating, ventilating and air conditioning equipment, ornamental screens for such equipment, and stair towers may only extend a maximum of ten (10) feet above the highest point of the main building. Cupolas, dormers, parapets, hip, gable and mansard roofs, domes, spires, and other miscellaneous architectural elements intended to enhance the visual appearance of the structures, may extend an additional twelve (12) feet above the roof height of the structure of which they are a part.

Where roof structures are added to the parking decks, the parking structure building height may be increased to twenty-four (24) feet.

Cabana Bar: Height shall not exceed 27 feet to the top of the peak of the roof. Service area will be located on the promenade and/or sidewalk in the area depicted on the general site plan. Alcoholic beverage consumption shall be permitted on the sidewalk area depicted on the general site plan in conjunction with cabana bar use.

A maximum of 88 seats are permitted on the sidewalk outdoor dining area of the Cabana Bar. There will be safe access to the Cabana Bar from the handicap ramp located centrally at the southern terminus of the promenade and adequate space between tables to allow safe passage.

Statement of Availability of Sewer and Water
Water and Sewer Service: This property falls within the water and sewer service area of the City of Naples. Both water and sewer service is available to the site.

Stormwater Management Strategy: All stormwater management facilities will be constructed below grade, utilizing water detention vaults, catch basins, and drainage piping to meet City, County and State water management guidelines. The first floor elevation of all buildings (excluding parking garages) will comply with FEMA guidelines.

Commonly Owned and Used Areas: Building 1 and its related site area is under the separate ownership. This building is constructed at this time.

The remainder of the site will be placed under a condominium ownership and/or Association, with all common area maintenance shared between the condominium and project owners. Documents creating this ownership and control have been completed.

Areas to be conveyed to Public Purpose: A 10 foot easement along Goodlette Frank Road, for the purposes of installation of a force main for sewer service, has been conveyed by the Owner of the City of Naples. Other easements will be granted when as normally required for this type of development, to the applicable utility agencies involved.

Conditions of Approval: conditions of approval are attached hereto as Exhibit "2".

End of Planned Development Narrative.

EXHIBIT "1"

Tabulation of Project Data

Building/Use	**Gross Commercial GSF***	**Number of Dwelling Units**	**Number of Required Parking**	**Site Coverage GSF**	**Site Coverage as a percent of Total**	**Maximum Bldg. Height**
Building 1 Office/retail	61,740	0	186	14,575	2.9%	65' 5 Story
Building 2 Retail/Rest./Residential	13,000	36	93	16,000	3.2%	60' 5 Story
Building 3 Retail/Rest./Residential	13,000	36	93	16.000	3.2%	60' 5 Story
Commercial at West Parking Garage (Building 8)	4,778	0	15	5,528	1.1%	33' 1 Story
Building 4 Retail/Rest./Residential	17,368	40	113	22,500	4.5%	60' 5 Story
Building 5 Retail/Office/Residential	17,415	44	119	27,500	5.5%	60' 5 Story
Building 6** Retail/Residential	8,076	6	34	10,099	2.0%	42' 3 Story
Building 7	7,142	14	43	13,117	2.6%	42' 3 Story
Sidewalk Outdoor Dining	5,922	0	18			
Cabana Bar	5,261 *Over water* 1,829 *Promenade*	0 0	16 6			
Boat Slips	41 slips***	0	10			
Project Totals:	**155,601**	**176**	**746**	**124,569**	25.1%	

Parking Adjustments

Required Parking from Tabulation of Project Data	746
Tesla Service Stations	+ 4
Waterfront access credit	- 37
Credit for patron mooring	- 5
Parking leased by Comfort Inn	+ 30
Total Required Parking	**738**

Location	Parking Provided
Parking Deck 1	276
Parking Deck 2 (193 less 8 allocated to Building 6)	185
Building 1	202
Building 7	16
Building 7 Garages	20
Building 6	12
On Street	87
TOTAL	**798**

Accessory Uses Building/Use	**Site Coverage GSF**	**Site Coverage as a percent of Total**	**Maximum Bldg. Height**
Perimeter Landscaping	35,622	7.1%	
Interior Landscaping	49,470	9.8%	
Public Open Space	N/A		
Boat Slips	N/A		
Waterfront Boardwalk	N/A		
Gazebo	N/A		
East Parking Garage	33,920	6.8%	16’ to rail
West Parking Garage	51,733	10.3%	16’ to rail
Total Site Coverage by Building and Parking Structures		42.2%	

*The elevator, lobby areas, stairwells, electrical rooms, and cable rooms that primarily serve the residential units are not included in Gross Commercial GSF.

** Subject to parking requirements herein, Petitioner has the option of replacing up to three approved residential units with commercial square footage (8,061) on the 2nd floor of Building 6.

*** 41 boat slips currently exist. If the Cabana Bar is constructed, 4 slips will be removed, resulting in a total of 37 boat slips.

Exhibit "2"

Section 3. That this approval is subject to the following conditions:

1. The height of Buildings 2-5 shall be limited to 60 feet; Buildings 6 and 7 shall be limited to 42 feet in height. Minor non-habitable architectural embellishments as designated on the submitted drawings may extend a maximum of 20 feet above the highest point of the principal buildings, but shall not extend more than 20 feet above the maximum permitted height.

2. The total number of approved liquor licenses on the property shall be limited to nine, and shall not be subject to the distance requirements as listed in Section 56-122 of the Code of Ordinances.

3. "Home Occupation" as listed in the PD document shall be limited to office use only, permitted between the hours of 8:00am and 5:00pm, and shall be accessory to the residential use.

4. Intentionally deleted.

5. Amenities for the condominium units, as defined in the PD document, may be permitted on the roof of the east parking deck; no covering or roof is required on the east parking deck.

6. The boat slips identified with signage indicating "Short Term Patron Mooring" may be used for patron mooring spaces or recreational use only.

7. Site improvements, such as private streets, landscaping, sidewalks, and parking lots shall be developed concurrently with the construction of Buildings 1, 4 and 5.

8. A southbound left turn lane shall be provided on Goodlette Road for access to the southern driveway on the property.

9. A six-foot high fence or wall with an appropriate hedge or landscaping shall be installed at the northern and eastern property lines to screen the property from the Mariner's Cove condominiums. A gate shall be provided at the southeast corner of the site in order to allow emergency vehicles direct access to the Mariner's Cove property. The fence shall be installed prior to issuing a certificate of occupancy for Building 1.

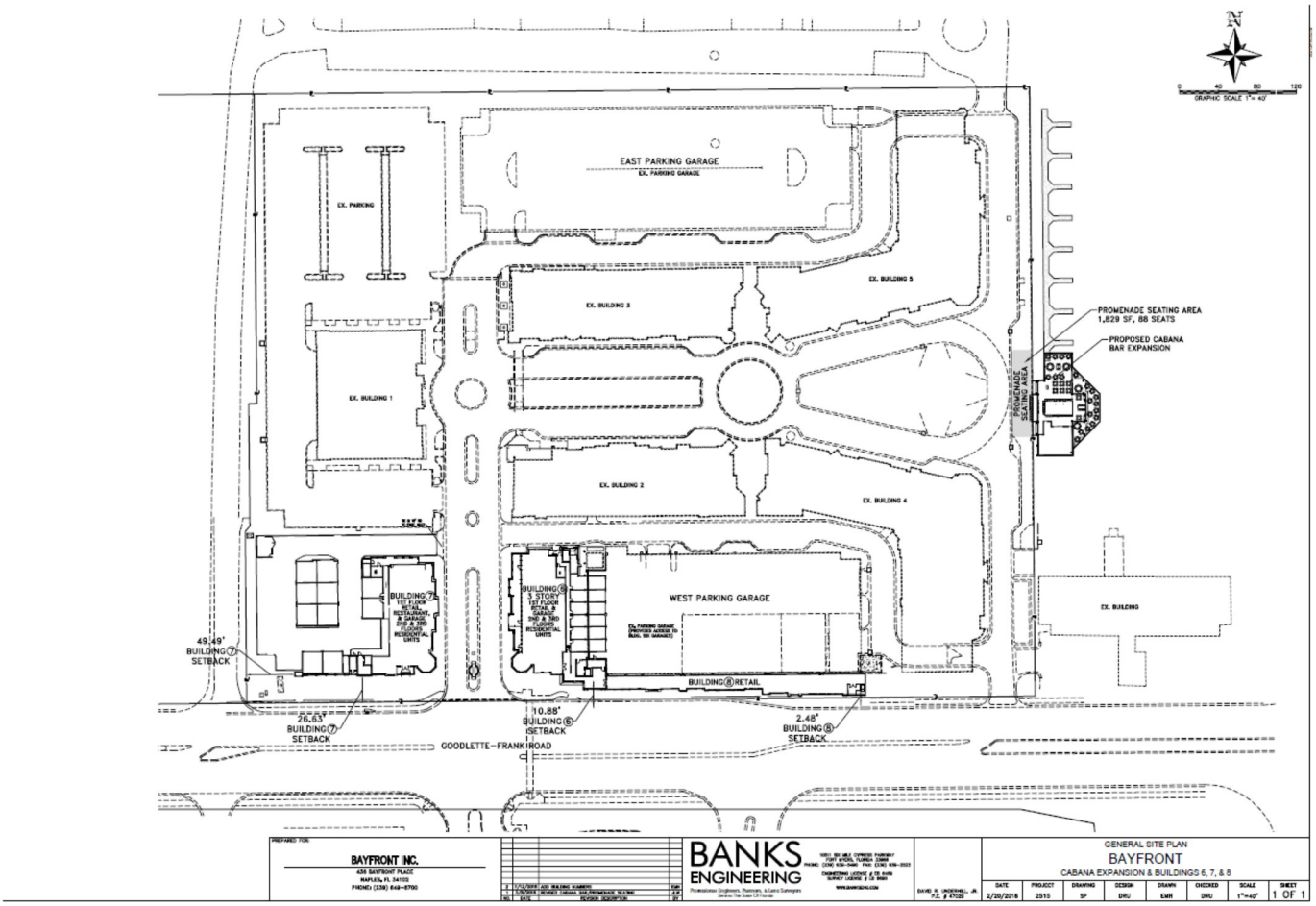
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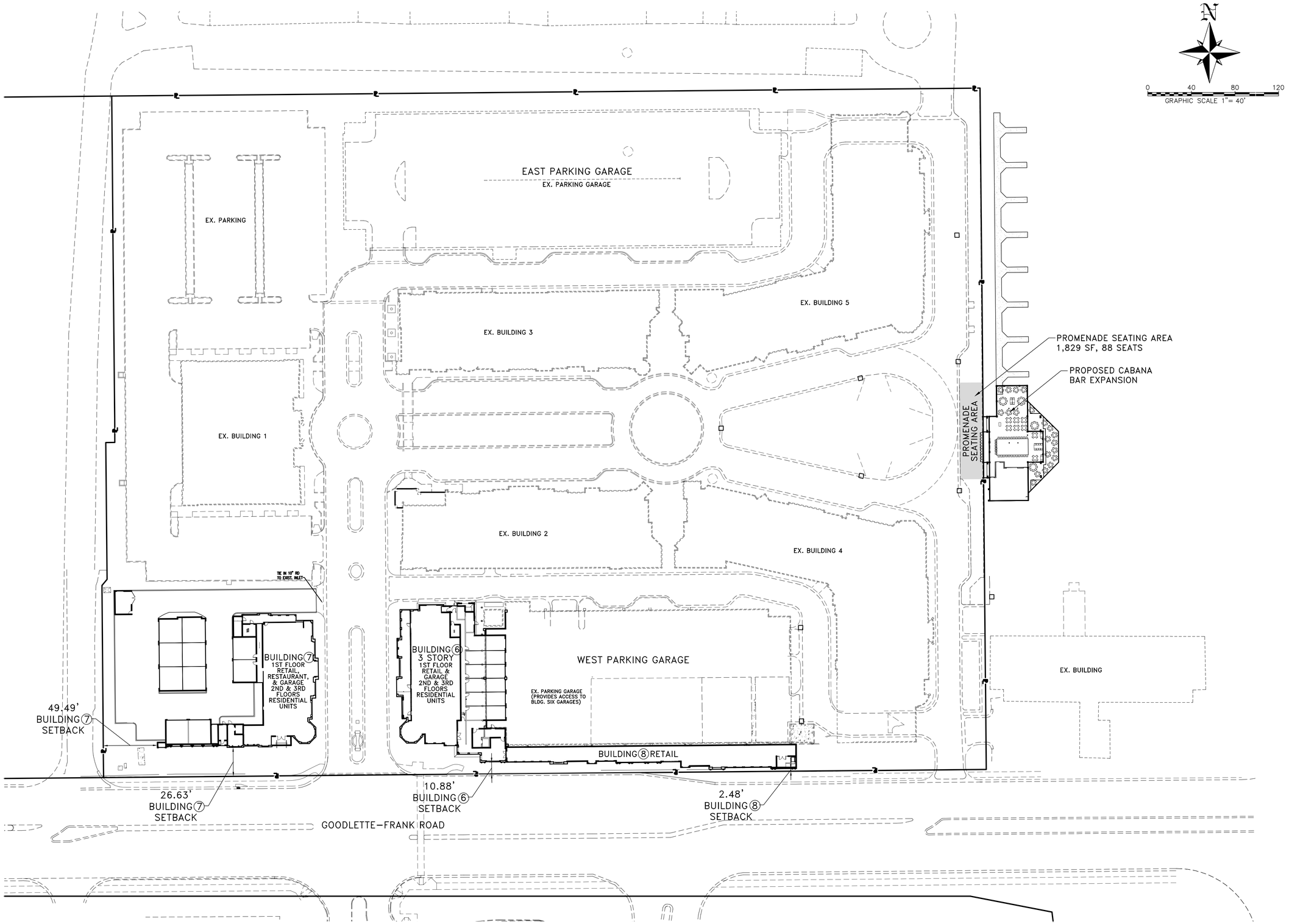
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12. All on-site utility lines shall be located underground.

13. The relocation of the traffic light and the associated reconfiguration of the medians on Goodlette Road shall require the mutual agreement of the City of Naples, Bayfront Inc., Gordon River Hotel Associates, Naples Community Hospital, the Owner of Building 1, and the Mariner's Cove Condominium Association, including the timing of the improvements and the responsibility for bearing the costs of moving the traffic light and median reconfiguration. If agreement cannot be reached, any of the above parties may bring the issue to City Council for resolution.

14. Should a left turn lane and median cut from southbound Goodlette Road to the Comfort Inn property not be permitted by Collier County, the City shall permit Bayfront, Inc. to provide Gordon River Hotel Associates with directional signage, to be located together with the entry signage for Bayfront and to be no less than one foot by five feet in size, to be placed under the signage for Bayfront and in a manner consistent with the theme and quality of the signage for Bayfront.


N
GRAPHIC SCALE 1" = 40'
EAST PARKING GARAGE
EX. PARKING GARAGE
EX. PARKING
EX. BUILDING 5
EX. BUILDING 3
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PROMENADE SEATING AREA
1,829 SF, 88 SEATS
PROPOSED CABANA
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SETBACK
26.63'
BUILDING 7
SETBACK
10.88'
BUILDING 6
SETBACK
2.48'
BUILDING 8
SETBACK
GOODLETTE-FRANK ROAD
BAYFRONT INC.
BANKS
ENGINEERING
GENERAL SITE PLAN
BAYFRONT
CABANA EXPANSION & BUILDINGS 6, 7, & 8
DATE
2/20/2018
PROJECT
2515
DRAWING
SP
DESIGN
DRU
DRAWN
EMR
CHECKED
DRU
SCALE
1"=40'
SHEET
1 OF 1



PREPARED FOR:

BAYFRONT INC.

436 BAYFRONT PLACE
NAPLES, FL 34102
PHONE: (239) 649-8700

NO.	DATE	REVISION DESCRIPTION	BY
2	7/12/2018	ADD BUILDING NUMBERS	EMH
1	3/8/2018	REVISED CABANA BAR/PROMENADE SEATING	JLW

BANKS ENGINEERING
Professional Engineers, Planners, & Land Surveyors
Serving The State Of Florida

10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490 FAX: (239) 939-2523

ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

WWW.BANKSENG.COM

DAVID R. UNDERHILL, JR.
P.E. # 47029

GENERAL SITE PLAN

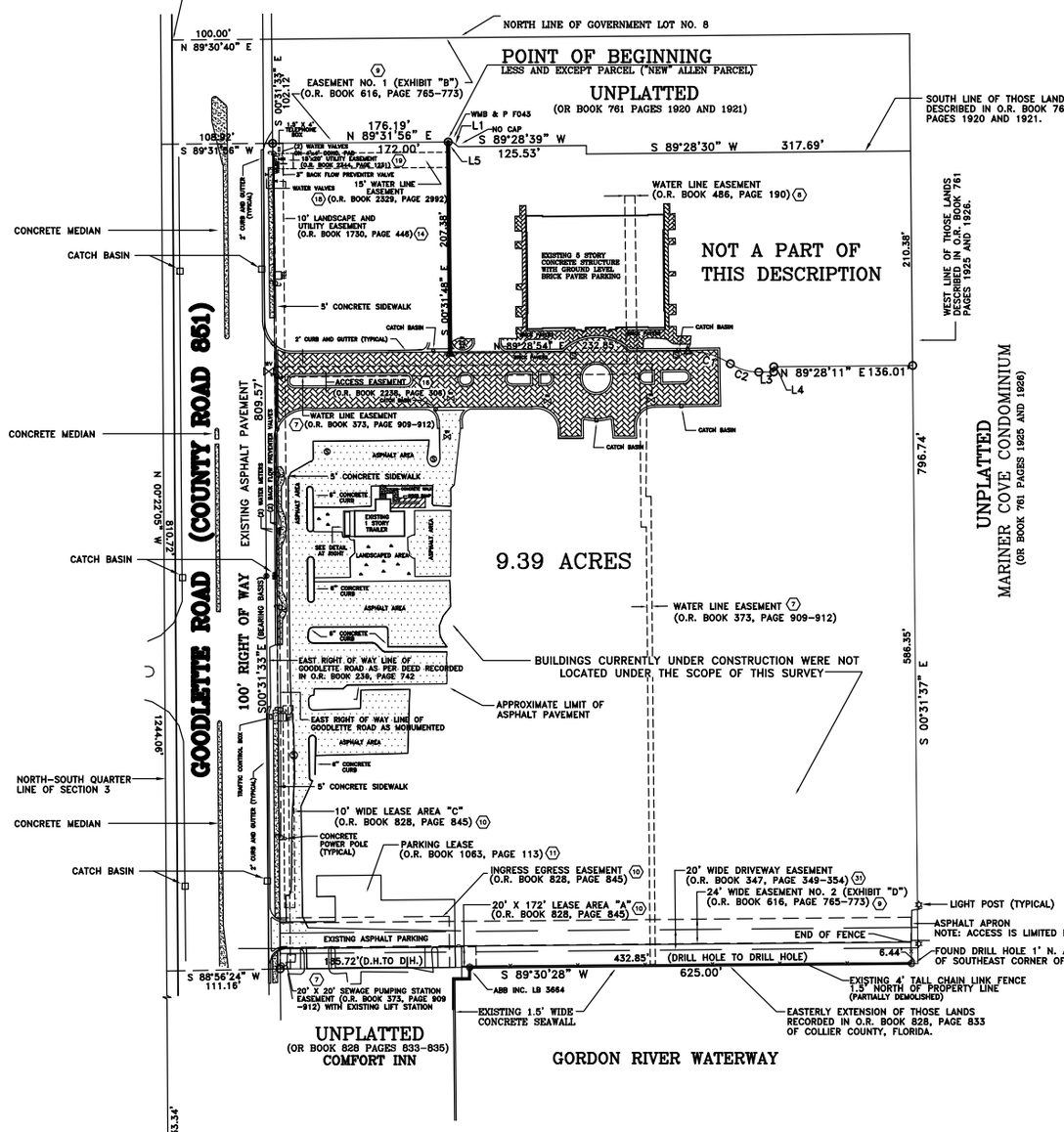
BAYFRONT

CABANA EXPANSION & BUILDINGS 6, 7, & 8

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET
2/20/2018	2515	SP	DRU	EMH	DRU	1"=40'	1 OF 1

S:\Jobs\2015\2515\ENGINEERING\Exhibits\2515_MCP-+-CABANA_2-20-2018.dwg

BAYFRONT



Cxx – CURVE DATA

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	75.00'	44.11'	43.48'	N 73°40'16" W	33°41'49"
C2	50.00'	29.41'	28.99'	S 73°40'14" E	33°41'58"

Lxx – COURSE DATA

LINE	DIRECTION	DISTANCE
L1	S 50°27'06" E	7.27'
L2	S 00°34'42" E	8.33'
L3	N 89°28'21" E	14.76'
L4	N 00°29'46" W	5.00'
L5	S 89°31'35" W	4.19'

LEGEND

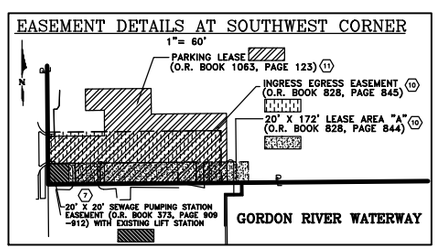
- DENOTES FIRE HYDRANT
- DENOTES WATER VALVE
- DENOTES SANITARY SEWER MANHOLE
- D.H. DENOTES DRILL HOLE
- DENOTES WATER METER BOX
- DENOTES DRAINAGE MANHOLE
- DENOTES SANITARY SEWER VALVE
- CONC. DENOTES CONCRETE
- DENOTES TELEPHONE RISER
- DENOTES PROPERTY LINE

N

60 0 30 60 120

SCALE: 1" = 60'

EASEMENT DETAILS AT SOUTHWEST CORNER



DIMENSIONS SHOWN HEREON ARE APPROXIMATE

LCE DENOTES LIMITED COMMON ELEMENT

BOUNDARY SKETCH

THIS INSTRUMENT PREPARED BY:
RICHARD J. EWING, V.P.
PROFESSIONAL SURVEYOR AND MAPPER
COASTAL ENGINEERING CONSULTANTS, INC.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
3106 SOUTH HORSESHOE DRIVE, NAPLES, FLORIDA.
PHONE NO. (941)643-2324 FAX NO. (941)643-1143

EXHIBIT A
PAGE 2

C.E.C. FILE NO.: 96.144C
ACAD DWG. NO.: 96144FLR

GRAPHIC SCALE IN FEET

1" = 120'

0 60' 120'

THIS EXHIBIT MAY HAVE BEEN REDUCED OR ENLARGED

BAYFRONT BUILDINGS 6 AND 7, A CONDOMINIUM

LEGEND

P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
O.R. OFFICIAL RECORDS BOOK
PG. PAGE
F.A.C. FLORIDA ADMINISTRATIVE CODE
L.S. LICENSED SURVEYOR
L.B. LICENSED BUSINESS

NOTES

1.) BEARINGS REFER TO THE WEST LINE OF THE LANDS RECORDED IN O.R. 761, PGS. 1925 AND 1926 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, AS BEING S00°31'37"E.

2.) THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

3.) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF.

4.) PARCELS CONTAIN 32,277 SQUARE FEET OR 0.75+- ACRES.

5). THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR.

6.) EXISTING AND PROPOSED IMPROVEMENTS SITUATED ON THIS PROPERTY NOT BEEN SHOWN.

7.)* PER DECLARATION OF CONDOMINIUM FOR BAYFRONT, A CONDOMINIUM, O.R. 2662, PG. 0765.

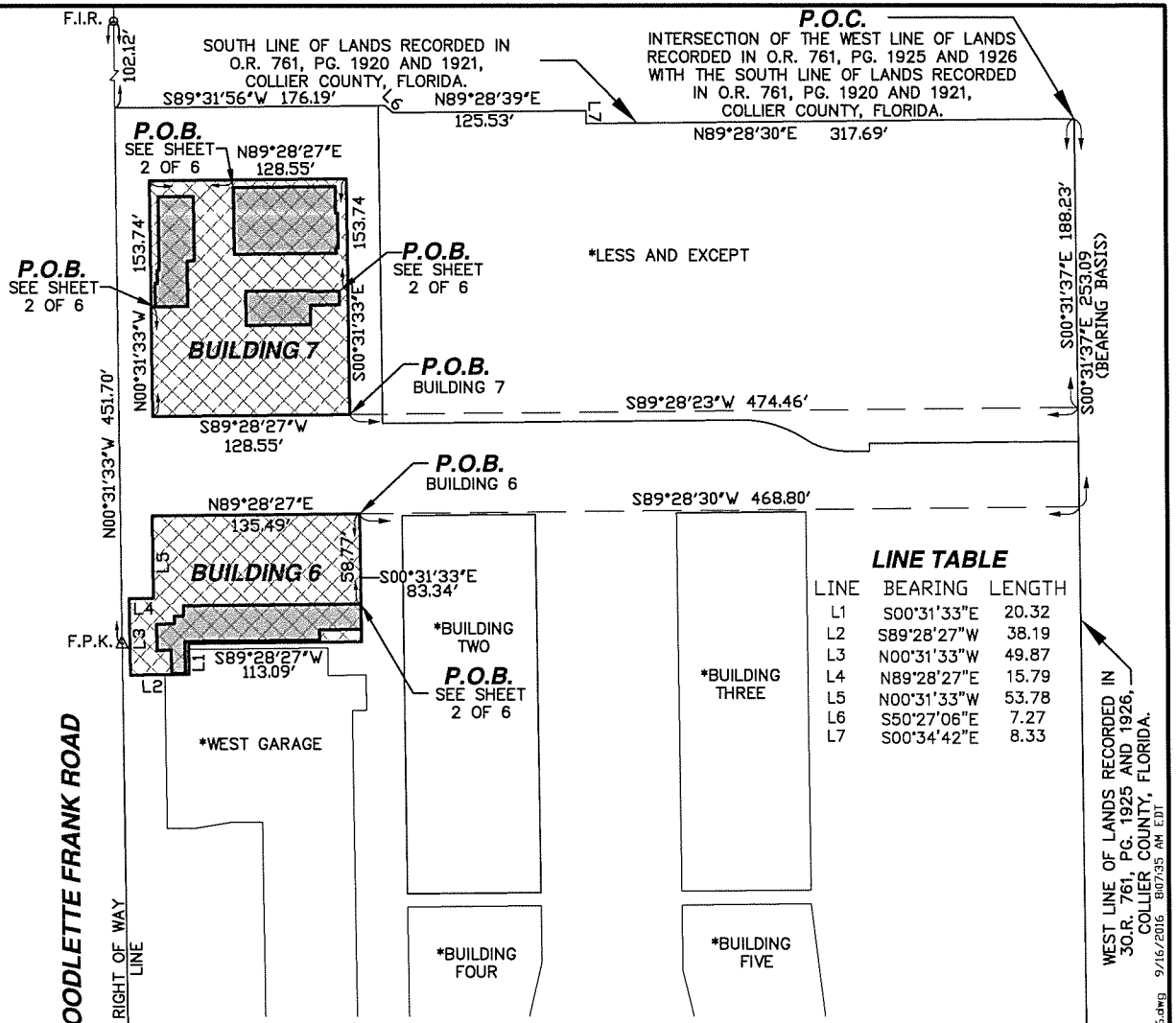
8.) THIS PROPERTY IS LOCATED IN FLOOD ZONE AE PER F.I.R.M. 12021C0393D (COLLIER COUNTY), MAP REVISED, MAY 16, 2012

9.) SEE LEGAL DESCRIPTION ON PAGES 3 OF 6 THROUGH 6 OF 6.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS CONDOMINIUM SURVEY OF THE HEREON DESCRIBED PROPERTY WAS SURVEYED UNDER MY RESPONSIBLE CHARGE ON ???/??/??. THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, F.A.C. PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

STEPHEN E. BERRY, STATE OF FLORIDA, (L.S. #5296)
BBLS SURVEYORS, INC., (L.B. #8033)



LINE TABLE

LINE	BEARING	LENGTH
L1	S00°31'33"E	20.32
L2	S89°28'27"W	38.19
L3	N00°31'33"W	49.87
L4	N89°28'27"E	15.79
L5	N00°31'33"W	53.78
L6	S50°27'06"E	7.27
L7	S00°34'42"E	8.33

THIS INSTRUMENT PREPARED BY;
STEPHEN E. BERRY L.S. #5296, L.B. #8033

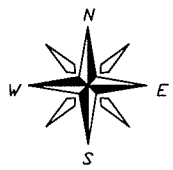
BBLS SURVEYORS, INC.
8860 TERRENE COURT,
BONITA SPRINGS,
FLORIDA, 34135
09/15/16

CONDOMINIUM SURVEY

SHEET 1 OF 6

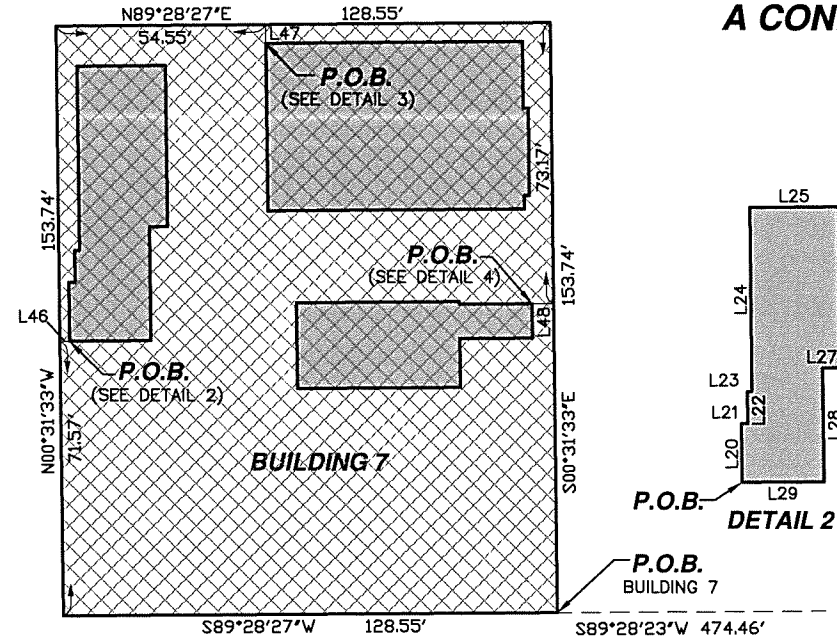
Z:\Projects\2016\16.24 BAYFRONT\CONDO SURV 9 15 16.dwg 9/16/2016 8:07:35 AM EDT

BAYFRONT BUILDINGS 6 AND 7, A CONDOMINIUM

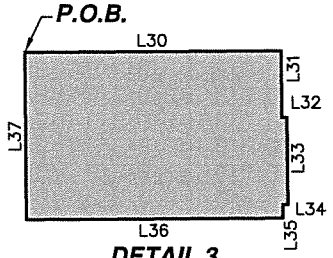


GOODLETTE FRANK ROAD

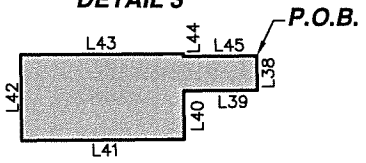
N00°31'33"W 451.70'



DETAIL 2



DETAIL 3



DETAIL 4

BAYFRONT BUILDINGS 6 & 7, A CONDOMINIUM LOCATED ABOVE THE VERTICAL LIMIT OF ELEVATION 23.33 (N.A.V.D. 88)'

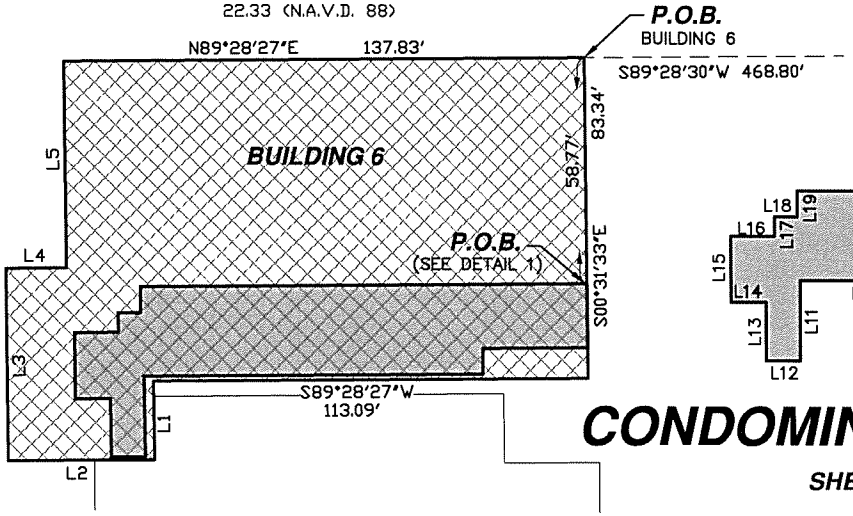
BAYFRONT BUILDINGS 6 & 7, A CONDOMINIUM LOCATED BETWEEN THE VERTICAL LIMITS OF ELEVATION 7.00 (N.A.V.D. 88) AND ELEVATION 22.33 (N.A.V.D. 88)

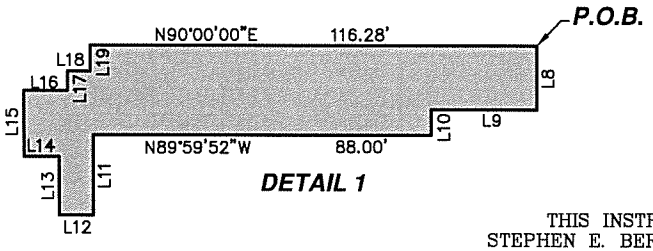
GRAPHIC SCALE IN FEET

1' = 50'

0 25' 50'

THIS EXHIBIT MAY HAVE BEEN REDUCED OR ENLARGED





DETAIL 1

LINE TABLE

LINE	BEARING	LENGTH
L8	S00°00'00"E	16.67
L9	S89°59'48"W	27.50
L10	S00°00'00"E	6.66
L11	S00°00'00"E	20.84
L12	N90°00'00"W	9.00
L13	N00°00'18"E	15.17
L14	N90°00'00"W	9.17
L15	N00°00'31"W	17.17
L16	N90°00'00"E	11.45
L17	N00°00'00"E	5.06
L18	N90°00'00"E	5.94
L19	N00°00'00"E	6.77
L20	N00°31'33"W	15.33
L21	N89°28'27"E	1.67
L22	N00°31'33"W	8.33
L23	N89°28'27"E	1.21
L24	N00°31'33"W	48.00
L25	N89°28'27"E	23.17
L26	S00°31'33"E	42.00
L27	S89°28'27"W	4.71
L28	S00°31'33"E	29.67
L29	S89°28'27"W	21.33
L30	N89°28'27"E	66.67
L31	S00°31'33"E	17.33
L32	N89°28'27"E	1.33
L33	S00°31'33"E	22.83
L34	S89°28'27"W	1.33
L35	S00°31'33"E	3.50
L36	S89°28'27"W	66.67
L37	N00°31'33"W	43.67
L38	S00°31'33"E	9.00
L39	S89°28'27"W	19.00
L40	S00°31'33"E	12.73
L41	S89°28'27"W	42.33
L42	N00°31'33"W	22.40
L43	N89°28'27"E	42.33
L44	S00°31'33"E	0.67
L45	N89°28'27"E	19.00
L46	S89°28'27"W	2.51
L47	N00°31'33"W	4.83
L48	N89°28'27"E	5.58

CONDOMINIUM SURVEY

SHEET 2 OF 6

THIS INSTRUMENT PREPARED BY;
STEPHEN E. BERRY L.S. #5296, L.B. #8033
BBLS SURVEYORS, INC.
8860 TERRENE COURT,
BONITA SPRINGS,
FLORIDA, 34135

09/15/16

BBLS
SURVEYORS, INC.
8860 TERRENE COURT,
BONITA SPRINGS, FLORIDA, 34135
TELEPHONE: (239) 597-1315
FAX: (239) 579-5207

LEGAL DESCRIPTION
BAYFRONT BUILDING 6 & 7,
A CONDOMINIUM

A PORTION OF GOVERNMENT LOT 8, SECTION 3, TOWNSH 50 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BUILDING 6

ALL OF THE AIRSPACE LOCATED BETWEEN THE VERTICAL LIMITS OF ELEVATION 7.00 (NORTH AMERICAN CERTICAL DATUN OF 1988) AND ELEVATION 22.33 (NORTH AMERICAN CERTICAL DATUN OF 1988, THE SAME BEING LOCATED WITHIN THE FOLLOWING DESCRIBED HORIZONTAL LIMITS:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 761, PAGES 1925 AND 1926 WITH THE SOUTHERLY LINE OF THOSE RECORDED IN OFFICIAL RECORDS BOOK 761, PAGES 1920 AND 1921 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE RUN S.00°31'37"E. FOR A DISTANCE OF 253.09 FEET; THENCE RUN S.89°28'30"W. FOR A DISTANCE OF 468.80 FEET; THENCE RUN S.00°31'33"E. FOR A DISTANCE OF 58.77 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S.00°31'33"E. FOR A DISTANCE OF 16.67 FEET; THENCE RUN S.89°28'15"W. FOR A DISTANCE OF 27.50 FEET; THENCE RUN S.00°31'33"E. FOR A DISTANCE OF 6.66 FEET; THENCE RUN S.89°28'35"W. FOR A DISTANCE OF 88.00 FEET; THENCE RUN S.00°31'33"E. FOR A DISTANCE OF 20.84 FEET; THENCE RUN S.89°28'27"W. FOR A DISTANCE OF 9.00 FEET; THENCE RUN N.00°31'15"W. FOR A DISTANCE OF 15.17 FEET; THENCE RUN S.89°28'27"W. FOR A DISTANCE OF 9.17 FEET; THENCE RUN N.00°32'04"W. FOR A DISTANCE OF 17.17 FEET; THENCE RUN N.89°28'27"E. FOR A DISTANCE OF 11.45 FEET; THENCE RUN N.00°31'33"W. FOR A DISTANCE OF 5.06 FEET; THENCE RUN N.89°28'27"E. FOR A DISTANCE OF 5.94 FEET; THENCE RUN N.00°31'33"W. FOR A DISTANCE OF 6.77 FEET; THENCE RUN N.89°28'27"E. FOR A DISTANCE OF 116.28 FEET TO THE **POINT OF BEGINNING**. PARCEL CONTAINS 2,999 SQUARE FEET OR 0.07 ACRES, MORE OR LESS.

AND

ALL OF THE AIRSPACE LOCATED ABOVE THE VERTICAL LIMIT OF ELEVATION 23.33 (NORTH AMERICAN CERTICAL DATUN OF 1988), THE SAME BEING LOCATED WITHIN THE FOLLOWING DESCRIBED HORIZONTAL LIMITS:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 761, PAGES 1925 AND 1926 WITH THE SOUTHERLY LINE OF THOSE RECORDED IN OFFICIAL RECORDS BOOK 761, PAGES 1920 AND 1921 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE RUN S.00°31'37"E. FOR A DISTANCE OF 251.67 FEET; THENCE RUN S.89°28'30"W. FOR A DISTANCE OF 469.67 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN S.00°31'33"E. FOR A DISTANCE OF 84.60 FEET; THENCE RUN S.89°28'27"W. FOR A DISTANCE OF 113.05 FEET; THENCE RUN S.00°31'33"E. FOR A DISTANCE OF 19.86 FEET; THENCE RUN S.89°28'27"W. FOR A DISTANCE OF 37.41 FEET; THENCE RUN N.00°31'33"W. FOR A DISTANCE OF 50.68 FEET; THENCE RUN N.89°28'27"E. FOR A DISTANCE OF 13.40 FEET; THENCE RUN N.00°31'33"W. FOR A DISTANCE OF 53.79 FEET; THENCE RUN N.89°28'30"E. FOR A DISTANCE OF 137.06 FEET TO THE **POINT OF BEGINNING**. PARCEL CONTAINS 12,751 SQUARE FEET OR 0.29 ACRES, MORE OR LESS

AND

BUILDING 7

ALL OF THE AIRSPACE LOCATED BETWEEN THE VERTICAL LIMITS OF ELEVATION 7.00 (NORTH AMERICAN CERTICAL DATUN OF 1988) AND ELEVATION 22.33 (NORTH AMERICAN CERTICAL DATUN OF 1988, THE SAME BEING LOCATED WITHIN THE FOLLOWING DESCRIBED HORIZONTAL LIMITS:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOK 761, PAGES 1925 AND 1926 WITH THE SOUTHERLY LINE OF THOSE RECORDED IN OFFICIAL RECORDS BOOK 761, PAGES 1920 AND 1921 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE RUN S.00°31'37"E. FOR A DISTANCE OF 188.23 FEET; THENCE RUN S.89°28'23"W. FOR A DISTANCE OF 474.16 FEET; THENCE RUN S.89°28'27"W. FOR A DISTANCE OF 128.55 FEET; THENCE RUN N.00°31'33"W. FOR A DISTANCE OF 71.57 FEET; THENCE RUN S.89°28'27"W. FOR A DISTANCE OF 2.51 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN N.00°31'33"W. FOR A DISTANCE OF 15.33 FEET; THENCE RUN N.89°28'27"E. FOR A DISTANCE OF 1.67 FEET; THENCE RUN N.00°31'33"W. FOR A DISTANCE OF 8.33 FEET;

THENCE RUN N.89°28'27"E. FOR A DISTANCE OF 1.21 FEET; THENCE RUN N.00°31'33"W. FOR A DISTANCE OF 48.00 FEET; THENCE RUN N.89°28'27"E. FOR A DISTANCE OF 23.17 FEET; THENCE RUN S.00°31'33"E. FOR A DISTANCE OF 42.00 FEET; THENCE RUN S.89°28'27"W. FOR A DISTANCE OF 4.71 FEET; THENCE RUN S.00°31'33"E. FOR A DISTANCE OF 29.67 FEET; THENCE RUN S.89°28'27"W. FOR A DISTANCE OF 21.33 FEET TO THE **POINT OF BEGINNING**. PARCEL CONTAINS 1,575.11 SQUARE FEET OR 0.036 ACRES, MORE OR LESS.

AND

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOK 761, PAGES 1925 AND 1926 WITH THE SOUTHERLY LINE OF THOSE RECORDED IN OFFICIAL RECORDS BOOK 761, PAGES 1920 AND 1921 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE RUN S.00°31'37"E. FOR A DISTANCE OF 188.23 FEET; THENCE RUN S.89°28'23"W. FOR A DISTANCE OF 474.16 FEET; THENCE RUN S.89°28'27"W. FOR A DISTANCE OF 128.55 FEET; THENCE RUN N.00°31'33"W. FOR A DISTANCE OF 153.74 FEET; THENCE RUN N.89°28'27"E. FOR A DISTANCE OF 54.55 FEET; THENCE RUN S.00°31'33"E. FOR A DISTANCE OF 4.83 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN N.89°28'27"E. FOR A DISTANCE OF 66.67 FEET; THENCE RUN S.00°31'33"E. FOR A DISTANCE OF 17.33 FEET; THENCE RUN N.89°28'27"E. FOR A DISTANCE OF 1.33 FEET; THENCE RUN S.00°31'33"E. FOR A DISTANCE OF 22.83 FEET; THENCE RUN S.89°28'27"W. FOR A DISTANCE OF 1.33 FEET; THENCE RUN S.00°31'33"E. FOR A DISTANCE OF 3.50 FEET; THENCE RUN S.89°28'27"W. FOR A DISTANCE OF 66.67 FEET; THENCE RUN N.00°31'33"W. FOR A DISTANCE OF 43.67 FEET THE **POINT OF BEGINNING**. PARCEL CONTAINS 2,941.18 SQUARE FEET OR 0.068 ACRES, MORE OR LESS.

AND

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOK 761, PAGES 1925 AND 1926 WITH THE SOUTHERLY LINE OF THOSE RECORDED IN OFFICIAL RECORDS BOOK 761, PAGES 1920 AND 1921 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE RUN S.00°31'37"E. FOR A DISTANCE OF 188.23 FEET; THENCE RUN S.89°28'23"W. FOR A DISTANCE OF 474.16 FEET; THENCE RUN S.89°28'27"W. FOR A DISTANCE OF 128.55 FEET; THENCE RUN N.00°31'33"W. FOR A DISTANCE OF 153.74 FEET; THENCE RUN N.89°28'27"E. FOR A DISTANCE OF 128.55 FEET; THENCE RUN S.00°31'33"E. FOR A DISTANCE OF 73.17 FEET; THENCE RUN S.89°28'327"W. FOR A DISTANCE OF 5.58 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN S.00°31'33"E. FOR A DISTANCE OF 9.00 FEET; THENCE RUN S.89°28'27"W. FOR A DISTANCE OF 19.00 FEET; THENCE RUN

S.00°31'33"E. FOR A DISTANCE OF 12.73 FEET; THENCE RUN S.89°28'27"W. FOR A DISTANCE OF 42.33 FEET; THENCE RUN N.00°31'33"W. FOR A DISTANCE OF 22.40 FEET; THENCE RUN N.89°28'27"E. FOR A DISTANCE OF 42.33 FEET; THENCE RUN S.00°31'33"E. FOR A DISTANCE OF 0.67 FEET; THENCE RUN N.89°28'27"E. FOR A DISTANCE OF 19.00 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 1,119.19 SQUARE FEET OR 0.026 ACRES, MORE OR LESS.

AND

ALL OF THE AIRSPACE LOCATED ABOVE THE VERTICAL LIMIT OF ELEVATION 23.33 (NORTH AMERICAN CERTICAL DATUN OF 1988), THE SAME BEING LOCATED WITHIN THE FOLLOWING DESCRIBED HORIZONTAL LIMITS:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOK 761, PAGES 1925 AND 1926 WITH THE SOUTHERLY LINE OF THOSE RECORDED IN OFFICIAL RECORDS BOOK 761, PAGES 1920 AND 1921 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE RUN S.00°31'37"E. FOR A DISTANCE OF 188.65 FEET; THENCE RUN S.89°28'23"W. FOR A DISTANCE OF 473.09 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN S.89°28'27"W. FOR A DISTANCE OF 132.64 FEET; THENCE RUN N.00°31'33"W. FOR A DISTANCE OF 156.33 FEET; THENCE RUN N.89°28'27"E. FOR A DISTANCE OF 132.64 FEET; THENCE RUN S.00°31'33"E. FOR A DISTANCE OF 156.33 FEET TO THE **POINT OF BEGINNING**. PARCEL CONTAINS 20,737 SQUARE FEET OR 0.48 ACRES, MORE OR LESS.

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESERVATIONS OR RESTRICTIONS OF RECORD.

BEARINGS REFER TO THE WEST LINE OF SAID LANDS RECORDED IN OFFICIAL RECORDS BOOK 761, PAGES 1920 AND 1921.

_____09/20/16
STEPHEN E. BERRY, STATE OF FLORIDA, (PLS #5296)
BBLS SURVEYORS, INC., (LB #8033)

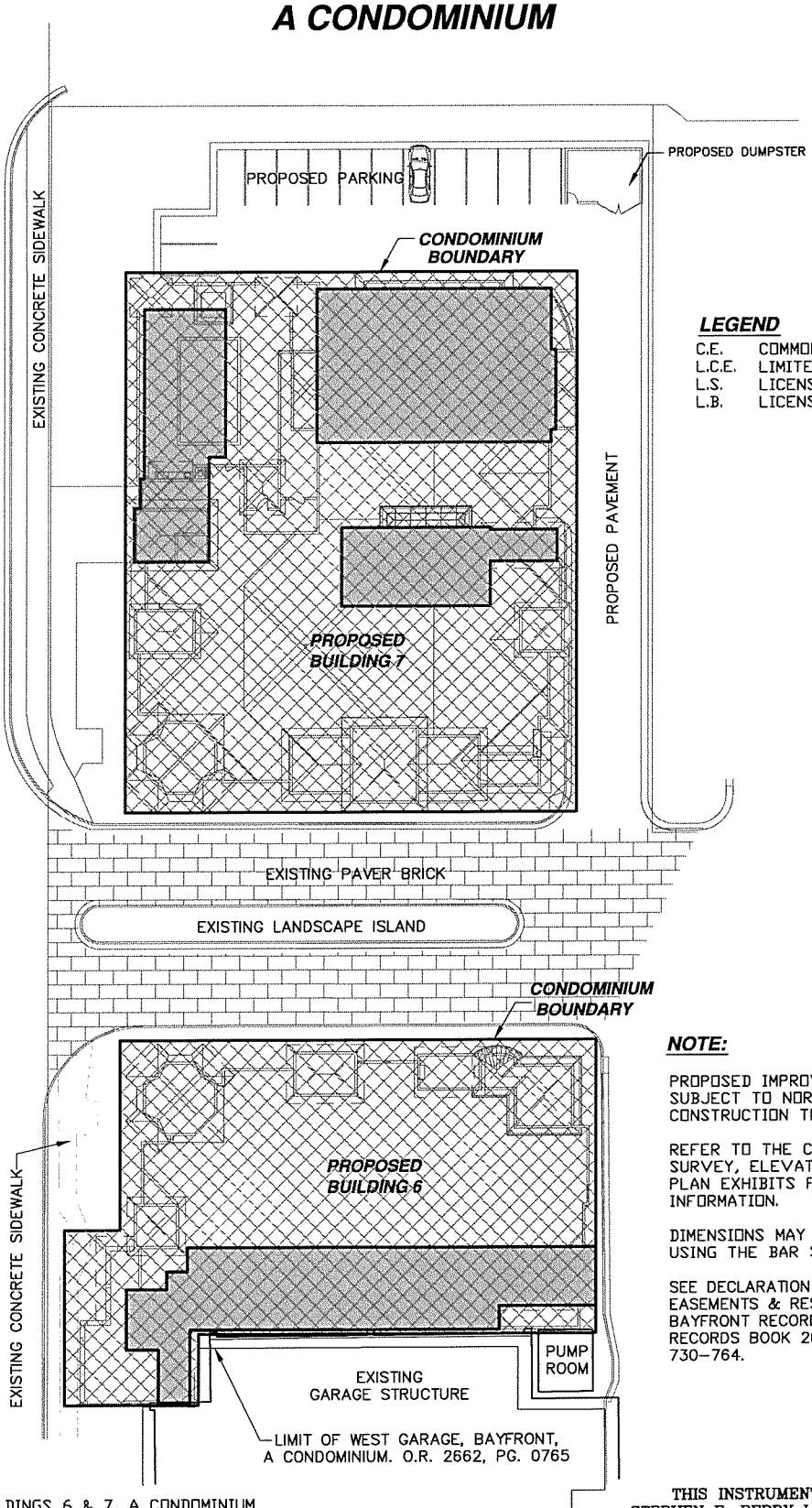
THIS EXHIBIT MAY HAVE BEEN REDUCED OR ENLARGED

BAYFRONT BUILDING 6 AND 7, A CONDOMINIUM



GRAPHIC SCALE IN FEET
1" = 50"
0 25' 50"





LEGEND

C.E.	COMMON ELEMENTPLAT
L.C.E.	LIMITED COMMON ELEMENT
L.S.	LICENSED SURVEYOR
L.B.	LICENSED BUSINESS

NOTE:

PROPOSED IMPROVEMENTS ARE SUBJECT TO NORMAL CONSTRUCTION TOLERANCES.

REFER TO THE CONDOMINIUM SURVEY, ELEVATION AND FLOOR PLAN EXHIBITS FOR ADDITIONAL INFORMATION.

DIMENSIONS MAY BE DETERMINED USING THE BAR SCALE.

