



COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DIVISION
www.colliergov.net

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

ADMINISTRATIVE PARKING REDUCTION

LDC subsection 4.05.04 F.2

Chapter 6 B. of the Administrative Code

PROJECT NUMBER
PROJECT NAME
DATE PROCESSED

To be completed by staff

AGENT, LESSOR, LESSEE CONTACT INFORMATION

Name of Agent/Consultant: David Hurst, P.E.
Firm Peninsula Engineering
Address: 2600 Golden Gate Pkwy City: Naples State: FL ZIP: 34105
Telephone: 239-262-2600 Cell: _____ Fax: _____
E-Mail Address: dhurst@barroncollier.com

Name of Property Owner/ Entity (Lessor): Creekside East, Inc.
Business Name: Creekside East, Inc.
Address: 2600 Golden Gate Pkwy City: Naples State: FL ZIP: 34105
Telephone: 239-262-2600 Cell: _____ Fax: _____
E-Mail Address: dbaird@barroncollier.com

Name of Business Owner (Lessee): Creekside East, Inc.
Business Name: Creekside Corners
Address: 2600 Golden Gate Pkwy City: Naples State: FL ZIP: 34105
Telephone: 239-262-2600 Cell: _____ Fax: _____
E-Mail Address: dbaird@barroncollier.com



May 7, 2015

In-Take Team
Collier County Growth Management
2800 North Horseshoe Drive
Naples, FL. 34104

**Subject: Creekside Corners at Creekside East
Creekside East – Tract 5B
Administrative Parking Reduction
Project No. 20140001696**

Dear Mr. Bellows,

We are pleased to submit this application for an Administrative Parking Reduction for the Creekside Corners at Creekside East SDP. The subject Project is a permitted retail shopping center with 34,190 sf of leasable space and containing a variety of potential uses ranging from personal care salons, restaurants, and office and retail space. The purpose of this Administrative Parking Reduction request is two-fold. The first request is to obtain approval for a deviation from LDC Section 4.05.04 (G) for drive-through vehicle stacking requirements, and the second is to obtain clarification of a prior interpretation of LDC Section 4.05.04 (G) as it relates to the applied parking rate for restaurants within Retail Shopping Centers in excess of 20% of the floor area.

Request No. 1

As mentioned above, the first portion of this Administrative Parking Reduction requests to obtain a deviation from LDC Section 4.05.04 (G), which requires that restaurants with drive-through windows be required to provide up to nine (9) vehicular stacking spaces within a single drive-through lane. This request is specific to Unit #117, as indicated in the attached Zoning Data Sheet, which is currently planned to be a deli-style restaurant (not a "fast food" use) utilizing a unique drive-through and pick-up system. Based upon the business model of the anticipated end-user, as well as past experience in other municipalities, this unit (Unit #117) will only require 3-4 stacking spaces (note that 5 are provided as portrayed in the attached Zoning Data Sheet) in the drive-through lane. The need for this reduced stacking requirement is predicated on the fact that this business utilizes an online and/or telephone ordering system, with a time specific and pre-scheduled pick-up. In this particular business model, food is ordered and prepared prior to the arrival of the customer, and is simply paid for and picked up at the pick-up window at the specified time. As such, the customer is not required to order and wait for their food to be prepared within the drive-through lane. Given that food pick-up is pre-scheduled, and based on prior business experience of the anticipated end-user in other municipalities, it is our opinion that significant evidence is available to support this request for a reduction of the drive-through stacking requirements of LDC Section 4.05.04 (G) for the intended end-user of Unit #117.

Request No. 2

The second portion of this Administrative Parking Reduction request is intended to seek an alternative review and analysis of a prior interpretation of LDC Section 4.05.04 (G), as it relates to the applied parking rate for restaurants

within Retail Shopping Centers in excess of 20% of the floor area. During the permitting process for the Creekside Corners SDP (PL# 20140001696), County Staff interpreted the portion of LDC Section 4.05.04 (G) that reads, "No more than 20 percent of a shopping center's floor area can be composed of restaurants without providing additional parking for the area over 20 percent" to mean that the floor area of restaurant exceeding 20% of the shopping center floor area should utilize the base parking Retail Shopping Center rate of 1 space/250 sf plus the stand-alone restaurant rate of 1 space/60 sf of restaurant. Based on the prior interpretation, restaurant area in excess of 20% of the base Retail Shopping Center is required to provide parking at a rate approximating 1 space/50 sf, which is in excess of the base stand-alone restaurant parking rate required by Collier County. We strongly disagree with this interpretation of LDC Section 4.05.04 (G), and respectfully request that only the base restaurant rate of 1 space/60 sf be applied for any restaurant area exceeding 20% of the Retail Shopping Center floor area for the Creekside Corners SDP (PL #20140001696) instead. It is our belief that this request reflects the true intent of the language in LDC Section 4.05.04 (G), and is the most logical and reasonable approach to providing parking for those restaurant floor areas exceeding the 20% threshold.

