

COLLIER COUNTY LAND DEVELOPMENT CODE STAFF CLARIFICATION

STAFF CLARIFICATION SC 97-002

DATE: 31 October 1997

LDC SECTION: 2.2.4.4.5.2

INITIATED BY: Current Planning Staff, as the result of a request for clarification by Customer Service Agents regarding height limitations on attached screen enclosures.

BACKGROUND/CONSIDERATIONS: Section 2.2.4.4.5.2 limits the height of all accessory structures to 20 feet in Residential Single-family (RSF) Districts. Section 2.2.26.6.1.2.2b (Marco Island Zoning Overlay) also limits accessory structures in RSF to 20 feet but makes exception for attached screen enclosures, which may equal the maximum height of the principal structure.

DETERMINATION (INTERPRETATION): Limiting the height of attached screen enclosures places an unnecessary limitation on builders and homeowners wishing to create an accessory structure in harmony with the overall design of the principal structure, a limitation which it was never the intention of the LDC to inflict. It is the intention of Current Planning Staff to amend the LDC to correct this situation. In the interim, Planning Department policy will be to allow the construction of attached screen enclosures to equal the maximum height of the principal structure.

AUTHOR: Ross Gochenaur, Planner I (for Donald W. Arnold, AICP, Director, Planning Services Department)

THROUGH: Robert J. Mulhere, AAICP, Manager, Current Planning Section)

cc: Bob Salvaggio, Senior Customer Service Agent Supervisor