SEE DECLARATION OF COVENANTS, EASEMENTS & RESTRICTIONS FOR BAYFRONT RECORDED IN OFFICIAL RECORDS BOOK 2662, PAGES 730–764.

BAYFRONT BUILDINGS 6 & 7, A CONDOMINIUM LOCATED ABOVE THE VERTICAL LIMIT OF ELEVATION 23.33 (N.A.V.D. 88)'

BAYFRONT BUILDINGS 6 & 7, A CONDOMINIUM LOCATED BETWEEN THE VERTICAL LIMITS OF ELEVATION 7.00 (N.A.V.D. 88) AND ELEVATION 22.33 (N.A.V.D. 88)

PLOT PLAN

THIS INSTRUMENT PREPARED BY;
STEPHEN E. BERRY L.S. #5296, L.B. #8033
BBLS SURVEYORS, INC.
8860 TERRENE COURT,
BONITA SPRINGS,
FLORIDA, 34135
09/15/16

Z:\Projects\2016\16.24 BAYFRONT\PLOT PLAN 9 14 16.dwg 9/15/2016 11:11:26 AM EDT

GRAPHIC SCALE IN FEET

1" = 20'

0 10' 20'

THIS EXHIBIT MAY HAVE BEEN REDUCED OR ENLARGED

BAYFRONT BUILDING 6 & 7, A CONDOMINIUM

LEGEND:

L.B.	LICENSED BUSINESS
L.S.	LICENSED SURVEYOR
ELEV.	ELEVATION
(NAVD 88)	NORTH AMERICAN VERTICAL DATUM OF 1988



BAYFRONT BUILDINGS 6 & 7, A CONDOMINIUM LOCATED ABOVE THE VERTICAL LIMIT OF ELEVATION 23.33 (N.A.V.D. 88)

BAYFRONT BUILDINGS 6 & 7, A CONDOMINIUM LOCATED BETWEEN THE VERTICAL LIMITS OF ELEVATION 7.00 (N.A.V.D. 88) AND ELEVATION 22.33 (N.A.V.D. 88)

NOTES:

1. DIMENSIONS SHOWN HEREON ARE IN UNITED STATES SURVEY FEET AND DECIMALS THEREOF.

2. SEE DECLARATION OF COVENANTS, EASEMENTS & RESTRICTIONS FOR BAYFRONT RECORDED IN OFFICIAL RECORDS BOOK 2662, PAGES 730–764.

3. ELEVATIONS SHOWN HEREON ARE NAVD 88 DATUM (NORTH AMERICAN VERTICAL DATUM)

FRONT ELEVATION BUILDING 6

THIS INSTRUMENT PREPARED BY:
STEPHEN E. BERRY L.S.#5296, L.B. #8033
BBLS SURVEYORS, INC.
8860 TERRENE COURT, BONITA SPRINGS, FLORIDA, 34135
(239) 597-1315

09/15/16

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GRAPHIC SCALE IN FEET
1" = 20'
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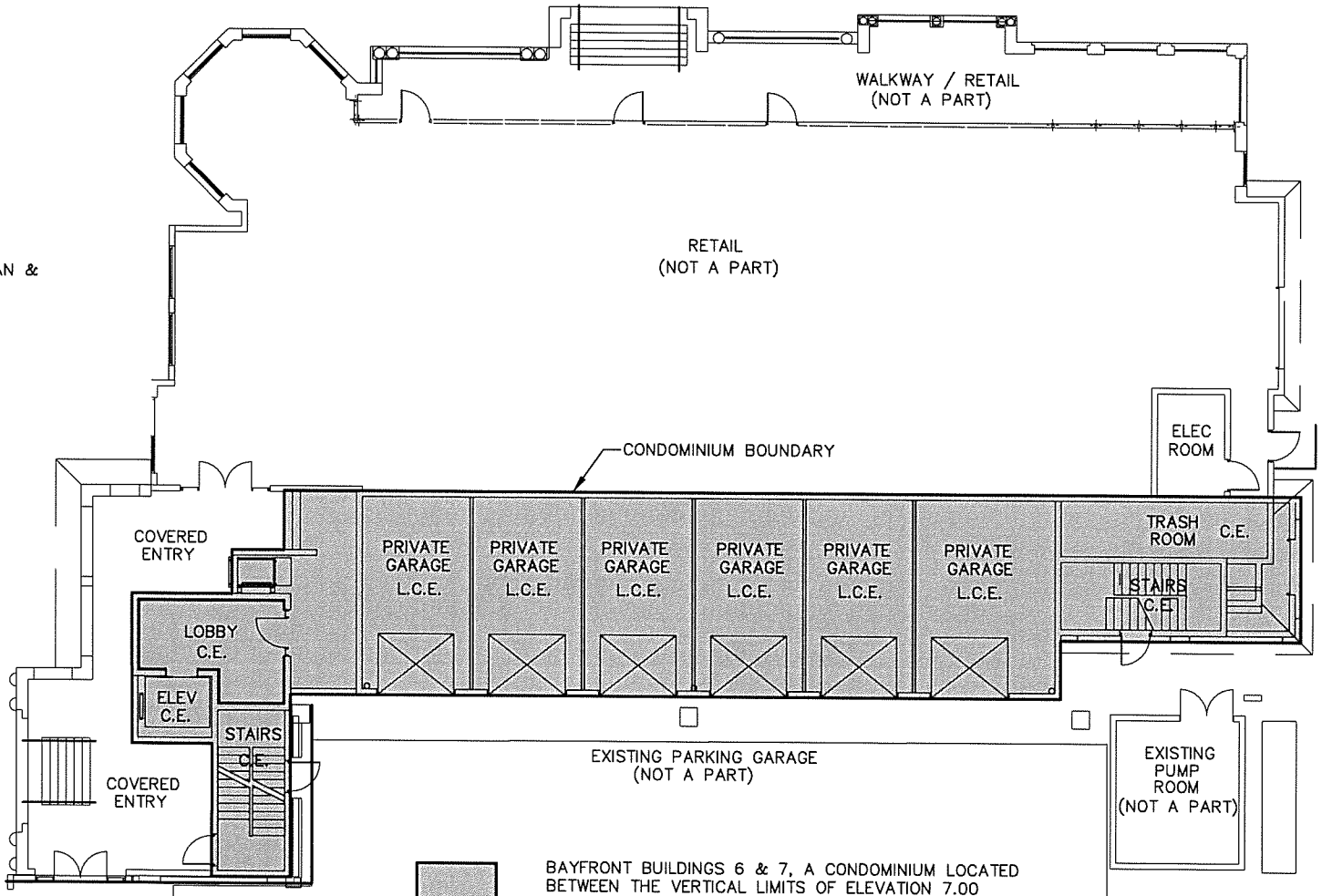
THIS EXHIBIT MAY HAVE BEEN REDUCED OR ENLARGED

BAYFRONT BUILDINGS 6 & 7, A CONDOMINIUM

LEGEND:

C.E.	COMMON ELEMENT
L.C.E.	LIMITED COMMON ELEMENT
L.B.	LICENSED BUSINESS
L.S.	LICENSED SURVEYOR
ELEV	ELEVATOR
EQUIP	EQUIPMENT
ST	STAIRS COMMON ELELMENT
———	CONDOMINIUM BOUNDARY

NOTE:
SEE CONDOMINIUM SURVEY, PLOT PLAN & FRONT ELEVATION



BAYFRONT BUILDINGS 6 & 7, A CONDOMINIUM LOCATED BETWEEN THE VERTICAL LIMITS OF ELEVATION 7.00 (N.A.V.D. 88) AND ELEVATION 22.33 (N.A.V.D. 88)

NOTES:

1. DIMENSIONS SHOWN HEREON ARE IN UNITED STATES SURVEY FEET AND DECIMALS THEREOF.

2. SEE DECLARATION OF COVENANTS, EASEMENTS & RESTRICTIONS FOR BAYFRONT RECORDED IN OFFICIAL RECORDS BOOK 2662, PAGES 730–764.

FIRST FLOOR PLAN BUILDING 6

THIS INSTRUMENT PREPARED BY:
STEPHEN E. BERRY L.S.#5296, L.B. #8033
BBLS SURVEYORS, INC.
8860 TERRENE COURT, BONITA SPRINGS, FLORIDA, 34135
(239) 597-1315

09/20/16

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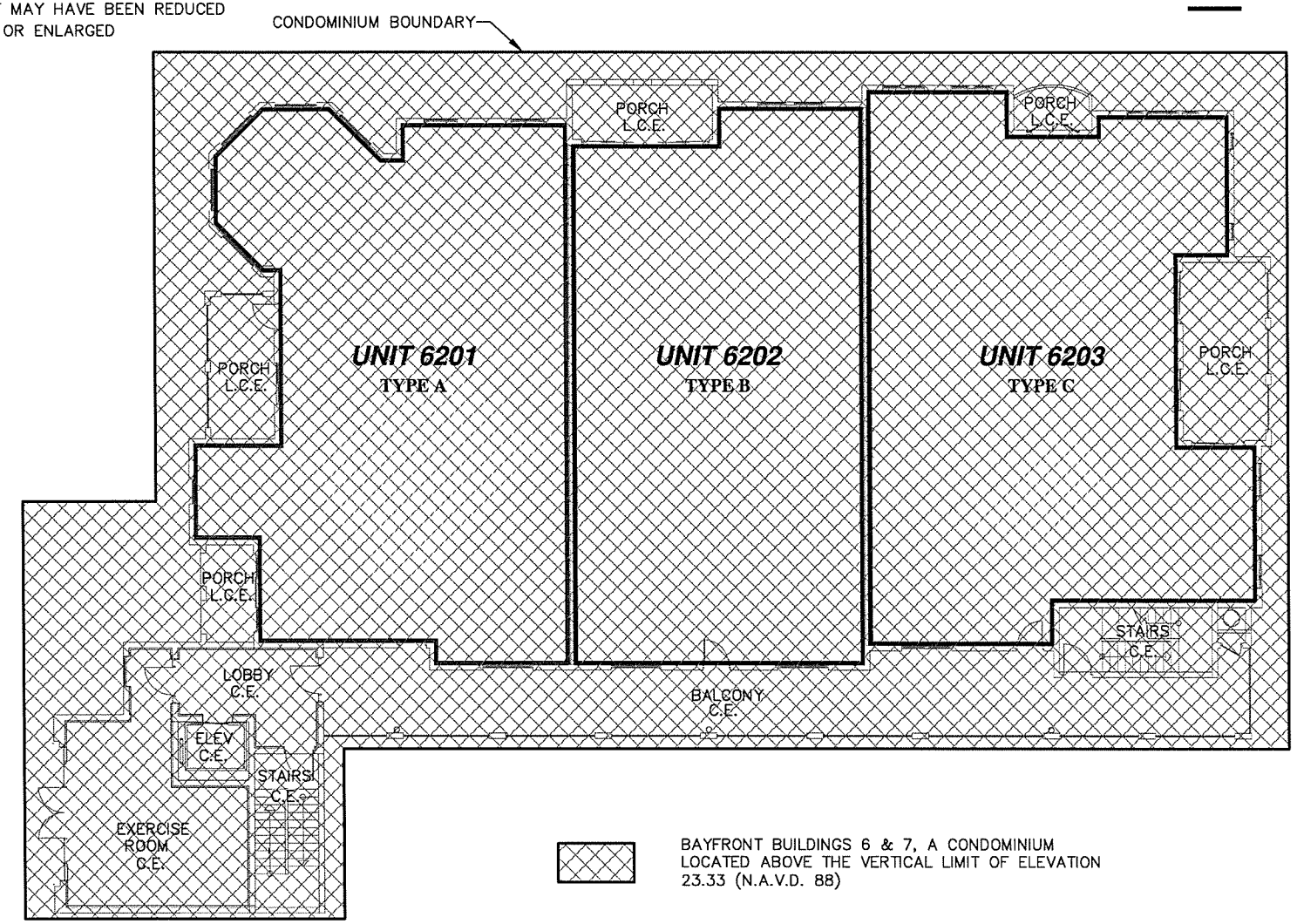
BAYFRONT BUILDINGS 6 & 7, A CONDOMINIUM

GRAPHIC SCALE IN FEET
1" = 20'
0 10' 20'

THIS EXHIBIT MAY HAVE BEEN REDUCED OR ENLARGED

LEGEND:

C.E.	COMMON ELEMENT
L.C.E.	LIMITED COMMON ELEMENT
L.B.	LICENSED BUSINESS
L.S.	LICENSED SURVEYOR
ELEV	ELEVATOR
EQUIP	EQUIPMENT
ST	STAIRS COMMON ELELMENT
———	UNIT BOUNDARY



BAYFRONT BUILDINGS 6 & 7, A CONDOMINIUM
LOCATED ABOVE THE VERTICAL LIMIT OF ELEVATION
23.33 (N.A.V.D. 88)

NOTE:
SEE CONDOMINIUM SURVEY, PLOT PLAN & FRONT ELEVATION

NOTES:

1. DIMENSIONS SHOWN HEREON ARE IN UNITED STATES SURVEY FEET AND DECIMALS THEREOF.

2. SEE DECLARATION OF COVENANTS, EASEMENTS & RESTRICTIONS FOR BAYFRONT RECORDED IN OFFICIAL RECORDS BOOK 2662, PAGES 730–764.

SECOND FLOOR PLAN BUILDING 6

THIS INSTRUMENT PREPARED BY:
STEPHEN E. BERRY L.S.#5296, L.B. #8033
BBLS SURVEYORS, INC.
8860 TERRENE COURT, BONITA SPRINGS, FLORIDA, 34135
(239) 597-1315

09/20/16

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BAYFRONT BUILDINGS 6 & 7, A CONDOMINIUM

GRAPHIC SCALE IN FEET

1" = 20'

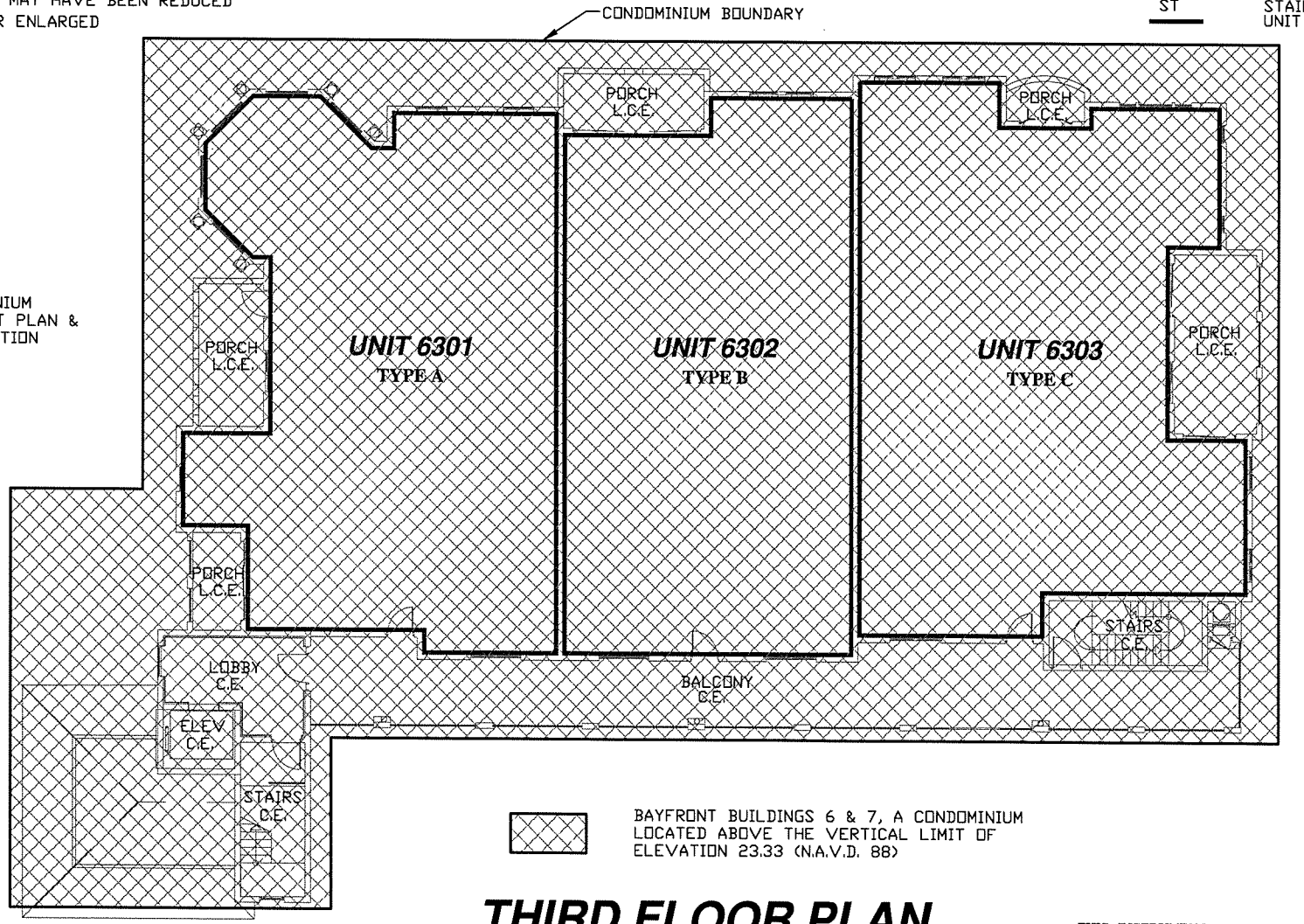
0 10' 20'

THIS EXHIBIT MAY HAVE BEEN REDUCED OR ENLARGED

LEGEND:

C.E.	COMMON ELEMENT
L.C.E.	LIMITED COMMON ELEMENT
L.B.	LICENSED BUSINESS
L.S.	LICENSED SURVEYOR
ELEV	ELEVATOR
EQUIP	EQUIPMENT
ST	STAIRS COMMON ELELMENT
———	UNIT BOUNDARY

NOTE:
SEE CONDOMINIUM SURVEY, PLOT PLAN & FRONT ELEVATION



BAYFRONT BUILDINGS 6 & 7, A CONDOMINIUM LOCATED ABOVE THE VERTICAL LIMIT OF ELEVATION 23.33 (N.A.V.D. 88)

NOTES:

1. DIMENSIONS SHOWN HEREON ARE IN UNITED STATES SURVEY FEET AND DECIMALS THEREOF.

2. SEE DECLARATION OF COVENANTS, EASEMENTS & RESTRICTIONS FOR BAYFRONT RECORDED IN OFFICIAL RECORDS BOOK 2662, PAGES 730-764.

THIRD FLOOR PLAN BUILDING 6

THIS INSTRUMENT PREPARED BY:
STEPHEN E. BERRY L.S.#5296, L.B. #8033
BBLS SURVEYORS, INC.
8860 TERRENE COURT, BONITA SPRINGS, FLORIDA, 34135
(239) 597-1315

09/20/16

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BAYFRONT BUILDINGS 6 & 7, A CONDOMINIUM

BUILDING 6 UNIT TYPE A (TYPICAL)

LEGEND:

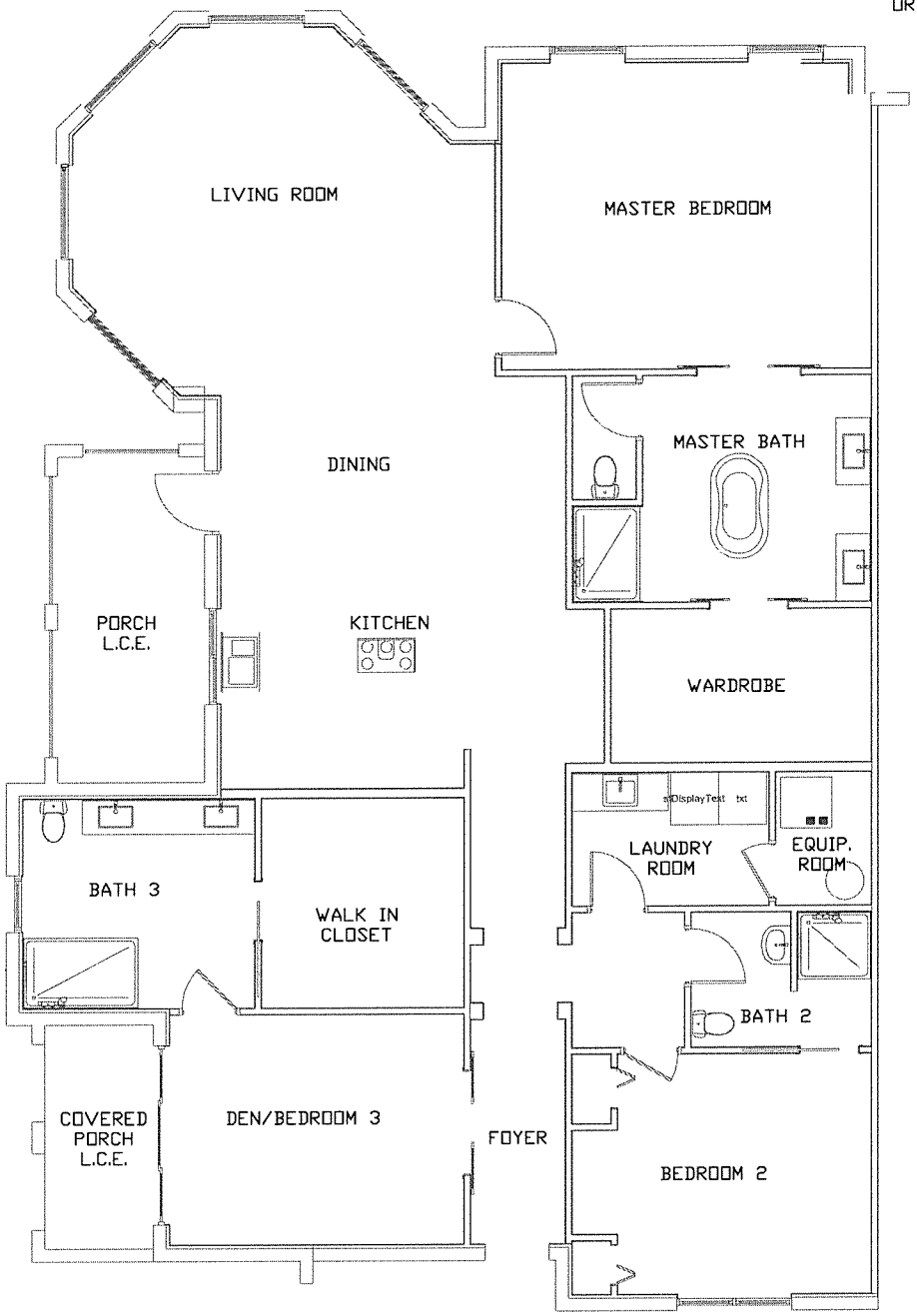
L.S.	LICENSED SURVEYOR
L.B.	LICENSED BUSINESS
L.C.E.	LIMITED COMMON ELEMENT
EQUIP.	EQUIPMENT

GRAPHIC SCALE IN FEET

1" = 10'

0 5" 10'

THIS EXHIBIT MAY HAVE BEEN REDUCED OR ENLARGED



NOTES:

ALL IMPROVEMENTS ARE PROPOSED AS OF THE DATE OF THIS DRAWING.

PROPOSED IMPROVEMENTS ARE SUBJECT TO NORMAL CONSTRUCTION TOLERANCES.

ARCHITECTURAL DESIGN PROVIDED BY: VAN AUKEN MILLER ARCHITECT.

DIMENSIONS MAY BE DETERMINED USING THE BAR SCALE.

THIS INSTRUMENT PREPARED BY:
STEPHEN E. BERRY L.S.#5296, L.B. #8033
BBLS SURVEYORS, INC.
8860 TERRENE COURT,
BONITA SPRINGS, FLORIDA, 34135
(239) 597-1315

09/20/16

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BAYFRONT BUILDINGS 6 & 7, A CONDOMINIUM
BUILDING 6
UNIT TYPE B
(TYPICAL)

LEGEND:

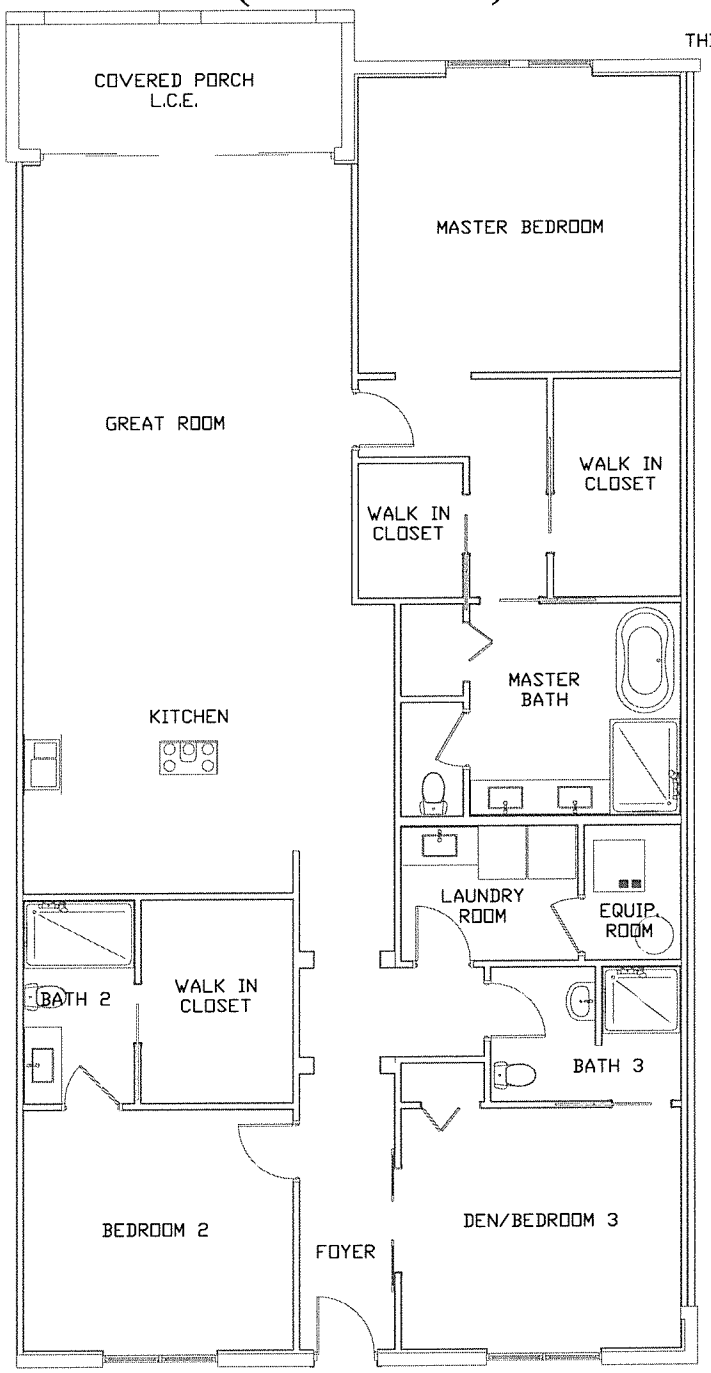
L.S.	LICENSED SURVEYOR
L.B.	LICENSED BUSINESS
L.C.E.	LIMITED COMMON ELEMENT
EQUIP.	EQUIPMENT

GRAPHIC SCALE IN FEET

1" = 10'

0 5" 10'

THIS EXHIBIT MAY HAVE BEEN REDUCED OR ENLARGED



NOTES:

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PROPOSED IMPROVEMENTS ARE SUBJECT TO NORMAL CONSTRUCTION TOLERANCES.

ARCHITECTURAL DESIGN PROVIDED BY: VAN AUKEN MILLER ARCHITECT

DIMENSIONS MAY BE DETERMINED USING THE BAR SCALE.

THIS INSTRUMENT PREPARED BY:
STEPHEN E. BERRY L.S.#5296, L.B. #8033
BBLS SURVEYORS, INC.
8860 TERRENE COURT,
BONITA SPRINGS, FLORIDA, 34135
(239) 597-1315

09/20/16

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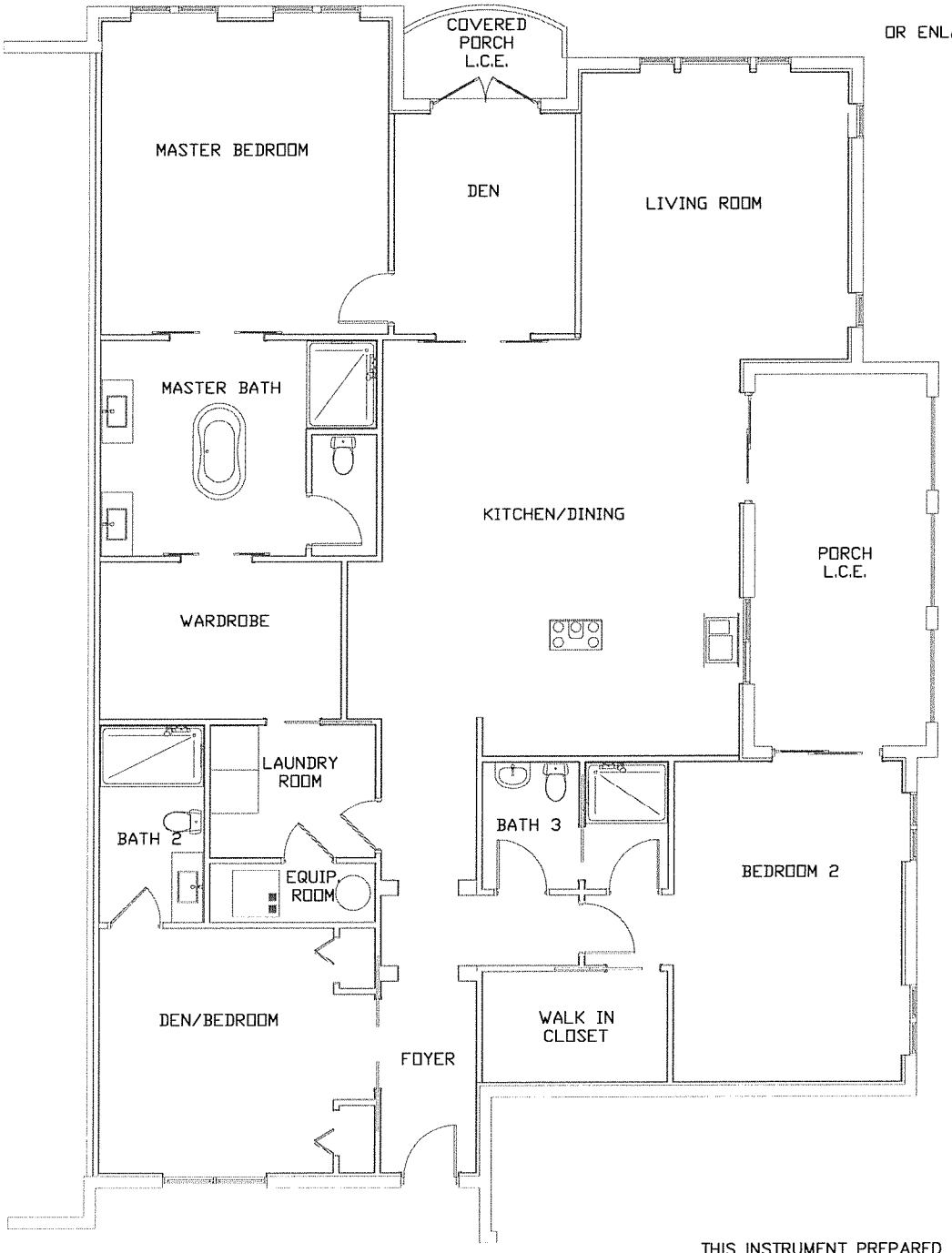
BAYFRONT BUILDINGS 6 & 7, A CONDOMINIUM

BUILDING 6 UNIT TYPE C (TYPICAL)

LEGEND:

L.S.
L.B. LICENSED SURVEYOR
L.C.E. LICENSED BUSINESS
EQUIP. LIMITED COMMON ELEMENT EQUIPMENT

GRAPHIC SCALE IN FEET
1" = 10'
0 5" 10'
THIS EXHIBIT MAY HAVE BEEN REDUCED OR ENLARGED



NOTES:

ALL IMPROVEMENTS ARE PROPOSED AS OF THE DATE OF THIS DRAWING.

PROPOSED IMPROVEMENTS ARE SUBJECT TO NORMAL CONSTRUCTION TOLERANCES.

ARCHITECTURAL DESIGN PROVIDED BY: VAN AUKEN MILLER ARCHITECT

DIMENSIONS MAY BE DETERMINED USING THE BAR SCALE.

THIS INSTRUMENT PREPARED BY:
STEPHEN E. BERRY L.S.#5296, L.B. #8033
BBLS SURVEYORS, INC.
8860 TERRENE COURT,
BONITA SPRINGS, FLORIDA, 34135
(239) 597-1315
09/20/16

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BAYFRONT BUILDINGS 6 & 7, A CONDOMINIUM

GRAPHIC SCALE IN FEET

1" = 20'

0 10' 20'

THIS EXHIBIT MAY HAVE BEEN REDUCED OR ENLARGED

LEGEND:

L.B.	LICENSED BUSINESS
L.S.	LICENSED SURVEYOR
(NAVD 88)	NORTH AMERICAN VERTICAL DATUM OF 1988



BAYFRONT BUILDINGS 6 & 7, A CONDOMINIUM LOCATED ABOVE THE VERTICAL LIMIT OF ELEVATION 23.33 (N.A.V.D. 88)

BAYFRONT BUILDINGS 6 & 7, A CONDOMINIUM LOCATED BETWEEN THE VERTICAL LIMITS OF ELEVATION 7.00 (N.A.V.D. 88) AND ELEVATION 22.33 (N.A.V.D. 88)

NOTES:

1. DIMENSIONS SHOWN HEREON ARE IN UNITED STATES SURVEY FEET AND DECIMALS THEREOF.

2. SEE DECLARATION OF COVENANTS, EASEMENTS & RESTRICTIONS FOR BAYFRONT RECORDED IN OFFICIAL RECORDS BOOK 2662, PAGES 730–764.

3. ELEVATIONS SHOWN HEREON ARE NAVD 88 DATUM (NORTH AMERICAN VERTICAL DATUM)

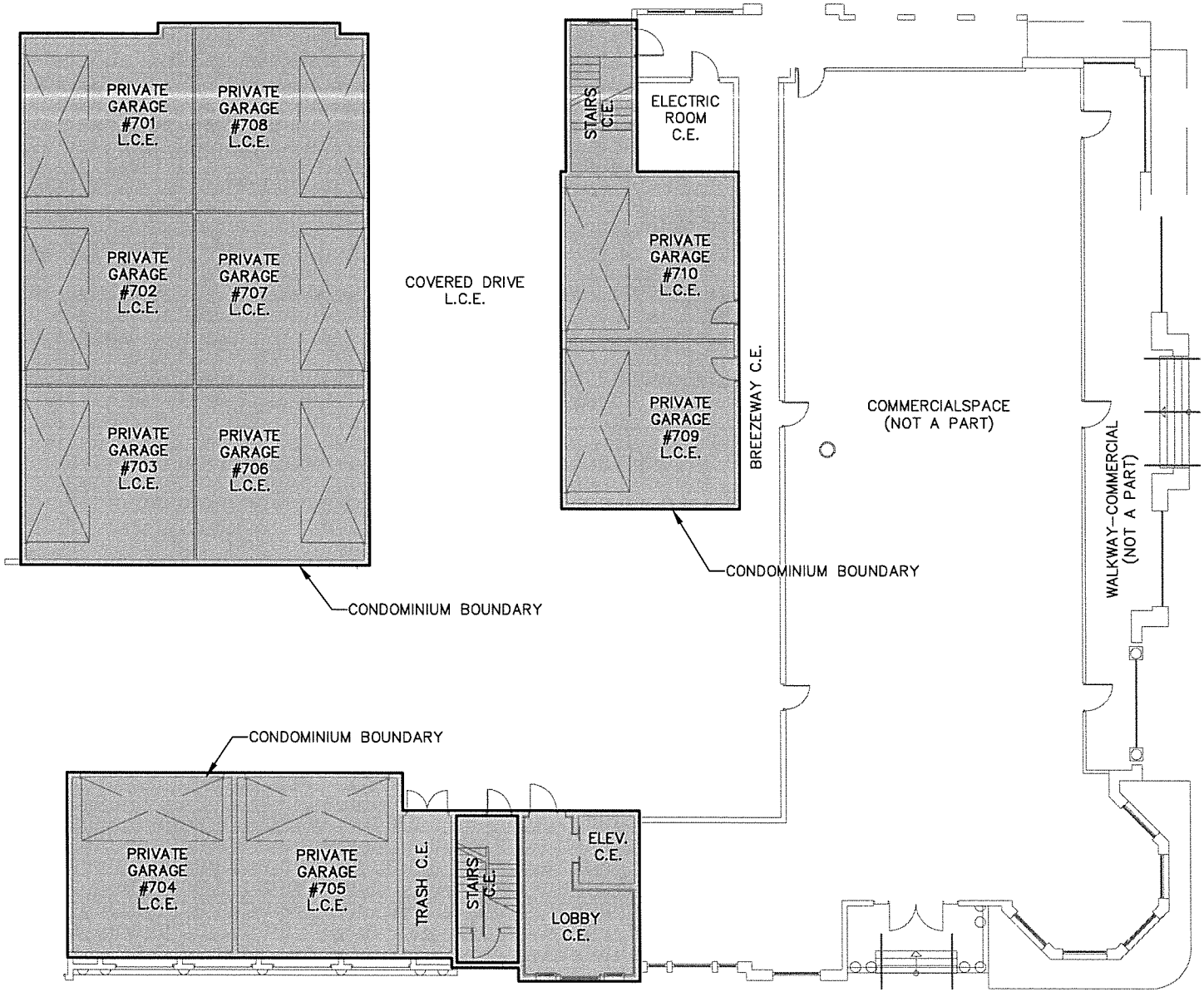
FRONT ELEVATION BUILDING 7

THIS INSTRUMENT PREPARED BY:
STEPHEN E. BERRY L.S.#5296, L.B. #8033
BBLS SURVEYORS, INC.
8860 TERRENE COURT, BONITA SPRINGS, FLORIDA, 34135
(239) 597-1315

09/20/16

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BAYFRONT BUILDING 6 & 7, A CONDOMINIUM



LEGEND:

L.B.	LICENSED BUSINESS
L.S.	LICENSED SURVEYOR
C.E.	COMMON ELEMENT
L.C.E.	LIMITED COMMON ELEMENT
ELEV	ELEVATOR

GRAPHIC SCALE IN FEET

1" = 30'

0 15' 30'

THIS EXHIBIT MAY HAVE BEEN REDUCED OR ENLARGED

BAYFRONT BUILDINGS 6 & 7, A CONDOMINIUM LOCATED BETWEEN THE VERTICAL LIMITS OF ELEVATION 7.00 (N.A.V.D. 88) AND ELEVATION 22.33 (N.A.V.D. 88)

SEE DECLARATION OF COVENANTS, EASEMENTS & RESTRICTIONS FOR BAYFRONT RECORDED IN OFFICIAL RECORDS BOOK 2662, PAGES 730-764.

NOTES:

1. DIMENSIONS SHOWN HEREON ARE IN UNITED STATES SURVEY FEET AND DECIMALS THEREOF.

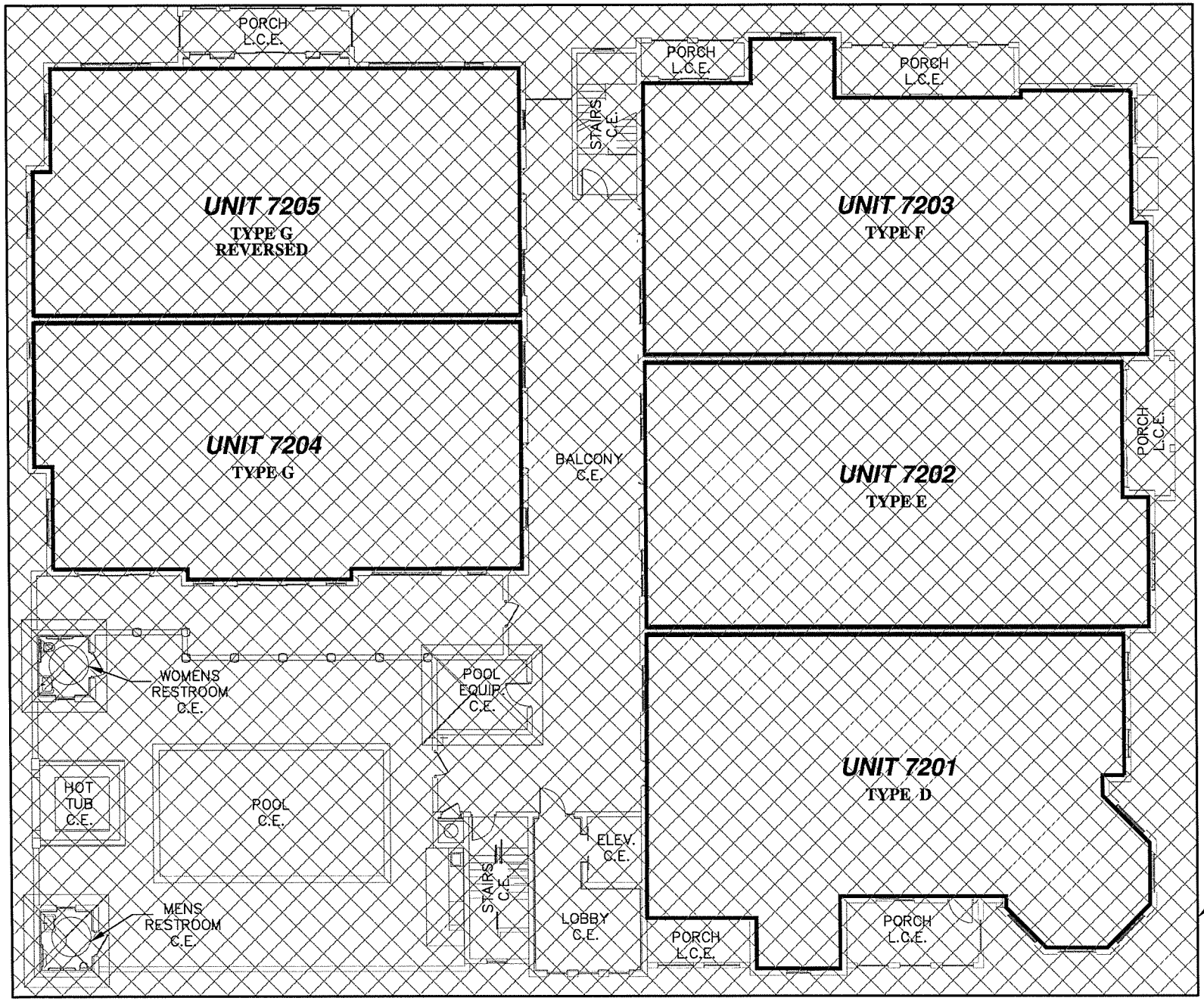
FIRST FLOOR PLAN BUILDING 7

THIS INSTRUMENT PREPARED BY:
STEPHEN E. BERRY L.S.#5296, L.B. #8033
BBLS SURVEYORS, INC.
8860 TERRENE COURT, BONITA SPRINGS, FLORIDA, 34135
(239) 597-1315

09/20/16

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BAYFRONT BUILDING 6 & 7, A CONDOMINIUM



LEGEND:

L.B.	LICENSED BUSINESS
L.S.	LICENSED SURVEYOR
C.E.	COMMON ELEMENT
L.C.E.	LIMITED COMMON ELEMENT
ELEV	ELEVATOR
———	UNIT BOUNDARY

GRAPHIC SCALE IN FEET

1" = 20'

0 10' 20'

THIS EXHIBIT MAY HAVE BEEN REDUCED OR ENLARGED

BAYFRONT BUILDINGS 6 & 7, A CONDOMINIUM LOCATED ABOVE THE VERTICAL LIMIT OF ELEVATION 23.33 (N.A.V.D. 88)

SEE DECLARATION OF COVENANTS, EASEMENTS & RESTRICTIONS FOR BAYFRONT RECORDED IN OFFICIAL RECORDS BOOK 2662, PAGES 730–764.

NOTES:

1. DIMENSIONS SHOWN HEREON ARE IN UNITED STATES SURVEY FEET AND DECIMALS THEREOF.

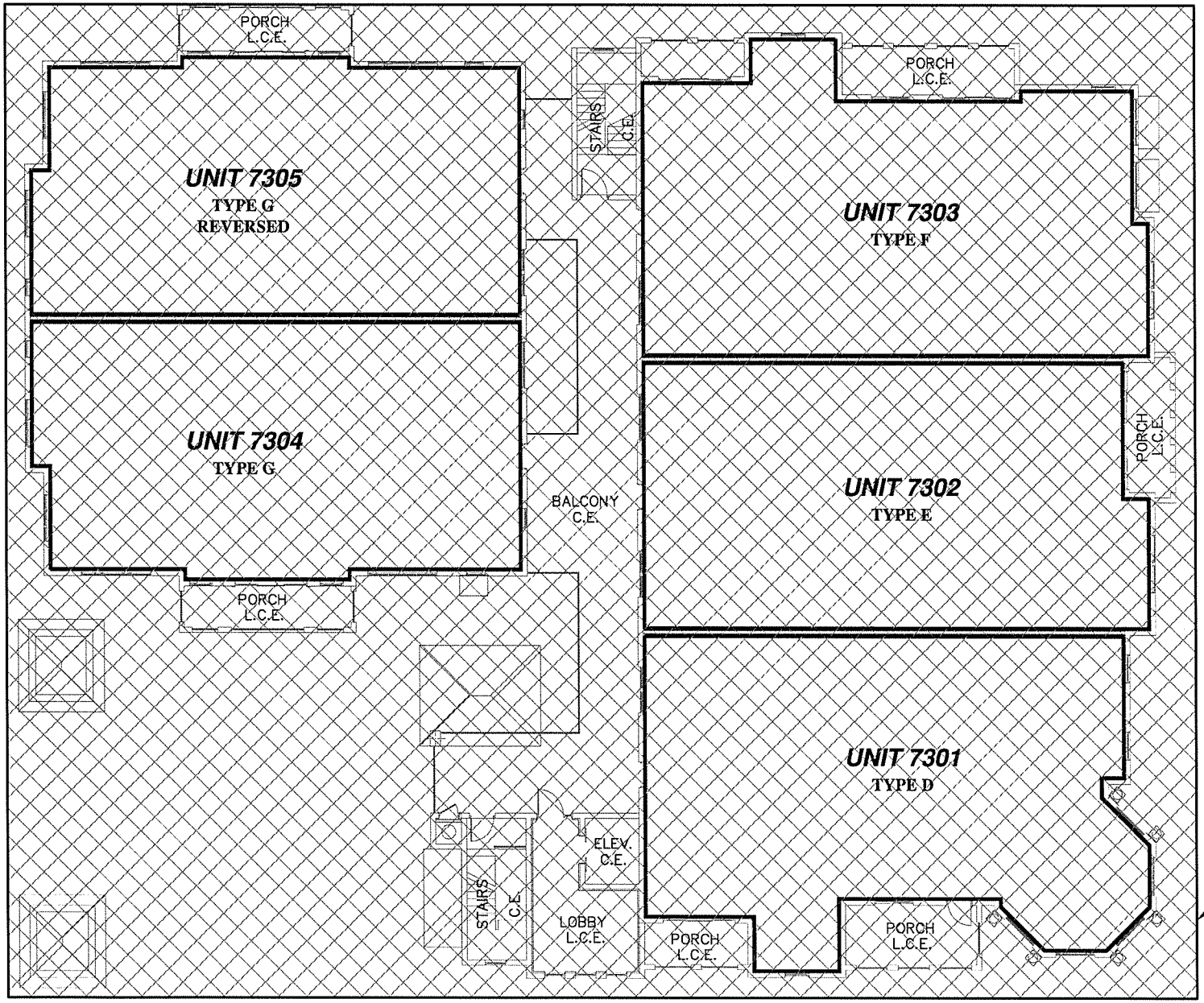
SECOND FLOOR PLAN
BUILDING 7

THIS INSTRUMENT PREPARED BY:
STEPHEN E. BERRY L.S.#5296, L.B. #8033
BBLS SURVEYORS, INC.
8860 TERRENE COURT, BONITA SPRINGS, FLORIDA, 34135
(239) 597-1315

09/20/16

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BAYFRONT BUILDING 6 & 7, A CONDOMINIUM



LEGEND:

C.E.	COMMON ELEMENT
L.C.E.	LIMITED COMMON ELEMENT
L.B.	LICENSED BUSINESS
L.S.	LICENSED SURVEYOR
ELEV	ELEVATOR
EQUIP	EQUIPMENT
	UNIT BUNDARY

GRAPHIC SCALE IN FEET
1" = 30'
0 15' 30'

THIS EXHIBIT MAY HAVE BEEN REDUCED OR ENLARGED

BAYFRONT BUILDINGS 6 & 7, A CONDOMINIUM LOCATED ABOVE THE VERTICAL LIMIT OF ELEVATION 23.33 (N.A.V.D. 88)

SEE DECLARATION OF COVENANTS, EASEMENTS & RESTRICTIONS FOR BAYFRONT RECORDED IN OFFICIAL RECORDS BOOK 2662, PAGES 730–764.

