

Privately Initiated LDC Amendment Request

APPLICANT:

Scott Prephan

AUTHOR:

Robert J. Mulhere, FAICP, President

LDC SECTIONS:

5.05.02 - Marinas

SUMMARY OF AMENDMENT:

This amendment seeks to allow the off-site storage of boats in connection with a marina or public boat ramp.

DESCRIPTION OF CHANGES:

Amend LDC section 5.05.02 to allow for the off-site storage of boats, boat trailers, trailered vessels, and other related vehicles when such are accessory to a marina or public boat ramp. The lot used for the off-site storage must be located within 660 feet of a marina or public boat ramp, measured from property line to property line, and all lots must be unified under one site development plan.

FISCAL & OPERATIONAL IMPACTS:

No fiscal or operation impacts to the County are anticipated other than an increased use of public boat ramps.

GROWTH MANAGEMENT PLAN IMPACTS:

No growth management plan impacts are anticipated with this LDC amendment.

Amend the LDC as follows:

5.05.02 – Marinas

A. The following standards are for the purpose of manatee protection and are applicable to all multi-slip docking facilities with ten slips or more, and all marina facilities.

* * * * *

G. Off-site boat yards or the storage of boats, boat trailers, trailered vessels, and other related vehicles on non-contiguous lots. A site development plan for marinas or public boat ramps may be approved by the County Manager or designee to allow boat yards or the dry storage or parking of boats, boat trailers, trailered vessels, or other related vehicles on non-contiguous lots and exempt from the provisions of the MPP, provided the following conditions are satisfied:

1. If the non-contiguous lot used for storage is separated from the marina or public boat ramp by a roadway, the roadway shall not be a designated collector roadway,

arterial roadway, or a higher roadway classification, as identified in the traffic circulation element of the GMP.

2. The zoning district of the non-contiguous lot allows marinas as a permitted use. If a marina is a conditional use on the non-contiguous lot, then the use of the boat yards and the dry storage of boats, boat trailers, trailered vessels, and other related vehicles shall also be deemed a conditional use and subject to the standards and procedures set forth in LDC section 10.08.00.

3. The non-contiguous lot shall be located no farther than 660 feet from the marina or public boat ramp parcel measured from property line to property line.

4. The non-contiguous lot shall be located no closer than 100 feet from a residentially zoned parcel, excluding conventional or planned residentially zoned districts that allow marinas, either permitted or conditionally.

5. The zoned building height of all principal and accessory structures on the non-contiguous lot shall not exceed 35 feet.

6. The minimum setback for all structures located on the non-contiguous lot shall be 20 feet, except that along a public street, the setback shall be 25 feet.

7. Any outdoor storage on the non-contiguous lot shall be screened with a wall or fence, except for the necessary ingress and egress, pursuant to LDC section 4.02.12.

8. In addition to the buffer requirements of LDC section 4.06.00, the non-contiguous lot shall be buffered with a second row of trees, except for vehicular ingress and egress areas. The second row of trees shall be staggered with the first row of trees and shall be at least 14-feet in height at time of installation, spaced no more than 30 feet on center, and otherwise subject to 4.06.05 D.2.

9. This provision for boat yards and the storage of boats, boat trailers, and trailered vessels shall not be construed to allow, as permitted or accessory use, wrecking yards, junkyards, or yards used in whole or part for scrap or salvage operations or for processing, storage, display, or sales of any scrap, salvage, or secondhand building materials, junk automotive vehicles, or secondhand automotive vehicles parts.

