

ORDINANCE 84-57

AN ORDINANCE AMENDING ORDINANCE 82-2, THE COMPREHENSIVE ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF COLLIER COUNTY; BY AMENDING SECTION 9.3 (SPECIAL PROVISIONS FOR HOUSING OF FARM LABOR) BY DELETING PARAGRAPHS (d) AND (e) WHICH ESTABLISH AND DEFINE THE RULE OF A FARM LABOR COMMITTEE; BY RENUMBERING PARAGRAPHS ACCORDINGLY; PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE BE IT ORDAINED by the Board of County Commissioners of Collier County, Florida:

SECTION ONE:

Section 9.3 of Ordinance 82-2, the Zoning Ordinance of Collier County, Florida is hereby amended by deleting Paragraphs d. and e. and renumbering Paragraph f. to d.:

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~~d. Farm Labor Committee- The peculiar problems created by the necessity for housing farm labor and the particular problem of housing transient farm labor require that special knowledge be brought to the matter of approving development plans for farm labor housing. There shall be an advisory committee consisting of five (5) residents of the County knowledgeable in the problems of farm labor. The advisory committee shall be known as the Farm Labor Committee and shall be appointed by the Board of County Commissioners to serve terms of four (4) years.~~

~~e. Farm Labor Committee Role in Approval of Development Plans- It shall be the responsibility of the Farm Labor Committee to review Development Plans submitted under this subsection and to determine that such plans meet the standards set out in this subsection in the content of farm labor housing.~~

f.d. Standards: In addition to the applicable requirements of this Subsection, Development Plans for farm labor housing shall meet the following minimum standards:

- 1) Highway Setback: Farm labor housing shall be set back a minimum of one thousand (1,000) feet measured from the nearest point of construction to any State, Federal, or County highway right-of-way line.
- 2) Minimum and Maximum Area: No on-site farm labor housing shall exceed in land area three (3%) percent of the gross acreage of the agricultural operation. Off-site farm labor housing for laborers shall have a land area of not less than one (1) acre nor more than ten (10) acres.
- 3) Utilities: All utilities must be installed as required by State and County regulations.
- 4) Layout: General: Any application for Development Plan approval shall show:
  - (a) Land area in acres.
  - (b) Street patterns, with provision for surfacing with a hard dustless material.

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WILLIAM J. REAGAN  
CLERK OF BOARD  
COLLIER COUNTY, FLORIDA

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WORDS UNDERLINED ARE ADDITIONS; WORDS STRUCK-THROUGH ARE DELETIONS.

- (c) At least three hundred (300) square feet for each lot or dwelling unit for open space and recreation area.
  - (d) The layout of building sites.
  - (e) Actual yard dimensions (not less than minimum) for periphery of site and for each lot.
  - (f) Size of units to be installed and specification of type.
  - (g) Utility locations, sizes, and types; and,
  - (h) Types of services to be provided.
- 5) **Additional Standards for Concrete Block or Frame Dwellings:** In addition to the materials of Paragraph 4) above, an applicant for Development Plan approval shall show the following data where it is proposed to use concrete block or frame construction for farm labor housing:
- (a) For each structure, thirty (30) foot front yard, ten (10) foot side yard, and twenty (20) foot rear yard, with yards measured from street, building, or property lines and with all dwellings having at least the minimum separation between them;
  - (b) For each dwelling unit, a minimum of one hundred twenty (120) square feet of living area for the first two (2) persons and additional fifty (50) square feet for each person thereafter for sleeping purposes only, provided other utilization of a dwelling unit shall require square footage of living area to meet minimum housing standards of the State of Florida.
  - (c) Arrangements for a resident manager on the premises; and
  - (d) Minimum lot size of six thousand (6,000) square feet with an average width of sixty (60) feet.
- 6) **Additional Standards for Utilization of Mobile Homes and Travel Trailers:** In addition to the material in Paragraph 4) above, an applicant for development approval shall show the following data where it is proposed to use mobile homes and/or travel trailers for farm labor housing:
- (a) Arrangements for a resident manager, on the premises;
  - (b) Mixing or intermingling of mobile homes and conventional dwelling construction; provided, there shall be at least sixty (60) foot separation between mobile home and conventional dwelling complexes where both types of dwelling unit utilization is proposed;
  - (c) Within the mobile home complex, one (1) building for service purposes only and not occupying more than two (2%) percent of the gross area of the project may be erected; and
  - (d) Each mobile home or travel trailer shall have at least one hundred twenty (120) square feet of living area for the first two (2) persons and fifty (50) additional square feet of living area for each person thereafter for the purpose of sleeping accommodations provided other utilization of the mobile home shall require square footage of living area to meet minimum

housing standards of the State of Florida.

- 7) Special Provisions for Dormitory Housing: In addition to the requirements of Paragraph 6) above, mobile homes or travel trailers may be utilized for housing migrant labor in dormitory style arrangements provided:

- (a) The area of land to be so utilized is one (1) acre or more in area;
- (b) At least three (3) basic units are utilized - one (1) for sleeping facilities, one (1) for dining and recreation use, and one (1) for utility purposes consisting of shower and toilet facilities;
- (c) Each sleeping unit shall have minimum dimensions of twelve (12) feet by sixty-five (65) feet with a maximum sleeping capacity of twelve workers;
- (d) Each cooking-dining-recreation unit shall have minimum dimensions of twelve (12) feet and accommodate no more than twenty-four (24) laborers;
- (e) Each utility unit shall have minimum dimensions of twelve (12) feet by forty-five (45) feet and accommodate not more than twenty-four (24) laborers; and
- (f) The peripheral boundaries of the complex must be surfaced with a hard, dustless material.

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SECTION TWO:

This Ordinance shall become effective upon notice that it has been received by the Office of the Secretary of State.

DATE: September 11, 1984

BOARD OF COUNTY COMMISSIONERS  
COLLIER COUNTY, FLORIDA

ATTEST:  
WILLIAM J. REAGAN, CLERK

BY: David C. Brown  
DAVID C. BROWN, CHAIRMAN

By: Virginia M. Higin  
Deputy Clerk

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Burt L. Saunders  
BURT L. SAUNDERS, COUNTY ATTORNEY

This ordinance filed with the  
Secretary of State's Office the  
11th day of Sept, 1984  
and acknowledgement of that  
filing received this 11th day  
of Sept, 1984  
William J. Reagan  
Deputy Clerk

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WORDS UNDERLINED ARE ADDITIONS; WORDS STRUCK-THROUGH ARE DELETIONS.

STATE OF FLORIDA     )  
COUNTY OF COLLIER    )

I, WILLIAM J. REAGAN, Clerk of Courts in and for the  
Twentieth Judicial Circuit, Collier County, Florida, do  
hereby certify that the foregoing is a true original of:

ORDINANCE NO. 84-57

which was adopted by the Board of County Commissioners during  
Regular Session the 11h day of September, 1984.

WITNESS my hand and the official seal of the Board of  
County Commissioners of Collier County, Florida, this 12th  
day of September 1984.

WILLIAM J. REAGAN  
Clerk of Courts and Clerk  
Ex-Officio to Board of  
County Commissioners

By Virginia Maari  
Virginia Maari  
Deputy Clerk