CONDOMINIUM BOUNDARY

NOTES:

1. DIMENSIONS SHOWN HEREON ARE IN UNITED STATES SURVEY FEET AND DECIMALS THEREOF.

THIRD FLOOR PLAN
BUILDING 7

THIS INSTRUMENT PREPARED BY:
STEPHEN E. BERRY L.S.#5296, L.B. #8033
BBLS SURVEYORS, INC.
8860 TERRENE COURT, BONITA SPRINGS, FLORIDA, 34135
(239) 597-1315

09/20/16

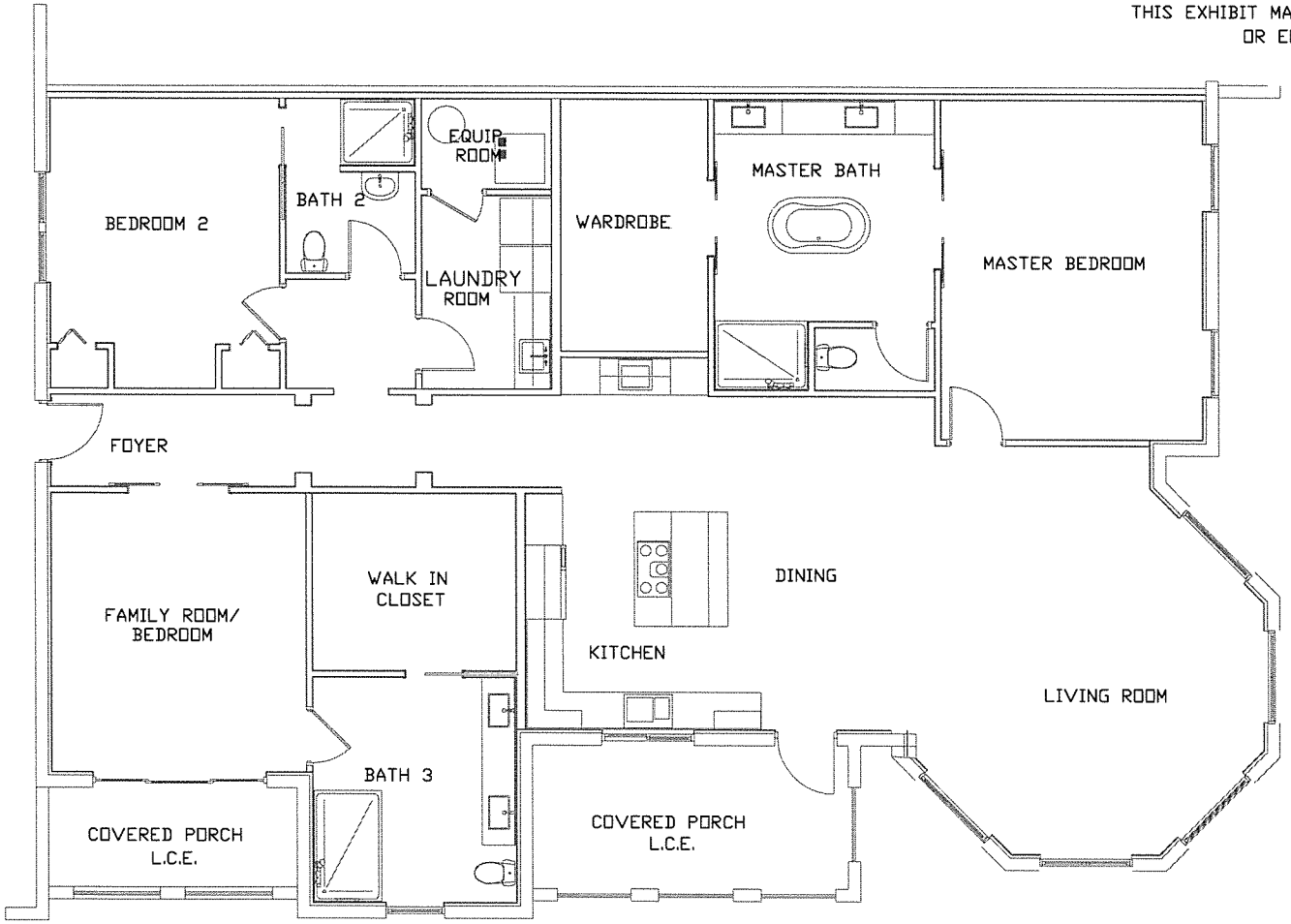
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LEGEND:

L.S. LICENSED SURVEYOR
L.B. LICENSED BUSINESS
L.C.E. LIMITED COMMON ELEMENT
EQUIP. EQUIPMENT

BAYFRONT BUILDINGS 6 & 7, A CONDOMINIUM

GRAPHIC SCALE IN FEET
1' = 10'
0 5'' 10'
THIS EXHIBIT MAY HAVE BEEN REDUCED OR ENLARGED



NOTES:

ALL IMPROVEMENTS ARE PROPOSED AS OF THE DATE OF THIS DRAWING.

PROPOSED IMPROVEMENTS ARE SUBJECT TO NORMAL CONSTRUCTION TOLERANCES.

ARCHITECTURAL DESIGN PROVIDED BY: VAN AUKEN MILLER ARCHITECT.

DIMENSIONS MAY BE DETERMINED USING THE BAR SCALE.

BUILDING 7
UNIT TYPE D
(TYPICAL)

THIS INSTRUMENT PREPARED BY:
STEPHEN E. BERRY L.S.#5296, L.B. #8033
BBLS SURVEYORS, INC.
8860 TERRENE COURT,
BONITA SPRINGS, FLORIDA, 34135
(239) 597-1315

09/20/16

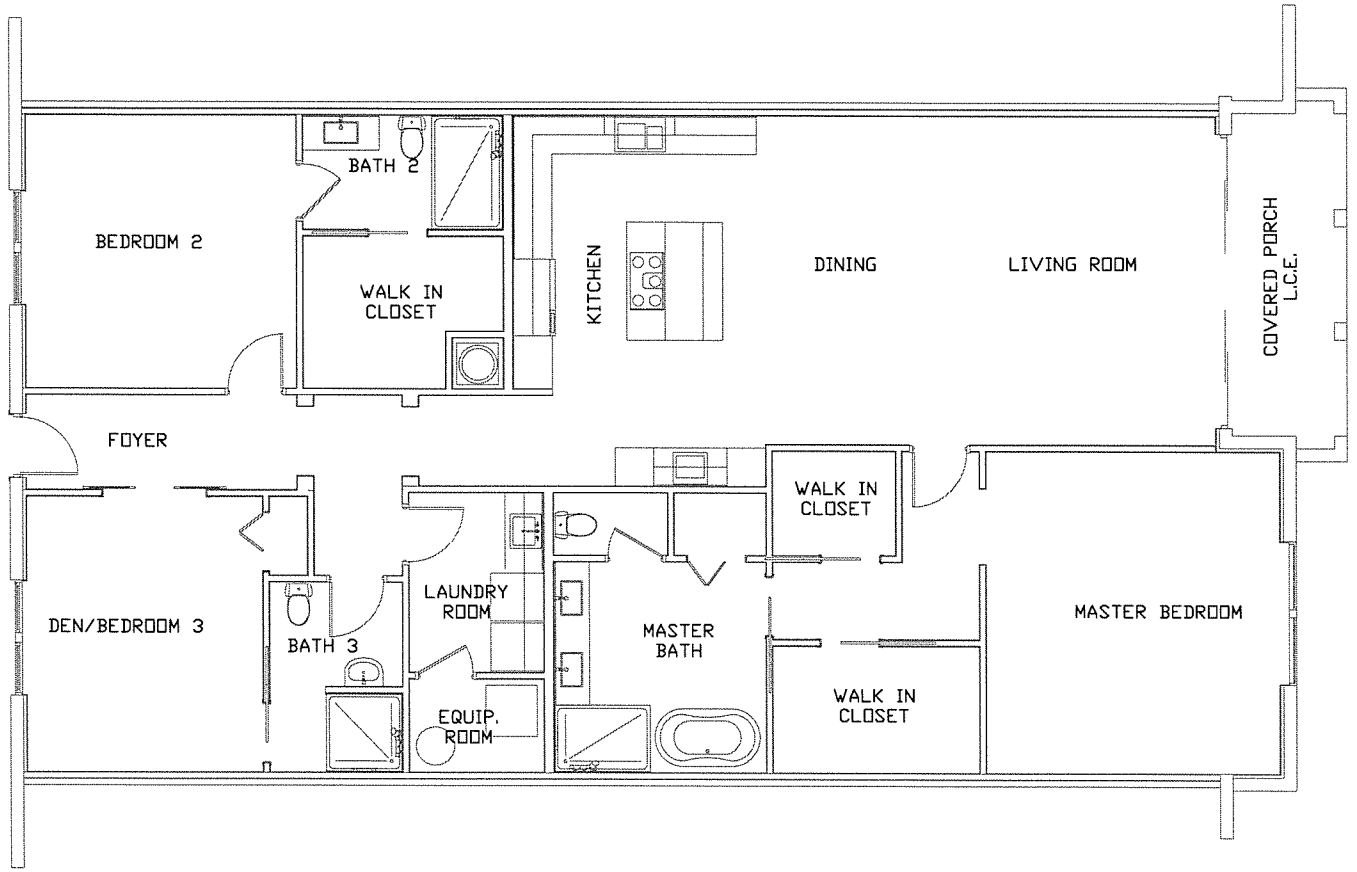
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LEGEND:

L.S. LICENSED SURVEYOR
L.B. LICENSED BUSINESS
L.C.E. LIMITED COMMON ELEMENT
EQUIP. EQUIPMENT

BAYFRONT BUILDINGS 6 & 7, A CONDOMINIUM

GRAPHIC SCALE IN FEET
1" = 10'
0 5" 10'
THIS EXHIBIT MAY HAVE BEEN REDUCED OR ENLARGED



NOTES:

ALL IMPROVEMENTS ARE PROPOSED AS OF THE DATE OF THIS DRAWING.

PROPOSED IMPROVEMENTS ARE SUBJECT TO NORMAL CONSTRUCTION TOLERANCES.

ARCHITECTURAL DESIGN PROVIDED BY: VAN AUKEN MILLER ARCHITECT.

DIMENSIONS MAY BE DETERMINED USING THE BAR SCALE.

BUILDING 7
UNIT TYPE E
(TYPICAL)

THIS INSTRUMENT PREPARED BY:
STEPHEN E. BERRY L.S.#5296, L.B. #8033
BBLS SURVEYORS, INC.
8860 TERRENE COURT,
BONITA SPRINGS, FLORIDA, 34135
(239) 597-1315

09/20/16

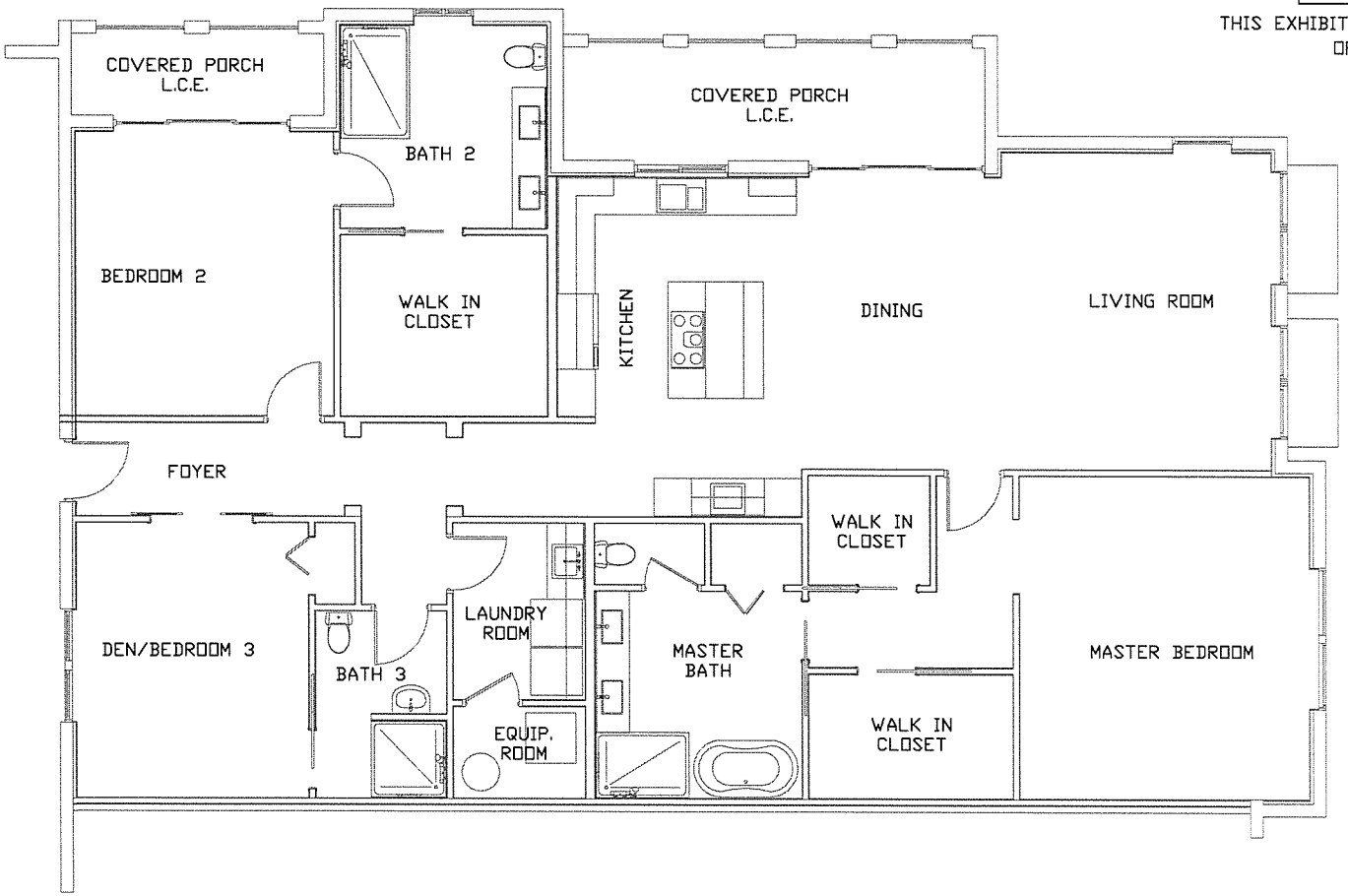
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LEGEND:

L.S. LICENSED SURVEYOR
L.B. LICENSED BUSINESS
L.C.E. LIMITED COMMON ELEMENT
EQUIP. EQUIPMENT

BAYFRONT BUILDINGS 6 & 7, A CONDOMINIUM

GRAPHIC SCALE IN FEET
1" = 10'
0 5" 10'
THIS EXHIBIT MAY HAVE BEEN REDUCED OR ENLARGED



NOTES:

ALL IMPROVEMENTS ARE PROPOSED AS OF THE DATE OF THIS DRAWING.

PROPOSED IMPROVEMENTS ARE SUBJECT TO NORMAL CONSTRUCTION TOLERANCES.

ARCHITECTURAL DESIGN PROVIDED BY: VAN AUKEN MILLER ARCHITECT.

DIMENSIONS MAY BE DETERMINED USING THE BAR SCALE.

BUILDING 7 UNIT TYPE F (TYPICAL)

THIS INSTRUMENT PREPARED BY:
STEPHEN E. BERRY L.S.#5296, L.B. #8033
BBLS SURVEYORS, INC.
8860 TERRENE COURT,
BONITA SPRINGS, FLORIDA, 34135
(239) 597-1315

09/20/16

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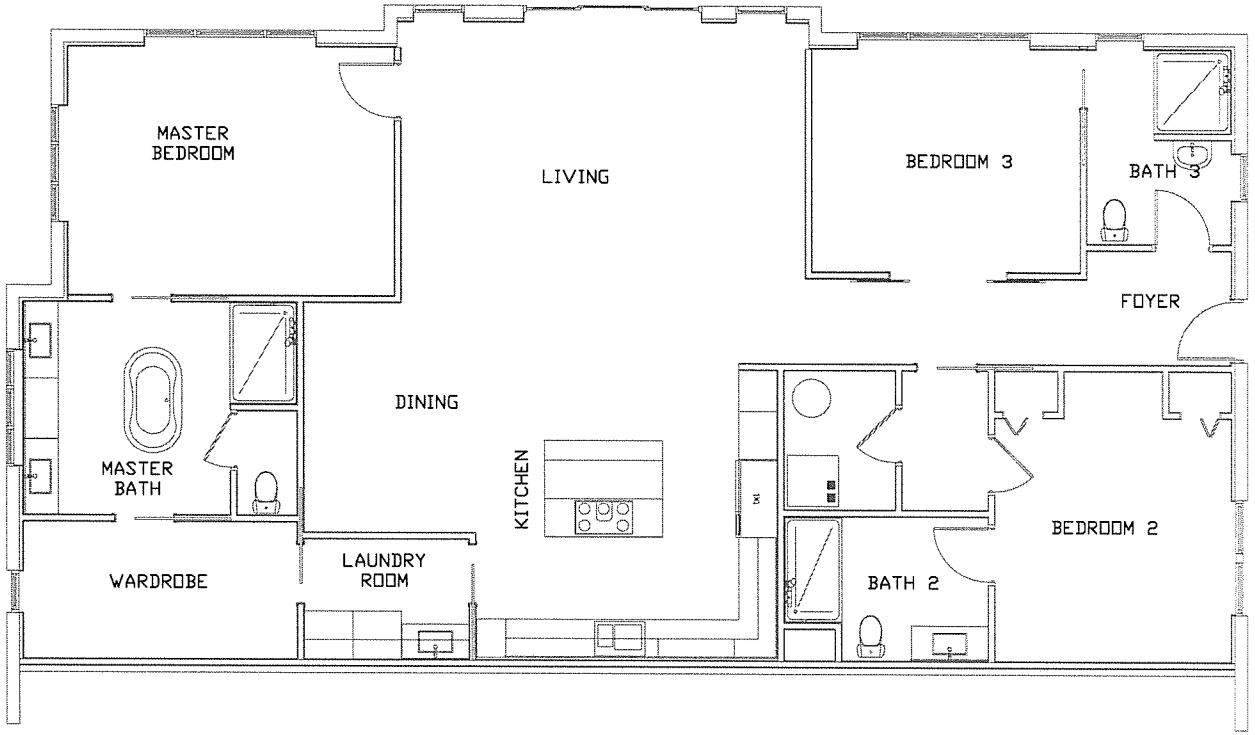
LEGEND:

L.S. LICENSED SURVEYOR
L.B. LICENSED BUSINESS
L.C.E. LIMITED COMMON ELEMENT
EQUIP. EQUIPMENT

BAYFRONT BUILDINGS 6 & 7, A CONDOMINIUM

GRAPHIC SCALE IN FEET
1" = 10'
0 5" 10'

THIS EXHIBIT MAY HAVE BEEN REDUCED OR ENLARGED



NOTES:

ALL IMPROVEMENTS ARE PROPOSED AS OF THE DATE OF THIS DRAWING.

PROPOSED IMPROVEMENTS ARE SUBJECT TO NORMAL CONSTRUCTION TOLERANCES.

ARCHITECTURAL DESIGN PROVIDED BY: VAN AUKEN MILLER ARCHITECT.

DIMENSIONS MAY BE DETERMINED USING THE BAR SCALE.

BUILDING 7

UNIT TYPE G (TYPICAL)

THIS INSTRUMENT PREPARED BY:
STEPHEN E. BERRY L.S.#5296, L.B. #8033
BBLS SURVEYORS, INC.
8860 TERRENE COURT,
BONITA SPRINGS, FLORIDA, 34135
(239) 597-1315

09/20/16

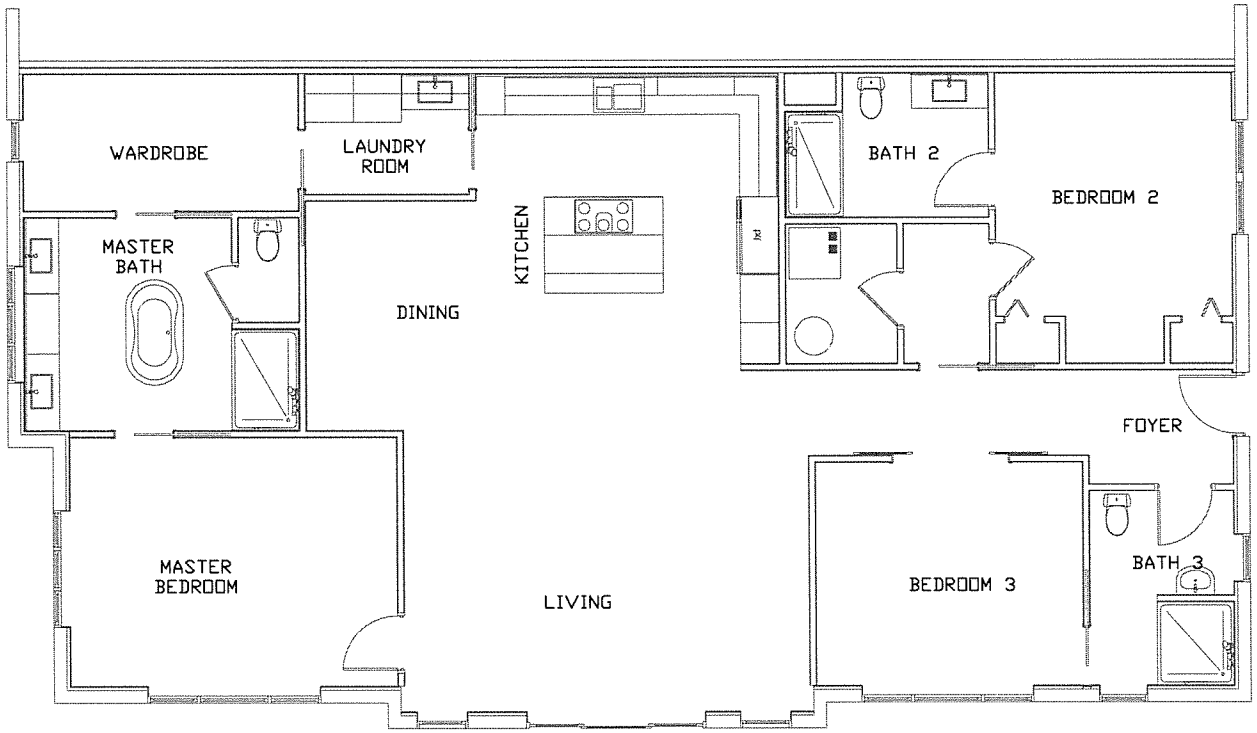
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LEGEND:

L.S. LICENSED SURVEYOR
L.B. LICENSED BUSINESS
L.C.E. LIMITED COMMON ELEMENT
EQUIP. EQUIPMENT

BAYFRONT BUILDINGS 6 & 7, A CONDOMINIUM

GRAPHIC SCALE IN FEET
1" = 10'
0 5" 10'
THIS EXHIBIT MAY HAVE BEEN REDUCED OR ENLARGED



NOTES:

ALL IMPROVEMENTS ARE PROPOSED AS OF THE DATE OF THIS DRAWING.

PROPOSED IMPROVEMENTS ARE SUBJECT TO NORMAL CONSTRUCTION TOLERANCES.

ARCHITECTURAL DESIGN PROVIDED BY: VAN AUKEN MILLER ARCHITECT.

DIMENSIONS MAY BE DETERMINED USING THE BAR SCALE.

BUILDING 7

UNIT TYPE G REVERSED (TYPICAL)

THIS INSTRUMENT PREPARED BY:
STEPHEN E. BERRY L.S.#5296, L.B. #8033
BBLS SURVEYORS, INC.
8860 TERRENE COURT,
BONITA SPRINGS, FLORIDA, 34135
(239) 597-1315

09/20/16

Z:\Projects\2016\16.24 BAYFRONT\BLDG 7 CONDO 9 14 16\UNIT TYPE G REVERSED.dwg 9/19/2016 4:12:34 PM EDT

N

40 0 20 40 80
SCALE: 1" = 40'

UNPLATTED
MARINER COVE CONDOMINIUM
(OR BOOK 761 PAGES 1925 AND 1926)

WEST LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 761 PAGES 1925 AND 1926.

FOUND 5/8" IRON PIN AND CAP STAMPED CEC LB 2464

S00°31'37"E 210.38'

N00°31'37"W 586.35'

EXISTING 6' CHAIN LINK FENCE IS 2.0'± WEST OF PROPERTY LINE

SET DRILL HOLE 6.20' OFFSET WEST ON PROPERTY LINE

EXISTING 4' TALL CHAIN LINK FENCE 1.5' NORTH OF PROPERTY LINE (PARTIALLY REMOVED)

EASTERLY EXTENSION OF THOSE LANDS RECORDED IN O.R. BOOK 828, PAGE 833 OF COLLIER COUNTY, FLORIDA.

SOUTH LINE OF THOSE LANDS DESCRIBED IN O.R. BOOK 761 PAGES 1920 AND 1921.

EAST PARKING GARAGE
EXISTING PARKING GARAGE
402.00' x 136.00'

BRICK PAVERS

BUILDING 3
EXISTING 5 STORY CONCRETE STRUCTURE
75' X 235'

BUILDING 5
EXISTING 5 STORY CONCRETE STRUCTURE

BUILDING 2
EXISTING 5 STORY CONCRETE STRUCTURE
75' X 235'

BUILDING 4
EXISTING 5 STORY CONCRETE STRUCTURE

GORDON RIVER WATERWAY

S89°30'28"W 626.00'

NOT A PART OF THIS SURVEY
ALLEN SYSTEMS BUILDING PARCEL

UNPLATTED
(OR BOOK 761 PAGES 1920 AND 1921)

NORTH LINE OF GOVERNMENT LOT NO. 8

N89°28'39"E 125.53'

SET 5/8" IRON PIN AND CAP STAMPED CEC LB 2464
SET PK-NAIL AND DISC STAMPED CEC LB 2464
L1

DETAIL
NOT TO SCALE

SET 5/8" IRON PIN AND CAP STAMPED CEC LB 2464

SET PK-NAIL AND DISC STAMPED CEC LB 2464

SET PK-NAIL AND DISC STAMPED CEC LB 2464

N89°28'30"E 317.69'

L6

L3

L2

C4

C3

C2

C1

L5

L4

N89°28'54"E 232.85'

N89°28'30"E 153.42'

N89°28'30"E 132.63'

N89°28'30"E 191.99'

N00°22'53"E 191.99'

PARCEL 7
NOT A PART OF THIS SURVEY

PARCEL 6
NOT A PART OF THIS SURVEY

SET 5/8" IRON PIN AND CAP STAMPED CEC LB 2464
SEE DETAIL

SET PK-NAIL AND DISC STAMPED CEC LB 2464

N00°31'48"W 206.07'

S89°31'16"W 172.00'

FOUND PK-NAIL AND DISC STAMPED CEC LB 2464

EDGE OF PARKING GARAGE IS ON PROPERTY LINE

FOUND PK-NAIL AND DISC STAMPED CEC LB 2464

SET PK-NAIL AND DISC STAMPED CEC LB 2464

FOUND 1/2" DRILL HOLE

N01°04'59"W 89.07'

FOUND 1/2" DRILL HOLE

BRICK PAVERS

WEST PARKING GARAGE
EXISTING PARKING GARAGE
282.00' x 126.00'

CONCRETE SIDEWALK

UTILITY POLE WITH OVERHEAD LINES

OVERHANG

BRICK PAVERS

EXISTING SEAWALL

FOUND POINT ON LINE 5/8" IRON PIN AND CAP STAMPED CEC LB 2464

UNPLATTED
(OR BOOK 828 PAGES 833-835)
COMFORT INN

FOUND 5/8" IRON PIN AND CAP STAMPED CEC LB 2464

POINT OF COMMENCEMENT
INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF GOODLETTE ROAD WITH THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 761, PAGES 1920 AND 1921 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

S 00°31'33" E 102.12'

S00°31'33"E 199.78'

382.97'

POINT OF BEGINNING
FOR PARCEL 7

81.07'

S00°31'33"E

POINT OF BEGINNING
FOR PARCEL 6
FOUND PK NAIL AND DISC STAMPED CEC LB 2464

68.72'

N00°31'33"W 460.00'

POINT OF BEGINNING
ALLEN SYSTEMS BUILDING PARCEL
FOUND 5/8" IRON PIN AND CAP STAMPED CEC LB 2464

100.00'
N 89°30'40" E

NORTHWEST CORNER OF GOVERNMENT LOT NO. 8, SECTION 3, TOWNSHIP 50 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA.

GOODLETTE ROAD (COUNTY ROAD 851)

PLEASE SEE SHEET 1 OF 3
FOR LEGAL DESCRIPTIONS

PLEASE SEE SHEET 3 OF 3
FOR SKETCH OF EASEMENTS

Cxx – CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	CHORD	DISTANCE
C1	30.00'	71°45'41"	37.57'	35.17'	S53°35'33"W
C2	30.00'	38°17'52"	20.05'	19.68'	S71°22'23"E
C3	75.00'	33°41'49"	44.11'	43.48'	N73°40'16"W
C4	50.00'	33°41'58"	29.41'	28.99'	N73°40'14"W

Lxx – COURSE DATA

LINE	DIRECTION	DISTANCE
L1	S00°31'48"E	1.31'
L2	S89°28'21"W	14.76'
L3	S00°29'46"E	5.00'
L4	N89°31'56"E	4.19'
L5	S50°27'28"E	7.27'
L6	S00°34'42"E	8.33'

NO.	DATE	BY	REVISION DESCRIPTION

DATE: 10/26/01 | SCALE: 1" = 40'
DRAWN: A.M.D. | F.B. B-511
CHECKED: R.J.E. | PG. 14-18
SEC. 3 | TWP. 50S | RNG. 25E
ACAD NO. 01565ALTA.DWG
REF. NO. 96.144 00.278

CLIENT: BAYFRONT, INC.

TITLE: **BOUNDARY SURVEY**
GOVERNMENT LOT 8, SECTION 3, TOWNSHIP 50 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA.

CIVIL ENGINEERING
SURVEY & MAPPING
COASTAL ENGINEERING
REAL ESTATE APPRAISAL
ENVIRONMENTAL ASSESSMENT

PHONE: (941)643-2324
FAX: (941)643-1143
www.coastalengineering.com
E-Mail: engcollier@cecifl.com

COASTAL ENGINEERING CONSULTANTS INC.
A CECI GROUP COMPANY
Serving Florida Since 1977
3106 SOUTH HORSESHOE DRIVE
NAPLES, FLORIDA 34104

SHEET 2 OF 3
FILE NO.: 01.565

City of Naples Disclosure of Interest

The City's Ethics Code requires disclosure of interests of individual owners, of more than 5% interest in the subject property, for city land use and development permits. Completion of this disclosure form is required to allow the members of City Council or any Board or Committee to determine if they have a conflicting relationship with any of the owners of the property that is the subject of the petition. All individuals with such ownership interest in the property that is the subject of this petition should be listed on the pages below.

Address of subject property or folio number:

Parcel No. 20762200005

Name of owner(s) as recorded on the deed or other instrument for the subject property (attach copy):

Bayfront, Inc., a Florida corporation

Indicate the form of ownership:

The property is owned by persons other than an INDIVIDUAL. List all parties with more than 5% ownership interest as well as the percentage of such interest on page 2. Describe the nature of ownership such as tenancy by entireties, joint tenancy, tenancy in common, joint tenancy, or other _____.

X The property is owned by a CORPORATION. List stockholders and the percentage of stock owned by each (if more than 5%) on page 2.

The property is in the name of a TRUSTEE. List the beneficiaries of the trust with the percentage of interest (if more than 5%) on page 2.

The property is in common ownership of a CONDOMINIUM. List the names of members of the condominium (if there are less than 20) on page 2.

The property is in the name of a GENERAL or LIMITED PARTNERSHIP. List the name of the limited partners (with more than 5% interest) on page 2.

There is a contingency clause or contract terms that involves additional parties. List all individuals (with more than 5% ownership interest) if a corporation, partnership, or trust, on page 2.

There is a CONTRACT FOR PURCHASE. List the names of the contract purchasers, on page 2.

Date of the contract _____

There is an OPTION TO PURCHASE. List the names of the purchasers on a separate disclosure statement list.

Date of Option _____

City of Naples Disclosure of Interest

Date option terminates _____ or Anticipated closing date _____

OTHER. If the property is owned in another form not listed above, set out the type of ownership and list the names of individual owners (with more than 5% interest) on page 2: _____

NAME OF INDIVIDUAL OWNER	ADDRESS	% OWNERSHIP
Kevin Stoneburner	450 Bayfront Place #4410, Naples FL	100%

City of Naples Disclosure of Interest

In signing below, I certify that the information provided is a true, correct and full disclosure of ownership in the property or the petitioner that is the subject of the Application or Petition for a permit.

Signed: _____ Date: 11/29/18

Printed Name: **Kevin L. Stoneburner**

Signing as: **Director**

(Owner or Authorized Representative)

City of Naples Disclosure of Interest

Disclosure-2018 -RS-rdp 2-27-18

D. Wayne Arnold, AICP

Principal, Director of Planning



Education

- Master of Urban Planning, University of Kansas, Lawrence
- Bachelor of Science, Urban and Regional Planning/Geography, Missouri State University

Professional Registrations/ Affiliations

- American Institute of Certified Planners (AICP)
- American Planning Association (APA)
- Urban Land Institute, S.W. Florida Chapter, Board of Directors 1996
- Collier County Rural Fringe Committee, Chairman, 1999
- Collier County Streetscape Ad hoc Committee, 1999
- Leadership Collier, Class of 2000
- Bonita Springs Chamber of Commerce Government Affairs Committee
- Collier Building Industry Association, Board of Directors
- Collier County Jr. Deputy League, Inc., Board of Directors

Mr. Arnold is a Principal and co-owner of the firm and serves as the Secretary/Treasurer and Director of Planning. As Director of Planning, Mr. Arnold is responsible for and oversees services related to plan amendments, property rezonings, expert witness testimony, ROW Acquisition, public participation facilitation, and project management. Mr. Arnold previously served as the Planning Services Director at Collier County, where he oversaw the County's zoning, comprehensive planning, engineering, platting and Metropolitan Planning Organization (MPO) functions. Mr. Arnold also has prior Florida planning experience with Palm Beach County Government and the South Florida Water Management District.

Mr. Arnold has been accepted as an expert in land planning matters in local and state proceedings.

Relevant Projects

- Collier County Growth Management Plan
- Marco Island Master Plan
- Immokalee Area Master Plan
- Collier County Land Development Code
- Logan Boulevard Right-of-Way Acquisition Planning Analysis
- U.S. 41 Right-of-Way Expansion Planning Analysis
- Copeland Zoning Overlay
- Collier County Government Center Development of Regional Impact (DRI)
- Winding Cypress DRI
- Pine Ridge/Goodlette Road Commercial Infill District
- Lely Lakes PUD Rezoning
- Henderson Creek Planned Development/Growth Management Plan Amendment
- Orangetree (Settlement Area) Growth Management Plan Amendment
- Mercato Mixed Use Planned Development
- North Point DRI/MPD
- Vornado RPUD
- Orange Blossom Ranch MPD
- Palermo Cove RPD



DAVID R. UNDERHILL, P.E.

Vice President, Project Manager

PROFESSIONAL SUMMARY

Dave is a civil engineer with Banks Engineering and has over twenty-three (23) years of civil engineering design and management for a wide range of projects located in Southwest Florida. He received a Bachelor of Science Degree in Civil Engineering from The University of Florida and is a registered Professional Engineer in the state of Florida. Dave has comprehensive experience in the design, permitting and construction of a large range of land development projects. His diverse portfolio includes industrial, commercial, residential, transportation, and utility projects. His clients include government agencies and private developers. As a Civil Engineer and a Vice President of Banks Engineering, Dave is responsible for managing the design, production, permitting and client coordination from preliminary project planning through completion of the project. In addition, his contributions include managing the project budget and ensuring adherence to the project schedule.

ACADEMIC EDUCATION

University of Florida, Gainesville, Florida; 1988
Bachelor of Science, Civil Engineering

PROFESSIONAL REGISTRATIONS/AFFILIATIONS

- Professional Engineer, State of Florida
  License Number 47029

CONTACT INFORMATION

Phone: 239-939-5490
Fax: 239-939-2523
Email: dunderhill@bankseng.com

BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

PROJECT EXPERIENCE

RESIDENTIAL AND MIXED-USE DEVELOPMENTS :

- **Bonita National - Bonita Springs, Florida**
  486-acre, 1,459-unit, single-family and multi-family residential development in Bonita Springs, Florida. The project includes the easterly 2 miles of Bonita Beach Road. Two roundabouts are present, one internal and one external to the Bonita National Project.

- **Preserve at Corkscrew - Lee County, Florida**
  300-acre, 450-unit residential development on Corkscrew Road. The project includes a turn lane at the project entrance and approximately 1/2 mile of multi-use path along Corkscrew Road that was constructed and dedicated to Lee County.

PUBLIC PRIVATE PARTNERSHIP:

- **Bonita Beach Road - Bonita Springs, Florida**
  Responsible for the design, permitting and construction coordination for the eastern 4 miles of Bonita Beach Road from Worthington to Bonita National. The roadway was originally designed as a 2 lane corridor and later converted to 4 lanes. This roadway was constructed by the various developments fronting the roadway.

- **Logan Road - Collier County, Florida**
  Responsible for the design, permitting and construction coordination for the northern 1.7 miles of Logan Blvd. north of Immokalee Road. The roadway is completed and owned and maintained by Collier County.

- **Bonita Fire Station #23 - Bonita Springs, Florida**
  Design, permitting and construction of a new fire station on Bonita Beach Road.

COMMERCIAL AND MIXED-USE:

- **Liberty Health Park - Cape Coral, Florida**
  28-acre mixed use development including 3 commercial parcels and 280 apartment units. The project includes widening and turn lanes on NE 23rd Terrace at the Pine Island Road intersection and at the project entrance. Also included are turn lanes and intersection improvements on Pine Island Road along with the signalization of the intersection by FDOT. The project is a partnership between the developer, FDOT and the City of Cape Coral.

- **Grand Central - Fort Myers, Florida**
  25-acre mixed use development with 280 apartments and 3 commercial out parcels. Design, permitting and construction coordination for the development of the project. The project included the re-spacing of the existing driveways with left and right turn lane improvements on US 41.

FORT MYERS OFFICE
10511 Six Mile Cypress Parkway, Suite 101
Fort Myers, Florida 33966
Phone: 239-939-5490 | Fax: 239-939-2523

PORT CHARLOTTE OFFICE
4161 Tamiami Trail, Building 5, Unit 501
Port Charlotte, Florida 33952
Phone: 941-625-1165 | Fax: 941-625-1149

Robin D. Singer, AICP
City of Naples Planning Department
295 Riverside Circle
Naples, Florida 34102

PURPOSE:
This resume is provided for the purpose of establishing credentials for expert testimony.

EMPLOYMENT:

November 2004 to Present

City of Naples, Florida, Planning Department
Planning Director. Direct the Planning Department in the administration of the City's Comprehensive Plan and Land Development Regulations including the review of building permits and planning petitions. Supervise staff in the preparation and presentation of planning petitions before the Design Review Board, Planning Advisory Board and City Council. Administer the public art program. Represent the City at homeowners' association meetings and other public events. Prepare and administer the Planning Department budget. Provide expert testimony at board and City Council meetings. Interpret the Code of Ordinances as it pertains to planning and zoning issues.

June 2001 to November 2004

City of West Palm Beach, Florida, Planning Department
Planning and Zoning Administrator. Supervised a staff of eleven in the Planning and Zoning Division which was responsible for the interpretation, implementation and periodic updating of the Zoning and Land Development Regulations and Comprehensive Plan. Participated in the creation and implementation of three new mixed use districts with form-based zoning. Regularly presented to and acted as department representative at City Commission, Zoning Board of Appeals and Planning Board meetings.

August 1989 to June 2001

City of Hollywood, Florida, Community Planning Division
Zoning Administrator (8/99-6/01) Responsible for supervising 4-7 Associate Planners involved in the interpretation and enforcement of the City's zoning regulations through building plan review, design review, occupational license review, site plan review, the processing of variance applications, the writing and presentation of staff reports and answering questions of the public. Regular contact with property owners and developers to review and advise on

Robin D. Singer, AICP
City of Naples Planning Department
295 Riverside Circle
Naples, Florida 34102

zoning and land use issues was required. Facilitated the prompt and accurate review of development proposals and coordinating the efforts of staff. Assisted and advised the Community Planning Director and Office of the City Manager on personnel and zoning related issues.

Principal Planner (5/99-8/99) Promoted to this supervisory position responsible for the Zoning Office and processing of petitions to the Board of Appeals and Adjustment. Acted as the Division representative at board and committee meetings.

Associate Planner (8/93-5/99) augmented the responsibilities of the Assistant Planner position with greater responsibilities in presenting items before the Board of Appeals and Adjustment, Design Review Board and Historic Preservation Board. Contributed to a complete re-write of the City's Zoning and Land Development Regulations with primary responsibility for the Office and Commercial Districts.

Assistant Planner (11/90-8/93) Reviewed building permits and site plans for compliance with the zoning and Land Development Regulations. Processed applications for variance, special exception, site plan review and amendments to the Comprehensive Plan.

Planning Technician (temporary part time 5/90-9/90) included preparing the graphics for variance petitions within the department and for special projects of other departments in the City. Also assisted other planners with area wide land use studies.

Student Intern (8/89-5/90 part time). Participated in two corridor studies, observed at meetings and at the zoning counter and learned to use the Accumap (G.I.S.) software program by mapping the locations of zoning petitions.

August 1987 to August 1988

Kravit Architectural Associates, Boca Raton, Florida . Responsible for the digitizing and plotting of working drawings using AutoCAD.

November 1984 to August 1987

Randall F. Keller, A.I.A., P.A., Fort Lauderdale, Florida. Active in the drafting and coordination of working drawings for residential and commercial projects including restaurants, adult congregate living facilities, shopping centers and various tenant bay improvements.

Robin D. Singer, AICP
City of Naples Planning Department
295 Riverside Circle
Naples, Florida 34102

EDUCATION:

Fall 1999	**Florida Atlantic University,** Boca Raton, Florida. Masters of Urban and Regional Planning.
Fall 1984	**Florida Atlantic University,** Boca Raton, Florida. Bachelors of Fine Art.

CERTIFICATION:

1997	Obtained certification with the **American Institute of Certified Planners.**
1993	Completed 40 hour certification course in **Crime Prevention Through Environmental Design.**
SKILLS:	Manual drafting, geographic information systems (Arc/Info and Accumap), Word, Excel, Powerpoint

ERICA J. MARTIN, MPA, AICP

295 Riverside Circle
Naples, Florida 34102

Phone: (239) 213-1041
Email: emartin@naplesgov.com

EDUCATION/HONORS

Florida Gulf Coast University: Fort Myers, Florida
Master of Public Administration in Environmental Policy, May 2011
Graduated Cum Laude

Flagler College: St. Augustine, Florida
Bachelor of Arts Degree, Political Science, Sociology (emphasis in Criminology), April 2004
Certificate of Completion, Pre-Law Program, April 2004
Dean's List

Telluride High School: Telluride, Colorado
Diploma, June 2000

CERTIFICATIONS

American Institute of Certified Planners, March 2010

PROFESSIONAL EXPERIENCE

City of Naples, Naples, FL **November 2013 to Present**
Senior Planner, Planning Department

- Development and updating of the City's Comprehensive Plan.
- Process applications and present plans to the Design Review Board, Planning Advisory Board and City Council.
- Review and process applications for zoning changes, conditional use petitions, variances, and other current planning petitions.
- Develop amendments to the Code of Ordinances and process the amendments through the Presidents' Council, Planning Advisory Board, City Council and all other applicable boards/committees.
- Review and approve building permits ranging from fence and mechanical equipment to new single family residences and commercial developments.
- Review all marine permits and work closely with marine contractors and the Natural Resources Division on environmental issues pertaining to the City's marine resources.
- Perform Planning Director's functions in Director's absence.
- Supervise Planning Technician and Planners II.
- Assist in budget preparation.

City of Naples, Naples, FL **May 2007 to November 2013**
Planner II, Planning Department

- Development and updating of the City's Comprehensive Plan.
- Process applications and present plans to the Design Review Board, Planning Advisory Board and City Council.
- Review and process applications for zoning changes, conditional use petitions, variances, and other current planning petitions.
- Develop amendments to the Code of Ordinances and process the amendments through various Boards and City Council.
- Review and approve building permits.
- Review all marine permits and work closely with marine contractors and the Natural Resources Division on environmental issues pertaining to the City's marine resources.

Town of Mountain Village, Mountain Village, CO **May 2005 to May 2007**
Planner I, Department of Community Development

- Responsible for the preparation of Design Review Board (DRB) meeting agendas and ensuring proper public notice of all projects.
- Provided public information regarding building, zoning, design review process and signage, including calculation of required fees.
- Completed staff reviews of Design Review Board and Land Use (zoning) applications.
- Presented Design Review Board and Land Use applications to the Design Review Board and Town Council.
- Prepared minutes of the Design Review Board and Town Council meetings.
- Responsible for processing administrative applications, such as applications for signage and lighting, reviewing to ensure compliance with appropriate regulations.

Town of Mountain Village, Mountain Village, CO **May 2004 to May 2005**
Building and Planning Coordinator, Department of Community Development

Town of Mountain Village Housing Authority, Mountain Village, CO
April 2003 to August 2003
Office Manager for the Town of Mountain Village Housing Authority

OTHER EXPERIENCE

Receptionist, Town Hall, Town of Mountain Village, CO
Sales Associate, Ralph Lauren Polo Factory Store, St. Augustine, FL
Ski Instructor, Telluride Ski and Golf Company, Telluride, CO

ACTIVITIES/VOLUNTEER WORK

Community Hospice, Jacksonville, FL
Telluride Middle School Volleyball Coach, Telluride, CO
Member, American Planning Association
Member, International Society of Arboriculture
APA Colorado State Conference, 2003, Host Committee

Leslee C Dulmer

City of Naples Planning Department
295 Riverside Circle Naples, Florida 34102
ldulmer@naplesgov.com 239.213.1042

EDUCATION

Master of Landscape Architecture Ball State University 2006
Bachelor of Urban Planning and Development Ball State University 2004

EXPERIENCE

Planner II

City of Naples *Naples, Florida* *March 2014 – Present*

Provides skilled professional planning and land development work for assigned planning functions of the City. Identifies issues/problems, researches and gathers data, analyze alternatives, and provides recommendation for implementing zoning changes, development plans and other projects that comply with City planning initiatives and applicable development codes and state statutes. Attends and participates in various meetings relevant to design and plan review, planning and zoning, utilities construction, and other City planning and development initiatives. Areas of assignment include, but are not necessarily limited to land use and regulations, neighborhood redevelopment, natural resources, transportation, and housing programs.

Zoning Coordinator

Town of Fort Myers Beach, Florida *Fort Myers Beach, Florida* *Dec 2010 – March 2014*

Responsible for recommendations to the Department Director, Town Manager, Local Planning Agency and the Town Council regarding current growth management and land development projects and issues. Develops changes and recommends improvements and programs to the Community Development Director and Town Manager for the future direction of the Town in balancing growth with quality of life and citizen's desires. Independently responsible for the management and coordination of all project submittals presented at monthly Local Planning Agency meetings. Also tasked with the review of all zoning applications for comprehensive plan and zoning compliance and initiates new programs as needed; plans, directs and coordinates the zoning responsibilities of the department; organizes and directs the planning and zoning programs; organizes trains and coordinates internal operations of personnel; coordinates and maintains effective working relationships within the department, with other Town departments, with members of the general public, Town Council, Town committees, building and development industry and state and local agencies and officers.

Assistant Planner/Assistant Project Manager/Landscape Designer

Morris-Depew Associates, Inc. *Fort Myers, Florida* *Mar 2008 – April 2010*

As assistant planner, responsibilities included research, design, and other tasks related to analysis and assistance in land use changes, zoning requests, comprehensive plan amendments, community plans, Development of Regional Impact submittals and substantial expert witness and litigation support. Responsibilities also included the creation of site plans and design, master concept plan preparation, presentation and publication graphics and other public hearing and/or trial exhibit materials. As landscape designer, duties included landscape and irrigation design and permitting, as well as preparing complete landscape construction drawings, along with providing construction observation and certification services. Lead editor on a number of successful RFQ/RFP submittals for local and national jobs. Attended numerous conferences and seminars relating to the fields of planning and landscape architecture. Mentored CAD technicians and research assistants.

Planner I

Johnson Engineering, Inc. *Fort Myers, Florida* *Jan 2007 – Feb 2008*

Provided assistance to the development of site plans and design of land development projects; including Master Concept Plans and exhibits for comprehensive plan amendments, rezoning applications and development order submittals. Prepared graphic exhibits for public meetings and hearings. Assisted Landscape Architecture department with planting plans, including Rain Garden design. Design lead/editor on a number of successful RFQ/RFP submittals for local and regional jobs.

Planning/Landscape Intern

Johnson Engineering, Inc. *Fort Myers, Florida* *May 2006 – Aug 2006*

Assistance with application preparation and submittal for both planning and landscape projects.

Gardener

Minnetrista Cultural Center *Muncie, Indiana* *May 2005 – Aug 2005*

Duties included installation of various plant material and maintenance of a variety of specific and themed gardens/landscapes at a regional cultural and learning center; maintenance of a native Indiana prairie; responsible for lead design of the Rainbow Garden within the Children's Garden.

Planning Intern

City of Muncie, Community Development *Muncie, Indiana* *May 2003 – Aug 2003*

Duties included assisting Senior Planners with community involvement initiatives; conducted neighborhood analysis/surveys; helped to facilitate a National Trust Main Street program in downtown Muncie.

AFFILIATIONS

Member, City of Fort Myers Beautification Advisory Board, 2009-2010
Member, American Society of Landscape Architecture
Member, American Planning Association
Member, Florida Planning and Zoning Association

PROFICIENCIES

Microsoft Word, Excel, PowerPoint, Outlook
Adobe InDesign, Photoshop, Illustrator
AutoCAD 2007 – 2010

Margaret C. Perry, AICP
(239) 213-1039
mperry@naplesgov.com

Career Experience

February, 2014 to Present: **Planner II**, City of Naples

Provide skilled professional planning and land development work for assigned planning functions of the City. Identify issues/problems, research and gather data, analyze alternatives, and provide recommendation for implementing zoning changes, development plans and other projects that comply with City planning initiatives and applicable development codes and state statutes. Attend and participate in various meetings relevant to design and plan review, planning and zoning, utilities construction, and other City planning and development initiatives. Areas of assignment include, but are not necessarily limited to land use and regulations, neighborhood redevelopment, natural resources, transportation, and housing programs. Perform related work as required.

July, 1998 to February, 2014: **Senior Project Manager**; WilsonMiller, Inc., nka Stantec Consulting Services, Inc.

April, 1993 to August, 1996: **Project Planner/Assistant to Planning Director**; Wilson, Miller, Barton and Peek, Inc.

Senior professional member of the firm serving in the Community and Regional Planning (Long Range Planning) and Development Planning and Approvals Planning (Current Planning/Zoning) Business Units. Responsibilities included: preparation of Growth Management Plan (GMP) and rezoning documentation for land use applications to be considered by Local, Regional, and State governmental entities related to the planning of residential, commercial and mixed-use developments throughout Southwest Florida; representation of clients in governmental venues (County Commission, Planning/Zoning Boards, etc.), including agency-level staff negotiations and coordination of exhibits and presentations at public agency hearings; organize and facilitate public involvement and participation activities; extensive client and review agency staff contact regarding GMP and Land Development Code (LDC) regulations as they relate to particular properties and processing of land use applications; research land development regulations and property histories; development of policy language for GMP amendments; development of regulatory language for LDC amendments; development of recommendations to clients regarding land development proposals; coordination of project activities between all business units within the firm and with sub-consultants; prepare proposals and perform project management for numerous activities for projects, including budget management/control, and the establishment and maintenance of close coordination with related disciplines, e.g., engineering, environmental, transportation, and geographic information systems (GIS).

September, 1996 to June, 1998: **Administrative Assistant**; Syracuse University College of Law and LeMoyne College

January 1989 to February, 1993: **Administrative/Legal Assistant/Land Use**; Young, van Assenderp, Varnadoe and Benton, P.A.

Assistant to the managing partner of the law firm. Responsibilities included: preparation of various land use applications including exhibits to be considered by Local, Regional, and State governmental entities; research comprehensive plan, zoning and development histories of properties; scheduling appointments, meetings, and hearings for managing partner; extensive client and review agency staff contact; composition of correspondence and reports.

December, 1982 to January, 1989: **Planning Technician**
Board of County Commissioners, Collier County

Planning Technician/Assistant to Planning/Zoning Director. Responsibilities included: processing of applications for public hearing (including conditional uses, rezones, PUD's, variances, etc.) before the Planning Commission and County Commission; customer service to the general public regarding land use and zoning issues; preparation of staff reports, executive summaries, ordinances and resolutions for presentation to the County Commission; research property histories; preparation of correspondence and follow-up action as required by the Director; review of site development plans for compliance with County land development regulations.