#



June 29, 2021

950 Encore Way • Naples, Florida 34110 • Phone 239.254.2000 • Fax: 239.254.2099

Eric Johnson, AICP, CFM, Principal Planner
Collier County Zoning Division
2800 Horseshoe Drive North
Naples Florida 34104

**Re: Port of the Islands – Boat Storage on C-4 Parcels
Land Development Code Amendment
PL-20210000766
HM File No: 2021.031**

Dear Mr. Johnson:

Enclosed please find our Application for Land Development Code Amendment (privately initiated) and its requisite documents. We enclose the following:

- One (1) copy of completed Application;
- One (1) fee check in the amount of \$4,275;
- One (1) copy of Pre-Application Meeting Notes;
- One (1) copy of Attachment “A” proposed LDC Amendment (LDC Amendment Request);
- One (1) copy of Justification, Data and Analysis;
- One (1) copy of Letter from Tim Hall dated May 22, 2021; and
- One (1) electronic copy of all documents.

If you have any questions, please don't hesitate to contact us.

Very truly yours,

HOLE MONTES, INC.

A blue ink handwritten signature, appearing to read 'RM', is written over a horizontal line.

Robert J. Mulhere, FAICP
President/CEO
PNCM/sek

Enclosures as noted.

cc: Scott Prephan w/enclosures

JUSTIFICATION, DATA & ANALYSIS

LDC Section to be Amended:

5.05.02 - Marinas

Subsection G. Off-site boat yards or the storage of boats, boat trailers, trailered vessels, and other related vehicles on non-contiguous lots.

Purpose:

To allow boat yards or the storage of boats, boat trailers, trailered vessels, and other related vehicles on lots that are non-contiguous and within 660 feet of a related marina or public boat ramp, under limited conditions.

Justification:

The applicant owns a parcel of land with C-4 zoning and located at the Port of the Islands approximately 360 linear feet from the County owned marina and public boat ramp. The C-4 zoning in the Port of the Islands area has been in existence since at least 1982, and has remained undeveloped, as there is little market demand in this location for typical C-4 uses. There is, however, significant demand for boat and boat trailer storage, evidenced by the County boat storage operating at Port of the Islands and the fact that there is limited available storage and a waiting list for storage spots at the county-owned property.

Allowing boats, boat trailers, and trailered vessel storage on parcels that are non-contiguous and within 660 feet of a marina or public boat ramp will reduce the number of trailered vessels moving over the roadway system to access such locations. It would not increase the number of boats accessing the boat ramp but would reduce the distance these trailered boats travel in order to reach the water. Objective 10.1 of the Conservation and Coastal Management Element of the Growth Management Plan County's GMP gives priority to "water dependent shoreline land uses," such as a marina, but locations for new marinas are very limited due to lack of available waterfront property and the limits imposed on such property due to environmental constraints.

Policy 10.1.1 states that the "County shall prioritize water-dependent and water-related uses" as follows:

- a. Public recreational facilities over private recreational facilities;
- b. Public boat ramps;
- c. Marinas
 1. Commercial (public) marinas over private marinas;
 2. Dry storage over wet storage;
- d. Commercial fishing facilities;
- e. Other non-polluting water-dependent industries or utilities;
- f. Marine supply/repair facilities; and
- g. Residential development.

Collier County is currently experiencing overcrowding issues at existing public boat ramp facility parking lots, which is limiting the public from utilizing such ramps or causing the public to park in undesignated areas. As the County has already invested in the public boat ramp facilities, and due to the limited areas in which new marinas can be located, one way to allow for increased access

to such facilities, under limited conditions, would be to allow a boat/boat trailer storage facility in close proximity to such sites.

The proposed amendment is limited in its application as follows:

- Only parcels that permit the use of marinas would qualify for this use;
- The non-contiguous lot used for storage must be included on the site development plan for the associated marina or public boat ramp, with all lots under the same ownership;
- Only parcels located within 660 feet of a public boat ramp or marina, and a minimum of 100 feet from a residentially zoned parcel (excluding conventional or planned residentially zoned districts that allow marinas) would qualify;
- Such sites must be designed such that trailers (with or without vessels) can access the public ramp without having to cross an arterial, collector, or higher roadway classification;
- Enhanced landscape buffer standards must be met for this specific use;
- All structures on the non-contiguous lot are limited in height to one story, not to exceed 35 feet in zoned building height, and shall have a minimum setback of 20 feet, except that along public streets the setback shall be 25 feet.

