

AN ORDINANCE AMENDING ORDINANCE NO. 82-2, THE COMPREHENSIVE ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF COLLIER COUNTY BY AMENDING SUBSECTION 7.27, PARAGRAPH f., PLANNED UNIT DEVELOPMENT: SPECIFIC REQUIREMENTS, LIMITATIONS, AND STANDARDS, SUB-PARAGRAPH 7), COMMERCIAL COMPONENTS, BY ADDING STANDARDS AND REQUIREMENTS FOR NEIGHBORHOOD COMMERCIAL CENTER PROVISIONS; PROVIDING FOR CONFLICT AND SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

RECEIVED
1989 JUL 31 11:15
CLERK OF
COLLIER CO

FILED
89 JUL 27 PM 4:40
DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

WHEREAS, The Future Land Use Element of the Growth Management Plan provides for a PUD Neighborhood Commercial Subdistrict; and

WHEREAS, it is necessary that the requirements, limitations, standards and permitted commercial uses of a neighborhood center be defined for ease of implementation;

NOW, THEREFORE BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, that Collier County Ordinance No. 82-2, the Comprehensive Zoning Regulations for the Unincorporated Area of Collier County, Florida is hereby amended as follows:

SECTION ONE:

Section 7, Subsection 7.27, (PUD) Planned Unit Development District is hereby amended by amending Paragraph f., Planned Unit Development: Specific Requirements, Limitations, and Standards, by amending Subparagraph 7), Commercial Components as follows:

- 7) Commercial Components: Commercial areas in a given PUD District are designed and intended to serve either the residential component or the community generally, and are so designated by the adopted master plan for said district, shall be and are hereby considered to be planned unit developments or part of a planned unit development as defined by this subsection. Required master development plans for these commercial PUD components shall therefore be prepared, reviewed and carried out in compliance with all applicable requirements, limitations and standards, as set out in this Subsection.

When a residential mixed-use PUD is located outside of an Activity Center, as designated on the Future Land Use Map of the Growth Management Plan, all commercial components of that PUD shall be subject to the

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

provisions of the Growth Management Plan PUD Neighborhood Commercial Subdistrict which reads as follows: For PUD's of 300 acres or more or with 1,000 dwelling units or more, a neighborhood commercial center may be allowed subject to the following standards: Commercial zoning shall be no closer than two miles to the nearest Activity Center and no closer than two miles to the nearest PUD commercial zoning of ten acres or greater in size; the configuration of the commercial parcel shall allow no more frontage than depth; the commercial parcel shall be no greater than 15 acres in size; and no construction in the commercial designated area shall be allowed until 50% of the building permits for the development are issued unless otherwise authorized by the Board of County Commissioners. Such commercial component(s) are to function as a neighborhood center to serve the surrounding neighborhood, typically with a population between 2,500 and 40,000 residents. The uses permitted within said commercial components are limited to those uses listed in the C-3, Commercial Intermediate, zoning district.

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 this 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: James M. Maguire, Jr.
July 18, 1989

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

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY

Kenneth B. Cuyler
KENNETH B. CUYLER
COUNTY ATTORNEY

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 Chesson*
Deputy Clerk

AMEND COMP ZONING REG ORD

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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. 89-40

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 20th
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