Education: Associate of Arts, Edison Community College (1987)

Professional Associations: American Institute of Certified Planners
American Planning Association
Florida Planning and Zoning Association

1100 5TH AVE LLC
24231 WALDEN CENTER DR STE 201
BONITA SPRINGS, FL
UNITED STATES 34134

1462 SECOND AVENUE SOUTH LLC
3817 SHERIDAN AVE S
MINNEAPOLIS, MN
UNITED STATES 55410

2404 BAYFRONT PLACE LLC
410 BAYFRO0NT PLACE UNIT 2404
NAPLES, FL
UNITED STATES 34102

3309 BAYFRONT LLC
118 DEEPWATER CIRCLE
MANALAPAN, NJ
UNITED STATES 07726

4509 BAYFRONT LLC
262 LITTLE HARBOUR LANE
NAPLES, FL
UNITED STATES 34102

ACAMPA, DENISE F
451 BAYFRONT PL #5302
NAPLES, FL
UNITED STATES 34102

ACTON, STEWART L
55 HARBOUR SQUARE #3617
TORONTO, ON
CANADA M5J 2L1

ADAMS MULLO FAMILY TRUST
53 MIAMI AVENUE
FALMOUTH, MA
UNITED STATES 02540

AJLW PROPERTIES LLC
W353 N6322 MARINA DRIVE
OCONOMOWOC, WI
UNITED STATES 53066

AKINS III,E WILLIAM & SANDRA L
3971 GULF SHORE BLVD N PH 304
NAPLES, FL
UNITED STATES 34103

ALDEA, OVIDIU
SOFIA A BUHAESCU
410 BAYFRONT PL #2409
NAPLES, FL
UNITED STATES 34102

ALLENDORFER, BRIAN L
ISABELLA ALLENDORFER
448 ETON DR
NORTH BARRINGTON, IL
UNITED STATES 60010

APEX ENGINEERING PRODUCTS CORP
1241 SHORELINE DRIVE
AURORA, IL
UNITED STATES 60504

ARDOLINO, JOYCE L
451 BAYFRONT PLACE #5205
NAPLES, FL
UNITED STATES 34102

ARMANDO GARCIA REV TRUST
L LAFONTAINE GARCIA REV TRUST
95 SPRING MEADOW ROAD
MOUNT KISCO, NY
UNITED STATES 10549

AZZOPARDI, NORMAN P & PAULA M
2905 E COMMERCE ST
MILFORD, MI
UNITED STATES 48381

BARBARA S WAYNER TRUST
253 MARSEILLE DR
NAPLES, FL
UNITED STATES 34112

BARDWELL, JOHN A & MICHELE L
PO BOX 97
SALEM, NY
UNITED STATES 12865

BARSAMIAN, EDWARD
401 BAYFRONT PLACE #3406
NAPLES, FL
UNITED STATES 34102

BARSAMIAN, MISSAK M
CATHERINE E BARSAMIAN
263 NAHANTON STREET
NEWTON CENTER, MA
UNITED STATES 02459

BAYFRONT INC
465 BAYFRONT PL
NAPLES, FL
UNITED STATES 34102

BAYFRONT OFFICE LLC
1333 3RD AVE S #102
NAPLES, FL
UNITED STATES 34102

BAYFRONT PROF CENTER LLC
7631 PALMER COURT
NAPLES, FL
UNITED STATES 34113

BAYFRONTOASIS450 LLC
118 DEEPWATER CIRCLE
MANALAPAN TWP, NJ
UNITED STATES 07726

BEAUDRY, BETTY
165 BROAD AVE S
NAPLES, FL
UNITED STATES 34102

BELMONT, MICHAEL J & KAREN JOY
622 SUPERIOR AVENUE
TAMPA, FL
UNITED STATES 33606

BERGERSON, STEVEN M
KRISTINE A BERGERSON
1230 WOODRICH CIRCLE
DULUTH, MN
UNITED STATES 55811

BILHEUX, ANDRE P
5717 WEST LAKE BUTLER ROAD
WINDERMERE, FL
UNITED STATES 34786

BKMD2 HOLDINGS LLC
1333 3RD AVE S #501
NAPLES, FL
UNITED STATES 34102

BLANCHARD FAM IRREV TRUST
701 MAIN STREET
WEST SUITE 101
HAMILTON, ON
CANADA L8S 1A2

BLUEWATER INVESTMENT GROUP LLC
3 ELM LANE
BRANSON, MO
UNITED STATES 54516

BOLES, STACY L
1345 STRATFORD ST
BARBERTON, OH
UNITED STATES 44203

BONNIE E TRACZ TRUST
6048 N WASHTENAW AVE
CHICAGO, IL
UNITED STATES 60659

BRANDON, DOLORES Z
451 BAYFRONT PL APT 5211
NAPLES, FL
UNITED STATES 34102

BRIAN ELLERBY LIV TRUST
6744 MARBELLA LANE
NAPLES, FL
UNITED STATES 34105

BULMER, GWENDOLYN
410 BAYFRONT PL #2301
NAPLES, FL
UNITED STATES 34102

BURKHARDT, TED
410 BAYFRONT PLACE #2202
NAPLES, FL
UNITED STATES 34102

CAPUTO, EDWARD G
451 BAYFRONT PL #5311
NAPLES, FL
UNITED STATES 34102

CARA BAYFRONT LLC
4 WINDWARD PL
GROSSE POINT FAR, MI
UNITED STATES 48236

CARBARY, EDWARD
TECHRIN HIJAZI CARBARY
305 GOODLETTE ROAD S #C-405
NAPLES, FL
UNITED STATES 34102

CARNEVALE, SONYA S
5114 RT 21 SOUTH
CANADAIGUA, NY
UNITED STATES 14424

CARNUCCIO, JOHN M
401 BAY FRONT PL #3303
NAPLES, FL
UNITED STATES 34102

CASSANITI, JOSEPH P
BARBARA C CASSANITI
309 GOODLETTE RD S APT 502A
NAPLES, FL
UNITED STATES 34102

CGR REVOCABLE TRUST
820 WILDBERRY CIRCLE
AVON LAKE, OH
UNITED STATES 44012

CHALK, ROBERT C & ANN
1 MULROY DRIVE
CAMBERLEY
SURREY,
ENGLAND GU15 1LX

CHERYL ROSHAK LIV TRUST
401 BAYFRONT PL #3208
NAPLES, FL
UNITED STATES 34102

CLARK , KEVIN
RICHARD PAPA
192 OLD TOWN ROAD
EAST SETAUKET, NY
UNITED STATES 11733

CLAYTON, DEAN & LORRAINE
6 COLWOOD RD
TORONTO, ON
CANADA M9A 4E3

COMBS FISH COMPANY
1302 5TH AVE S
NAPLES, FL
UNITED STATES 34102

CONNOLLY, JOHN R & PATRICIA Z
114 MEADOW ROAD
BUFFALO, NY
UNITED STATES 14216

CORSI, CARMEN P & MARY ANN
48 S PARK ST UNIT 411
MONTCLAIR, NJ
UNITED STATES 07042

COSTA, MARGARET
451 BAYFRONT PLACE #5402
NAPLES, FL
UNITED STATES 34102

COUTURE, MICHAEL J & CHERYL L
1685 AIRWAY DR
NAPLES, FL
UNITED STATES 34104

CPC1932 HOLDINGS LLC
CATOONAH STREET 2 LLC
34 CATOONAH STREET
RIDGEFIELD, CT
UNITED STATES 06877

CREIGHTON, DAVID E & TONYA M
309 GOODLETTE-FRANK RD S
#A304
NAPLES, FL
UNITED STATES 34102

DADDARIO, ROBERT D
ROSALYN M DADDARIO
19 LONG MEADOW ROAD
COMMACK, NY
UNITED STATES 11725

DANIEL BLACHUT LIV TRUST
LISE BLACHUT LIV TRUST
240 RYERSON ROAD
OAKVILLE, ON
CANADA L6H 4P6

DANIELS, LORI A
410 BAYFRONT PL #2403
NAPLES, FL
UNITED STATES 34102

DEMIROZU, VICKI
11612 WHEAT RIDGE ROAD
CHARLOTTE, NC
UNITED STATES 28277

DERUM, KATHLEEN
THOMAS CRAIG
450 BAYFRONT PLACE, UNIT 4306
NAPLES, FL
UNITED STATES 34102

DERYNDA, MICHAEL T
N49 W35398 WISCONSIN AVENUE
OCONOMOWOC, WI
UNITED STATES 53066

DERYNDA, MICHAEL T & TAMMY J
N49W35398 WISCONSIN AVE
OCONOMOWOC, WI
UNITED STATES 53066

DESTEFANO, THOMAS
451 BAYFRONT PL APT 5410
NAPLES, FL
UNITED STATES 34102

DI PONIO, GAETANO GINO
MARIA LUCIA DI PONIO
4065 CASGRAIN DR
WINDSOR, ON
CANADA N9G 2A6

DIRADO, GEORGE
2802 HURON COURT
WAPPINGERS FALLS, NY
UNITED STATES 12590

DONALD G DANNER & RUTH ANN C
DANNER REV TRUST
5191 DEXTER PINCKNEY ROAD
DEXTER, MI
UNITED STATES 48130

DONALDSON, RICHARD S & JOAN
26510 INKSTER ROAD
FLAT ROCK, MI
UNITED STATES 48134

DORVAL, KIMBERLY E & RICK K
42 MOOSE POINT ROAD
DUNBARTON, NH
UNITED STATES 03046

DUNCAN, NANCY D & BIRT L
410 BAYFRONT PLACE #2203
NAPLES, FL
UNITED STATES 34102

DURANTE, JAMES D & SYLVIA J
PO BOX 183
LAKE GEORGE, NY
UNITED STATES 12845

DWINELL LIVING TRUST
309 GOODLETTE RD S #404A
NAPLES, FL
UNITED STATES 34102

EASKY, RONALD C & SHARON K
PO BOX 2768
NAPLES, FL
UNITED STATES 34106

EDDY, JOHN R & SUSAN B
3350 STORER VALLEY ROAD
HOUSTON, MN
UNITED STATES 55943

EDGEMOND IV, JOHN W & JAMIE
11571 GREENWICH POINT ROAD
RESTON, VA
UNITED STATES 20194

ERIC J OSTERMEIER REV TRUST
RIFF ROCCO MENZA
524 FLOCK AVENUE
NAPERVILLE, IL
UNITED STATES 60565

FAVULLI, MICHAEL J & HELENE F
309 GOODLETTE RD S APT 201A
NAPLES, FL
UNITED STATES 34102

FISHER BARTON INC
700 S WATER ST
WATERTOWN, WI
UNITED STATES 53094

FRANKHOUSER, ROBERT M
NANCY L FRANKHOUSER
201 N DUKE ST #503
LANCASTER, PA
UNITED STATES 17602

GABRIEL, PAUL & RETA
24 MIRAMICHI TRL
MORGANTOWN, WV
UNITED STATES 26508

GALLUGI, ANTHONY M
DEBORAH A FOSS
41 BENNETT STREET
WAKEFIELD, MA
UNITED STATES 01880

GARBELMANN, WOLFGANG &
BARBARA
410 BAYFRONT PL #2206
NAPLES, FL
UNITED STATES 34102

GARDNER, SUSAN E
307 GOODLETTE RD S APT 202B
NAPLES, FL
UNITED STATES 34102

GAUTHIER, JEAN & LOUISE
3785 DUBARRAGE #506
LAVAL, QC
CANADA H7E 5A7

GEORGE K POLLOCK LIV TRUST
MARTHA L POLLOCK LIV TRUST
309 GOODLETTE RD S APT 307A
NAPLES, FL
UNITED STATES 34102

GEOSOUTHERN INTERMEDIATE
HOLDINGS LLC
1900 DALROCK RD
ROWLETT, TX
UNITED STATES 75088

GERACE, ROCCO
DORI SECCARECCIA
62 ALCORN AVENUE
TORONTO, ON
CANADA M4V 1E4

GERALD L BOLL REV TRUST
JUDY R BOLL REV TRUST
305 GOODLETTE FRANK ROAD S, #406C
NAPLES, FL
UNITED STATES 34102

GERASYMCHUK, GRYGORI
LUDMYLA GERASYMCHUK
2772 ADDISON CIRCLE NORTH
OAKLAND TWP, MI
UNITED STATES 48036

GIFFORD, BARBARA
305 GOODLETTE RD S APT 301C
NAPLES, FL
UNITED STATES 34102

GIGOT, CHRISTOPHER J
CHRISTINE GIGOT
W286 N3369 STONE FENCE CT
PEWAUKEE, WI
UNITED STATES 53072

GIUST, NATALE
MICHELINE GIUST
3226 WOODROFFE AVENUE
OTTAWA, ON
CANADA K2J 4G5

GOGGINS, CYNTHIA J
307 GOODLETTE RD S
#201-B
NAPLES, FL
UNITED STATES 34102

GOGGINS-VALLEY TR, ELAINE
ELAINE GOGGINS-VALLEY TRUST
10838 WATERFALL CT
SOUTH LYON, MI
UNITED STATES 48178

GORDON RIVER HOTEL ASSOCS
1221 5TH AVE S
NAPLES, FL
UNITED STATES 34102

GRANGER, ROBERT W
CAROLYN A BARRY
450 BAYFRONT PLACE #4207
NAPLES, FL
UNITED STATES 34102

GRAY, DAVID
401 BAYFRONT PL APT 3308
NAPLES, FL
UNITED STATES 34102

GRECO JR, SAMUEL V
CATHERINE A GRECO
15 ROLLING RIDGE ROAD
E GREENBUSH, NY
UNITED STATES 12061

GREGORY L DEBARR R/L TRUST
14965 OVERBROOK DR APT 306
SOUTHGATE, MI
UNITED STATES 48195

GRIMLEY, BARBARA J
GREGG & LAURA BONIELLO
22 BURNSWICK ROAD
CEDAR GROVE, NJ
UNITED STATES 07009

GULFSHORE PLAYHOUSE INC
1010 5TH AVE S SUITE 205
NAPLES, FL
UNITED STATES 34102

HAAB, MARIA DEL CARMEN
ZUGERSTRASSE 92B
WALCHWIL ZUG,
SWITZERLAND 6318

HAGERTY, JAY S & DONNA A
309 S GOODLETTE ROAD UNIT A403
NAPLES, FL
UNITED STATES 34103

HAGERTY, JAY S & DONNA A
1 LONE BEECH LN
GLEN MILLS, PA
UNITED STATES 19342

HALL, FREDERICK BAKER
LINDA SACKS HALL
3333 TEN BROECK WAY
LOUISVILLE, KY
UNITED STATES 40241

HALL, LINDA L
450 BAYFRONT PLACE #4305
NAPLES, FL
UNITED STATES 34102

HARMAN, SUSAN
450 BAYFRONT PLACE #4205
NAPLES, FL
UNITED STATES 34102

HARRIETTE S HANSELL TRUST
664 CROSSING CRK S
GAHANNA, OH
UNITED STATES 43230

HEALY, THOMAS C
451 BAYFRONT PL APT 5508
NAPLES, FL
UNITED STATES 34102

HEYER, MELISSA B
SURACHERSTRASSE 30
UITIKON,
SWITZERLAND CH 8142

HILDITCH JR, ALBERT E
SHARON R MCCANN
2082 GULF SHORE BLVD N #207
NAPLES, FL
UNITED STATES 34102

HOFFMEISTER, GEORGE E
305 GOODLETTE RD S APT 204C
NAPLES, FL
UNITED STATES 34102

HORNIBROOK, DANIEL & CYNTHIA
8 ASHLEY ROAD
TORONTO, ON
CANADA M9A 0C5

HORTH, PETER M & LOUISA M
161 RAYMOND DR
DALTON, MA
UNITED STATES 01226

HOWE, JOHN T & ELIZABETH A
1105 8TH AVENUE NORTH
NAPLES, FL
UNITED STATES 34102

HUGHES REVOCABLE TRUST
305 GOODLETTE RD N #205
NAPLES, FL
UNITED STATES 34102

ILIC JOINT 2017 REV TRUST
40 RUE SOUS IEGLISE
GRIMISUAT,
SWITZERLAND 1971

IMBODEN, DAVID C
401 BAYFRONT PLACE #3401
NAPLES, FL
UNITED STATES 34102

JACOBSON, CAROLE J
451 BAYFRONT PL #5207
NAPLES, FL
UNITED STATES 34102

JAG PROPERTIES II LLC
12268 N 92ND DR
PEORIA, AZ
UNITED STATES 85381

JAMAICA SQUARE LLC
993 WILDHURST TRAIL
ORONO, MN
UNITED STATES 55364

JANET CALLEAR TRUST
401 BAYFRONT PL #3306
NAPLES, FL
UNITED STATES 34102

JANET M YOUNG R/L TRUST
450 BAYFRONT PL # 4202
NAPLES, FL
UNITED STATES 34102

JILL D DENNY TRUST
12 WASHINGTON ISLAND
CLAYTON, NY
UNITED STATES 13624

JOAN E DOONER REV LIV TRUST
PO BOX 388
10 SE HIGHWAY 101
DEPOE BAY, OR
UNITED STATES 97341

JOHN M BOLTE FAMILY TRUST
615 HILLCREST COURT
MEDIA, PA
UNITED STATES 19063

JOHNSON GULF COAST
PROPERTIES LLC
15565 PLEASANT VALLEY ROAD
CENTER CITY, MN
UNITED STATES 55012

JOHNSON, SCOTT & LORI
15565 PLEASANT VALLEY ROAD
CENTER CITY, MN
UNITED STATES 55012

JOHNSTON JR, HUGH N & MARTHA F
6113 EDGEWOOD TERRACE
ALEXANDRIA, VA
UNITED STATES 22307

JOSEPH J JASICA JR TRUST
ELEANOR JASICA LIV TRUST
5N631 E EAGLE CT
ST CHARLES, IL
UNITED STATES 60175

JOYCE A HAND REV TRUST
450 BAYFRONT PL APT 4510
NAPLES, FL
UNITED STATES 34102

JUSKOWICH, KENNETH J
JUDITH J JUSKOWICH
674 WESTVIEW AVE
MORGANTOWN, WV
UNITED STATES 26505

KASSLING, PATRICIA J
4101 GULFSHORE BLVD N
#5 NORTH
NAPLES, FL
UNITED STATES 34103

KENDALL EST, THEODORE H
% MAY E KENDALL PR
446 CYPRESS WAY E
NAPLES, FL
UNITED STATES 34110

KETTLE, ROBERT TARY
450 BAYFRONT PLACE #4401
NAPLES, FL
UNITED STATES 34102

KILEY, WILLIAM
451 BAYFRONT PL #5301
NAPLES, FL
UNITED STATES 34102

KIRKWOOD, DONALD A
410 BAYFRONT PL APT 2502
NAPLES, FL
UNITED STATES 34102

KIRSCHNER, NADESHDA
451 BAYFRONT PLACE #5401
NAPLES, FL
UNITED STATES 34102

KLAUS, WALTER G & RITA W
N7894 SANDY BEACH RD
FOND DU LAC, WI
UNITED STATES 54935

KLEIN, JANET D
1570 PELICAN AVE
NAPLES, FL
UNITED STATES 34102

KLEMENT, JULIE M
450 BAYFRONT PLACE #4303
NAPLES, FL
UNITED STATES 34102

KOSTEN, LINDA S
1296 JACOBS DR
MORGANTOWN, WV
UNITED STATES 26505

KRAMIG FAMILY TRUST
717 WHITE OAK DR
OXFORD, OH
UNITED STATES 45056

KRUSE SR, ROBERT C
MARGUERITE M KRUSE
401 BAYFRONT PL #3305
NAPLES, FL
UNITED STATES 34102

LACK TR, ERNEST E
E E LACK REV TRUST UTD 5/4/07
4000 CATHEDRAL AVE NW #125B
WASHINGTON, DC
UNITED STATES 20016

LARSON, STEPHEN P
1482 2ND AVE S
NAPLES, FL
UNITED STATES 34102

LEEUW, NICO VAN
LANNY WIDJAJA
61 DALIALAAN
HEVER,
BELGIUM B-3191

LEONARD P MAUCELI R/L TRUST
451 BAYFRONT PL #5204
NAPLES, FL
UNITED STATES 34102

LEPRE LIVING TRUST
PO BOX 743
NORTHFIELD, NJ
UNITED STATES 08225

LETOFSKY TR, STANLEY
44 BRAESIDE RD
TORONTO, ON
CANADA M4N 1X7

LIVING STYLES OF FLORIDA LLC
561 SOUTH COLLIER BLVD
MARCO ISLAND, FL
UNITED STATES 34145

LOGAN, AMY
450 BAYFRONT PL APT 4502
NAPLES, FL
UNITED STATES 34102

LOWE, GARY L
451 BAYFRONT PL #5501
NAPLES, FL
UNITED STATES 34102

LUCIANI, LESLIE R
ROBERT, HEIDI, AMY BENSER
PO BOX 475
GAYLORD, MI
UNITED STATES 49734

LUCID PROPERTY ENTERPRISE LLC
6664 GLEN ARBOR WAY
NAPLES, FL
UNITED STATES 34119

MAHMOOD, GREGG G & SHAREN M
KENNETH M & BARBARA J BEYER
8125 59TH ST N
LAKE ELMO, MN
UNITED STATES 55042

MAIR, ANDREW GEORGE
MARIA THERESE MAIR
200 CENTRAL PARK SOUTH, APT 6D
NEW YORK, NY
UNITED STATES 10019

MAISANO, DONATO
PO BOX 891
CHESHIRE, CT
UNITED STATES 06410

MALONE, PAUL
3966 EASTLAKE DR
MORGANTOWN, WV
UNITED STATES 26508

MANATIS, ANNA A
DAVID J ANDERSON
13 FORT HILL RD
EAST SANDWICH, MA
UNITED STATES 02537

MANGROVE BAY DEVELOPMENT LLC
2002 4TH ST
NAPLES, FL
UNITED STATES 34102

MARASCO, ROBERT S & CARMEN Y
309 GOODLETTE RD S #A-402
NAPLES, FL
UNITED STATES 34102

MARKEL, DAVID F
PO BOX 1149
SKIPPACK, PA
UNITED STATES 19474

MARY I WILSON 2000 TRUST
209 COLONADE CIRCLE
NAPLES, FL
UNITED STATES 34103

MCCAIN, LINN H
2063 RURAL PLAINS CIR
FRANKLIN, TN
UNITED STATES 37064

MCCAULEY, CAROL P
307 GOODLETTE ROAD S #204
NAPLES, FL
UNITED STATES 34102

MCGREGOR, BRIAN & JOANNE
131 E SIDE DR
REHOBOTH BEACH, DE
UNITED STATES 19971

MCGUIRE, LILIANA B
451 BAYFRONT PL #5208
NAPLES, FL
UNITED STATES 34102

MCMAHON LIV TRUST
10308 BURLWOOD CT
MUNSTER, IN
UNITED STATES 46321

MCMONAGLE, THOMAS C & ANNE F
410 BAYFRONT PL #2507
NAPLES, FL
UNITED STATES 34102

MCSHANE, MICHAEL G & ANN M
401 BAYFRONT PL #3509
NAPLES, FL
UNITED STATES 34102

MICHAEL A KELLY TRUST
10709 CHERRYWOOD DR
PALOS PARK, IL
UNITED STATES 60464

MINTURN, RAYMOND J & VICTORIA
W 376 5.5187 E PRETTY LK ROAD
DOUSMAN, WI
UNITED STATES 53118

MISERENDINO SR TR, GEORGE T
G T MISERENDINO LIVING TRUST
307 GOODLETTE RD S #206B
NAPLES, FL
UNITED STATES 34102

MOENCH, RICHARD & SAFIA
308 RIVERSIDE DR
BINGHAMTON, NY
UNITED STATES 13905

MONTAGNINO JR, VINCENT
PATRICIA MARIE MONTAGNINO
5609 OLD CHESTER RD
BETHESDA, MD
UNITED STATES 20814

MORRISON, WILLIAM E
451 BAYFRONT PL #5306
NAPLES, FL
UNITED STATES 34102

MULLER, HANS-MARTIN
410 BAYFRONT PLACE #2508
NAPLES, FL
UNITED STATES 34102

MURPHY, ALBERT V & JOAN A
389 E OLD WILLIAM PENN HWY
DELMONT, PA
UNITED STATES 15626

NADHMI, RAMIZ
CATHERINE T CAWLEY
410 BAYFRONT PL APT 2205
NAPLES, FL
UNITED STATES 34102

NAPLES 5TH AVENUE HOTEL LLC
% FINFROCK DEVELOPMENT
2400 APOPKA BLVD
APOPKA, FL
UNITED STATES 32703

NOVAK, JOANNE
305 GOODLETTE RD S APT 305C
NAPLES, FL
UNITED STATES 34102

NUDI, PETER J & KATHLEEN E
111 ROCK RIDGE RD
PITTSBURGH, PA
UNITED STATES 15209

NYGREN, NANCY E
LINDA J NYGREN
204 PHACELIA LN
BOONE, NC
UNITED STATES 28607

OWEN, ALLAN & KARIN CAESAR
MAXIMILIAN OWEN
TERPSTICH 12B
MORSUM/SYLT,
GERMANY 25980

PALMER, MICHAEL J & SANDRA K
18070 S BOND STREET
BUCYRUS, KS
UNITED STATES 66013

PECORA, FRANK M
494 LONGFELLOW AVE
GLEN ELLYN, IL
UNITED STATES 60137

PENOYER, DONALD V
CHAD WHITHAM PENOYER
PO BOX 173
CENTRAL SQUARE, NY
UNITED STATES 13036

PETER R BOVE JR TRUST
KATHLEEN JOHNSON BOVE
9200 QUARTZ LN #201
NAPLES, FL
UNITED STATES 34120

PIFER, ROBERT L & JOANN L
307 GOODLETTE RD S APT 303B
NAPLES, FL
UNITED STATES 34102

PM 76 INC
8542 FOREST RUN LANE
ORLANDO, FL
UNITED STATES 32836

POHL, PAUL P & BARBARA
1273 GREENGLEN CT
BLOOMFIELD HILLS, MI
UNITED STATES 48304

POHLMANN JR TR, HERBERT CHAS
UTD 6-15-90
501 GOODLETTE RD N STE D100
NAPLES, FL
UNITED STATES 34102

PRINCE, THOMAS & VALERIE M
9068 HUNTER BAY DR
BRIGHTON, MI
UNITED STATES 48114

RAMAKRISHNAN FAM REV TRUST
LUSKROOG 15
NEUSTADT,
GERMANY 23730

REARDON, BARRY P & NANCY B
PO BOX 745
WINSTED, CT
UNITED STATES 06098

RENZI ET AL, SUSAN
160 SEA VIEW DRIVE
WARWICK, RI
UNITED STATES 02889

RICHARD K RUDIE TRUST
10510 MISTY HILL RD
ORLAND PARK, IL
UNITED STATES 60462

ROATH, JAMES R & SAUNDRA A
1155 BLUE HILL CREEK DR
MARCO ISLAND, FL
UNITED STATES 34145

ROBERT H WILSON TRUST
CATHERINE L WILSON TRUST
450 BAYFRONT PL #4503
NAPLES, FL
UNITED STATES 34102

ROMES, CHRISTINE M
820 WILDBERRY CIRCLE
AVON LAKE, OH
UNITED STATES 44012

ROTELLA, JONATHAN J
8859 VENTURA WAY
NAPLES, FL
UNITED STATES 34109

RUBERTO, JAMES M
401 BAYFRONT PL #3503
NAPLES, FL
UNITED STATES 34102

RUSCH, THOMAS N
3801 STATE ROAD 21
OSHKOSH, WI
UNITED STATES 54904

RUSS, MICHAEL V
450 BAYFRONT PLACE #4304
NAPLES, FL
UNITED STATES 34102

RUSSELL, TRACY E
410 BAYFRONT PL #2304
NAPLES, FL
UNITED STATES 34102

RUSSO, ROSEMARY T & JOHN
410 BAYFRONT PL APT 2307
NAPLES, FL
UNITED STATES 34102

RUTH TUCKER TRUST
307 GOODLETTE RD S #301B
NAPLES, FL
UNITED STATES 34102

SANDER, THOMAS & PATRICIA
STEPHEN SANDER
12 STILLVIEW DR
GREENWICH, CT
UNITED STATES 06831

SCHAAP, STEVEN P
120 HIGH ROCK AVE
SARATOGA SPRINGS, NY
UNITED STATES 12866

SCHIEFER, JOANN
15 GOLDEN COURT
WALLKILL, NY
UNITED STATES 12589

SCHIMKAT, PETER
CANDICE LOPEZ-SCHIMKAT
3418 ANGUILLA WAY
NAPLES, FL
UNITED STATES 34119

SCHOFT, CHRISTA
401 BAYFRONT PL #3505
NAPLES, FL
UNITED STATES 34102

SCOTT BERGERSON REV TRUST
5825 PROVIDENCE CURVE
MAPLE PLAIN, MN
UNITED STATES 55359

SCOTT DELBOCCIO REV TRUST
450 BAYFRONT PL #4209
NAPLES, FL
UNITED STATES 34102

SENATHIRASA, LOGAN
LUCKSHI KRISHNAMOORTHY
18 YELLOW BIRCH CRESCENT
RICHMOND HILL, ON
CANADA L4B 3R2

SHEA, BRENDA A
401 BAYFRONT PLACE #3209
NAPLES, FL
UNITED STATES 34102

SHIBLEY, LARRY & KAREN
30 N MAIN ST
CHAGRIN FALLS, OH
UNITED STATES 44022

SILBER, SUSANNE
450 BAYFRONT PLACE #4402
NAPLES, FL
UNITED STATES 34102

SMITH, REBECCA GWENDOLYN
450 BAYFRONT PLACE #4406
NAPLES, FL
UNITED STATES 34102

SNYDER, DAVID N
3965 BOOKER T WASHINGTON HWY
ROCKY MOUNT, VA
UNITED STATES 24151

SOLLARS, GORDON & LINDA L
12 SHEEPROCK RD
KINNELON, NJ
UNITED STATES 07405

SPRAGUE, BRAD A
CHERYL A BECHARD
619 CLIFFORD DR
MINOOKA, IL
UNITED STATES 60447

STACEY CONSTRUCTION LLC
3435 10TH STREET N
SUITE 300
NAPLES, FL
UNITED STATES 34103

STAPLETON, ALLISON L
4 FLETCHER WAY
NORTON, MA
UNITED STATES 02766

STEINKAMP & WALSH FL REV TRUST
5320 LAKE MENDOTA DRIVE
MADISON, WI
UNITED STATES 53705

STEPHEN M DEASEY SR REV TRUST
7060 CALABRIA PLACE
DUBLIN, OH
UNITED STATES 43016

STERN, BENJAMIN
22 RIVER TER APT 25F
NEW YORK, NY
UNITED STATES 10282

STONEBURNER, KEVIN
450 BAYFRONT PL
NAPLES, FL
UNITED STATES 34102

SUNCOAST INV CO OF NAPLES INC
1101 5TH AVE S
NAPLES, FL
UNITED STATES 34102

SWEENEY, GERARD A & CAROLE R
PO BOX 824
DOVER, MA
UNITED STATES 02030

T & C FINK JOINT REV TRUST
5695 STATE ROAD 83
HARTLAND, WI
UNITED STATES 53029

TAGLIENTE, TERESA
9 RIVER ROCK WAY
WAYLAND, MA
UNITED STATES 01778

THOMAS C AINSWORTH 2012 TRUST
26261 DEVONSHIRE CT #202
BONITA SPRINGS, FL
UNITED STATES 34134

THOMAS MARTIN CONSTRUCTION INC
615 S COLLIER BLVD
SUITE 2B
MARCO ISLAND, FL
UNITED STATES 34145

TIERNAN, FRED & CAROL
THE SMALLHOLDING
BANK MILL LANE
BERKHAMSTED,
UNITED KINGDOM HP4 2NS

TODD III, ALLMAN A
SHARON PRENTICE
2937 LONE PINE LN
NAPLES, FL
UNITED STATES 34119

TUBERGEN, TIMOTHY S & FAITH S
307 GOODLETTE FRANK RD S
#401-B
NAPLES, FL
UNITED STATES 34102

URSAIA, MARIA LUCIA
HADDOCK LOBO NO 1136
APT 112
SAN PAULO,
BRAZIL CEP 01414

VAUGHN, MARI ANNE
309 GOODLETTE RD S APT 202A
NAPLES, FL
UNITED STATES 34102

WAGNER, ROBERT L & EFFIE R
5810 EARHART RD
ANN ARBOR, MI
UNITED STATES 48105

WAGNER, SCOTT R & TRACY H
PO BOX 1627
YORK, PA
UNITED STATES 17405

WARE, DONALD P & NANCY W
JEFFREY, CHRISTOPHER, CHARLES WARE
64 BIRDSONG PKWY
ORCHARD PARK, NY
UNITED STATES 14127

WASILEWSKI, WALTER B & JANE C
2635 S HACKER RD
BRIGHTON, MI
UNITED STATES 48114

WAYNE KEITH CARROLL TRUST
21952 PINE LAKE CIRCLE
KILDEER, IL
UNITED STATES 60047

WEBER, ROBERT ALLEN
KATHLEEN SHELLY WEBER
11776 STRATFORD HOUSE PL #1203
RESTON, VA
UNITED STATES 20190

WEIGHER, PETER T & HEATHER E
1413 LIMERICK COURT
HUMMELSTOWN, PA
UNITED STATES 17036

WELLWOOD, GEORGE
IRENE KNOX WELLWOOD
1994 E CROWN POINTE BLVD
NAPLES, FL
UNITED STATES 34112

WHEATLEY II, L O'NEAL
DONNA R WHEATLEY
401 BAYFRONT PL #3409
NAPLES, FL
UNITED STATES 34102

WIESNER, JOHN T & LISA M
W353N6322 MARINA DR
OCONOMOWOC, WI
UNITED STATES 53066

WIESNER, JOHN T & LISA M
PO BOX 545
PEWAUKEE, WI
UNITED STATES 53072

WILLIAMS TR, ALICE M
ALICE M WILLIAMS LIVING TRUST
5N256 WILTON CROFT RD
ST CHARLES, IL
UNITED STATES 60175

WILLOW TREE NOMINEE TRUST
74 GEORGE ROAD
WINCHESTER, MA
UNITED STATES 01890

WILSON, WINDIE N
309 GOODLETTE ROAD S #A-301
NAPLES, FL
UNITED STATES 34102

WSR NAPLES SQ COMMERCIAL LLC
3066 TAMIAMI TRL N STE 201
NAPLES, FL
UNITED STATES 34113

WSR OLD NAPLES LLC
3066 TAMIAMI TRL N STE 201
NAPLES, FL
UNITED STATES 34103

WYNN, ARNOLD L & TONI M
309 GOODLETTE RD S APT 407A
NAPLES, FL
UNITED STATES 34102

YUREK, GREGORY J & CAROL L
845 S HEATHWOOD DR
MARCO ISLAND, FL
UNITED STATES 34145

From:	Jim Grimley
To:	Margaret Perry
Cc:	BCA34102@gmail.com
Subject:	Bayfront Re-Zoning for Buildings 6&7
Date:	Wednesday, December 5, 2018 9:12:58 AM

CAUTION: This email originated from outside of the City of Naples e-mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Jim Grimley. Along with my wife Barbara, we are owners in Bayfront.

We recently received a notice from the Naples Planning Advisory Board regarding a petition to re-zone and amend the planned development (Buildings 6&7) from the original new residential units to timeshare and transient lodging.

We would like to inform the Board that we are NOT in favor of this re-zoning to timeshare and transient lodging. This re-zoning changes the original intent of zoning in Bayfront. That being, commercial on first floor with privately owned condos on 2nd thru 5th floors. We purchased our unit with this understanding. If we would have known that timeshares and transient lodging would be added at a future date, we would not have purchased in Bayfront. There already exist a hotel right next door to Bayfront. This re-zoning would basically add more hotels!! This action would definitely de-value the market value of our home.

Please consider our opinion when making your decision.

Thank you,
Jim and Barb Grimley
jgrimley@insighpack.com
914-325-5883

From: Midge Kruse
To: Margaret Perry
Subject: Bayfront Buildings 6&7
Date: Monday, December 3, 2018 10:05:27 AM

CAUTION: This email originated from outside of the City of Naples e-mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms Perry,
As full time residents and voters of Bayfront we strongly oppose the petition to re-zone and amend the planned development of Bayfront.
To have residential units to become Timeshares and transient lodging
would bring down all surrounding values. It would show Naples in a negative way. Plus the area is too compact to support the buildings.
Regards,
Robert and Marguerite Kruse
401 Bayfront Place # 3305
Naples,FL. 34102

Sent from my iPad

From:	mike mcshane
To:	bca34102@gmail.com; Margaret Perry
Subject:	Rezone Petition 18-R4 for property located at 401- 499 Bayfront Place and 1301, 1320, and 1333 3rd Avenue South
Date:	Monday, December 3, 2018 9:50:52 AM

CAUTION: This email originated from outside of the City of Naples e-mail system. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We are not able to attend the meeting in person but we are against this proposal. This proposal will hurt our valuations, parking and Bayfront's reputation. Michael and Ann McShane 401 Bayfront Place Unit 3509 Naples, FL 34102.

Sent from Mail for Windows 10

Planning Advisory Board Agenda Item Report

Submitted by: Erica Martin
Submitting Department: Planning
Meeting Date: December 12, 2018

SUBJECT
SUBDIVISION/REPLAT PETITION18-SD4
Consider a Resolution determining Preliminary and Final Plat approval under Subdivision Petition 18-SD4 to subdivide the existing 8.76 acre property located at 1111 Central Avenue (formerly 1075 Central Avenue) to create five separate parcels. (EM)

Legislative Type:
Quasi Judicial Item

Funding Source:

Recommendation:
Approval

ATTACHMENTS
- Staff Report
- Resolution
- Application & Disclosure
- Aerial
- Survey
- Plat
- Opinion of Title
- Credentials - Planning Staff
- Mailing Labels

STAFF REPORT

To: Planning Advisory Board
From: Planning Department
Subject: Subdivision Petition 18-SD4
Petitioner: WSR 1075, LLC, a Delaware limited liability company
Agent: John M. Passidomo, Cheffy Passidomo, P.A.
Date: November 29, 2018

CONSIDER: A Resolution determining Subdivision petition 18-SD4 for Preliminary and Final Plat approval under Subdivision Petition 18-SD4 to subdivide the existing 8.76 acre property located at 1111 Central Avenue (formerly 1075 Central Avenue) to create five separate parcels.

LOCATION: 1111 Central Avenue

SIZE OF PARCEL: 8.76 acres / 381,586 square feet

CURRENT ZONING: 1075 Central Planned Development

EXISTING LAND USE: Vacant

FUTURE LAND USE: Downtown Mixed Use

BACKGROUND AND PREVIOUS ACTION: This site was formerly occupied by the Naples Daily News that was demolished in 2010. In 2013, a project consisting of 220 residential units with 3,000 square feet of amenities and 3,000 square feet of commercial space was approved on the site. The project was never constructed. In 2014, the Design Review Board approved a second design for a mixed-use development on the site, which included rezoning of the site to create a Planned Development. The Planning Advisory Board recommended approval of the rezoning and comprehensive plan amendment but the project did not move forward to City Council at the request of the petitioner. The property was then rezoned from D, Downtown to Planned Development in 2015 (Ordinance #2015-13619) to allow for a mixed-use development consisting of 212 residential units, approximately 8,000 square feet of nonresidential space, and approximately 28,000 square feet of public open space. Section 46-33(d) of the Code of Ordinances provides that City Council shall have final review and approval authority for site Plans submitted with petitions to rezone to PD, Planned Development. Concurrent with the PD approval,

the PAB and City Council reviewed and approved a Site Plan (Resolution #2015-13620) for the proposed development. This development was never constructed but the PD remains in effect.

Section XII of the Planned Development Document establishes that the land owner will voluntarily dedicate a ten foot wide linear strip of property along Central Avenue upon final adoption of the PD. This portion of the property was dedicated to the City prior to the Central Avenue improvements.

The current petitioner has purchased the property and developed a new design that is consistent with the development standards within the PD. The petitioner obtained administrative and City Council approval of the Site Plan (October 17, 2018) and final Design Review Board approval on November 28, 2018.

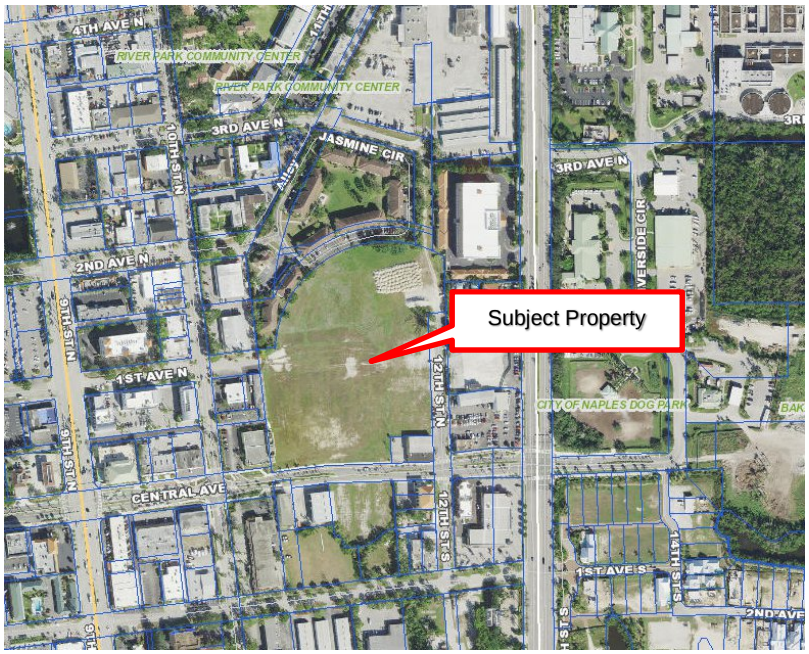
REQUEST: The petitioner has requested approval to subdivide the 8.76 acre parcel to create five (5) separate parcels to individually accommodate the three separate condominium buildings, the two commercial and mixed use buildings and the approximately 28,000 square foot park. The subdivision of the parcel into separate tracts is proposed for financing purposes and to allow for phasing of the project. The proposed tracts have been configured to ensure that construction of each phase will comply individually with the development standards within the Planned Development and the D, Downtown zoning district, as well as with the Site Plan approval. Approval of this subdivision request does not relieve the owner of the responsibility to comply with the development standards and obligations within the Planned Development and the Site Plan approval, including, but not limited to provision of open space, development of the park parcel, amenities, and on-site and off-site parking.

PENDING AND/OR SUBSEQUENT ACTION: The Planning Advisory Board will hold a public hearing on this petition at its meeting on December 12, 2018. At the close of the public hearing, the PAB will make recommendations to the City Council. It is anticipated that City Council will hear this item on January 16, 2019, with final action, including final plat approval, taken by resolution.

PUBLIC NOTIFICATION: On November 21, 2018, a total of 53 letters were mailed to all property owners within 500 feet of the subject property. As of the date of this report, Staff has received no written communication regarding this request.

STAFF RECOMMENDATION: Staff has applied the Subdivision standards to the request pursuant to Section 54-4 of the Land Development and finds that the standards HAVE been met. Staff recommends APPROVAL of the Subdivision.

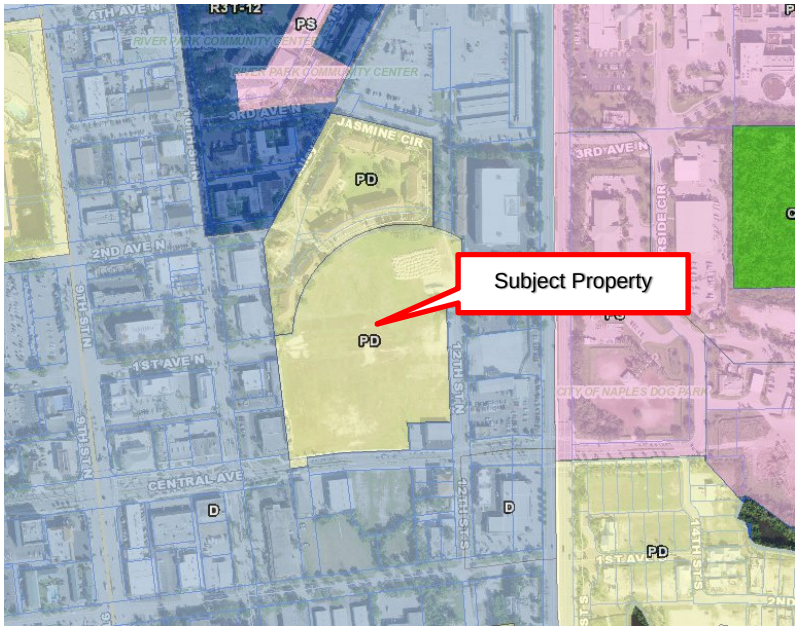
AERIAL OF SUBJECT PROPERTY:



SURROUNDING PROPERTIES:

	North	South	East	West
Zoning	PD, Planned Development	D, Downtown	D, Downtown	D, Downtown
Existing Land Use	Jasmine Cay	Commercial; Vacant	Commercial	Commercial
Future Land Use	Medium Density Residential	Downtown Mixed Use	Downtown Mixed Use	Downtown Mixed Use

ZONING MAP:



COMPREHENSIVE PLAN: The subject property is designated Downtown Mixed Use on the Future Land Use Map (FLUM) of the Comprehensive Plan. The "Downtown Mixed Use District" currently contains a mixture of uses including commercial, heavy commercial, office, cultural, and institutional. The permitted uses in this district will continue to be mixed use with emphasis on residential and commercial uses within the same structure. The dwelling units within this district are primarily intended for employees who work at businesses within the City, retirees and seasonal residents. By providing housing for employees, travel time and vehicle trips will be reduced, traffic impacts minimized, and the quality of life of the residents enhanced. The primary function of this district is to encourage redevelopment, improve the aesthetics and physical appearance, and provide for a prosperous, viable downtown. Redevelopment themes for this area shall include:

(1) Enhance building aesthetics and appearance.
(2) Encourage a cohesive and integrated district.
(3) Promote pedestrian access and activity.
(4) Encourage mixed uses.
(5) Emphasize an orderly pattern of circulation for both vehicular and pedestrian traffic.
(6) Enhance streetscape in the rights-of-way and medians.
(7) Encourage quality urban design including street lighting, landscaping, and consistent signage.

To protect the integrity of the downtown area as it relates to surrounding neighborhoods, the area that is designated as Downtown Mixed Use bounded by 5th Avenue South, 8th Street, 7th Avenue north, and Goodlette-Frank Road shall be subject to the following development standards:

Maximum Aggregate density: 12 units per acre for 118 acres, or 1,416 units.

Maximum Site Density: Up to 30 units per acre with provision for open space or payment into an open space fund, however, aggregate density limit of 1,416 units cannot be exceeded.

Other areas designated as Downtown Mixed Use shall be limited in to the standards in Policy 1-1 or by the more restrictive limitations imposed by zoning.

The following policies of the Comprehensive Plan apply to Subdivision request 18-SD4:

Policy 1-2: Unless otherwise permitted in the Comprehensive Plan, new development, redevelopment and reuse shall be consistent with the permitted use and density/intensity of each designation.

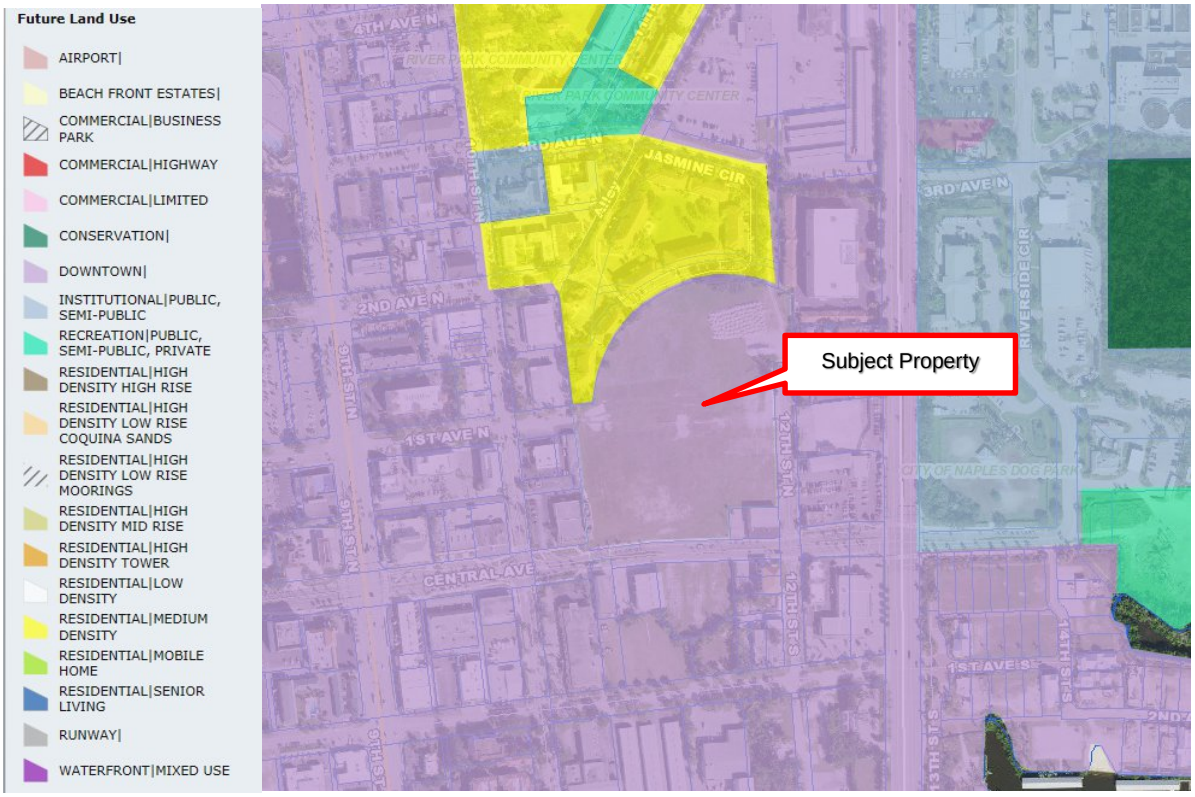
In the Downtown Mixed Use land use, a density of 12 dwelling units per acre is allowed districtwide with a base density of 12 units per acre on each property and up to 30 units per acre allowed with City Council approval and the provision of public open space or a payment into the public open space fund. In addition to the density limitation on each property, all combined development under the D Downtown and Downtown Mixed Use land use must not exceed a pool of units that is based on 12 units per acre districtwide. Through the provision of open space and payment into the Open Space fund, the proposed project is consistent with this designation. It is important that the project and subdivision result in a unifying perimeter plat because the density for the project is calculated over

the entirety of the acreage for the project, including the open space, and no parcel can stand alone for density in this project.

<u>Policy 1-9.2:</u> Parking areas within a single development shall be interconnected unless it can be demonstrated that on-site traffic and pedestrian circulation will properly function and traffic movement on adjacent public streets will not be impacted.
Effort was made to create interconnected and accessible parking areas that also connect with the surrounding street grid**.** Vehicular ingress and egress from each of the proposed Tracts is provided via connections to 12th Street North, Central Avenue and 10th Street North via 1st Avenue North.

<u>Policy 2-2:</u> Permit new development only in areas where adequate public facilities (as defined by level of service standards), and access exists or will be provided prior to occupancy.
Through the Administrative Site Plan process, the Utilities Department has indicated that adequate public facilities exist to serve the proposed development.