The LDC amendment also exempts such boat storage uses from the provisions of the Manatee Protection Plan (MPP). Per the April 21, 2021, Pre-Application Meeting, staff indicated a Manatee Protection Plan is not required for this proposed LDC Amendment as the proposed changes are specifically related to allowing boat/boat trailer storage facilities on non-waterfront properties and is not related to marinas, which are defined as a boating facility located on navigable water frontage. This is further supported by Tim Hall, Senior Ecologist with Turrell, Hall and Associates, Inc. In the attached letter from Tim Hall, it states a Manatee Protection Plan is only required for dry storage facilities if they have water frontage. The specific property that inspired this LDC amendment does not have water frontage and the amendment restricts the use to non-waterfront properties.

The LDC amendment limits the use of boat storage on non-contiguous sites so that they are only permitted in conjunction with a marina or public boat ramp. The LDC amendment would not allow boat yards or the storage of boats and related vessels in areas where such uses are not otherwise permitted as accessory uses and would be limited to locations within 660 feet of the marina or public boat ramp. Additionally, the enhanced landscape standards, required setbacks, and height limitations for this specific use will ensure compatibility with the neighboring area.

The SIC code for Marinas clarifies what such establishments are primarily engaged in:

4493 Marinas

Establishments primarily engaged in operating marinas. These establishments rent boat slips and store boats, and generally perform a range of other services including cleaning and incidental boat repair. Boat yards, storage and incidental repair.

However, by definition in the Land Development Code, a marina must have navigable water frontage.

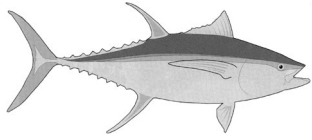
So it makes sense to allow boat yards and boat storage as a permissible use in zoning districts that permit marinas as a use by right in support of existing marinas or public boat ramps under the limited conditions proposed.

There is great demand for use of publicly accessible boat ramps and most are limited by the availability of associated vehicle and boat trailer parking. Allowing boat and trailer storage on properties properly zoned and nearby such publicly accessible ramps will allow for greater utilization and access to the water in a safe and compatible manner per the following Collier County Growth Management Plan, Recreation and Open Space Element Objective.

- Collier County Growth Management Plan, Recreation and Open Space Element Objective 1.3 reads as follows: *Continue to ensure that all public developed recreational facilities, open space and beaches and public water bodies are accessible to the general public.*
- Policy 1.3.2 reads: *Collier County shall continue to ensure that access to beaches, shores and waterways remains available to the public. Further the County will develop a program to assess the availability of land for the creation of new access points, and a method to fund the necessary land acquisition.* Allowing parcels properly zoned and in close proximity to public boat ramps to store boats and trailers will maximize utilization of these public facilities at no additional cost to the public.
- Collier County Growth Management Plan, Conservation and Coastal Management Element Objective 10.2 reads as follows: *Ensure that access to beaches, shores and waterways remain available to the public and continue with the County's program to expand the availability of such access and a method to fund its acquisition.*
- The Urban Mixed Use District description reads, in part, as follows: *Water-dependent and water-related land uses are permitted within the coastal region of this District. Mixed-use sites of water-dependent and water-related uses and other recreational uses may include water-related parks, marinas (public or private), yacht clubs, and related accessory and recreational uses, such as boat storage, launching facilities, fueling facilities, and restaurants.... The Collier County Manatee Protection Plan (NR-SP-93-01) May 1995 restricts the location of marinas and may limit the number of wet slips, the construction of dry storage facilities, and boat ramps, based upon the Plan's marina siting criteria. Priorities for shoreline land use shall be given to water dependent principal uses over water-related land uses. In addition to the criteria of compatibility with surrounding land uses and consistency with the siting policy of the Conservation and Coastal Management Element (Objective 10.1 and subsequent policies), the following land use criteria shall be used for prioritizing the siting of water-dependent and water-related uses:*
 - a. *Presently developed sites;*
 - b. *Sites where water-dependent or water-related uses have been previously established;*
 - c. *Sites where shoreline improvements are in place;*
 - d. *Sites where damage to viable, naturally functioning wetlands, or other environmentally sensitive features, could be minimized.*
- The proposed use will not generate any greater traffic than would a marina with frontage on a navigable waterway.
- Any such use will be required to submit a Site Development or Site Improvement Plan and will be subject to the same development standards as would apply to any other uses, unless

