

ORDINANCE 89-59

89 AUG 18 PM 3:23  
DEPARTMENT OF STATE  
TALLAHASSEE, FLORIDA

FILED

RECEIVED  
1989 AUG 23 PM 4:00

JAMES  
CLERK OF  
COLLIER CO

AN ORDINANCE AMENDING ORDINANCE 82-2, THE COMPREHENSIVE ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF COLLIER COUNTY BY AMENDING SECTION 7.18 C.8., REQUIRED INTERNAL PARK STREET SYSTEM FOR MOBILE HOME RENTAL PARKS; AMENDING SECTION 7.19.C.9, REQUIRED INTERNAL PARK STREET SYSTEM FOR TRAVEL TRAILER RECREATIONAL VEHICLE PARK CAMPGROUNDS; AMENDING SECTION 8.1, VISIBILITY AT INTERSECTIONS IN ALL ZONING DISTRICTS; AMENDING SECTION 8.6, BUILDINGS TO HAVE ACCESS; AMENDING 8.12 D.3., OFF STREET PARKING; LOCATION; AND TO PROVIDE AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners adopted the Collier County Growth Management Plan on January 10, 1989; and

WHEREAS, Policy 3.1.F. of the Future Land Use Element contained within the Growth Management Plan commits to establishing land development regulations to ensure safe and convenient on site traffic flow and vehicle parking needs; and

WHEREAS, revisions to Ordinance 82-2 will facilitate implementation of Policy 3.1.F.

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

SECTION ONE:

Ordinance 82-2, the Comprehensive Zoning Regulations for the Unincorporated Area of Collier County, Florida. Section 7.18 C.8 - Required Internal Park Street System for Mobile Home Rental Parks, shall be amended to read as follows:

Section 7.18 c.8. - Required Internal Park Street System

All lots within a mobile home rental park shall have direct access from an internal street. All internal streets within the mobile home park shall provide safe and convenient access to a public street and shall be paved or be of a hard, dustless material. The right-of-way widths, paving widths, and other construction standards, including gradient and alignment of all internal streets and drainage shall be reviewed and approved by the County Engineer. For the purpose of this subsection, internal streets shall refer to streets, including necessary right-of-way or easement, located within the confines of the project legal description and providing no access to other land parcels.

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

SECTION TWO:

Ordinance 82-2, the Comprehensive Zoning Regulations for the Unincorporated Area of Collier County, Florida, Section 7.19 c.9 - Required Internal Park Street System for Travel Trailer Recreational Vehicle Park Campgrounds, shall be amended to read as follows:

Section 7.19 c.9 - Required Internal Park Street System:

All lots within a TTRV park shall have direct access from an internal street. All internal streets within the mobile home park shall provide safe and convenient access to a public street and shall be paved or be of a hard, dustless material. The right-of-way widths, paving widths, and other construction standards, including gradient and alignment of all internal streets and drainage shall be reviewed and approved by the County Engineer. For the purpose of this subsection, internal streets shall refer to streets, including necessary right-of-way or easement, located within the confines of the project legal description and providing no access to other land parcels.

SECTION THREE:

Ordinance 82-2, the Comprehensive Zoning Regulations for the Unincorporated area of Collier County, Florida, Section 8.1 - Visibility at Intersections in All Zoning Districts, shall be amended as follows:

Section 8.1 - Visibility at Intersections in All Zoning Districts

On a corner lot in all zoning districts, no fence, wall, hedge, planting, or structure shall be erected, planted, or allowed to grow in such a manner as to obstruct vision between a height of three (3) feet and eight (8) feet above the centerline grades of the intersecting streets in the area bounded by the street right-of-way lines of such corner lots and a line joining points along said street right-of-way lines forty (40) feet from the point of intersection. Parking is prohibited in this area.

Trees are permitted, so long as the foliage is cut away and maintained within the three (3) and eight (8) foot clearance requirement. Posts for illuminating fixtures, traffic control, and street name signs are permitted, so long as the sign or equipment is not within the prescribed clear space.

SECTION FOUR

Ordinance 87-2, the Comprehensive Zoning Regulations for the Unincorporated Area of Collier County, Florida, Section 8.6 - Buildings to Have Access, shall be amended as follows:

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

Section 8.6 - Buildings to Have Access

Every building hereafter erected or moved shall be on a lot adjacent to a public street or with access to an approved private street or with actual and legal access to an approved street subject to the requirements of the Collier County Subdivision Regulations where applicable. All structures shall be so located on lots as to provide safe and convenience access for servicing, fire protection and required off-street parking.

SECTION FIVE

Ordinance 82-2, the Comprehensive Regulations for the Unincorporated Area of Collier County, Florida, Section 8.12 d.3 - On Site Traffic Flow and Vehicle Parking Needs, shall be amended as follows:

Section 8.12 d.3 - Off Street Parking: Location

The required off-street parking facilities shall normally be located on the same lot or parcel of land as the building or use it is intended to serve. However, the Zoning Director, after a review of a Development Plan submitted in accordance with Section 10.5 may allow the establishment of the required off-street parking facilities on a lot or parcel in the same ownership, and with the same zoning as the parcel on which the principal structure is located, within six hundred (600) feet of the building or use it is intended to serve when practical difficulties prevent the placing of the required off-street parking facilities on the same lot as the building or use it is intended to serve providing:

- (a) The Zoning Director may impose such regulations or conditions upon approval as he may deemed appropriate for the protection of the health, safety, and well being of the citizens of Collier County which may include, but shall not be limited to, pedestrian ground level and overhead walkways, traffic signals, traffic control devices, and directional signs, controlled ingress and egress, fences, walls, and vegetative screens as determined appropriate.
- (b) The owner of the land upon which such required off-street parking facilities are located shall enter into a written agreement with the County, to be filed with the Clerk of the Circuit Court, with enforcement running to the County providing that the land comprising the required off-street parking facilities shall never be encroached upon, used, sold, leased or conveyed for any purpose except in conjunction with the building or use which the required off-street parking facilities serves so long as the off-street parking facilities are required.
- (c) The owner of the land upon which such required off-street parking facilities are located agrees to bear the expense of recording the agreement, which shall bind his heirs, successors, and assigns.
- (d) The written agreement shall be voided by Collier County if other required off-street parking facilities are provided in accordance with the requirements of this Ordinance.

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

SECTION SIX: 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.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Collier County, Florida, this 15<sup>th</sup> day of August, 1989.

BOARD OF COUNTY COMMISSIONERS  
COLLIER COUNTY, FLORIDA

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

ATTEST:  
JAMES C. GILES, CLERK

By: Virginia M. Student

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

Marjorie M. Student  
MARJORIE M. STUDENT  
ASSISTANT COUNTY ATTORNEY

This ordinance filed with the  
Secretary of State's Office the  
18th day of August, 1989  
and acknowledgement of that  
filing received this 18th day  
of August, 1989

By: Quinn Chesnut  
Deputy Clerk

UN5.289

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. 89-59

which was adopted by the Board of County Commissioners on the  
15th day of August, 1989, during Regular Session.

WITNESS my hand and the official seal of the Board of  
County Commissioners of Collier County, Florida, this 15th  
August, 1989.

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

*Virginia Magri*

By: Virginia Magri  
Deputy Clerk

