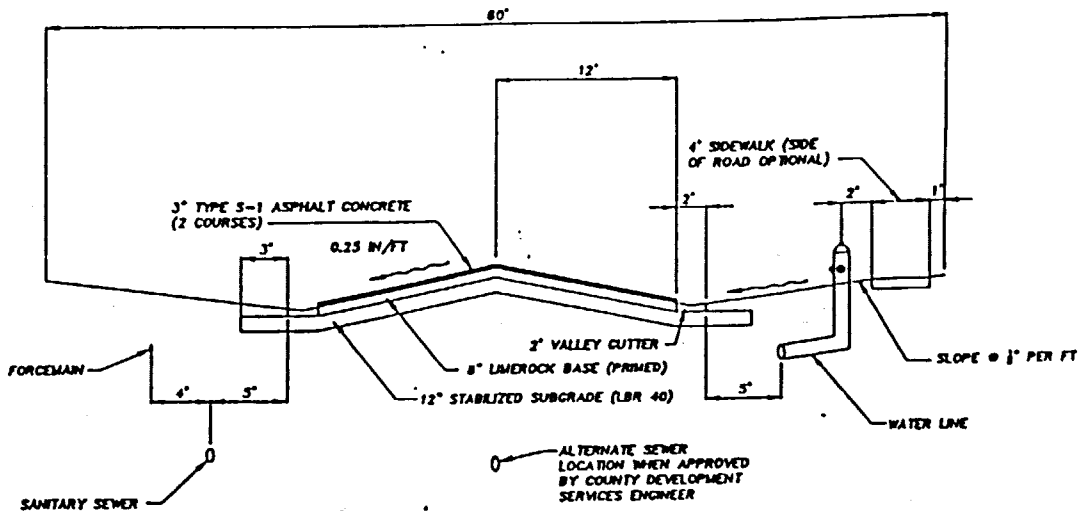


ACAD 0785-2.DWG



**COMMERCIAL/INDUSTRIAL**

**NOTES**

1. ASPHALTIC CONCRETE SHALL BE TYPE III OR EQUAL AS APPROVED BY THE COUNTY DEVELOPMENT ENGINEER.
2. ASPHALTIC CONCRETE SIDEWALKS MAY BE SUBSTITUTED FOR CONCRETE SIDEWALKS WHEN APPROVED BY THE COUNTY DEVELOPMENT ENGINEER. ASPHALT WALKS SHALL BE ONE (1) FOOT WIDER THAN THE SPECIFIED CONCRETE WALK. THE ASPHALT WALK SHALL BE: 1" ASPHALT (TYPE III), 6" LIMEROCK BASE (PRIMED).
3. DEVIATION FROM SUGGESTED LOCATION OF INFRASTRUCTURE OR SIDEWALK/BIKE PATH SHALL BE SUBJECT TO THE DEVELOPMENT SERVICES DIRECTOR.
4. IF ROADWAY IS DIVIDED, LANES SHALL BE 14' AND THE MINIMUM RIGHT OF WAY SHALL BE EXPANDED PROPORTIONAL FOR THE WIDTH OF THE MEDIAN AND THE EXPANDED LANE WIDTH.
5. CENTERLINE DESIGN CURVE RADIUS SHALL BE IN ACCORDANCE WITH THE F.D.O.E. MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN (SECTION 30)

DATE	BY	REVISION	COLLIER COUNTY DEVELOPMENT SERVICES DEPARTMENT	COLLIER COUNTY SUBDIVISION TYPICAL ROADWAY SECTION	SCALE
AUG. 27, 1997	BCA	PER LAND DIV. CODE REVIEW			
AUG. 3, 1992	JL	FIRST AMENDMENT			DATE AUG. 3, 1992

BOOK 056 PAGE 301

B-4

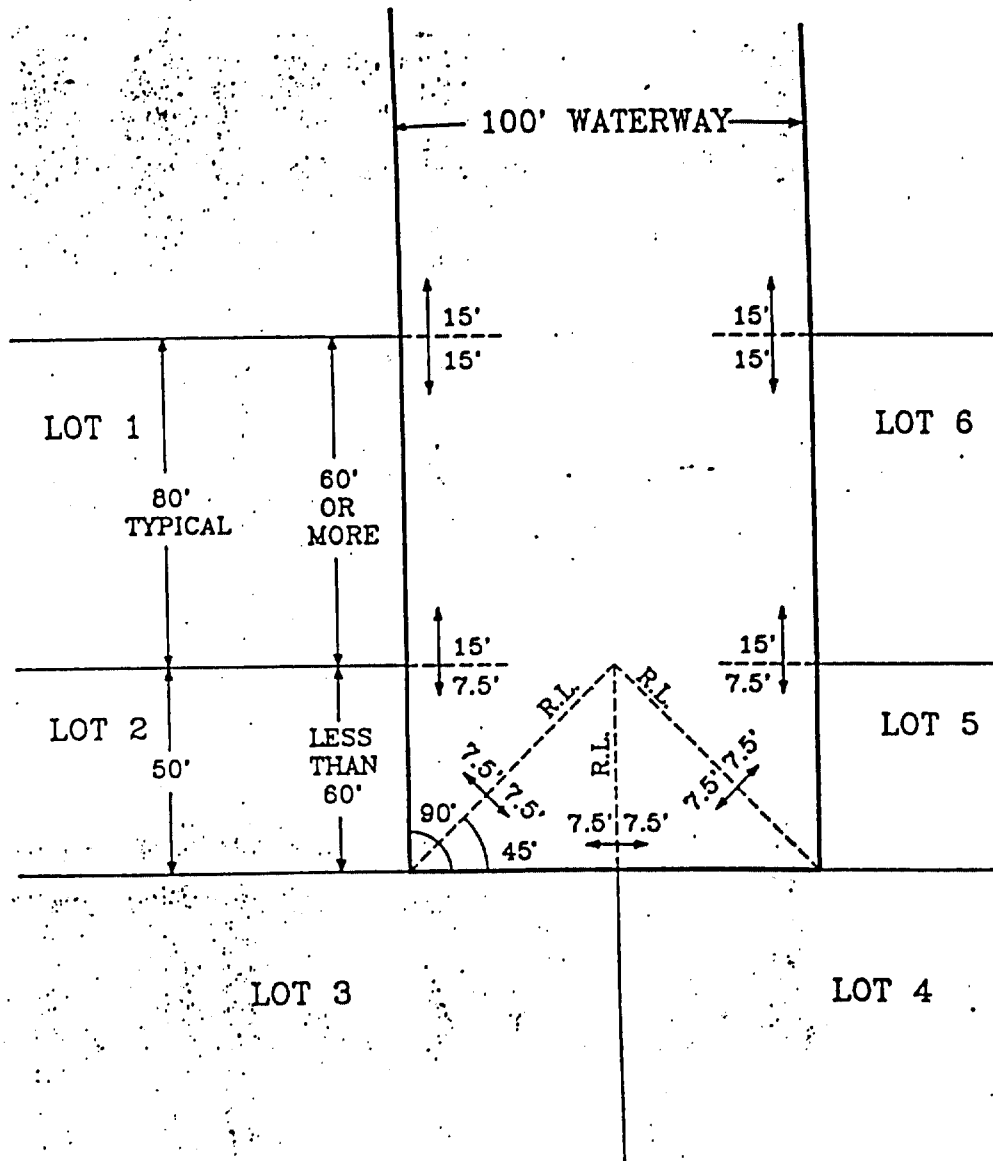
LDC page 2-172

Add page 2-79A

Section 2.6.21.5 references an "Exhibit "A", but no such exhibit is included in the LDC. A new page shall be added to directly follow 2-172, to be paginated 2-172A and labeled Exhibit "A".

Delete stricken language; add underlined language.

EXHIBIT "A"



2-172-A

Amendments to Appendix A

Delete the stricken language, add the underlined language.

APPENDIX A

STANDARD LEGAL DOCUMENTS FOR BONDING OF REQUIRED IMPROVEMENTS

Irrevocable Standby Letter of Credit	A-2 to A-3
Surety Bond	A-4 to A-5
Escrow Agreement (Construction and Maintenance)	A-6 to A-9
Escrow Agreement (Maintenance)	A-10 to A-12
<u>Construction and Maintenance Agreement of Subdivision Improvements for Community Development Districts</u>	<u>A-13 to A-18</u>

The following specimen forms are to be used as a guide to preparation of bonding instruments which will be submitted to the Collier County Board of Commissioners for guaranteeing the completion of required improvements with respect to this Code. Adherence to the forms will assure an expeditious review by the Development Services Department and the Collier County Attorney's Office. Deviation in substance or form from the suggested specimen forms may result in a substantial delay or disapproval of the bonding provisions for required improvements by the Development Services Department or the County Attorney's Office. These specimen forms may be revised from time to time by resolution of the Board of County Commissioners.

Delete stricken language, add underlined language.

CONSTRUCTION AND MAINTENANCE AGREEMENT  
OF  
SUBDIVISION IMPROVEMENTS  
FOR COMMUNITY DEVELOPMENT DISTRICTS

THIS CONSTRUCTION AND MAINTENANCE AGREEMENT OF SUBDIVISION IMPROVEMENTS FOR COMMUNITY DEVELOPMENT DISTRICTS (this "Agreement") is entered into this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ by and among \_\_\_\_\_, an independent special district and body politic of the State of Florida (the "District"), \_\_\_\_\_ the ("Developer") and the BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA (the "Board").

R E C I T A L S:

- A. Simultaneously herewith, the Developer has applied for Board approval of that certain plat of the subdivision to be known as \_\_\_\_\_ (the "Plat").
- B. Division 3.2 of the Collier County Unified Land Development Code (the "Code") requires the District and the Developer to provide certain guarantees to the Board in connection with the construction of the improvements required by the Plat.
- C. The District and the Developer desire to provide the required guarantees to the Board hereby.

NOW, THEREFORE, in consideration of the foregoing premises and the mutual covenants hereinafter set forth, the District, the Developer and the Board do hereby covenant and agree as follows:

OPERATIVE PROVISIONS:

1. Required Improvements. The District will cause to be constructed:

(collectively, the "Required Improvements"). Subject to Paragraph 3 hereof, the Required Improvements will be constructed within thirty-six (36) months from the date that the Board approves the Plat.

A-13

Delete the stricken language, add the underlined language.

2. Security for Required Improvements. A construction fund (the "Construction Fund") has been established by resolution of the District adopted on \_\_\_\_\_, 19\_\_\_\_ (the "Bond Resolution") from which the cost of construction of the Required Improvements shall be paid. The Construction Fund shall be held in the custody of a bond trustee (the "Trustee"). Proceeds of bonds authorized to be issued by the District pursuant to the Bond Resolution (the "Bonds") shall be deposited, at a minimum, in the Construction Fund as follows: \$\_\_\_\_\_ for costs of the Required Improvements (the "Construction Amount") and \$\_\_\_\_\_ representing ten percent (10%) of the Construction Amount (the "Reserve Amount"). The Reserve Amount shall be retained as a reserve in the Construction Fund pursuant to Paragraph 5 thereof. In addition to the foregoing, proceeds of the Bonds shall be deposited with the Trustee to be held as capitalized interest and which, together with interest earned on the Bond proceeds deposited in the Construction Fund, shall be sufficient to pay interest on the Bonds during the \_\_\_\_\_ ( ) month period following the issuance thereof. In addition, proceeds of the Bonds shall be deposited with the Trustee in the Debt Service Reserve Account established by the Bond Resolution in an amount sufficient to pay approximately \_\_\_\_\_ ( ) months of debt service on the Bonds. There shall be sufficient monies in the construction fund to construct the required improvements and all other improvements authorized by the Bond Resolution, as well as to fund the Reserve Amount.

3. Construction of Required Improvements.

(a) Annexed hereto and made a part hereof as Exhibit A is a Construction Schedule relating to the Required Improvements (the "Construction Schedule"). The District shall commence construction of the Required Improvements within \_\_\_\_\_ ( ) days following written construction approval to the District from the Development Services Department and the issuance, sale and delivery of the Bonds (the "Commencement Period"). The District will pursue construction of the Required Improvements to substantial completion within \_\_\_\_\_ ( ) months following the end of the Commencement Period (the "Construction Period").

(b) In the event the District fails to: (i) commence construction of the Required Improvements within the Commencement Period; or (ii) substantially complete construction of the Required Improvements prior to the expiration of the Construction Period, upon written notice to Developer by the Board, Developer shall immediately become responsible for the construction of the Required Improvements. The obligation to construct the Required Improvements within the Construction Period shall be a joint obligation of both the District and the Developer.

A-14

Delete the stricken language, add the underlined language.

4. Board's Preliminary Acceptance of Required Improvements. The Board shall not consider the Required Improvements complete until a statement of completion by the District's or Developer's consulting engineers, together with the final project records related thereto, have been furnished for review and approval to the Development Services Director of Collier County, Florida (the "Director") for compliance with the Code. Within sixty (60) days of receipt of the statement of completion from the District, the Director shall submit his recommendations concerning the Required Improvements to the Board. Upon the Board's receipt of the Director's recommendations, the Board shall, within thirty (30) days thereafter, either (a) notify the District or Developer, in writing, of its preliminary acceptance of the Required Improvements (the "Preliminary Acceptance"); or (b) notify the District or Developer, in writing, of its refusal to preliminarily accept the Required Improvements, therewith specifying those conditions that the District or Developer must fulfill in order to obtain the Board's Preliminary Acceptance of the Required Improvements. In no event shall the Board refuse Preliminary Acceptance of the Required Improvements if they are constructed and submitted for approval in accordance with the requirements of this Agreement.

5. Maintenance and Reserve Amount. The District or Developer as the case may be shall maintain all Required Improvements for a minimum of one year after Preliminary Acceptance by the Board; as soon as practical after the one year maintenance period by the District or Developer has terminated; the Development Services Director shall inspect the Required Improvements and, if found to be still in compliance with the Code as reflected by final acceptance by the Board (the "Final Acceptance"), the District's responsibility for maintenance under this Agreement of the Required Improvements shall terminate; otherwise, the District's responsibility for maintenance generally shall continue until Final Acceptance by the Board. Sums equal to the Reserve Amount shall be maintained by the Trustee on deposit in the Construction Fund until the Final Acceptance of the Required Improvements. The Board shall reflect its acknowledgement of such finding by notifying the District, in writing, of its final acceptance of the Required Improvements (the "Final Acceptance"). Upon receipt of notice of such Final Acceptance, the District shall no longer be required under this Agreement to maintain the Reserve Amount on deposit in the Construction Fund. In the event that during the Inspection Period the Director finds that all or some portion of the Required Improvements are not in compliance with the Code, the Director shall promptly specify, in writing, to the District those deficiencies that must be corrected in order to bring the Required Improvements into compliance with the Code. The District shall apply the Reserve Amount to payment of the cost of correcting such deficiencies. In the event the District fails to pursue such corrective action, the Developer shall bring the Required

A-15

Delete the stricken language, add the underlined language.



Improvements into compliance with the Code. Upon correction of the specified deficiencies, the Director shall again inspect the Required Improvements and if found to be in compliance with the Code, shall submit such findings to the Board for its Final Acceptance thereof.

6. Plat Recordation. The Board acknowledges that this Agreement is a "Construction and Maintenance Agreement of Subdivision Improvements" within the meaning of, and meeting the requirements established by, Division 3.2.9 of the Code. The parties acknowledge and agree that following the Board's approval of the Plat:

a. The Developer shall not be entitled to record the Plat until the Board receives:

- (1) Written notice from the Trustee that sums at least equal to the Construction Amount and Reserve Amount are on deposit in the Construction Fund (the "Trustee Notice");
- (2) Written notice from District and the Trustee that:
  - (a) the project for which bond proceeds have been received by District includes the Required Improvements;
  - (b) such Bond proceeds are sufficient to finance the Required Improvements as well as all other improvements to be financed by the Bonds (collectively "the Project") and to fund the Reserve Amount. The Trustee's representation that funds are sufficient to finance the Project for which Bond proceeds have been received as well as to fund the Reserve Amount is based upon the District Engineer's estimation of construction costs; and
  - (c) the Project can not be amended or changed without the consent of the Board (the "Project Notice");
- (3) A representation and warranty from the District that all governmental permits to enable the District to commence construction of the Required Improvements have been obtained ("Permit Warranty"); and

b. Upon receipt by the Board of the Trustee Notice, Project Notice and the Permit Warranty, Developer shall be entitled to

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Delete the stricken language, add the underlined language.

record the Plat without further condition, other than payment of any related recording fees established by applicable law and the execution of the Plat by all required parties.

7. Liability. The County shall have no liability whatsoever to the bond holders. Neither the enforcement of the terms of this Agreement by the County nor the failure to enforce such terms shall create any liability whatsoever to the bond holders, the District, or the Developer. Any disclosure document prepared by the District or Developer in the offering of such Bonds shall provide a statement as described above relating to the lack of liability of the County.

8. Miscellaneous. All of the terms, covenants and conditions herein contained are, and shall be, binding upon the respective successors and assigns of the District, Developer and Board. By execution below, the Trustee shall evidence its acknowledgment of and assent to the matters addressed herein. Any notice, demand, request or instrument authorized or required to be given or made hereby shall be deemed to have been given or made when sent by certified mail, return receipt requested, to the appropriate party at their address set forth below:

To the District: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

To the Developer: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

To the Board: c/o County Manager  
Collier County Complex  
3301 East Tamiami Trail  
Naples, Florida 33962

With a Copy to : Collier County Attorney  
Collier County Complex  
3301 East Tamiami Trail  
Naples, Florida 33962

To the Trustee: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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Delete the stricken language, add the underlined language.

IN WITNESS WHEREOF, the District, the Developer and the Board have caused this Agreement to be executed by their duly authorized representatives as of this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

DISTRICT:

\_\_\_\_\_

ATTEST:

\_\_\_\_\_  
District Secretary

By: \_\_\_\_\_  
Its: \_\_\_\_\_

DEVELOPER:

\_\_\_\_\_

\_\_\_\_\_  
Witness

DEVELOPER:

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Its: \_\_\_\_\_

ATTEST:  
JAMES C. GILES, Clerk

BOARD:

BOARD OF COUNTY COMMISSIONERS OF  
COLLIER COUNTY, FLORIDA

By: \_\_\_\_\_

By:  
MICHAEL J. VOLPE, Chairman

Approved as to form and  
Legal Sufficiency:

\_\_\_\_\_  
County Attorney

Acknowledged and assented to:

\_\_\_\_\_  
as Trustee under the within-mentioned  
Bond Resolution

By: \_\_\_\_\_  
Its: \_\_\_\_\_  
Date: \_\_\_\_\_

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Delete the stricken language, add the underlined language.

TYPOGRAPHICAL ERRORS

## TYPOGRAPHICAL ERRORS

SEC. 2.1.3 **ZONING DISTRICTS ESTABLISHED.** In order to carry out and implement the Collier County Growth Management Plan and the purposes of this Code, the following zoning districts with their applicable symbols are hereby established:

Golf Course District (GC)  
 Rural Agricultureal District (A)  
 Estateg District (E)  
 Residential Single Family-1 District (RSF-1)  
 Residential Single Family-2 District (RSF-2)  
 Residential Single Family-3 District (RSF-3)  
 Residential Single Family-4 District (RSF-4)  
 Residential Single Family-5 District (RSF-5)  
 Residential Single Family-6 District (RSF-6)  
 Residential Multiple Family-6 District (RMF-6)  
 Residential Multiple Family-12 District (RMF-12)  
 Residential Multiple Family-16 District (RMF-16)  
 Residential Tourist District (RT)  
 Village Residential District (VR)  
 Mobile Home District (MH)  
 Travel Trailer-Recreational Vehicle Campground District (TRVC)  
 Commercial Professional/Transitional District (C-1/T)  
 Commercial Convenience District (C-2)  
 Commercial Intermediate District (C-3)  
 General Commercial District (C-4)  
 Heavy Commercial District (C-5)  
 Industrial District (I)  
 Conservation District (CON)  
 Public Use District (P)  
 Community Facilitiesy District (CF)  
 Planned Unit Development District (PUD)  
 Corridor Management Overlay District (CMO)  
 Mobile Home Overlay District (MHO)  
 Airport Overlay Districts (APO)  
 Special Treatment Overlay District (ST)  
 Historical and Archaeological Sites Designation (H)

SEC. 2.1.14.3 Where the phrases "commercial districts", "zoned commercially", "commercially zoned", "commercial zoning", or phraseology of similar intent, are used in this Zoning Code, the phrases shall be constructed to include: C-1/T, C-2, C-3, C-4, C-5, TTRVC, and commercial components in PUDs.

SEC. 2.2.1.2.2 (2) Recreational facilities that serve as an integral part of the permitted use, including but not limited to club-house clubhouse, community center building, practice driving range, shuffleboard courts, swimming pools and tennis facilities, snack shops and rest rooms.

TYPOGRAPHICAL ERRORS

- SEC. 2.2.1.4.4 Maximum Height. ~~Thirty-Five feet~~ (35').
- SEC. 2.2.1.4.10 Lighting. The maximum height of lights shall be ~~twenty-five feet~~ (25') feet except as otherwise provided for during the review and approval of a site development plan. Lights shall be located and designed so that no light is aimed directly toward property designated residential, which is located within two hundred feet (200') of the source of the light.
- SEC. 2.2.2.2.2 (4) (b) A buffer yard of not less than one hundred fifty feet (150') in width shall be provided along each boundary of the site which abuts any residentially zoned or used property, and shall contain an Alternative B type buffer as defined within Div. 2.4 of this Code. Such buffer and buffer yard shall be in lieu of front, side, or rear yards on that portion of the lot which abuts those districts and uses identified in Section Sec. 2.2.2.2.2+(4) (a).
- SEC. 2.2.2.2.2 (8) Use of a mobile home as a temporary residence while a permanent single-family dwelling is being constructed, subject to the following:
- SEC. 2.2.2.3 (14) (b) The Plant is no greater than sixty ~~(60)~~ feet (60') in height and any material storage silos accessory to the Plant are no greater than ninety ~~(90)~~ feet (90') in height;
- SEC. 2.2.2.3 (1) (c) The earth-mining earthmining facility used by the Plant ~~is-setback~~ shall maintain a minimum yard of at least five-hundred ~~(500)~~ feet (500') from the ~~any~~ property line.
- SEC. 2.2.2.4.1 Minimum Lot Area. Five ~~(5)~~ acres.
- SEC. 2.2.2.4.2 Minimum Lot Width. One hundred and sixty-five feet (165').
- SEC. 2.2.2.4.3 Minimum Yard Requirements.
- SEC. 2.2.2.4.4 Minimum Floor Area. Five Hundred and Fifty (550) square feet for single-family dwelling units.

TYPOGRAPHICAL ERRORS

- SEC. 2.2.3.2.2 (6) Recreational facilities that serve as an integral part of a residential development and have been designated, reviewed and approved on a site development plan or preliminary subdivision master-plan plat for that development.
- SEC. 2.2.3.4.3 (1) Front Yard. Seventy-five feet (75').
- SEC. 2.2.3.4.3 (2) Side Yard. Thirty feet (30') except for legal non-conforming lots of record which shall be computed at the rate of ten (~~10~~) percent (10) of the width of the lot not to exceed a maximum requirement of thirty (~~30~~) feet (30).
- SEC. 2.2.3.4.3 (3) Rear Yard. Seventy-five feet (75').
- SEC. 2.2.4.2.2 (4) Recreational facilities that serve as an integral part of a residential development and have been designated, reviewed and approved on a site development plan or preliminary subdivision master-plan plat for that development.
- SEC. 2.2.5.2.2 (3) Recreational facilities that serve as an integral part of a residential development and have been designated, reviewed and approved on a site development plan or preliminary subdivision master-plan plat for that development.
- SEC. 2.2.5.4.1 Minimum Lot Area. Seven thousand two hundred ~~sixty~~ (7,260) square feet for each dwelling unit.
- SEC. 2.2.5.4.2 Minimum Lot Width. One hundred ~~100~~ feet (100).
- SEC. 2.2.5.4.3 (1) Front Yard: Thirty-Five (~~35~~) feet (35).
- SEC. 2.2.5.4.3 (2) Side Yard: Fifteen (~~15~~) feet (15).
- SEC. 2.2.5.4.3 (3) Rear Yard: Thirty (~~30~~) feet (30).
- SEC. 2.2.6.2 Permitted Uses. The following uses are permitted as of right, or as uses accessory to permitted uses, in the Residential Multiple Family--~~12~~ Family-12 District (~~RMP--12~~) (RMF-12).
- SEC. 2.2.6.2.1 (1) Multiple-family dwellings.
- SEC. 2.2.6.2.2 (1) Uses and structures that are accessory and incidental to uses permitted as of right in the RMP--~~12~~ RMF-12 dDistrict.

Staff Side Sheet

TYPOGRAPHICAL ERRORS

- SEC. 2.2.6.2.2 (3) Recreational facilities that serve as an integral part of a residential development and have been designated, reviewed and approved on a site development plan or preliminary subdivision master-plan plat for that development.
- SEC. 2.2.6.4 Dimensional Standards. The following dimensional standards shall apply to all permitted, accessory, and conditional uses in the Residential Multiple Family--~~12~~ Family-12 District {RMP--~~12~~} (RMF-12).
- SEC. 2.2.7.1 Purpose and Intent. The purpose and intent of the Residential Multiple Family--~~16~~ Family-16 District (RMF-16) is to provide lands for medium to high density multiple-family residences, generally surrounded by open space, located in close proximity to public and commercial services, with direct or convenient access to arterial or collector roads on the County major road network. Governmental, social, and institutional land uses that serve the immediate needs of the multiple-family residences are permitted as conditional uses as long as they preserve and are compatible with the medium to high density multiple-family character of the District. The {RMP--~~16~~} RMF-16 District .....
- SEC. 2.2.7.2 Permitted Uses. The following uses are permitted as of right, or as uses accessory to permitted uses, in the Residential Multiple Family--~~16~~ Family-16 District {RMP--~~16~~} (RMF-16).
- SEC. 2.2.7.2.1 (1) Multiple-family dwellings.
- SEC. 2.2.7.2.2 (1) Uses and structures that are accessory and incidental to uses permitted as of right in the RMP--~~16~~ RMF-16 District.
- SEC. 2.2.7.2.2 (3) Recreational facilities that serve as an integral part of a residential development and have been designated, reviewed and approved on a site development plan or preliminary subdivision master-plan plat for that development.
- SEC. 2.2.7.4 Dimensional Standards. The following dimensional standards shall apply to all permitted, accessory, and conditional uses in the Residential Multiple Family--~~16~~ Family-16 District {RMP--~~16~~} (RMF-16).
- SEC. 2.2.7.4.2 Minimum Lot Width. One hundred and fifty feet (150').



Staff Side Sheet

TYPOGRAPHICAL ERRORS

- SEC. 2.2.7.4.3 Minimum Yard Requirements. Thirty-Five feet (35')
- SEC. 2.2.7.4.4 Maximum Height. Seventy-five feet (75').
- SEC. 2.2.7.4.5 Maximum Density. Actual maximum density shall be determined through application of the Density Rating System established in the Collier County Growth Management Plan, not to exceed sixteen (16) dwelling units for each gross acre.
- SEC. 2.2.8.2.1 (2) Multiple-family dwellings.
- SEC. 2.2.8.2.2 (1) Uses and structures that are accessory to the uses permitted as of right in the {RT} District.
- SEC. 2.2.8.2.2 (4) Recreational facilities that serve as an integral part of the permitted use designated on a site development plan or preliminary subdivision master-plan plat that has been previously reviewed and approved, which may include but are not limited to golf course, clubhouse, community center building and tennis facilities, parks, playgrounds and playfields.
- SEC. 2.2.8.3 (7) Permitted uses not to exceed one hundred twenty-five feet (125') feet in height.
- SEC. 2.2.8.4.2 Minimum Lot Width. One hundred and fifty feet (150').
- SEC. 2.2.8.4.3 Minimum Yard Requirements. Fifty-five percent (55%) percent of the building height with a minimum of twenty {20+} feet (20').
- SEC. 2.2.8.4.4 Maximum Height. Ten (10) stories or one hundred {100} feet (100'), whichever is greater.
- SEC. 2.2.8.4.5 Maximum Density Permitted. A maximum of twenty-six (26) units per acre for time shares and multi-family when located within an Activity Center or if the RT zoning is in existence at the time of adoption of this Code.
- SEC. 2.2.8.4.7 Minimum Floor Area Requirements.
- SEC. 2.2.8.4.7.1 Five hundred (500) square foot minimum for time share facilities. Requirements for multiple family, efficiency - four hundred fifty (450) square feet; 1 bedroom - six hundred (600+) square feet; 2 bedroom or more - seven hundred fifty (750) square feet.

Staff Side Sheet

TYPOGRAPHICAL ERRORS

- SEC. 2.2.8.4.10 Landscaping Requirements. As required in Div. 2.4.
- SEC. 2.2.9.2.1 (3) Multiple-family dwellings.
- SEC. 2.2.9.2.2 (3) Recreational facilities that serve as an integral part of a residential development and have been designated, reviewed and approved on a site development plan or preliminary subdivision master-plan plat for that development. Recreational facilities may include but are not limited to golf course, clubhouse, community center building and tennis facilities, parks, playgrounds and playfields.
- SEC. 2.2.10.2.2 (3) Recreational facilities that serve as an integral part of a residential development and have been designated, reviewed and approved on a site development plan or preliminary subdivision master-plan plat for that development.
- SEC. 2.2.10.2.2 (4) One (1) single-family dwelling in conjunction with the operation of the mobile home park.
- SEC. 2.2.10.4.3.1 Front Yard. Twenty-five feet (25') except when adjacent to public roads external to the boundaries of the project, fifty feet (50').
- SEC. 2.2.10.6 Requirements and Standards for Hurricane Shelters. All new, or existing mobile home subdivisions in the process of expanding, which are twenty-six (26) units or larger in size and are located in Category 1, 2 and 3 hurricane vulnerability zones as specified in the current National Oceanic and Atmospheric Administration's Storm Surge Model, known as Sea, Lake and Overland Surges from Hurricanes (SLOSH), shall be required to provide emergency shelters.
- SEC. 2.2.10.6.2 Shelter Elevation. The shelter shall be elevated to a minimum height equal to, or above, worst case Category 3 flooding level (+16 feet above MLS) utilizing the current National Oceanic and Atmospheric Administration's Storm Surge Model, known as Sea, Lake and Overland Surges from Hurricanes (SLOSH).
- SEC. 2.2.10.6.4 (17) any required shelter space as herein provided may be equally designed to incorporate the above requirements and to serve a double purposes for the day-to-day needs of mobile home park residents as part of the common amenities regularly available to park residents.

Staff Side Sheet

TYPOGRAPHICAL ERRORS

SEC. 2.2.11.1

Purpose and Intent. The provisions of this district are intended to apply to trailer lots for travel trailers, park model travel trailers and recreational vehicles, not exceeding four hundred eighty (480) square feet in gross floor area. Such trailer lots are intended to accommodate travel trailers, park model travel trailers, pick-up coaches, motor homes, and other vehicular accommodations which are suitable for temporary habitation, used for travel, vacation, and recreational purposes. Campsites are intended to accommodate temporary residency while camping, vacationing or recreating. TTRVC vehicles may be permanently located on a lot; however, no person or persons may occupy said vehicles as permanent places of residence. The maximum density permissible in the Travel-Trailer-Recreational Vehicle-Campground TTRVC District within the Urban Mixed Use land use designation shall be guided, in part, by the Density Rating System contained in the Future Land Use Element of the Collier County Growth Management Plan. The maximum density permissible or permitted in a district shall not exceed the density permissible under the Density Rating System. The maximum permitted density permissible in the TTRVC District within the Agricultural Rural District of the Future Land Use Element shall be one (1) unit per five (5) acres.