specifically addressed in the LDC amendment, in the applicable zoning district, including enhanced landscape buffers, setbacks for structures, stormwater design, and so forth.

Conclusion: The proposed amendment makes sense. The use is limited and will be in support of marinas and public boat ramps to help provide additional public access to Collier County's waterways. By allowing boat and boat trailer storage on non-waterfront properties, this amendment will fulfill a need within Collier County and will do so without creating an additional impact on the environmentally sensitive waterways and protected mangroves. Enhanced landscape buffers will ensure a softening of the outdoor use and will provide additional screening for compatibility with the surrounding areas. The other development standards and LDC requirements will apply to this use, the same as other uses permitted by right in the zoning districts where marinas are permitted.



TURRELL, HALL & ASSOCIATES, INC.
MARINE & ENVIRONMENTAL CONSULTING

3584 Exchange Avenue • Naples, Florida 34104-3732 • (239) 643-0166 • Fax 643-6632 • tuna@thanaples.com

May 22, 2021

Scott Prephan
ComLink Realty
118 W South Boundary
Perrysburg, OH 43551

**Re: Boat Storage Property
Port of the Islands Property (PID 01067083700)**

Mr. Prephan,

I have reviewed the proposal to create a boat storage facility on the above referenced property within the Port of the Islands community. My understanding is that the property would be used only to store boats either inside a structure or outside in the open air. There is no on-site launch facility proposed with the boat storage.

The Collier County Manatee Protection Plan Section 3.2 states "*For the purpose of this plan, marina facilities include wet slip marinas, boat yards with water access, and multi-slip residential facilities. Dry storage facilities are only considered in this plan if they have water frontage, and the capability of launching vessels into those waters (emphasis added).*" This property does not have water frontage. There is a small adjacent fill pit on the adjacent National Park Service lands, but the water boundary does not directly abut or cross into this site and launching of vessels into that water body would serve no purpose as there is no access to open waters from the pit. As such, boat storage on this property is not subject to a Manatee Protection Plan review as it does not have the water frontage or launching capability that would be necessary to be subject to the MPP review.

In my opinion, siting the storage facility close to a public ramp makes sense for several reasons. Having the trailered boats kept close to the launch site reduces travel on local roads and is safer than having to trailer them longer distances from residences or other storage facilities. This also reduces fuel costs and wear and tear on the trailers and vehicles doing the hauling. Storing vessels away from the water also reduces the risk of contamination from spills, bilges, or bottom paints which can all be more easily contained and controlled (or not needed in the case of bottom paints) in upland facilities. The vessels stored at this site would likely be those utilizing the local public ramp, anyway, so having them more conveniently located to it would still not increase the demand or put undue pressure on the ramp. The close location could also help to reduce the parking issues which have plagued this ramp since its opening to the public.

If you have any further questions, please do not hesitate to call (239) 643-0166 or email Tim@thanaples.com.

Best Regards,

A handwritten signature in blue ink, appearing to read 'T. Hall'. The signature is stylized and fluid, with a large initial 'T' and a cursive 'Hall'.

Tim Hall
Senior Ecologist

Turrell, Hall & Associates, Inc.



COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Pre-Application Meeting Notes

Petition Type: LDCA
Date and Time: Wednesday 4/21/2021 3:00PM

Assigned Planner: Eric Johnson

Engineering Manager (for PPL's and FP's): _____

Project Information

Project Name: Boat storage on C-4 Parcels (LDCA)

PL #: 20210000766

Property ID #: 1067083700 **Current Zoning:** C-4

Project Address: _____ **City:** _____ **State:** _____ **Zip:** _____

Applicant: _____

Agent Name: _____ **Phone:** _____

Agent/Firm Address: _____ **City:** _____ **State:** _____ **Zip:** _____

Property Owner: _____

Please provide the following, if applicable:

- i. **Total Acreage:** _____
- ii. **Proposed # of Residential Units:** _____
- iii. **Proposed Commercial Square Footage:** _____
- iv. **For Amendments, indicate the original petition number:** _____
- v. **If there is an Ordinance or Resolution associated with this project, please indicate the type and number:** _____
- vi. **If the project is within a Plat, provide the name and AR#/PL#:** _____



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Meeting Notes

As of 10/16/2017 all Zoning applications have revised applications, and your associated Application is included in your notes; additionally a *new Property Ownership Disclosure Form is required for all applications. A copy of this new form is included in your pre-app

Note – link is <https://www.colliercountyfl.gov/Home/ShowDocument?id=75093>

Wanted to do boat storage and held a courtesy NIM. Started as a comparable use but there were issues w/ it being "marina-like." Proceed w/ PRIVATELY - initiated LDC Amendment.

Proposed as C-4 permitted use, only w/ in a certain distance of public boat ramp.

"Boat storage YARD?" Allow outdoor/indoor storage across the street from public marina.

Zoning staff advised that the terminology should be "outdoor storage yard" #120 in C-5.

Sue: Objective 10.1 - Manatee Protection Plan or NO GUP ISSUES PER COPY

CRAIG BROWN - can't opine at this time. needs more info.

If Site is within the City of Naples Water Service Area please send to Naples Utilities and Planning Departments. Then, if the petition is submitted, we are to send it (by email) to the four persons below in their Utilities and Planning Depts. - along with a request that they send us a letter or email of "no objection" to the petition. Bob Middleton RMiddleton@naplesgov.com
Allyson Holland AMHolland@naplesgov.com Robin Singer RSinger@naplesgov.com Erica Martin emartin@naplesgov.com

Disclaimer: Information provided by staff to applicant during the Pre-Application Meeting is based on the best available data at the time of the meeting and may not fully inform the applicant of issues that could arise during the process. The Administrative Code and LDC dictates the regulations which all applications must satisfy. Any checklists provided of required data for an application may not fully outline what is needed. It is the applicant's responsibility to provide all required data.



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Note – link is <https://www.colliergov.net/Home/ShowDocument?id=75093>.

Comp Planning: PL20210000766 - Boat Storage on C-4 Parcels (LDCA). The subject site (parcel 1067083700) is Urban Designation; Urban Mixed Use District; Urban Residential Subdistrict on the Future Land Use Map of the Growth Management Plan. The property is zoned C-4. The FLUE states *A. Urban Mixed Use District: This District... is intended to accommodate a variety of residential and non-residential land uses, including mixed-use developments such as Planned Unit Developments. Certain industrial and commercial uses are also allowed subject to criteria. Water-dependent and water-related land uses are permitted within the coastal region of this District. Mixed-use sites of water-dependent and water-related uses and other recreational uses may include water-related parks, marinas (public or private), yacht clubs, and related accessory and recreational uses, such as boat storage, launching facilities, fueling facilities, and restaurants. Any development that includes a water-dependent and/or water-related land use shall be encouraged to use the Planned Unit Development technique and other innovative approaches so as to conserve environmentally sensitive areas and to assure compatibility with surrounding land uses.*

The applicant stated that they are proposing a new use under limited conditions for outdoor boat and boat trailer storage on C-4 Zoned parcels in close proximity (approximately 400 feet) to a public boat ramp. This property is currently cleared but undeveloped. The proposed use would be a water related use in the Urban Designation Section of the Future Land Use Element of the Growth Management Plan. This project is not a marina and therefore would not fall under Objective 10.1 in the Conservation and Coastal Management Element of the Growth Management Plan which states: *...(The Collier County Manatee Protection Plan (NR-SP-93-01) May 1995 restricts the location of marinas and may limit the number of wet slips, the construction of dry storage facilities, and boat ramps, based upon the Plan's marina siting criteria.)*

Please feel free to contact me or Corby Schmidt with any questions.