FUTURE LAND USE MAP:



DEPARTMENTAL REVIEW: Petition 18-SD4 has been reviewed by all applicable City departments. There were no objections, concerns or comments from any of the reviewing departments.

ANALYSIS: Section 54-4(b) of the Land Development Code provides the standards for approval of a subdivision in instances where the established criteria are met. A review of the petition in light of the

required criteria is provided for your consideration; the applicant's response to the criteria is provided within the petition. The standards and Staff analysis are as follows:

1. **The subdivided plat complies with the provisions of this Code and any applicable provisions of the Comprehensive Plan and this Code.**
   The proposed subdivided plat complies with Chapter 54 of the Code of Ordinances and is consistent with the Goals, Objectives, and Policies of the Comprehensive Plan. Section 54-31(a)(2) of the Code provides standards for subdivisions as follows:

"Sec. 54-31. - Approval procedure…

(2) *Standards:*

a. Single-family lots may not be reconfigured to create through lots unless the property fronts Gulf Street (according to plat of the Plan of Naples) or the majority of properties in the same block are through lots.

b. The proposed lot or lots in any above application shall each be conforming to the most restrictive underlying zoning district.

c. The proposed lot or lots shall each be served by individual central potable water service and central sewer service.

d. The proposed lot or lots shall each have acceptable access in terms of capacity and in terms of compliance with section 56-49 and section 54-61.

e. Reconfiguration of lots under this section shall not create flag lots.

f. Proposed lot lines shall be straight lines parallel or similar in orientation to existing lot lines."

The proposed subdivision depicts the creation of lots that conform to the minimum lot width and area standards within the 1075 Central Planned Development and the D, Downtown zoning district, that are serviced by potable water and sewer service, that have acceptable access and are not configured as flag lots. The lots do not depict straight lines parallel or similar in orientation to existing lot lines. However, pursuant to Section 54-74(a) of the Code of Ordinances, in the case of a unique land development project that does not fully comply with all of the standards above, the project may be approved, subject to conditions.

"Sec. 54-74. - Land development innovations.

(a) The standards of this chapter are matched to typical city subdivision development. If a unique land development project is proposed, incorporating design features which do not fully comply with all requirements of this chapter, the project may be approved under the following conditions:

(1) An application for approval of a unique land development plan shall be submitted and processed in the manner set forth in this chapter. If the proposed land development will require a change of zoning, the rezone application shall be submitted along with and processed simultaneously with the subdivision plan.

(2) Physical development quality of the proposed development must be equal to or better than that required by this chapter.

(3) Adjacent properties must not be adversely affected.

(4) The spirit and intent of this chapter must be met, and the proposed development must be an asset to the city.

(b) If the city council determines to approve the unique land development, it may do so even though the development plans fail to meet all the requirements of this chapter. In such event, the city council may make such alternate or additional requirements as it finds to be necessary in the particular case.

(c) Upon approval of a unique land development by the city council, the development plans shall meet all requirements of this chapter except as modified by the terms of the city council's approval. All approved variations from this chapter shall be clearly shown either on the approved development plans or shall be spelled out by the city council in its approval action."

The proposed subdivision is related to the construction of a mixed use development consisting of three (3) multifamily buildings containing a total of 210 units and approximately 5,116 square feet of commercial space with associated parking, drainage, and utility infrastructure within the 1075 Central Planned Development. The unique design and layout of the development has been approved administratively and by City Council and the Design Review Board through the Site Plan process and preliminary and final design review. The proposed Tracts are configured to separate the 3 residential buildings and the mixed-use and park components. In doing so, the lot lines follow the boundaries of each structure/district and are, therefore, not all "straight lines parallel or similar in orientation to existing lot lines." The proposed subdivision and the newly created Tracts are consistent with the conditions in Section 54-74(a) of the Code of Ordinances. The project must be contained within a unifying perimeter plat as no individual parcel stands alone relative to density. The density for the project is dependent on the development of the dedicated open space.

2. **The only portion of the entire original tract for which a permit is then being requested in conjunction with a petition for approval under Section 54-31 for a subdivision plat is the subdivided plat.**
   A Site Plan was approved by City Council for a mixed use development consisting of three (3) multifamily buildings containing a total of 210 units and approximately 5,116 square feet of commercial space with associated parking, drainage, and utility infrastructure. The proposed subdivided plat will contain the entirety of the proposed development.

3. **The portion of the entire original tract for which approval under Section 54-31 for a subdivision plat is not then being sought or has not previously been obtained abuts a public street or a City Council approved vehicular access easement.**
   The proposed subdivision is sought for the entire original tract.

4. **New construction proposed for permitting of four or more units in multiple family districts or new development in non-residential districts shall meet minimum yard requirements to all platted lot lines and shall not straddle or cover platted lot lines or easements.**
   The Downtown District within the Planned Development is subject to the development standards of the D, Downtown zoning district. The Residential District within the Planned Development is subject to the following:

Minimum yards.

Minimum yards in the residential district are 10 feet, all of which shall be landscaped in accordance with the landscaping requirements of chapter 50 of the Naples Code, along the western, eastern and northern perimeter boundaries of the residential district; provided, however, that there shall be no setback or minimum yard along the southern boundary of the residential district as illustrated on the attached Exhibit B.

There is no minimum yard for separation between principal structures, and the length and width of structures permitted in the residential district may extend to the setback lines.

The new construction approved with Site Plan petition 18-SP11 depicts structures that are compliant with the minimum yard requirements in both the D, Downtown zoning district and the Planned Development.

FINDINGS: The petitioner has requested approval to subdivide the 8.76 acre parcel to create five (5) separate parcels to individually accommodate the three separate condominium buildings, the two commercial and mixed use buildings and the approximately 28,000 square foot park for financing purposes and to allow for phasing of the project. The proposed tracts have been configured to ensure that construction of each phase will comply individually with the development standards within the Planned Development and the D, Downtown zoning district, as well as with the Site Plan approval. Staff has applied the Subdivision standards to the request pursuant to Section 54-4 of the Land Development Code and finds that the standards HAVE been met. Staff recommends APPROVAL of Subdivision petition 18-SD4.

Respectfully submitted,

Erica J. Martin, MPA, AICP
Senior Planner

Agenda Item ____
Meeting of 01/16/19

RESOLUTION 2017-

A RESOLUTION APPROVING AND ACCEPTING THE FINAL (RECORD) PLAT OF ELEVEN ELEVEN CENTRAL, TO REPLAT A PORTION OF TRACT ONE, NAPLES EARLY EDITION, AS RECORDED IN PLAT BOOK 50, PAGE 21, COLLIER COUNTY RECORDS, A SUBDIVISION LYING IN SECTION 3, TOWNSHIP 50 SOUTH, RANGE 25 EAST, CITY OF NAPLES, COLLIER COUNTY, FLORIDA, TO CREATE A FIVE-TRACT SUBDIVISION IN THE 1075 CENTRAL PLANNED DEVELOPMENT, ON PROPERTY CONTAINING APPROXIMATELY 8.76 ACRES, OWNED BY WSR 1075, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND LOCATED AT 1111 CENTRAL AVENUE; MORE FULLY DESCRIBED HEREIN; REQUIRING RECORDING; APPROVING SUBDIVISION REPLAT PETITION 18-SD4; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 54-31 of the Code of Ordinances details the approval procedures for a subdivision plat petition; and

WHEREAS, WSR 1075, LLC, a Delaware limited liability company, owners, have requested approval of Subdivision/Replat Petition 18-SD4 for Final Plat approval to replat a portion of Tract One, Naples Early Edition, as recorded in Plat Book 50, Page 21, Collier County Records, a Subdivision lying in Section 3, Township 50 South, Range 25 East, City of Naples, Collier County, Florida, to create a five-tract subdivision in the 1075 Central Planned Development, on property containing approximately 8.76 acres, owned by WSR 1075, LLC, a Delaware limited liability company, and located at 1111 Central Avenue; and

WHEREAS, John M. Passidomo, Esq., Cheffy Passidomo P.A., agent, has been authorized by the owner to file this petition; and

WHEREAS, the Planning Advisory Board, following an advertised public hearing, considered the public input, the recommendation of the staff, and recommended by a vote of _ to _ that Petition 18-SD4 be granted/denied; and

WHEREAS, after considering the recommendation of the Planning Advisory Board and after providing the petitioner, staff and the public an opportunity to present testimony and evidence, the City Council finds that the criteria for granting the petition HAVE / HAVE NOT been met and that the petition should therefore be GRANTED / DENIED;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NAPLES, FLORIDA:

Section 1. That Subdivision/Replat Petition 18-SD4 for Final Plat approval, pursuant to Section 54-31, to replat a portion of Tract One, Naples Early Edition, as recorded in Plat Book 50, Page 21, Collier County Records, a Subdivision lying in Section 3, Township 50 South, Range 25 East, City of Naples, Collier County, Florida, to create a five-tract subdivision in the 1075 Central Planned Development, on property containing approximately 8.76 acres, owned by WSR 1075, LLC, a Delaware limited liability company, and located at 1111 Central Avenue, is hereby GRANTED / DENIED, for property currently described as:

Tract One, Naples Early Edition, a subdivision according to the plat thereof recorded in Plat Book 50, Page 21, of the Public Records of Collier County, Florida.

Less and Except that portion conveyed to City of Naples by Special Warranty Deed recorded September 8, 2015 in Official Records Book 5192, Page 3486, of the Public Records of Collier County, Florida.

Section 2. **(if approved)** That the Final (Record) Plat approval and acceptance is based on the Plat submitted with the petition prepared by Scott A. Wheeler, P.S.M., Barraco and Associates, Inc., dated November 2, 2018.

Section 2. **(if denied)** That denial of this Replat, pursuant to Subsection 54-31 of the Code of Ordinances is based on the following:

Section 3. This acceptance and approval shall expire unless the Plat has been filed for recording with the Collier County Clerk of Circuit Court within 30 business days after the date of filing of this Resolution with the City Clerk.

Section 4. That this resolution shall take effect immediately upon adoption.

PASSED IN OPEN AND REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF NAPLES, FLORIDA, THIS 16th DAY OF JANUARY, 2019.

Attest:

Patricia L. Rambosk, City Clerk

Bill Barnett, Mayor

Approved as to form and legality:

Robert D. Pritt, City Attorney

Date filed with City Clerk:_____
L\Legislation\20170517r_12/5/2018 9:59 PM_vls

City of Naples Application for
SUBDIVISION/RE-PLAT

Date Received _____
File Number _____
Staff Reviewer _____

Preliminary ☐ Final ☒

Petitioner: WSR 1075, LLC, a Delaware limited liability company
Address: 3066 Tamiami Trail North, Suite 201, Naples, Florida 34103
Telephone #: 239-649-6310 Fax #: 239-649-8870 E-mail: solomona@ronto.com

Agent for Petitioner: John M. Passidomo
Address: 821 Fifth Avenue South, Naples, Florida 34102
Telephone #: 239-261-9300 Fax #: 239-261-9782 E-mail: jmpassidomo@napleslaw.com

Owner of Property: WSR 1075, LLC, a Delaware limited liability company
Address: 3066 Tamiami Trail North, Suite 201, Naples, Florida 34103
Telephone #: 239-649-6310 Fax #: 239-649-8870 E-mail: solomona@ronto.com

Address/Location of Subject Property: 1111 Central Avenue, Naples, Florida 34102 f/k/a 1075 Central Avenue, Naples, Florida 34102

Legal Description of Property Involved: Tract One, Naples Early Edition, a subdivision according to the plat thereof recorded in Plat Book 50, Page 21, of the Public Records of Collier County, Florida.
Less and Except that portion conveyed to City of Naples by Special Warranty Deed recorded September 8, 2015 in Official Records Book 5192, Page 3486, of the Public Records of Collier County, Florida (the "Property").

Existing Zoning: PD Planned Development Ordinance 15-13619

Total Acreage/Square Footage of Subject Property: Approximately 8.76 acres / 381,586 square feet

Current Use of Land: Vacant

Will existing structures meet minimum yard requirements? N/A

Required Lot Width 40' Required Lot Area 6,000 sq. ft.
Proposed Lot Width in excess of 40' Proposed Lot Area in excess of 6,000 sq. ft.

Petition Request and Summary of Facts:

The proposed subdivision plat submitted with this application was prepared based on a Master Site Plan for Eleven Eleven Central adopted by Naples City Council on October 17, 2018 pursuant to City Council Resolution No. 2018-14229.

The Master Site Plan contemplates development of the Property into three separate condominium buildings interior to the site, a mixed use building along Central Avenue, and an approximately 28,000 square foot Dedicated Public Open Space in the northeast corner of the Property at the northern terminus of 12th Street.

The condominium regime of separate condominium buildings is driven by commonly employed financing, marketing and liability considerations segregating the Property and its 210 permitted dwelling units into three roughly equivalent component parts. The 300 permitted dwelling units at Naples Square developed by the same developers of Eleven Eleven Central employed the same condominium model to segregate the development of Naples Square into four separate condominium buildings.

The proposed construction plans individually comply with the development standards contained in Planned Development Ordinance 15-13619 which governs zoning on the Property so that, if for any reason construction ceases prior to completion of the entire planned development, the resulting partially complete project will adequately serve its purchasers and occupants.

Petitioner respectfully requests approval of its application.

In signing below I acknowledge and attest that I am the owner of the property described above and/or the duly appointed representative of the owner(s) of the property described above; that I understand the nature and ramifications of this petition relative to the property; that I hereby authorize the petitioner and their agent to represent the property during any deliberations regarding this petition; that I allow access to the property by City staff and City elected and appointed officials for the purpose of inspecting the premises relative to this petition; that all information contained in this petition and associated materials is correct; that any incorrect information may render the final decision and recommendations on this petition void; and that I have read the Proposed Policy Guidelines for Presentation of Petitions to the Naples City Council approved under Resolution 01-9397.

WSR 1075, LLC, a Delaware limited liability company

By: _____ 11.5.18
Anthony P. Solomon — Date
Authorized Representative

In signing below I acknowledge that I am the authorized petitioner and/or petitioner's agent for this petition and I attest to the accuracy of all information contained in this petition and associated materials; that I understand that any incorrect information may render the final decision and recommendations on this petition void; and that I have read the Proposed Policy Guidelines for Presentation of Petitions to the Naples City Council approved under Resolution 01-9397.

WSR 1075, LLC, a Delaware limited liability company

By: _____ 11.5.18
Anthony P. Solomon — Date
Authorized Representative

_____ 11.5.18
John M. Passidomo, Agent — Date

Section 54-4(b) of the City of Naples Code of Ordinances provides the general requirements for subdivision in the City and the criteria for approval. Please address the criteria below.

(b) No land shall be divided or subdivided, nor shall any subdivision occur or be created, platted, recorded or left unrecorded, nor shall any building permit for any structure to be constructed upon any land so subdivided be issued, unless such subdivision meets all of the provisions of this section and this Code of Ordinances and all of the provisions of any applicable federal, state and local laws, including the comprehensive plan. However, any portion of land which has been divided or subdivided (the "subdivided plat") from another larger tract of land (the "entire original tract") and which meets all of the following criteria may be platted upon approval of city council:

(1) The subdivided plat complies with the provisions of this Code and any applicable provisions of the comprehensive plan and this Code;

Agreed and accepted.

(2) The subdivided plat, by itself or in combination with an adjacent parcel of land under common ownership or control, abuts a public street or a city council-approved vehicular access easement which provides the exclusive means of access to the subdivided plat;

Agreed and accepted.

(3) The subdivided plat, by itself or in combination with an adjacent parcel of land under common ownership or control, meets the criteria for approval under section 54-31 for a subdivision plat of the subdivided plat, whether or not the entire original tract is then seeking or has previously obtained approval under section 54-31 for a subdivision plat;

Agreed and accepted.

(4) The only portion of the entire original tract for which a permit is then being requested in conjunction with a petition for approval under section 54-31 for a subdivision plat is the subdivided plat; and

Agreed and accepted.

(5) The portion of the entire original tract for which approval under section 54-31 for a subdivision plat is not then being sought or has not previously been obtained abuts a public street or a city council-approved vehicular access easement.

Agreed and accepted.

INSTR 5368799 OR 5364 PG 79 RECORDED 2/17/2017 11:56 AM PAGES 4
DWIGHT E. BROCK, CLERK OF THE CIRCUIT COURT, COLLIER COUNTY FLORIDA
DOC@.70 $105,700.00 REC $35.50
CONS $15,100,000.00

This Instrument Prepared By
and Should be Returned To:

Stephen J. Szabo, III, Esq.
FOLEY & LARDNER LLP
100 N. Tampa Street
Suite 2700
Tampa, FL 33602
(813) 229-2300

Tax Parcel I.D. No(s): 13560000029

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 9th day of February, 2017, by **MISSARK NAPLES 2, LLC,** a Florida limited liability company, formerly known as R&B NAPLES HOLDINGS 3, LLC, a Florida limited liability company, whose address is 1425 Lake Front Circle, The Woodlands, TX 77380 (hereinafter referred to as the "**Grantor**"), to **WSR 1075, LLC**, a Delaware limited liability company, whose address is 3066 Tamiami Trail North, Suite 201, Naples, FL 34103 (hereinafter referred to as the "**Grantee**").

(Whenever used herein, the terms "Grantor" and "Grantee" shall be deemed to include the parties to this Special Warranty Deed and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations. The singular shall be deemed to include the plural, and vice versa, where the context so permits.)

COLLIER COUNTY
COPY
CLERK OF THE CIRCUIT COURT

WITNESSETH:

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, all that certain land situate in Collier County, Florida, more particularly described in **Exhibit "A"** attached hereto (the "**Property**"), together with all the easements, tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the Property, and all the estate, right, title, interest, lien and equity whatsoever of Grantor either in law or in equity or both, to the proper use, benefit, and behoof of Grantee and Grantee's successors and assigns in fee simple forever.

AND THE GRANTOR hereby covenants with Grantee that Grantor will warrant and defend the Property against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other, and that the Property is free of all encumbrances, except those matters set forth below and on **Exhibit "B"** attached hereto and by this reference made a part hereof.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

Signed, sealed, and delivered in the presence of

Print Name: Gregg Kosterlitzky

Print Name: Jeffrey Easterwood

GRANTOR:

MISSARK NAPLES 2, LLC, a Florida limited liability company

By: _____
Print Name: Margaret W. Molleston
Its: Manager

COLLIER COUNTY
COPY
CLERK OF THE CIRCUIT COURT

STATE OF TEXAS
COUNTY OF MONTGOMERY

The foregoing instrument was acknowledged before me this 8TH day of February, 2017, by Margaret Molleston as Manager of **MISSARK NAPLES 2, LLC,** a Florida limited liability company, on behalf of the company. He/She ☑ is personally known to me or ☐ has produced _____ as identification.

Print Name: Tia Wells
Notary Public, State of Texas
My commission expires: 8-4-19
Serial No., if any: 388279-3

TIA WELLS NOTARY PUBLIC STATE OF TEXAS ID 388279-3 EXP. 08-04-2019

EXHIBIT "A" TO SPECIAL WARRANTY DEED

PROPERTY

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LESS AND EXCEPT that portion conveyed to City of Naples by Special Warranty Deed recorded September 8, 2015 in Official Records Book 5192, Page 3486, of the Public Records of Collier County, Florida.

COLLIER COUNTY
COPY
CLERK OF THE CIRCUIT COURT

EXHIBIT "B" TO SPECIAL WARRANTY DEED

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1. 10-foot Easement in favor of Florida Power & Light Company for the construction, operation, and maintenance of overhead and underground electric utility facilities, recorded February 11, 1981, in Official Records Book 903, Page 1426, of the Public Records of Collier County, Florida.

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4. Easement in favor of City of Naples, for a 10 foot public right-of-way, recorded September 8, 2015 in Official Records Book 5192, Page 3489, of the Public Records of Collier County, Florida.

5. Drainage Easement for the purposes of conveyance/bypass of storm water flows, in favor of City of Naples, recorded December 4, 2015 in Official Records Book 5220, Page 1493, of the Public Records of Collier County, Florida.

6. General or special taxes and assessments required to be paid in the year 2017 and subsequent years.

COLLIER COUNTY COPY CLERK OF THE CIRCUIT COURT

DocuSign Envelope ID: 64121BEA-837C-437F-A88C-91D1EF277F2F

City of Naples Disclosure of Interest

The City's Ethics Code requires disclosure of interests of individual owners, of more than 5% interest in the subject property, for city land use and development permits. Completion of this disclosure form is required to allow the members of City Council or any Board or Committee to determine if they have a conflicting relationship with any of the owners of the property that is the subject of the petition. All individuals with such ownership interest in the property that is the subject of this petition should be listed on the pages below.

Address of subject property or folio number:

1111 Central Avenue, Naples, FL 34102 - Parcel No. 13560000029

Name of owner(s) as recorded on the deed or other instrument for the subject property (attach copy):

WSR 1075, LLC, a Delaware limited liability company

Indicate the form of ownership:

☐ The property is owned by persons other than an INDIVIDUAL. List all parties with more than 5% ownership interest as well as the percentage of such interest on page 2. Describe the nature of ownership such as tenancy by entireties, joint tenancy, tenancy in common, joint tenancy, or other _____.

☐ The property is owned by a CORPORATION. List stockholders and the percentage of stock owned by each (if more than 5%) on page 2.

☐ The property is in the name of a TRUSTEE. List the beneficiaries of the trust with the percentage of interest (if more than 5%) on page 2.

☐ The property is in common ownership of a CONDOMINIUM. List the names of members of the condominium (if there are less than 20) on page 2.

☐ The property is in the name of a GENERAL or LIMITED PARTNERSHIP. List the name of the limited partners (with more than 5% interest) on page 2.

☐ There is a contingency clause or contract terms that involves additional parties. List all individuals (with more than 5% ownership interest) if a corporation, partnership, or trust, on page 2.

☐ There is a CONTRACT FOR PURCHASE. List the names of the contract purchasers, on page 2.

Date of the contract _____

☐ There is an OPTION TO PURCHASE. List the names of the purchasers on a separate disclosure statement list.

Date of Option _____

Date option terminates _____ or Anticipated closing date _____

☒ OTHER. If the property is owned in another form not listed above, set out the type of ownership and list the names of individual owners (with more than 5% interest) on page 2: **LLC**

DocuSign Envelope ID: 64121BEA-837C-437F-A88C-91D1EF277F2F

City of Naples Disclosure of Interest

NAME OF INDIVIDUAL OWNER	ADDRESS	% OWNERSHIP
WSR-Bonita Bay Holdings, LLC	**With respect to this disclosure, address is: 3066 Tamiami Trail N, Ste 201 Naples, FL 34103**	**>5%**
WS-BBN, LLC	**With respect to this disclosure, address is: 3066 Tamiami Trail N, Ste 201 Naples, FL 34103**	**>5%**
WSREF II NRT, LLC	**With respect to this disclosure, address is: 3066 Tamiami Trail N, Ste 201 Naples, FL 34103**	**>5%**
Wheelock Street Real Estate Fund II, L.P.	**With respect to this disclosure, address is: 3066 Tamiami Trail N, Ste 201 Naples, FL 34103**	**>5%**
Makena Capital Holdings B, L.P.	**With respect to this disclosure, address is: 3066 Tamiami Trail N, Ste 201 Naples, FL 34103**	**>5%**
Board of Regents of the University of Texas System	**With respect to this disclosure, address is: 3066 Tamiami Trail N, Ste 201 Naples, FL 34103**	**>5%**
Public Employees Retirement Association of New Mexico	**With respect to this disclosure, address is: 3066 Tamiami Trail N, Ste 201 Naples, FL 34103**	**>5%**
Common Pension Fund E	**With respect to this disclosure, address is: 3066 Tamiami Trail N, Ste 201 Naples, FL 34103**	**>5%**
Employees Retirement System of Texas	**With respect to this disclosure, address is: 3066 Tamiami Trail N, Ste 201 Naples, FL 34103**	**>5%**

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City of Naples Disclosure of Interest

In signing below, I certify that the information provided is a true, correct and full disclosure of ownership in the property or the petitioner that is the subject of the Application or Petition for a permit.

Signed: DocuSigned by: Anthony P. Solomon 22517B5C7FF3453... Date: 10/26/2018

Printed Name: **Anthony Solomon**

Signing as: **Authorized Representative of WSR 1075, LLC, a Delaware limited liability company**

(Owner or Authorized Representative)

Disclosure-2018 -RS-rdp 2-27-18

]DocuSign Envelope ID: 64121BEA-837C-437F-A88C-91D1EF277F2F
17 11:56 AM PAGES 4
DWIGHT E. BROCK, CLERK OF THE CIRCUIT COURT, COLLIER COUNTY FLORIDA
DOC@.70 $105,700.00 REC $35.50
CONS $15,100,000.00

This Instrument Prepared By
and Should be Returned To:

Stephen J. Szabo, III, Esq.
FOLEY & LARDNER LLP
100 N. Tampa Street
Suite 2700
Tampa, FL 33602
(813) 229-2300

Tax Parcel I.D. No(s): 13560000029

SPECIAL WARRANTY DEED

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(Whenever used herein, the terms "Grantor" and "Grantee" shall be deemed to include the parties to this Special Warranty Deed and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations. The singular shall be deemed to include the plural, and vice versa, where the context so permits.)

COLLIER COUNTY
COPY
CLERK OF THE CIRCUIT COURT

WITNESSETH:

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, all that certain land situate in Collier County, Florida, more particularly described in **Exhibit "A"** attached hereto (the "**Property**"), together with all the easements, tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the Property, and all the estate, right, title, interest, lien and equity whatsoever of Grantor either in law or in equity or both, to the proper use, benefit, and behoof of Grantee and Grantee's successors and assigns in fee simple forever.

AND THE GRANTOR hereby covenants with Grantee that Grantor will warrant and defend the Property against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other, and that the Property is free of all encumbrances, except those matters set forth below and on **Exhibit "B"** attached hereto and by this reference made a part hereof.

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IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

Signed, sealed, and delivered in the presence of

Print Name: Gregg Kosterlitzky

Print Name: Jeffrey Easterwood

GRANTOR:

MISSARK NAPLES 2, LLC, a Florida limited liability company

By: _____
Print Name: Margaret W. Molleston
Its: Manager

STATE OF TEXAS
COUNTY OF MONTGOMERY

The foregoing instrument was acknowledged before me this 8TH day of February, 2017, by Margaret Molleston as Manager of **MISSARK NAPLES 2, LLC,** a Florida limited liability company, on behalf of the company. He/She ☑ is personally known to me or ☐ has produced _____ as identification.

Print Name: Tia Wells
Notary Public, State of Texas
My commission expires: 8-4-19
Serial No., if any: 388279-3

COLLIER COUNTY
COPY
CLERK OF THE CIRCUIT COURT

TIA WELLS
NOTARY PUBLIC
STATE OF TEXAS
ID 388279-3
EXP. 08-04-2019

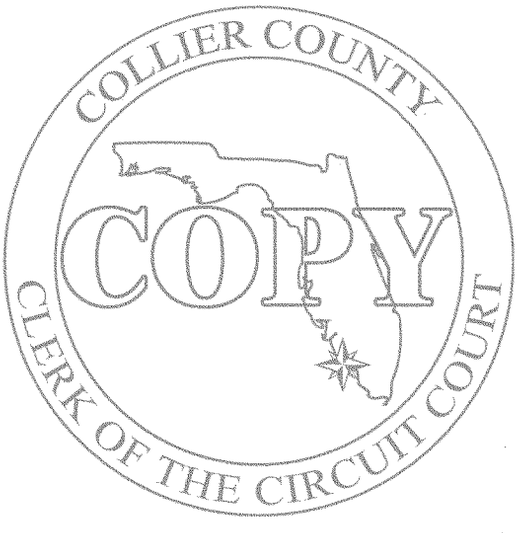
DocuSign Envelope ID: 64121BEA-837C-437F-A88C-91D1EF277F2F

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LESS AND EXCEPT that portion conveyed to City of Naples by Special Warranty Deed recorded September 8, 2015 in Official Records Book 5192, Page 3486, of the Public Records of Collier County, Florida.



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2. Grant of Easement for a 15 foot utility easement, in favor of Neighborhood Health Clinic, Inc., a Florida non-profit corporation, for a 15 foot Utility Easement, recorded August 29, 2001 in Official Records Book 2883, Page 3207, of the Public Records of Collier County, Florida.

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6. General or special taxes and assessments required to be paid in the year 2017 and subsequent years.

COLLIER COUNTY COPY CLERK OF THE CIRCUIT COURT


11th ST N
Jasmine CIR
2nd AVE N
10th ST N
1st AVE N
12th ST N
Goodlette-Frank RD N
Central AVE
12th ST S
Goodlette-Frank RD S
10th ST S
Collier County Property Appraiser, Nap
0
33ft

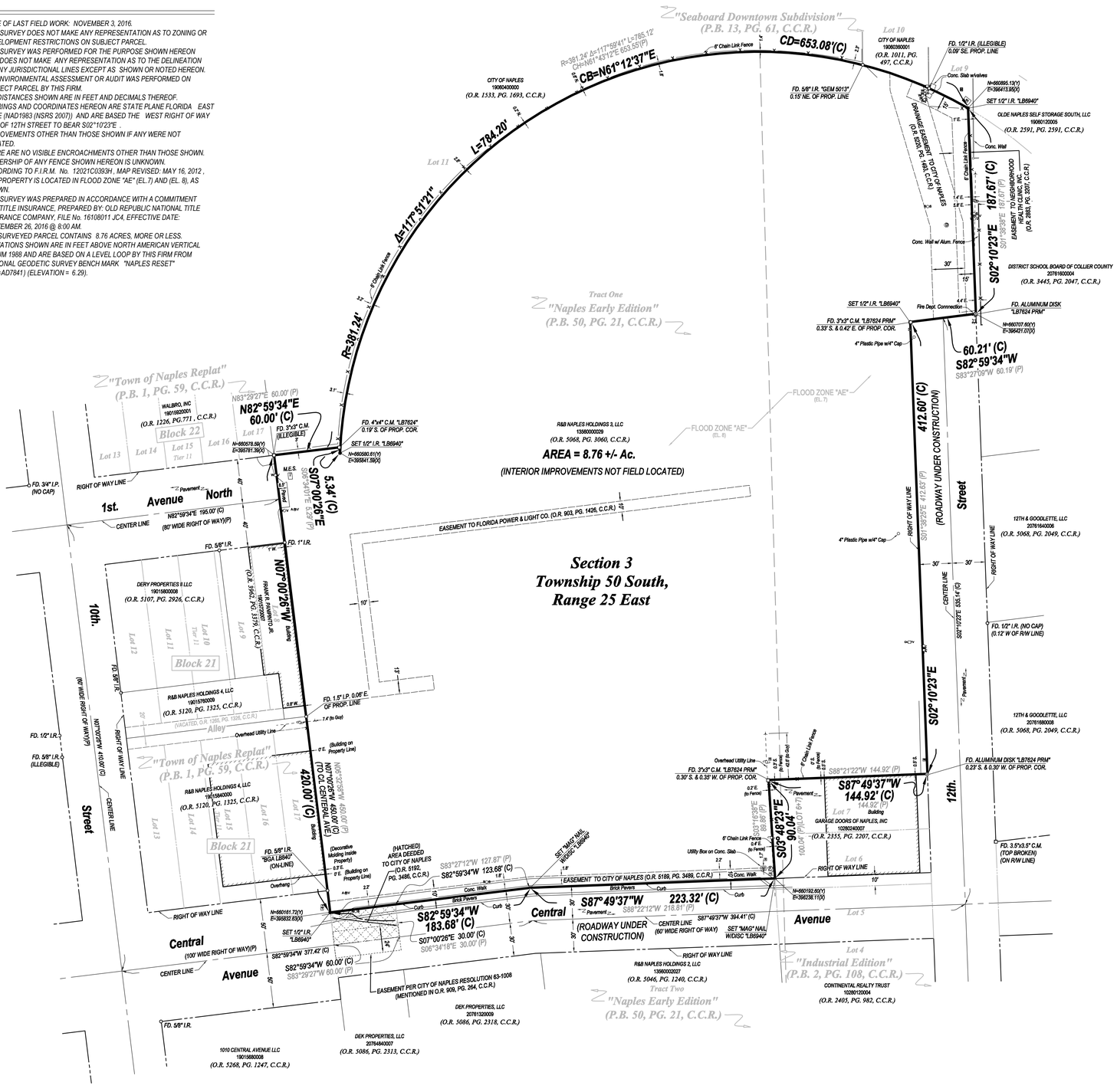
DESCRIPTION (PER TITLE COMMITMENT)

Tract One, Naples Early Edition, a subdivision according to the plat thereof recorded in Plat Book 50, Page 21, of the Public Records of Collier County, Florida.

Less and Except that portion conveyed to City of Naples by Special Warranty Deed recorded September 8, 2015 in Official Records Book 5192, Page 3486, of the Public Records of Collier County, Florida.

NOTES:

1. *DATE OF LAST FIELD WORK: NOVEMBER 3, 2016.*
2. *THIS SURVEY DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON SUBJECT PARCEL.*
3. *THIS SURVEY WAS PERFORMED FOR THE PURPOSE SHOWN HEREON AND DOES NOT MAKE ANY REPRESENTATION AS TO THE DELINEATION OF ANY JURISDICTIONAL LINES EXCEPT AS SHOWN OR NOTED HEREON.*
4. *NO ENVIRONMENTAL ASSESSMENT OR AUDIT WAS PERFORMED ON SUBJECT PARCEL BY THIS FIRM.*
5. *ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.*
6. *BEARINGS AND COORDINATES HEREON ARE STATE PLANE FLORIDA EAST ZONE (NAD1983 (NSRS 2007)) AND ARE BASED THE WEST RIGHT OF WAY LINE OF 12TH STREET TO BEAR S02°10'23"E .*
7. *IMPROVEMENTS OTHER THAN THOSE SHOWN IF ANY WERE NOT LOCATED.*
8. *THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN THOSE SHOWN.*
9. *OWNERSHIP OF ANY FENCE SHOWN HEREON IS UNKNOWN.*
10. *ACCORDING TO F.I.R.M. No. 12021C0393H , MAP REVISED: MAY 16, 2012 , THE PROPERTY IS LOCATED IN FLOOD ZONE "AE" (EL.7) AND (EL. 8), AS SHOWN.*
11. *THIS SURVEY WAS PREPARED IN ACCORDANCE WITH A COMMITMENT FOR TITLE INSURANCE, PREPARED BY: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, FILE No. 16108011 JC4, EFFECTIVE DATE: SEPTEMBER 26, 2016 @ 8:00 AM.*
12. *THE SURVEYED PARCEL CONTAINS 8.76 ACRES, MORE OR LESS.*
13. *ELEVATIONS SHOWN ARE IN FEET ABOVE NORTH AMERICAN VERTICAL DATUM 1988 AND ARE BASED ON A LEVEL LOOP BY THIS FIRM FROM NATIONAL GEODETIC SURVEY BENCH MARK "NAPLES RESET" (PID=AD7841) (ELEVATION = 6.29).*



SURVEY RELATED ITEMS FROM SCHEDULE B-2:

THE PROPERTY IS AFFECTED AS NOTED BY THE FOLLOWING ITEMS FROM SCHEDULE B2 OF THE TITLE COMMITMENT AS FOLLOWS:

7. *10 foot Easement in favor of Florida Power & Light Company for the construction, operation and maintenance of overhead and underground electric utility facilities, recorded February 11, 1981 in Official Records Book 903, Page 1426, of the Public Records of Collier County, Florida. (AFFECTS PROPERTY, SHOWN).*
8. *24 foot Easement Agreement with the City of Naples per City of Naples Resolution No. 1008, as referenced in, and evidenced by that certain Quit Claim Deed recorded March 17, 1981 in Official Records Book 909, Page 265, of the Public Records of Collier County, Florida. (DOES NOT AFFECT PROPERTY, SHOWN).*
9. *Grant of Easement for a 15 foot utility easement, in favor of Neighborhood Health Clinic, Inc., a Florida non-profit corporation, for a 15 foot Utility Easement, recorded August 29, 2001 in Official Records Book 2883, Page 3207, of the Public Records of Collier County, Florida. (AFFECTS PROPERTY, SHOWN).*
10. *Easements and right-of-way as shown on the Plat of Naples Early Addition recorded in Plat Book 50, Pages 21 through 23, of the Public Records of Collier County, Florida. (AFFECTS PROPERTY, SHOWN).*
11. *Easement in favor of City of Naples, for a 10 foot public right of way, recorded September 8, 2015 in Official Records Book 5192, Page 3489, of the Public Records of Collier County, Florida. (AFFECTS PROPERTY, SHOWN).*
12. *Drainage Easement for the purposes of conveyance/bypass of stormwater flows, in favor of City of Naples recorded December 4, 2015 in Official Records Book 5220, Page 1493, of the Public Records of Collier County, Florida. (AFFECTS PROPERTY, SHOWN).*

LEGEND:

B.M.	BENCHMARK	I.R.	IRON ROD
(C)	CALCULATED	L=	LENGTH=
CCR#	CERTIFIED CORNER RECORD	LB	LICENSED BUSINESS
C.C.R.	COLLIER COUNTY RECORDS	L.B.E.	LANDSCAPE BUFFER EASEMENT
C/L	CENTER LINE	L.M.E.	LAKE MAINTENANCE EASEMENT
CONC.	CONCRETE	(M)	MEASURED
CB=	CHORD BEARING=	O.R.	OFFICIAL RECORD BOOK
CD=	CHORD DISTANCE=	(P)	PLAT
CH=	CHORD BEARING & DISTANCE=	P.B.	PLAT BOOK
C.M.	CONCRETE MONUMENT	P.C.	POINT OF CURVATURE
COR.	CORNER	P.C.P.	PERMANENT REFERENCE MONUMENT
C.U.E.	COUNTY UTILITY EASEMENT	PG.	PAGE
Δ=	DELTA OR CENTRAL ANGLE=	P.K.	PARKER-KALON
(D)	DEED	P.R.M.	PROPERTY
D.B.	DEED BOOK	PROP.	POINT OF TANGENCY
EL.	ELEVATION	P.T.	PLASTIC PIPE
(F)	FIELD	P.V.C.	RADIUS=
FD.	FOUND	R=	REINFORCED CONCRETE PIPE
F.D.O.T.	FLORIDA DEPARTMENT OF TRANSPORTATION	R.C.P.	REFERENCE
F.P. & L.	FLORIDA POWER & LIGHT CO.	REF.	RIGHT OF WAY
FRAC.	FRACTION	R/W	TYPICAL
I.E.	IRRIGATION EASEMENT	TYP.	SECTION
I.P.	IRON PIPE	SEC.	WITH
		W/	WITNESS
		WIT.	

- ▲ *SET "MAG" NAIL WITH DISC STAMPED LB6940*
- ● *SET 1/2" IRON ROD WITH CAP STAMPED LB6940*
- ■ *SET 4"x4" CONC. MONUMENT STAMPED LB6940*
- ▲ *FOUND NAIL AS NOTED*
- ◘ *FOUND CONC. MONUMENT AS NOTED*
- ○ *FOUND IRON PIPE OR IRON ROD AS NOTED*
- *DRAINAGE INLET*
- *DRAINAGE MANHOLE*
- *MITERED END SECTION*
- *YARD DRAIN*
- *LIGHT POLE*
- *FLOOD LIGHT*
- *CONCRETE POWER POLE*
- *WOOD POWER POLE*
- *GUY ANCHOR*
- *TELEPHONE BOX*
- *ELECTRIC BOX*
- *CABLE TV BOX*
- *WATER VALVE*
- *WATER BOX*
- *FIRE HYDRANT*
- *BACK FLOW ASSEMBLY*
- *AIR RELEASE VALVE*
- *IRRIGATION VALVE*
- *IRRIGATION SERVICE*
- *WELL*
- *SANITARY MANHOLE*
- *SANITARY SERVICE*
- *SIGN*
- *MAIL BOX*
- *BLOW OFF*
- *FIBER OPTIC CABLE MARKER*
- *GAS LINE MARKER*
- *GAS VALVE*

THIS SURVEY IS FOR THE BENEFIT OF:

WSR 1075 LLC

I HEREBY CERTIFY THAT THIS SURVEY WAS DONE UNDER MY DIRECTION AND SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS PER CHAPTER 5J-17.050 THRU 052 F.A.C. PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Digitally signed by Scott A. Wheeler, PSM
Date: 2017.02.08 '09:53:55 -05'00'

SCOTT A. WHEELER (FOR THE FIRM - LB-6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO.5949

DATE SIGNED:

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING - LANDSCAPE DESIGN
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

WSR 1075 LLC

PROJECT DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN THE PLAT OF

NAPLES EARLY EDITION

PLAT BOOK 50, PAGE 21, COLLIER COUNTY RECORDS

A SUBDIVISION LYING IN SECTION 3, TOWNSHIP 50 SOUTH, RANGE 25 EAST, CITY OF NAPLES, COLLIER COUNTY, FLORIDA

PROJECT SURVEYOR

SCOTT A. WHEELER LICENSE NUMBER 5949 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	23444S01.DWG
LAYOUT	1
LOCATION	J:\23444\DWG\SURVEYING\
PLOT DATE	TUE. 2-7-2017 - 4:57 PM
PLOT BY	PETER OLSEN

DRAWING DATA	
SURVEY DATE	11-03-2016
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=50'
FIELD BOOK	367/47-48,57

PLAN REVISIONS	
02-07-2016	REV. CERT. + CLIENT

STRAP NUMBERS

13560000029

BOUNDARY SURVEY

PROJECT / FILE NO.	SHEET NUMBER
23444 3-50-25	1 OF 1

J:\23444\DWG\SURVEYING\PLAT\23444P01.DWG - MON. 11-5-2018 - 2:49 PM

THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.

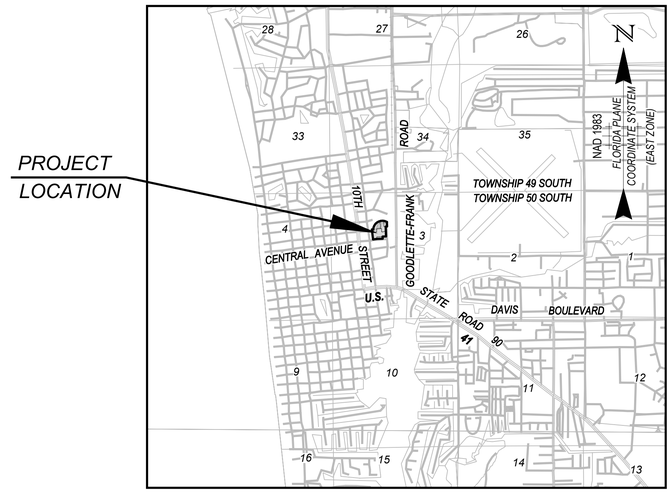
Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 McGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940

ELEVEN ELEVEN CENTRAL

A REPLAT OF A PORTION OF TRACT ONE,
NAPLES EARLY EDITION, AS RECORDED IN
PLAT BOOK 50, PAGE 21, COLLIER COUNTY RECORDS
A SUBDIVISION LYING IN
SECTION 3, TOWNSHIP 50 SOUTH, RANGE 25 EAST,
CITY OF NAPLES, COLLIER COUNTY, FLORIDA

PLAT BOOK _____ PAGE _____

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.



VICINITY MAP
SCALE: 1" = 3000'
0 1500 3000 6000
SCALE IN FEET

DESCRIPTION

Tract One, Naples Early Edition, a subdivision according to the plat thereof recorded in Plat Book 50, Page 21, of the Public Records of Collier County, Florida.

Less and Except that portion conveyed to City of Naples by Special Warranty Deed recorded September 8, 2015 in Official Records Book 5192, Page 3486, of the Public Records of Collier County, Florida.

TITLE CERTIFICATION

I, JOHN M. PASSIDOMO, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE HERON DESCRIBED PROPERTY AND THAT THE RECORD TITLE TO THE HEREON DESCRIBED PROPERTY IS VESTED IN WSR 1075, LLC, A DELAWARE LIMITED LIABILITY COMPANY, SUBJECT TO THAT CERTAIN MEMORANDUM OF AGREEMENT RECORDED ON FEBRUARY 17, 2017 IN OFFICIAL RECORDS BOOK 5364, PAGE 83, ET. SEQ., IN THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, IN FAVOR OF MISSARK NAPLES 2, LLC, A FLORIDA LIMITED LIABILITY COMPANY; AND THAT THE AD VALOREM TAXES FOR 2017 AND FOR PREVIOUS YEARS HAVE BEEN PAID.

BY: _____ *DATED:* _____
JOHN M. PASSIDOMO

ATTORNEY-AT-LAW
FLORIDA BAR No. 267171

LIENHOLDER CONSENT

STATE OF _____)
)S.S.
COUNTY OF _____)

THE UNDERSIGNED MISSARK NAPLES 2, LLC, A FLORIDA LIMITED LIABILITY COMPANY, HEREBY CERTIFIES THAT IT IS THE HOLDER OF THAT CERTAIN MEMORANDUM OF AGREEMENT RECORDED ON FEBRUARY 17, 2017 IN OFFICIAL RECORDS BOOK 5364, PAGE 83, ET. SEQ., IN THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, UPON THE HEREIN DESCRIBED PROPERTY, AND DOES HEREBY CONSENT TO THE DEDICATIONS/RESERVATIONS OF THE PROPERTY BY THE OWNERS OF THE ELEVEN ELEVEN CENTRAL PLAT AND FURTHER AGREES THAT ITS FOREGOING MEMORANDUM OF AGREEMENT SHALL BE SUBORDINATE TO THE DEDICATIONS SHOWN HEREIN.

WITNESS: _____
PRINT NAME: _____

WITNESS: _____
PRINT NAME: _____

MISSARK NAPLES 2, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
NAME: _____
TITLE: *MANAGER* _____

LIENHOLDER ACKNOWLEDGMENT

STATE OF _____)
)S.S.
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2018 BY _____ AS MANAGER OF MISSARK NAPLES 2, LLC, A FLORIDA LIMITED LIABILITY COMPANY, WHO [ ] IS PERSONALLY KNOWN BY ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION.

_____
NOTARY PUBLIC - STATE OF FLORIDA

_____
NAME - PRINTED

_____ _____
COMMISSION # *MY COMMISSION EXPIRES*

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED PLAT OF ELEVEN ELEVEN CENTRAL, A SUBDIVISION LYING IN SECTION 3, TOWNSHIP 50 SOUTH, RANGE 25 EAST, CITY OF NAPLES, COLLIER COUNTY, FLORIDA, WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART I, OF THE FLORIDA STATUTES.
I FURTHER CERTIFY THAT THE PERMANENT REFERENCE MONUMENTS (P.R.M.'S) HAVE BEEN PLACED AT THE LOCATIONS SHOWN ON THIS PLAT.
DONE THIS _____ DAY OF _____, 2018.

_____
SCOTT A. WHEELER (FOR THE FIRM-LB 6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

BARRACO AND ASSOCIATES, INC.
2271 McGREGOR BLVD., SUITE 100, FORT MYERS, FLORIDA 33901
FLORIDA CERTIFICATE OF AUTHORIZATION - LB-6940

CERTIFICATE OF APPROVAL OF CIRCUIT COURT

I HEREBY CERTIFY THAT THIS PLAT OF ELEVEN ELEVEN CENTRAL, A SUBDIVISION LYING IN SECTION 3, TOWNSHIP 50 SOUTH, RANGE 25 EAST, CITY OF NAPLES, COLLIER COUNTY, FLORIDA COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES OF THE STATE OF FLORIDA. I FURTHER CERTIFY THAT THIS PLAT WAS FILED FOR RECORD AT _____.M., THIS _____ DAY OF _____,2018 AND DULY RECORDED IN PLAT BOOK ___, PAGES ___ THROUGH___, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

_____
CRYSTAL K. KINZEL
CLERK OF THE CIRCUIT COURT & COMPTROLLER
IN AND FOR COLLIER COUNTY, FLORIDA

CITY OF NAPLES APPROVALS

CITY OF NAPLES ENGINEERING DEPARTMENT

THIS PLAT APPROVED BY THE CITY OF NAPLES ENGINEERING DEPARTMENT THIS _____ DAY OF _____, 2018, A.D.

_____
GREGG R. STRAKALUSE, P.E.,
CITY OF NAPLES, ENGINEER

CITY OF NAPLES ATTORNEY APPROVAL

THIS PLAT APPROVED BY THE CITY ATTORNEY THIS ____ DAY OF _____, 2018 A.D.

_____
ROBERT D. PRITT
CITY ATTORNEY

CERTIFICATE OF APPROVAL OF CITY COUNCIL

IT IS HEREBY CERTIFIED THAT THIS PLAT HAS BEEN OFFICIALLY APPROVED FOR RECORDING BY THE CITY OF NAPLES, FLORIDA, UNDER CITY OF NAPLES RESOLUTION NO. _____, THIS ____ DAY OF _____, 2018, A.D.

_____ _____
PATRICIA L. RAMBOSK *BILL BARNETT*
CITY CLERK *MAYOR*

SURVEYOR REVIEW

ON BEHALF OF THE CITY OF NAPLES, I HAVE REVIEWED THIS PLAT FOR CONFORMITY WITH FLORIDA STATUTE 177 ON THIS ____ DAY OF _____, 2018 A.D.

_____
DAVID B. BRUNS, P.S.M. # LS4520
FLORIDA PROFESSIONAL SURVEYOR & MAPPER

DEDICATION/RESERVATIONS

STATE OF FLORIDA
COUNTY OF COLLIER

KNOW ALL MEN BY THESE PRESENTS THAT:

WSR 1075, LLC, A DELAWARE LIMITED LIABILITY COMPANY,
(THE LAND OWNER)

THE LAND OWNER HAS CAUSED THIS PLAT ENTITLED "ELEVEN ELEVEN CENTRAL" TO BE MADE, AND DOES HEREBY DEDICATE OR RESERVE THE FOLLOWING:

1) RESERVE TO:

A) WSR 1075, LLC, A DELAWARE LIMITED LIABILITY COMPANY, TRACT ONE, TRACT TWO, TRACT THREE, TRACT FOUR AND TRACT FIVE FOR FUTURE DEVELOPMENT.

IN WITNESS WHEREOF, THE UNDERSIGNED LAND OWNER, HAVE CAUSED THESE PRESENTS TO BE SIGNED THIS_____ DAY OF_____, 2018, A.D.

WITNESS: _____ *WSR 1075, LLC, A DELAWARE LIMITED LIABILITY COMPANY*
PRINT NAME: _____

WITNESS: _____ *BY:* _____
PRINT NAME: _____ *ANTHONY P. SOLOMON*
AUTHORIZED SIGNATORY

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF COLLIER

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2018, BY ANTHONY P. SOLOMON, AUTHORIZED SIGNATORY OF WSR 1075, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WHO [ ] IS PERSONALLY KNOWN BY ME OR [ ] HAS PRODUCED _____ AS IDENTIFICATION..