SEC. 2.2.11.2.2 (2) One (1) single-family dwelling (not a TTRVC unit) in conjunction with the operation of the TTRVC park.

SEC. 2.2.11.2.2 (4) (1) Enclosed utility/storage area of the same siding material as that of the associated recreational vehicles, not to exceed an area of sixty (60) square feet. Any utility/storage area shall be located adjacent to its associated recreational vehicle and made a continuous part of a screened-in porch where such porch is attached to the vehicle as herein provided.

SEC. 2.2.11.2.2. (4) (2) A screened-in porch elevated or at ground level with a solid roof structure, architecturally compatible with its associated recreational vehicle, not to exceed an area equal to the area of the recreational vehicle to which it is attached.

Staff Side Sheet

TYPOGRAPHICAL ERRORS

- SEC. 2.2.11.2.2. (5) Campgrounds containing one hundred (100) spaces or more shall be permitted a convenience commercial facility no greater than fifteen thousand (15,000) square feet ~~{15,000}~~ in total land area. This facility shall provide for the exclusive sale of convenience items to park patrons only, and shall present no visible evidence of their commercial character, including signage and lighting, from any public or private street or right-of-way external to the park.
- SEC. 2.2.11.3 (1) Camping ecabins subject to the following standards:
- SEC. 2.2.11.3 (1) (a) One (1) ecamping ecabin per approved TTRVC plot.
- SEC. 2.2.11.3 (1) (b) The maximum number of ecamping ecabin plots in any one (1) TTRVC park shall be ten percent (10%) of the total number of approved TTRVC plots, not to exceed a total number of twenty (20) ecamping ecabin plots.
- SEC. 2.2.11.3 (1) (c) Maximum floor area of two hundred and twenty (220) square feet.
- SEC. 2.2.11.3(1) (e) Camping ecabins may not be designed as a permanent residence, however, tie downs or other safety devices may be used in order to provide security against high winds.
- SEC. 2.2.11.3 (1) (f) Camping ecabing must be constructed of natural wood materials such as logs, redwood, cedar, or cypress in order that it may blend harmoniously into the natural landscape character normally found in an TTRVC or camp-ground setting.
- SEC. 2.2.11.3 (1) (g) The general development standards required for the TTRVC park shall be applicable to the ecamping ecabins plots.
- SEC. 2.2.11.3 (1) (i) At least one (1) room of the camping cabin must have a minimum of one hundred and fifty (150) square feet of floor area.

TYPOGRAPHICAL ERRORS

- SEC. 2.2.11.3 (1) (j) If egamping egabins are to be located in a flood hazard zone as delineated on the most recent Flood Insurance Rate Maps, all requirements of Collier County's Flood Damage Prevention Ordinance must be met.
- SEC. 2.2.11.3 (1) (k) A party shall be allowed a maximum length of stay of two (2) weeks in a egamping egabin.
- SEC. 2.2.11.4 Dimensional Standards. The following dimensional standards shall apply to all permitted, accessory, and conditional uses in the Travel-Trailer-Recreational Vehicle Campground District (TTRVC).
- SEC. 2.2.11.4.2.1 Two thousand and eight hundred (2,800) square feet for travel trailer and park model lots.
- SEC. 2.2.11.4.2.2 One thousand and eight hundred (1,800) square feet for campsites lots.
- SEC. 2.2.11.4.4 Minimum Yards Requirements (Principal and Accessory Structures).
- SEC. 2.2.11.4.4 (4) From exterior boundary of Ppark. Fifty-feet (50').
- SEC. 2.2.11.4.7 (2) One hundred fifty (150) square feet for each lot or designed designated space in excess of one hundred (100) lots or spaces;
- SEC. 2.2.12.1 Purpose and Intent. The provisions of this district are intended to apply to areas located adjacent to highways and arterial roads. The C-1 Commercial Professional/Transitional District is intended to permit those uses which minimize pedestrian and vehicular traffic. Landscaping, controlled ingress and egress, and other restrictions are intended to minimize frequent ingress and egress to the highway from abutting uses. The C-1 District is designed to be compatible with all residential uses, as well as residential uses located along arterials. This district is also intended to apply to those areas that are transitional, located between areas of higher and lower intensity development that are no longer appropriate for residential development: The uses in this district are intended as an alternative to retail and meet the intent of the C-1 Commercial Professional/Transitional District. Those areas identified as as transitional (T) shall be further noted on the zoning atlas as C-1/T.

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- SEC. 2.2.12.2.1 (5) Group Care Facilities (Category I and II); Care Units; and Nursing Homes, subject to Sec. 2.6.26.
- SEC. 2.2.12.3.6 (d) Residential dwelling units are located above principle principal uses;
- SEC. 2.2.12.4.2 Minimum Lot Width. One hundred feet (100') feet.
- SEC. 2.2.12.4.3 (1) Front Yard . Twenty-five feet (25')
- SEC. 2.2.12.4.3 (2) Side Yard . Fifteen feet (15')
- SEC. 2.2.12.4.3 (3) Rear Yard . Fifteen feet (15')
- SEC. 2.2.12.4.3 (4) Minimum Yard Requirement From Any Residentially Zoned or Used Property:  
Twenty-five feet (25').
- SEC. 2.2.12.4.4 Maximum Height of Structures. Thirty-five feet (35').
- SEC. 2.2.12.4.5 Minimum Floor Area of Principal Structure: One thousand (1,000) sq-ft, square feet for each building on the ground floor.
- SEC. 2.2.12.6.2 Maximum Floor Area. Twenty-five thousand (25,000) square feet.
- SEC. 2.2.13.3 (1) (d) Residential dwelling units are located above principle principal uses;
- SEC. 2.2.13.4.2 Minimum Lot Width. One hundred and fifty feet (150').
- SEC. 2.2.13.4.3 (1) Front Yard. Twenty-five feet (25').  
(2) Side Yard. Twenty-five feet (25').  
(3) Rear Yard. Twenty-five feet (25').  
(4) Any yard abutting a residential parcel. A minimum of fifty 50 feet (50').
- SEC. 2.2.13.4.4 Maximum Height. Thirty-five feet (35').
- SEC. 2.2.14.3 (d) Residential dwelling units are located above principle principal uses;
- SEC. 2.2.14.4.2 Minimum Lot Width. Seventy-five feet (75').

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- SEC. 2.2.14.4.3 (1) Front Yard . Twenty-five feet (25').  
(2) Side Yard . Fifteen feet (15').  
(3) Rear Yard . Fifteen feet (15').  
(4) Any yYard aAbutting a rResidential pParcel.  
Twenty-five feet (25').  
(5) Waterfront. Twenty-five feet (25').
- SEC. 2.2.14.4.5 Minimum Floor Area of Principle Principal  
Structure. One thousand (1,000) square feet for  
each building on the ground floor.
- SEC. 2.2.15.1 Purpose and Intent. The purpose and intent of the  
General Commercial District (C-4) is to concentrate  
commercial development at the intersections of  
arterial roads on the County's major road network  
where traffic impacts can readily be accommodated,  
to avoid strip and disorganized patterns of  
commercial development, and to create commercial  
centers within Collier County where commercial  
development can benefit for from proximity to other  
commercial centers.
- SEC. 2.2.15.2.1 (1) Unless otherwise provided for in this Code, all  
permitted uses in the C-3 Commercial  
Intermediate District.
- SEC. 2.2.15.2.2 (1) Uses and structures that are necessary and  
incidental to the uses permitted as a of right  
in the C-4 District.
- SEC. 2.2.15.3 (8) Hotels and Motels (groups 7011, 7021, 7041 when  
located outside and Activity Center)
- SEC. 2.2.15.4.3 (1) Front Yard. Twenty-five feet (25'), plus one  
foot (1') for each one foot (1') of building  
height over fifty feet (50').
- SEC. 2.2.15.4.3 (4) Any yYard aAbutting a rResidential pParcel.  
Twenty-five feet (25').
- SEC. 2.2.15.4.3 (6) Waterfront. Twenty-five feet (25').
- SEC. 2.2.15.4.10 Minimum Landscaping. As required in Div. 2.4.
- SEC. 2.2.15 1/2.2.1 (17) Outdoor Storage Yard, provided outdoor  
storage yard shall not be located closer  
than twenty-five feet (25') to any public  
street and that such yard shall be  
completely enclosed, except for necessary  
ingress and egress, by an opaque fence or  
wall not less than six feet (6') high, or  
equivalent landscaping or combination  
thereof, and provided further that this

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provision shall not permit wrecking yards, junk yards, or yards used in whole or in part for scrap or salvage operations or for processing, storage, display, or sales of any scrap, salvage or second-hand secondhand building materials, junk automotive vehicles, or second-hand secondhand automotive vehicle parts.

- SEC. 2.2.15 1/2.3 (3) (a) All areas and surfaces readily accessible to children shall be free of toxic substances and hazardous materials. This shall include all adjacent and abutting properties lying within five hundred feet (500) feet of the Child Care Center's nearest property line.
- SEC. 2.2.15 1/2.3 (3) (a) (1) (a) Hazardous Materials - A material that has any of the following properties: ignitable, corrosive, reactive, and/or toxic.
- SEC. 2.2.15 1/2.3 (3) (b) It shall not be located within five hundred feet (500') feet of the nearest property line of land uses encompassing wholesale storage of gasoline, liquefied petroleum, gas, oil, or other flammable liquids or gases.
- SEC. 2.2.15 1/2.3 (3) (d) It shall have a minimum lot area of twenty thousand (20,000) square feet and a minimum lot width of one hundred feet (100') feet.
- SEC. 2.2.15 1/2.3 (3) (e) It shall provide a minimum usable open space of no less than thirty percent (30%) of the total square footage of the lot area.
- SEC. 2.2.15 1/2.3 (3) (f) It shall provide that all open spaces to be used by children will be bounded by a fence of no less than five feet (5') in height, to be constructed of wood, masonry or other approved material.
- SEC. 2.2.15 1/2.3 (3) (h) It shall comply with the State of Florida, Department of Health and Rehabilitative Services Child Care Standards, Florida Administrative Code, Chapter 10M-12, Effective March 11, 1986.
- SEC. 2.2.15 1/2.3 (12) Permitted uses with less than one thousand (1,000) square feet of gross floor area in the principal structure.



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- SEC. 2.2.15 1/2.4.3 (1) Front Yard. Twenty-five feet (25'), plus one foot (1') for each one foot (1') of building height over fifty feet (50').
- SEC. 2.2.15 1/2.4.3 (4) Any yYard aButting a rResidential pParcel. Twenty-five feet (25').
- SEC. 2.2.15 1/2.4.3 (6) Waterfront. Twenty-five feet (25').
- SEC. 2.2.15 1/2.4.10 Minimum Landscaping. As required in Div. 2.4.
- SEC. 2.2.16.2 Permitted Uses. The following uses, as identified within the Standard Industrial Classification Manual, or as otherwise provided for within this section, are permitted as a of right, or as uses accessory to permitted uses in the Industrial District (I).
- SEC. 2.2.16.3 (1) (a) All areas and surfaces readily accessible to children shall be free of toxic substances and hazardous materials. This shall include all adjacent and abutting properties lying within five hundred feet (500') feet.
- SEC. 2.2.16.3 (1) (b) Shall not be located within five hundred feet (500') feet of the nearest property line of land uses encompassing wholesale storage of gasoline, ~~liquified~~ liquefied petroleum, gas, oil, or other flammable liquids or gases.
- SEC. 2.2.16.3 (1) (d) Shall have a minimum lot area of twenty thousand (20,000) square feet and a minimum lot width of one hundred feet (100') feet.
- SEC. 2.2.16.3 (1) (e) Shall provide a minimum usable open space of not less than thirty percent (30%) of the total square footage of the lot area.
- SEC. 2.2.16.3 (1) (f) Shall provide that all open spaces to be used by children will be bounded by a fence of not less than five feet (5') in height, to be constructed of wood, masonry or other approved material.
- SEC. 2.2.16.3 (1) (h) Shall comply with the State of Florida Department of Health and Rehabilitative Services, Child Day Care Standards, Florida Administrative Code, Chapter 10M-12, Effective March 11, 1986.

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- SEC. 2.2.16.3 5. Fabricated Metal Products (groups 3482-3489).
- SEC. 2.2.16.3 5r 6. Food and Kindred Products (2011 and 2048 including slaughtering plants for human animal and human consumption).
- SEC. 2.2.16.3 6r 7. Leather Tanning and Finishing (3111).
- SEC. 2.2.16.3 7r 8. Lumber and Wood Products (groups 2411, 2421, 2429).
- SEC. 2.2.16.3 8r 9. Motor Freight Transportation and Warehousing (group 4226, oil and gas storage, and petroleum and chemical bulk stations) but not located within five hundred feet (500') of a residential zoning district.
- SEC. 2.2.16.3 9r 10. Oil and Gas Extraction (groups 1321, 1382).
- SEC. 2.2.16.3 10r 11. Paper and Allied Products (2611).
- SEC. 2.2.16.3 11r 12. Petroleum Refining and Related Industries (groups 2911-2999).
- SEC. 2.2.16.3 12r 13. Primary Metals Industries (groups 3312-3399).
- SEC. 2.2.16.3 13r 14. Refuse Systems (4953).
- SEC. 2.2.16.3 15. Rubber and Miscellaneous Plastics Products (groups 3061-3089).
- SEC. 2.2.16.3 16. Stone, Clay, Glass, and Concrete Products (groups 3211, 3221, 3229, 3241, 3274, 3291-3299).
- SEC. 2.2.16.3 17. Textile Mill Products (groups 2231, 2261-2269, 2295, 2296).
- SEC. 2.2.16.3 18. Transportation By Air (4581 Airport, flying fields).
- SEC. 2.2.16.3 19. Transportation Services (4789 stockyards).
- SEC. 2.2.16.3 20. Wholesale Trade-Durable Goods (groups 5015, 5051, 5052, 5093).
- SEC. 2.2.16.3 21. Wholesale Trade-Nondurable Goods (groups 5162, 5169, 5171, 5172, 5191).
- SEC. 2.2.16.4.3 (6) Any yard abutting a residential parcel. Fifty feet (50')

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- SEC. 2.2.16.6 Fence Requirements. All permitted or conditional uses allowing for storage other than within an enclosed building, including but not limited to the storage of manufactured products, raw or finished materials, or vehicles other than passenger, shall be required to screen said storage areas with a fence at least seven feet (7') feet in height above ground level from all adjacent or abutting residentially zoned or used land.
- SEC. 2.2.17.1 Purpose and Intent. The purpose and intent of the Conservation District (CON) is to conserve, protect and maintain vital natural resource lands within unincorporated Collier County that are owned primarily by the public. The CON District includes such public lands as Everglades National Park, Big Cypress National Preserve, portions of Big Cypress Area of Critical State Concern, Fakahatchee Strand State Preserve, Collier-Seminole State Park, Rookery Bay National Estuarine Research Reserve, Delnor-Wiggins State Park, and the Audubon Corkscrew Swamp Sanctuary. It is the intent of the CON District to require review of all development proposed within the CON District to ensure that the inherent value of Collier County's natural resources are is not destroyed or unacceptably altered.
- SEC. 2.2.17.2.1 (1) Publicly-owned parks.
- SEC. 2.2.17.3 (5) Earth-Mining Earthmining.
- SEC. 2.2.17.4.2 Minimum Lot Width. One hundred and fifty feet (150').
- SEC. 2.2.17.4.4 Maximum Height. Thirty-five feet (35').
- SEC. 2.2.17.4.7 Landscaping-Requirements. As required in Div. 2.4.
- SEC. 2.2.18.1 District-Purpose and Intent. The Public Use District (P) is intended to accommodate only local, state and federally owned or leased and operated government facilities that provide essential public services. The P District is intended to facilitate the coordination of urban services and land uses while minimizing the potential disruption of the uses of nearby properties.

Any public facilities that lawfully existed prior to the effective date of this Code and that are not zoned for Public Use District (P) are determined to be conforming with these zoning regulations.

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Any future expansion of these public facilities on lands previously reserved for their use shall be required to meet the regulations in effect for the zoning district in which the public facility is located.

Government owned properties rented or leased to non-governmental agencies for purposes not related to providing governmental services or support functions to a primary civic or public institutional use shall not be zoned for the Public Use District (P), but rather, shall be zoned or rezoned according to the use types or the use characteristics which predominate.

- SEC. 2.2.18.2.2 (6) ~~Earth-Mining~~ Earthmining, provided the use of the excavated materials is utilized for governmental projects.
- SEC. 2.2.18.3 COMPLETE LINE SPACE BETWEEN 11 & 12 SHOULD BE DELETED.
- SEC. 2.2.18.3 (13) ~~Earth-Mining~~ Earthmining.
- SEC. 2.2.18.4.7 ~~Minimum-Landscaping-Requirements~~. As required in Div. 2.4.
- SEC. 2.2.19.1 (2) Churches and houses of worship.
- SEC. 2.2.19.4.2 Minimum Lot Width. Eighty feet (80') feet.
- SEC. 2.2.19.4.3 DELETE COMPLETE LINE SPACE BETWEEN NOS. 1 & 2, 2 & 3, AND 3 & 4.
- SEC. 2.2.19.4.3 (1) Twenty-Five feet (25')
- SEC. 2.2.20.3.1 (1) Maximum residential density permissible for the overall PUD shall be guided, in part, by the Density Rating System contained in the Future Land Use Element of the Growth Management Plan. The overall maximum residential density permissible or permitted in of a PUD shall be calculated by dividing the total number of dwelling units by the total of gross acreage of the proposed PUD excluding the acreage of the commercial and industrial tracts or increments.
- SEC. 2.2.20.3.1 (2) (e) Create a threat to property or incur abnormal public expense in areas subject to natural hazards, or
- SEC. 2.2.20.3.2 (2) (f) Be incompatible or inconsistent with surrounding neighborhoods or areas, or

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- SEC. 2.2.20.3.2 (9) Minimum Landscaping-Requirements. As required in Div. 2.4.
- SEC. 2.2.20.3.2 (10) (a) Efficiency Apartments. Two (2) spaces per dwelling unit.
- SEC. 2.2.20.3.2. (10) (b) One Bedroom. Two (2) spaces per dwelling unit.
- SEC. 2.2.20.3.2 (10) (c) Two Bedrooms or more. Two (2) spaces per dwelling unit.
- SEC. 2.2.20.3.3 (1) Providing usable common open space within individual tracts or increments to off-set offset and compensate for decreases in typical lot sizes or yard requirements.
- SEC. 2.2.20.3.3 (6) Providing for the integration and preservation of natural resources with development, through conservation of natural resources such as streams, lakes, flood-plains flood plains, ground water, wooded areas and areas of unusual beauty or importance to the natural ecosystem.
- SEC. 2.2.20.3.6 Dedication of Usable Open Space. An appropriate percentage of the gross project area shall be required to be dedicated to public use as useable usable open space for all development after a determination by the Board of County Commissioners that a public need exists for such public facilities and that the amount of area dedicated is directly related to the impacts or needs created by the proposed development.
- THIS IS TO BE CONSISTENT WITHIN THIS PARAGRAPH, AS WELL AS THE SPELLING THROUGHOUT DIVISION 2.
- SEC. 2.2.20.3.8 (2) In the event that the organization established to own and maintain common space or common facilities, or any successor organization, shall at any time after the establishment of the planned-unit-development PUD fails to meet conditions in accordance with the adopted PUD Master Plan of Development, the Development Services Director may serve written notice upon such organization and/or the owners or residents of the planned unit development and hold a public hearing.
- SEC. 2.2.20.3.13 (1) Permitted Principle-Principal Uses and Structures.
- SEC. 2.2.20.3.13 (2) (e) Wholesale and storage as accessory to the principle principal use.

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- SEC. 2.2.20.3.13 (2) (f) Retail sales and/or display areas as accessory to the principle principal use, not to exceed an area greater than ten percent (10%) percent of the gross floor area of the permitted principle principal structure.
- SEC. 2.2.20.3.13 (3) (a) Minimum PUD Area: Ten [10] acres, except that a PUD less than ten [10] acres but not less than two [2] acres in size may be considered if it meets the requirements for infill parcels in this Code and the Growth Management Plan and is compatible with surrounding land uses.
- (b) Minimum Lot Area: One [1] acre.
- (c) Minimum Lot Width. One hundred fifty feet [150'] feet.
- SEC. 2.2.20.3.13 (3) (d) (1) Front Yard: Fifty feet (50') feet.
- (2) Side Yard: Twenty feet (20') feet, except when abutting residentially zoned property then fifty feet (50') feet.
- (3) Rear Yard: Fifty feet (50') feet.
- SEC. 2.2.20.3.13 (3) (e) Maximum Height of Structures: Sixty-five feet (65') feet, except when abutting residentially zoned property then thirty-five feet (35') feet.
- SEC. 2.2.20.3.13 (3) (i) Usable Open Space Required Requirements: Thirty percent (30%) percent of gross PUD area.
- SEC. 2.2.20.3.14 (1) When a residential mixed-use mixed use PUD containing a commercial tract or increment is located outside of an Activity Center, all commercial components of the PUD shall be subject to all provisions of the Future Land Use Element and other elements of the Growth Management Plan.
- SEC. 2.2.21.3.1 Goodlette-Frank Road.
- SEC. 2.2.21..4 Access. Two-[2]-way Two-way ingress and egress shall be a minimum of three-hundred three hundred thirty feet (330') from the nearest street intersection (measured from intersecting right-of-way lines). One-way ingress and egress

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shall be a minimum of one-hundred-and one hundred fifty feet (150') from the nearest intersection.

- SEC. 2.2.22 MOBILE HOME OVERLAY DISTRICT (MHO): SPECIAL REGULATIONS FOR MHO IN RURAL AGRICULTUREAL (A) DISTRICTS.
- SEC. 2.2.22.1 Purpose and Intent. This section is intended to apply to those agricultural areas where a mixture of housing types are is found to be appropriate within the district. It is intended that mobile homes allowed under this section shall be erected only in the "A" Rural Agricultural District (A) and only when the requirements and procedures of this section are met.
- SEC. 2.2.22.2 Establishment of Mobile Home Overlay District (MHO). An overlay zoning classification to be known as "Mobile Home Overlay District (MHO)", and to be designated on the Official Zoning Atlas by the symbol "MHO" together with the symbol of the basic zoning district which it overlays, is hereby established.
- SEC. 2.2.23.2.1 Primary Zone. An area longitudinally centered on a runway, extending two hundred feet (200') feet beyond each end of the runway with the width so specified for each runway for the most precise approach existing or planned for either end of the runway.
- SEC. 2.2.24.8 paragraph 4 All site alteration or site developed development plan approvals of over twenty (20) acres shall be as required in Secs. 2.2.24.4, 2.2.24.5, and 2.2.24.6.
- SEC. 2.2.24.10.4 Upon the approval of the transfer of residential development rights for an "ST" land by the Development Services Director, the property owner of the "ST" land shall dedicate in fee simple the land to the County or a State, or Federal agency; however, the lands may be dedicated in fee simple to a private, not-for-profit conservation or environmental organization and in accordance with Chapter 704.06, Fla. Stat., as amended, with the approval of the Development Services Director.
- SEC. 2.2.24.11 (7) Three (3) copies of an executed deed of transfer of ownership of the "ST" property to the County or a State, or Federal agency; however, the lands may be dedicated in fee simple to a private, not-for-profit conservation or

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environmental organization in accordance with Chapter 704.06 Fla. Stat., as amended, with the approval of the Development Services Director in a form approved by the County Attorney.

SEC. 2.2.25.3.2 LAST SENTENCE

The Preservation Board shall be provided the opportunity to present its' recommendations to the Planning eCommission and Board of County Commissioners at their public hearings.

SEC. 2.2.25.3.6 Final Subdivision Plat. Property under consideration for a/final subdivision plat, including construction documents within an area of Historical/Archaeological pProbability but not subject to 2.2.25.3.2.....

SEC. 2.2.25.3.7 Site Development Plan (SDP). Property under consideration for an SDP within an area of Historical/Archaeological pProbability but not subject to...

SEC. 2.2.25.3.10 Waiver Request. Properties located within an area of Historical/Archaeological Probability with low potential for historical/archaeological sites may petition the Community Development sServices Administrator or his designee to waive the requirement for an Historical/Archaeological Survey and Assessment. The waiver application shall be in a form provided by the Community Development Services Division. The Community Development Services Administrator or his designee shall review and act upon the waiver request within five (5) working days of receiving the application. The waiver request shall adequately demonstrate that the area has low potential for historical/archaeological sites. Justification shall include, but not be limited to, an aerial photograph interpretation, a description of historical and existing land uses, and an analysis of land cover, land formation, and vegetation. The Community Development sServices Administrator or his designee....

SEC. 2.2.25.5.1 (8) Is the birthplace or-grave or grave of an historical figure or is a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, distinctive design features, or from association with historic events; or



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- SEC. 2.2.25.7.1 Financial Assistance. Historical/Archeological designated sites, districts, structures, buildings, and properties as provided in Sec. 2.2.25.5.1 shall be ~~is~~ eligible for any financial assistance set aside for historic preservation projects by Collier County, the State of Florida or the Federal Government, provided they meet the requirements of those financial assistance programs.
- SEC. 2.2.25.7.5 Zoning Ordinance. The Community Development Services Administrator or his designee may, by written administrative decision, approve any variance request for any designated...
- SEC. 2.2.25.8.1 (1) The Community Development Services Administrator or his designee and Compliance sServices shall be contacted.
- SEC. 2.2.25.8.1 (5) (a) If the identified area is determined to be significant, an...
- SEC. 2.3.2 ~~PURPOSE-AND-INTENT~~ Purpose and Intent. It is the intent of this division that the public health, safety, comfort, order, appearance, convenience, morals, interest, and general welfare required require that every building and use erected or instituted after the effective date of this Code shall be provided with adequate off-street parking facilities for the use of occupants, employees, visitors, customers or patrons.
- SEC. 2.3.4.2 Surfacing. Be surfaced with asphalt, bituminous, concrete or dustless material and maintained in smooth, well-graded condition. Up to seventy percent (70%) of the parking spaces for house of worship and schools may be surfaced with grass or lawn.
- SEC. 2.3.4.8 Landscaping. Be constructed so that interior portions of ~~effstreet~~ off-street vehicular facilities not utilized specifically as a parking space or maneuvering or other vehicular use area shall not be paved but be landscaped in accordance with this Code, specifically Div. 2.4.
- SEC. 2.3.4.11 (1) (a) The lots are contiguous or would be contiguous except for a roadway that is not designated as a collector or arterial in the Traffic Circulation Element of the Growth Management Plan; and,

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- SEC. 2.3.4.11 (2) (b) No off-site parking space is located further than three hundred feet (300') feet from the building or use they are intended to serve, measured by the shortest feasible walking distance, unless special circumstances exist under Sec. 2.3.4.11.5;
- SEC. 2.3.4.11 (2) (c) The lots are not separated by an arterial roadway as designated in the Traffic Circulation Element of the Growth Management Plan;
- SEC. 2.3.4.11 (4) Where off-site parking cannot be approved because the property is located in an agriculturally or residentially-zoned residentially zoned district...
- SEC. 2.3.4.11 (4) (b) No off-site parking space is located further than three hundred feet (300') feet from the building or use they are intended to serve, measured by the shortest feasible walking distance, unless special circumstances exists under Sec. 2.3.4.11.5;
- SEC. 2.3.4.11 (4) (c) The lots are not separated by an arterial roadway as designated in the Traffic Circulation Element of the Growth Management Plan;
- SEC. 2.3.4.11 (4) (d) At least sixty-seven percent (67%) of the required parking for the development is located on the lot with the principal structure unless special circumstances exist under Sec. 2.3.4.11.5;
- SEC. 2.3.4.11 (4) (g) The off-site facility shall be designed to mitigate any negative effects of this parking facility on neighboring residentially-zoned residentially zoned property. Mitigation shall included, unless specifically determined by the Board of Zoning Appeals not to be necessary:
- (1) No vehicular egress shall occur on local streets opposite of residential homes or within the building lines of unimproved single-family residentially-zoned residentially zoned property;

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- (2) Lighting shall be shielded, pointed downward, and not over twenty feet (20') feet in height so as to prevent glare upon all neighboring residential properties; and
- (3) A fifteen foot (15') wide landscape buffer strip shall be provided around the entire perimeter where it directly abuts ~~residentially-zoned~~ residentially zoned property. Six foot (6') feet high architecturally-finished wall, fence, hedge, or berm combination and ten foot (10') feet tall shade trees spaced no more than twenty feet (20') feet apart on center shall be required. The Board of Zoning Appeals may reduce the ~~six foot (6')~~ six foot (6') feet high screening requirement to four foot (4') feet high within front yard setback areas--.
- SEC. 2.3.4.11 (5) (b) Where the proposed off-site parking will serve ~~Temporary Pparking for Ssports Events, Rreligious Events, or Ecommunity Events~~ as described in Sec. 2.3.14.
- SEC. 2.3.4.11 (7) (a) The Community Development Services Administrator or the Board of Zoning Appeals, whichever is applicable, may impose requirements or conditions upon approval as appropriate to promote the public health, safety, and welfare.
- SEC. 2.3.4.11 (9) No more than ten percent (10%) of a shopping center's total parking requirement may be placed in the rear of the shopping center unless the center has convenient and well-lighted front and rear access for patrons and employees and where the rear buildings are architecturally finished adjacent to rear access.
- SEC. 2.3.4.12.1 LAST PARAGRAPH
- \*Fire districts may require these to be increased to fourteen feet (14') where an acute turning radius is present
- SEC. 2.3.4.12.2 Minimum Space Size. Each parking space shall be a minimum of nine feet (9') feet by eighteen feet (18') in size except for compact parking spaces allowed within Sec. 2.3.4.12.3

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- SEC. 2.3.4.12.3 Minimum Compact Space Size. In retail commercial projects, up to fifteen percent (15%), and in all residential, office and industrial projects, up to twenty-five percent (25%), of the required parking spaces may be designated as compact spaces with minimum dimensions of eight feet (8') by sixteen feet (16'). Compact spaces will only be allowed in projects requiring twenty ~~(20)~~ (20) or more parking spaces. The compact spaces shall be clustered in one (1) or more groups of spaces and dispersed throughout the site so that drivers using either compact or full-sized spaces have equal access to the most convenient parking locations. Compact spaces shall be designated by signs on every third space, painted "Compact" on each pavement space and double striped to indicate their status. Spaces provided in excess of the required number of spaces may all be compact spaces as long as compact spaces never exceed thirty-three percent (33%) of the total number of spaces provided.
- SEC. 2.3.5 OFF-STREET PARKING; SHARED PARKING. For the purposes of this section, shared parking shall be defined as: off-site parking on property that normally is not under the same ownership as the structure or use the parking is designed to serve and consists of joint parking, where parking serves and is credited for land uses on two (2) or more properties, and/or leased parking, where credited parking space is excess to the parking requirements of the lot on which it is located based on Sec. 2.3.14.
- SEC. 2.3.5.3.2 No shared parking space shall be located further than three hundred feet (300!) feet from the buildings or uses they serve unless special circumstances exist including, but not limited to:
- SEC. 2.3.5.3.2 (4) Where the proposed off-site parking will serve water-dependent and/or water-related uses; and
- (5) Where the proposed off-site parking will only be for employees (limited to a maximum of fifteen percent (15%) percent of the project's total parking requirement).
- SEC. 2.3.5.4 (1) Where the request involves a church and another property whose predominant parking demand is between 7:00 A.M. and 6:00 P.M., Monday through Friday, or two (2) other properties, where the business hours of one (1) property do not overlap with the business hours of the other property, the credit for joint parking spaces shall not exceed fifty percent (50%) of the minimum required spaces for the property requiring the least amount of

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spaces. The credit may be applied all to one (1) property or split between the two (2) properties; or,

- SEC. 2.3.5.5 Credit for Leased Off-Site Parking Spaces. Credit for leased off-site parking spaces shall be limited in all cases to thirty-five percent (35%) of the land uses's parking requirement. that the parking spaces are proposed to serve.
- SEC. 2.3.5.6.4 The shared parking plan will solve parking problems that were not created by the owners or lessees of the subject properties;
- SEC. 2.3.10 OFF-STREET PARKING: ENCROACHMENT PROHIBITED. Required offstreet off-street parking shall be located so that no automotive vehicle when parking shall have any portion of such vehicle overhanging or encroaching on public right-of-way or the property of another. If necessary, wheel stops or barriers may be required in order to enforce this provision.
- SEC. 2.3.12.1 A Site Development Plan is submitted to and approved in accordance with Sec. 3.3.5.
- SEC. 2.3.14 OFF-STREET PARKING AND STACKING: REQUIRED AMOUNTS. Minimum off-street parking space requirements are set forth below. Where stacking is required, the amount listed does not include the first vehicle being serviced (for drive-in windows, stacking starts ten feet (10') feet behind the middle of the pick-up window) and is computed at twenty feet (20') feet per vehicle (turns are computed at twenty-two feet (22') feet per vehicle measured at the outside of the driveway). Stacking for one (1) lane may be reduced if the reduction is added to the other lane(s).
- Airport (Civil Aviation) One (1) per 600 annual enplaned passengers.
- Airport (General Aviation) One (1) per each aircraft tiedown/storage/Maintenance area.
- SEC. 2.3.14 PARAGRAPH 3 UNDER "SHOPPING CENTER"
- When more than ten percent (10%) of a shopping center's total parking requirement...
- SEC. 2.3.14 PARAGRAPH 5 UNDER "SHOPPING CENTER"
- When more than ten percent (10%) of a shopping center's total parking requirement is placed...