Sue Faulkner, Principal Planner, Comprehensive Planning 4-21-21

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Meeting Notes

Kirsten wants to re-read the memorandum. Land locked dry storage is easier to digest.

Mark Templeton discussed enhanced buffering from adjacent roadway.

Other required documentation for submittal (not listed on application):

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Pre-Application Meeting Sign-In Sheet
 PL# _____

Collier County Contact Information:

Name	Review Discipline	Phone	Email
<input type="checkbox"/> Maggie Acevedo	North Collier Fire	252-2309	macevedo@northcollierfire.com
<input type="checkbox"/> Steve Baluch	Transportation Planning	252-2361	stephen.baluch@colliercountyfl.gov
<input type="checkbox"/> Ray Bellows	Zoning, Planning Manager	252-2463	raymond.bellows@colliercountyfl.gov
<input type="checkbox"/> Laurie Beard	PUD Monitoring	252-5782	laurie.beard@colliercountyfl.gov
<input checked="" type="checkbox"/> Craig Brown	Environmental Specialist	252-2548	craig.brown@colliercountyfl.gov
<input type="checkbox"/> Alexandra Casanova	Operations Coordinator	252-2658	Alexandra.casanova@colliercountyfl.gov
<input checked="" type="checkbox"/> Heidi Ashton Cicko	Managing Asst. County Attorney	252-8773	heidi.ashton@colliercountyfl.gov
<input type="checkbox"/> Thomas Clarke	Zoning Operations Coordinator	252-2584	thomas.clarke@colliercountyfl.gov
<input type="checkbox"/> Jamie Cook	Prin. Environmental Specialist	252-6290	Jaime.cook@colliercountyfl.gov
<input type="checkbox"/> Jackie De la Osa	North Collier Fire	252-2312	jdelaosa@northcollierfire.com
<input type="checkbox"/> Maggie DeMeo	North Collier Fire	252-2308	pdemeo@northcollierfire.com
<input type="checkbox"/> Eric Fey, P.E.	Utility Planning	252-1037	eric.fey@colliercountyfl.gov
<input type="checkbox"/> Tim Finn, AICP	Zoning Principal Planner	252-4312	timothy.finn@colliercountyfl.gov
<input checked="" type="checkbox"/> Sue Faulkner	Comprehensive Planning	252-5715	sue.faulkner@colliercountyfl.gov
<input type="checkbox"/> Jeremy Frantz	LDC Manager	252-2305	Jeremy.Frantz@colliercountyfl.gov
<input type="checkbox"/> Michael Gibbons	Structural/Residential Plan Review	252-2426	michael.gibbons@colliercountyfl.gov
<input type="checkbox"/> Storm Gewirtz, P.E.	Engineering Stormwater	252-2434	storm.gewirtz@colliercountyfl.gov
<input type="checkbox"/> Cormac Giblin, AICP	Development Review-Planning Manager	252-5095	Cormac.giblin@colliercountyfl.gov
<input type="checkbox"/> Nancy Gundlach, AICP	Zoning Principal Planner	252-2484	nancy.gundlach@colliercountyfl.gov
<input checked="" type="checkbox"/> Richard Henderlong	Zoning Principal Planner	252-2464	richard.henderlong@colliercountyfl.gov
<input type="checkbox"/> John Houldsworth	Engineering Subdivision	252-5757	john.houldsworth@colliercountyfl.gov
<input type="checkbox"/> Alicia Humphries	Right-Of-Way Permitting	252-2326	alicia.humphries@colliercountyfl.gov
<input type="checkbox"/> Anita Jenkins	Planning & Zoning Director	252-5095	Anita.jenkins@colliercountyfl.gov
<input type="checkbox"/> John Kelly	Zoning Senior Planner	252-5719	john.kelly@colliercountyfl.gov
<input type="checkbox"/> Parker Klopff	Zoning Senior Planner	252-2471	Parker.klopff@colliercountyfl.gov
<input type="checkbox"/> Troy Komarowski	North Collier Fire	252-2521	tkomarowski@northcollierfire.com
<input type="checkbox"/> Sean Lintz	North Collier Fire	597-9227	slintz@northcollierfire.com
<input type="checkbox"/> Diane Lynch	Operations Analyst	252-8243	diane.lynch@colliercountyfl.gov
<input type="checkbox"/> Thomas Mastroberto	Greater Naples Fire	252-7348	thomas.mastroberto@colliercountyfl.gov



