

RECEIVED  
1:15 JUL 31 AM 4:51  
CLERK OF COUNTY  
COLLIER COUNTY FLORIDA

FILED  
89 JUL 27 PM 4:15  
CLERK OF COUNTY  
COLLIER COUNTY FLORIDA

AN ORDINANCE AMENDING COLLIER COUNTY ORDINANCE NO. 82-2, AS AMENDED, THE COMPREHENSIVE ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF COLLIER COUNTY BY AMENDING SECTION 7.27 PLANNED UNIT DEVELOPMENT BY ADDING SECTION "1" WHICH ESTABLISHES PROVISIONS FOR AN INDUSTRIAL PUD; BY PROVIDING FOR STANDARDS FOR AN OVERALL MASTER DEVELOPMENT PLAN; BY PROVIDING FOR SITE DEVELOPMENT PLAN APPROVAL FOR EACH LOT OR BUILDING AREA; PROVIDING A LIST OF PERMITTED USES; PROVIDING DEVELOPMENT STANDARDS INCLUDING MINIMUM TRACT SIZE AND LOT AREA, BUFFERING, LANDSCAPING AND OPEN SPACE REQUIREMENTS, REGULATIONS REGARDING SIGNAGE, LIGHTING, OUTDOOR STORAGE, PARKING AND LOADING, SETBACK REQUIREMENTS AND MAXIMUM BUILDING HEIGHT; BY PROVIDING FOR CONFLICT AND SEVERABILITY; AND BY PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Future Land Use Element of the Growth Management Plan provides for Industrial uses under criteria within the Urban Designated Area; and

WHEREAS, one of the criteria that must be met is that the proposed project must be in the form of an Industrial Planned Unit Development; and

WHEREAS, as part of the Collier County's Land Development Regulations, an Industrial Planned Unit Development Zoning District shall be established to include the standards as outlined in the Growth Management Plan.

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, that:

SECTION ONE:

That the following subsection ("1") be added to section 7.27 of the Zoning Ordinance 82-2 as follows:

1. Industrial PUD

- 1) District Purpose: The provisions of this subsection are intended to provide for the development of low impacting industrial uses limited to: technological research, design, and product development; light manufacturing, processing and packaging in fully enclosed building; corporate headquarters; medical laboratories, clinics, treatment facilities and research and rehabilitative centers; printing; lithographing and publishing; and laboratories. The boundaries of the proposed PUD must be transitional, therefore, the uses along the

Words underlined are additions; Words ~~struck-through~~ are deletions.

perimeters must be compatible with non-industrial uses. The project must have direct access to an arterial and an internal circulation network which prohibits industrial traffic from traveling through predominantly residential areas. The project must have central water and sewer and shall not generate light, noise or odor so as to be incompatible with surrounding land uses.

2) Uses and Structures: No building or structure, or part thereof shall be erected, altered or used, or land or water used, in whole or in part, for other than the following:

(a) Permitted Principal Uses and Structures

- (1) Corporate headquarters;
- (2) Laboratories;
- (3) Light manufacturing, processing and packaging;
- (4) Medical laboratories, clinics, treatment facilities and research and rehabilitative centers;
- (5) Printing, lithographing and publishing;
- (6) Technological research, design and product development;

(b) Permitted Accessory Uses and Structures:

- (1) Accessory uses and structures customarily associated with the uses permitted in this district.
- (2) Recreational facilities such as a health spa, handball courts, within the buildings and golf courses or other similar recreational activities.
- (3) Restaurants, or offices available for use by employees of businesses located within the permitted and accessory use buildings.
- (4) Child Care Centers.
- (5) Wholesale and storage as accessory to the principal use.
- (6) Retail sales and/or display area as accessory to the principal use, not to exceed an area greater than 10% of the gross floor area of the permitted principal use.

3) Development Standards:

- (a) Minimum PUD Area: 10 acres. A PUD less than 10 acres in size may be considered if it meets the intent of the District and is compatible with surrounding land uses.
- (b) Minimum Lot Area: 1 acre
- (c) Minimum Lot Width: 150 feet

Words underlined are additions; Words ~~struck-through~~ are deletions.

(d) Minimum Yard Requirements:

- (1) Front Yard - Fifty (50) feet
- (2) Side Yard - Minimum twenty (20) feet, except if abutting residential property then a minimum of 50 feet.
- (3) Rear Yard - Fifty (50) feet.
- (4) In addition to (1) through (3) above, when a yard abutts residential property, a fifty (50) foot buffer shall be provided between the two properties. This buffer will include the use of berming, fencing and landscaping to provide a visual screen.

(e) Maximum Height of Structures: Sixty-five (65) feet within the PUD except thirty-five (35) feet when a building abutts residential property.

(f) Signs: As permitted in Section 8.31.

(g) Minimum Off-Street Parking and Off-Street Loading Requirements: As required in Section 8.

(h) Landscaping Requirements:

- (1) As required in Section 8.30 of the Zoning Ordinance
- (2) Landscaped Buffer Areas
  - (i) Abutting Residential - Fifty (50) foot buffer which may include landscaping, fencing and berming to provide an effective visual buffer
  - (ii) Adjacent to any public or private street or access way: Landscaped buffer per Section 8.37 of the Zoning Ordinance.

(i) Fence Requirements: When required a fence shall be of masonry or wood, or other material approved by the Zoning Director.

(j) No outside storage or display is permitted. All manufacturing, processing and packing shall be within a fully enclosed building.

(k) Usable Open Space Required - Thirty (30) percent.

(l) Environmental controls, sound proofing, lighting and emission controls will be required to mitigate impact on surrounding residential property.

(m) Site Development Plan will be required pursuant to Section 10.5 of the Zoning Ordinance.

Words underlined are additions; Words ~~struck-through~~ are deletions.

SECTION TWO: Conflict and Severability:

In the event this Ordinance conflicts with any other Ordinance of Collier County or other applicable law, the more restrictive shall apply. If any phrase or portion of the Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portion.

SECTION THREE: Effective Date:

This Ordinance shall become effective upon receipt of notice from the Secretary of State that this Ordinance has been filed with the Secretary of State.

ATTEST:  
JAMES C. GILES, CLERK

BOARD OF COUNTY COMMISSIONERS  
COLLIER COUNTY, FLORIDA

*By Virginia Maguire*  
*7/18/89 D.C.*

BY *Burt L. Saunders*  
BURT L. SAUNDERS, CHAIRMAN

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY

*Mark G. Lawson* 7/21/89  
MARK G. LAWSON  
ASSISTANT COUNTY ATTORNEY

COMP ZONING REG ORDINANCE DUP  
md

This ordinance filed with the  
Secretary of State's Office the  
~~27th~~ day of ~~July~~, 1989  
and acknowledgement of that  
filing received this ~~27th~~ day  
of ~~July~~, 1989  
By *James Charnis*  
Deputy Clerk

Words underlined are additions; Words struck-through are deletions.

STATE OF FLORIDA )  
COUNTY OF COLLIER )

I, JAMES C. GILES, Clerk of Courts in and for the  
Twentieth Judicial Circuit, Collier County, Florida, do  
hereby certify that the foregoing is a true copy of:

Ordinance No. 89-38

which was adopted by the Board of County Commissioners on the  
18th day of July, 1989, during Regular Session.

WITNESS my hand and the official seal of the Board of  
County Commissioners of Collier County, Florida, this 25th  
day of July, 1989.

JAMES C. GILES  
Clerk of Courts and Clerk  
Ex-officio to Board of  
County Commissioners

*Virginia Magri*  
By: Virginia Magri  
Deputy Clerk