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- SEC. 2.3.19.2 For each multiple-family dwelling facility having at least twenty (20) dwelling units but not over fifty (50) dwelling units; one (1) space. For each multiple-family dwelling having over fifty (50) dwelling units: one (1) space, plus one (1) space for each additional fifty (50) dwelling units, or major fraction thereof.
- SEC. 2.3.20.1.2 One (1) space for each one hundred fifty (150) metered on-street and publicly maintained and operated parking lot spaces.
- SEC. 2.3.20.3.2 Diagonal or perpendicular parking spaces shall be a minimum of twelve feet (12') feet wide.
- SEC. 2.3.21.1.2 Expansion. The expansion of any use shall require parking at fifty percent (50%) of the minimum requirement as set forth in Sec. 2.13.14, for the expansion only.
- SEC. 2.3.21.1.4 Uses in New Buildings. Any use in a building constructed after the effective date of this Code will be required to provide parking at fifty percent (50%) of the minimum requirement as set forth in Sec. 2.3.14.
- SEC. 2.3.21.3 Off-Site Parking Agreements. In no way shall the provisions of the Immokalee Central Business District (ICBD) be construed so as to prevent establishments within the boundaries from taking advantage of off-site parking arrangements as set forth in Sec. 2.3.4.11. Furthermore, the maximum distances set forth in Sec. 2.3.4.11 shall be increased to six hundred feet (600') feet within the boundaries of the ICBD. Properties within the ICBD entering into off-site parking agreements with properties outside the ICBD may utilize the six hundred foot (600') feet rule.
- SEC. 2.3.21.4 Boundaries of the District. The physical limits of the Immokalee Central Business District (ICBD) are as shown on the official zoning atlas map of the subject area, and as described below:
- SEC. 2.4.3.1 Landscape Plan Required. Prior to the issuance of any preliminary subdivision plat, final site development plan, or building permit, an applicant whose development is covered by the requirements of this section shall submit a landscape plan to the Development Services Director. The landscape plan shall be prepared by and bear the seal of a landscape architect registered in the State of Florida, or otherwise be prepared by persons authorized to prepare .....

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- SEC. 2.6.3.1 General Exclusions. The height limitations contained in the Division Div. 2.2....
- SEC. 2.6.4.1.3 Window or wall-mounted air conditioning units, chimneys, fireplaces, bay windows, or pilasters shall not project over two feet (2') into a required yard.
- SEC. 2.6.4.1.4 Fire escapes, stairways, and balconies which are unroofed and unenclosed shall not project net over five feet (5')...
- SEC. 2.6.4.1.6 Fences, walls and hedges, subject to Sec. 2.6.11, and pad-mounted air conditioners are permitted in required yards, subject to the provisions of Sec. 2.4.4.13.
- SEC. 2.6.4.2.1 (1) Structures for which a Certificate of Occupancy or a Final Development Order has not been granted. The Development Services Director may administratively approve minor after-the-fact yard encroachments up to two and one-half percent (2.5%) percent of the required yard, not to exceed a maximum of two and one-half inches (2.5").
- SEC. 2.6.4.3.4 Site Development Plan Required. An applicant under this section shall submit a Site Development Plan as required in Div. 3.3. In addition to the contents of such a plan as required by Div. 3.3, the applicant shall submit such materials as will demonstrate that the placement of the proposed buildings in waterfront yards from which they would otherwise be excluded; (1) will not adversely affect adjoining or nearby properties; and (2) will cause no adverse environmental effects as a result of building placement as requested.
- SEC. 2.6.33.4 Temporary Construction and Development Permits. During the construction of any development for which a final development order has been granted, the developer may request a temporary use permit to provide....
- SEC. 2.6.33.5.1 Model sales offices shall be of a temporary nature and located within a development under construction. Model sales offices shall not be used for the offices of builders, contractors, developers, or similar activities. A temporary use permit issued for a model sales office shall be issued initially for a period of twenty-four (24) months and shall allow for the sale, resale or

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marketing of dwellings, structures, or property within the development in which it is located, or adjacent developments under the same control. Extensions beyond the initial two (2) year permit may be granted in accordance with Sec. 2.6.33.5.8.

- SEC. 2.7.2.12.1 No change in the zoning classification of property shall be considered which involves less than forty thousand (40,000) square feet of area and two hundred feet (200') feet of street frontage except: where the proposal for rezoning of property involves an extension of an existing district boundary, or where the rezoning is initiated by the Board of County Commissioners to implement the Zoning Reevaluation Ordinance 90-23. However, the requirement of two-hundred feet (200') of street frontage shall not apply to rezone petitions that provide eighty percent (80%) or more affordable housing units.
- SEC. 2.7.2.12.3 Except as otherwise provided within Sec. 2.7.3.4, all zoning approvals for which a final development order has not been granted within the fifth (5th) year of the date of its approval shall be evaluated to determine if the zoning classification for the property should be changed to a lower, or more suitable classification.
- SEC. 2.7.2.12.3 (1) To extend the current zoning classification on the property for a maximum period of five (5) years; at the end of which time, the property shall again be evaluated under the procedures as defined herein.
- SEC. 2.7.2.15 Site Development Plan Time Limits. Approved Final Site Development plans shall remain in force for two (2) years. If no development (actual construction) has commenced within two (2) years, the Site Development plan shall expire....
- SEC. 2.7.3.1.1 (4) Identification of all proposed tracts or increments within the PUD such as, but not limited to: residential; commercial; industrial; institutional; conservation/preservation; lakes and/or other water management facilities; common open space; buffers; the location and function of all areas proposed for dedication or to be reserved for community and/or public use; and areas proposed recreational uses including golf courses and related facilities, and provisions for ownership, and operation, and maintenance;



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- SEC. 2.7.3.1.1 (9) The location of existing roads, rights-of-way, and pedestrian systems within two hundred feet (200') feet of the proposed PUD;
- SEC. 2.7.3.1.2 (1) Title Page to include Name of project;
- (3) List of Exhibits;
- (4) State of Compliance with All Elements of the Growth Management Plan;
- (6) Property Ownership and General Description of Site (including statement of Unified Ownership);
- (7) Description of Project Development;
- (13) Habitats and their boundaries identified on an aerial photograph of the site. Habitat identification will be consistent with the Florida Department of Transportation Florida Land Use Cover and Forms Classification System and shall be depicted on an aerial photograph having a scale of one inch (1") equal to at least two hundred feet (200') feet when available from the County, otherwise, a scale of at least one inch (1") equal to four hundred feet (400') feet is acceptable.
- (14) Environmental Impact analysis pursuant to applicable provisions of Div. 3.8
- (17) A plan for the provision of all needed utilities to and within the planned-community PUD; including (as appropriate) water supply, sanitary sewer collection and treatment system, storm water collection and management system, pursuant to related County regulations and ordinances;
- (18) Traffic Impact analysis;
- (19) Agreements, provisions, or covenants which govern the use, maintenance, and continued protection of the planned-unit-development PUD and any of its common areas or facilities;
- (20) Development commitments for all infrastructures and related matters;
- (21) When determined necessary to adequately assess the compatibility of proposed uses to existing or other proposed uses, their relationship to

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open space, recreation facilities, or traffic impacts, or to assess requests for reductions in dimensional standards, the Development Services Director may request schematic architectural drawings (floor plans, elevations, perspectives) for all proposed structures and improvements, as appropriate.

- SEC. 2.7.3.2.1 Preapplication Conference. Prior to submission of a formal application for rezoning to PUD, the applicant shall confer with the Development Services Director and other County staff, agencies, and officials involved in the review and processing of such applications, and related materials. The applicant is further encouraged to submit a tentative land use sketch plan for review at the conference, and to obtain information on any projected plans or programs relative to possible applicable Federal or State requirements or other matters that may affect the proposed planned-unit development PUD.
- SEC. 2.7.3.2.1 (3) Conformity of the proposed Planned-Unit Development PUD with the goals, objectives and policies of the Growth Management Plan.
- SEC. 2.7.3.2.1 (5) The adequacy of useable usable... (FOR CONSISTENCY THROUGHOUT THIS DIVISION)
- SEC. 2.7.3.2.5 (3) Conformity of the proposed Planned-Unit Development PUD with the goals, objectives and policies of the Growth Management Plan.
- SEC. 2.7.3.2.5 (5) The adequacy of useable usable... (FOR CONSISTENCY THROUGHOUT THIS DIVISION)
- SEC. 2.7.3.3 Effect of Planned Unit Development Zoning. If approved by the Board of County Commissioners, the Master Plan for Development and all other information and materials formally submitted with the petition shall be considered and adopted as an amendment to the Zoning Code and shall become the standards of development for the subject planned unit-development PUD. Thenceforth, development in the area delineated as the PUD District on the Official Zoning Atlas shall proceed only in accordance with the adopted development regulations and PUD Master Plan for said PUD District.

Before development of any type may proceed, all agreements, conditions of approval...

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- SEC. 2.7.3.4 (1) Fail to obtain approval for improvement plans or a development order for all infrastructure improvements to include utilities, roads and similar improvements required by the approved PUD Master Plan or other development orders for at least fifteen percent (15%) percent...
- SEC. 2.7.3.5.1 Substantial/Insubstantial Changes. Any substantial change(s) to an approved P+U+D+ PUD Master Plan shall require...
- SEC. 2.7.3.5.1 (1) There is a proposed change in the boundary of the Planned-Unit-Development PUD; or
- (3) There is a proposed decrease in preservation, conservation, recreation or open space areas within the development not to exceed five percent (5%) percent of the total average acreage previously designated as such, or five (5) acres in area-7,1 or
- (10) The proposed change is to a Planned-Unit Development PUD dDistrict designated as a Development of Regional Impact (DRI) and approved pursuant to Sec<sup>r</sup> Chapter 380.06, Florida Statutes.
- SEC. 2.7.3.5.2 (2) Upon completion of the review, the Development Services Director, shall provide a written determination to the applicant, or his legal representative, confirming that the proposed change(s) do or do not constitute a substantial change to the approved PUD Master Plan based upon the evaluation of the criteria described in Sec. 2.7.2.5.1 Such Any such determination made by the Development Services Director may be appealed to the Board of County Commissioners.
- SEC. 2.7.3.5.5 Language Changes. Language changes to a previously approved Planned-Unit-Development PUD Document shall require the same procedure as for amending the eOfficial zoning aAtlas.
- SEC. 2.7.3.5.6 Minor Changes Not Otherwise Provided For. It shall be understood that while a Planned-Unit-Development PUD is required...
- SEC. 2.7.3.6 (8) Copies of all required monitoring reports, completed in past year (i.e., Traffic, Well Field, etc.)

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- SEC. 2.7.3.7 Violations. Violation of this section shall be enforced as provided in Div. 1.89.
- SEC. 2.7.5.4 Notice of Planning Commission Public Hearing.  
Notice of public hearing before the Collier-County Planning Commission...  
  
Notice of the time and place of the public hearing before the Collier-County Planning Commission shall be at least fifteen (15) days in advance of the hearing by mail to all owners of property within three hundred feet (300') feet of the property lines of the land for which a variance is sought.
- SEC. 2.7.5.5 Planning Commission Public Hearing. The public hearing shall be held by the Collier-County Planning Commission....
- SEC. 2.7.5.6 Findings. Before any variance shall be recommended for approval to the Board of Zoning Appeals, the Collier-County Planning Commission...
- SEC. 2.7.5.6 DELETE EXTRA LINE BETWEEN NOS. 2 & 3.
- sec. 2.7.5.6 (3) Will a literal interpretation of the provisions of this Land-Development-Regulations Zoning Code deprive the applicant of rights commonly enjoyed by other properties in the same zoning district under the terms of this Land-Development-Regulations Zoning Code and work unnecessary and undue hardship on the applicant?
- SEC. 2.7.5.7 Conditions and Safeguards. In recommending approval of any variance, the Collier-County Planning Commission may recommend appropriate conditions and safeguards in conformity with the this Zoning Code,...
- SEC. 2.7.5.8 Recommendation of Denial. If the Collier-County Planning Commission recommends...
- SEC. 2.7.5.9 Status of Planning Commission Report and Recommendations. The report and recommendation of the Collier-County Planning Commission required above shall be advisory only and shall not be binding upon the Board of Zoning Appeals.
- SEC. 2.7.5.10 Notice of Board of Zoning Appeals Public Hearing. Upon completion of the Ppublic Hhearing before the Collier-County Planning Commission, notice of Ppublic Hhearing shall be given at least fifteen (15) days in advance of the Ppublic Hhearing for the Board of Zoning Appeals. The owner of the

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property for which the variance is sought, or his agent or attorney designated by him on his petition, shall be notified by mail. Notice of Public Hearing shall be advertised...

- SEC. 2.7.7.2.3 Preapplication Conference. LAST SENTENCE ONLY  
Depending on the type of development proposed, the applicant may take the form of, or be combined with, an application for a planned unit development (PUD), a rezone, or an affordable housing density bonus development agreement.
- SEC. 2.7.7.2.4 (6) Whether the affordable housing density bonus is requested in conjunction with an application for a planned unit development (PUD), an application for rezoning, or an affordable housing density bonus development agreement;
- SEC. 2.7.7.2.7 Review and Recommendation by the Planning Commission. Upon receipt by the Planning Commission of the application for affordable housing density bonus and the written recommendation and report of the Housing and Urban Improvement Director, the Planning Commission shall schedule and hold a properly advertised and duly noticed public hearing on the application. If the application has been submitted in conjunction with an application for a planned-unit-development (PUD), then the hearing shall be consolidated and made a part of the public hearing on the application for the planned-unit-development PUD before the Planning Commission, and the Planning Commission shall consider the application for affordable housing density bonus in conjunction with the application for the planned unit development (PUD). If the application has been submitted in conjunction with an application for a rezoning, then the hearing shall be consolidated and made a part of the public hearing on the application for rezoning before the Planning Commission, and the Planning Commission shall consider the application for affordable housing density bonus in conjunction with the application for rezoning. In the event that the application for affordable housing density bonus has not been submitted in conjunction with an application for planned-unit-development (PUD) or an application for rezoning, then the application for affordable housing density bonus shall nonetheless be treated as a rezoning on the property and shall comply with the requirements of this Section. After the close of the public hearing, the Planning Commission shall review and evaluate the application in light

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of the requirements of this dDivision and the requirements for a rezoning, and shall recommend to the Board of County Commissioners that the application be denied, granted or granted with conditions. However, in the event that the application for affordable housing density bonus does not change the densities or intensities of use or the zoning on the property and does not require a rezoning or planned-unit-development PUD application (i.e., an application to maintain the existing zoning on the property in the face of a downzoning through the Zoning Reevaluation Program), then the application for affordable housing density bonus shall comply with the requirements for development agreements under the Collier County Development Agreement Ordinance, as well as the requirements of this Section, in lieu of compliance with the rezoning requirement referenced in this sSection.

- SEC. 3.2.7.1.12 The incorporation and compatible development of present and future streets as shown on the Transportation Traffic Circulation Element of the Collier County Growth Management Plan, when such present or future streets are affected by the proposed subdivision.
- SEC. 3.3.5 SITE DEVELOPMENT PLAN (SDP) REVIEW PROCEDURES.
- SEC. 3.3.5.4.2 (8) (d) Location and arrangement of all proposed buildings (~~including~~) existing buildings that are to remain).
- (o) (4) All parking areas and drive\_aisles.
- SEC. 3.3.5.5.1 (6) Off\_Sgtstreet parking; location, parking layout dimensions, on-site traffic circulation, and landscaping, including all handicap parking and access provisions.
- SEC. 3.3.8 SITE DEVELOPMENT PLAN TIME LIMITS. Approved Ffinal Ssite Bdevelopment plans shall remain in force for two (2) years. If no development (actual construction) has commenced within two (2) years, the Ssite Bdevelopment Pplan shall expire. One (1) one-year extension may be granted for good cause shown upon written application submitted to the Development Services Director prior to expiration of the preceding approval. When extending the Ffinal Ssite Bdevelopment Pplan approval, the Development Services Director shall require the approval to be modified to bring the plan into compliance with any new provision of ef this Code in effect at the time of the extension request.

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DIV. 6.3

Adult Congregate Living Facility (ACLF): Any building(s), section of a building, distinct part of a building, residence, private home, boarding home, or other place, whether operated for profit or not, which undertakes through its ownership or management to provide for a period exceeding twenty-four (24) hours, housing, food service, and one (1) or more personal services for four (4) or more adults, not related to the owner or administrator by blood or marriage, who require such services and to provide limited nursing services, when specifically licensed to do so pursuant to Florida Statute 400.407. The facility shall be licensed and approved as such by Florida Department of Health and Rehabilitative Services. A facility offering personal services or limited nursing services for fewer than four (4) adults is within the meaning of this definition if it formally or informally advertises to or solicits the public for residents or referrals and holds itself out to the public to be an establishment which regularly provides such services.

Affordable Housing: A residential dwelling unit with a monthly rent or monthly mortgage payment, including property taxes and insurance, not in excess of one-twelfth (1/12) of ~~thirty percent (30%)~~ percent of an amount which represents ~~fifty percent (50%)~~ percent (for very low income), ~~eighty percent (80%)~~ percent (for low income), or ~~one hundred percent (100%)~~ percent (for moderate income) of the median adjusted gross annual income for the household as published annually by the U.S. Department of Housing and Urban Development within the Naples Metropolitan Statistical Area (MSA).

Affordable Housing Density Bonus (\*AHDB\*):

Affordable Housing Density Bonus (\*AHDB\*) Program:

Affordable Housing Density Bonus (\*AHDB\*) Rating System:

Affordable Housing Rental Unit: Affordable housing in the form of a residential dwelling unit solely for lease or rent designated and reserved for occupancy by a moderate, low, or very low income households household...

Artificial Light: Any source of light emanating from a man-made device...

Blaster: An individual employed by a User who detonates or otherwise effects the explosion of an explosive or who is in immediate charge and supervision of one (1) or more...

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Block: The length of a street between the intersections of that street with two (2) other streets...

Campsite Lot: Shall mean an area of land where recreational vehicles supported by a fixed motor vehicle wheel base and includes, but it not limited to, travel trailers, camping trailers, truck campers, motor homes, van conversions, each of which shall not exceed two hundred and forty (240) square feet; may be parked for periods of time as herein regulated.

Camping Trailer: Is a vehicular portable unit...

Care Unit: A residential treatment facility, other than a nursing home, where, for compensation (if applicable), persons receive food, lodging and some form of on-site therapeutic care on a daily basis. This type of care may involve psychiatric, psychological, medical, physiological therapies, behavior modification and other such services. This type of facility shall contain fifteen (15) or more residents, plus resident supervisors, and shall permit all of the list of uses as permitted by Group Care Facilities (Category I and Category II, (i.e., adult congregata living facilities, foster care facilities, the developmentally disabled, crisis and attention care, displaced adult care, homeless shelters, mental health care, offender halfway houses, spouse abuse care, substance abuse care, and youth shelters). [SEE SEC. 2.6.26]

Cardport: An accessory structure, consisting of a roof and supporting members, such as columns or beams, -not enclosed from the ground to the roof on at least two (2) sides...

Certified Survey: Certified survey, map of survey, sketch of survey, plat of survey, right-of-way survey, or other similar titles shall mean any drawing of a parcel or tract of real property used for the purpose of depicting the results of a field survey. Each survey drawing shall state the type of survey it depicts as defined in Rule 21, Minimum Technical Standards, and be certified by a professional land surveyor.

Child Care Center: An establishment which provides for the care, protection, and supervision of a child; for a period of less than twenty-four (24) hours a day...

Church or Place of Religious Worship. An institution that people regularly attend to participate in or hold religious services and other related religious



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activities. Other religious activities that may be conducted by churches or places of religious worship include on-site child care...

Crosswalk: A right-of-way within a block dedicated to the public use, ten feet (10') feet or more in width, intended primarily for pedestrians and from which motor-propelled vehicles...

Cul-de-sac or Dead End Street: A minor street with only one (1) outlet terminating at one (1) end with a circular turn-around turnaround.

DELETE EXTRA SPACE BETWEEN b. & c. UNDER DEFICIENT ROAD SEGMENT:

Delicatessen: A service facility where foods such as meats, sandwiches, cheeses, salads and fish are prepared and sold or where these foods are sold in a ready-to-eat state normally for off-premises consumption. On-site consumption is allowed as an accessory use where the seating is provided for ten (10) customers or less. Customer seating above ten (10) would make the business a restaurant.

Drive-Through or Drive-Up Business: An establishment that includes a drive-up or drive-thru service...

Dwelling: Any building, or part thereof, intended, designed, used or occupied in whole or in part as the residence or living quarters of one (1) or more persons,...

Dwelling. Garden Apartment: A dwelling unit which is accessed from an interior common space in a building consisting of more than one (1) dwelling unit...

Dwelling. Multiple-Family: A group of three (3) or more dwelling units within a single conventional building, attached side by side, or one (1) above another,...

d. Any multiple-family dwelling in which dwelling units are available for rental for periods of less than one (1) week...

Effective Radius (Communication Towers): A radius of six (6) miles from a respective tower unless a lesser radius has been approved.

Excavation: The removal of any material to a depth of greater than three feet (3') feet below existing grade over any area, or one foot (1') feet below existing grade over an area greater than ten thousand (10,000) square feet.

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Family Day Care Home:

- (a) A family day care home may care for a maximum of five (5) preschool children from more than one (1) unrelated family and a maximum of five (5) elementary school siblings of the preschoolers in care after school hours. The maximum number of five (5) preschool children...
- (b) When the home is licensed and provisions are made for substitute care, a family day care home may care for a maximum of five (5) preschool children from more than one (1) unrelated...
- (c) When the home is licensed and provisions are made for substitute care, a family day care home may care for a maximum number of seven (7) elementary school children from more than one (1) unrelated family receiving care after school hours. Preschool children shall not be in care in the home. The total number of elementary school children in the home may not exceed seven (7) under this paragraph.

Flagging (Sea Turtles): The clear delineation of a sea turtle nest by placing three (3) or more stakes in the ground around, but not in, the nest and connecting the stakes with colored surveyor flagging tape.

Floor Area: The sum of the gross horizontal areas of the several floors of a building measured from the exterior faces of the exterior walls or from the centerline of common walls separating two (2) buildings, excluding attic areas with a headroom of less than seven feet (7) feet, enclosed or unenclosed stairs or fire escapes, elevator structures, cooling towers, areas devoted to air conditioning, ventilating or heating or other building machinery and equipment, parking structures, and crawl space where the ceiling is not more than an average of forty-eight inches (48") inches above the general finished grade level of the adjacent portion of the lot, except as may be otherwise indicated in relation to particular districts and uses.

Frontage: The length of the property line of any one (1) premises along a street on which it borders borders.

Horizontal Condominium Parcel: A condominium property, as defined in Sec. 718.103(11), Florida Statutes, as amended, which is subject to the exclusive operation and administration by a single condominium association; or a two-dimensional...

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Horizontal Cooperative Parcel: A cooperative property, as defined in Sec. 719.103(11), Florida Statutes, as amended, which is subject to the exclusive operation and administration by a single condominium association, or

A two-dimensional cooperative unit as defined in Sec. 719.103(14), Florida Statutes, as amended, sometimes referred to as a land condominium, or...

Hospital: A building or group of buildings having facilities for over-night care of one (1) or more...

Impact Statement: A statement describing the affect effect of the proposed development upon the economic, social, environmental, biological and physical resources of the County and the area proposed for development.

Level dDay/nNight: A day/night twenty-four (24) hour average sound level...

Level of Service (LOS): An indicator of the extent or degree of service provided by, or proposed to be provided by, a Public Facility based on...

Lot, Corner: A lot located at the intersection of two (2) or more streets. A lot abutting a curved street or streets shall be considered a corner lot if straight lines drawn from the foremost points of the side lot lines to the foremost point of the lot meet at an interior angle of less than one hundred thirty-five (135) degrees.

Lot Frontage: The front of an interior lot is construed to be the portion nearest the street. For the purpose of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to streets are to be considered frontage, and yards shall be as set out in this Unified Land Development Code.

Lot, Interior: A lot other than a corner lot, with only one (1) frontage on a street.

Lot Measurement, Width: Width of a lot shall be considered to be the average distance between straight lines connecting front and rear lot lines at each side of the lot, measured as straight lines between the foremost points of the side lot lines in front (where they intersect with the street line) and the rearmost points of the side lot lines in the rear, provided however, that the width between the side lines at their foremost points in the front shall not be less than eighty percent (80%) percent of the required lot

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width, except in the case of lots on the turning circle of a cul-de-sac when the eighty percent (80%) requirement shall not apply...

Lot, Through: A lot other than a corner lot, with frontage on more than one (1) street. Through lots abutting two (2) streets may be referred to as double frontage lots.

Mansard Roof: As roof that has two (2) slopes on all four (4) sides, with the lower slope steeper than the upper.

Metropolitan Statistical Area (MSA): As defined by the U.S. Census, one (1) or more entire counties economically and socially integrated that have a large population center which meets the following criteria:

- a. One (1) central city with fifty thousand (50,000) inhabitants or more; or
- b. A central city with at least twenty-five thousand (25,000) inhabitants provided:
- c. That the city's population taken together with that of contiguous places totals at least fifty thousand (50,000) inhabitants and constitutes, for general economic and social purposes, a single community; and
- d. That the county or counties in which these places are located have at least seventy-five thousand (75,000) inhabitants.

Mixed Use: A development made up of a combination of uses usually found in separate districts. Examples of mixed uses may include: two (2) or more types...

Mobile Home Park: The premises where mobile homes are parked for non-transient living or sleeping purposes...

Mobile Home Site: A lot or parcel of ground within a mobile home park or subdivision, designated for the accommodation of not more than one (1) mobile home.

Mobile Home Subdivision: The premises where mobile homes are parked for non-transient living or sleeping purposes and where lots are set aside or offered for sale for use by mobile homes for living or sleeping purposes in accordance with the Unified Land Development Code, including any land, building, structure, or facility used by occupants of mobile homes on such premises.

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Multiple Occupancy: A parcel of property, or parcel of contiguous properties, existing as a unified or coordinated project, with a building or buildings housing more than one (1) occupant.

Nesting Zone (Sea Turtles): The region extending from the mean high tide mark to one hundred feet (100') feet landward of the beginning of the dune vegetation line. For beaches without dune vegetation, the nesting zone will extend three hundred feet (300') feet landward of mean high tide.

Park Model Travel Trailer: A transportable unit which is built on a single chassis and is designed to provide seasonal or temporary living quarters when connected to utilities necessary for operation of installed fixtures and appliances. The total area of the unit in a setup mode, when measured from the exterior surface or the exterior stud walls at the level of maximum dimensions, not including any bay window, does not exceed four hundred eighty (480) square feet.

Parking, Stacked: The parking of motor vehicles in such a manner that parked vehicles may not have direct access to the public right-of-way or open and unobstructed internal access drives to and from the public right-of-way without moving one (1) or more adjacent vehicles.

Public Water System: A system for the provision to the public of piped water for human consumption, if such a system has at least fifteen (15) service connections or regularly serves at least twenty-five (25) individuals daily at least sixty (60) days out of the year.

Recycling: The recovery of useful materials from the waste stream and reintroduction of such materials into the production stream via a three-stage...

Removal of Exotic Vegetation: The physical killing or destruction of Exotic Vegetation; this may include approved herbiciding with the dead vegetation remaining in place.

Resource Recovery Facility: A place where the materials reclaimed at a Transfer Station, and in addition scrap, salvage, second-hand secondhand building materials and other construction site waste, are processed by cleaning, shredding, chipping, grinding, milling, crushing or other similar processes to create the raw materials used by industry for the production of a finished product. Those activities permitted to be conducted at a Transfer Station may also be conducted

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at these facilities. This definition does not include the processing of used, discarded, or salvaged materials incidental to manufacturing activity on the same site where such processing occurs. Also excluded from this definition are automobile wrecking yards.

Restaurant, Drive-through: A fast-food facility with one (1) or more drive-through lanes...

Restaurant, Fast-Food: An establishment where food is prepared and served to the customer in a ready-to-consume state for consumption either within the restaurant building, outside the building but on the same premises, or off the premises and having any combination of two (2) or more of the following characteristics:

- d. A kitchen area in excess of fifty percent (50%) of the total floor area.

Restaurant, Sit-Down: A restaurant where food is ordered from a menu, normally while seated at a table, and where table service is provided. Cafeterias are deemed sit-down restaurants for the purpose of this Unified Land Development Code.

Restaurant, Walk-up: A fast-food facility with one (1) or more walk-up windows. This type of facility has no indoor seating or drive-through windows, but may have outdoor seating.

Resultant Peak Particle Velocity: A measurement of the speed of oscillation of the particles of a medium when a shock wave travels through the medium. The Resultant Peak Particle Velocity shall be calculated as the vector sum of the peak particle velocity in three (3) mutually perpendicular planes of motion at any one (1) instant in time.

Runway Clear Zone: A trapezoidal area underneath the inner-edge inner edge of any runway approach surface where that surface is fifty feet (50') feet or less above the runway elevation. The Runway Clear Zone begins at the end of each primary surface, and is centered upon the extended Runway centerline.

Schools, Commercial: A school for such activities as: art; bartending; business, general; clerical, including court reporting; secretarial and similar areas; computer and data processing; crafts; dance instructions, including folk, tap, ballet, modern, and ball-room ballroom; driving school, (automobile and motorcycle only); gymnastics; law, including paralegal; oriental martial arts; real estate,

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including appraisal, and the like. (IS "and the like" REFERRING TO THE ENTIRE CATEGORY OR REAL ESTATE ONLY??)

