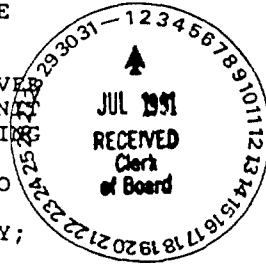


AN ORDINANCE AMENDING ORDINANCE NUMBER 82-2, THE COMPREHENSIVE ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF COLLIER COUNTY BY AMENDING SUBSECTION f.6), MULTI-FAMILY ENTRY LEVEL RENTAL HOUSING AREAS, OF SECTION 7.27, PLANNED UNIT DEVELOPMENT; BY DELETING CERTAIN FINDINGS RELATIVE TO AFFORDABLE HOUSING AND THE FAST-TRACK REVIEW PROCEDURES SECTION; AND BY ADDING A REFERENCE TO THE DENSITY SET FORTH IN THE GROWTH MANAGEMENT PLAN; BY PROVIDING FOR CONFLICT AND SEVERABILITY; AND BY PROVIDING AN EFFECTIVE DATE.



WHEREAS, on January 5, 1982, the Board of County Commissioners approved Ordinance Number 82-2, which established the Comprehensive Zoning Regulations for the Unincorporated Area of Collier County; and

WHEREAS, on November 27, 1990, the Board of County Commissioners approved a new affordable housing ordinance, Ordinance Number 90-89, to replace Subsection 7.27.f.6), of Ordinance 82-2, the Comprehensive Zoning Regulations for the Unincorporated Area of Collier County; and

WHEREAS, Community Development Services Division, petitioned the Board of County Commissioners of Collier County, Florida, to amend Ordinance Number 82-2 by amending Subsection f.6), Multi-family Entry Level Rental Housing Areas of Section 7.27, Planned Unit Development;

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

SECTION ONE: Amendments to Subsection f.6), Multi-family Entry Level Rental Housing Areas of Section 7.27, (PUD) Planned Unit Development District, of Ordinance 82-2, as amended.

Section 7.27, (PUD) Planned Unit Development District, Subsection f.6), Multi-family Entry Level Rental Housing Areas, of Ordinance 82-2, the Zoning Ordinance of Collier County, Florida is hereby amended as follows:

6) Multi-Family Entry Level Rental Housing Areas ~~(to become-effective-April-17-1982)~~

(a) Intent: This area is intended to apply to an area of entry level multi-family residential rental units having a mid-rise profile silhouette and generally surrounded by low profile structures and open space and so situated that it is well-served by public and commercial services and has direct or

SECRETARY OF STATE

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convenience access to thoroughfares and collector streets. ~~This area is intended to implement the Comprehensive Plan and provide mid-rise multi-family dwelling accommodations in accordance with the goals, objectives and policies of the Comprehensive Plan. This area is based on the following findings of fact by the Board of County Commissioners:~~

- (1) ~~That Collier County is among the highest rental and purchase housing markets in the State of Florida;~~
- (2) ~~There is a real need for additional housing facilities both rental and purchase in the low to moderate income ranges;~~
- (3) ~~Due to the shortage of affordable housing in the low to moderate income range, local businesses have experienced difficulty in recruiting and retaining qualified employees within many necessary employment classifications;~~
- (4) ~~That the creations of this district would discourage young families, presently unable to find affordable housing, from moving elsewhere;~~
- (5) ~~That the creation of this district would attract business to the community by stabilizing the work force and providing affordable housing for semi-skilled, skilled, trade and young professional workers;~~
- (6) ~~That providing incentives to the private sector to provide low and low to moderate income housing would strengthen the county's tax base by keeping such projects on the tax rolls;~~

(b) Permitted 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:

(1) Permitted Principal Uses and Structures:

(i) Multi-family rental dwellings units.

(c) Maximum Density: ~~Sixteen (16) residential units per gross acre.~~ As permitted within the Density Rating System of the Future Land Use Element of the Growth Management Plan.

(d) Minimum Lot Area Requirement: Five (5) acres.

(e) Minimum Lot Width: One hundred and fifty (150) feet as measured at the front yard building line setback.