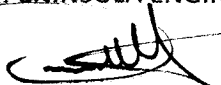
In summary, and based on the prior experience of the anticipated end-user of Unit #117 as well as our analysis of LDC Section 4.05.04 (G), we feel confident that the requested reduction in vehicle stacking requirements and alternate interpretation of LDC Section 4.05.04 (G) as it relates to Retail Shopping Center restaurants exceeding 20% of the floor area will be provide sufficient vehicle stacking and parking for the Creekside Corners SDP.

Therefore, we are hereby providing the documents listed below for your review and approval of this request:

1. Two (2) copies of the Cover Letter;
2. Two (2)copies of the Application;
3. One (1) Check No. 1396 in the amount of \$500 for review fee;
4. One (1) Addressing Checklist;
5. One (1) Original Affidavit;
6. One (1) signed and sealed sets of the Boundary Survey;
7. Two (2) signed and sealed sets of the Zoning Data Sheet (Sheet C-102) from the revised Creekside Corners SDP Plans (Peninsula Engineering Dwg. File No. P-CRKE-002-001, Rev. 03)
8. One (1) CD of complete submittal package.

We trust that the items listed above are sufficient for your review and approval of this request. Should you have any questions, or require any additional information, please do not hesitate to contact me at 239-403-6709, or via email at dhurst@barroncollier.com.

Thank you,
PENINSULA ENGINEERING



David J. Hurst, PE, LEED-AP
Project Manager

Encl.

Cc: Doug Baird, Creekside East, Inc.
David Genson, PE, Peninsula Engineering
Cee Cee Marinelli, Barron Collier Companies
Dave Dunnavant, Peninsula Improvement Corp.



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NAPLES, FLORIDA 34104
(239) 252-2400 FAX (239) 252-5724

ADDRESSING CHECKLIST

Please complete the following and email to GMD_Addressing@colliergov.net or fax to the Operations Division at 239-252-5724 or submit in person to the Addressing Section at the above address. **Form must be signed by Addressing personnel prior to pre-application meeting. please allow 3 days for processing.**

Not all items will apply to every project. Items in **bold type** are required. **FOLIO NUMBERS MUST BE PROVIDED.** Forms older than 6 months will require additional review and approval by the Addressing Section.

PETITION TYPE (Indicate type below, complete a separate Addressing Checklist for each Petition type)

- | | |
|---|---|
| <input type="checkbox"/> BL (Blasting Permit) | <input type="checkbox"/> SDP (Site Development Plan) |
| <input type="checkbox"/> BD (Boat Dock Extension) | <input type="checkbox"/> SDPA (SDP Amendment) |
| <input type="checkbox"/> Carnival/Circus Permit | <input type="checkbox"/> SDPI (Insubstantial Change to SDP) |
| <input type="checkbox"/> CU (Conditional Use) | <input type="checkbox"/> SIP (Site Improvement Plan) |
| <input type="checkbox"/> EXP (Excavation Permit) | <input type="checkbox"/> SIPI (Insubstantial Change to SIP) |
| <input type="checkbox"/> FP (Final Plat) | <input type="checkbox"/> SNR (Street Name Change) |
| <input type="checkbox"/> LLA (Lot Line Adjustment) | <input type="checkbox"/> SNC (Street Name Change – Unplatted) |
| <input type="checkbox"/> PNC (Project Name Change) | <input type="checkbox"/> TDR (Transfer of Development Rights) |
| <input type="checkbox"/> PPL (Plans & Plat Review) | <input type="checkbox"/> VA (Variance) |
| <input type="checkbox"/> PSP (Preliminary Subdivision Plat) | <input type="checkbox"/> VRP (Vegetation Removal Permit) |
| <input type="checkbox"/> PUD Rezone | <input type="checkbox"/> VRSFP (Vegetation Removal & Site Fill Permit) |
| <input type="checkbox"/> RZ (Standard Rezone) | <input checked="" type="checkbox"/> OTHER Administrative Parking Reduction |

LEGAL DESCRIPTION of subject property or properties (copy of lengthy description may be attached)

27 48S 25 E Tract 5B Creekside Commerce Park East

FOLIO (Property ID) NUMBER(s) of above (attach to, or associate with, legal description if more than one)

29331180609

STREET ADDRESS or ADDRESSES (as applicable, if already assigned)

1514 Immokalee Road, Naples, FL 34109

- **LOCATION MAP** must be attached showing exact location of project/site in relation to nearest public road right-of-way
- **SURVEY** (copy - needed only for unplatted properties)

CURRENT PROJECT NAME (if applicable)

Creekside Corners at Creekside East

PROPOSED PROJECT NAME (if applicable)

PROPOSED STREET NAMES (if applicable)

SITE DEVELOPMENT PLAN NUMBER (for existing projects/sites only)

SDP ____ - ____ or AR or PL # 20140001696