Schools, Public: A facility that provides a curriculum or of elementary and secondary...

Sewerage System, Individual: A system designed to serve one (1) unit...

Sign, Abandoned: Any sign or sign structure expressly installed for the purpose of affixing a sign, which bears no sign or copy for ninety (90) consecutive (90) days or more, or for a period of ninety (90) consecutive (90) days or more, displays information which incorrectly identifies the business, owner, lessor, or principle principal activity conducted on the site, or which, through lack of maintenance, becomes illegible, or nearly so, or is in a state of disrepair. Signs displaying an "available for lease" or similar message, or partially obliterated faces which do not identify a particular product, service, or facility, shall be deemed abandoned.

Sign, Banner: A temporary sign such is used to announce open houses, grand openings or special announcements.

Sign, Billboard: Any sign structure advertising an establishment, merchandise, service, or entertainment which is not sold, produced, manufactured, or furnished at the property on which the sign is located.

Sign, Directional: An on-premises sign giving direction, instructions, or facility information such as parking or entrance or exit signs, and which may contain the name, logo, service or activity of an establishment.

Sign, Directory: An on-premises sign of permanent character indicating the name of two (2) or more persons or businesses associated with, or events conducted upon...

Sign, Double Faced: A sign having two (2) display surfaces, not necessarily displaying the same copy, which are usually parallel and back-to-back and not more than twenty-four inches (24") apart. Double-faced signs shall be measured by only one (1) side if both sides are advertising the same business, commodity, or service.

Sign, Inflatable: Any object made of plastic, vinyl, or other similar material, that, when inflated with gaseous, or air, represents, advertises, or otherwise draws attention to a product, service, or activity.

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Sign, Mansard: Any sign which is attached to a mansard-style roof with the face...

Sign, Nonconforming: Any sign or advertising structure lawfully in existence within Collier County on the effective date of this Ordinance Code, which by its height, area, location, use or structural support does not conform to the requirements of this Ordinance Code. This definition shall not be construed to include signs specifically prohibited by Section-5-00-of this Ordinance Code.

Sign, Pole: A sign, independent of support from any building, that is mounted on free-standing freestanding poles or other supports.

Sign-V-Shaped: Two (2) single-face freestanding signs that are constructed in the form of a "V" when viewed from above, provided the internal angle at the apex is not more than ninety degrees (90 ), and the two (2) faces are not separated by more than six inches (6") at the apex.

DELETE EXTRA SPACE BETWEEN SIGN, VEHICLE & SIGN, WALL OR FASCIA

Sign, Window: A window sign which is painted on, attached to, or visible through a window, excluding displays of merchandise, and shall not exceed twenty-five percent (25%) percent of the total window area in the same vertical plane at the same floor level on the side of the building or unit upon which the signs are displayed.

Single Occupancy: A parcel of property existing as a single project, with the building or buildings housing only one (1) occupant.

Site Alteration: Any modification, change, or transformation of any portion of a lot or parcel of land including, but not limited to, the removal, displacement or relocation of trees, plants and vegetation; the addition, disturbance, or removal of earth materials; the creation, retention, or relocation of drainage courses or water areas.

Site Alteration Plan: A graphic representation, along with supportive information and data, depicting the intended site alterations.

Site Development Plan: A graphic representation, together with supportive information and data, that clearly depicts the proposed project on a particular lot or parcel of land...



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Street, Public: Any street designated to serve more than one (1) property owner, which must be dedicated to the public and be accepted by the Board of County Commissioners.

Strip Lighting: DELETE FIRST DEFINITION SINCE IT IS A DUPLICATION OF THE SECOND, EXCEPT THE FIRST DOES NOT HAVE "SEE DIV.2.5"

Substantial Improvement: Any repair, reconstruction, or improvement of a sign, the estimated cost of which equals or exceeds fifty percent (50%) percent of the market value...

Supermarket: A departmentalized self-service retail market which primarily sells food items, but also may sell household items, personal items and other merchandise. A supermarket is to be distinguished from a grocery store on the basis of scale, being usually twenty thousand (20,000) square feet or larger in size, and the broader mix of goods and services.

Takeout Prepared Food Store: A service facility where foods such as pizzas, oriental food, yogurt, bakery products, health foods, candy and popcorn are prepared and sold or where these foods are sold in a ready-to-eat state normally for off-premises consumption. On-site consumption is allowed as an accessory use where the seating is provided for ten (10) customers or less. Customer seating above ten (10) would make the business a restaurant.

Test Hole or Test Boring or Foundation Hole: ENTIRE HEADING SHOULD BE UNDERLINED, NOT JUST PORTIONS OF IT

Traffic Control Devices: Any mechanism used to regulate traffic, such as pavement stripping, signs...

Trailer, Camping or Pop-out: A wheeled conveyance...

Trailer, Travel: A vehicular, portable structure built on a chassis, designed to be used as a temporary dwelling for travel, recreational and vacation purposes, which: (1) is identified by the manufacturer as a travel trailer; (2) does not exceed four hundred eighty (480) square feet in gross floor area.

Transfer Station: A place for reclaiming of recyclable materials by collecting, receiving, sorting, bailing and otherwise preparing these materials for transfer or sale to a Resource Recovery Facility. With the exception of nonferrous material, this activity does not include the reclaiming of any scrap, salvage, second-hand secondhand

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building materials or other construction site waste, junk automobiles, or second-hand secondhand automotive parts.

Travel Trailer/Park Model Lots: Shall mean an area of land where travel trailers, park models and other recreational vehicles, with or without a fixed motor vehicle wheel base, may be located and which recreational vehicle may exceed an area of two hundred and forty (240) square feet.

Tree, Shade: A self-supporting woody plant of a species normally growing to a mature height of at least twenty feet (20') feet and a mature spread of at least fifteen feet (15') feet.

Very Low Income: The total annual adjusted gross household income which does not exceed fifty percent (50%) percent of the median annual adjusted gross income, as published...

DELETE EXTRA SPACE BETWEEN VIABLE WETLAND & VISUAL RUNWAY

Yard: The required open space, unoccupied and obstructed by any structure or portion of a structure from thirty inches (30") inches above the general ground level...

Yard, Front:

THIRD PARAGRAPH:

In the case of through lots, unless the prevailing front yard pattern on the adjoining lots indicate otherwise, a full depth front yard shall be provided on all frontages. Where one (1) of the...

FIFTH PARAGRAPH:

Where lots in residential districts comprising forty percent (40%) or more of the frontage on one (1) side of a street...

Yard, Side: DELETE THE EXTRA SPACE BETWEEN THE FIRST & SECOND PARAGRAPHS

SEC. 5.14.3.1 The Board of County Commissioners shall appoint one (1) member from each of the following categories:

1. History;
2. Archaeology;
3. Real Estate, Land Development, or Finance;

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4. Architecture, Engineering, Building Construction, & Landscape Architecture;
5. Law or Urban Planning.

The two (2) remaining positions shall be filled by citizens at large.

SEC. 5.14.3.3

Initially, two (2) members shall be appointed to one-year terms, two (2) members shall be appointed to two-year terms, and three (3) members shall be appointed to three-year terms. After initial appointments, all appointments shall be made for three (3) years. A Preservation Board member shall be eligible for reappointment, but shall be limited to two (2) consecutive terms. Members of the Preservation Board shall serve without compensation. Prior to the expiration of his or her term, a member of the Preservation Board may be removed from office by a majority vote of the Board of County Commissioners. A Member of the Preservation Board shall be automatically removed if he is absent from two (2) consecutive meetings without a satisfactory excuse or, in the alternative, if he is absent from more than one-fourth (1/4th) of the meetings in a given fiscal year. Members shall be deemed absent from a meeting when they are not present during at least seventy-five percent (75%) of the meeting. The Board of County Commissioners shall fill the vacancy by appointment.

SEC. 5.14.4.1

The members of the Preservation Board shall elect a chairman and a vice-chairman for a one-year term each. The chairman shall preside at all meetings and shall have the right to vote. The vice-chairman shall preside in the absence of the chairman. The chairman and vice-chairman may be re-elected for an additional one-year term each, but may not serve for more than two (2) consecutive years.

SEC. 5.14.4.2

Collier County shall provide adequate staff to allow the Preservation Board to perform its duties. Staff shall consist of at least one (1) person from Community Development Services Division and one (1) clerical person who shall be responsible for recording and transcribing the minutes of all meetings of the Preservation Board.

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- SEC. 5.14.4.5 The Preservation Board's meeting agenda shall be published the Sunday prior to the scheduled meeting in a newspaper of general paid circulation in the eCounty and of general interest and readership in the ecommunity. The ad may be placed where other legal notices appear.
- SEC. 5.14.5.2 To create a map delineating the areas of archaeological and historical significance which shall be subject to approval, by resolution, of the Board of County eCommissioners. This map shall be known as "The Map of Areas of Historical/Archaeological Probability" and shall be completed within one (1) year from the date of the first meeting of the Preservation Board.
- SEC. 5.14.5.3 Maintain and update the Map of Areas of Historical/Archaeological Probability at intervals not to exceed five (5) years...
- SEC. 5.14.5.5 To seek assistance and advise advica on technical related matters requiring professional expertise; DELETED EXTRA SPACE BETWEEN SEC. 5.14.5.5 & SEC. 5.14.5.6
- SEC. 5.14.5.6 To maintain a master file of sites, districts, structured structures, buildings...
- SEC. 5.14.5.8 To increase the awareness of historic and archaeological preservation and its community benefits by Ppromoting public education programs;
- SEC. 5.14.5.9 To apply for, in the name of Collier County only, grant assistance from state, federal or private sources for the purpose of furthering historic and archaeological preservation subject to approval of the Board of County Commissioners; ;
- SEC. 5.14.5.12 To identify criteria for determining the potential location of historical/archaeological sites which shall be used by Project Review Services during site inspection; ;
- SEC. 5.14.5.14 To issue Certificates of Appropriateness based on criteria outlined in the U.S. Secretary of the Interior's "Standards for Rehabilitation" 36 C.F.R. 67 (1983), as amended, and incorporated by reference herein; ;
- SEC. 5.14.5.15 To design an application for an Historical/Archaeological Survey and Assessment waiver request; ;

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- SEC. 5.14.5.17 To design an application for designation of specific sites, districts, structures, buildings, and properties as historically/archaeologically significant;
- SEC. 5.14.5.18 To perform any other function or duty assigned by the Board of County Commissioners.

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SEC. 2.1.2 SECOND PARAGRAPH:

This Code intends to accomplish and to provide for efficiency and economy in the process of future development and redevelopment; appropriate use of land; preservation, protection, conservation, and development of the natural resources of land, water and air; convenience in circulation of traffic for the transport of people, goods, and commodities; protection...

SEC. 2.1.4 ESTABLISHMENT OF OFFICIAL ZONING ATLAS. The location and boundaries of the zoning districts established in this Code shall be set forth and shown on the official Zoning Atlas of Collier County which is incorporated by reference into this Code as if fully described and set forth herein. The district symbol or symbols as set forth in this Zoning Code shall be used to designate each district on the official Zoning Atlas.

SEC. 2.1.4 THIRD PARAGRAPH:

A copy of the official Zoning Atlas shall be located...

SEC. 2.1.5 AMENDMENT TO THE OFFICIAL ZONING ATLAS. If, pursuant to the terms of this Code and the applicable Laws of Florida, amendments are made to the districts, boundaries, or other matters portrayed on the official Zoning Atlas, such amendments shall be entered on the official Zoning Atlas by the Development Services Director within twenty (20) days after amendment. Failure to so enter any such amendments within twenty (20) days shall not affect the validity of any such amendments. However, no amendment to this Zoning Code which involves a matter portrayed on the Official Zoning Atlas shall become effective until such change and entry has been made on the Official Zoning Atlas in the manner herein established. Each amended page of the official Zoning Atlas shall contain an entry which reads as follows: "On \_\_\_\_\_, 19\_\_\_\_, by Ordinance No. \_\_\_\_\_, the following amendments were made to the official Zoning Atlas: [include brief description of nature of amendment]," which entry shall be attested by the Clerk of the Circuit Court.

SEC. 2.1.6 UNAUTHORIZED AMENDMENTS TO OFFICIAL ZONING ATLAS OR CODE PROHIBITED. No changes of any nature shall be made in the official Zoning Atlas or any matter...

SEC. 2.1.7 FINAL AUTHORITY OF OFFICIAL ZONING ATLAS AND CODE. Regardless of the existence of purported copies of the official Zoning Atlas or other parts of this Zoning

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Code, which from time to time may be made or published, the official zoning atlas located in the Office of the Clerk shall be the final authority as to the current zoning of all land and water in unincorporated Collier County; and the Zoning Code...

SEC. 2.1.8 RETENTION OF EARLIER ZONING MAPS OR ATLASES. All zoning maps or atlases, or remaining portions thereof, which have had the force and effect of official zoning maps or atlases for Collier County prior to the effective date of adoption of this Zoning Code shall be retained as a public record as a guide to the zoning status of lands and waters prior to such date. Upon the date of adoption of this Zoning Code, the immediately prior official zoning atlas of that date shall be microfilmed and such filmed record retained permanently in a place separate from the original prior official zoning atlas.

SEC. 2.1.9 REPLACEMENT OF OFFICIAL ZONING ATLAS. If the official zoning atlas, or any page or portion thereof, becomes damaged, lost, destroyed, or difficult to interpret by reason of the nature or number of changes, the Board of County Commissioners may by ordinance adopt a new official zoning atlas, or any page or pages thereof, which shall supersede the prior official zoning atlas or page or pages thereof. The new official zoning atlas, or page or pages thereof, may correct drafting or other errors or omissions in the prior official zoning atlas, or page or pages thereof, but no such correction shall have the effect of amending the original official zoning atlas, or page or pages thereof.

If in the process of adopting a replacement official zoning atlas, or any page or pages thereof, district boundaries are changed or altered, then action in regard to such change of district boundaries shall be taken only in the form of an amendment to this Zoning Code.

The official zoning atlas, or portion thereof, shall be authenticated as for the original, with wording to the following effect: "This is to certify that this official zoning atlas (or page or pages thereof) by Ordinance No. \_\_\_\_\_ dated \_\_\_\_\_, 19\_\_\_\_, replaced the official zoning atlas (or page or pages thereof) adopted \_\_\_\_\_, 19\_\_\_\_, as part of Ordinance No. \_\_\_\_\_ of the County of Collier, Florida."

Unless the prior official zoning atlas has been totally destroyed, the prior official zoning atlas or

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any significant parts thereof remaining shall be preserved as a public record, together with all available records pertaining to its adoption or amendment.

- SEC. 2.1.13 No lot, even though it may consist of one (1) or more...
- SEC. 2.1.81 (2) If such Pprovisional Use is not provided for as...
- SEC. 2.2.1.2.1 (1) DELETE UNDERLINING UNDER "GOLF COURSES."
- SEC. 2.2.1.4.11 Landscaping. As required in Division Div. 2.4.
- SEC. 2.2.1.5 Signs. As required in Division Div. 2.5.
- SEC. 2.2.2.2.2 (4) (a) Agricultural packing, processing or similar facilities shall be located on a major or minor arterial street, or shall have access to an arterial street by a public street that does not abut or is not located within any properties zoned RSF-1-- ~~RSF-1~~, RSF-6,...
- SEC. 2.2.2.2.2 (8) (a) Receipt of a temporary use permit from the Development Services Director pursuant to Div. 2.6.33, that allows for use of a mobile home while a permanent single-family dwelling is being built;
- (b) Assurance that the temporary use permit for the mobile home will expire at the same time of the building permit for the single-family dwelling, or upon the completion of the single-family dwelling, whichever comes first; and,
- (c) Proof that prior to the issuance of a final certificate of occupancy for the single-family dwelling, the mobile home is removed from the premises.
- SEC. 2.2.2.3 (5) Aquaculture for non-native or exotic species, subject to State of Florida Game and Fresh Water Fish Commission permits.
- SEC. 2.2.2.3 (7) Private landing strips for general aviation, subject to any relevant sState and fFederal regulations.
- SEC. 2.2.2.3 (14) (k) The Plant complies with all sState and fFederal standards of performance for Portable Asphaltic Concrete Batch Plants.



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- SEC. 2.2.2.3 (16) Group Care Facilities (Category I and II); Care Units; and Nursing Homes, subject to Sec. 2.6.26.
- SEC. 2.2.3.1 Purpose and Intent. The purpose and intent of the Estates District (E) is to provide lands for low density residential development in a semi-rural environment, with limited agricultural activities. In addition to low density residential development with limited agricultural activities, the E District is also designed to accommodate as conditional uses, development that provides services for and is compatible with the low density residential, semi-rural and rural character of the E District. The E District corresponds to and implements the Estates land use designation on the Future Land Use Map of the Collier County Growth Management Plan, although in limited instances, it may occur outside of the Estates land use designation. The maximum density permissible in the Estates E District shall be consistent...
- SEC. 2.2.3.2.2 (3) Keeping of fowl or poultry, not to exceed twenty-five (25) in total number...
- SEC. 2.2.3.3 (5) Group Care Facilities (Category I and II); Care Units; and Nursing Homes, subject to Sec. 2.6.26.
- SEC. 2.2.3.4.2 Minimum Lot Width. One hundred and fifty feet (150').
- SEC. 2.2.3.4.3 (2) Side Yard. Thirty feet (30'), except for legal non-conforming lots of record, which shall be computed at the rate of ten percent (10%) percent of the width of the lot, not to exceed a maximum requirement of thirty feet (30') feet.
- SEC. 2.2.4.2.2 (2) Private boat-houses boathouses and docks, subject to Sec. 2.6.21.
- (4) Recreational facilities that serve as an integral part of a residential development and have been designated, reviewed and approved on a site development plan or subdivision master plan for that development. Recreational facilities may include, but are not limited to, golf course...
- SEC. 2.2.4.3 (7) Group Care Facilities (Category I and II); Care Units; and Nursing Homes; subject to Sec. 2.6.26.
- SEC. 2.2.5 RESIDENTIAL MULTIFAMILY MULTIPLE FAMILY-6 DISTRICT (RMF-6)
- SEC. 2.2.5.2.1 (3) Multiple-family dwellings.

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- SEC. 2.2.5.2.2 (2) Private boat-houses boathouses and docks, subject to Sec. 2.6.21.
- (4) Recreational facilities that serve as an integral part of a residential development and have been designated, reviewed and approved on a site development plan or subdivision master plan for that development. Recreational facilities may include, but are not limited to, golf course,...
- SEC. 2.2.5.3 (6) Group eCare ffacilities (Category I and II); Care Units; and Nursing Homes? subject to Sec. 2.6.26.
- SEC. 2.2.5.4.4 (1) DELETE UNDERLINING OF "PRINCIPAL STRUCTURES"
- (2) DELETE UNDERLINING OF "ACCESSORY STRUCTURES"
- Accessory Structures. Fifteen feet (15').
- SEC. 2.2.5.4.7 (2) Multi-family dwellings, in conformance with the development standards of the RMF-6 district; except non-conforming lots of record need six thousand five hundred (6,500) square feet...
- SEC. 2.2.5.4.8 Minimum Floor Area: Seven hundred fifty (750) square feet.
- SEC. 2.2.6.2.1 (4) Single-family dwelling units for existing non-conforming lots.
- SEC. 2.2.6.2.2 (2) Private boat-houses boathouses and docks, subject to Sec. 2.6.21.
- (3) Recreational facilities that serve as an integral part of a residential development and have been designated, reviewed and approved on a site development plan or subdivision master plan for that development. Recreational facilities may include, but are not limited to, golf course,...
- SEC. 2.2.6.3 (7) Group Care Facilities, (Category I and II), Care...
- SEC. 2.2.6.4.2 Minimum Lot Width. One hundred and fifty feet (150').
- SEC. 2.2.6.4.3 Minimum Yard Requirements. Thirty feet (30') with one foot (1') of additional setback for each one foot (1') of height over thirty-five feet 35-feet (35').

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- SEC. 2.2.6.4.7 Minimum Floor Area. Efficiency - four hundred and fifty (450) square feet; one bedroom- bedroom - six hundred (600) square feet; two or more bedrooms - Seven hundred and fifty (750) square feet.
- SEC. 2.2.7.2.2 (2) Private boat-houses boathouses and docks, subject to Sec. 2.6.26.
- (3) Recreational facilities that serve as an integral part of a residential development and have been designated, reviewed, and approved on a site development plan or subdivision master plan for that development. Recreational facilities may include, but are not limited to, golf course,...
- SEC. 2.2.7.3 (7) Group Care Facility, Facilities (Category I and II); Care Units; and Nursing Homes, subject to Sec. 2.6.26.
- SEC. 2.2.7.4.7 Minimum Floor Areal Efficiency - four hundred and fifty (450) square feet; one bedroom - six hundred (600) square feet; two or more bedrooms - Seven hundred and fifty (750) square feet.
- SEC. 2.2.8.1 Purpose and Intent. The purpose and intent of the Residential Tourist District (RT) is to provide lands for tourist accommodations and support facilities, and multiple family uses. The {RT} District...
- SEC. 2.2.8.2.2 (3) Private boat-houses boathouses and docks, subject to Sec. 2.6.26.
- (4) Recreational facilities that serve as an integral part of the permitted use designated on a site development plan or subdivision master plan that has been previously reviewed and approved, which may include, but are not limited to, golf course,...
- SEC. 2.2.8.3 (4) Group Care Facilities, (Category I and II); Care Units; and Nursing Homes, subject to Sec. 2.6.26.
- SEC. 2.2.9.2.2 (2) Private boat-houses boathouses and docks, subject to Sec. 2.6.21.
- (3) Recreational facilities that serve as an integral part of a residential development and have been designated, reviewed and approved on a site development plan or subdivision master plan for that development. Recreational facilities may include, but are not limited to, golf course,...

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- SEC. 2.2.9.3 (8) Group Care Facilities (Category I and II); Care Units; and Nursing Homes, subject to Sec. 2.6.26.
- SEC. 2.2.10.2.2 (2) Private boat-houses ~~boathouses~~ and docks, subject to Sec. 2.6.21.
- (3) Recreational facilities that serve as an integral part of a residential development and have been designated, reviewed and approved on a site development or subdivision master plan for that development. Recreational facilities may include, but are not limited to, golf course,...
- SEC. 2.2.10.6.4 (5) potable water storage at the rate of ~~ten (10) gal./unit~~ gallons for each unit, divided by two ~~(2)~~.
- (7) toilets and showers at the minimum rate of one ~~(1)~~ fixture for every forty ~~(40)~~ units, divided by two ~~(2)~~.
- (8) a minimum one hundred forty-four (144) square foot locked storage room.
- (16) a ~~certificate of occupancy~~ shall be issued for the emergency storm shelter before occupancy of the twenty-sixth (26th) unit is authorized. The shelter team shall be formed, trained and operational before a ~~certificate of occupancy~~ is issued for the shelter.
- SEC. 2.2.11.2 Permitted Uses. The following uses are permitted as of right, or as uses accessory to permitted uses, in the...
- SEC. 2.2.11.2.2 (3) Accessory uses and structures customarily associated with travel trailer recreational vehicle parks, including recreation facilities, (both indoor and outdoor), administration...
- SEC. 2.2.11.3 (a) One Camping Cabin per approved TTRVC ~~lot~~.
- (f) Camping ~~cabin~~ must be constructed of natural wood materials such as logs, redwood, cedar, or cypress in order that it may blend harmoniously into the natural landscape character normally found in an TTRVC or camp-ground campground setting.
- SEC. 2.2.11.4.10 (5) One ~~(1)~~ parking space per campsite or TTRV lot.
- SEC. 2.2.11.4.17 Anchoring/Sewer, Water and Electrical Connections. Park model travel trailers, when positioned on a lot in this ~~district~~, must be anchored in accordance

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with the standards set forth in the Collier-County Mobile-Home District (MH) District and TTRVC District and other applicable regulations, and be connected...

SEC. 2.2.12.1

Purpose and Intent. The provisions of this district are intended to apply to areas located adjacent to highways and arterial roads. The C-1 Commercial Professional/Transitional District is intended to permit those uses which minimize pedestrian and vehicular traffic. Landscaping, controlled ingress and egress, and other restrictions are intended to minimize frequent ingress and egress to the highway from abutting uses. The C-1 District is designed to be compatible with all residential uses as well as residential uses located along arterials. This district is also intended to apply to those areas that are transitional, located between areas of higher and lower intensity development that are no longer appropriate for residential development. The uses in this district are intended as an alternative to retail, and meet the intent of the C-1 Commercial Professional/Transitional District. Those areas identified as transitional (T) shall be further noted on the Official Zoning Atlas as C-1/T. This district is...

SEC. 2.2.12.3 (6) (h) Each residential dwelling unit shall contain the following minimum floor areas: efficiency and one bedroom = four hundred fifty (450) sq-ft square feet; two bedroom = six hundred fifty (650) sq-ft square feet; and three bedroom = nine hundred (900) sq-ft square feet;

SEC. 2.2.12.4.1 Minimum Lot Area. Twenty thousand (20,000) sq-ft square feet.

SEC. 2.2.13.1 Purpose and Intent. The purpose and intent of the Commercial Convenience District (C-2) is to provide lands...

SEC. 2.2.13.3 (h) Each residential dwelling unit shall contain the following minimum floor areas: efficiency and one bedroom = four hundred fifty (450) sq-ft square feet; two bedroom = six hundred fifty (650) sq-ft square feet; and three bedroom = nine hundred (900) sq-ft square feet.

(j) A minimum of thirty percent (30%) of the mixed use development shall be maintained as open space. The following may be used to satisfy the open space requirements: areas used to satisfy water management requirements; landscaped areas; recreation areas;

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or setback areas not covered with impervious surface or used for parking (parking lot islands may not be used unless existing native vegetation is maintained);

SEC. 2.2.14.1

Purpose and Intent. The purpose and intent of the Commercial Intermediate District (C-3) is to provide a wider variety of goods and services, in areas that have a higher degree of automobile traffic. This district is intended to be compatible with residential areas and is not intended to permit wholesaling, or activities which require outside storage of merchandise and equipment. The C-3 Intermediate District...

SEC. 2.2.14.3 (1)

Amusements and Recreations Services...

SEC. 2.2.14.3 (4)

Mixed Residential and Commercial uses, subject...

SEC. 2.2.14.3 (4)

- (b) The commercial uses in the development may be limited in hours of operation, size of delivery trucks, and type of equipment;
- (h) Each residential dwelling unit shall contain the following minimum floor areas: efficiency and one bedroom = four hundred fifty (450) sq-ft square feet; two bedroom = six hundred fifty (650) sq-ft square feet; and three bedroom = nine hundred (900) sq-ft square feet.
- (j) A minimum of thirty percent (30%) of the mixed use development shall be maintained as open space. The following may be used to satisfy the open space requirements: areas used to satisfy water management requirements; landscaped areas; recreation areas; or setback areas not covered with...

SEC. 2.2.14.3 (5)

Used Merchandise Stores (5932- except pawn shops...)

SEC. 2.2.15.2.1 (4)

Automotive Dealers and Gasoline Service Stations (groups 5511, 5531, 5541 with services and repairs as described in Section Sec. 2.5.28, 5571, 5599 new vehicles only)

(13)

Miscellaneous Repair Services (groups 7622-7641, 7699 except agricultural equipment repair, awning repair, beer pump coil cleaning and repair, blacksmith shops, catch basin, septic tank and cesspool cleaning, coppersmithing, farm machinery repair, fire equipment repair, furnace and chimney cleaning, industrial truck repair machinery cleaning, repair of service station

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equipment, boiler cleaning, tinsmithing, tractor repair)

SEC. 2.2.15 1/2.1

Purpose and Intent. In addition to the uses provided in the C-4 zoning district, the Heavy Commercial District (C-5) allows a range of more intensive commercial uses and services. The C-5 district permits heavy commercial services such as full service automotive repair, and establishments primarily engaged in construction and specialized trade activities such as contractor offices, plumbing, heating and air conditioning services, and similar uses.

SEC. 2.2.15 1/2.3 (3) Child Day Care Services (8351), provided;

SEC. 2.2.15 1/2.3 (3) (a) (1) (a) Hazardous Materials; - A material that has any of the following properties; ignitable, corrosive, reactive and/or toxic.

ADD SPACE BETWEEN (a) and (b)

(b) Toxic Substances; - A substance which is, or is suspected to be, carcinogenic, mutagenic, teratogenic, or toxic to human beings.

SEC. 2.2.15 1/2.3 (3) (e) It shall provide a minimum usable open space of not less than...

(f) It shall provide that all open spaces to be used by children will be bounded by a fence of not less than...

(g) It shall provide a landscape buffer in accordance with Division Div. 2.4.

(i) Where a Child Care Center is proposed in conjunction with, and on the same parcel as, a facility which is a permitted use, the requirements set forth in subparagraphs a-h above, with the exception of d and e, shall be used to provide the protections to the children using the Child Care Center intended by this sSection consistent with the development of the proposed permitted use.

SEC. 2.2.16.2

Permitted Uses. The following uses, as identified within the Standard Industrial Classification Manual (1987), or as otherwise provided for within this sSection, are permitted...

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- SEC. 2.2.16.2.1 (16) Health Services (8011, accessory to industrial activities conducted on-site only).
- (24) Motor Freight Transportation and Warehousing (groups 4212, 4213-4225, 4226, except...
- (27) Printing, Publishing and Allied Industries...
- (33) Transportation by Air (groups 4512-4581, except...)
- SEC. 2.2.16.3 (1) Child Day Care Services (8351), provided:
- SEC. 2.2.16.3 (1) (a) (1) (a) **DELETE UNDERLINING**  
Hazardous Materials: A material that has any of the following properties, ignitable, corrosive, reactive and/or toxic.
- (b) **DELETE UNDERLINING**  
Toxic Substances: A substance which is, or is suspected to be, carcinogenic, mutagenic, teratogenic, or toxic to human beings.
- SEC. 2.2.16.3 (3) Communications (groups 4812-4899, including...)
- SEC. 2.2.17.3 (7) Oil and gas field development and production, subject to State field development permits.
- SEC. 2.2.18.1 Purpose and Intent. The Public Use District (P) is intended to accommodate only local, state and federally owned...
- SEC. 2.2.18.2.1 (4) Communication towers,
- SEC. 2.2.18.3 (8) Mental health and rehabilitative facilities, - not for profit.
- (12) Any other public uses which are compatible in nature with the foregoing uses.
- SEC. 2.2.18.4.3 Minimum Yard Requirements: The yard requirements of the most restrictive adjoining district shall apply to all portions of the site within one-hundred one hundred feet (100') of the adjoining district.
- SEC. 2.2.18.4.3 Maximum Height: The height of the most restrictive adjoining district within one-hundred one hundred feet (100') of such district, unless exempted by Sec. 2.6.3.1.
- SEC. 2.2.18.4.4 Maximum Height: The height of the most restrictive adjoining district within one-hundred one hundred feet (100') of such district, unless exempted by Sec. 2.6.3.1.