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<input type="checkbox"/>	Jack McKenna, P.E.	Engineering Services	252-2911	jack.mckenna@colliercountyfl.gov
<input type="checkbox"/>	Matt McLean, P.E.	Development Review Director	252-8279	matthew.mclean@colliercountyfl.gov
<input type="checkbox"/>	Michele Mosca, AICP	Capital Project Planning	252-2466	michele.mosca@colliercountyfl.gov
<input type="checkbox"/>	Annis Moxam	Addressing	252-5519	annis.moxam@colliercountyfl.gov
<input type="checkbox"/>	Richard Orth	Stormwater Planning	252-5092	richard.orth@colliercountyfl.gov
<input type="checkbox"/>	Brandy Otero	Transit	252-5859	brandy.otero@colliercountyfl.gov
<input type="checkbox"/>	Derek Perry	Assistant County Attorney	252-8066	Derek.perry@colliercountyfl.gov
<input type="checkbox"/>	Brandi Pollard	Utility Impact fees	252-6237	brandi.pollard@colliercountyfl.gov
<input type="checkbox"/>	Todd Riggall	North Collier Fire	597-9227	triggall@northcollierfire.com
<input type="checkbox"/>	Brett Rosenblum, P.E.	Development Review Principal Project Manager	252-2905	brett.rosenblum@colliercountyfl.gov
<input type="checkbox"/>	James Sabo, AICP	Zoning Principal Planner	252-2708	james.sabo@colliergo.net
<input type="checkbox"/>	Michael Sawyer	Transportation Planning	252-2926	michael.sawyer@colliercountyfl.gov
<input type="checkbox"/>	Corby Schmidt, AICP	Comprehensive Planning	252-2944	corby.schmidt@colliercountyfl.gov
<input type="checkbox"/>	Linda Simmons	North Collier Fire	252-2311	Linda.Simmons@colliercountyfl.gov
<input type="checkbox"/>	Peter Shawinsky	Architectural Review	252-8523	peter.shawinsky@colliercountyfl.gov
<input type="checkbox"/>	Mark Templeton	Landscape Review	252-2475	mark.templeton@colliercountyfl.gov
<input type="checkbox"/>	Connie Thomas	Client Services Supervisor	252-6369	Consuela.thomas@colliercountyfl.gov
<input type="checkbox"/>	Jessica Velasco	Client Services	252-2584	jessica.velasco@colliercountyfl.gov
<input type="checkbox"/>	Jon Walsh, P.E.	Building Review	252-2962	jonathan.walsh@colliercountyfl.gov
<input type="checkbox"/>	Kirsten Wilkie	Environmental Review Manager	252-5518	kirsten.wilkie@colliercountyfl.gov
<input type="checkbox"/>	Christine Willoughby	Development Review - Zoning	252-5748	christine.willoughby@colliercountyfl.gov
<input type="checkbox"/>	Daniel Zunzunegui	North Collier Fire	252-2310	Daniel.Zunzunegui@colliercountyfl.gov

Additional Attendee Contact Information:

Name	Representing	Phone	Email
ERIC Johnson	LDC STAFF		
BOB Mulhane	HOLE MOUNTS		
ELLEN Summers	" "		