_____
NOTARY PUBLIC - STATE OF FLORIDA

_____
NAME - PRINTED

_____ _____
COMMISSION # *MY COMMISSION EXPIRES*

J:\23444\DWG\SURVEYING\PLAT\23444P02.DWG - FRI. 11-2-2018 - 12:42 PM

THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 McGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940

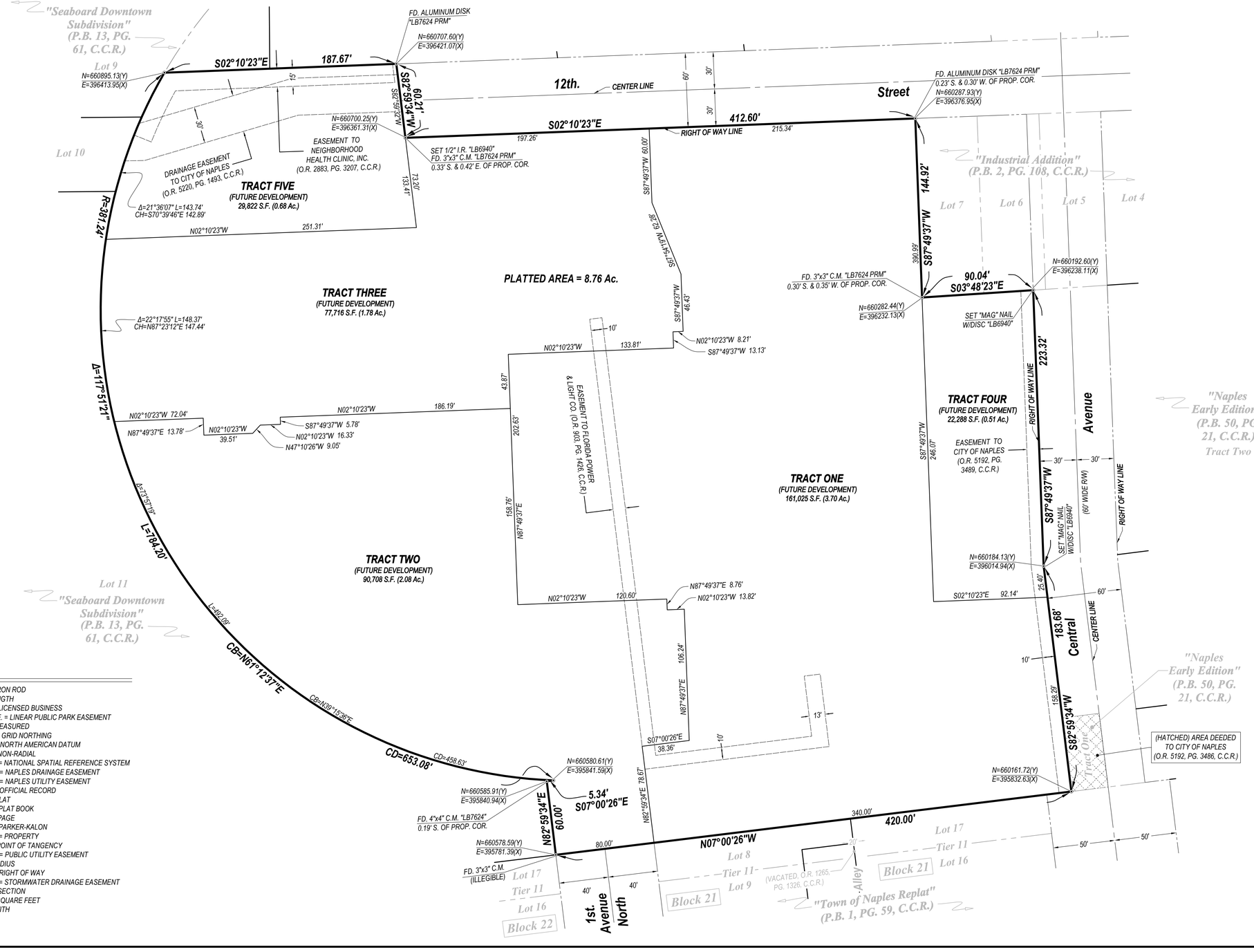
PLAT BOOK _____ PAGE _____

ELEVEN ELEVEN CENTRAL

A REPLAT OF A PORTION OF TRACT ONE,
NAPLES EARLY EDITION, AS RECORDED IN
PLAT BOOK 50, PAGE 21, COLLIER COUNTY RECORDS
A SUBDIVISION LYING IN
SECTION 3, TOWNSHIP 50 SOUTH, RANGE 25 EAST,
CITY OF NAPLES, COLLIER COUNTY, FLORIDA

(NSRS2007)
NAD 1983
FLORIDA PLANE
COORDINATE SYSTEM
(EAST ZONE)

0 20 40 80
SCALE IN FEET
1"=40'



NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES HEREON ARE STATE PLANE FLORIDA EAST ZONE (NAD1983 (NSRS 2007)) AND ARE BASED THE WEST RIGHT OF WAY LINE OF 12TH STREET TO BEAR S02°10'23"E.
3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
4. INTERIOR LOT AND TRACT CORNERS SHALL BE SET IN ACCORDANCE WITH CHAPTER 177, PART I, FLORIDA STATUTES.
5. ◉ = SET PERMANENT REFERENCE MONUMENT (P.R.M.) STAMPED LB 6940, UNLESS OTHERWISE NOTED.
6. ▲ = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6940
7. Δ= DELTA
8. Ac.= ACRES
9. A.E. = ACCESS EASEMENT
10. (C)= CALCULATED
11. C/L= CENTER LINE
12. CB = CHORD BEARING
13. C.C.R. = COLLIER COUNTY RECORD
14. CD = CHORD DISTANCE
15. CH = CHORD BEARING AND DISTANCE
16. C.M. = CONCRETE MONUMENT
17. COR. = CORNER
18. D.B. = DEED BOOK, COLLIER COUNTY RECORDS
19. D.E. = DRAINAGE EASEMENT
20. E (X) = GRID EASTING
21. FD. = FOUND
22. F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
23. FRAC.= FRACTION
24. I.R.= IRON ROD
25. L= LENGTH
26. L.B. = LICENSED BUSINESS
27. L.P.E.E. = LINEAR PUBLIC PARK EASEMENT
28. (M)= MEASURED
29. N (Y) = GRID NORTHING
30. NAD = NORTH AMERICAN DATUM
31. N/R = NON-RADIAL
32. NSRS = NATIONAL SPATIAL REFERENCE SYSTEM
33. N.D.E. = NAPLES DRAINAGE EASEMENT
34. N.U.E. = NAPLES UTILITY EASEMENT
35. O.R. = OFFICIAL RECORD
36. (P) = PLAT
37. P.B. = PLAT BOOK
38. PG. = PAGE
39. P.K. = PARKER-KALON
40. PROP.= PROPERTY
41. P.T.= POINT OF TANGENCY
42. P.U.E. = PUBLIC UTILITY EASEMENT
43. R = RADIUS
44. R/W = RIGHT OF WAY
45. S.D.E. = STORMWATER DRAINAGE EASEMENT
46. SEC.=SECTION
47. S.F.= SQUARE FEET
48. W/ = WITH

CHEFFY PASSIDOMO
ATTORNEYS AT LAW

EDWARD K. CHEFFY
Board Certified Civil Trial Lawyer
Board Certified Business Litigation Lawyer
JOHN M. PASSIDOMO
Board Certified Real Estate Lawyer
JOHN D. KEHOE
Board Certified Civil Trial Lawyer
LOUIS D. D'AGOSTINO
Board Certified Appellate Practice Lawyer
DAVID A. ZULIAN
Board Certified Construction Lawyer
CLAY C. BROOKER
Board Certified City, County and
Local Government Lawyer

821 Fifth Avenue South
Naples, Florida 34102
Telephone: (239) 261-9300
www.napleslaw.com

ANDREW H. REISS
Board Certified Business Litigation Lawyer
WILLIAM J. DEMPSEY
Board Certified Real Estate Lawyer
NICHOLAS P. MIZELL
MICHAEL A. FELDMAN
DEBBIE SINES CROCKETT
BRIAN J. THANASIU
Board Certified Real Estate Lawyer
MARIA VIGILANTE
JENNIFER C. JUCHNOWICZ

Of Counsel:
GEORGE L. VARNADOE

DIRECT DIAL: (239) 436-1524
bjthanasiu@napleslaw.com

October 25, 2018

Robert D. Pritt, Esquire
City Attorney
City of Naples
735 8th Street South
Naples, Florida 34102-6796

Re: Title Opinion Letter for Subdivision/Replat application concerning real property located at 1111 Central Avenue, Naples, Florida, said property being more particularly described on attached Exhibit "A" (the "Property")

Dear Mr. Pritt:

I am a duly licensed attorney in the State of Florida, Florida Bar No. 84742. I have examined Old Republic National Title Insurance Company ("ORNTIC") Owner's Policy of Title Insurance No. OXFL-08540282, dated February 17, 2017, together with an ORNTIC title policy search update concerning the Property through October 16, 2018, and the Collier County Clerk of Courts website (CollierClerk.com), which reflects instruments recorded in the Collier County, Florida Public Records from October 16, 2018 through October 18, 2018. Based upon my examination of the referenced title search report, as updated, and CollierClerk.com, I opine that the record fee simple owner of the Property, as of October 18, 2018, is WSR 1075, LLC, an Delaware limited liability company (the "Owner"). The Owner acquired title to the Property via that certain Special Warranty Deed recorded on February 17, 2017 in Official Records Book 5364, Page 79, Public Records of Collier County, Florida (copy enclosed). All ad valorem and personal property taxes have been paid, except for the year 2018, (Property Tax I.D. No. 13560000029), and the Property is not encumbered by any mortgages or other liens, except:

- Lien rights created under that certain Memorandum of Agreement dated February 9, 2017, by and among Missark Naples 2, LLC, a Florida limited liability company, and WSR 1075, LLC, a Delaware limited liability company, recorded February 17, 2017, in Official Record Book 5364, Page 83, Public Records of Collier County, Florida.

Very truly yours,

Brian J. Thanasiu
Cheffy Passidomo, P.A.

Enclosures

[10836-0008/3095323/1]

Exhibit "A"
Legal Description of Property

Tract One, Naples Early Edition, a subdivision according to the plat thereof recorded in Plat Book 50, Page 21, of the Public Records of Collier County, Florida.

Less and Except that portion conveyed to City of Naples by Special Warranty Deed recorded September 8, 2015 in Official Records Book 5192, Page 3486, of the Public Records of Collier County, Florida.

INSTR 5368799 OR 5364 PG 79 RECORDED 2/17/2017 11:56 AM PAGES 4
DWIGHT E. BROCK, CLERK OF THE CIRCUIT COURT, COLLIER COUNTY FLORIDA
DOC@.70 $105,700.00 REC $35.50
CONS $15,100,000.00

This Instrument Prepared By
and Should be Returned To:

Stephen J. Szabo, III, Esq.
FOLEY & LARDNER LLP
100 N. Tampa Street
Suite 2700
Tampa, FL 33602
(813) 229-2300

Tax Parcel I.D. No(s): 13560000029

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made the 9th day of February, 2017, by **MISSARK NAPLES 2, LLC,** a Florida limited liability company, formerly known as R&B NAPLES HOLDINGS 3, LLC, a Florida limited liability company, whose address is 1425 Lake Front Circle, The Woodlands, TX 77380 (hereinafter referred to as the "**Grantor**"), to **WSR 1075, LLC**, a Delaware limited liability company, whose address is 3066 Tamiami Trail North, Suite 201, Naples, FL 34103 (hereinafter referred to as the "**Grantee**").

(Whenever used herein, the terms "Grantor" and "Grantee" shall be deemed to include the parties to this Special Warranty Deed and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations. The singular shall be deemed to include the plural, and vice versa, where the context so permits.)

COLLIER COUNTY
COPY
CLERK OF THE CIRCUIT COURT

WITNESSETH:

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, has granted, bargained, sold, conveyed and confirmed, and by these presents does grant, bargain, sell, convey and confirm, unto Grantee, all that certain land situate in Collier County, Florida, more particularly described in **Exhibit "A"** attached hereto (the "**Property**"), together with all the easements, tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the Property, and all the estate, right, title, interest, lien and equity whatsoever of Grantor either in law or in equity or both, to the proper use, benefit, and behoof of Grantee and Grantee's successors and assigns in fee simple forever.

AND THE GRANTOR hereby covenants with Grantee that Grantor will warrant and defend the Property against the lawful claims and demands of all persons claiming by, through or under Grantor, but against none other, and that the Property is free of all encumbrances, except those matters set forth below and on **Exhibit "B"** attached hereto and by this reference made a part hereof.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year first above written.

Signed, sealed, and delivered in the presence of

Print Name: Gregg Kosterlitzky

Print Name: Jeffrey Easterwood

GRANTOR:

MISSARK NAPLES 2, LLC, a Florida limited liability company

By: _____
Print Name: Margaret W. Molleston
Its: Manager

COLLIER COUNTY
COPY
CLERK OF THE CIRCUIT COURT

STATE OF TEXAS
COUNTY OF MONTGOMERY

The foregoing instrument was acknowledged before me this 8TH day of February, 2017, by Margaret Molleston as Manager of **MISSARK NAPLES 2, LLC,** a Florida limited liability company, on behalf of the company. He/She ☑ is personally known to me or ☐ has produced _____ as identification.

Print Name: Tia Wells
Notary Public, State of Texas
My commission expires: 8-4-19
Serial No., if any: 388279-3

TIA WELLS NOTARY PUBLIC STATE OF TEXAS ID 388279-3 EXP. 08-04-2019

EXHIBIT "A" TO SPECIAL WARRANTY DEED

PROPERTY

Tract One, Naples Early Edition, a subdivision according to the plat thereof recorded in Plat Book 50, Page 21, of the Public Records of Collier County, Florida.

LESS AND EXCEPT that portion conveyed to City of Naples by Special Warranty Deed recorded September 8, 2015 in Official Records Book 5192, Page 3486, of the Public Records of Collier County, Florida.

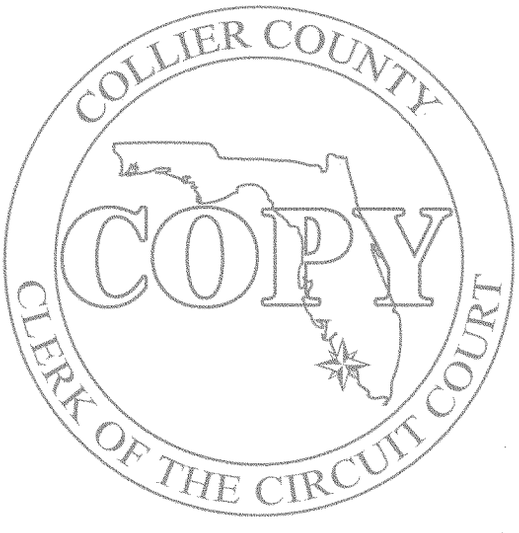


EXHIBIT "B" TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. 10-foot Easement in favor of Florida Power & Light Company for the construction, operation, and maintenance of overhead and underground electric utility facilities, recorded February 11, 1981, in Official Records Book 903, Page 1426, of the Public Records of Collier County, Florida.

2. Grant of Easement for a 15 foot utility easement, in favor of Neighborhood Health Clinic, Inc., a Florida non-profit corporation, for a 15 foot Utility Easement, recorded August 29, 2001 in Official Records Book 2883, Page 3207, of the Public Records of Collier County, Florida.

3. Easements and right-of-way as shown on the Plat of Naples Early Addition recorded in Plat Book 50, Pages 21 through 23, of the Public Records of Collier County, Florida.

4. Easement in favor of City of Naples, for a 10 foot public right-of-way, recorded September 8, 2015 in Official Records Book 5192, Page 3489, of the Public Records of Collier County, Florida.

5. Drainage Easement for the purposes of conveyance/bypass of storm water flows, in favor of City of Naples, recorded December 4, 2015 in Official Records Book 5220, Page 1493, of the Public Records of Collier County, Florida.

6. General or special taxes and assessments required to be paid in the year 2017 and subsequent years.

COLLIER COUNTY COPY CLERK OF THE CIRCUIT COURT

INSTR 5368800 OR 5364 PG 83 RECORDED 2/17/2017 11:56 AM PAGES 4
DWIGHT E. BROCK, CLERK OF THE CIRCUIT COURT, COLLIER COUNTY FLORIDA
REC $35.50

This instrument prepared by and
after recording return to:

Stephen J. Szabo, III, Esq.
FOLEY & LARDNER LLP
100 N. Tampa Street
Suite 2700
Tampa, FL 33602
(813) 229-2300

----------[SPACE ABOVE THIS LINE FOR RECORDING DATA]----------

MEMORANDUM OF AGREEMENT

THIS MEMORANDUM OF AGREEMENT (this "**Memorandum**") is made and entered into as of the 6th day of February, 2017, by and among **MISSARK NAPLES 2, LLC,** a Florida limited liability company, whose address is c/o GeoSouthern Energy Corporation, 1425 Lake Front Circle, Ste. 200, The Woodlands, TX 77380 ("**Seller**") and **WSR 1075, LLC**, a Delaware limited liability company ("**Purchaser**"), whose address is 660 Steamboat Road, Third Floor, Greenwich, CT 06830.

1. Agreements. Purchaser has entered into an agreement to purchase certain real property from Seller described and depicted in **Exhibit "A"** attached hereto and incorporated herein by reference (the "**Property**") pursuant to that certain Agreement of Purchase and Sale and Joint Escrow Instructions having an effective date of October 27, 2016, as subsequently amended (collectively "**Purchase Agreement**").

2. Deferred Payment Lien. Pursuant to the terms of the Purchase Agreement, Seller agreed to defer payment of a portion of the purchase price in an amount equal to $200,000.00 (the "Deferred Payment"). Purchaser hereby grants Seller a consensual lien over and upon the Property, which lien secures the payment of the Deferred Payment in accordance with the provisions of the Purchase Agreement. Seller's entitlement to receive and Purchaser's obligations to pay the Deferred Payment to Seller shall be governed by the terms and conditions of the Purchase Agreement and a Promissory Note of even date herewith from Purchaser to Seller in the amount of the Deferred Payment, and the provisions of this Memorandum shall not impair in any manner any rights of Purchaser or Seller under the Purchase Agreement. This Memorandum and the consensual lien granted hereunder shall have the legal force and effect of a lien under Florida law, and, subject to the terms of the Purchase Agreement and Florida law, may enforced in the same form and manner as allowed for liens in the State of Florida.

3. Binding Effect. This Memorandum shall run with title to the Property and be binding on the successors in title to the Property.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the parties have executed this Memorandum as of the 9th day of February, 2017.

Witnesses:

Print Name: RYAN PATTON

Print Name: Jonathan H Paul

"PURCHASER"

WSR 1075, LLC, a Delaware limited liability company

By:

Name: Jeffrey Laliberte

Title: Authorized Signatory

STATE OF Massachusetts

COUNTY OF Suffolk

The foregoing instrument was acknowledged before me this ___ day of February, 2017, by Jeffrey Laliberte, as Authorized Signatory of **WSR 1075, LLC**, a Delaware limited liability company, on behalf of the limited liability company. Said person (check one) [X] is personally known to me or [ ] produced _____ as identification.

Print Name: Pamela J. Cirame
Notary Public, State of Massachusetts
Commission No.:
My Commission Expires: 11-13-2020

PAMELA J. CIRAME NOTARY PUBLIC COMMONWEALTH OF MASSACHUSETTS MY COMM. EXPIRES NOVEMBER 13, 2020

COLLIER COUNTY FLORIDA COPY CLERK OF THE CIRCUIT COURT

Witnesses:

Print Name: Gregg Kosterlitzky

Print Name: Jeffrey Easterwood

"SELLER"

MISSARK NAPLES 2, LLC, a Florida limited liability company

By: _____

Name: Margaret W. Molleston

Title: Manager

STATE OF TEXAS

COUNTY OF MONTGOMERY

The foregoing instrument was acknowledged before me this 8th day of February, 2017, by Margaret W. Molleston, as Manager of **MISSARK NAPLES 2, LLC,** a Florida limited liability company, on behalf of the limited liability company. Said person (check one) [x] is personally known to me or [ ] produced _____ as identification.

Print Name: Tia Wells
Notary Public, State of ~~Florida~~ Texas
Commission No.: 388279-3
My Commission Expires: 8-4-19

TIA WELLS NOTARY PUBLIC STATE OF TEXAS ID 388279-3 EXP. 08-04-2019

COLLIER COUNTY CLERK OF THE CIRCUIT COURT

Exhibit "A"

(Legal Description/Depiction of the Property)

Tract One, Naples Early Edition, a subdivision according to the plat thereof recorded in Plat Book 50, Page 21, of the Public Records of Collier County, Florida.

LESS AND EXCEPT that portion conveyed to City of Naples by Special Warranty Deed recorded September 8, 2015 in Official Records Book 5192, Page 3486, of the Public Records of Collier County, Florida.

COLLIER COUNTY
COPY
CLERK OF THE CIRCUIT COURT

Robin D. Singer, AICP
City of Naples Planning Department
295 Riverside Circle
Naples, Florida 34102

PURPOSE:
This resume is provided for the purpose of establishing credentials for expert testimony.

EMPLOYMENT:

November 2004 to Present

City of Naples, Florida, Planning Department
Planning Director. Direct the Planning Department in the administration of the City's Comprehensive Plan and Land Development Regulations including the review of building permits and planning petitions. Supervise staff in the preparation and presentation of planning petitions before the Design Review Board, Planning Advisory Board and City Council. Administer the public art program. Represent the City at homeowners' association meetings and other public events. Prepare and administer the Planning Department budget. Provide expert testimony at board and City Council meetings. Interpret the Code of Ordinances as it pertains to planning and zoning issues.

June 2001 to November 2004

City of West Palm Beach, Florida, Planning Department
Planning and Zoning Administrator. Supervised a staff of eleven in the Planning and Zoning Division which was responsible for the interpretation, implementation and periodic updating of the Zoning and Land Development Regulations and Comprehensive Plan. Participated in the creation and implementation of three new mixed use districts with form-based zoning. Regularly presented to and acted as department representative at City Commission, Zoning Board of Appeals and Planning Board meetings.

August 1989 to June 2001

City of Hollywood, Florida, Community Planning Division
Zoning Administrator (8/99-6/01) Responsible for supervising 4-7 Associate Planners involved in the interpretation and enforcement of the City's zoning regulations through building plan review, design review, occupational license review, site plan review, the processing of variance applications, the writing and presentation of staff reports and answering questions of the public. Regular contact with property owners and developers to review and advise on

Robin D. Singer, AICP
City of Naples Planning Department
295 Riverside Circle
Naples, Florida 34102

zoning and land use issues was required. Facilitated the prompt and accurate review of development proposals and coordinating the efforts of staff. Assisted and advised the Community Planning Director and Office of the City Manager on personnel and zoning related issues.

Principal Planner (5/99-8/99) Promoted to this supervisory position responsible for the Zoning Office and processing of petitions to the Board of Appeals and Adjustment. Acted as the Division representative at board and committee meetings.

Associate Planner (8/93-5/99) augmented the responsibilities of the Assistant Planner position with greater responsibilities in presenting items before the Board of Appeals and Adjustment, Design Review Board and Historic Preservation Board. Contributed to a complete re-write of the City's Zoning and Land Development Regulations with primary responsibility for the Office and Commercial Districts.

Assistant Planner (11/90-8/93) Reviewed building permits and site plans for compliance with the zoning and Land Development Regulations. Processed applications for variance, special exception, site plan review and amendments to the Comprehensive Plan.

Planning Technician (temporary part time 5/90-9/90) included preparing the graphics for variance petitions within the department and for special projects of other departments in the City. Also assisted other planners with area wide land use studies.

Student Intern (8/89-5/90 part time). Participated in two corridor studies, observed at meetings and at the zoning counter and learned to use the Accumap (G.I.S.) software program by mapping the locations of zoning petitions.

August 1987 to August 1988

Kravit Architectural Associates, Boca Raton, Florida . Responsible for the digitizing and plotting of working drawings using AutoCAD.

November 1984 to August 1987

Randall F. Keller, A.I.A., P.A., Fort Lauderdale, Florida. Active in the drafting and coordination of working drawings for residential and commercial projects including restaurants, adult congregate living facilities, shopping centers and various tenant bay improvements.

Robin D. Singer, AICP
City of Naples Planning Department
295 Riverside Circle
Naples, Florida 34102

EDUCATION:

Fall 1999	**Florida Atlantic University,** Boca Raton, Florida. Masters of Urban and Regional Planning.
Fall 1984	**Florida Atlantic University,** Boca Raton, Florida. Bachelors of Fine Art.

CERTIFICATION:

1997	Obtained certification with the **American Institute of Certified Planners.**
1993	Completed 40 hour certification course in **Crime Prevention Through Environmental Design.**
SKILLS:	Manual drafting, geographic information systems (Arc/Info and Accumap), Word, Excel, Powerpoint

ERICA J. MARTIN, MPA, AICP

295 Riverside Circle
Naples, Florida 34102

Phone: (239) 213-1041
Email: emartin@naplesgov.com

EDUCATION/HONORS

Florida Gulf Coast University: Fort Myers, Florida
Master of Public Administration in Environmental Policy, May 2011
Graduated Cum Laude

Flagler College: St. Augustine, Florida
Bachelor of Arts Degree, Political Science, Sociology (emphasis in Criminology), April 2004
Certificate of Completion, Pre-Law Program, April 2004
Dean's List

Telluride High School: Telluride, Colorado
Diploma, June 2000

CERTIFICATIONS

American Institute of Certified Planners, March 2010

PROFESSIONAL EXPERIENCE

City of Naples, Naples, FL **November 2013 to Present**
Senior Planner, Planning Department

- Development and updating of the City's Comprehensive Plan.
- Process applications and present plans to the Design Review Board, Planning Advisory Board and City Council.
- Review and process applications for zoning changes, conditional use petitions, variances, and other current planning petitions.
- Develop amendments to the Code of Ordinances and process the amendments through the Presidents' Council, Planning Advisory Board, City Council and all other applicable boards/committees.
- Review and approve building permits ranging from fence and mechanical equipment to new single family residences and commercial developments.
- Review all marine permits and work closely with marine contractors and the Natural Resources Division on environmental issues pertaining to the City's marine resources.
- Perform Planning Director's functions in Director's absence.
- Supervise Planning Technician and Planners II.
- Assist in budget preparation.

City of Naples, Naples, FL **May 2007 to November 2013**
Planner II, Planning Department

- Development and updating of the City's Comprehensive Plan.
- Process applications and present plans to the Design Review Board, Planning Advisory Board and City Council.
- Review and process applications for zoning changes, conditional use petitions, variances, and other current planning petitions.
- Develop amendments to the Code of Ordinances and process the amendments through various Boards and City Council.
- Review and approve building permits.
- Review all marine permits and work closely with marine contractors and the Natural Resources Division on environmental issues pertaining to the City's marine resources.

Town of Mountain Village, Mountain Village, CO **May 2005 to May 2007**
Planner I, Department of Community Development

- Responsible for the preparation of Design Review Board (DRB) meeting agendas and ensuring proper public notice of all projects.
- Provided public information regarding building, zoning, design review process and signage, including calculation of required fees.
- Completed staff reviews of Design Review Board and Land Use (zoning) applications.
- Presented Design Review Board and Land Use applications to the Design Review Board and Town Council.
- Prepared minutes of the Design Review Board and Town Council meetings.
- Responsible for processing administrative applications, such as applications for signage and lighting, reviewing to ensure compliance with appropriate regulations.

Town of Mountain Village, Mountain Village, CO **May 2004 to May 2005**
Building and Planning Coordinator, Department of Community Development

Town of Mountain Village Housing Authority, Mountain Village, CO
April 2003 to August 2003
Office Manager for the Town of Mountain Village Housing Authority

OTHER EXPERIENCE

Receptionist, Town Hall, Town of Mountain Village, CO
Sales Associate, Ralph Lauren Polo Factory Store, St. Augustine, FL
Ski Instructor, Telluride Ski and Golf Company, Telluride, CO

ACTIVITIES/VOLUNTEER WORK

Community Hospice, Jacksonville, FL
Telluride Middle School Volleyball Coach, Telluride, CO
Member, American Planning Association
Member, International Society of Arboriculture
APA Colorado State Conference, 2003, Host Committee

Leslee C Dulmer

City of Naples Planning Department
295 Riverside Circle Naples, Florida 34102
ldulmer@naplesgov.com 239.213.1042

EDUCATION

Master of Landscape Architecture Ball State University 2006
Bachelor of Urban Planning and Development Ball State University 2004

EXPERIENCE

Planner II

City of Naples *Naples, Florida* *March 2014 – Present*

Provides skilled professional planning and land development work for assigned planning functions of the City. Identifies issues/problems, researches and gathers data, analyze alternatives, and provides recommendation for implementing zoning changes, development plans and other projects that comply with City planning initiatives and applicable development codes and state statutes. Attends and participates in various meetings relevant to design and plan review, planning and zoning, utilities construction, and other City planning and development initiatives. Areas of assignment include, but are not necessarily limited to land use and regulations, neighborhood redevelopment, natural resources, transportation, and housing programs.

Zoning Coordinator

Town of Fort Myers Beach, Florida *Fort Myers Beach, Florida* *Dec 2010 – March 2014*

Responsible for recommendations to the Department Director, Town Manager, Local Planning Agency and the Town Council regarding current growth management and land development projects and issues. Develops changes and recommends improvements and programs to the Community Development Director and Town Manager for the future direction of the Town in balancing growth with quality of life and citizen's desires. Independently responsible for the management and coordination of all project submittals presented at monthly Local Planning Agency meetings. Also tasked with the review of all zoning applications for comprehensive plan and zoning compliance and initiates new programs as needed; plans, directs and coordinates the zoning responsibilities of the department; organizes and directs the planning and zoning programs; organizes trains and coordinates internal operations of personnel; coordinates and maintains effective working relationships within the department, with other Town departments, with members of the general public, Town Council, Town committees, building and development industry and state and local agencies and officers.

Assistant Planner/Assistant Project Manager/Landscape Designer

Morris-Depew Associates, Inc. *Fort Myers, Florida* *Mar 2008 – April 2010*

As assistant planner, responsibilities included research, design, and other tasks related to analysis and assistance in land use changes, zoning requests, comprehensive plan amendments, community plans, Development of Regional Impact submittals and substantial expert witness and litigation support. Responsibilities also included the creation of site plans and design, master concept plan preparation, presentation and publication graphics and other public hearing and/or trial exhibit materials. As landscape designer, duties included landscape and irrigation design and permitting, as well as preparing complete landscape construction drawings, along with providing construction observation and certification services. Lead editor on a number of successful RFQ/RFP submittals for local and national jobs. Attended numerous conferences and seminars relating to the fields of planning and landscape architecture. Mentored CAD technicians and research assistants.

Planner I

Johnson Engineering, Inc. *Fort Myers, Florida* *Jan 2007 – Feb 2008*

Provided assistance to the development of site plans and design of land development projects; including Master Concept Plans and exhibits for comprehensive plan amendments, rezoning applications and development order submittals. Prepared graphic exhibits for public meetings and hearings. Assisted Landscape Architecture department with planting plans, including Rain Garden design. Design lead/editor on a number of successful RFQ/RFP submittals for local and regional jobs.

Planning/Landscape Intern

Johnson Engineering, Inc. *Fort Myers, Florida* *May 2006 – Aug 2006*

Assistance with application preparation and submittal for both planning and landscape projects.

Gardener

Minnetrista Cultural Center *Muncie, Indiana* *May 2005 – Aug 2005*

Duties included installation of various plant material and maintenance of a variety of specific and themed gardens/landscapes at a regional cultural and learning center; maintenance of a native Indiana prairie; responsible for lead design of the Rainbow Garden within the Children's Garden.

Planning Intern

City of Muncie, Community Development *Muncie, Indiana* *May 2003 – Aug 2003*

Duties included assisting Senior Planners with community involvement initiatives; conducted neighborhood analysis/surveys; helped to facilitate a National Trust Main Street program in downtown Muncie.

AFFILIATIONS

Member, City of Fort Myers Beautification Advisory Board, 2009-2010
Member, American Society of Landscape Architecture
Member, American Planning Association
Member, Florida Planning and Zoning Association

PROFICIENCIES

Microsoft Word, Excel, PowerPoint, Outlook
Adobe InDesign, Photoshop, Illustrator
AutoCAD 2007 – 2010

Margaret C. Perry, AICP
(239) 213-1039
mperry@naplesgov.com

Career Experience

February, 2014 to Present: **Planner II**, City of Naples

Provide skilled professional planning and land development work for assigned planning functions of the City. Identify issues/problems, research and gather data, analyze alternatives, and provide recommendation for implementing zoning changes, development plans and other projects that comply with City planning initiatives and applicable development codes and state statutes. Attend and participate in various meetings relevant to design and plan review, planning and zoning, utilities construction, and other City planning and development initiatives. Areas of assignment include, but are not necessarily limited to land use and regulations, neighborhood redevelopment, natural resources, transportation, and housing programs. Perform related work as required.

July, 1998 to February, 2014: **Senior Project Manager**; WilsonMiller, Inc., nka Stantec Consulting Services, Inc.

April, 1993 to August, 1996: **Project Planner/Assistant to Planning Director**; Wilson, Miller, Barton and Peek, Inc.

Senior professional member of the firm serving in the Community and Regional Planning (Long Range Planning) and Development Planning and Approvals Planning (Current Planning/Zoning) Business Units. Responsibilities included: preparation of Growth Management Plan (GMP) and rezoning documentation for land use applications to be considered by Local, Regional, and State governmental entities related to the planning of residential, commercial and mixed-use developments throughout Southwest Florida; representation of clients in governmental venues (County Commission, Planning/Zoning Boards, etc.), including agency-level staff negotiations and coordination of exhibits and presentations at public agency hearings; organize and facilitate public involvement and participation activities; extensive client and review agency staff contact regarding GMP and Land Development Code (LDC) regulations as they relate to particular properties and processing of land use applications; research land development regulations and property histories; development of policy language for GMP amendments; development of regulatory language for LDC amendments; development of recommendations to clients regarding land development proposals; coordination of project activities between all business units within the firm and with sub-consultants; prepare proposals and perform project management for numerous activities for projects, including budget management/control, and the establishment and maintenance of close coordination with related disciplines, e.g., engineering, environmental, transportation, and geographic information systems (GIS).

September, 1996 to June, 1998: **Administrative Assistant**; Syracuse University College of Law and LeMoyne College

January 1989 to February, 1993: **Administrative/Legal Assistant/Land Use**; Young, van Assenderp, Varnadoe and Benton, P.A.

Assistant to the managing partner of the law firm. Responsibilities included: preparation of various land use applications including exhibits to be considered by Local, Regional, and State governmental entities; research comprehensive plan, zoning and development histories of properties; scheduling appointments, meetings, and hearings for managing partner; extensive client and review agency staff contact; composition of correspondence and reports.

December, 1982 to January, 1989: **Planning Technician**
Board of County Commissioners, Collier County

Planning Technician/Assistant to Planning/Zoning Director. Responsibilities included: processing of applications for public hearing (including conditional uses, rezones, PUD's, variances, etc.) before the Planning Commission and County Commission; customer service to the general public regarding land use and zoning issues; preparation of staff reports, executive summaries, ordinances and resolutions for presentation to the County Commission; research property histories; preparation of correspondence and follow-up action as required by the Director; review of site development plans for compliance with County land development regulations.

Education: Associate of Arts, Edison Community College (1987)

Professional Associations: American Institute of Certified Planners
American Planning Association
Florida Planning and Zoning Association

1010 CENTRAL AVENUE LLC
1010 CENTRAL AVE
NAPLES, FL
34102

1175 FIRST AVENUE SOUTH LLC
1175 1ST AVE S
NAPLES, FL
34102

12TH AND GOODLETTE LLC
121 GOODLETTE RD N
NAPLES, FL
34102

1ST AVENUE SOUTH 1095 LLC
1010 CENTRAL AVE
NAPLES, FL
34102

271 TENTH STREET LLC C/O THE RICHDEN COMPANY
1410 W IRVING PARK ROAD
CHICAGO, IL
60613

945 CENTRAL AVE LLP %DAN SUMMERS
945 CENTRAL AVE
NAPLES, FL
34102

950 CENTRAL AVENUE LLC
5670 HARBORAGE DR
FORT MYERS, FL
33908

955 CENTRAL AVE LLP %DAN SUMMERS
945 CENTRAL AVE
NAPLES, FL
34102

959 1ST AVE HOLDINGS LLC
405 FIFTH AVE STH SUITE 6
NAPLES, FL
34102

995 SECOND AVE LLC
1410 W IRVING PARK RD
CHICAGO, IL
60613

CITY OF NAPLES
735 8TH ST S
NAPLES, FL
34102

CONTINENTAL REALTY TRUST C/O CONTINENTAL CONST
1150 CENTRAL AVE
NAPLES, FL
34102

DEACO PROPERTY HOLDINGS LLC
2732 14TH ST N
NAPLES, FL
34103

DEK PROPERTIES LLC
2935 PONY LN
SARASOTA, FL
34232

DERY PROPERTIES II LLC
60 10TH ST N
NAPLES, FL
34102

DESIGN PARK HOLDINGS % HOFFMAN COMMERCIAL RE
825 GREEN BAY ROAD SUITE 100
WILMETTE, IL
60091

DOWNTOWN NAPLES LLC
9220 BONITA BEACH RD SE # 200
BONITA SPRINGS, FL
34135

ELTRON LLC
3464 #B SUNSET KEY CIR
PUNTA GORDA, FL
33955

ELWOOD PROPERTIES INC RONRAND OF NAPLES LLC
801 LAUREL OAK DR STE 303
NAPLES, FL
34108

FLORIDA POWER & LIGHT COMPANY PROPERTY TAX-PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL
33408

GEOSOUTHERN INTERMEDIATE HOLDINGS LLC % KE ANDREWS & CO
1900 DALROCK RD
ROWLETT, TX
75088

GOODLETTE SELF-STORAGE LLC
4099 TAMIAMI TR N SUITE 200
NAPLES, FL
34103

GULFSHORE PLAYHOUSE INC
1010 5TH AVE S SUITE 205
NAPLES, FL
34102

HILL III TR, ROBERT L ULT 11-27-93
985 1ST AVE S
NAPLES, FL
34102

JADE AT OLDE NAPLES I LLC
20 AVON MEADOW LANE STE 120
AVON, CT
06001

JGS PARAGON LLC
130 TAMIAMI TRL N STE 130
NAPLES, FL
34102

JTZCJ ENTERPRISES LLC
2350 FORREST LN
NAPLES, FL
34102

KAPP, HOWARD J
1255 SPYGLASS LN
NAPLES, FL
34102

KEYSER, DAVID M
130 TAMIAMI TRL N STE 110
NAPLES, FL
34102

LINDABURY, PAUL D & KATHLEEN N
2125 MARINA DR
NAPLES, FL
34102

MACEDONIA MISSIONARY BAPTIST CHURCH NAPLES INC
1003 3RD AVE N
NAPLES, FL
34102

MANGROVE BAY DEVELOPMENT LLC
2002 4TH ST
NAPLES, FL
34102

NAPLES COAST DEVELOPMENT LLC
130 TAMIAMI TRL N STE 240
NAPLES, FL
34102

NEIGHBORHOOD HEALTH CLINIC INC
121 GOODLETTE RD N
NAPLES, FL
34102

NICHOLAS, JAMES D
11101 CEDAR LANE
KINGSVILLE, MD
21087

NVS HOLDINGS LLC
597 3RD STREET
NAPLES, FL
34102

OLDE NAPLES SELF STORAGE S LLC
25110 BERNWOOD DR UNIT 101
BONITA SPRINGS, FL
34135

PAINT BRANCH LAKE LAND TR LTD C/O FALLER MGT CO INC
1511 RIDGESIDE DR #C
MOUNT AIRY, MD
21771

PANIPINTO JR, FRANK R
1080 1ST AVE N
NAPLES, FL
34102

PJJ HOLDINGS LLC
1865 VETERANS PARK DR STE 101
NAPLES, FL
34109

R&B NAPLES HOLDINGS 2 LLC
2002 4TH ST S
NAPLES, FL
34102

R&B NAPLES HOLDINGS 4 LLC
201 GOODLETTE RD S
NAPLES, FL
34102

SALVATORI, ROBERT W
130 TAMIAMI TRL N STE 100
NAPLES, FL
34102

SAWCC INC
PO BOX 10102
NAPLES, FL
34101

SCHOOL DISTRICT-FUN FUN TIME NURSERY %SUPERINTENDENT
5775 OSCEOLA TRL
NAPLES, FL
34109

SLAVIN, R CAREY & KATHY E
155 10TH ST N
NAPLES, FL
34102

SPIRIT MASTER FUNDING LLC % SARAH A KUBIAK
16767 N PERIMETER DR # 210
SCOTTSDALE, AZ
85260

TIDAL INVESTMENTS LLC
11500 OLIVE BLVD #240
ST LOUIS, MO
63141

TSC REAL ESTATE INC
2666 AIRPORT RD S
NAPLES, FL
34112

VICTORIA SQUARE PROPERTIES LLC
2614 TAMIAMI TRAIL N STE 615
NAPLES, FL
34103

WALBRO INC
1258 SILVERSTRAND DR
NAPLES, FL
34110

WHITE JR, STANLEY
8040 NW 144TH TRL
OKEECHOBEE, FL
34972

WSR 1075 LLC
3066 TAMIAMI TRAIL N STE 201
NAPLES, FL
34103

Planning Advisory Board Agenda Item Report

Submitted by: Margaret Perry
Submitting Department: Planning
Meeting Date: December 12, 2018

SUBJECT
NONCONFORMITY PETITION 18-N8
Consider a Resolution determining Nonconformity Petition 18-N8, to allow the vertical expansion of a nonconformity pursuant to Section 46-35 of the Land Development Code on property located at 1111 5th Avenue South. (MP)

Legislative Type:
Quasi Judicial Item

Funding Source:

Recommendation:
Approval

ATTACHMENTS
- Staff Report
- Resolution
- Application
- Plans and Exhibits
- Deed
- Disclosure of Interest
- Aerial
- Survey
- Resume - Knafo, James
- Planning Staff Resumes
- Labels

STAFF REPORT

To: Planning Advisory Board
From: Planning Department
Subject: Nonconformity Petition 18-N8
Petitioner: Living Styles of Florida, LLC, a Florida limited liability company
Agent: John M Passidomo
Date: December 3, 2018

CONSIDER: A Resolution determining Nonconformity petition 18-N8 to allow the vertical expansion of a nonconformity pursuant to Section 46-35 of the Land Development Code on property located at 1111 5th Avenue South

LOCATION: 1111 5th Avenue South

SIZE OF PARCEL: Approximately 0.16 acres

CURRENT ZONING: D-Downtown

EXISTING LAND USE: Unoccupied commercial structure

FUTURE LAND USE DESIGNATION: Downtown Mixed Use

BACKGROUND AND PREVIOUS ACTION: The Collier County Property Appraiser's website indicates the building was constructed in 1941. The Design Review Board granted preliminary design review approval for the façade renovations on November 28, 2018.

REQUEST: The petitioner proposes a façade renovation to the building including the vertical extension of the parapet walls on three sides of the building. The proposed renovation will not change the footprint of the building or add square footage. The existing building is nonconforming as to required setbacks in the D-Downtown District and the vertical extension of the parapet walls will increase the nonconforming nature of the building. A 20-foot minimum, 30-foot maximum setback is required along U.S. 41 and the first 10 feet of the setback should contain landscaping only. The survey provided with the application indicates a front yard setback ranging from 0.46 feet to 2.15 feet.

PENDING AND/OR SUBSEQUENT ACTION: The Planning Advisory Board will hold a public hearing on this petition at its meeting on December 12, 2018. At the close of the public hearing, the PAB will make recommendations to the City Council. It is anticipated that City Council will hear this item on January 16, 2019, with final action taken by resolution.

PUBLIC NOTIFICATION: On November 13, 2018, a total of 238 letters were mailed to all property owners within 500 feet of the subject property. As of the date of this report, Staff has received several phone calls requesting addition information, but no correspondence has been received.

STAFF RECOMMENDATION: Pursuant to Section 46-35(c) of the Land Development Code, Staff has applied the criteria for expanding, enlarging or changing a Nonconformity and finds that the standards have been met. Staff recommends approval of Nonconformity petition 18-N8.

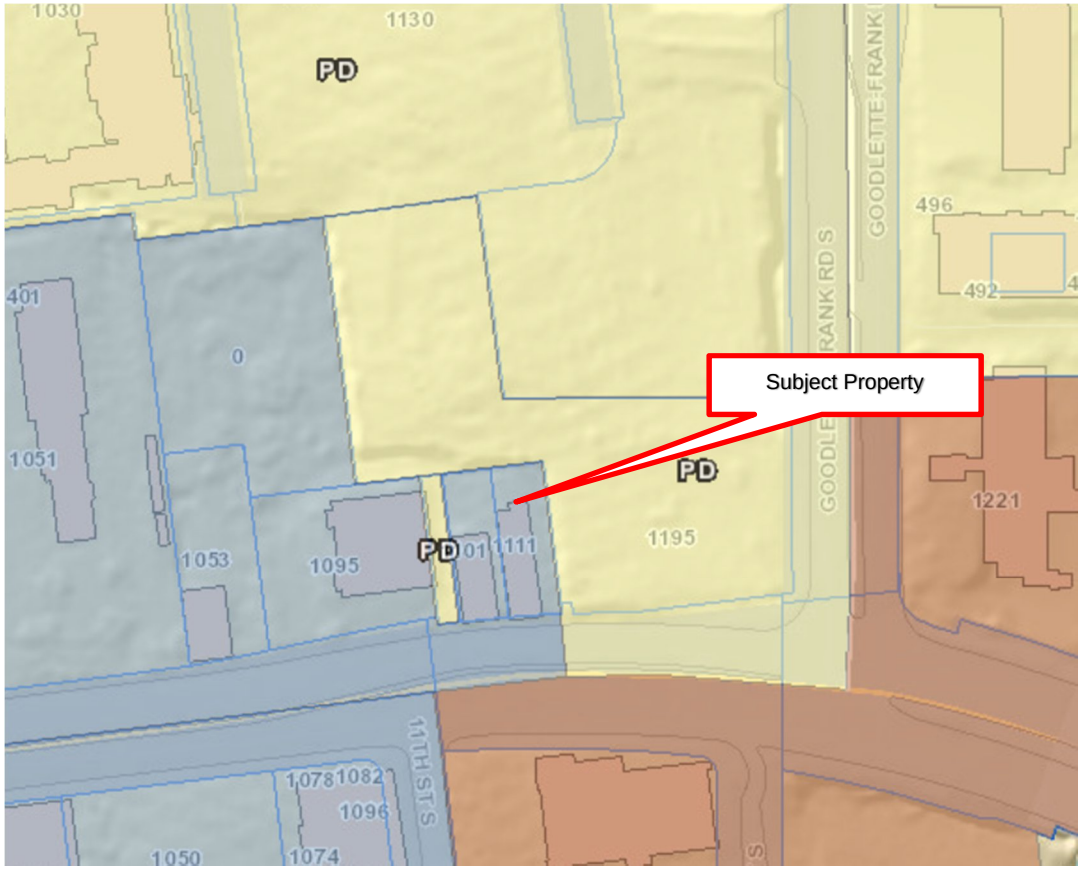
AERIAL OF SUBJECT PROPERTY:



SURROUNDING PROPERTIES:

	North	South	East	West
Zoning	PD – Naples Square	C2-A Waterfront Commercial	PD – Naples Square	D-Downtown
Existing Land Use	Vacant Property	Bank, Offices	Vacant Property	Vacant Commercial Structure
Future Land Use	Downtown Mixed Use	Downtown Mixed Use	Downtown Mixed Use	Downtown Mixed Use

ZONING MAP:



COMPREHENSIVE PLAN: The subject property is designated Downtown Mixed Use on the Future Land Use Map (FLUM) of the Comprehensive Plan. The "Downtown Mixed Use District" currently contains a mixture of uses including commercial, heavy commercial, office, cultural, and institutional. The permitted uses in this district will continue to be mixed use with emphasis on residential and commercial uses within the same structure. The dwelling units within this district are primarily intended for employees who work at businesses within the City, retirees and seasonal residents. By providing housing for employees, travel time and vehicle trips will be reduced, traffic impacts minimized, and the quality of life of the residents enhanced. The primary function of this district is to encourage redevelopment, improve the aesthetics and physical appearance, and provide for a prosperous, viable downtown. Redevelopment themes for this area shall include:

(1) Enhance building aesthetics and appearance.
(2) Encourage a cohesive and integrated district.
(3) Promote pedestrian access and activity.
(4) Encourage mixed uses.
(5) Emphasize an orderly pattern of circulation for both vehicular and pedestrian traffic.
(6) Enhance streetscape in the rights-of-way and medians.

(7) Encourage quality urban design including street lighting, landscaping, and consistent signage.

The following policies of the Comprehensive Plan apply to Nonconformity petition 18-N8:

Objective 1: Manage new development, redevelopment and reuse to ensure that it is orderly, balanced, and compatible with the City's desire to maintain and protect its existing residential character, to maintain the viability of its commercial areas, provide open/green space, encourage pedestrian/bicycle linkages, and protect environmentally sensitive lands.
The redevelopment and reuse of the existing structure will help to maintain the viability of the commercial use within the D-Downtown district, without increasing the square footage of the structure.

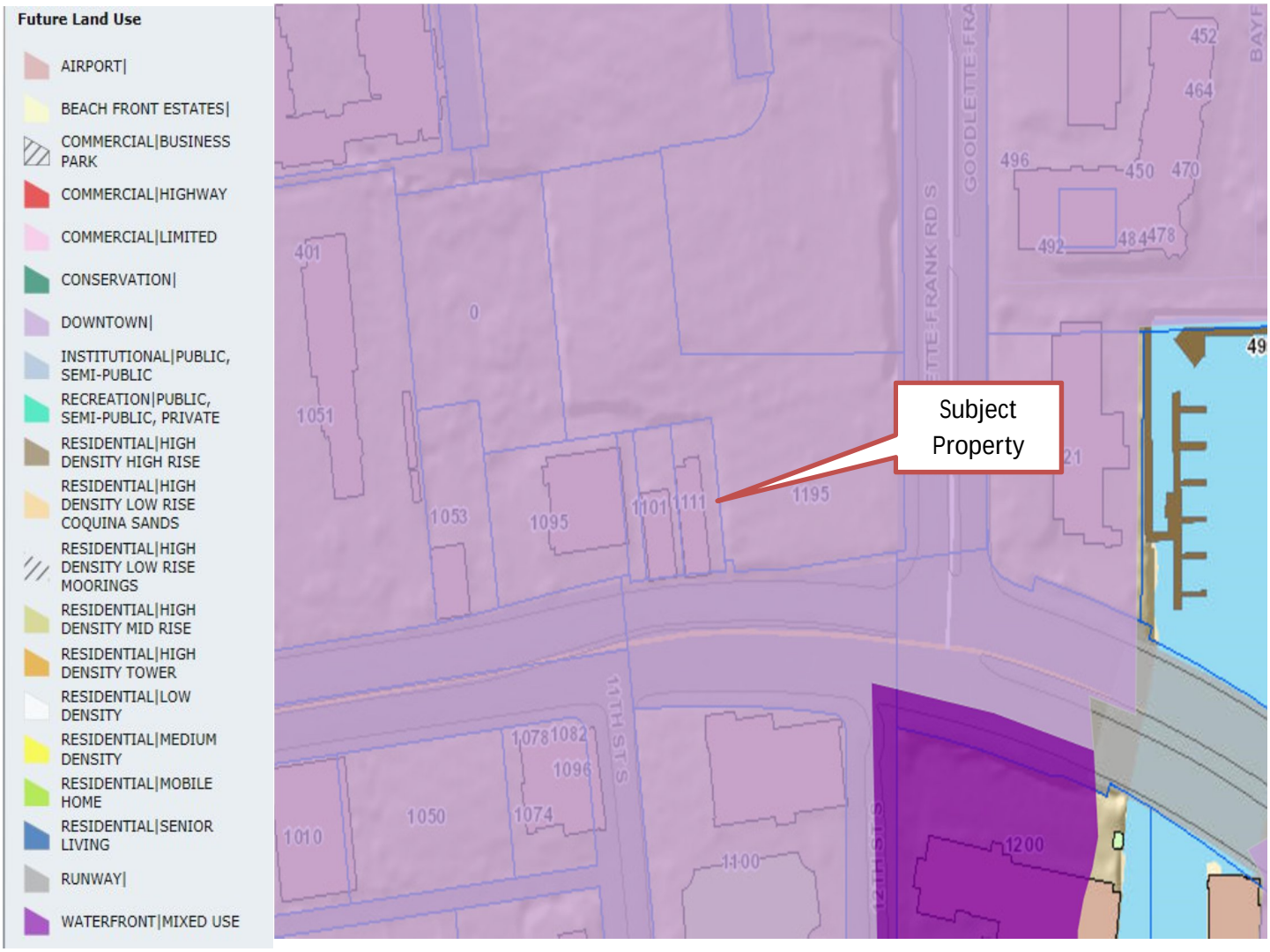
Policy 1-2: Unless otherwise permitted in the Comprehensive Plan, new development, redevelopment and reuse shall be consistent with the permitted use and density/intensity of each designation.
No square footage is being added as a result of the façade renovations to the building so the intensity of development is consistent with that currently provided on site.