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- SEC. 2.2.18.5 Signs: As permitted required in Div. 2.5.
- SEC. 2.2.19.2.1 (5) Nursing homes, ACLFs, family care facilities, group care facility - [Category I] subject to Sec. 2.6.26.
- SEC. 2.2.19.3 (5) Group care facility - [Category II, e[Care unit] subject to Sec. 2.6.26.
- SEC. 2.2.19.4.3 (1) Front Yard<sup>+</sup> Twenty-Five feet (25')  
(2) Side Yard<sup>+</sup> Fifteen feet (15')  
(3) Rear Yard<sup>+</sup> Fifteen feet (15')  
(4) Any Yard Abutting a Residential Parcel<sup>+</sup> Twenty-five feet (25')
- SEC. 2.2.19.4.4 Minimum Distance Between Structures: Twenty-five feet (25') or one-half [1/2] the sum of the building...
- SEC. 2.2.20.1 Purpose and Intent. The purpose and intent of establishing the Planned Unit Development (PUD) is to provide procedures and standards to encourage mixed used planned developments that may be instituted at appropriate locations, or planned developments that may or may not be mixed use in the Urban Fringe Areas, all in accordance with the planning and development objectives of the County under the Code and the Growth Management Plan. It is further the purpose and intent of these PUD regulations to encourage ingenuity, innovation and imagination in the planning, design, and development or redevelopment of relatively large tracts of land under unified ownership or control. Planned Unit Developments PUD's produced in compliance with the terms and provisions of this Code...
- SEC. 2.2.20.1 (4) The impact of a particular planned-unit-development PUD on the present...
- SEC. 2.2.20.1 (5) The development employs techniques featuring amenities and excellence in the form of variations in siting, mixed land uses and/or varied dwelling types, as well as adaptation to and conservation of the topography and other natural characteristics of the land involved. Exceptions to variations in siting, mixed land uses and/or varied dwelling types may be granted on PUD infill development.

The maximum density permissible in the planned-unit development PUD district and the...

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- SEC. 2.2.20.2.1 Relation of Planned Unit Development Regulations to the Growth Management Plan, Zoning, Subdivision, or Other Applicable Regulations. All applications for Planned-Unit-Developments PUD's shall be in full compliance with...
- SEC. 2.2.20.2.3 (3) Bind his successors in title to any commitments made under section Sec. 2.2.20.
- SEC. 2.2.20.2.4 Minimum Area Required. The minimum area required for a Planned Unit-Development {PUD} District shall be ten (10) contiguous acres except when located within an Activity Center or within the Urban Fringe Areas as designated on the Future Land Use Map of the Growth Management Plan where no minimum acreage requirements must be met. For infill parcels, as defined in Article 6 and the Growth Management Plan, the minimum area required for a Planned-Unit-Development {PUD} shall be two (2) contiguous acres.
- SEC. 2.2.20.3 Development Standards. In addition to all general provisions and procedures established in Sec. 2.2.20.2, the following specific requirements, limitations and standards shall apply to all PUD Districts except that Sec. 2.2.20.3.1 shall not apply when there is no residential component within the PUD and Sec. 2.2.20.3.13 shall not apply when there is no industrial component in the PUD's.
- SEC. 2.2.20.3.2 (4) Minimum Lot Width. One hundred and fifty feet (150<sup>!</sup>) feet as measured at the front yard building line setback.
- SEC. 2.2.20.3.2 (5) (a) Depth of front yard. Thirty feet (30<sup>!</sup>) feet plus one foot (1<sup>!</sup>) feet for each two feet (2<sup>!</sup>) feet of building height over thirty feet (30<sup>!</sup>) feet.
- (b) Depth of side yard. Fifteen feet (15<sup>!</sup>) feet plus one foot (1<sup>!</sup>) feet for each two feet (2<sup>!</sup>) feet of building height over thirty feet (30<sup>!</sup>) feet.
- (c) Depth of rear yard. Thirty feet (30<sup>!</sup>) feet plus one foot (1<sup>!</sup>) feet for each two feet (2<sup>!</sup>) feet of building height over thirty feet (30<sup>!</sup>) feet.
- SEC. 2.2.20.3.2 (6) (a) If there is a separation between any two (2) principal structures on the same parcel, said separation shall be a minimum of fifteen feet (15<sup>!</sup>) feet or a distance equal to one-half (1/2) the sum of their heights, whichever is the greater.

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- SEC. 2.2.20.3.3 Minimum Dimensional Standards Within a PUD. Except as provided for within the Industrial component of this sSection, dimensional standards within any tract or increment of the proposed PUD shall conform to the minimum dimensional and other standards of the zoning district to which it most closely resembles in type, density, and intensity of use. Where there is uncertainty, the more restrictive standards shall apply. Variation from these minimum dimensional standards may be approved if the PUD demonstrates unique or innovative design. For purposes of this sSection, examples of unique...
- SEC. 2.2.20.3.8 (3) The cost of such maintenance by such agency shall be assessed proportionally against the properties within the planned-unit-development PUD that have a right...
- SEC. 2.2.20.3.11 Streets, Drives, Parking and Service Areas. Streets, drives, parking, and service areas shall provide safe and convenient access to dwelling units and project facilities, and for service and emergency vehicles; but streets shall not be so laid out as to encourage outside traffic to traverse the development on minor streets, nor occupy more than is required to provide access as indicated, nor create unnecessary fragmentation of the development into small blocks, nor shall streets be laid out or constructed so as to...
- SEC. 2.2.20.3.11 (2) All streets or roads within the PUD shall be public, unless specifically identified and approved as private on the PUD Master Plan, and shall comply with all requirements for streets and roads as contained in the Collier County Subdivision Regulations Div. 3.2.
- SEC. 2.2.20.3.12 Signs; Limitations. Signs shall be in accordance with Sec. Div. 2.5.
- SEC. 2.2.20.3.13 Special Requirements for Industrial Planned Unit Developments. Industrial PUD's are intended to implement the the Industrial Under Criteria subdistrict as provided for in urban designated areas on the Future Land Use Map. The boundaries of the proposed PUD must be transitional, therefore, requiring uses along the perimeter to be compatible with non-industrial uses. The project must have direct access to an arterial street, with an internal circulation system that prohibits industrial traffic from traveling through predominantly residential areas. The PUD must have central water and sewer, and shall not generate light, noise or

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odors so as to be incompatible with surrounding land uses. Minimum development standards shall be as described within this sSection...

- SEC. 2.2.20.3.14 (1) When a residential mixed-use ~~mixed use~~ PUD containing a commercial tract or increment is located outside of an Activity Center, all commercial components of the PUD shall be subject to all provisions of the Future Land Use Element and other elements of the Growth Management Plan. Minimum development standards shall be as described within sSection 2.2.20.3.
- SEC. 2.2.21.2 Applicability. These regulations apply to all properties adjacent to the rights-of-way of Goodlette-Frank Road from US 41 to Pine Ridge Road and Golden Gate Parkway from US 41 to Santa Barbara Boulevard as measured perpendicular from the abutting right-of-way for a distance of three-hundred ~~three~~ hundred and thirty feet (330').
- SEC. 2.2.21.3.2 Golden Gate Parkway. Fifty feet (50') for the first floor of all commercial development, one hundred feet (100') for the first floor of all other development except for properties zoned Estates District (E), which shall be ~~setback~~ set back seventy-five feet (75').
- SEC. 2.2.21.5.2 (1) The minimum landscaping area shall be twenty-five feet (25') in width as measured from the right-of-way line except for ~~single-family~~ homes in the Estates District (E). ~~Provisional~~ Conditional uses approved in...
- SEC. 2.2.21.5.3 PUD'S. In certain instances, Planned Unit Developments (PUD's) may fulfill the intent of this sSection through the implementation of an urban design concept as an alternative to the landscape and buffer requirements. The Development Services Director shall recommend an exception to this sSection be...
- SEC. 2.2.22.1 Purpose and Intent. This sSection is intended to apply to those agricultural areas where a mixture of housing types are found to be appropriate within the district. It is intended that mobile homes allowed under this sSection shall be erected only in the "A" Rural Agricultural District and only when the requirements and procedures of this sSection are met.
- SEC. 2.2.23.1.5 That in addition to the regulation applicable to land zoned, as indicated in the Official Zoning Atlas, the following regulations are additionally applicable to

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lands in the County in the vicinity of the Naples, Everglades, Marco Island and Immokalee (Ed Scott Airfield) Airports as indicated on the Airport Zoning Maps of Collier County. Lands lying within various zones as indicated on the Airport Zoning Maps are subject to the additional regulations of this sSection.

SEC. 2.2.23.2

LAST PARAGRAPH ONLY

An Aarea located in more than one (1) of the described...

SEC. 2.2.25.2.1

The area is associated with distinctive elements of the cultural, social, ethnic, political, economic, scientific, religious, prehistoric or architectural history that have contributed to the pattern of history in the community, Collier County, the sState of Florida or the nNation; or

SEC. 2.2.25.2.10

The area is a property primarily commemorative in intent, where intent, where design, age,...

SEC. 2.2.25.3.1

Applicability. Applications for a specific development order as described in Subsection 2.2.25.3.2 through 2.2.25.3.9 deemed adequate for review which have been submitted prior to the adoption of this sSection are not required...

SEC. 2.2.25.3.2

Development of Regional Impact (DRI). The Application for Development Approval (ADA) for the proposed DRI shall include correspondence from the applicant to Pthe Florida Department of State, Division of Historic Resources indicating that the DRI is in Collier County's Designated Area of Historical/Archaeological Probability. The ADA shall also include an Historical/Archaeological Survey and Assessment, if required by the Division of Historic Services. They Survey and Assessment is subject to review by the Community Development Services Administrator or his designee, and...

SEC. 2.2.25.3.5

Preliminary Subdivision Plat. Property under consideration for a Preliminary Subdivision Plat within an area of Historical/Archaeological Probability but not subject to requirement 2.2.25.3.2 or 2.2.25.3.3 of this Section shall have an Historical/Archaeological Survey and Assessment prepared by a Certified Archaeologist as defined in Article 6 to be submitted by the applicant with the Preliminary Subdivision Plat application and is subject to review by the Community Development sServices Administrator...

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- SEC. 2.3.3.1 Repair of Existing Building or Use. Off-street parking and off-street loading facilities shall be provided as set forth in this dDivision.
- SEC. 2.3.4.2 Surfacing. Be surfaced with asphalt, bituminous, concrete or dustless material and maintained in smooth, well-graded condition. Up to seventy percent (70%) of the parking spaces for houses of worship and schools may be surfaced with grass or lawn. Spaces that are not paved shall be compacted, stabilized, well-drained and surfaced with a durable grass cover. Driveways, handicapped spaces and access aisles shall be paved. When the Development Services Director determines that the paving of some or all parking spaces for houses of worship and schools will have significant negative enviromental impacts, the Director may...
- SEC. 2.3.4.11 (2) (e)The lot proposed for parking permits the same or more intensive land uses than the lot on which the principal structure is located or is commercially-zoned commercially zoned.
- SEC. 2.3.4.11 (4) (f)Where off-site parking is proposed for commercial uses, all of the lots proposed...
- (g)The off-site parking facility shall be designed to mitigate any negative effects of this parking facility on neighboring residentially-zoned property. Mitigation shall included, unless...
- SEC. 2.3.4.11 (5) Where the following special circumstances exist, the...
- SEC. 2.3.4.11 (5) (e)Where the proposed off-site parking spaces will be for employees (limited to a maximum of fifteen percent (15%) percent of the project's total requirement).
- SEC. 2.3.5 OFF-STREET PARKING: SHARED PARKING. For the purposes of this sSection, shared parking...:
- SEC. 2.3.5.3.2 (1) Where the proposed off-site parking will serve temporary parking for sports events, religious events, or community events as described in Sec. 2.3.14+1
- SEC. 2.3.5.4 (1) Where the request involves a church and another property whose predominant parking demand is between 7:00 A.M. and 6:00 P.M., Monday through Friday, or two (2) other properties, where the busines hours of one (1) property do not overlap with the business hours of the other property, the credit for joint

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parking spaces shall not exceed fifty percent (50%) of the minimum required spaces for the property requiring the least amount of spaces. The credit may be applied all to one (1) property or split between the two (2) properties; or

- (2) In all other cases, the credit for joint parking spaces shall not exceed twenty-five percent (25%) of the minimum required spaces for the property requiring the least amount of spaces. The credit may be applied all to one (1) property or split between the two (2) properties.

SEC. 2.3.6 OFF-STREET PARKING: USES NOT SPECIFICALLY MENTIONED. Requirements for off-street parking for uses not specifically mentioned in this dDivision shall be the same as for the...

SEC. 2.3.8.1 Floor area means, for the purposes of this dDivision only,...

SEC. 2.3.8.3 In stadiums, sports arenas, houses of worship, and other places of public assembly where occupants utilize benches, pews, or other similar seating arrangements, each twenty-four (24) lineal inches of such seating facilities count as one (1) seat.

SEC. 2.3.10 OFF-STREET PARKING: ENCROACHMENT PROHIBITED. Required off-street parking shall be located so that no automotive vehicle when parked shall have any portion of such vehicle overhanging or encroaching on public right-of-way or the property of another. If necessary, wheel stops or barriers may be required in order to enforce this provision.

SEC. 2.3.14 OFF-STREET PARKING AND STACKING: REQUIRED AMOUNTS. Minimum off-street parking space are set forth below. Where stacking is required, the amount listed does not include the first vehicle being serviced (for drive-in windows stacking starts ten feet (10') feet behind the middle of the pick-up window) and is computed at twenty feet (20') feet per vehicle (turns are computed at twenty-two feet (22') feet per vehicle, measured at the outside of the driveway). Stacking for one (1) lane may be reduced if the reduction is added to the other lane(s).

Motel Twelve (12) per 10 guest rooms (this includes the required parking for the motel office and all accessory recreational facilities designed primarily for motel guests). Where accessory uses are designed primarily for motel guests, they shall be computed as follows: Sixty-seven percent (67%)...

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Office (Contractor's) (1) per 300 square feet and one (1) per 1,000 square feet per roofed storage area--Plus plus one (1) per each company vehicle that will be parked overnight.

Research Laboratory One (1) per 300 square feet of office area plus one (1) per 500 square feet of other areas or one (1) per employee of largest workshift, whichever is greater--Plus plus three (3) for visitors.

Restaurant (Drive-through) One (1) per 100 square feet. A with no walk-up window or stacking area of ten (10) outdoor seating vehicles for the first drive-through hand lane and seven (7) for any additional drive-through lanes.

Television/Radio Studio One (1) per employee of largest shift or one (1) per 400 square feet, whichever is greater-- Plus plus three (3) for visitors.

- SEC. 2.3.15.2 Each off-street loading space shall be directly accessible from a street or alley without crossing or entering any other required off-street loading or off-street parking space.
- SEC. 2.3.19.4 For facilities in Sec. 2.3.19 not of sufficient size to meet the minimum requirements set forth therein, each such facility shall provide off-street loading on the property, in accord accordance with...
- SEC. 2.3.21.4 Boundaries of the District. The physical limits of the Immokalee Central Business District are as shown on the official zoning atlas map of the subject area, and as described below:
- SEC. 2.4.4.1 Quality. Plant materials used to meet the requirements of this section shall...
- SEC. 2.6.3.2 Exclusions for Off-Street Parking Within A Principal Structure. In instances where off-street parking is provided within the principal structure, the Development Services Director may waive the maximum height requirements to the extent necessary to permit off-street parking within the principal structure, provided, however, 1) the number of off-street...
- SEC. 2.6.4.1.5 Hoods, canopies, or roof overhangs, shall not project...



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- SEC. 2.6.4.2.2 (2) The Development Services Director shall review the request for minor after-the-fact encroachments, and shall within thirty (30) days of receipt of the request and application fee, notify the applicant in writing of its approval or denial based upon information provided by the applicant as described in Sec. 2.6.4.2.2.1 above.
- SEC. 2.6.4.3.1 Purpose and Intent. It is the intent of this sSection to permit the placement of principal structures, except single-family, two-family and duplex dwelling units, at the bulkhead line or shoreline where such placement at the water's edge can enhance the character of waterfront development without detriment to adjoining or nearby properties or without damage to a particular environmental situation. The provisions of this sSection have their greatest potential application in planning for the use of tidewater inlands or areas of the County of such size and location that the use of this provision will meet its intent and purpose. If the provisions of this sSection are met, such...
- SEC. 2.6.4.3.2 Classification of Waterfront Lands and Building Location. Principal structures shall not be erected waterward under this sSection beyond the following limits for the situations outlined:
- SEC. 2.6.4.3.3 Uses. Since this sSection applies only to the placement of structures in waterfront yards, there shall be no use permitted under this sSection which is not permitted or permissible in the district involved. A structure approved under this sSection, however, may be attached...
- SEC. 2.6.4.3.4 Site Development Plan Required. An applicant under this sSection shall submit...
- SEC. 2.6.7.2.1 No major recreational equipment shall be used for living, sleeping, or housekeeping purposes when parked or stored on a residentially zoned lot, residential districts, or any location not approved for such use. In districts permitting single-family homes or mobile homes, major recreational equipment may be parked or stored only in a rear yard (on corner and through lots, the rear yard shall be considered the rear of the residence), or in a completely enclosed building, or in a carport, or on davits or cradles adjacent to waterways on residentially zoned property; provided, however, that such equipment may be parked anywhere on residential premises for a period not to exceed twenty-four (24) hours during loading...

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- SEC. 2.6.7.2.2 The following exceptions may be granted by the Development Services Director:
- SEC. 2.6.7.3.1 (4) Automobiles, vans, and pickup trucks having a rated load capacity of one (1) ton or less shall be exempted from this sSection unless otherwise prohibited by...
- SEC. 2.6.7.4.1 Purpose and Intent. It is the intent and purpose of the Restricted Parking Overlay District (RP) to allow residents within a subdivision in Collier County to prescribe stricter regulations governing the parking of commercial and/or major recreational equipment than is provided under the minimum requirements set forth in this Zoning Code. This district is intended to apply as an overlay district for areas or portions of areas which are zoned for residential uses. The purpose of this sSection is to maintain...
- SEC. 2.6.9.3 Under this subsection, where structures are involved other than structures supporting lines or cables, such structures shall comply with the regulations for the district in which they are located or as may be required on an approval approved sSite dDevelopment pPlan under Div. 3.3. In addition, the structures shall conform insofar as possible to the character of the district in which they are located...
- SEC. 2.6.10.1.1 No such use shall be located within five hundred feet (500') of any established elementary, middle or high school, child care center, public library, church, public park, or public playground, unless a waiver of said distance requirement is granted by a Board of Zoning Appeals rResolution pursuant to Sec. 2.6.10.3. This does not include beach access points. The distance of five hundred feet (500') shall be measured as the shortest distance between the lot on which the school, child care center, public library, church, public park or public playground is located and the lot on which the alcoholic beverages are to be sold, except that establishments located in shopping centers shall be measured to the outer wall of the establishment.
- SEC. 2.6.10.1.3 The erection of any school, child care center, public library, church, public park or public playground...
- SEC. 2.6.10.2 Expiration of Zoning Approval. The Development Services Director's approval for the sale of alcoholic beverages for consumption on premises, granted pursuant to this sSection shall expire...

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- SEC. 2.6.10.2.1 In the case of an existing structure, zoning approval shall expire six (6) months from the date of approval unless, within that period of time, operation of the alcoholic beverage establishment has commenced. For purposes of this section, operation shall be defined as the sale of alcoholic beverages in the normal course of business.
- SEC. 2.6.10.2.2 In the case of a new structure, zoning approval shall expire one (1) year from the date of approval unless, within that period of time, operation of the alcoholic beverage establishment has commenced. However, if substantial construction is completed, the Development Services Director may grant one (1) extension for up to six (6) months.
- SEC. 2.6.10.3 The Board of Zoning Appeals may, by resolution, grant waiver of part or all of the minimum distance requirement set forth in Sec. 2.6.10.1.1 if it is demonstrated by the applicant and determined by the Board of Zoning Appeals that the site proposed for the sale and consumption of alcoholic beverages is separated from an established school, child care center, public library, church, public park or public playground by natural or man-made boundaries, structures or other features which offset or limit the necessity for such minimum distance requirement. The Board of Zoning Appeals decision to waive part or all of the distance requirement shall be based upon the following factors:
- SEC. 2.6.10.3.1 The nature and type of natural or man-made boundary, structure or other feature lying between the proposed establishment and an existing school, child care center, public library, church, public park or public playground which is determined by the Board of Zoning Appeals to lessen the need for the total five-hundred five hundred foot (500') distance requirement.
- SEC. 2.6.10.3.2 The paths of vehicular and pedestrian traffic which could be taken between the establishment and the church, school, child care center, public library, church, public park or public playground.
- SEC. 2.6.10.3.4 Whether alcoholic beverages will be sold in conjunction with food or whether the establishment is primarily engaged in the sale of alcoholic beverages as a primary use. Prior to consideration of such waiver by the Board of Zoning Appeals, the applicant shall provide to the Development Services Director a written application for waiver of the distance limitation on an application form supplied by the

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Development Services Director, including a legal description of all applicable structures with a survey or boundary sketch to scale, and such other information which the applicant can supply which would assist the Board of Zoning Appeals in its evaluation pursuant to the factors set forth above. Upon receipt of the applicant's application and the applicable application fee established by the Board of County Commissioners, a public hearing date shall be scheduled before the Board of Zoning Appeals for a determination on the proposed waiver. The applicant shall notify, by certified mail, the owners or representatives of the subject school, child care center, public library, church, public park, or public playground, of the application at least fifteen (15) days prior to the public hearing; and evidence of such notification shall be supplied to the Development Services Director.

- SEC. 2.6.10.4 The following uses shall be exempted from the distance limitations of Sec. 2.6.10.1.2, but shall comply with all other requirements of this sSection.
- SEC. 2.6.10.5 Any owner or operator of an establishment approved under this sSection to sell any alcoholic beverages...
- SEC. 2.6.11.2 Residential Districts. For the purposes of this sSection, residential districts shall include: RSF-Residential Single Family; RMF-6, RMF-12, and RMF-16-Residential Multiple Family; RT-Residential Tourist; VR-Village Residential; MH-Mobile Home; TRVC-Travel Trailer-Recreational Vehicle Park Campground; and Residential increments of a PUD-Residential Planned Unit Development Districts. Fences and walls shall be subject to the following:
- SEC. 2.6.11.2.1 Fences or walls placed within required yards shall be limited to six feet (6') feet in height except that no fence placed between the front building line and the front property line of lots or parcels less than one and one-quarter acres (1 1/4) acres in size shall be greater than four feet (4') in height on interior lots, or three feet (3') on corner lots.
- SEC. 2.6.11.4 Commercial and Industrial Districts. For the purposes of this sSection, commercial and industrial districts shall include: C-1/T, C-2, C-3, C-4 - Commercial Districts and C-5 - Heavy Commercial District; I-Industrial; and P-Public Use District; and Commercial or Industrial tracts or increments of a PUD- PUD-Planned Unit Development. Fences or walls should shall be allowed subject to the following:

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- SEC. 2.6.11.4.1 Fences or walls in eCommercial and iIndustrial districts shall be limited to eight feet (8').
- SEC. 2.6.11.5.6 Fences and walls shall be constructed to present the finished side of the fence or wall to the adjoining lot or any abutting right-of-way.
- SEC. 2.6.11.5.8 Existing ground levels shall not be altered for the purpose of increasing the height of a proposed wall or fence except as provided for within Sec. 2.6.11.5.7 and Div. 2.4.
- SEC. 2.6.11.6 Fence Height Measurement for All Districts. The height of a fence or wall located outside of the building line shall be measured from the ground level at the fence location. However, if the Development Services Director determines that ground levels have been altered so as to provide for a higher fence, the Development Services Director shall determine the ground level for the purposes of measuring the fence height. In determining whether the ground level has been altered for the purposes of increasing the height of the fence, the Development Services Director may consider, but is not limited to, consideration of, the following facts:
- SEC. 2.6.11.6.1 General ground elevation of the entire lot.
- SEC. 2.6.14 GUEST HOUSE.

No guest accommodation facility in a single-family residential district, whether a free-standing freestanding guest house or guest accommodations which are structurally integrated with the main dwelling, may be utilized for commercial purposes. Leasing or renting a guest accommodation facility shall constitute a violation of this Zoning Code. Similarly, if a main residence is leased or rented, a guest accommodation facility accessory to it may not be occupied by the property owner, since that would constitute unlawful utilization of single-family zoned property for two-family dwelling purposes. Guest houses shall not be constructed on lots which are smaller than forty-three thousand five hundred sixty [43,560] square feet in area, nor shall they be constructed on lots which have a frontage less than one hundred and five feet (105') in width, nor shall the living area of a guest house be larger than forty percent (40%) of the air conditioned, enclosed living area (excluding garages, carports, patios, porches, utility areas, and the like) of the principal dwelling. Detached guest houses shall not be closer than twenty feet (20') to the principal dwelling. A

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- quest house may be constructed prior to a principle principal dwelling, provided the guest house meets the minimum requirements of a single-family residence in the district in which it is being constructed. At such time as a principle principal residence is constructed, then the floor area percentages listed above shall apply.
- SEC. 2.6.15.1 All garbage dumpsters must be screened from view of adjoining property owners and streets at first floor level. Dumpsters shall be screened on at least three (3) sides.
- SEC. 2.6.15.5 Screening of garbage dumpsters shall be exempted in: Industrial Districts (I) if the dumpsters are located greater than two hundred feet (200) feet from residentially zoned or used property and are not located within front yards; and Rural Agricultural (A) Districts (A); and during construction in all other Districts.
- SEC. 2.6.16.3 Off-street parking shall be as for a single-family residence in accordance with Div. 2.3.
- SEC. 2.6.19.2 Development of Regional Impact. Where a proposed use or development is a Development of Regional Impact (DRI), it shall meet all of the requirements of Chapter 380, Florida Statutes, as amended, prior to the issuance of any required County development orders or permits and commencement of construction or development. Submission of the Application for Development Approval (ADA) for a Development-of Regional-Impact (DRI) shall be simultaneous with the submission of any rezoning and/or conditional use application or other land use related petition required by this Code to allow for concurrent reviews and public hearings before both the Planning Commission and Board of County Commissioners of the ADA and rezone and/or conditional use applications. The DRI and rezone and/or conditional use shall be approved prior to the issuance of any required County development orders or permits and commencement of construction or development.
- SEC. 2.6.20.3 Home occupations existing prior to the effective date of Collier County's Ordinance No. 82-2 and found not to comply with the provisions of this Code shall be deemed in violation and shall be either discontinued or shall meet the provisions imposed by this section.
- SEC. 2.6.21 PRIVATE BOAT-HOUSES BOATHOUSES AND DOCKS.

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- SEC. 2.6.21.1.1 The number of docks facilities to be located...
- SEC. 2.6.21.1.10 For natural waterbodies only: Existing benthic organisms in the vicinity of the proposed extension. If deemed necessary based upon review of the above criteria, the Planning Commission may impose such conditions upon the approval of an extension request it deems as necessary to accomplish the purposes of this Code and protect the safety and welfare of the public. Such conditions may include, but shall not be limited to, greater side setback(s), provision of light(s), additional reflectors, or reflectors larger than four inches [4"] inches, and prohibiting or permitting mooring on the outside of the dock facility.
- SEC. 2.6.21.3 For lots on a canal or waterway that is less than one hundred feet (100') feet in width, dock facilities may extend/protrude not greater than five feet (5') into said canal or waterway.
- SEC. 2.6.21.5 LAST SENTENCE ONLY
- For purposes of this sSection, riparian line shall...
- SEC. 2.6.21.6 All dock facilities, regardless of length/protrusion, shall have reflectors and house numbers four inches (4") minimum size installed at the outermost end, on both sides. For multifamily multi-family developments, the house number requirement is waived.
- SEC. 2.6.24 General. The Board of Zoning Appeals, may, upon recommendation of the Planning Commission, authorize the use of lands within any district, except the Rural Agricultural District (A), for agricultural activities, such as, and limited to, pasturing, field crops, horticulture, fruit and nut production, forestry, beekeeping, aquaculture and mariculture. It is the intent of this sSection to permit...
- SEC. 2.6.24.2.1 Development plans at an appropriate scale showing site aiteration, alteration and proposed placement of structures on the property; provisions...
- SEC. 2.6.24.3.2 Notice of Public Hearing. Notice of public hearing shall be given at least fifteen (15) days in advance of the public hearing. The owner of the property for which an interim agricultural use is sought, or his agent or attorney designated by him, shall be notified by mail. Notice of the Ppublic Hhearing shall be...

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SEC. 2.6.24.3.3 (3) Ingress and egress to property and proposed structures thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.

SEC. 2.6.24.3.3 (5) Refuse and service areas, with particular reference to the items in Sec- subsections' 3 and 4 above.

DELETE EXTRA SPACE BETWEEN SEC. 2.6.24.3.5 & 2.6.24.3.6

SEC. 2.6.24.4 Decision by the Board of Zoning Appeals. Upon receipt of the Planning Commission's report and recommendations, the Board of Zoning Appeals shall approve or deny the petition for an interim agricultural use. An approval shall be by Resolution of the Board of Zoning Appeals.

SEC. 2.6.25.1 Purpose and Intent. This sSection is intended to apply to those agricultural situations where housing is required for permanent or transient farm labor. Housing established under this sSection shall be used exclusively for that purpose and no other. It is intended that housing under this sSection shall be erected only in the Rural Agricultural District (A) and only when such housing meets the requirements and procedures of this sSection. It is the intent of this sSection that housing for farm labor shall be in the nature of a planned development, but with restrictions designed to meet the peculiar requirements of the farm labor market and the necessities of health, safety, and general welfare of the farm laborers and the general public.

SEC. 2.6.25.2.1 (1) Single-Family Dwellings.

(4) Multiple-Family Dwellings.

SEC. 2.6.25.2.2 (2) Caretakers' Residences.

SEC. 2.6.25.3 Site Development Plan. No construction for the housing of farm labor shall be erected until a sSite dDevelopment pPlan (SDP) has been approved as established in this Article and Div. 3.3. Any application for development to house farm labor shall include the general data established in Div. 3.3 and, in addition, the data required by this sSection. Upon the approval of an Site-Development-Plan SDP, no building permit or certificate of occupancy shall be issued except in conformity with such approved site



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development-plan SDP; and no use shall be made of farm labor housing subsequent to construction except in conformity with that approved site-development plan SDP.

- SEC. 2.6.25.4 Standards. In addition to the applicable requirements of sSite dDevelopment pPlans in Div. 3.3, sSite dDevelopment pPlans for farm labor housing shall meet the following minimum standards:
- SEC. 2.6.25.4.5 (8) NOTE: SF = Single-family Single Family; MH = Mobile Home; D = Duplex; MFF = Multiple Family
- SEC. 2.6.26.1.1 Family Care Facility: A Family Care Facility shall be treated as a single dwelling unit for the purpose of determining applicable development standards and, therefore, shall conform to the standards identified for a single-family dwelling unit or mobile home in the zoning district assigned to the property, as well as other applicable standards found in the Zoning Code. However, a new Family Care Facility shall not be located within a radius of one thousand feet (1,000') of another existing Family Care Facility.
- SEC. 2.6.26.1.2 (4) (a) A new Group Care Facility shall be required to be located greater than a radius of one thousand two hundred feet (1,200') feet from any other...
- SEC. 2.6.26.1.2 (5) Special Setback Requirements: No structure shall be erected within twenty feet (20') feet of any abutting lot or parcel which is zoned residential, nor within twenty-five feet (25') feet of a road right-of-way.
- SEC. 2.6.26.2.1 Maximum Permitted Density: Twenty-six (26) group housing unitw per gross acre.
- SEC. 2.6.26.2.2 Maximum Permitted Density: For hHomeless shelters shall not exceed twenty-six (26) group housing units per gross acre and shall be based on the following standards:
- SEC. 2.6.26.3 (1) Maximum Permitted Density: Twenty-six (26) group housing units per gross acre.
- (3) Special Setback Requirments: No structure shall be erected within twenty feet (20') feet of any abutting lot or parcel which is zoned residential, nor within twenty-five feet (25') feet of a road right-of-way.
- SEC. 2.6.27.1 Purpose and Intent. The purpose of cluster housing is to provide a unique and innovative alternative to the conventional residential development in the RSF,

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RMF- RME, and VR Districts by creating a more varied, efficient,...