(f) Minimum Yard Requirements:

(1) Depth of front yard - Thirty (30) feet plus one (1) foot for each two (2) feet of building height over thirty (30) feet.

(2) Depth of side yard - Fifteen (15) feet

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plus one (1) foot for each two (2) feet  
of building height over thirty (30) feet.

- (3) Depth of rear yard - Thirty (30) feet  
plus one (1) foot for each two (2) feet  
of building height over thirty (30) feet.

(g) Distance Between Structures:

- (1) If there is a separation between any two  
(2) principal structures on the same  
parcel, said separation shall be a  
minimum of fifteen (15) feet or a  
distance equal to one-half ( $\frac{1}{2}$ ) the sum of  
their heights, whichever is the greater.

(h) Minimum and Maximum Floor Area of Principal  
Structures:

(1) Efficiency Apartments

(i) Minimum Floor Area - 450 square  
feet.

(ii) Maximum Floor Area - 525 square  
feet.

(2) One Bedroom Apartment

(i) Minimum Floor Area - 450 525 square  
feet.

(ii) Maximum Floor Area - 650 square  
feet.

(3) Two Bedroom Apartment

(i) Minimum Floor Area - 650 square  
feet.

(ii) Maximum Floor Area - 900 square  
feet.

(4) Three Bedroom Apartment

(i) Minimum Floor Area - 900 square  
feet.

(ii) Maximum Floor Area - 1,050 square  
feet.

(i) Maximum Height of Structures:

- (1) Three (3) living floors.

(j) Minimum Landscaping Requirements: As required  
in Section 19 of this Ordinance.

(k) Minimum Off-Street Parking:

- (1) Efficiency Apartments - ± 2 spaces per  
dwelling unit.

(2) One Bedroom-and-above - 1+5 2 spaces per dwelling unit.

(3) Two Bedrooms or more - 2 spaces per dwelling unit. (rev. Ord 80-60).

~~{1} Fast-Track-Review-Procedures+~~

~~Applications-for-approval-under-the-provisions of-this-section-for-low-and-moderate-income households-shall-be-expeditiously-administered by-the-administrator-of-this-ordinance-and those-official-public-agencies-delegated statutory-approval-authority.---To-achieve-said expeditious-consideration-the-following-shall apply:~~

~~{1} When-an-application-for-a-PUB-rezone involves-the-provision-of-low-and moderate-income-housing-as-herein provided-all-review-persons-shall prioritize-the-review-of-said-PUB-rezone application-and-a-public-hearing-shall-be set-for-the-Planning-Commission-within sixty-(60)-days-of-receipt-of-the-rezone application.~~

~~{2} A-public-hearing-shall-be-set-within thirty-(30)-days-for-the-Board-of-County Commissioners-meeting-following-the public-hearing-meeting-before-the-Collier County-Planning-Commission.~~

~~{3} Where-the-land-is-already-zoned-PUB-and-a site-development-plan-application involves-the-provision-of-low-and moderate-income-household-housing-units, all-related-staff-reviews-shall-be completed-in-twenty-(20)-working-days.~~

SECTION TWO: Conflict and Severability

In the event this Ordinance conflicts with any other Ordinance of Collier County and 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.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Collier County, Florida, this 18th day of June, 1991.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
COLLIER COUNTY, FLORIDA

 BY: Patricia Anne Goodnight  
JAMES C. GILES, CLERK PATRICIA ANNE GOODNIGHT, CHAIRMAN

Approved as to form and legal sufficiency:

Marjorie M. Student  
MARJORIE M. STUDENT  
ASSISTANT COUNTY ATTORNEY

20-91-2 ORDINANCE  
nb/5440

This ordinance filed with the Secretary of State's Office the 21 day of June, 1991 and acknowledgement of that filing received this 1st day of July, 1991

By: William H. Taylor  
Deputy Clerk

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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. 91-49

which was adopted by the Board of County Commissioners on  
the 18th day of June, 1991, during Special Session.

WITNESS my hand and the official seal of the Board of  
County Commissioners of Collier County, Florida, this 24th  
day of June, 1991.

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

  
By: /s/Maureen Kenyon  
Deputy Clerk

