



COLLIER COUNTY GOVERNMENT

Community Development and Environmental Services Division

Department of Zoning and Land Development Review
2800 North Horseshoe Drive • Naples, Florida 34104

DEPARTMENT OF ZONING AND LAND DEVELOPMENT REVIEW

October 14, 2008

Gavin Gillette, Project Manager
Davidson Engineering
3530 Kraft Road, Suite 301
Naples, FL.



RE: Administrative Variance AVA-2008-AR-13687; subject property located at 5867 Whitaker Road, Naples, Florida; in Section 17, Township 50 South, Range 26 East, Folio numbers 00427160002 and 00428200602.

Dear Mr. Gillette:

Section 5.03.02.F of the Collier County land Development Code states that the Zoning Director may administratively approve an alternative to the requirement that a fence or wall be constructed where commercial development is contiguous to, or opposite, residential development.

Zoning Department staff has reviewed the administrative variance request for the subject property in the application dated August 27, 2008. The request for the administrative variance is consistent with the intent of Section 5.03.02.E. The approval of this variance shall be reflected on the Site Development Plan (SDP-2007-AR-13286) and included as part of the SDP resubmittal package.

The Zoning and Land Development Review Director grants an Administrative Variance to the requirement for a fence/wall at the above location; specifically, to the requirement as it applies to the west property line in its entirety and to the north and south property lines with the following stipulations and conditions:

- A. This variance is predicated on the approval of SDP-2007-AR-13286 in its current form without major revisions.



- B. The enhancements to the landscape buffer along the north property line must be approved on SDP-2007-AR-13286. Specifically, the enhanced buffer will be the equivalent of a typical Type 'D' buffer with a staggered double hedge row consisting of 7-gallon shrubs on 36-inch centers and maintained at this height. The buffer shall also consist of a double row of trees 30 feet on center and staggered (triangulated) between the front row of trees on 30-foot centers.
- C. A 6-foot masonry wall/fence be required a minimum of six feet (6') north and parallel to the south property line beginning at a point ten feet west of the westerly wetland line (as indicated on Exhibit A of the submittal) and ending at a point 180 feet west of the point of beginning, in compliance with LDC section 5.03.02.E. The wall may be located a greater distance than six feet (6') from the property line so as to minimize the impact to any existing native vegetation. A single row of irrigated shrubs on the outside (residential side) of the wall will be required such that 50 percent of the wall is screened within one year of installation.
- D. Approval of this variance is further predicated on the information outlined above and the evidence presented in the application request. Any changes to the facilities or business conditions or conversion to another business and/or use or changes to on site conditions shall necessitate a re-review of the variance.

You may wish to have this letter recorded in the official records of Collier County as a permanent record of the variance approval.

If you should have any questions, please do not hesitate to contact me.

Sincerely,



Susan M. Istenes, AICP, Director
Department of Zoning and Land Development Review

cc: Correspondence file
SDP-2007-AR-13687 file