SEC. 2.6.27.2

Applicability. This sSection shall apply to all parcels of land under single ownership within a zoning district which permits cluster housing by conditional use.

SEC. 2.6.27.3 (1)

The overall development plan of the site showing: individual lots and their square footage; buildings and their square footage; rights-of-way; parking areas; amounts and location of common open space intended for recreation or public use; and natural features such as, but not limited to, stream beds, significant strands of trees and wetlands. The development plan shall, in addition, state and acknowledge that all regulations and requirements of the zoning district in which the proposed cluster housing is located, except as modified by the application of this sSection to the development plan, have been complied with.

(4)

Additional information as may be required by the Development Services Director to insure compatibility of the proposed cluster housing with the regulations and intent of this sSection.

SEC. 2.6.27.4

Clustering Standards. Conditional uses approved for cluster housing may reduce the lot area, lot width, and yard requirements within a zoning district, subject to the criteria enumerated in this sSection. The lot area, lot width, coverage, and yard regulations of the residential zoning district in which the cluster housing is located shall be used as the basis for all computations of allowed reductions. For those zoning districts permitting cluster housing by conditional use but not having established minimum lot areas, lot widths, or yard regulations typical of single-family or two-family attached dwellings, the RSF-6 District, dimensional standards shall apply.

SEC. 2.6.27.4.2

Minimum Lot Area. The minimum lot area in any cluster housing development may be reduced to not less than three thousand (3,000) square feet for each single-family dwelling unit, residential. Development of cluster housing upon a single parcel or tract of land, rather than upon conventional lots, shall provide a minimum of three thousand (3,000) square feet of open space for each dwelling unit exclusive of any common open space required by this sSection.

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- SEC. 2.6.27.4.3 Minimum Lot Width. The minimum lot width in any cluster housing development may be reduced to not less than forty feet (40').
- SEC. 2.6.27.4.4 Minimum Lot Coverage. The maximum allowable lot coverage in any cluster housing development may be increased to no more than sixty percent (60%).
- DELETE EXTRA SPACE BETWEEN 2.6.27.4.4 & 2.6.27.4.5
- SEC. 2.6.27.4.5 Minimum Yards. The minimum side and rear yards may be reduced by up to twenty percent (~~20%~~) of (20%) of the minimum yard requirements for the specific zoning district in which the cluster housing is located. When shown and approved on the conditional use conceptual plan, a zero lot line concept may be utilized for single-family detached dwelling units, or in the case of single-family attached dwelling units, a common wall concept may be employed. In either...
- SEC. 2.6.27.4.6 (1) All deductions reductions in the minimum lot area...
- (4) The sale, lease, or other disposition of common open space shall be prohibited except to a non-profit corporation...
- (5) Access rights to common open space for all residents within the cluster housing development shall be guaranteed.
- SEC. 2.6.28.2 Minimum Frontage. An automobile service station shall not be located on a lot with less than one hundred and fifty feet...
- SEC. 2.6.28.8 Location of Structures, Pumps, etc. No main or accessory building, no sign of any type, and no gasoline pump, tank, vent, pump island or pump island canopy shall be located within twenty-five feet (25') of any of any residentially zoned property. Gasoline pumps and pump islands may shall be located not closer than thirty feet (30') to the street property lines and shall be located not closer than forty feet (40') to any side or rear property line. Pump island canopies may shall be located not closer than twenty feet (20') to the street property line. If such setback requirements mentioned above are closer than setback requirements for the zoning district in which the automobile service station is located, such service station appurtenances shall be removed before

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the property is converted to a use other than an automobile service station. Removal of fuel storage tanks is required. Free-standing ~~Freestanding~~ vents are not permitted.

SEC. 2.6.28.9

Entrance and Exit. No automobile service station shall have an entrance or exit for vehicles within two hundred feet (200') along the same side of a street of a school, public playground, child care center, church, hospital, public library, or any institution for dependents or for children, except where such property is in another block.

SEC. 2.6.30

SECOND PARAGRAPH ONLY

If the PUD or a residential project within the PUD is a "private" ~~private~~ development with a restricted and/or monitored entrance which limits access to residents of that development, their guests and necessary maintenance workers, a polling place may be required by the Board to be provided in any community recreation/public building/public room or similar facility; however, the controlling entity of that private development may limit the use of the polling places to the residents of that "private" ~~private~~ development.

SEC. 2.6.32.1

Usable Open Space Requirements. Usable open space shall include active and passive recreation areas such as playgrounds, golf courses, beach frontage, waterways, lagoons, flood plains, nature trails, and other similar open spaces. Open Space Areas shall also include...

SEC. 2.6.33.1

LAST SENTENCE ONLY

It is the intent of this section to classify temporary...

SEC. 2.6.33.2 (1)

Traffic circulation and safety within the site;

(2)

Minimum parking requirements for the temporary use as defined within Division 2.3, ~~Off-Street~~ Off-street Parking and Loading;

(5)

Sanitary facilities;

SEC. 2.6.33.5

Model Homes and Model Sales Offices. Model homes and model sales offices shall be allowed in all zoning districts by the issuance of a temporary use permit for a Model Home or for a Model Sales Office subject to the following:

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- SEC. 2.6.33.5.3 Model homes may be "wet" or "dry" and may be constructed prior to recording of the final plat pursuant to the provision of Div. 3.2. Model homes constructed prior to the recording of the final plat shall be limited in location to future platted single-family lots.
- SEC. 2.6.33.5.5 Model homes permitted as "dry models" shall be limited to a conditional certificate of occupancy allowing use of the structure as a model only. Model homes permitted as "wet models" shall not be occupied until such time as a permanent certificate of occupancy can be issued.
- SEC. 2.6.33.5.6 Model homes and model sales offices shall conform with all requirements of the zoning district in which they are located, including but not limited to, yards, square footages, and heights.
- SEC. 2.6.33.5.8 Extension of a temporary use permit issued for a model home or for a model sales office may be granted for a maximum of three (3) years and shall require public notice and a hearing by the Planning Commission. A request for an extension and scheduling on the Planning Commission agenda shall be made prior to expiration of the initial temporary use permit issued for a model home or model sales office. Only one (1) such extension may be granted and any additional requests for an extension shall be granted only in accordance with Sec. 2.6.33.5.10. Notice of the public hearing shall be prominently posted on the property for which the extension is sought. Notice of the public hearing shall be advertised in a newspaper of general circulation in the County at least one (1) time fifteen (15) days prior to the hearing. Notice of the time and place of the public hearing shall be sent at least fifteen (15) days in advance of the hearing by mail to all owners of property within three hundred feet (300') feet of the subject property. The Planning Commission may either approve, approve with conditions, or deny any request for extension beyond the time permitted within Sections Secs. 2.6.33.3.1 or 2.6.33.3.2.
- SEC. 2.6.33.5.8 (3) The character, or make-up of the area surrounding...
- SEC. 2.6.33.5.9 When deemed necessary and based upon review of the above criteria, the Planning Commission may impose such conditions upon the approval of the extension request it determines necessary to accomplish the purpose of this section and protect the safety and welfare of the public. Such conditions may include, but shall not be limited to, restrictions to the

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hours of operation, parking, signage, screening and buffering, and the length of the extension.

SEC. 2.6.33.5.10

Extension of model homes or model sales office permits in excess of three (3) years shall require submittal and approval of a Conditional Use Permit in accordance with Sec. 2.7.4, Conditional-Use Procedures.

SEC. 2.7.2.3.1

Notice and Public Hearing Where Proposed Amendment Would Not Change Zoning Classification of Land. Ordinances or resolutions initiated by the Board of County Commissioners or its designee which do not actually change the official zoning atlas...

SEC. 2.7.2.3.2 (5)

Notice of time and place of the public hearing by the Planning Commission shall be sent at least fifteen (15) days in advance of the hearing by mail to all owners of property within three hundred feet (300') feet of the property lines of the land for which rezoning is sought; provided, however, that where the land for which rezoning is sought is part of, or adjacent to, land owned by the same person, the three hundred foot (300') feet distance shall...

SEC. 2.7.2.3.4 (2)

The required advertisements for the Planning Commission public hearings shall be no less than one-quarter page in a standard size or a tabloid size newspaper, and the headline in the advertisement shall be in a type no smaller than eighteen (18) point.

SEC. 2.7.2.3.4 (4)

The Board of County Commissioners shall hold two (2) advertised public hearings on the proposed ordinance or resolution. Both hearings shall be held after 5:00 p.m. on a weekday, and the first shall be held approximately seven (7) days after the day that the first advertisement is published. The second hearing shall be held approximately two (2) weeks after the first hearing and shall be advertised approximately five (5) days prior to the public hearing.

(5) The required advertisements shall be no less than one-quarter page in a standard size or a tabloid size newspaper, and the headline in the advertisement shall be in a type no smaller than eighteen (18) point. The advertisement shall not be placed in that portion of the newspaper where legal notices and classified advertisements appear. The advertisement shall be published in a newspaper of general paid circulation in the County and of general interest and readership in the community pursuant to Chapter 50, F.S. Florida Statutes, not

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one of limited subject matter. It is the legislative intent that, whenever possible, the advertisement shall appear in a newspaper that is published at least five (5) days a week unless the only newspaper in the community is published less than five (5) days a week.

SEC. 2.7.2.8

SECOND PARAGRAPH

Restrictions, stipulations and safeguards attached to an amendment, supplement, or establishment of a zoning district may include, but are not limited to, those necessary to protect adjacent or nearby land owners from any deleterious effects from the full impact of any permitted uses, limitations more restrictive than those generally applying to the district regarding density, height, connection to central water and sewer systems and stipulations requiring that development take place in accordance with a specific site. The maximum density permissible or permitted in a zoning district within the Urban Designated Area shall not exceed the density permissible under the Density Rating System. The Board of County Commissioners shall be required to condition and limit the density of a zoning district...

SEC. 2.7.2.12.1

No change in the zoning classification of property shall be considered which involves less than forty thousand (40,000) square feet of area and two hundred feet (200') feet of street frontage except: where the proposal for rezoning of property involves an extension of an existing district boundary, or where the rezoning is initiated by the Board of County Commissioners to implement the Zoning Reevaluation Ordinance 90-23. However, the requirement of two-hundred two hundred feet (200')...

SEC. 2.7.2.12.3

DELETE EXTRA LINE SPACE BETWEEN 4TH PARAGRAPH & #1.

SEC. 2.7.2.12.3 (2) Direct the appropriate county staff to begin...

SEC. 2.7.3.5.6

Minor Changes Not Otherwise Provided For. It shall be understood that, while a Planned-Unit-Development PUD is required to describe and provide for: infrastructure, intended land use types, approximate acreages of internal development tracts, and compatibility with adjacent land uses, minor changes may become necessary during the subdivision or site development plan development review processes.

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The Development Services Director shall also be authorized to allow minor changes to the PUD Master Plan during its subdivision improvements plan or sSite dDevelopment pPlan process to accommodate...

- SEC. 2.7.3.7 Violations. Violation of this sSection shall be enforced...
- SEC. 2.7.4.2 (1) Conceptual Site Development Plans at an appropriate scale showing the proposed placement of structures on the property, provisions for ingress and egress, off-street parking and off-street loading areas, refuse and service areas, and required yards and other open spaces. The conceptual Site Development Plan shall not be in lieu of, nor eliminate the need for, a Site Development Plan under Div. 3.3, as applicable.
- SEC. 2.7.5.4 SECOND PARAGRAPH  
Notice of the time and place of the public hearing before the Collier-County Planning Commission is given at least fifteen (15) days in advance of the hearing by mail to all owners of property within three hundred feet (300!) feet of the property lines of the land for which a variance is sought.
- SEC. 2.7.5.5 Planning Commission Public Hearing. The public hearing shall be held by the Collier-County Planning Commission...
- SEC. 2.7.5.7 Conditions and Safeguards. In recommending approval of any variance, the Collier-County Planning Commission...
- SEC. 2.7.7.1.2 Authority. The Board of County Commissioners of Collier-County has the authority to adopt this Code pursuant to Art. VIII, Sec. 1(f), Fla. Const., Sec. 125.01 at sec., Fla. Stat., Sec. 163.3161 at sec., Fla. Stat., Rule 9J-5, F.A.C., the Collier-County Growth Management Plan,...
- SEC. 2.7.7.1.4 Purpose and Intent. Sec. 2.7.7 is intended to implement and be consistent with the Collier-County Growth Management Plan...
- SEC. 2.7.7.2.6 Review and Recommendation by the Housing and Urban Improvement Director. After receipt of a completed application for affordable housing density bonus, the Housing and Urban Improvement Director shall review and evaluate the application in light of the



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affordable housing density bonus rating system, the affordable housing density bonus monitoring program and the requirements of this dDivision, and, if applicable...

SEC. 2.7.7.2.8

Review and Determination by Board of County Commissioners. Upon receipt by the Board of County Commissioners of the application for affordable housing density bonus and the written recommendation and report of the Housing and Urban Improvement Director and recommendation of the Planning Commission, the Board of County Commissioners shall schedule and hold a properly advertised and duly noticed public hearing on the application. If the application has been submitted in conjunction with an application for a planned-unit-development {PUD}, then the hearing shall be consolidated and made a part of the public hearing on the application for the planned-unit-development {PUD} before the Board of County Commissioners, and the Board of County Commissioners shall consider the application for affordable housing density bonus in conjunction with the application for the planned-unit-development {PUD}. If the application has been submitted in conjunction with an application for a rezoning, then the hearing shall be consolidated and made a part of the public hearing on the application for the rezoning before the Board of County Commissioners, and the Board of County Commissioners shall consider the application for affordable housing density bonus in conjunction with the application for rezoning. In the event that the application for affordable housing density bonus has not been submitted in conjunction with an application for the planned-unit-development {PUD} or an application for rezoning, then the application for affordable housing density bonus shall nonetheless be treated as a rezoning on the property and shall comply with the requirements for a rezoning, as well as the requirements of this Section. After the close of the public hearing, the Board of County Commissioners shall review and evaluate the application in light of the requirements of this dDivision and the requirements for a rezoning, and shall deny, grant, or grant with conditions, the application in accordance with the affordable housing density bonus rating system and the affordable housing density bonus monitoring program. However, if the application for affordable housing density bonus does not change the densities or intensities of use or the zoning on the property and does not require a rezoning or planned-unit development PUD application, then the application for affordable housing density bonus shall comply with

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the requirements for development agreements under the Collier County Development Agreement Ordinance, as well as the requirements of this Division, in lieu of compliance with the rezoning requirements of this section.

SEC. 2.7.7.3

Affordable Housing Density Bonus Rating System.

The affordable housing density bonus rating system shall be used to determine the amount of the affordable housing density bonus which may be granted for a development, based on household income level, number of bedrooms per affordable housing unit, type of affordable housing units (owner-occupied or rental, single-family or multi-family) and percentage of affordable housing units in the development. To use the affordable housing density bonus rating system, Tables A and B, below, shall be used. Tables A and B shall be reviewed and updated, if necessary, on an annual basis by the Board of County Commissioners or its designee.

SEC. 2.7.7.3

THIRD PARAGRAPH

After the affordable housing density bonus rating has been determined in Table A, locate it in Table B, and determine the percentage of that type of affordable housing unit proposed in the development compared to the total number of dwelling units in the development. From this determination, Table B will indicate the maximum number of residential dwelling units per gross acre that may be added to the base density. These additional residential dwelling units per gross acre are the maximum affordable housing density bonus (AHDB) available to that development. Developments with percentages of affordable housing units which fall in between the percentages shown on Table B shall receive an affordable housing density bonus equal to the lower of the two (2) percentages it lies between, plus 1/10th of a residential dwelling unit per gross acre for each additional percentage of affordable housing rental units in the development. For example, a development which has ~~twenty-four percent~~ (24%) of its total housing residential dwelling units as affordable housing units, and which has an affordable housing density bonus rating of "four", will receive an affordable housing density bonus (AHDB) of 4.4 residential dwelling units per gross acre for the development.

Where more than one (1) type of...

TYPOGRAPHICAL ERRORS

SEC. 2.7.7.4.1

Affordable Housing Density Bonus Development Agreement Required. The affordable housing density bonus shall be available to a development only in when an affordable housing density bonus development agreement has been entered into by the developer/applicant and the Board of County Commissioners, and such agreement has been approved by the County Attorney, and the Board of County Commissioners pursuant to the public hearing process established in this dDivision prior to execution.

SEC. 2.7.7.4.1 (6)

Amount of monthly rent for rental units, or the price and conditions under which an owner-occupied units will be sold, for each type of...

- (7) The foregoing notwithstanding, any rent charged for an affordable housing unit rented to a low or very low income family shall not exceed ninety percent (90%) of the rent charged...
- (8) No affordable housing unit in the development shall be rented to a tenant whose household has not been verified and certified in accordance with this dDivision as moderate, low, or very low...
- (9) No affordable housing unit that is to be sold, lease/ with option to purchase, or otherwise conveyed in the development shall be sold, leased with option to purchase, or otherwise conveyed to a buyer whose household income has not been verified and certified in accordance with this dDivision as moderate, low, or very low income family. Such verification and certification shall be the responsibility of the developer and shall be submitted to the Housing and Urban Improvement Director for approval. It is the intent of this dDivision to keep housing affordable; therefore, any person who buys an affordable housing unit must agree, in a lien instrument to be recorded with the Clerk of the Circuit Court of Collier County, Florida, that if he sells the property (including the land and/or the unit) within fifteen (15) years after his original purchase at a sales price in excess of five percent (5%) per year of his original purchase price, that he will pay to the County an amount equal to one-half (1/2) of the sales price in excess of five percent (5%) increase per year. The lien instrument may be subordinated to a qualifying first mortgage.

For example, a person originally buys a designated affordable housing unit (a house) for \$60,000 and sells it after five (5) years for \$80,000. A five

Staff Side Sheet

TYPOGRAPHICAL ERRORS

percent (5%) increase per year for five (5) years will give a value of \$76,577. Deducting this amount...

SEC. 2.7.7.4.3

Minimum Number of Affordable Housing Units. The minimum number of affordable housing units that shall be provided in a development pursuant to this dDivision shall be ten (10) affordable housing units.

SEC. 2.7.7.4.5

Phasing. In the case where a development will occur in more than one (1) phase, the percentage of affordable housing units to which the developer has committed for the total development shall be maintained in each phase and shall be constructed as part of each phase of the development on the property. For example, if the total development's AHDB is based on the provision of ten percent (10%) of the total dwelling units as affordable housing rental units for low income households with two (2) bedrooms per unit, then each phase must maintain that same percentage (ten percent (10%) in this case) cumulatively.

SEC. 2.7.7.5.1

Annual Progress and Monitoring Report. The affordable housing density bonus for a development shall be subject to the affordable housing density bonus monitoring program set forth in this sSection. The developer shall provide the Housing and Urban Improvement Director with an annual progress and monitoring report regarding the delivery of affordable housing rental units throughout the period of their construction, rental and occupancy for each of the developer's developments which involve the AHDB in a form developed by the Housing and Urban Improvement Director. The annual progress and monitoring report shall, at a minimum, require any information reasonably helpful to insure compliance with this dDivision and provide information with regard to affordable housing in Collier County. To the extent feasible, the Housing and Urban Improvement Director shall maintain public records of all dwelling units (AHDB and affordable housing units) constructed pursuant to the affordable housing density bonus program, all affordable housing units constructed pursuant to the AHDB program, occupancy statistics of such dwelling units, complaints of violations of this dDivision which are alleged to have occurred, the...

SEC. 2.7.7.5.2 (1)

SECOND PARAGRAPH, LAST SENTENCE

Random inspections to verify occupancy in accordance with this dDivision may be conducted by...

TYPOGRAPHICAL ERRORS

- (3) Income Verification. The Housing and Urban Improvement Director or the developer shall obtain written verification from the potential occupant (including the entire household). The written verification form shall include, at a minimum, the purpose of the verification, a statement to release information, employer verification of gross annual income or rate of pay, number of hours worked, frequency of pay, bonuses, tips and commissions and a signature block with the date of application. The verification may take the form of the most recent year's federal income tax return for the potential occupants (including the entire household), a statement to release information, tenant verification of the return, and a signature block with the date of application. The verification shall be valid for up to ninety (90) days prior to occupancy. Upon expiration of the ninety (90) day period, the information may be verbally updated from the original sources for an additional thirty (30) days, provided it has been documented by the person preparing the original verification. After this time, a new verification form must be completed.

- SEC. 2.7.7.6.1 Violations. It is a violation of Sec. 2.7.7 to rent, sell or occupy, or attempt to rent, sell or occupy...
- SEC. 2.7.7.6.3 Criminal Enforcement. Any person who violates any provision of this dDivision...
- SEC. 2.7.7.6.4 Civil Enforcement. In addition to any criminal penalties which may be imposed pursuant to Sec. 2.7.7.6.3, Collier County and the Housing and Urban Improvement Director shall have full power to enforce the terms of this dDivision and any affordable housing density bonus development agreements, rezoning conditions or stipulations, and planned unit development (PUD) conditions or stipulations pursuant to this dDivision...
- SEC. 2.7.7.7.1 Liberal Construction. The provisions of this dDivision shall...
- SEC. 2.7.7.7.2 Severability. If any section, phrase, sentence or portion of this dDivision...
- SEC. 3.3.1 TITLE AND CITATION. This dDivision shall be known and...
- SEC. 3.3.5 Suggest that (SDP) be inserted after SITE DEVELOPMENT PLAN and all subsequent references in this Division be changed to replace "site development plan" with "SDP"

TYPOGRAPHICAL ERRORS

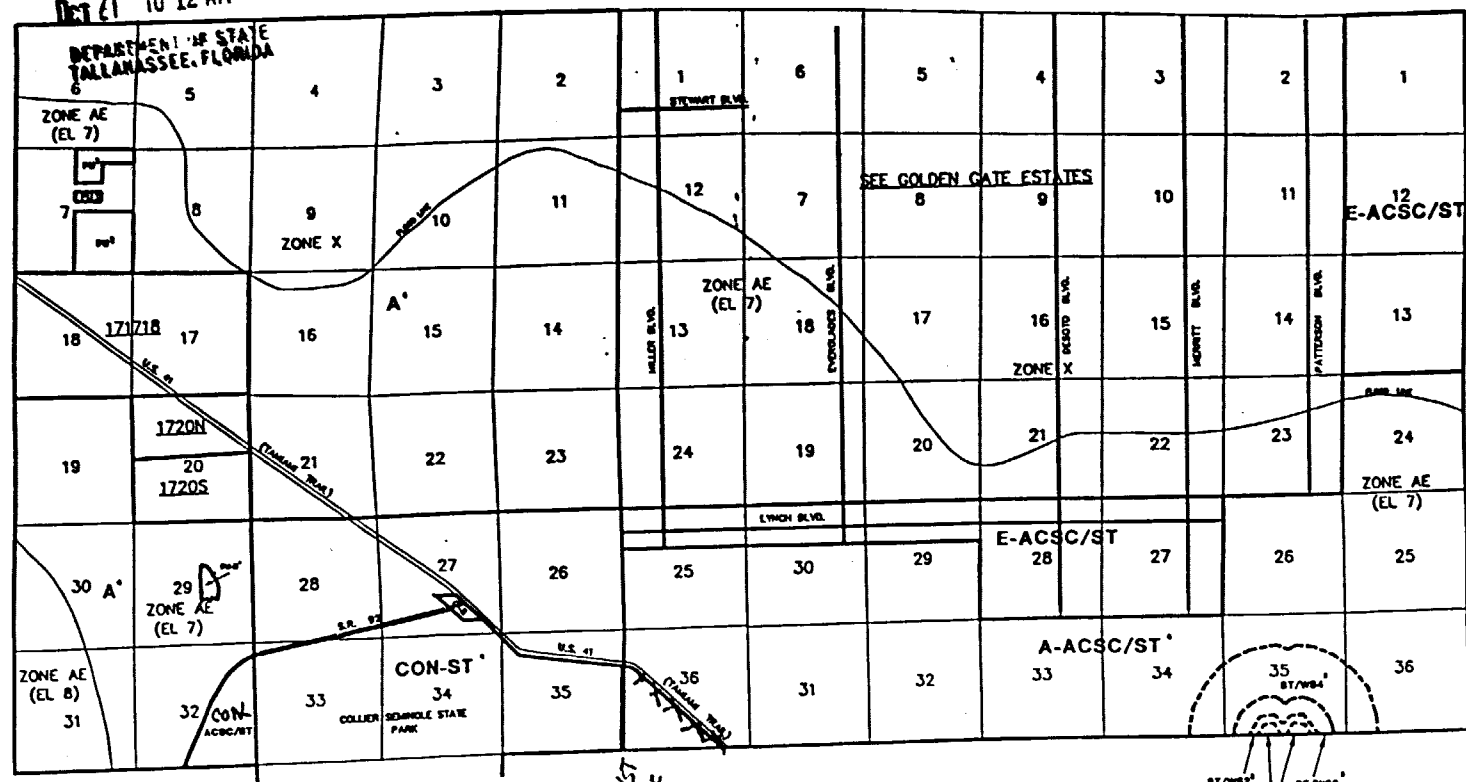
DELETE EXTRA SPACE/LINE BETWEEN SEC. 3.3.5 & 3.3.5.1

- SEC. 3.3.5.5.1 (8) The proposed location, size and height of all traffic control signs. For other development signage see Division Div. 2.5.
- SEC. 3.3.5.5.5 (3) Improvements for roadway, traffic circulation, ingress and egress, parking and other transportation needs required or as may have been specified during the preliminary site development plan review, prepared in conformance with Sec. 3.2.8.4 subdivision design requirements (for purposes...
- SEC. 3.3.8 SITE DEVELOPMENT PLAN TIME LIMITS. Approved final site development plans shall remain in force for two (2) years. If no development (actual construction) has commenced within two (2) years, the site development plan shall expire. One (1) one-year extension may be granted for good cause shown upon written application submitted to the Development Services Director prior to expiration of the preceding approval. When extending the final site development plan approval, the...
- SEC. 6.1.1 GENERALLY. In construction and interpretation of the language of these regulations, the rules established in this division shall be...
- SEC. 6.1.7 MONTH. The word "month" shall mean thirty (30) calendar days, unless a calendar month is indicated.
- SEC. 6.1.9 NUMBER. A word importing the singular number only may extend and be applied to several persons and things as well as to one (1) person and thing. The use of the plural number shall be deemed to include any single person or thing.
- SEC. 6.1.14 YEAR. The word "year" shall mean three hundred sixty-five (365) calendar days, unless a fiscal year is indicated, or unless a calendar year is indicated.

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BOOK 056 PAGE 403

----- INDICATES SPECIAL TREATMENT OVERLAY

GOLDEN GATE ESTATES UNIT INDEX			
UNIT NO.	P.A. NO.	UNIT NO.	P.A. NO.

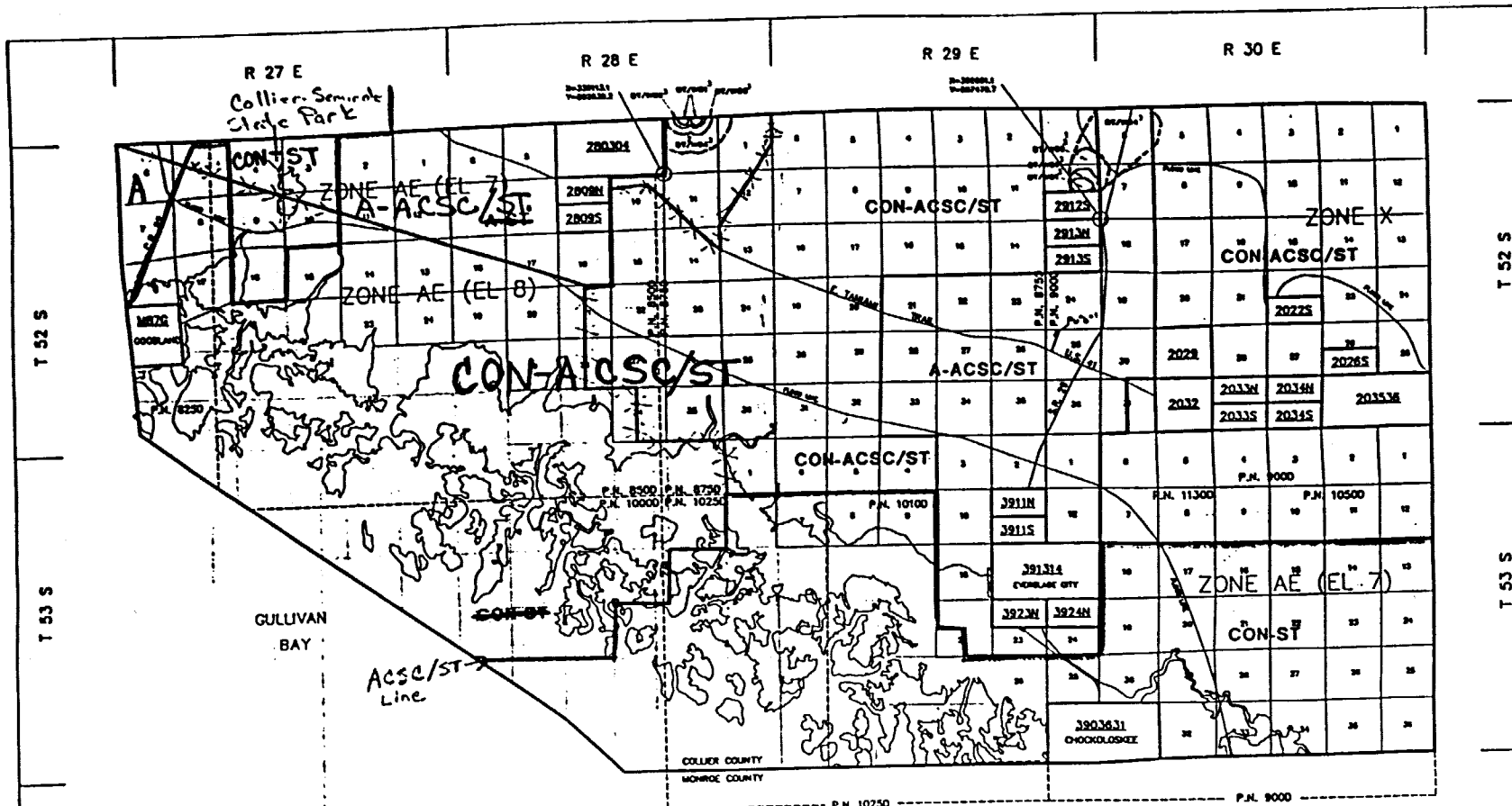
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COMMUNITY NUMBER: 130087	PANEL NUMBER: 512728
PROGRAM: REGULAR	EFFECTIVE DATE: APR 2, 1998
FLOOD ZONE: ALL OR AS SHOWN ON MAP.	

LAST REVISION  
3/23/92 ZONING  
OTHER

THIS IS TO BE KEPT AS A PART OF THE OFFICIAL RECORDS AND REFERRED TO IN CONNECTION WITH ANY APPLICATION FOR THE COUNTY OF COLLIER, FLORIDA.

BY: *[Signature]* DATE: *[Date]*

COLLIER COUNTY, FLORIDA  
COMMUNITY DEVELOPMENT DIVISION  
TWP 51S RING 27E & 28E  
SCALE: 1" = 1000'  
MAP NUMBER: 512728



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INDICATES FLOOD INSURANCE RATE MAP OVERLAY  
 INDICATES SPECIAL TREATMENT OVERLAY

SUBDIVISION INDEX			
NO.	NAME	P.A.	P.P.