Policy 1-4: Non-residential development shall be compact and in a readily accessible location for the market it is intended to service, and shall not encroach into stable residential areas.
The building currently exists on the site and is compact and readily accessible to the market it serves.

Policy 1-9: Commercial properties shall be properly screened, provide adequate parking, include orderly traffic circulation patterns, and integrate appropriate design features to enhance safety, efficiency, and site appearance.
The existing structure contains approximately 3,000 square feet and parking is required at 3 spaces per 1,000 square feet in the D-Downtown zoning district. The site plan provided with the preliminary DRB application indicated that the site includes three (3) parking spaces, one of which is for handicap parking. As such, the building is nonconforming as to parking but no new square footage is being added so the degree of nonconformity is not increased. The proposed façade renovations will improve the appearance of the structure.

Policy 5-4: The downtown mixed use district shall encourage a broad range of service businesses and shall provide an opportunity for mixed uses, with emphasis on upper-story residential in commercial structures.
The proposed renovations to the existing building will provide an attractive location for a new business to open and thrive.

FUTURE LAND USE MAP:



DEPARTMENTAL REVIEW: Petition 18-N8 has been reviewed by all applicable City departments. The Utilities Department has provided comments related to solid waste collection as there is no dumpster located on site. The applicant will coordinate with Utilities during the building permit process to determine solid waste collection at the site. The Utilities Department also noted that a 4-inch water main is located under the sidewalk in front of the property. This water meter may remain, but the applicant will be required to ensure the meter is accurately sized for the new building use. Also, a backflow preventer will need to be installed after the water meter as part of the renovations to the building. This issue will be addressed during the building permit review process. The Streets and Stormwater Department provided a comment that the project may trigger the stormwater ordinance. The applicant will coordinate with Streets and Stormwater during the building permit process to address this comment.

ANALYSIS: Section 46-35(c) of the Land Development Code provides the standards for approval of an expansion, enlargement, or change of a Nonconformity. A review of the petition in light of the required criteria is provided for your consideration; the applicant's response to the criteria is provided within the petition. The standards and Staff analysis are as follows:

1. **The expansion, enlargement or change of the Nonconformity will not damage the character or quality of the neighborhood in which it is located or hinder the proper future development of the surrounding properties.**
   The vertical extension of the parapet walls on three sides of the existing structure will not damage the character or quality of the neighborhood or hinder the future development in the surrounding area.

2. **Any nuisance feature involved is not increased.**
   There are no nuisance features associated with the existing building or with the proposed façade renovations.

3. **Excessive vehicular traffic is not generated on residential streets.**
   The existing building fronts on U.S. 41 which is not considered a residential street and the proposed building renovations should not generate excessive traffic on residential streets in the vicinity of the project.

4. **An automobile parking or traffic problem is not created.**
   The existing building contains approximately 3,000 square feet and three (3) parking spaces are required and provided per the site plan submitted with the preliminary DRB application. No additional square footage is proposed; therefore, traffic or parking problems are not anticipated.

5. **Appropriate drives, walks and buffers are installed.**
   No changes to the existing drives, walks and buffers are proposed. There is inadequate space to provide an additional buffer along the frontage since the existing building is setback from the front property boundary from 0.46 feet to 2.15 feet.

6. **Historic or natural resources are protected.**
   While the building was constructed in 1941, it is not considered an historic structure. There are no natural resources associated with the building or the site.

FINDINGS: Pursuant to Section 46-35(c) of the Land Development Code, Staff has applied the criteria for expanding, enlarging or changing a Nonconformity and finds that the standards have been met. Staff recommends approval of Nonconformity Petition 18-N8.

Respectfully submitted,

Margaret Perry, AICP
Planner II

SITE PHOTOGRAPH



Agenda Item____
Meeting of 12/12/18

RESOLUTION 2018-

A RESOLUTION DETERMINING NONCONFORMITY PETITION 18-N8 TO ALLOW THE VERTICAL EXPANSION OF A NONCONFORMITY PURSUANT TO SECTION 46-35 OF THE CODE OF ORDINANCES ON PROPERTY OWNED BY LIVING STYLES OF FLORIDA, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND LOCATED AT 1111 5TH AVENUE SOUTH; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Living Styles of Florida, LLC, a Florida limited liability company, owner, has authorized John M. Passidomo, Cheffy Passidomo, P.A. to act as agent; and

WHEREAS, John M. Passidomo, Cheffy Passidomo, P.A., agent, has requested approval to allow the vertical expansion of a nonconformity pursuant to Section 46-35 of the Code of Ordinances where it encroaches into the required 20 foot minimum and 30 foot maximum front yard within the D-Downtown district at 1111 5th Avenue South; and

WHEREAS, the Planning Advisory Board, following an advertised public hearing on December 12, 2018 considered the public input, the recommendation of staff, and recommended by a vote of ____ to ____ that Nonconformity Petition 18-N8 be APPROVED / DENIED; and

WHEREAS, after considering the recommendation of the Planning Advisory Board and after providing the petitioner, staff and the public an opportunity to present testimony and evidence, City Council finds that the criteria set forth in Section 46-35(c) of the Code of Ordinances for approval of an Expansion of a Nonconformity, namely:

Sec. 46-35. - Expanding, enlarging or changing a nonconformity.

(c) Site plan; standards for approval. Since the size and nature of the expansion of a nonconformity may vary widely, a site plan and preliminary building plans indicating the proposed expansion or change shall be presented with each request for such expansion or change. Prior to granting an expansion or

change of nonconformity, the board and the city council shall ensure that:

(1) The expansion, enlargement or change of the nonconformity will not damage the character or quality of the neighborhood in which it is located or hinder the proper future development of the surrounding properties.
(2) Any nuisance feature involved is not increased.
(3) Excessive vehicular traffic is not generated on residential streets.
(4) An automobile parking or traffic problem is not created.
(5) Appropriate drives, walks and buffers are installed.
(6) Historic or natural resources are protected.

HAVE BEEN / HAVE NOT BEEN met and that the petition should be GRANTED/DENIED;

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NAPLES, FLORIDA:

Section 1. That Expansion of a Nonconformity Petition 18-N8 is hereby GRANTED / DENIED in order to allow the vertical expansion of a nonconformity where it encroaches into the required 20 foot minimum and 30 foot maximum front yard within the D-Downtown district at 1111 5th Avenue South, more fully described in attached Exhibit A.

Section 2. **(If Approved)** That approval of this Expansion of a Nonconformity Petition is pursuant to the survey prepared by John Ibarra and Associates, Inc., dated revised August 20, 2018, and the documents included in the application, copies of which are on file in the City Clerk's office, and is subject to the conditions listed below as set forth in Section 46-35(c) of the Code of Ordinances:

Section 3. **(If Denied)** That denial of this Expansion of a Nonconformity Petition, pursuant to Section 46-35(c) of the Code of Ordinances, is based upon the following:

Section 4. **Disclaimer and Permit Condition** (applicable only if federal or state permits are required): Issuance of a development permit by the City does not create any right to obtain a permit from a State or Federal

agency and does not create any liability on the part of the City 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. If applicable, all other State or Federal permits must be obtained before commencement of the project.

Section 5. That this resolution shall take effect immediately upon adoption.

PASSED IN OPEN AND REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF NAPLES, FLORIDA, THIS 16th DAY OF JANUARY, 2019.

Attest:

Patricia L. Rambosk, City Clerk

Bill Barnett, Mayor

Approved as to form and legality:

Robert D. Pritt, City Attorney

Date filed with City Clerk:_____

Exhibit A

Legal Description

Beginning at a point on the North line of Fifth Avenue South, as same appears on the amended plat of THE TOWN OF NAPLES, recorded in Plat Book 1, Page 59, of the Public Records of said County, a point 525 feet Easterly from the Northeasterly corner of Fifth Avenue South and 10th Street, which point is the Southeast corner of the land conveyed to Emil Wessenborn in that certain deed from grantor dated August 25, 1948; thence Northerly at a right angle along Wessenborns East line 150 feet; thence Easterly at a right angle 50 feet to a point; thence Southerly at a right angle 150 feet to a point in the North line of Fifth Avenue South; thence Westerly along the North line of Fifth Avenue South, 50 feet to the Point of Beginning. Being a part of Block 16, Tier 12, Plan of Naples, as recorded in Deed Book 1, Page 1, Lee County records, now Collier County, Florida, and replat of the Naples Seaboard and Gulf Railway Company according to the Plat in Plat Book 1, Page 59, Public Records of Collier County, Florida.

LESS AND EXCEPT THE FOLLOWING: PARCEL 104.1 conveyed to the State of Florida Department of Transportation by Warranty Deed recorded in Official Records Book 2107, Page 30, Public Records of Collier County, Florida, being more particularly described as follows: That portion of an Amended Plat of a portion of THE TOWN OF NAPLES, as per Plat thereof recorded in Plat Book 1, Page 59, in Section 3, Township 50 South, Range 25 East, Public Records of Collier County, Florida, being described as follows: commence at the northeast corner of the southwest 1/4 of said Section 3, thence along the east line of said southwest 1/4 South 00□ 22’ 18” East, 1,125.01 feet to the northerly existing right of way line of State Road 90 (US 41) Tamiami Trail (per Section 03010-2116); thence along said northerly existing right of way line South 83□ 02’ 50” West, 215.11 for a Point of Beginning; thence continue along said northerly existing right of way line South 83□ 02’ 50” West, 50.00 feet; thence North 06□ 57’ 10” West, 9.88 feet to the beginning of a curve concave southerly; thence along the arc of said curve to the right, having a radius of 1,279.86 feet, a central angle of 02□ 14’ 35”, an arc length of 50.11 feet, the chord for which bears North 86□ 43’ 41” East to the end of said curve thence South 06” 57’ 10” East, 6.66 feet to the Point of Beginning.

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

City of Naples Application for

NON-CONFORMITY

CHANGE or EXPANSION

Date Received _____

File Number _____

Staff Reviewer _____

Petitioner: Living Styles of Florida LLC, a Florida limited liability company

Address: 561 South Collier Blvd., Marco Island, Florida 34145

Telephone #: 239-404-1881 Fax #: N/A E-mail: fhdinteriors@gmail.com

Agent for Petitioner: John M. Passidomo

Address: 821 Fifth Avenue South, Naples, Florida 34102

Telephone #: 239-261-9300 Fax #: 239-261-9782 E-mail: jmpassidomo@napleslaw.com

Owner of Property: Living Styles of Florida LLC, a Florida limited liability company

Address: 561 South Collier Blvd., Marco Island, Florida 34145

Telephone #: 239-404-1881 Fax #: N/A E-mail: fhdinteriors@gmail.com

Address/Location of Subject Property: 1111 5th Avenue South, Naples, Florida 34102

Legal Description of Property Involved: See attached Exhibit A (the "Property")

Existing Zoning: D Downtown District

Total Acreage/Square Footage of Subject Property: Approximately .16 acre / 6,970 square feet

Current Use of Land: Unoccupied commercial building

Applicable Section(s) of the Land Development Code: Sec. 46-35 Expanding, enlarging or changing a nonconformity; Sec. 58-909(1)a. Front yard setback.

Petition Request and Summary of Facts – Detail the existing non-conformities:

The existing building located on the Property was constructed in 1941. The building is nonconforming as to its front yard setback.

Petitioner proposes to renovate the building by creating a vertical extension of the existing façade along and across the front yard to a new roof-line as illustrated on the attached Elevation (Exhibit B) without changing the building footprint or otherwise adding to its floor area. The vertical extension constitutes a change or expansion of the front yard setback nonconformity.

The building will house Petitioner's interior design business and its renovation will further D Downtown District purposes of improving the aesthetics and physical appearance and promoting the establishment of a variety of consumer and service businesses in downtown.

In signing below I acknowledge and attest that I am the owner of the property described above and/or the duly appointed representative of the owner(s) of the property described above; that I understand the nature and ramifications of this petition relative to the property; that I hereby authorize the petitioner and their agent to represent the property during any deliberations regarding this petition; that I allow access to the property by City staff and City elected and appointed officials for the purpose of inspecting the premises relative to this petition; that all information contained in this petition and associated materials is correct; that any incorrect information may render the final decision and recommendations on this petition void; and that I have read the Proposed Policy Guidelines for Presentation of Petitions to the Naples City Council approved under Resolution 01-9397.

Living Styles of Florida LLC,
a Florida limited liability company

By: _____
Marion Smith, President

11/08/18
Date

In signing below I acknowledge that I am the authorized petitioner and/or petitioner's agent for this petition and I attest to the accuracy of all information contained in this petition and associated materials; that I understand that any incorrect information may render the final decision and recommendations on this petition void; and that I have read the Proposed Policy Guidelines for Presentation of Petitions to the Naples City Council approved under Resolution 01-9397.

Living Styles of Florida LLC,
a Florida limited liability company

By: _____
Marion Smith, President

11/08/18
Date

_____
John M. Passidomo, Agent

11.9.18
Date

Section 46-35(C) of the Code of Ordinances lists the standards for approval to be considered prior to granting an expansion or change of nonconformity. Please address the standards below.

(c) *Site plan; standards for approval.* Since the size and nature of the expansion of a nonconformity may vary widely, a site plan and preliminary building plans indicating the proposed expansion or change shall be presented with each request for such expansion or change. Prior to granting an expansion or change of nonconformity, the board and the city council shall ensure that:

(1) The expansion, enlargement or change of the nonconformity will not damage the character or quality of the neighborhood in which it is located, or hinder the proper future development of the surrounding properties.

The proposed vertical extension of the building's existing façade along and across the front yard will enhance the building's aesthetic appeal. The expansion, enlargement or change of the nonconformity will accordingly not damage the character or quality of the neighborhood in which it is located, or hinder the proper future development of the surrounding properties.

(2) Any nuisance feature involved is not increased.

There is no nuisance feature related to the proposed improvement.

(3) Excessive vehicular traffic is not generated on residential streets.

The amount of floor area in the existing building will remain unchanged, the amount of vehicular traffic from the Property will accordingly remain unchanged and, due to the Property's commercial location, the amount of vehicular traffic generated on residential streets will be imperceptible.

(4) An automobile parking or traffic problem is not created.

The amount of floor area in the existing building will remain unchanged. An automobile parking or traffic problem will therefore not be created.

(5) Appropriate drives, walks and buffers are installed.

Existing drives, walks and buffers are appropriate.

(6) Historic or natural resources are protected.

There are no historic or natural resources related to the building or the proposed improvement.

Will the petition result in the establishment, expansion or intensification of a commercial activity on property: containing residential units; within 300 feet of a property containing residential units; or within 300 feet of a property zoned for residential use?

Yes _____ No __X__

Pursuant to Section 46-43, petitions which result in the establishment, expansion or intensification of a commercial activity on property: containing residential units; within 300 feet of a property containing residential units; or within 300 feet of a property zoned for residential use, shall also comply with the following residential impact criteria:

(1) *Illumination.* Illumination levels shall not exceed 0.5 footcandle at the lot lines of the subject property. In addition, the standards for illumination set forth in section 56-89 shall also be met.

N/A.

(2) *Noise.* Physical barriers exist and operation plans are in place to insure that noise levels shall be consistent with those identified in section 22-37. Businesses with external speakers such as outdoor live entertainment, drive-thru lanes and automotive dealerships, shall take measures to insure that speakers are pointed away from residences and sound is buffered.

N/A.

(3) *Parking and access.* Parking must meet the minimum requirements and be adequate to avoid any overflow into the residential area. Parking areas shall be situated and buffered to avoid impacting the residential areas. Primary vehicular ingress and egress shall, where possible, be located to avoid conflict with traffic in the residential area. Pedestrian connections with public sidewalks and residential areas are encouraged.

N/A.

(4) *Landscape buffer.* Landscaping provides adequate screening between the commercial activity and the residential units including buffering noise and the glare from vehicular headlights. Based on the project design and surrounding development patterns, additional landscaping and screening may be required to provide adequate buffering as determined by the city council. Where possible, existing landscaping buffers shall be upgraded to meet or exceed the requirements of Chapter 50, Article III, landscaping and tree protection.

N/A.

(5) *Mitigation of hazardous or adverse impacts.* All hazardous or adverse impacts to adjacent residences in adjacent residential zoning shall be adequately addressed in a mitigation plan to minimize or eliminate such hazardous or adverse impacts. The city reserves the right to require additional mitigation when it finds the identified impacts are not adequately addressed.

N/A.

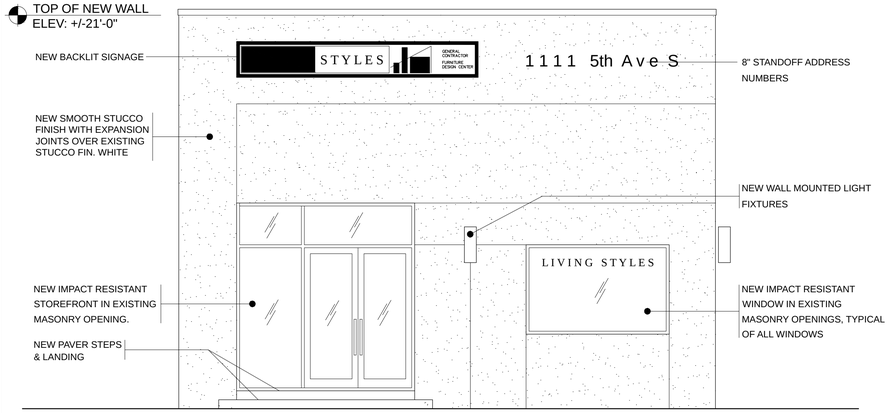
(6) *Hours of operation*. Where the proposed hours of operation extend to between 9:00 pm and 8:00 am, the security measures shall be taken to insure monitoring of the premises including parking areas.

N/A.



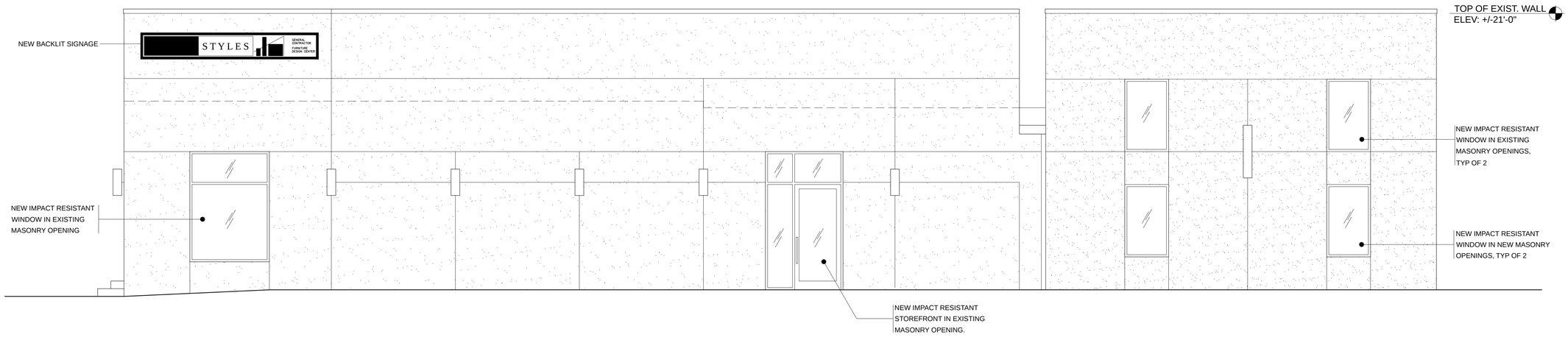
1111 5TH Avenue South

JAMES KNAFO
ARCHITECT



1 PROPOSED FRONT ELEVATION: SOUTH WALL: OPTION B

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



2 PROPOSED SIDE ELEVATION: EAST WALL

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

JAMES KNAFO

architect

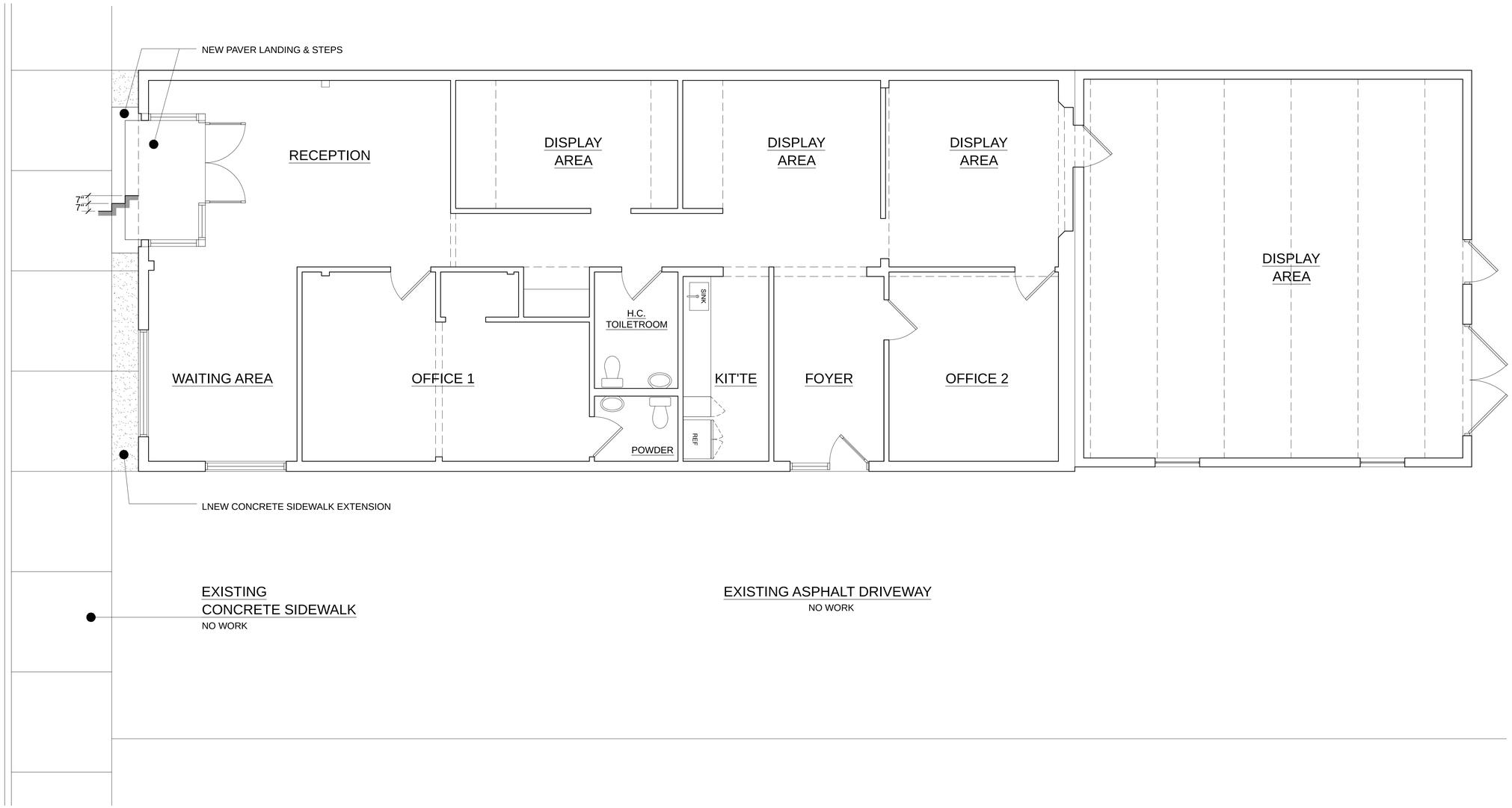
AR 16702
405 5th Avenue South
Naples, Florida 34102
T 239 . 417 . 1607

LIVING STYLES
1111 5TH AVENUE SOUTH
Naples, Florida

PROPOSED ELEVATIONS

SD-2

11-20-18



N

PROPOSED FLOOR PLAN

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

JAMES KNAFO

architect

AR 16702
405 5th Avenue South
Naples, Florida 34102
T 239 . 417 . 1607

LIVING STYLES
1111 5TH AVENUE SOUTH
Naples, Florida

PROPOSED FLOOR PLAN

SD-3

11-20-18



REMOVE METAL COPING / DRIP EDGE.

REMOVE (2) EXISTING BACKLIT SIGNS.

REMOVE ALL STUCCO CORNICE.

REMOVE ALL STUCCO QOINING

REMOVE ALL ROLL-DOWN SHUTTERS.

REMOVE CONCRETE LANDING WITH CUT-OUT STEP.

1 PROPOSED EXTERIOR DEMOLITION DIAGRAM

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



REMOVE EXISTING ALUMINUM FRAME WINDOWS AND STOREFRONT ENTRY SYSTEM.

2 PROPOSED EXTERIOR DEMOLITION DIAGRAM

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

JAMES KNAFO

architect

AR 16702
405 5th Avenue South
Naples, Florida 34102
T 239 . 417 . 1607

LIVING STYLES
1111 5TH AVENUE SOUTH
Naples, Florida

EXTERIOR
DEMOLITION DIAGRAMS

SD-1

10-26-18

INSTR 5607560 OR 5548 PG 3780 E-RECORDED 8/31/2018 4:47 PM PAGES 3
CLERK OF THE CIRCUIT COURT AND COMPTROLLER, COLLIER COUNTY FLORIDA
DOC@.70 $14,350.00 REC $27.00
CONS $2,050,000.00

Prepared by and return to:
Sam J. Saad III
Law Office of Sam J. Saad III
2670 Airport Road South
Naples, FL 34112
(239) 963-1635
File No 6200 9492
Consideration: $2,050,000.00
Parcel Identification No 20762640005

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 29th **day of August, 2018** between **THE FIDDLER BUILDING INC., a Florida corporation**, whose post office address is **4629 Lakewood Boulevard, Naples, FL 34112**, of the County of Collier, State of Florida, Grantor, to **LIVING STYLES OF FLORIDA LLC, a Florida limited liability company**, whose post office address is **561 South Collier Boulevard, Marco Island, FL 34145,** of the County of Collier, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S. $10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Collier, Florida, to-wit:

Beginning at a point on the North line of Fifth Avenue South, as same appears on the amended plat of THE TOWN OF NAPLES, recorded in Plat Book 1, Page 59, of the Public Records of said County, a point 525 feet Easterly from the Northeasterly corner of Fifth Avenue South and 10th Street, which point is the Southeast corner of the land conveyed to Emil Wessenborn in that certain deed from grantor dated August 25, 1948; thence Northerly at a right angle along Wessenborns East line 150 feet; thence Easterly at a right angle 50 feet to a point; thence Southerly at a right angle 150 feet to a point in the North line of Fifth Avenue South; thence Westerly along the North line of Fifth Avenue South, 50 feet to the Point of Beginning. Being a part of Block 16, Tier 12, Plan of Naples, as recorded in Deed Book 1, Page 1, Lee County records, now Collier County, Florida, and replat of the Naples Seaboard and Gulf Railway Company according to the Plat in Plat Book 1, Page 59, Public Records of Collier County, Florida.

LESS AND EXCEPT THE FOLLOWING: PARCEL 104.1 conveyed to the State of Florida Department of Transportation by Warranty Deed recorded in Official Records Book 2107, Page 30, Public Records of Collier County, Florida, being more particularly described as follows: That portion of an Amended Plat of a portion of THE TOWN OF NAPLES, as per Plat thereof recorded in Plat Book 1 Page 59, in Section 3, Township 50 South, Range 25 East, Public Records of Collier County, Florida, being described as follows: commence at the northeast corner of the southwest 1/4 of said Section 3, thence along the east line of said southwest 1/4 South 00° 22' 18" East, 1,125.01 feet to the northerly existing right of way line of State Road 90 (US. 41) Tamiami Trail (per Section 03010—2116); thence along said northerly existing right of way line South 83° 02' 50" West, 215.11 for a Point of Beginning; thence continue along said northerly existing right of way line South 83° 02' 50" West, 50.00 feet; thence North 06° 57' 10" West, 9.88 feet to the beginning of a curve concave southerly; thence along the arc of said curve to the right, having a radius of 1,279.86 feet, a central angle of 02° 14' 35", an arc length of 50.11 feet, the chord for which bears North 86° 43' 41" East to the end of said curve thence South 06" 57' 10" East, 6.66 feet to the Point of Beginning.

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

Subject to taxes for 2018 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor are lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

COLLIER COUNTY FLORIDA
COPY
CLERK OF THE CIRCUIT COURT

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1 Signature
Printed Name: David Lopo

Witness #2 Signature
Printed Name: SAM J. SAAD III

THE FIDDLER BUILDING INC., a Florida corporation

By: _____
Louis F. Hernandez, President

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 29 day of August, 2018 by Louis F. Hernandez, President of THE FIDDLER BUILDING INC., a Florida corporation, on behalf of the corporation.

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

SAM J SAAD III
MY COMMISSION #FF168058
EXPIRES October 12, 2018
FloridaNotaryService.com
(407) 398-0153

Personally known: _____
OR Produced Identification: ✓

Type of Identification Produced: FL DL

COLLIER COUNTY
CLERK OF THE CIRCUIT COURT
COPY

MINUTES OF SPECIAL MEETING OF SHAREHOLDERS
OF
FIDDLER BUILDING, INC.

The special meeting of the Shareholders of Fiddler Buildings, Inc. (the "Corporation") was held on the date and time and at the place set forth in the written waiver of notice signed by the Shareholders, fixing such time and place, and prefixed to the minutes of this meeting.

The meeting was called to order by Louis F. Hernandez, the President of the Corporation. There were present at the meeting:

Louis F. Hernandez, Andrea G. Hernandez,

being all the Shareholders of the Corporation.

Upon motion duly made, seconded and unanimously carried, it was

RESOLVED, that

The shareholders approve the sale of the property of the corporation located in Collier County and more specifically described in the attached title commitment upon the terms stated in the attached agreement for purchase and sale between Livingstyles, LLC and Fiddler Building, Inc. dated Jun 28, 2018.

COLLIER COUNTY
COPY
CLERK OF THE CIRCUIT COURT

There being no further business to come before the meeting, upon motion duly made, seconded and unanimously carried, the meeting was adjourned.

Andrea G. Hernandez, Secretary

STATE OF FLORIDA
COUNTY OF COLLIER

Sworn to, affirmed, and subscribed before me this 29 day of August 2018, by Andrea G. Hernandez, Secretary, of Fiddler Buildings, Inc., a Florida corporation, on behalf of the corporation who is personally known to me or who has produced personally known as identification.

AMY SAAD
Notary Public - State of Florida
Commission # FF 919325
My Comm. Expires Jan 14, 2020
Bonded through National Notary Assn.

Notary Signature: ASaad
Print Name: Amy Saad
Notary Public, State of Florida
My Commission Expires: 1/14/2020
[PLACE NOTARIAL SEAL]

DocuSign Envelope ID: EB1C4EAC-BB84-40E3-93D9-88CB96968EBE

City of Naples Disclosure of Interest

The City's Ethics Code requires disclosure of interests of individual owners, of more than 5% interest in the subject property, for city land use and development permits. Completion of this disclosure form is required to allow the members of City Council or any Board or Committee to determine if they have a conflicting relationship with any of the owners of the property that is the subject of the petition. All individuals with such ownership interest in the property that is the subject of this petition should be listed on the pages below.

Address of subject property or folio number:

1111 5th Avenue South, Naples, FL 34102 - Parcel No. 20762640005

Name of owner(s) as recorded on the deed or other instrument for the subject property (attach copy):

Living Styles of Florida LLC, a Florida limited liability company

Indicate the form of ownership:

☐ The property is owned by persons other than an INDIVIDUAL. List all parties with more than 5% ownership interest as well as the percentage of such interest on page 2. Describe the nature of ownership such as tenancy by entireties, joint tenancy, tenancy in common, joint tenancy, or other _____.

☐ The property is owned by a CORPORATION. List stockholders and the percentage of stock owned by each (if more than 5%) on page 2.

☐ The property is in the name of a TRUSTEE. List the beneficiaries of the trust with the percentage of interest (if more than 5%) on page 2.

☐ The property is in common ownership of a CONDOMINIUM. List the names of members of the condominium (if there are less than 20) on page 2.

☐ The property is in the name of a GENERAL or LIMITED PARTNERSHIP. List the name of the limited partners (with more than 5% interest) on page 2.

☐ There is a contingency clause or contract terms that involves additional parties. List all individuals (with more than 5% ownership interest) if a corporation, partnership, or trust, on page 2.

☐ There is a CONTRACT FOR PURCHASE. List the names of the contract purchasers, on page 2.

Date of the contract _____

☐ There is an OPTION TO PURCHASE. List the names of the purchasers on a separate disclosure statement list.

Date of Option _____

Date option terminates _____ or Anticipated closing date _____

☒ OTHER. If the property is owned in another form not listed above, set out the type of ownership and list the names of individual owners (with more than 5% interest) on page 2: **LLC**

DocuSign Envelope ID: EB1C4EAC-BB84-40E3-93D9-88CB96968EBE

City of Naples Disclosure of Interest

NAME OF INDIVIDUAL OWNER	ADDRESS	% OWNERSHIP
Marion Smith	**With respect to this disclosure, address is: 561 South Collier Blvd., Marco Island, FL 34145**	**100%**

DocuSign Envelope ID: EB1C4EAC-BB84-40E3-93D9-88CB96968EBE

City of Naples Disclosure of Interest

In signing below, I certify that the information provided is a true, correct and full disclosure of ownership in the property or the petitioner that is the subject of the Application or Petition for a permit.

Signed: DocuSigned by: Marion Smith E1B7682CAA314D0... Date: 11/9/2018

Printed Name: **Marion Smith**

Signing as: **President of Living Styles of Florida, LLC, a Florida limited liability company**

(Owner or Authorized Representative)

]DocuSign Envelope ID: EB1C4EAC-BB84-40E3-93D9-88CB96968EBE
L/2018 4:47 PM PAGES 3
CLERK OF THE CIRCUIT COURT AND COMPTROLLER, COLLIER COUNTY FLORIDA
DOC@.70 $14,350.00 REC $27.00
CONS $2,050,000.00

Prepared by and return to:
Sam J. Saad III
Law Office of Sam J. Saad III
2670 Airport Road South
Naples, FL 34112
(239) 963-1635
File No 6200 9492
Consideration: $2,050,000.00
Parcel Identification No 20762640005

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 24th **day of August, 2018** between **THE FIDDLER BUILDING INC., a Florida corporation**, whose post office address is **4629 Lakewood Boulevard, Naples, FL 34112**, of the County of Collier, State of Florida, Grantor, to **LIVING STYLES OF FLORIDA LLC, a Florida limited liability company**, whose post office address is **561 South Collier Boulevard, Marco Island, FL 34145,** of the County of Collier, State of Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S. $10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Collier, Florida, to-wit:

Beginning at a point on the North line of Fifth Avenue South, as same appears on the amended plat of THE TOWN OF NAPLES, recorded in Plat Book 1, Page 59, of the Public Records of said County, a point 525 feet Easterly from the Northeasterly corner of Fifth Avenue South and 10th Street, which point is the Southeast corner of the land conveyed to Emil Wessenborn in that certain deed from grantor dated August 25, 1948; thence Northerly at a right angle along Wessenborns East line 150 feet; thence Easterly at a right angle 50 feet to a point; thence Southerly at a right angle 150 feet to a point in the North line of Fifth Avenue South; thence Westerly along the North line of Fifth Avenue South, 50 feet to the Point of Beginning. Being a part of Block 16, Tier 12, Plan of Naples, as recorded in Deed Book 1, Page 1, Lee County records, now Collier County, Florida, and replat of the Naples Seaboard and Gulf Railway Company according to the Plat in Plat Book 1, Page 59, Public Records of Collier County, Florida.

LESS AND EXCEPT THE FOLLOWING: PARCEL 104.1 conveyed to the State of Florida Department of Transportation by Warranty Deed recorded in Official Records Book 2107, Page 30, Public Records of Collier County, Florida, being more particularly described as follows: That portion of an Amended Plat of a portion of THE TOWN OF NAPLES, as per Plat thereof recorded in Plat Book 1 Page 59, in Section 3, Township 50 South, Range 25 East, Public Records of Collier County, Florida, being described as follows: commence at the northeast corner of the southwest 1/4 of said Section 3, thence along the east line of said southwest 1/4 South 00° 22' 18" East, 1,125.01 feet to the northerly existing right of way line of State Road 90 (US. 41) Tamiami Trail (per Section 03010—2116); thence along said northerly existing right of way line South 83° 02' 50" West, 215.11 for a Point of Beginning; thence continue along said northerly existing right of way line South 83° 02' 50" West, 50.00 feet; thence North 06° 57' 10" West, 9.88 feet to the beginning of a curve concave southerly; thence along the arc of said curve to the right, having a radius of 1,279.86 feet, a central angle of 02° 14' 35", an arc length of 50.11 feet, the chord for which bears North 86° 43' 41" East to the end of said curve thence South 06" 57' 10" East, 6.66 feet to the Point of Beginning.

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

Subject to taxes for 2018 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

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

And Grantor hereby covenant with the Grantee that the Grantor are lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

DocuSign Envelope ID: EB1C4EAC-BB84-40E3-93D9-88CB96968EBE

In Witness Whereof, Grantor have hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness #1 Signature
Printed Name: David Lupo

Witness #2 Signature
Printed Name: SAM J. SAAD III

THE FIDDLER BUILDING INC., a Florida corporation

By: _____
Louis F. Hernandez, President

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 29 day of August, 2018 by Louis F. Hernandez, President of THE FIDDLER BUILDING INC., a Florida corporation, on behalf of the corporation.

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

SAM J SAAD III
MY COMMISSION #FF168058
EXPIRES October 12, 2018
FloridaNotaryService.com
(407) 398-0153

Personally known: _____
OR Produced Identification: ✓

Type of Identification Produced: FL DL

COLLIER COUNTY
CLERK OF THE CIRCUIT COURT
COPY

DocuSign Envelope ID: EB1C4EAC-BB84-40E3-93D9-88CB96968EBE

MINUTES OF SPECIAL MEETING OF SHAREHOLDERS
OF
FIDDLER BUILDING, INC.

The special meeting of the Shareholders of Fiddler Buildings, Inc. (the "Corporation") was held on the date and time and at the place set forth in the written waiver of notice signed by the Shareholders, fixing such time and place, and prefixed to the minutes of this meeting.

The meeting was called to order by Louis F. Hernandez, the President of the Corporation. There were present at the meeting:

Louis F. Hernandez, Andrea G. Hernandez,

being all the Shareholders of the Corporation.

Upon motion duly made, seconded and unanimously carried, it was

RESOLVED, that

The shareholders approve the sale of the property of the corporation located in Collier County and more specifically described in the attached title commitment upon the terms stated in the attached agreement for purchase and sale between Livingstyles, LLC and Fiddler Building, Inc. dated Jun 28, 2018.

COLLIER COUNTY CLERK OF THE CIRCUIT COURT COPY

There being no further business to come before the meeting, upon motion duly made, seconded and unanimously carried, the meeting was adjourned.

Andrea G. Hernandez, Secretary

STATE OF FLORIDA
COUNTY OF COLLIER

Sworn to, affirmed, and subscribed before me this 29 day of August 2018, by Andrea G. Hernandez, Secretary, of Fiddler Buildings, Inc., a Florida corporation, on behalf of the corporation who is personally known to me or who has produced personally known as identification.

AMY SAAD
Notary Public - State of Florida
Commission # FF 919325
My Comm. Expires Jan 14, 2020
Bonded through National Notary Assn.

Notary Signature: ASaad
Print Name: Amy Saad
Notary Public, State of Florida
My Commission Expires: 1/14/2020
[PLACE NOTARIAL SEAL]



Detail by Entity Name

Florida Limited Liability Company
LIVING STYLES OF FLORIDA LLC

Filing Information

Document Number	L08000050316
FEI/EIN Number	26-2743698
Date Filed	05/20/2008
Effective Date	05/19/2008
State	FL
Status	ACTIVE

Principal Address

561 SOUTH COLLIER BLVD
MARCO ISLAND, FL 34145

Changed: 04/15/2009

Mailing Address

561 SOUTH COLLIER BLVD
MARCO ISLAND, FL 34145

Changed: 04/15/2009

Registered Agent Name & Address

SMITH, MARION
561 SOUTH COLLIER BLVD
MARCO ISLAND, FL 34145

Name Changed: 01/16/2015

Address Changed: 04/15/2009

Authorized Person(s) Detail

Name & Address

Title PRES

SMITH, MARION PRES
561 SOUTH COLLIER BLVD
MARCO ISLAND, FL 34145

Title SECR

SMITH, MARION SECR
561 SOUTH COLLIER BLVD
MARCO ISLAND, FL 34145

Title TREA

SMITH, MARION TREA
561 SOUTH COLLIER BLVD
MARCO ISLAND, FL 34145

Title VICE

SMITH, MARION VICE
561 SOUTH COLLIER BLVD
MARCO ISLAND, FL 34145

Annual Reports

Report Year	Filed Date
2016	02/03/2016
2017	03/08/2017
2018	01/16/2018

Document Images

01/16/2018 -- ANNUAL REPORT	View image in PDF format
03/08/2017 -- ANNUAL REPORT	View image in PDF format
02/03/2016 -- ANNUAL REPORT	View image in PDF format
01/16/2015 -- ANNUAL REPORT	View image in PDF format
01/11/2014 -- ANNUAL REPORT	View image in PDF format
02/25/2013 -- AMENDED ANNUAL REPORT	View image in PDF format
02/12/2013 -- AMENDED ANNUAL REPORT	View image in PDF format
02/05/2013 -- ANNUAL REPORT	View image in PDF format
01/10/2012 -- ANNUAL REPORT	View image in PDF format
02/03/2011 -- ANNUAL REPORT	View image in PDF format
01/07/2010 -- ANNUAL REPORT	View image in PDF format
04/15/2009 -- ANNUAL REPORT	View image in PDF format
05/20/2008 -- Florida Limited Liability	View image in PDF format


Goodlette-Frank RD S
5th AVE S
11th ST S
12th ST S
Collier County Property Appraiser, Naples, FL
0 15ft

JOHN IBARRA & ASSOCIATES, INC.

Professional Land Surveyors & Mappers

WWW.IBARRALANDSURVEYORS.COM

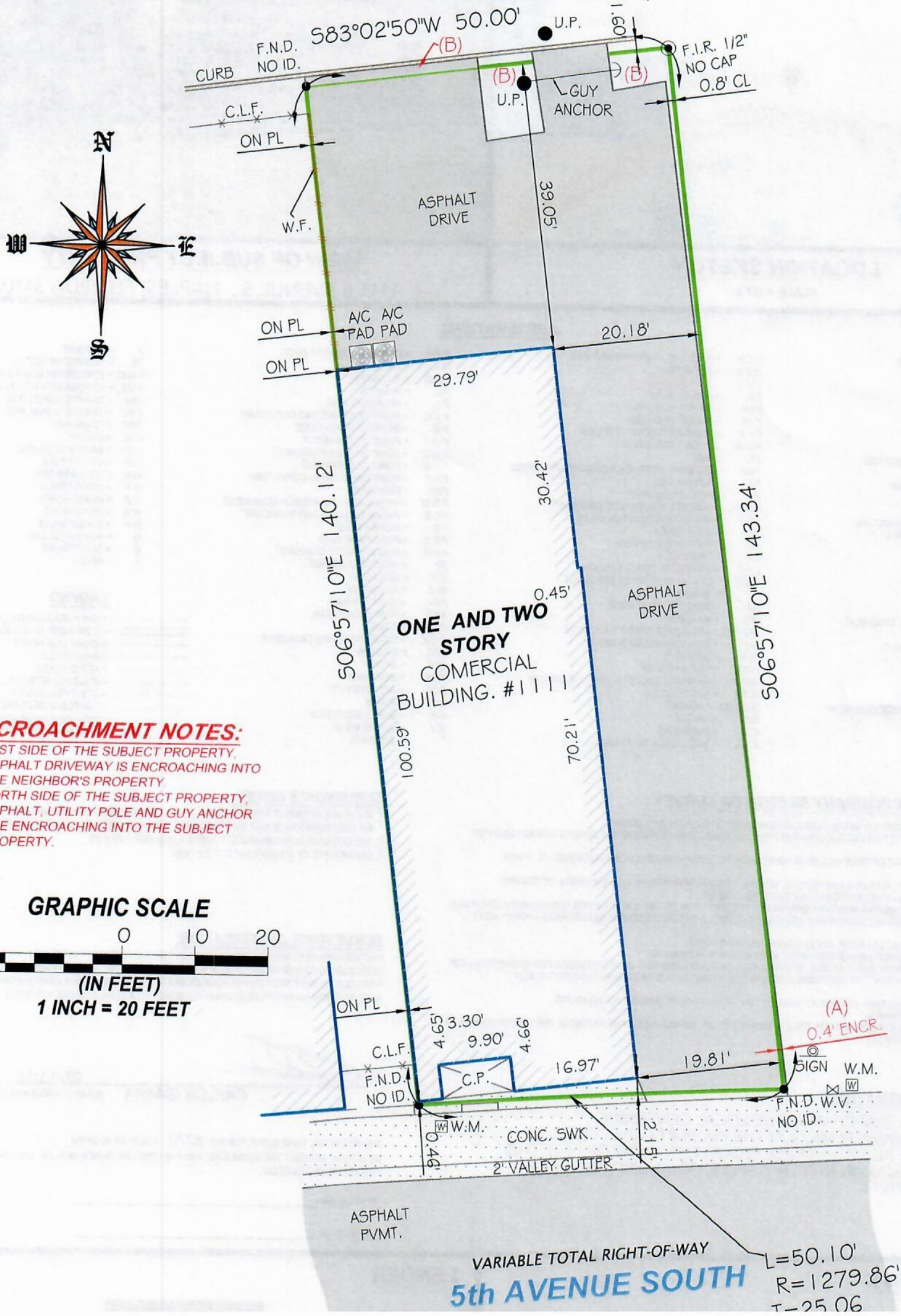
777 N.W. 72nd AVENUE
SUITE 3025
MIAMI, FLORIDA 33126
PH: (305) 262-0400
FAX : (305) 262-0401

2804 DEL PRADO BLVD SOUTH
SUITE NO. 202 UNIT 1
CAPE CORAL, FL 33904
PH: (239) 540-2660
FAX: (239) 540-2664

MAP OF BOUNDARY SURVEY

1111 5 AVENUE S., NAPLES, FLORIDA 34102

(REV.2 8/20/2018) (REV.1 7/17/2018)



ENCROACHMENT NOTES:

A. EAST SIDE OF THE SUBJECT PROPERTY, ASPHALT DRIVEWAY IS ENCROACHING INTO THE NEIGHBOR'S PROPERTY.

B. NORTH SIDE OF THE SUBJECT PROPERTY, ASPHALT, UTILITY POLE AND GUY ANCHOR ARE ENCROACHING INTO THE SUBJECT PROPERTY.

GRAPHIC SCALE

-20 0 10 20

(IN FEET)

1 INCH = 20 FEET

JAMES KNAFO

architect

ACCREDITATIONS

LICENSED ARCHITECT
Florida 1999
New Jersey 1993

CERTIFIED BUILDING CONTRACTOR
Florida 2016

N.C.A.R.B.
National Council of Architectural Registration Boards 1998

PROFESSIONAL BACKGROUND

JAMES KNAFO ARCHITECT, Inc
Naples, Florida Feb. 03 – present
- Principal: Organization leader of a multi-disciplined architectural firm. Project types include corporate offices, showrooms, institutional facilities and single family homes.

BROWN POORMAN ARCHITECTS, inc.
Naples, Florida Sep. 07 – May 08
- Consulting architect: Led project team on the design of a new 2,500 s.f. Church in Weston, Fl.

MARK J. LEONARDI ARCHITECT
Naples, Florida June 97 - Feb. 03
- Project Architect: Performed lead role in all design and construction phases of single-family houses for private clients in the City of Naples and the expansion of Seacrest Middle School campus.

INSIDE ARCHITECTURE
Princeton, New Jersey J a n. 94 - May 97
- Project Architect: Responsible for all design and construction phases on a variety of project types including suburban residential additions, corporate office's and fine dining restaurants.

PRINCETON UNIVERSITY
Real Estate Department J a n. 91 - Jan. 93
- Residential Design Consultant: Hired privately by the university to design renovations of four existing faculty residences, all within the Borough of Princeton, New Jersey.

RICCARDI & HOW ARCHITECTS P.C.
New York, New York Sep. 86 - Dec. 90
- Junior Architect: Working directly with respective firm principals we designed and executed a range of projects including: suburban residences, apartment / co-op renovations and corporate offices.

EDUCATION

SYRACUSE UNIVERSITY
Bachelor of Architecture 1986

L'INSTITUT DI L'ARCHITECTURA 1985
Two semesters study abroad in Florence, Italy

405 5th Avenue South
Naples, Florida 34102
T 239 417 1607
James@JamesKnafo.com

AFFILIATIONS

AMERICAN INSTITUTE OF ARCHITECTS

Florida Southwest Chapter

2006 President
2005 Vice President
2004 Treasurer
2003 Secretary
2005 Individual of the Year

5th AVENUE SOUTH BUSINESS IMPROVEMENT DISTRICT

Avenue Enrichment Committee — 2013-2017 Co-Chair

ARTICLES

GULFSHORE LIFE MAGAZINE

AT HOME — January 2014
AT HOME — January 2013
LET'S BUILD MORE CREATIVELY: By James Knafo — March 2007

LIFE IN NAPLES

QUALITY BY DESIGN: By James Knafo — April 2012

ENTRE new jersey

A RECIPE FOR SUCCESS: By James Knafo — January 1996

PUBLICATIONS

FLORIDA DESIGN

ON THE BEACH IN NAPLES
By Daphne Nikolopoulos — Summer 2001

- Featured twelve page pictorial / essay of a 1999 beach house renovation and guest house addition, viewing the Gulf of Mexico from Gordon Drives' southern tip in Naples, Florida.