LAST REVISION  
 3/23/9 Z-ZONING  
 OTHER

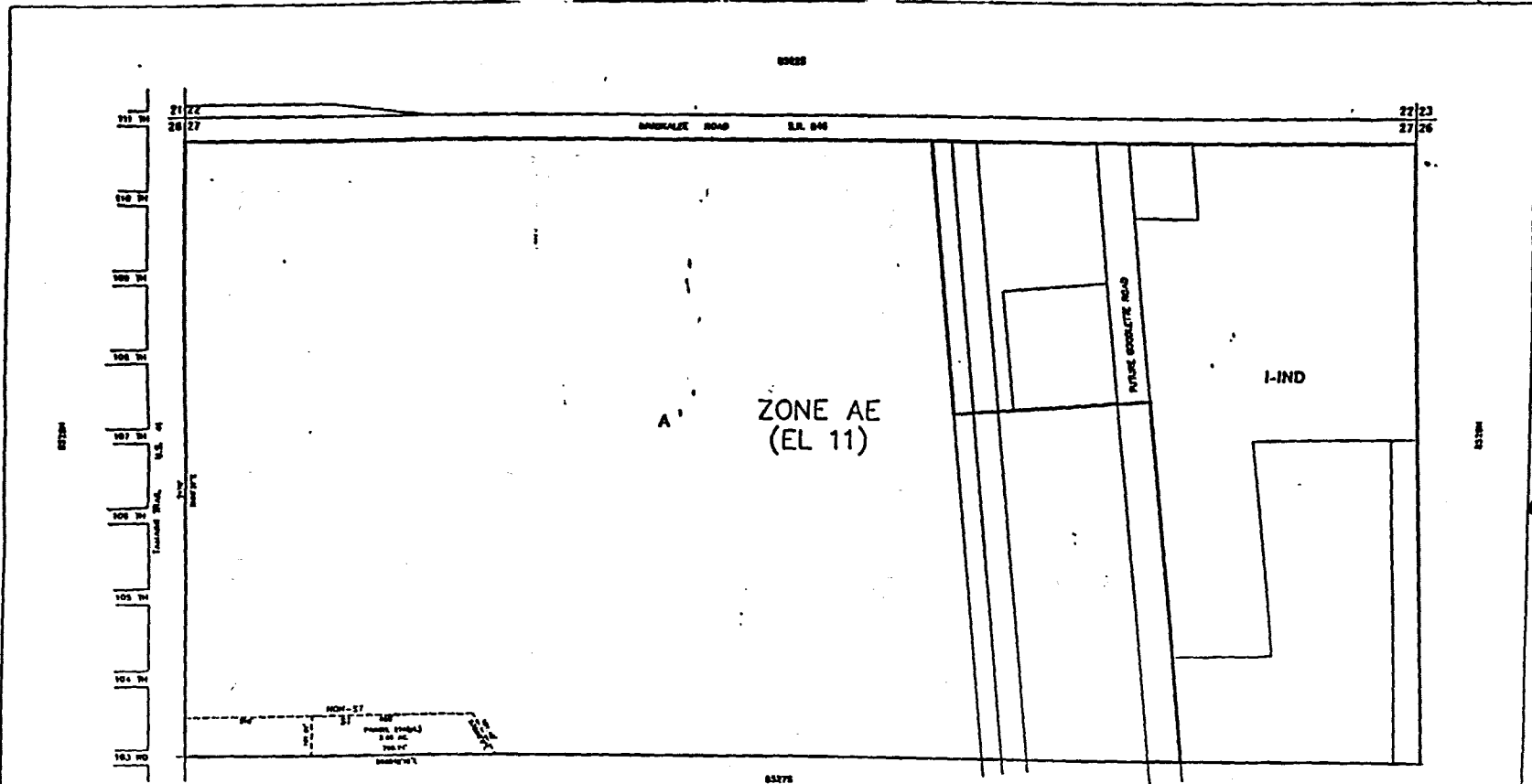
THIS IS TO CERTIFY THAT THIS IS A PAGE OF THE OFFICIAL ZONING ATLAS REFERRED TO AND AMENDATORY REFERENCED BY ORDINANCE NO. 94-100 OF THE COUNTY OF COLLIER, FLORIDA, ADOPTED OCTOBER 26, 1994.

BY *[Signature]*  
 ATTEST *[Signature]*

FLOOD INSURANCE RATE MAP INFORMATION	
COMMUNITY NUMBER: 120087	P.N. = PANEL NUMBER
PROGRAM: REGULAR	EFFECTIVE DATE: JUNE 3, 1998
FLOOD ZONE: ALL	OR AS SHOWN ON MAP.
COLLIER COUNTY, FLORIDA	
COMMUNITY DEVELOPMENT DIVISION	
SCALE	MAP NUMBER: 52532730

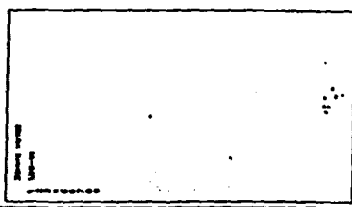
BOOK 056 PAGE 404





-----INDICATES SPECIAL TREATMENT OVERLAY

SUBDIVISION BLOCK			
BLK. NAME	P.A.	P.P.	BLK. NAME

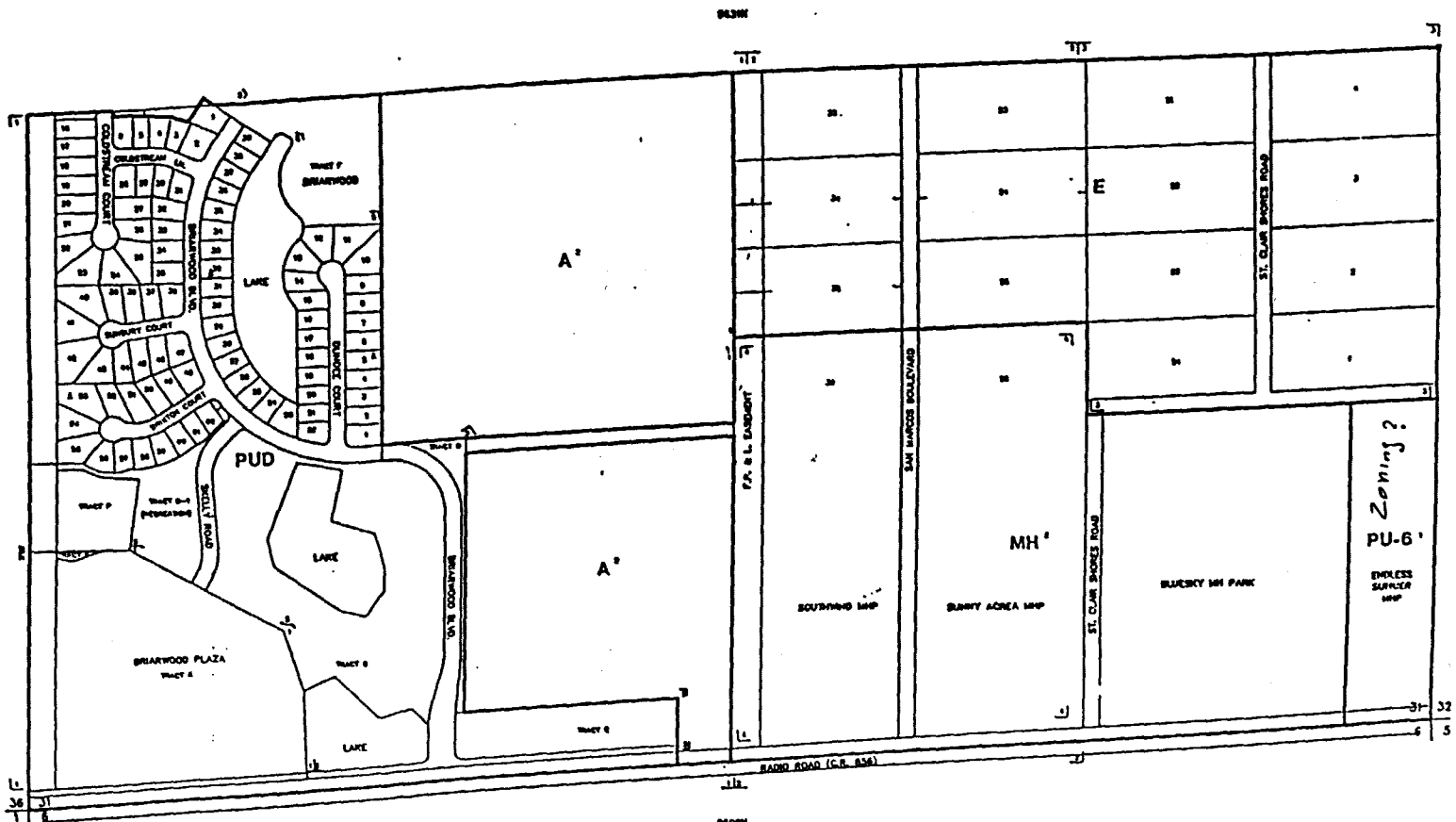


THIS IS TO CERTIFY THAT THIS IS PAGE OF THE OFFICIAL BOUNDARY MAP REFERRED TO AND ADDED BY REFERENCE BY ORDINANCE NO. 1178227 THE COUNTY OF COLLIER, FLORIDA, ADOPTED OCTOBER 30, 1991.

*Patricia C. H. [Signature]*  
*Patricia C. H. [Signature]*  
 [Signature]

FLOOD INSURANCE RATE MAP INFORMATION	
COMMUNITY NUMBER: 170097	PANEL NUMBER: 193 D
PROGRAM: REGULAR	EFFECTIVE DATE: JUNE 3, 1988
FLOOD ZONE: ALL OR AS SHOWN ON MAP.	
COLLIER COUNTY, FLORIDA	
COMMUNITY DEVELOPMENT DIVISION	
TWP 48S RING 25E SEC(S) 27 NO 1/2	MAP NUMBER: 8527N
SCALE	

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THIS IS TO CERTIFY THAT THIS IS PAGE \_\_\_\_\_ OF THE OFFICIAL ZONING ATLAS REPRODUCED AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF COLLIER, FLORIDA, APPROVED October 30, 1991

ATTEST: *Maureen Johnson* CLERK

Patricia Ann...  
 Seal of Collier County, Florida  
 October 30, 1991

**FLOOD INSURANCE RATE MAP INFORMATION**

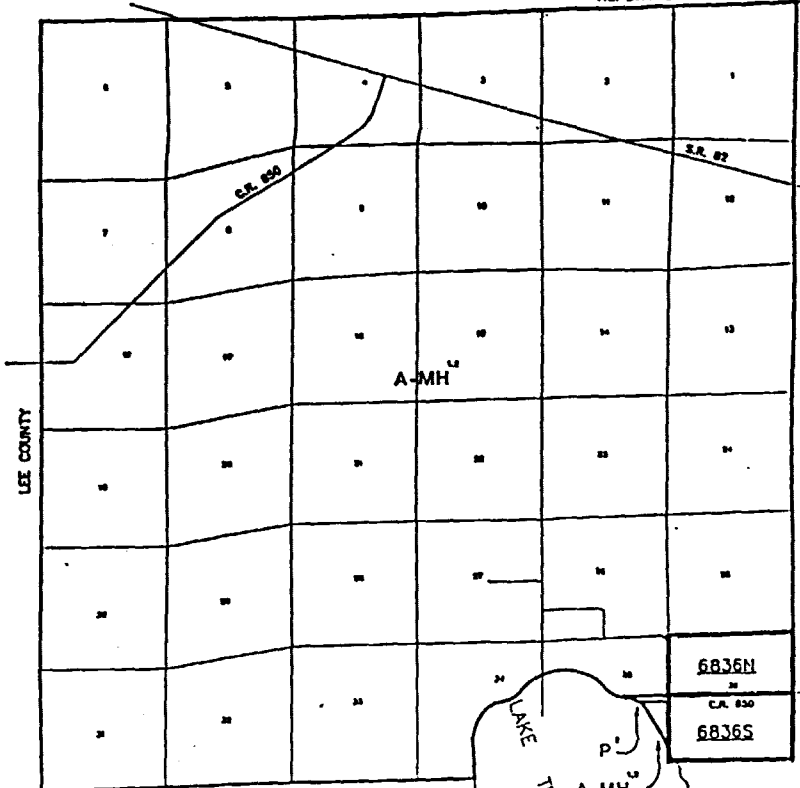
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 PROGRAM: REGULAR EFFECTIVE DATE: JUNE 3, 1986  
 FLOOD ZONE: ALL X OR AS SHOWN ON MAP.

**COLLIER COUNTY, FLORIDA**  
 COMMUNITY DEVELOPMENT DIVISION  
 TWP 49S RING 26E SEC(S) 31 50 1/2  
 SCALE: \_\_\_\_\_ MAP NUMBER: 96315

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LEE COUNTY

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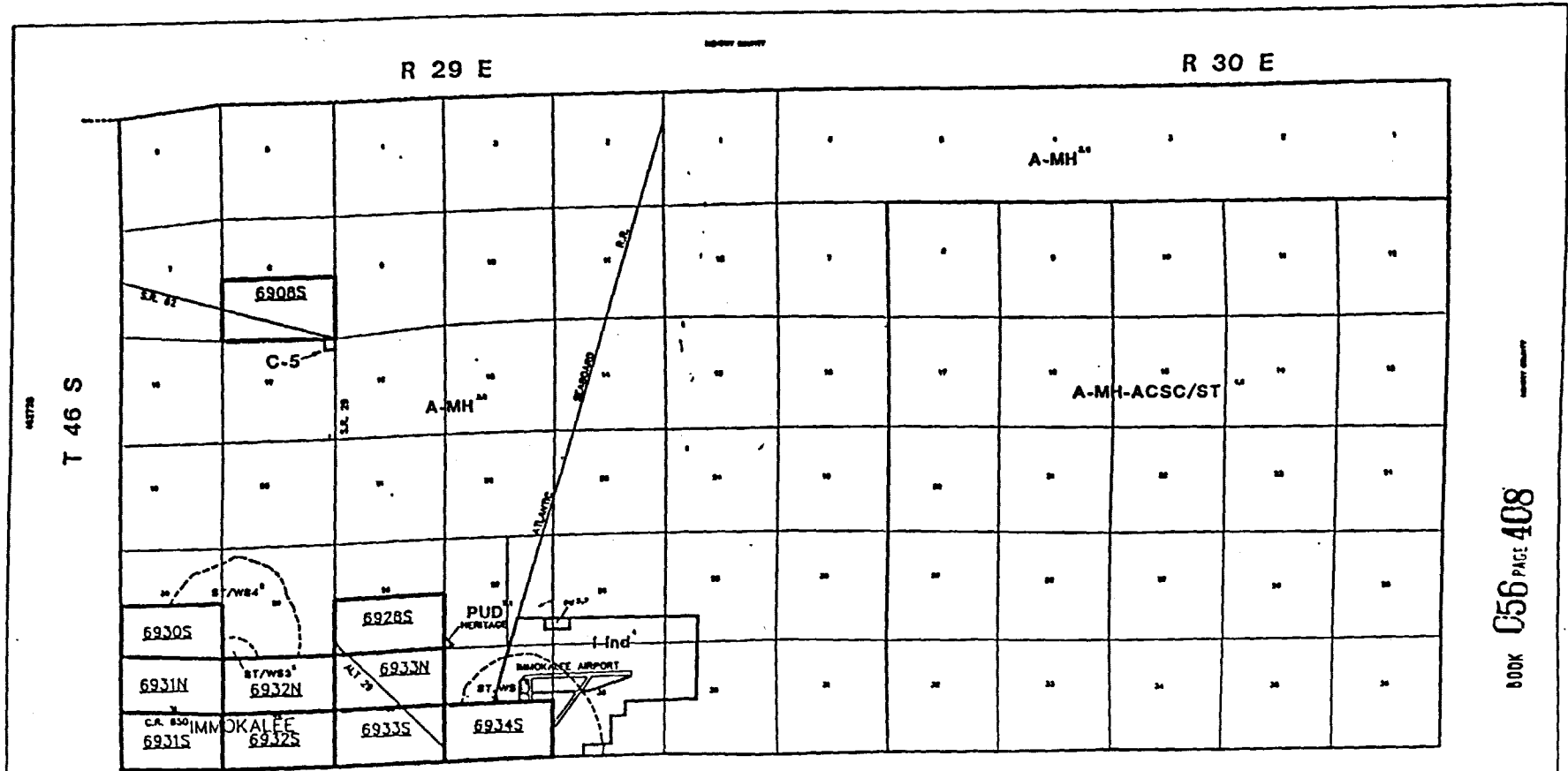
472728

SUBDIVISION INDEX	
NO.	NAME

THIS IS TO CERTIFY THAT THIS IS PART OF THE OFFICIAL ZONING ATLAS  
 REFERRED TO AND ADOPTED BY RESOLUTION BY ORDINANCE 1987-100  
 OF THE COUNTY OF COLLIER, FLORIDA, ADOPTED *October 30, 1987*

BY *Patricia Ann Bost*  
*Marian Johnson*  
*Patricia Ann Bost*

FLOOD INSURANCE RATE MAP INFORMATION	
COMMUNITY NUMBER: 120087	PANEL NUMBER: 2130
PROGRAM: REGULAR	EFFECTIVE DATE: APR 3, 1988
FLOOD ZONE: ALL Z ON AS SHOWN ON MAP.	
COLLIER COUNTY, FLORIDA	
COMMUNITY DEVELOPMENT DIVISION	
TWP 46S RING 27E & 28E	
SCALE	MAP NUMBER: 462728



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----- INDICATES SPECIAL TREATMENT OVERLAY

SUBDIVISION INDEX	
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472930

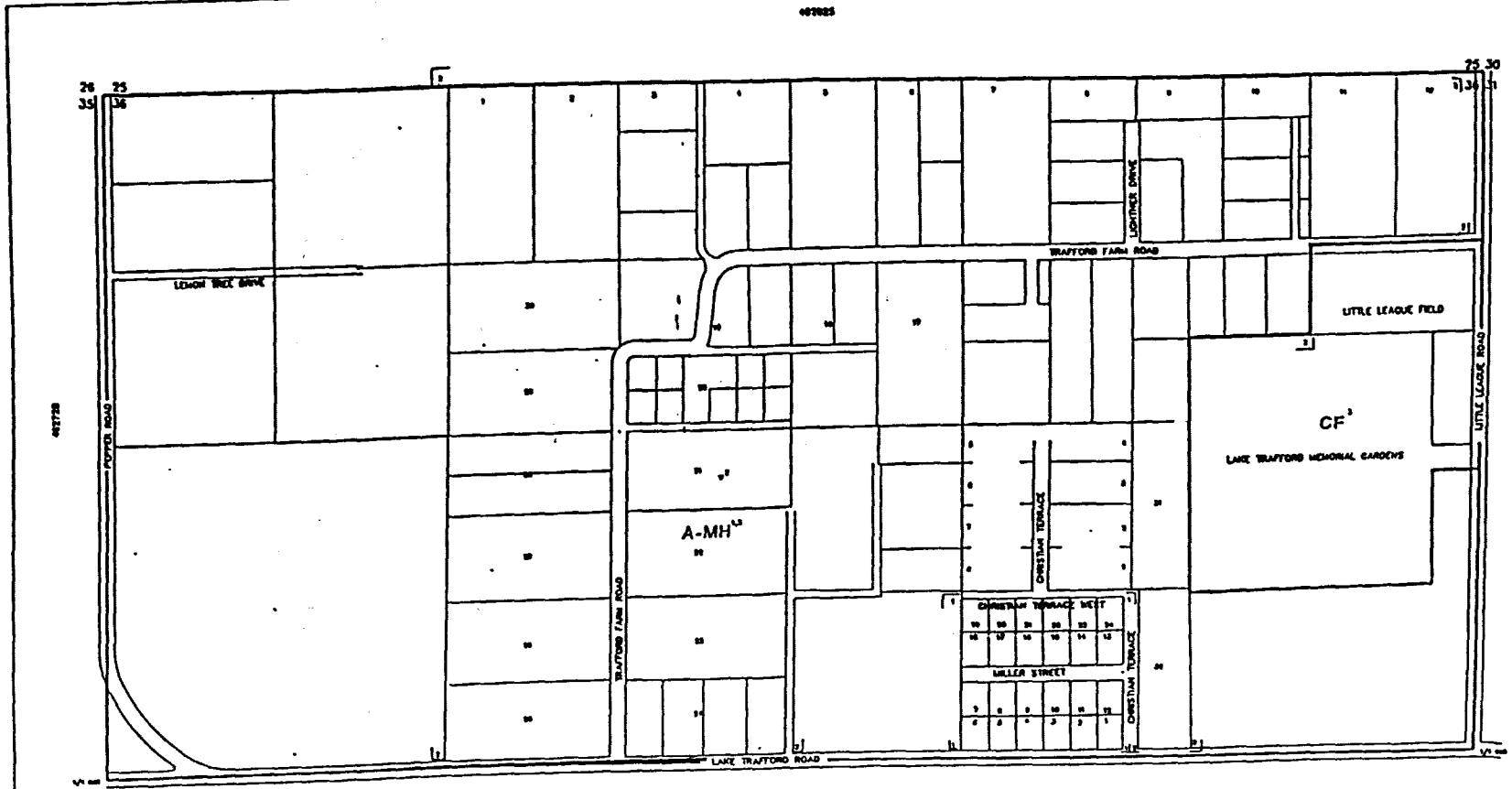
LAST REVISION  
3/23/92 ZONING  
OTHER

THIS IS TO CERTIFY THAT THIS IS A PAGE OF THE OFFICIAL ZONING ATLAS REFERRED TO AND ADOPTED BY RESOLUTION NO. 91-100 OF THE COUNTY OF COLLIER, FLORIDA, ADOPTED OCTOBER 26, 1991.

BY: *Michael J. Valpey*

ATTEST: *Michael J. Valpey*

FLOOD INSURANCE RATE MAP INFORMATION	
COMMUNITY NUMBER: 120087	PANEL NUMBER: 0750, 0500
PROGRAM: REGULAR	EFFECTIVE DATE: JUNE 3, 1988
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COLLIER COUNTY, FLORIDA	
COMMUNITY DEVELOPMENT DIVISION	
TWP 46S RING 29E & JOE	MAP NUMBER: 462930



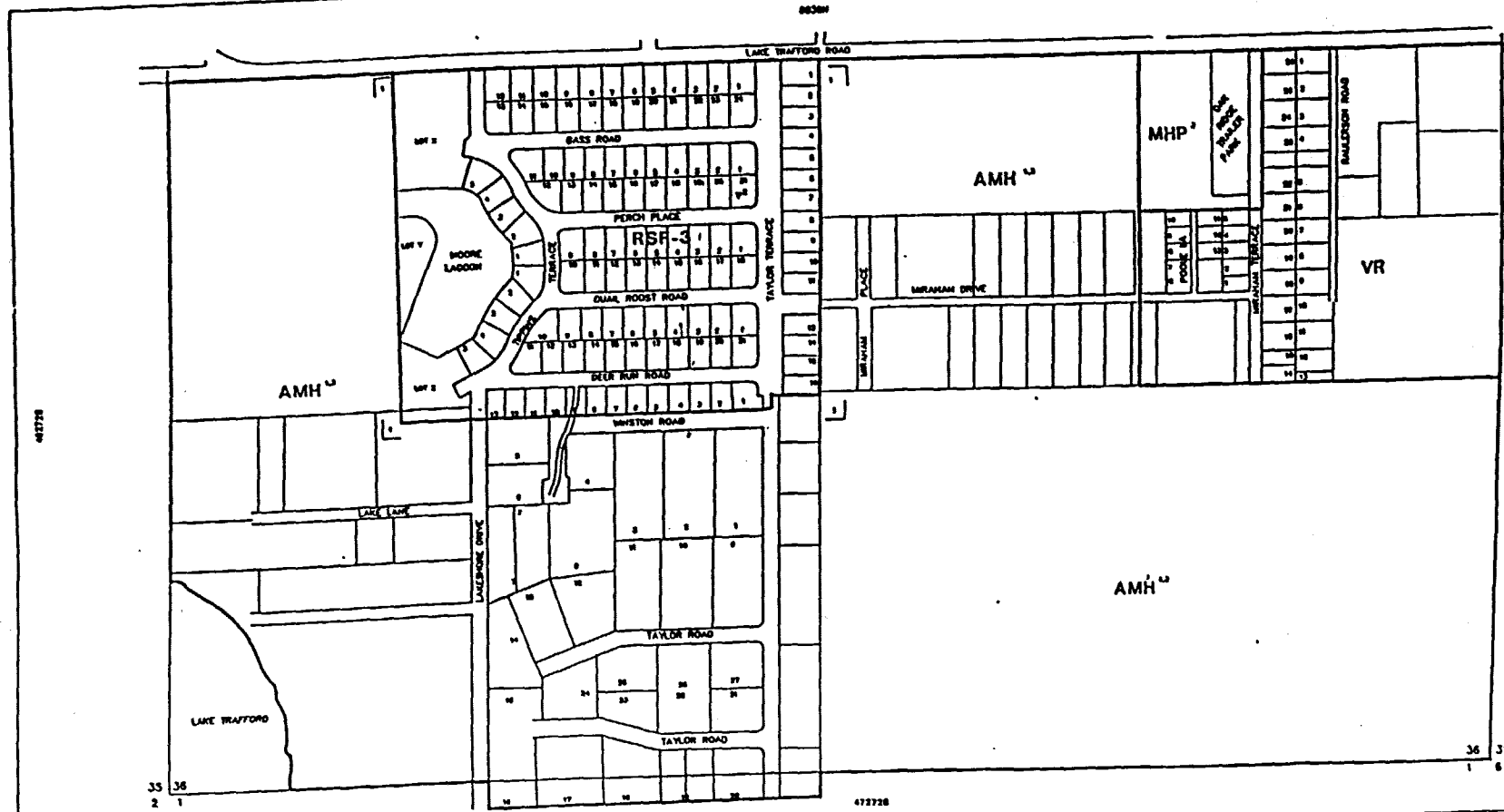
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THIS IS TO CERTIFY THAT THIS IS PAGE OF THE OFFICIAL ZONING ATLAS REFERRED TO AND ADOPTED BY RESOLUTION NO. 91-100 OF THE COUNTY OF COLLIER, FLORIDA, DATED OCTOBER 30, 1991.

BY *Patricia Anne...*  
 ATTEST *Marion...*

FLOOD INSURANCE RATE MAP INFORMATION	
COMMUNITY NUMBER: 120047	PANEL NUMBER: 61500
PROGRAM: REGULAR	EFFECTIVE DATE: APR 3, 1988
FLOOD ZONE: ALL B OR AS SHOWN ON MAP.	
COLLIER COUNTY, FLORIDA	
COMMUNITY DEVELOPMENT DIVISION	
TWP 46S R10G 28E SEC(S) 24 NO	SCALE
MAP NUMBER: 6836N	



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SUBDIVISION INDEX			
PLAT	P.A.	Pg.	Pg.
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THIS IS TO CERTIFY THAT THIS IS PART OF THE OFFICIAL 20000 ATLAS REFERRED TO AND ADOPTED BY RESOLUTION BY ORDINANCE 1981-1127 OF THE COUNTY OF COLLIER, FLORIDA, DATED OCTOBER 30, 1981.

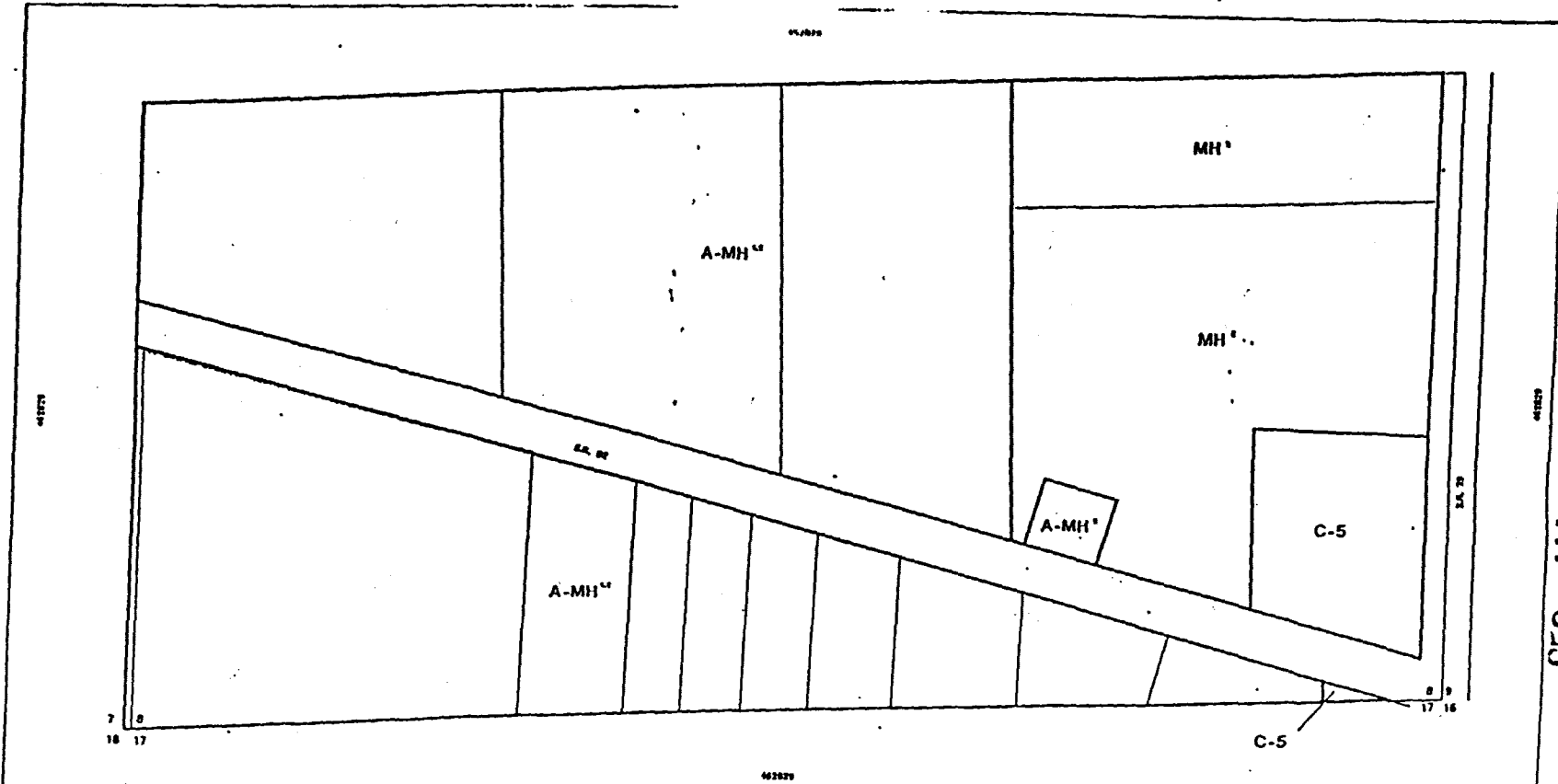
THIS IS TO CERTIFY THAT THIS IS PART OF THE OFFICIAL 20000 ATLAS REFERRED TO AND ADOPTED BY RESOLUTION BY ORDINANCE 1981-1127 OF THE COUNTY OF COLLIER, FLORIDA, DATED OCTOBER 30, 1981.