INTERIORS & SOURCES

WHO FRAMED GINAMARIE'S ?
By Diane Wintroub Calmenson — October 1996

- Four page pictorial / essay of a 3,200 square foot modern upscale restaurant, completed in 1995, located within a strip mall setting in downtown Scotch Plains, New Jersey.

FOOD ARTS

PLEASE DRINK THE DÉCOR
By Robin Raisfeld — November 1996

- Pictorial illustration of Ginamarie's Restaurant bar & lounge design in Scotch Plains, New Jersey, as example of wine inventory displayed to sell.

LA TERZA MOSTRE DI BIENALLE DI VENEZIA

LA CITA D'ESTE — Spring 1985
Illustration of student team urban design project submitted and exhibited at the 1985 Venice Biennale.

Robin D. Singer, AICP
City of Naples Planning Department
295 Riverside Circle
Naples, Florida 34102

PURPOSE:
This resume is provided for the purpose of establishing credentials for expert testimony.

EMPLOYMENT:

November 2004 to Present

City of Naples, Florida, Planning Department
Planning Director. Direct the Planning Department in the administration of the City's Comprehensive Plan and Land Development Regulations including the review of building permits and planning petitions. Supervise staff in the preparation and presentation of planning petitions before the Design Review Board, Planning Advisory Board and City Council. Administer the public art program. Represent the City at homeowners' association meetings and other public events. Prepare and administer the Planning Department budget. Provide expert testimony at board and City Council meetings. Interpret the Code of Ordinances as it pertains to planning and zoning issues.

June 2001 to November 2004

City of West Palm Beach, Florida, Planning Department
Planning and Zoning Administrator. Supervised a staff of eleven in the Planning and Zoning Division which was responsible for the interpretation, implementation and periodic updating of the Zoning and Land Development Regulations and Comprehensive Plan. Participated in the creation and implementation of three new mixed use districts with form-based zoning. Regularly presented to and acted as department representative at City Commission, Zoning Board of Appeals and Planning Board meetings.

August 1989 to June 2001

City of Hollywood, Florida, Community Planning Division
Zoning Administrator (8/99-6/01) Responsible for supervising 4-7 Associate Planners involved in the interpretation and enforcement of the City's zoning regulations through building plan review, design review, occupational license review, site plan review, the processing of variance applications, the writing and presentation of staff reports and answering questions of the public. Regular contact with property owners and developers to review and advise on

Robin D. Singer, AICP
City of Naples Planning Department
295 Riverside Circle
Naples, Florida 34102

zoning and land use issues was required. Facilitated the prompt and accurate review of development proposals and coordinating the efforts of staff. Assisted and advised the Community Planning Director and Office of the City Manager on personnel and zoning related issues.

Principal Planner (5/99-8/99) Promoted to this supervisory position responsible for the Zoning Office and processing of petitions to the Board of Appeals and Adjustment. Acted as the Division representative at board and committee meetings.

Associate Planner (8/93-5/99) augmented the responsibilities of the Assistant Planner position with greater responsibilities in presenting items before the Board of Appeals and Adjustment, Design Review Board and Historic Preservation Board. Contributed to a complete re-write of the City's Zoning and Land Development Regulations with primary responsibility for the Office and Commercial Districts.

Assistant Planner (11/90-8/93) Reviewed building permits and site plans for compliance with the zoning and Land Development Regulations. Processed applications for variance, special exception, site plan review and amendments to the Comprehensive Plan.

Planning Technician (temporary part time 5/90-9/90) included preparing the graphics for variance petitions within the department and for special projects of other departments in the City. Also assisted other planners with area wide land use studies.

Student Intern (8/89-5/90 part time). Participated in two corridor studies, observed at meetings and at the zoning counter and learned to use the Accumap (G.I.S.) software program by mapping the locations of zoning petitions.

August 1987 to August 1988

Kravit Architectural Associates, Boca Raton, Florida . Responsible for the digitizing and plotting of working drawings using AutoCAD.

November 1984 to August 1987

Randall F. Keller, A.I.A., P.A., Fort Lauderdale, Florida. Active in the drafting and coordination of working drawings for residential and commercial projects including restaurants, adult congregate living facilities, shopping centers and various tenant bay improvements.

Robin D. Singer, AICP
City of Naples Planning Department
295 Riverside Circle
Naples, Florida 34102

EDUCATION:

Fall 1999	**Florida Atlantic University,** Boca Raton, Florida. Masters of Urban and Regional Planning.
Fall 1984	**Florida Atlantic University,** Boca Raton, Florida. Bachelors of Fine Art.

CERTIFICATION:

1997	Obtained certification with the **American Institute of Certified Planners.**
1993	Completed 40 hour certification course in **Crime Prevention Through Environmental Design.**
SKILLS:	Manual drafting, geographic information systems (Arc/Info and Accumap), Word, Excel, Powerpoint

ERICA J. MARTIN, MPA, AICP

295 Riverside Circle
Naples, Florida 34102

Phone: (239) 213-1041
Email: emartin@naplesgov.com

EDUCATION/HONORS

Florida Gulf Coast University: Fort Myers, Florida
Master of Public Administration in Environmental Policy, May 2011
Graduated Cum Laude

Flagler College: St. Augustine, Florida
Bachelor of Arts Degree, Political Science, Sociology (emphasis in Criminology), April 2004
Certificate of Completion, Pre-Law Program, April 2004
Dean's List

Telluride High School: Telluride, Colorado
Diploma, June 2000

CERTIFICATIONS

American Institute of Certified Planners, March 2010

PROFESSIONAL EXPERIENCE

City of Naples, Naples, FL **November 2013 to Present**
Senior Planner, Planning Department

- Development and updating of the City's Comprehensive Plan.
- Process applications and present plans to the Design Review Board, Planning Advisory Board and City Council.
- Review and process applications for zoning changes, conditional use petitions, variances, and other current planning petitions.
- Develop amendments to the Code of Ordinances and process the amendments through the Presidents' Council, Planning Advisory Board, City Council and all other applicable boards/committees.
- Review and approve building permits ranging from fence and mechanical equipment to new single family residences and commercial developments.
- Review all marine permits and work closely with marine contractors and the Natural Resources Division on environmental issues pertaining to the City's marine resources.
- Perform Planning Director's functions in Director's absence.
- Supervise Planning Technician and Planners II.
- Assist in budget preparation.

City of Naples, Naples, FL **May 2007 to November 2013**
Planner II, Planning Department

- Development and updating of the City's Comprehensive Plan.
- Process applications and present plans to the Design Review Board, Planning Advisory Board and City Council.
- Review and process applications for zoning changes, conditional use petitions, variances, and other current planning petitions.
- Develop amendments to the Code of Ordinances and process the amendments through various Boards and City Council.
- Review and approve building permits.
- Review all marine permits and work closely with marine contractors and the Natural Resources Division on environmental issues pertaining to the City's marine resources.

Town of Mountain Village, Mountain Village, CO **May 2005 to May 2007**
Planner I, Department of Community Development

- Responsible for the preparation of Design Review Board (DRB) meeting agendas and ensuring proper public notice of all projects.
- Provided public information regarding building, zoning, design review process and signage, including calculation of required fees.
- Completed staff reviews of Design Review Board and Land Use (zoning) applications.
- Presented Design Review Board and Land Use applications to the Design Review Board and Town Council.
- Prepared minutes of the Design Review Board and Town Council meetings.
- Responsible for processing administrative applications, such as applications for signage and lighting, reviewing to ensure compliance with appropriate regulations.

Town of Mountain Village, Mountain Village, CO **May 2004 to May 2005**
Building and Planning Coordinator, Department of Community Development

Town of Mountain Village Housing Authority, Mountain Village, CO
April 2003 to August 2003
Office Manager for the Town of Mountain Village Housing Authority

OTHER EXPERIENCE

Receptionist, Town Hall, Town of Mountain Village, CO
Sales Associate, Ralph Lauren Polo Factory Store, St. Augustine, FL
Ski Instructor, Telluride Ski and Golf Company, Telluride, CO

ACTIVITIES/VOLUNTEER WORK

Community Hospice, Jacksonville, FL
Telluride Middle School Volleyball Coach, Telluride, CO
Member, American Planning Association
Member, International Society of Arboriculture
APA Colorado State Conference, 2003, Host Committee

Leslee C Dulmer

City of Naples Planning Department
295 Riverside Circle Naples, Florida 34102
ldulmer@naplesgov.com 239.213.1042

EDUCATION

Master of Landscape Architecture Ball State University 2006
Bachelor of Urban Planning and Development Ball State University 2004

EXPERIENCE

Planner II

City of Naples *Naples, Florida* *March 2014 – Present*

Provides skilled professional planning and land development work for assigned planning functions of the City. Identifies issues/problems, researches and gathers data, analyze alternatives, and provides recommendation for implementing zoning changes, development plans and other projects that comply with City planning initiatives and applicable development codes and state statutes. Attends and participates in various meetings relevant to design and plan review, planning and zoning, utilities construction, and other City planning and development initiatives. Areas of assignment include, but are not necessarily limited to land use and regulations, neighborhood redevelopment, natural resources, transportation, and housing programs.

Zoning Coordinator

Town of Fort Myers Beach, Florida *Fort Myers Beach, Florida* *Dec 2010 – March 2014*

Responsible for recommendations to the Department Director, Town Manager, Local Planning Agency and the Town Council regarding current growth management and land development projects and issues. Develops changes and recommends improvements and programs to the Community Development Director and Town Manager for the future direction of the Town in balancing growth with quality of life and citizen's desires. Independently responsible for the management and coordination of all project submittals presented at monthly Local Planning Agency meetings. Also tasked with the review of all zoning applications for comprehensive plan and zoning compliance and initiates new programs as needed; plans, directs and coordinates the zoning responsibilities of the department; organizes and directs the planning and zoning programs; organizes trains and coordinates internal operations of personnel; coordinates and maintains effective working relationships within the department, with other Town departments, with members of the general public, Town Council, Town committees, building and development industry and state and local agencies and officers.

Assistant Planner/Assistant Project Manager/Landscape Designer

Morris-Depew Associates, Inc. *Fort Myers, Florida* *Mar 2008 – April 2010*

As assistant planner, responsibilities included research, design, and other tasks related to analysis and assistance in land use changes, zoning requests, comprehensive plan amendments, community plans, Development of Regional Impact submittals and substantial expert witness and litigation support. Responsibilities also included the creation of site plans and design, master concept plan preparation, presentation and publication graphics and other public hearing and/or trial exhibit materials. As landscape designer, duties included landscape and irrigation design and permitting, as well as preparing complete landscape construction drawings, along with providing construction observation and certification services. Lead editor on a number of successful RFQ/RFP submittals for local and national jobs. Attended numerous conferences and seminars relating to the fields of planning and landscape architecture. Mentored CAD technicians and research assistants.

Planner I

Johnson Engineering, Inc. *Fort Myers, Florida* *Jan 2007 – Feb 2008*

Provided assistance to the development of site plans and design of land development projects; including Master Concept Plans and exhibits for comprehensive plan amendments, rezoning applications and development order submittals. Prepared graphic exhibits for public meetings and hearings. Assisted Landscape Architecture department with planting plans, including Rain Garden design. Design lead/editor on a number of successful RFQ/RFP submittals for local and regional jobs.

Planning/Landscape Intern

Johnson Engineering, Inc. *Fort Myers, Florida* *May 2006 – Aug 2006*

Assistance with application preparation and submittal for both planning and landscape projects.

Gardener

Minnetrista Cultural Center *Muncie, Indiana* *May 2005 – Aug 2005*

Duties included installation of various plant material and maintenance of a variety of specific and themed gardens/landscapes at a regional cultural and learning center; maintenance of a native Indiana prairie; responsible for lead design of the Rainbow Garden within the Children's Garden.

Planning Intern

City of Muncie, Community Development *Muncie, Indiana* *May 2003 – Aug 2003*

Duties included assisting Senior Planners with community involvement initiatives; conducted neighborhood analysis/surveys; helped to facilitate a National Trust Main Street program in downtown Muncie.

AFFILIATIONS

Member, City of Fort Myers Beautification Advisory Board, 2009-2010
Member, American Society of Landscape Architecture
Member, American Planning Association
Member, Florida Planning and Zoning Association

PROFICIENCIES

Microsoft Word, Excel, PowerPoint, Outlook
Adobe InDesign, Photoshop, Illustrator
AutoCAD 2007 – 2010

Margaret C. Perry, AICP
(239) 213-1039
mperry@naplesgov.com

Career Experience

February, 2014 to Present: **Planner II**, City of Naples

Provide skilled professional planning and land development work for assigned planning functions of the City. Identify issues/problems, research and gather data, analyze alternatives, and provide recommendation for implementing zoning changes, development plans and other projects that comply with City planning initiatives and applicable development codes and state statutes. Attend and participate in various meetings relevant to design and plan review, planning and zoning, utilities construction, and other City planning and development initiatives. Areas of assignment include, but are not necessarily limited to land use and regulations, neighborhood redevelopment, natural resources, transportation, and housing programs. Perform related work as required.

July, 1998 to February, 2014: **Senior Project Manager**; WilsonMiller, Inc., nka Stantec Consulting Services, Inc.

April, 1993 to August, 1996: **Project Planner/Assistant to Planning Director**; Wilson, Miller, Barton and Peek, Inc.

Senior professional member of the firm serving in the Community and Regional Planning (Long Range Planning) and Development Planning and Approvals Planning (Current Planning/Zoning) Business Units. Responsibilities included: preparation of Growth Management Plan (GMP) and rezoning documentation for land use applications to be considered by Local, Regional, and State governmental entities related to the planning of residential, commercial and mixed-use developments throughout Southwest Florida; representation of clients in governmental venues (County Commission, Planning/Zoning Boards, etc.), including agency-level staff negotiations and coordination of exhibits and presentations at public agency hearings; organize and facilitate public involvement and participation activities; extensive client and review agency staff contact regarding GMP and Land Development Code (LDC) regulations as they relate to particular properties and processing of land use applications; research land development regulations and property histories; development of policy language for GMP amendments; development of regulatory language for LDC amendments; development of recommendations to clients regarding land development proposals; coordination of project activities between all business units within the firm and with sub-consultants; prepare proposals and perform project management for numerous activities for projects, including budget management/control, and the establishment and maintenance of close coordination with related disciplines, e.g., engineering, environmental, transportation, and geographic information systems (GIS).

September, 1996 to June, 1998: **Administrative Assistant**; Syracuse University College of Law and LeMoyne College

January 1989 to February, 1993: **Administrative/Legal Assistant/Land Use**; Young, van Assenderp, Varnadoe and Benton, P.A.

Assistant to the managing partner of the law firm. Responsibilities included: preparation of various land use applications including exhibits to be considered by Local, Regional, and State governmental entities; research comprehensive plan, zoning and development histories of properties; scheduling appointments, meetings, and hearings for managing partner; extensive client and review agency staff contact; composition of correspondence and reports.

December, 1982 to January, 1989: **Planning Technician**
Board of County Commissioners, Collier County

Planning Technician/Assistant to Planning/Zoning Director. Responsibilities included: processing of applications for public hearing (including conditional uses, rezones, PUD's, variances, etc.) before the Planning Commission and County Commission; customer service to the general public regarding land use and zoning issues; preparation of staff reports, executive summaries, ordinances and resolutions for presentation to the County Commission; research property histories; preparation of correspondence and follow-up action as required by the Director; review of site development plans for compliance with County land development regulations.

Education: Associate of Arts, Edison Community College (1987)

Professional Associations: American Institute of Certified Planners
American Planning Association
Florida Planning and Zoning Association

1100 5TH AVE LLC
24231 WALDEN CENTER DR STE 201
BONITA SPRINGS, FL
UNITED STATES 34134

2404 BAYFRONT PLACE LLC
410 BAYFRO0NT PLACE UNIT 2404
NAPLES, FL
UNITED STATES 34102

3309 BAYFRONT LLC
118 DEEPWATER CIRCLE
MANALAPAN, NJ
UNITED STATES 07726

4509 BAYFRONT LLC
262 LITTLE HARBOUR LANE
NAPLES, FL
UNITED STATES 34102

ACAMPA, DENISE F
451 BAYFRONT PL #5302
NAPLES, FL
UNITED STATES 34102

ACTON, STEWART L
55 HARBOUR SQUARE #3617
TORONTO, ON
CANADA M5J 2L1

AKINS III,E WILLIAM & SANDRA L
3971 GULF SHORE BLVD N PH 304
NAPLES, FL
UNITED STATES 34103

ALDEA, OVIDIU
SOFIA A BUHAESCU
410 BAYFRONT PL #2409
NAPLES, FL
UNITED STATES 34102

ALEXIAN ENTERPRISES LLC
255 13TH AVE S STE 202
NAPLES, FL
UNITED STATES 34102

ALIBERTI, JOHN
CYNTHIA RUDDY
544 1ST AVENUE S
NAPLES, FL
UNITED STATES 34102

ALLENDORFER, BRIAN L
ISABELLA ALLENDORFER
448 ETON DR
NORTH BARRINGTON, IL
UNITED STATES 60010

APEX ENGINEERING PRODUCTS CORP
1241 SHORELINE DRIVE
AURORA, IL
UNITED STATES 60504

ARDOLINO, JOYCE L
451 BAYFRONT PLACE #5205
NAPLES, FL
UNITED STATES 34102

ARMANDO GARCIA REV TRUST
L LAFONTAINE GARCIA REV TRUST
95 SPRING MEADOW ROAD
MOUNT KISCO, NY
UNITED STATES 10549

BARDWELL, JOHN A & MICHELE L
PO BOX 97
SALEM, NY
UNITED STATES 12865

BARNES FAMILY TRUST
855 7TH ST S
NAPLES, FL
UNITED STATES 34102

BARSAMIAN, EDWARD
401 BAYFRONT PLACE #3406
NAPLES, FL
UNITED STATES 34102

BARSAMIAN, MISSAK M
CATHERINE E BARSAMIAN
263 NAHANTON STREET
NEWTON CENTER, MA
UNITED STATES 02459

BAYFRONT INC
465 BAYFRONT PL
NAPLES, FL
UNITED STATES 34102

BAYFRONTOASIS450 LLC
118 DEEPWATER CIRCLE
MANALAPAN TWP, NJ
UNITED STATES 07726

BEAUDRY, BETTY
165 BROAD AVE S
NAPLES, FL
UNITED STATES 34102

BENJAMIN, COLIN HENRY
LYNETTE DAWN BENJAMIN
2 CHIEFTANS ROAD
GREENWICH, CT
UNITED STATES 06831

BILHEUX, ANDRE P
5717 WEST LAKE BUTLER ROAD
WINDERMERE, FL
UNITED STATES 34786

BLANCHARD FAMILY TRUST
701 MAIN ST W STE 101
HAMILTON, ON
CANADA L8S 1A2

BRANDON, DOLORES Z
451 BAYFRONT PL APT 5211
NAPLES, FL
UNITED STATES 34102

BULMER, GWENDOLYN
410 BAYFRONT PL #2301
NAPLES, FL
UNITED STATES 34102

BURKHARDT, TED
410 BAYFRONT PLACE #2202
NAPLES, FL
UNITED STATES 34102

CAPUTO, EDWARD G
451 BAYFRONT PL #5311
NAPLES, FL
UNITED STATES 34102

CARA BAYFRONT LLC
4 WINDWARD PL
GROSSE POINT FAR, MI
UNITED STATES 48236

CARNEVALE, SONYA S
5114 RT 21 SOUTH
CANADAIGUA, NY
UNITED STATES 14424

CARNUCCIO, JOHN M
401 BAY FRONT PL #3303
NAPLES, FL
UNITED STATES 34102

CHERYL ROSHAK LIV TRUST
401 BAYFRONT PL #3208
NAPLES, FL
UNITED STATES 34102

CHURI, RAMESH & KATHRYN
1030 3RD AVE S #208
NAPLES, FL
UNITED STATES 34102

CORSI, CARMEN P & MARY ANN
48 S PARK ST UNIT 411
MONTCLAIR, NJ
UNITED STATES 07042

COSTA, MARGARET
451 BAYFRONT PLACE #5402
NAPLES, FL
UNITED STATES 34102

CPC1932 HOLDINGS LLC
CATOONAH STREET 2 LLC
34 CATOONAH STREET
RIDGEFIELD, CT
UNITED STATES 06877

DADDARIO, ROBERT D
ROSALYN M DADDARIO
19 LONG MEADOW ROAD
COMMACK, NY
UNITED STATES 11725

DALE J LUCIBELLO REV TRUST
MARTIN J LUCIBELLO REV TRUST
450 11TH STREET
CRESSKILL, NJ
UNITED STATES 07626

DANIELS, LORI A
410 BAYFRONT PL #2403
NAPLES, FL
UNITED STATES 34102

DARABI, JOSEPH S
1030 3RD AVENUE S #301
NAPLES, FL
UNITED STATES 34102

DAVANZO, TERESA
1030 3RD AVENUE S #215
NAPLES, FL
UNITED STATES 34102

DAVIS, JACOB B & MARY C
1030 3RD AVENUE S #408
NAPLES, FL
UNITED STATES 34102

DEMIROZU, VICKI
11612 WHEAT RIDGE ROAD
CHARLOTTE, NC
UNITED STATES 28277

DERUM, KATHLEEN
THOMAS CRAIG
450 BAYFRONT PLACE, UNIT 4306
NAPLES, FL
UNITED STATES 34102

DESTEFANO, THOMAS
451 BAYFRONT PL APT 5410
NAPLES, FL
UNITED STATES 34102

DIRADO, GEORGE
2802 HURON COURT
WAPPINGERS FALLS, NY
UNITED STATES 12590

DONALDSON, RICHARD S & JOAN
26510 INKSTER ROAD
FLAT ROCK, MI
UNITED STATES 48134

DOWLING, THOMAS W & BERNADETTE
1030 3RD AVE SOUTH #420
NAPLES, FL
UNITED STATES 34102

DUNCAN, NANCY D & BIRT L
410 BAYFRONT PLACE #2203
NAPLES, FL
UNITED STATES 34102

DURANTE, JAMES D & SYLVIA J
PO BOX 183
LAKE GEORGE, NY
UNITED STATES 12845

EASKY, RONALD C & SHARON K
PO BOX 2768
NAPLES, FL
UNITED STATES 34106

EDDY, JOHN R & SUSAN B
3350 STORER VALLEY ROAD
HOUSTON, MN
UNITED STATES 55943

ELIZABETH D BURTT TRUST
37 S THURLOW ST
HINSDALE, IL
UNITED STATES 60521

EPPERLY, WILLIAM L & SONDRA S
1030 3RD AVE S #519
NAPLES, FL
UNITED STATES 34102

ERIC J OSTERMEIER REV TRUST
RIFF ROCCO MENZA
524 FLOCK AVENUE
NAPERVILLE, IL
UNITED STATES 60565

FISHER BARTON INC
700 S WATER ST
WATERTOWN, WI
UNITED STATES 53094

FJN LLC
1030 3RD AVE S #406
NAPLES, FL
UNITED STATES 34102

FLANAGAN, KEVIN B & KIMBERLY H
901 MANCHESTER ROAD
GLASTONBURY, CT
UNITED STATES 06033

FLURY, GEOFFREY L & TATIANA
2202 GENTLEBROOK DR
BATON ROUGE, LA
UNITED STATES 70816

FORDHAM, JEFFREY D
KYMBERLY A FORDHAM
8725 GLASGOW POINTE
DULUTH, GA
UNITED STATES 30097

FRANKHOUSER, ROBERT M
NANCY L FRANKHOUSER
201 N DUKE ST #503
LANCASTER, PA
UNITED STATES 17602

FRANKLIN, MICHEL M
1030 3RD AVE S UNIT 214
NAPLES, FL
UNITED STATES 34102

FRASER, JARROD T & SHAWN W
11311 WALNUT CREEK COURT
OAKTON, VA
UNITED STATES 22124

GABRIEL, PAUL & RETA
24 MIRAMICHI TRL
MORGANTOWN, WV
UNITED STATES 26508

GALLUGI, ANTHONY M
DEBORAH A FOSS
41 BENNETT STREET
WAKEFIELD, MA
UNITED STATES 01880

GARBELMANN, WOLFGANG & BARBARA
410 BAYFRONT PL #2206
NAPLES, FL
UNITED STATES 34102

GAUTHIER, JEAN & LOUISE
3785 DUBARRAGE #506
LAVAL, QC
CANADA H7E 5A7

GAZZOLA, VERN & PAMELA
1518 WARREN DRIVE
OAKVILLE, ON
CANADA L6J 1W8

GEISENBERG, BERNARD G
BARBARA J GEISENBURG
1030 3RD AVE S #515
NAPLES, FL
UNITED STATES 34102

GERAGHTY JR, JAMES & SUSAN
5 PRESERVATION WAY
WESTFORD, MA
UNITED STATES 01886

GERASYMCHUK, GRYGORI
LUDMYLA GERASYMCHUK
2772 ADDISON CIRCLE NORTH
OAKLAND TWP, MI
UNITED STATES 48036

GIORDANO, VINCENT R
1030 3RD AVE S #421
NAPLES, FL
UNITED STATES 34102

GOGGINS-VALLEY TR, ELAINE
ELAINE GOGGINS-VALLEY TRUST
10838 WATERFALL CT
SOUTH LYON, MI
UNITED STATES 48178

GORDON RIVER HOTEL ASSOCS
1221 5TH AVE S
NAPLES, FL
UNITED STATES 34102

GRANGER, ROBERT W
CAROLYN A BARRY
450 BAYFRONT PLACE #4207
NAPLES, FL
UNITED STATES 34102

GRAY, DAVID
401 BAYFRONT PL APT 3308
NAPLES, FL
UNITED STATES 34102

GRECO JR, SAMUEL V
CATHERINE A GRECO
15 ROLLING RIDGE ROAD
E GREENBUSH, NY
UNITED STATES 12061

GRIMLEY, BARBARA J
GREGG & LAURA BONIELLO
22 BURNSWICK ROAD
CEDAR GROVE, NJ
UNITED STATES 07009

GUTHART, STEVEN & RENEE
41 REDAN DRIVE
SMITHTOWN, NY
UNITED STATES 11787

HAAB, MARIA DEL CARMEN
ZUGERSTRASSE 92B
WALCHWIL ZUG,
SWITZERLAND 6318

HALL, FREDERICK BAKER
LINDA SACKS HALL
3333 TEN BROECK WAY
LOUISVILLE, KY
UNITED STATES 40241

HALL, LINDA L
450 BAYFRONT PLACE #4305
NAPLES, FL
UNITED STATES 34102

HARMAN, SUSAN
450 BAYFRONT PLACE #4205
NAPLES, FL
UNITED STATES 34102

HARRIETTE S HANSELL TRUST
664 CROSSING CRK S
GAHANNA, OH
UNITED STATES 43230

HARRINGTON, NOREEN
3331 CROSSINGS COURT PH501
BONITA SPRINGS, FL
UNITED STATES 34134

HEALY, THOMAS C
451 BAYFRONT PL APT 5508
NAPLES, FL
UNITED STATES 34102

HILDITCH JR, ALBERT E
SHARON R MCCANN
2082 GULF SHORE BLVD N #207
NAPLES, FL
UNITED STATES 34102

HOLST-KNUDSEN, GEORGAYANNE
4931 BONITA BAY BLVD #2502
BONITA SPRINGS, FL
UNITED STATES 34134

HORTH, PETER M & LOUISA M
161 RAYMOND DR
DALTON, MA
UNITED STATES 01226

ILIC JOINT 2017 REV TRUST
40 RUE SOUS IEGLISE
GRIMISUAT,
SWITZERLAND 1971

IMBODEN, DAVID C
401 BAYFRONT PLACE #3401
NAPLES, FL
UNITED STATES 34102

JACOBS, BARRY & MARYLYNN
502 MARY ESTHER DR
ENFIELD, CT
UNITED STATES 06082

JACOBSON, CAROLE J
451 BAYFRONT PL #5207
NAPLES, FL
UNITED STATES 34102

JAG PROPERTIES II LLC
12268 N 92ND DR
PEORIA, AZ
UNITED STATES 85381

JANET CALLEAR TRUST
401 BAYFRONT PL #3306
NAPLES, FL
UNITED STATES 34102

JANET M YOUNG R/L TRUST
450 BAYFRONT PL # 4202
NAPLES, FL
UNITED STATES 34102

JEANNE SORDI HAYES REV TRUST
4 SEA GLASS LN
RYE, NH
UNITED STATES 03870

JFN 1074 LLC
% BROOKLINE MGMT LLC
100 INTREPID LN #1A
SYRACUSE, NY
UNITED STATES 13205

JILL D DENNY TRUST
12 WASHINGTON ISLAND
CLAYTON, NY
UNITED STATES 13624

JOHN M BOLTE FAMILY TRUST
615 HILLCREST COURT
MEDIA, PA
UNITED STATES 19063

JOHNSTON JR, HUGH N & MARTHA F
6113 EDGEWOOD TERRACE
ALEXANDRIA, VA
UNITED STATES 22307

JOSEPH J JASICA JR TRUST
ELEANOR JASICA LIV TRUST
5N631 E EAGLE CT
ST CHARLES, IL
UNITED STATES 60175

JOYCE A HAND REV TRUST
450 BAYFRONT PL APT 4510
NAPLES, FL
UNITED STATES 34102

KAREN G EASLEY REV TRUST
1030 3RD AVE S #221
NAPLES, FL
UNITED STATES 34102

KARIN ANN AHROLD REV TRUST
1152 GLEN OAKS DRIVE
WEST DES MOINES, IA
UNITED STATES 50266

KASSLING, PATRICIA J
4101 GULFSHORE BLVD N
#5 NORTH
NAPLES, FL
UNITED STATES 34103

KENDALL, THEODORE H
410 BAYFRONT PLACE #2402
NAPLES, FL
UNITED STATES 34102

KETTLE, ROBERT TARY
450 BAYFRONT PLACE #4401
NAPLES, FL
UNITED STATES 34102

KILEY, WILLIAM
451 BAYFRONT PL #5301
NAPLES, FL
UNITED STATES 34102

KIRKWOOD, DONALD A
410 BAYFRONT PL APT 2502
NAPLES, FL
UNITED STATES 34102

KIRSCHNER, NADESHDA
451 BAYFRONT PLACE #5401
NAPLES, FL
UNITED STATES 34102

KLAUS, WALTER G & RITA W
N7894 SANDY BEACH RD
FOND DU LAC, WI
UNITED STATES 54935

KLEMENT, JULIE M
450 BAYFRONT PLACE #4303
NAPLES, FL
UNITED STATES 34102

KRUSE SR, ROBERT C
MARGUERITE M KRUSE
401 BAYFRONT PL #3305
NAPLES, FL
UNITED STATES 34102

KUZMINSKY, MICHAEL & TRACY
945 WATER GROVE CT
ROSWELL, GA
UNITED STATES 30075

LACK TR, ERNEST E
E E LACK REV TRUST UTD 5/4/07
4000 CATHEDRAL AVE NW #125B
WASHINGTON, DC
UNITED STATES 20016

LAWRENCE G BABIN REV TRUST
28039 RED RAVEN ROAD
CLEVELAND, OH
UNITED STATES 44124

LEEUW, NICO VAN
LANNY WIDJAJA
61 DALIALAAN
HEVER,
BELGIUM B-3191

LEONARD P MAUCELI R/L TRUST
451 BAYFRONT PL #5204
NAPLES, FL
UNITED STATES 34102

LEPRE LIVING TRUST
PO BOX 743
NORTHFIELD, NJ
UNITED STATES 08225

LETOFSKY TR, STANLEY
44 BRAESIDE RD
TORONTO, ON
CANADA M4N 1X7

LIVING STYLES OF FLORIDA LLC
561 SOUTH COLLIER BLVD
MARCO ISLAND, FL
UNITED STATES 34145

LOGAN, AMY
450 BAYFRONT PL APT 4502
NAPLES, FL
UNITED STATES 34102

LOWE, GARY L
451 BAYFRONT PL #5501
NAPLES, FL
UNITED STATES 34102

MAGRAM, GARY
IRENE KAUFMAN
1030 3RD AVENUE S #209
NAPLES, FL
UNITED STATES 34102

MAIR, ANDREW GEORGE
MARIA THERESE MAIR
200 CENTRAL PARK SOUTH, APT 6D
NEW YORK, NY
UNITED STATES 10019

MAISANO, DONATO
PO BOX 891
CHESHIRE, CT
UNITED STATES 06410

MANATIS, ANNA A
DAVID J ANDERSON
13 FORT HILL RD
EAST SANDWICH, MA
UNITED STATES 02537

MARGARET J BELLOCK REV TRUST
1030 3RD AVENUE S #412
NAPLES, FL
UNITED STATES 34102

MARKEL, DAVID F
PO BOX 1149
SKIPPACK, PA
UNITED STATES 19474

MARY I WILSON 2000 TRUST
209 COLONADE CIRCLE
NAPLES, FL
UNITED STATES 34103

MASSIELLO, DANIEL J & NORA E
1030 3RD AVE S #316
NAPLES, FL
UNITED STATES 34102

MCCAIN, LINN H
2063 RURAL PLAINS CIR
FRANKLIN, TN
UNITED STATES 37064

MCGUIRE, LILIANA B
451 BAYFRONT PL #5208
NAPLES, FL
UNITED STATES 34102

MCLEAN, ELIZABETH
167 MELROSE AVENUE
WIMBLEDON
LONDON,
UNITED KINGDOM SW19 8AU

MCMAHON LIV TRUST
10308 BURLWOOD CT
MUNSTER, IN
UNITED STATES 46321

MCMONAGLE, THOMAS C & ANNE F
410 BAYFRONT PL #2507
NAPLES, FL
UNITED STATES 34102

MCSHANE, MICHAEL G & ANN M
401 BAYFRONT PL #3509
NAPLES, FL
UNITED STATES 34102

MEINERS JR, LOUIS M & MARIE F
1030 3RD AVENUE S #107
NAPLES, FL
UNITED STATES 34102

MICHAEL A KELLY TRUST
10709 CHERRYWOOD DR
PALOS PARK, IL
UNITED STATES 60464

MINTURN, RAYMOND J & VICTORIA
W 376 5.5187 E PRETTY LK ROAD
DOUSMAN, WI
UNITED STATES 53118

MORGAN GRAY STEVENS REV TRUST
1030 3RD AVE S #304
NAPLES, FL
UNITED STATES 34102

MORRISON, WILLIAM E
451 BAYFRONT PL #5306
NAPLES, FL
UNITED STATES 34102

MOTLEY JOINT REV TRUST
1030 3RD AVENUE S #204
NAPLES, FL
UNITED STATES 34102

MULLER, HANS-MARTIN
410 BAYFRONT PLACE #2508
NAPLES, FL
UNITED STATES 34102

MULLETI, ISMAIL
TEFTA MULLETI-ZAKA
1030 3RD AVENUE S #419
NAPLES, FL
UNITED STATES 34102

MUSICCO, GERRIE E
47 PARK PLACE
NEW CANAAN, CT
UNITED STATES 06840

NADHMI, RAMIZ
CATHERINE T CAWLEY
410 BAYFRONT PL APT 2205
NAPLES, FL
UNITED STATES 34102

NAPLES SQUARE RESIDENTIAL
PROPERTY OWNERS ASSN INC
1030 3RD AVE S #005
NAPLES, FL
UNITED STATES 34102

NIKKI L NORMAN FAM TRUST
1030 3RD AVE S #516
NAPLES, FL
UNITED STATES 34102

NITSCHE, JOHN P & LINDA V
44 WYNDHAM LANE
CHESTER SPRINGS, PA
UNITED STATES 19425

ODEGAARD, J EDWARD
DEBORAH RYAN ODEGAARD
PO BOX 51
SOUTHFIELD, MA
UNITED STATES 01259

OMEARA LIVING TRUST
138 MOORING PARK DRIVE
BLDG O, UNIT 501
NAPLES, FL
UNITED STATES 34102

OWEN, ALLAN & KARIN CAESAR
MAXIMILIAN OWEN
TERPSTICH 12B
MORSUM/SYLT,
GERMANY 25980

PATRICIA A DAVIS TRUST
1030 3RD AVE S #521
NAPLES, FL
UNITED STATES 34102

PEARL ENTERPRISES GROUP LLC
PO BOX 9946
NAPLES, FL
UNITED STATES 34101

PECORA, FRANK M
494 LONGFELLOW AVE
GLEN ELLYN, IL
UNITED STATES 60137

PENOYER, DONALD V
CHAD WHITHAM PENOYER
PO BOX 173
CENTRAL SQUARE, NY
UNITED STATES 13036

PETER R BOVE JR TRUST
KATHLEEN JOHNSON BOVE
9200 QUARTZ LN #201
NAPLES, FL
UNITED STATES 34120

PHEASANT, LORI
1030 3RD AVENUE S #306
NAPLES, FL
UNITED STATES 34102

PHILIP J MCCABE REV TRUST
699 FIFTH AVENUE SOUTH
NAPLES, FL
UNITED STATES 34102

P-M
%DIRECTOR OF REAL ESTATE
2600 MCCORMICK DR #200
CLEARWATER, FL
UNITED STATES 33759

PM 76 INC
8542 FOREST RUN LANE
ORLANDO, FL
UNITED STATES 32836

PMAZ3 LLC
27 THERESA LANE
PORT JEFFERSON, NY
UNITED STATES 11777

POHL, PAUL P & BARBARA
1273 GREENGLEN CT
BLOOMFIELD HILLS, MI
UNITED STATES 48304

POHLMANN JR TR, HERBERT CHAS
UTD 6-15-90
501 GOODLETTE RD N STE D100
NAPLES, FL
UNITED STATES 34102

R W & N C WOPPERER REV TRUST
1030 3RD AVENUE S #508
NAPLES, FL
UNITED STATES 34102

RAGNARSSON, THORIR
SIGRIDUR HJALTADOTTIR
1030 3RD AVENUE S #401
NAPLES, FL
UNITED STATES 34102

RAMAKRISHNAN FAM REV TRUST
LUSKROOG 15
NEUSTADT,
GERMANY 23730

REARDON, BARRY P & NANCY B
PO BOX 745
WINSTED, CT
UNITED STATES 06098

REBECCA NELL STRAUB REV TRUST
1030 3RD AVENUE S #514
NAPLES, FL
UNITED STATES 34102

RICHARD K RUDIE TRUST
10510 MISTY HILL RD
ORLAND PARK, IL
UNITED STATES 60462

ROATH, JAMES R & SAUNDRA A
1155 BLUE HILL CREEK DR
MARCO ISLAND, FL
UNITED STATES 34145

ROBERT G GAGE REV TRUST
114 MADISON ST
NEWTOWN, PA
UNITED STATES 18940

ROBERT H WILSON TRUST
CATHERINE L WILSON TRUST
450 BAYFRONT PL #4503
NAPLES, FL
UNITED STATES 34102

ROBERTA A MASIELLO & TERRY W
SAVAGE REV TRUST
1030 3RD AVE S UNIT 312
NAPLES, FL
UNITED STATES 34102

ROBERTSON, MALCOLM G
NANCY J ROBERTSON
1030 3RD AVE S #220
NAPLES, FL
UNITED STATES 34102

ROTELLA, JONATHAN J
8859 VENTURA WAY
NAPLES, FL
UNITED STATES 34109

RUBERTO, JAMES M
401 BAYFRONT PL #3503
NAPLES, FL
UNITED STATES 34102

RUSCH, THOMAS N
3801 STATE ROAD 21
OSHKOSH, WI
UNITED STATES 54904

RUSS, MICHAEL V
450 BAYFRONT PLACE #4304
NAPLES, FL
UNITED STATES 34102

RUSSELL, TRACY E
410 BAYFRONT PL #2304
NAPLES, FL
UNITED STATES 34102

RUSSO, ROSEMARY T & JOHN
410 BAYFRONT PL APT 2307
NAPLES, FL
UNITED STATES 34102

RYAN, JOHN R
FLAT 4
4 WIMPOLE STREET
LONDON,
UNITED KINGDOM W1G 9SH

RYDZEWSKI, LAWRENCE & MICHELLE
13147 MERGANSER COURT
PLAINFIELD, IL
UNITED STATES 60585

SABATINO, THOMAS J & JOAN T
80 ROUND HILL ROAD
GREENWICH, CT
UNITED STATES 06830

SANDER, THOMAS & PATRICIA
STEPHEN SANDER
12 STILLVIEW DR
GREENWICH, CT
UNITED STATES 06831

SCHAAP, STEVEN P
120 HIGH ROCK AVE
SARATOGA SPRINGS, NY
UNITED STATES 12866

SCHIEFER, JOANN
15 GOLDEN COURT
WALLKILL, NY
UNITED STATES 12589

SCHIMKAT, PETER
CANDICE LOPEZ-SCHIMKAT
3418 ANGUILLA WAY
NAPLES, FL
UNITED STATES 34119

SCHOFT, CHRISTA
401 BAYFRONT PL #3505
NAPLES, FL
UNITED STATES 34102

SCOTT DELBOCCIO REV TRUST
450 BAYFRONT PL #4209
NAPLES, FL
UNITED STATES 34102

SELIGA, RONALD E & PATRICIA A
1358 N DEARBORN PARKWAY
CHICAGO, IL
UNITED STATES 60610

SENATHIRASA, LOGAN
LUCKSHI KRISHNAMOORTHY
18 YELLOW BIRCH CRESCENT
RICHMOND HILL, ON
CANADA L4B 3R2

SHEA, BRENDA A
401 BAYFRONT PLACE #3209
NAPLES, FL
UNITED STATES 34102

SHIBLEY, LARRY & KAREN
30 N MAIN ST
CHAGRIN FALLS, OH
UNITED STATES 44022

SILBER, SUSANNE
450 BAYFRONT PLACE #4402
NAPLES, FL
UNITED STATES 34102

SMITH, REBECCA GWENDOLYN
450 BAYFRONT PLACE #4406
NAPLES, FL
UNITED STATES 34102

SNYDER, DAVID N
3965 BOOKER T WASHINGTON HWY
ROCKY MOUNT, VA
UNITED STATES 24151

SNYDER, ROBERT T & FRANCES
881 LAIRD ROAD
GUELPH, ON
CANADA N1C 1

SOUTH WEST HERITAGE INC
1051 5TH AVE S
NAPLES, FL
UNITED STATES 34102

STACEY CONSTRUCTION LLC
3435 10TH STREET N
SUITE 300
NAPLES, FL
UNITED STATES 34103

STAHL, JAMES G & CLAIRE H
2117 IDLEWILD DR
RICHLAND, MI
UNITED STATES 49083

STEINKAMP & WALSH FL REV TRUST
5320 LAKE MENDOTA DRIVE
MADISON, WI
UNITED STATES 53705

STEPHEN M DEASEY SR REV TRUST
7060 CALABRIA PLACE
DUBLIN, OH
UNITED STATES 43016

STERN, BENJAMIN
22 RIVER TER APT 25F
NEW YORK, NY
UNITED STATES 10282

STONEBURNER, KEVIN
450 BAYFRONT PL
NAPLES, FL
UNITED STATES 34102

STORM, PHILIP BERNARD
SHERRY ELLEN STORM
1030 3RD AVENUE S #506
NAPLES, FL
UNITED STATES 34102

SUNCOAST INV CO OF NAPLES INC
1101 5TH AVE S
NAPLES, FL
UNITED STATES 34102

SUSZ, CANDICE
1030 3RD AVE S #415
NAPLES, FL
UNITED STATES 34102

SWEENEY, GERARD A & CAROLE R
PO BOX 824
DOVER, MA
UNITED STATES 02030

SZABLA, PHILIP J
JANICE R TRYBUS
505 TREMONT STREET UNIT 405
BOSTON, MA
UNITED STATES 02116

TAGERT, RORY & GUDRUN
1030 3RD AVENUE SOUTH #201
NAPLES, FL
UNITED STATES 34102

TAGLIENTE, TERESA
9 RIVER ROCK WAY
WAYLAND, MA
UNITED STATES 01778

TAYLOR, BRYAN & LAURA
1030 3RD AVENUE S #321
NAPLES, FL
UNITED STATES 34102

TBC 1010 5TH AVENUE LLC
14004 ROOSEVELT BLVD STE 601
CLEARWATER, FL
UNITED STATES 33762

TBC DOCKSIDE LLC
14004 ROOSEVELT BLVD
SUITE 601
CLEARWATER, FL
UNITED STATES 33762

THOMAS C AINSWORTH 2012 TRUST
26261 DEVONSHIRE CT #202
BONITA SPRINGS, FL
UNITED STATES 34134

THOMAS P ELWOOD MARITAL TRUST
62 5TH ST S
NAPLES, FL
UNITED STATES 34102

THUL, STEVEN M & JEANETTE N
13760 CANDICE LANE
EDEN PRAIRIE, MN
UNITED STATES 55346

TIBBS, PHILLIP A & TRUDY
3116 WARRENWOOD WYND
LEXINGTON, KY
UNITED STATES 40502

TODD III, ALLMAN A
SHARON PRENTICE
2937 LONE PINE LN
NAPLES, FL
UNITED STATES 34119

URSAIA, MARIA LUCIA
HADDOCK LOBO NO 1136
APT 112
SAN PAULO,
BRAZIL CEP 01414

VICKERS JR, FRED CHARLES
CLETA B VICKERS
PO BOX 601729
DALLAS, TX
UNITED STATES 75360

WARD, WENDELL B
1030 3RD AVE S #409
NAPLES, FL
UNITED STATES 34102

WARE, DONALD P & NANCY W
JEFFREY P WARE
64 BIRDSONG PKWY
ORCHARD PARK, NY
UNITED STATES 14127

WATSON, PAUL J & DONNA L
1030 3RD AVENUE S #210
NAPLES, FL
UNITED STATES 34102

WAYNE KEITH CARROLL TRUST
21952 PINE LAKE CIRCLE
KILDEER, IL
UNITED STATES 60047

WEBER, ROBERT ALLEN
KATHLEEN SHELLY WEBER
11776 STRATFORD HOUSE PL #1203
RESTON, VA
UNITED STATES 20190

WEIGHER, PETER T & HEATHER E
1413 LIMERICK COURT
HUMMELSTOWN, PA
UNITED STATES 17036

WELLWOOD, GEORGE
IRENE KNOX WELLWOOD
1994 E CROWN POINTE BLVD
NAPLES, FL
UNITED STATES 34112

WHEATLEY II, L O'NEAL
DONNA R WHEATLEY
401 BAYFRONT PL #3409
NAPLES, FL
UNITED STATES 34102

WILLIAMS TR, ALICE M
ALICE M WILLIAMS LIVING TRUST
5N256 WILTON CROFT RD
ST CHARLES, IL
UNITED STATES 60175

WILLIAMS, DAVID & CLAUDIA
6669 COSTA CIRCLE
NAPLES, FL
UNITED STATES 34113

WILLOW TREE NOMINEE TRUST
74 GEORGE ROAD
WINCHESTER, MA
UNITED STATES 01890

WSR NAPLES SQ COMMERCIAL LLC
3066 TAMIAMI TRL N STE 201
NAPLES, FL
UNITED STATES 34103

WSR OLD NAPLES 4 LLC
3066 TAMIAMI TRL N STE 201
NAPLES, FL
UNITED STATES 34103

YUREK, GREGORY J & CAROL L
845 S HEATHWOOD DR
MARCO ISLAND, FL
UNITED STATES 34145

Planning Advisory Board Agenda Item Report

Submitted by: Leslee Dulmer
Submitting Department: Planning
Meeting Date: December 12, 2018

SUBJECT
DEVELOPMENT OF REGIONAL IMPACT PETITION 18-DRI1
A Notice of Proposed Change to DRI Development Order 2017-DO1, requesting adoption of a transportation conversion matrix to allow for a broader range of mixed uses on approximately 34.1 acres located at 870, 850, 840, 820, 760 & 750 Goodlette Frank Road North.

Legislative Type:
Quasi Judicial Item

Funding Source:

Recommendation:
Continue to January 9, 2018

ATTACHMENTS
- Request for Continuance

Memo

Planning

TO: Planning Advisory Board
VIA: Robin D. Singer, *Planning Director*
FROM: Leslee Dulmer, *Planner II*
DATE: December 4, 2018
SUBJECT: The Commons – Petitions 18-R3 & 18-DRI1

The Petitioner is requesting a continuance of petition 18-R3 and 18-DRI1 to the January 9, 2019.

Planning Advisory Board Agenda Item Report

Submitted by: Leslee Dulmer
Submitting Department: Planning
Meeting Date: December 12, 2018

SUBJECT
REZONE PETITION 18-R3
An Ordinance rezoning approximately 52 acres from PD, Planned Development to PD, Planned Development for the subject property located at 870, 850, 840, 820, 800, 770, 760, 750, 730, 720, 710 Goodlette Frank Road North and collectively known as The Commons.

Legislative Type:
Quasi Judicial Item

Funding Source:

Recommendation:
Continue to January 9, 2018

ATTACHMENTS
- Request for Continuance

Memo

Planning

TO: Planning Advisory Board
VIA: Robin D. Singer, *Planning Director*
FROM: Leslee Dulmer, *Planner II*
DATE: December 4, 2018
SUBJECT: The Commons – Petitions 18-R3 & 18-DRI1

The Petitioner is requesting a continuance of petition 18-R3 and 18-DRI1 to the January 9, 2019.

Planning Advisory Board Agenda Item Report

Submitted by: Robin Singer
Submitting Department: Planning
Meeting Date: December 12, 2018

SUBJECT
2019 PAB Schedule

Legislative Type:

Funding Source:

Recommendation:

ATTACHMENTS
- Staff Memorandum
- 2019 Schedule

AGENDA MEMORANDUM ***Planning Department***

Regular Meeting Date: December 12, 2018

To: Planning Advisory Board

From: Robin D. Singer

Date: December 5, 2018

SUBJECT:
Consideration of 2019 PAB Meeting Schedule

BACKGROUND:
The schedule has been adjusted to move the meeting in October from October 9, 2019 to October 11, 2019 to avoid a holiday. As discussed last month, the proposed schedule includes a recess in July and alters the regular meeting dates in June and August due to anticipated construction in Council Chambers. The construction is to coincide with the City Council recess. Staff has move the petition deadlines to 45 days prior to the meeting date to facilitate the earlier posting of items. This change will be discussed with City Council at their December 17, 2018 workshop.

RECOMMENDED ACTION:
Review the proposed meeting dates and provide a motion for approval.

Planning Advisory Board 2019 Petition Schedule

Pre-Submittal meetings are required for all petitions.
Petitions with incomplete packages will not be advertised or placed on the agenda.

Petition Submittal Deadline	PAB Meeting
December 3, 2018	Wednesday, January 9, 2019
December 31	Wednesday, February 13
January 28, 2019	Wednesday, March 13
February 25	Wednesday, April 10
March 25	Wednesday, May 8
May 1	Friday, June 14*
Recess in July	
July 10	Friday, August 23*
July 29	Wednesday, September 11
August 28	Friday, October 11**
September 30	Wednesday, November 13
October 28	Wednesday, December 11
November 25, 2019	Wednesday, January 8, 2020

A complete submittal must be received by 12:00 noon on the date indicated in order to consider the matter for the next PAB meeting.

The date that City Council may hear the petition will vary depending upon the type of petition. Please check with the Planning Department for details (213-1050).

*** Due to construction in City Council Chambers, the June and August meeting dates have been adjusted.**

**** Due to a holiday, the October meeting date has been adjusted.**

DRAFT