*Patricia Anne...*  
*M...*

FLOOD INSURANCE RATE MAP INFORMATION	
COMMUNITY NUMBER: 120067	PANEL NUMBER: 01300
PROGRAM: REGULAR	EFFECTIVE DATE: JUNE 3, 1984
FLOOD ZONE: ALL B OR AS SHOWN ON MAP.	
COLLIER COUNTY, FLORIDA	
COMMUNITY DEVELOPMENT DIVISION	
TWP 46S RING 28E SEC(S) 36 50	SCALE
MAP NUMBER: 68365	

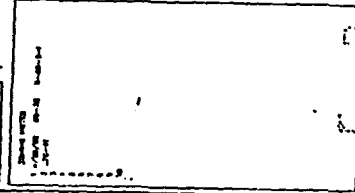
BOOK 056 PAGE 410

6818



BOOK 056 PAGE 411

SUBDIVISION INDEX			
NO.	NAME	P.A.	P.D.



THIS IS TO CERTIFY THAT THIS IS PART OF THE OFFICIAL ZONING ATLAS REFERRED TO AND ADOPTED BY RESOLUTION NO. 11142 OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, PASSED OCTOBER 30, 1991.

BY *Patricia Ann Lopez*  
 CLERK

SINCE *M. Susan Johnson*  
 COUNTY DEVELOPMENT DIVISION

FLOOD INSURANCE RATE MAP INFORMATION	
COMMUNITY NUMBER: 120017	PANEL NUMBER: B1300
PROGRAM: REGULAR	EFFECTIVE DATE: JAN 3, 1988
FLOOD ZONE: ALL B OR AS SHOWN ON MAP.	
COLLIER COUNTY, FLORIDA	
COMMUNITY DEVELOPMENT DIVISION	
TWP 16S R16E 29C SEC(S) 08S	
SCALE	MAP NUMBER: 6908S

02930

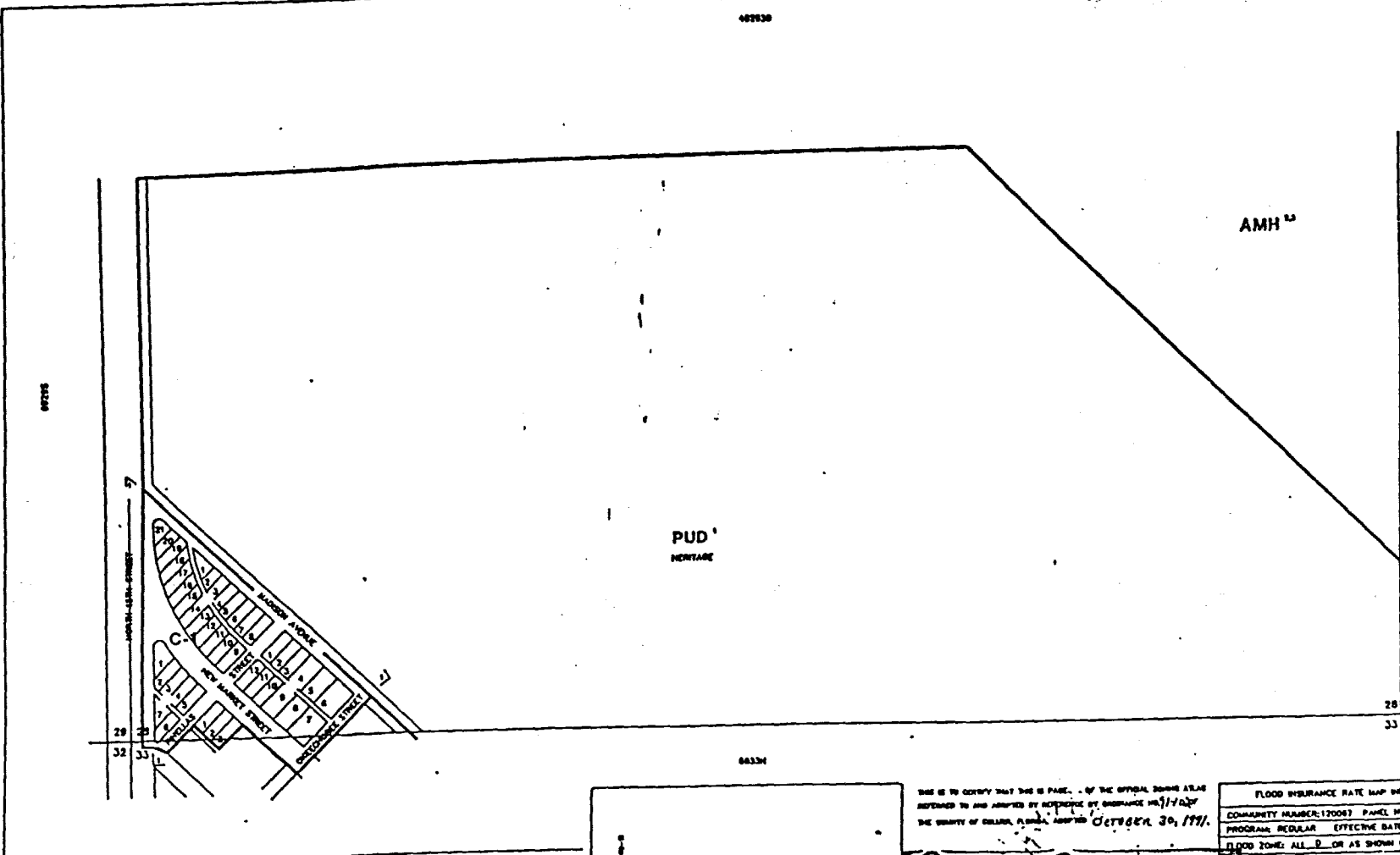
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THIS IS TO CERTIFY THAT THIS IS PAGE ... OF THE OFFICIAL ENGINEERING ATLAS REFERRED TO AND ADOPTED BY RESOLUTION NO. 17627 OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF COLLIER, FLORIDA, ADOPTED OCTOBER 30, 1991.

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PROGRAM: REGULAR	EFFECTIVE DATE: JUNE 3, 1984
FLOOD ZONE: ALL D OR AS SHOWN ON MAP.	

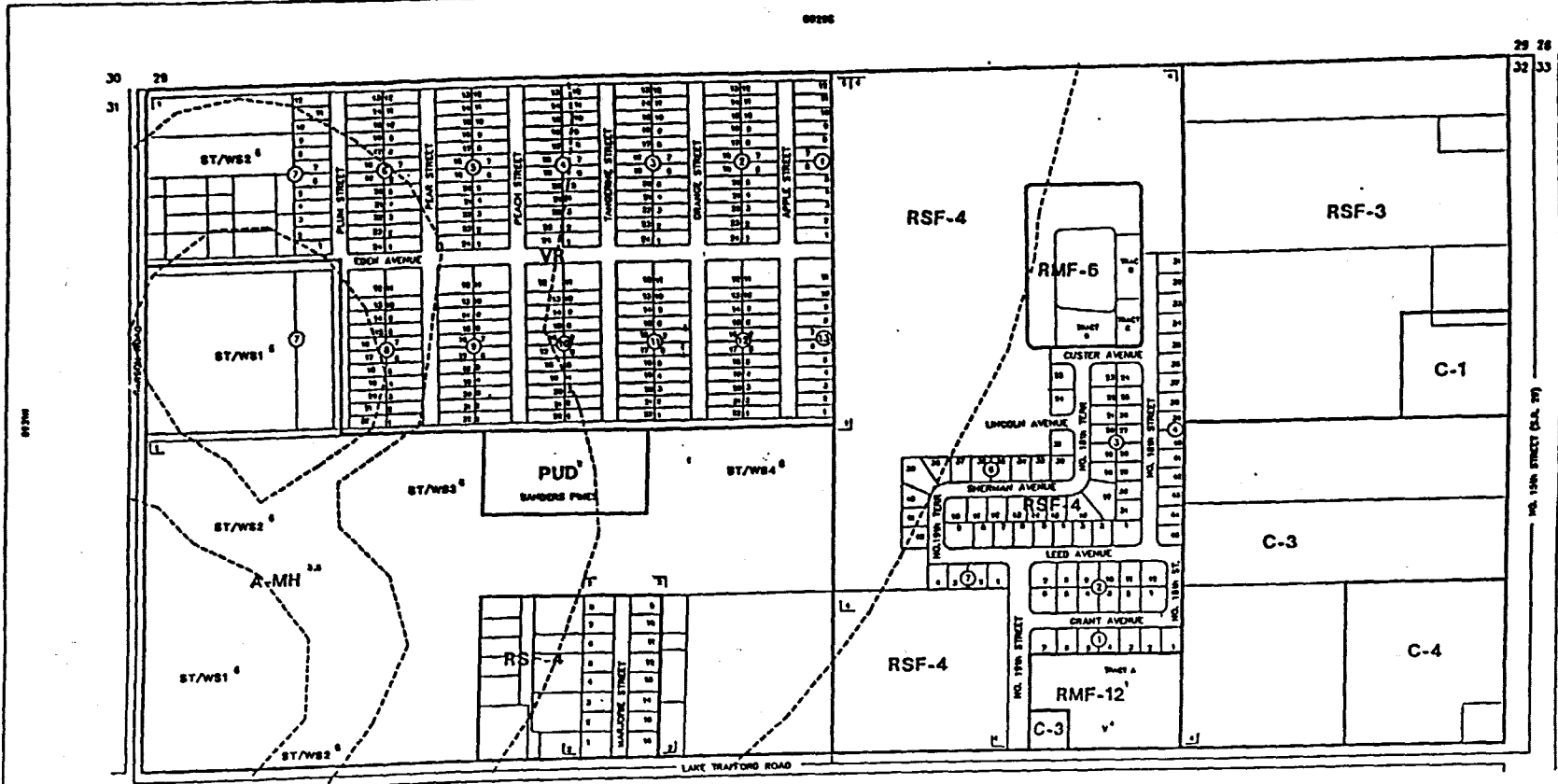
*Patricia Anne ...*  
*...*

SUBDIVISION INDEX	
PLAT	DATE

COLLIER COUNTY, FLORIDA	
COMMUNITY DEVELOPMENT DIVISION	
TWP 46S RING 29E SEC(S) 28 SO 1/2	MAP NUMBER: 69285
SCALE	







-----INDICATES SPECIAL TREATMENT OVERLAY

SUBMISSION INDEX			
NO.	DATE	BY	REVISION

LAST REVISION  
3/23/92 ZONING  
 \_\_\_\_\_ OTHER

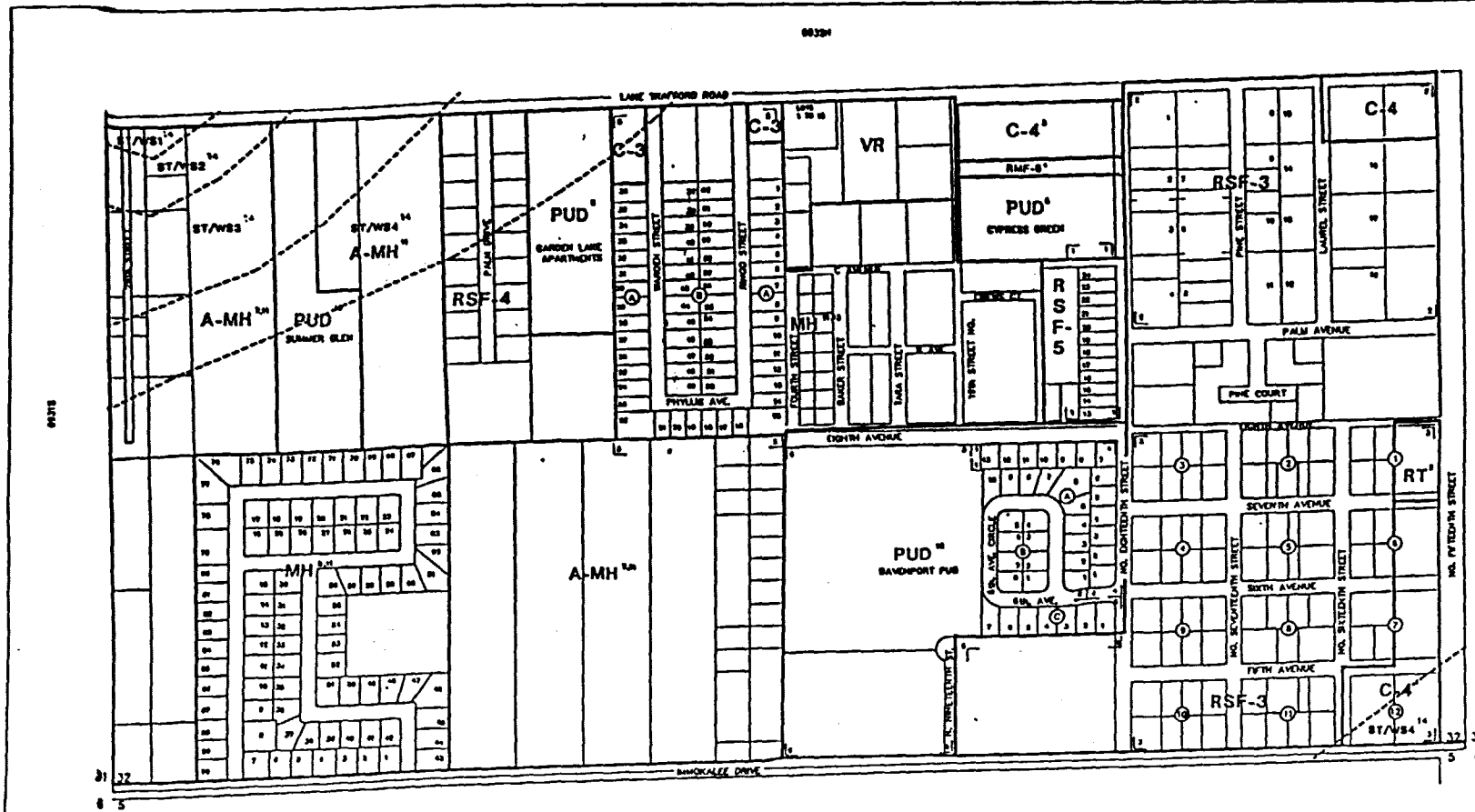
THIS IS TO CERTIFY THAT THIS IS A PAGE OF THE OFFICIAL ZONING ATLAS  
 REFERRED TO AND APPROVED BY RESOLUTION NO. 91-108 OF  
 THE COUNTY OF COLLIER, FLORIDA.

BY *Richard J. Volpe*  
 ATTEST *Hawanna Sanford*

FLOOD INSURANCE RATE MAP INFORMATION  
 COMMUNITY NUMBER: 130087 PANEL NUMBER: 1500  
 PROGRAM: REGULAR EFFECTIVE DATE: JUNE 3, 1984  
 FLOOD ZONE: ALL 0 OR AS SHOWN ON MAP.

COLLIER COUNTY, FLORIDA  
 COMMUNITY DEVELOPMENT DIVISION  
 TWP 48S RING 28E SEC(S) 32 NO.  
 SCALE MAP NUMBER:  
 6932N

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-----INDICATES SPECIAL TREATMENT OVERLAY

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LAST REVISION  
3/23/92  
ZONING  
OTHER

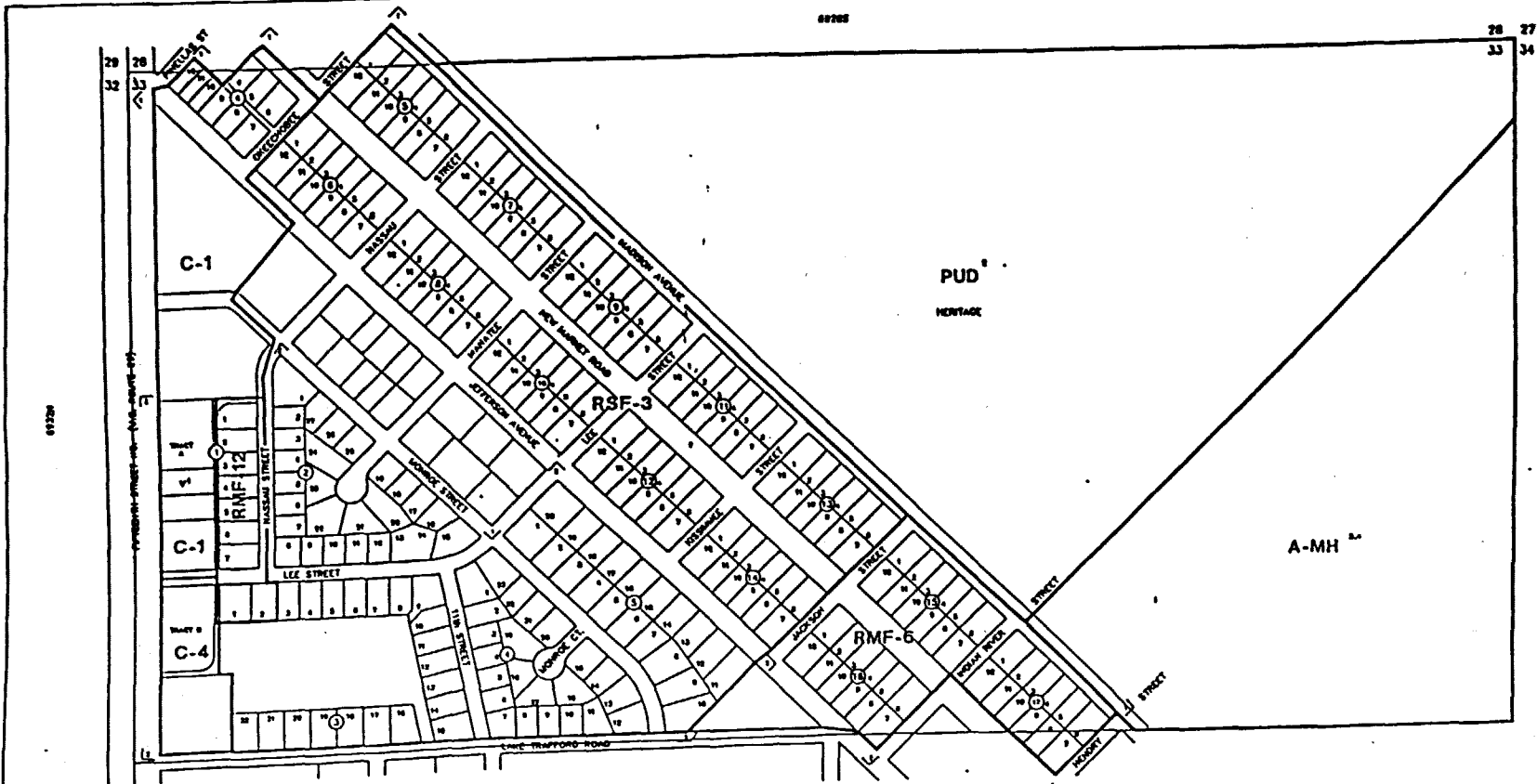
IT IS TO CERTIFY THAT THIS IS A PAGE OF THE OFFICIAL ZONING ATLAS  
APPROVED AND ADOPTED BY RESOLUTION NO. 90-102 OF  
THE COUNTY OF COLLIER, FLORIDA, JANUARY 20, 1990.

*Michael J. Volpe*  
APPROVED

FLOOD INSURANCE RATE MAP INFORMATION  
COMMUNITY NUMBER: 13007 PANEL NUMBER: 1300  
PROGRAM: REGULAR EFFECTIVE DATE: JUNE 3, 1996  
FLOOD ZONE: ALL 0 OR AS SHOWN ON MAP.

COLLIER COUNTY, FLORIDA  
COMMUNITY DEVELOPMENT DIVISION  
TWP 48S RANG 29E SEC(S) 32 50  
SCALE MAP NUMBER: 6932S

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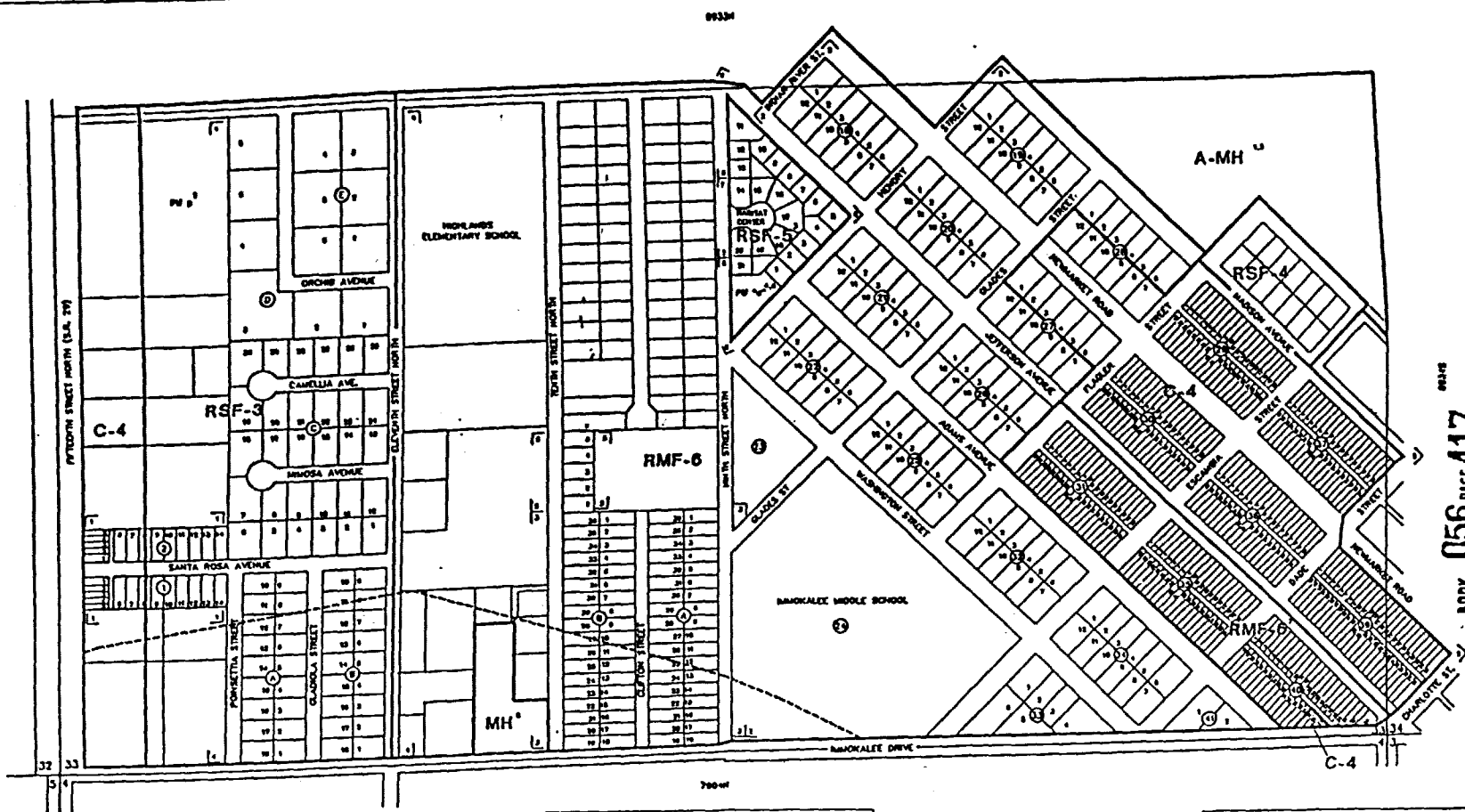
BOOK 056 PAGE 416

SUBDIVISION INDEX			
NO.	NAME	P.A.	P.P.
1	NEW SUBDIVISION		
2	NEW SUBDIVISION		

THIS IS TO CERTIFY THAT THIS IS PART OF THE OFFICIAL ZONING ATLAS REVISION TO AND ADOPTED BY RESOLUTION NO. 7742 OF THE COUNTY OF COLLIER, FLORIDA, DATED 04/28/88, 30, 1991

Patricia Anne...  
 Mayor

FLOOD INSURANCE RATE MAP INFORMATION	
COUNTY NUMBER: 120067	PANEL NUMBER: 1300
PROGRAM: REGULAR	EFFECTIVE DATE: JUNE 3, 1989
FLOOD ZONE: ALL ZONES AS SHOWN ON MAP.	
COLLIER COUNTY, FLORIDA	
COMMUNITY DEVELOPMENT DIVISION	
TWP 48S RING 29C SEC(S) 33 NO.1/	MAP NUMBER: 6933N



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**LAST REVISION**  
**3/23/87 ZONING**  
 \_\_\_\_\_ OTHER

SHE IS TO CERTIFY THAT THIS IS A PAGE OF THE OFFICIAL ZONING ATLAS REFERRED TO AND AMENDMENT REFERENCED BY ORDINANCE NO. 91-100 OF THE COUNTY OF COLLIER, FLORIDA, ADOPTED OCTOBER 26, 1991.  
 BY: *Michael J. Volpe*  
 ATTEST: *Marianne [Signature]* CLERK

**FLOOD INSURANCE RATE MAP INFORMATION**  
 COMMUNITY NUMBER: 170067 PANEL NUMBER: 1500  
 PROGRAM: REGULAR EFFECTIVE DATE: JUNE 3, 1988  
 FLOOD ZONE: ALL "D" OR AS SHOWN ON MAP.  
**COLLIER COUNTY, FLORIDA**  
 COMMUNITY DEVELOPMENT DIVISION  
 TWP 46S R1NG 29E SEC(S) 33 SO 1/2  
 SCALE: \_\_\_\_\_ MAP NUMBER: 69335



R 27 E

462726

R 28 E

T 47 S

LEE COUNTY

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19	20	21	22	23	24	19	20	21	22	23	24
30	29	28	27	26	25	30	29	28	27	26	25
31	32	33	34	35	36	31	32	33	34	35	36

A-MH<sup>14</sup>

A-MH<sup>15</sup>

7722TQ27

STATE ROAD 846

STATE ROAD 846

SEE GOLDEN GATE ESTATES

BOOK 656 PAGE 419

472726

462726

SUBDIVISION INDEX	
SECTION	PLAT

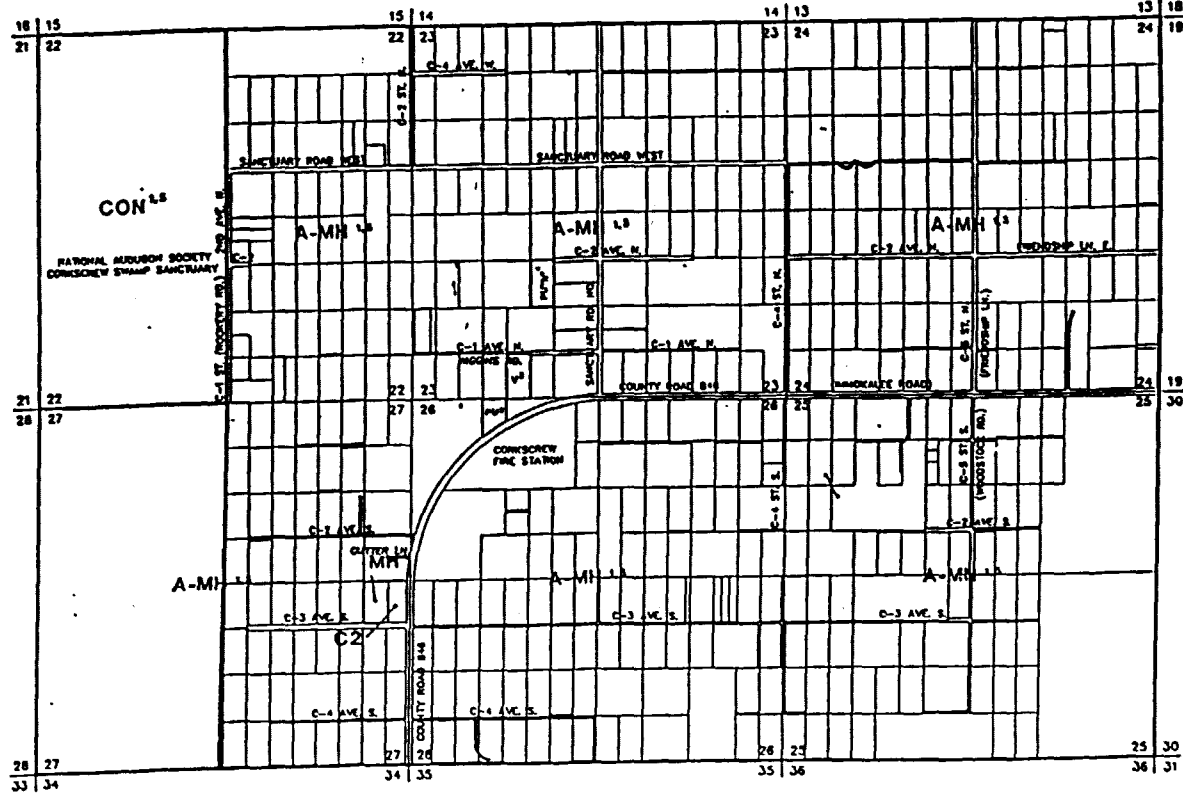
FLORIDA GAME & FRESHWATER FISH COMMISSION  
 566 COMMERCIAL BLVD.  
 NAPLES, FL 33942  
 PHONE: 813-643-4220

THIS IS TO CERTIFY THAT THIS IS PAGE 419 OF THE OFFICIAL ZONING ATLAS  
 REFERRED TO AND ADOPTED BY RESOLUTION NO. 31747  
 OF THE COUNTY OF COLLIER, FLORIDA, DATED OCTOBER 30, 1991.

*Patricia Anne...*  
 COUNTY CLERK

FLOOD INSURANCE RATE MAP INFORMATION	
COMMUNITY NUMBER: 120067	PANEL NUMBER: 250 D
PROGRAM: REGULAR	EFFECTIVE DATE: JUNE 3, 1996
FLOOD ZONE: ALL B OR AS SHOWN ON MAP.	
COLLIER COUNTY, FLORIDA	
COMMUNITY DEVELOPMENT DIVISION	
TWP 47S RANG 27E & 28E	MAP NUMBER: 472726

472728



472728

SUBMISSION INDEX			
NO.	DATE	P.A.	P.P.

THIS IS TO CERTIFY THAT THIS IS PART OF THE OFFICIAL ZONING ATLAS  
 RETURNED TO AND ADOPTED BY RESOLUTION BY ORDINANCE NO. 1110X  
 THE COUNTY OF COLLIER, FLORIDA, ON SEPTEMBER 30, 1986.

*Patricia Anne...*  
*...*

THIS IS TO CERTIFY THAT THIS IS PART OF THE OFFICIAL ZONING ATLAS  
 RETURNED TO AND ADOPTED BY RESOLUTION BY ORDINANCE NO. 1110X  
 THE COUNTY OF COLLIER, FLORIDA, ON SEPTEMBER 30, 1986.

*Patricia Anne...*  
*...*

**FLOOD INSURANCE RATE MAP INFORMATION**  
 COMMUNITY NUMBER: 12007 PANEL NUMBER: 230 B  
 PROGRAM: REGULAR EFFECTIVE DATE: JUNE 3, 1986  
 FLOOD ZONE: ALL B OR AS SHOWN ON MAP.

**COLLIER COUNTY, FLORIDA**  
 COMMUNITY DEVELOPMENT DIVISION  
 TWP 47S RING 27E SEC(S) 22 TO 27  
 SCALE: 1" = 100' MAP NUMBER: 7722T027

BOOK 656 PAGE 420

472728



R 29 E

482938

R 30 E

7906N	7905N	7904N	7903N	ST/WSW	1	6	5	4	3	2	1
	5	4	3	2							
		7904S	7903S	7902S							
7	ST/WSW	ST/WSW	10. 791011	11	12	7	8	9	10	11	12
	5	9									
		7909N									
		7909S									
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47778

T 47 S

BOOK 056 PAGE 421

482938

-----INDICATES SPECIAL TREATMENT OVERLAY

SUBDIVISION INDEX	
FA	PA

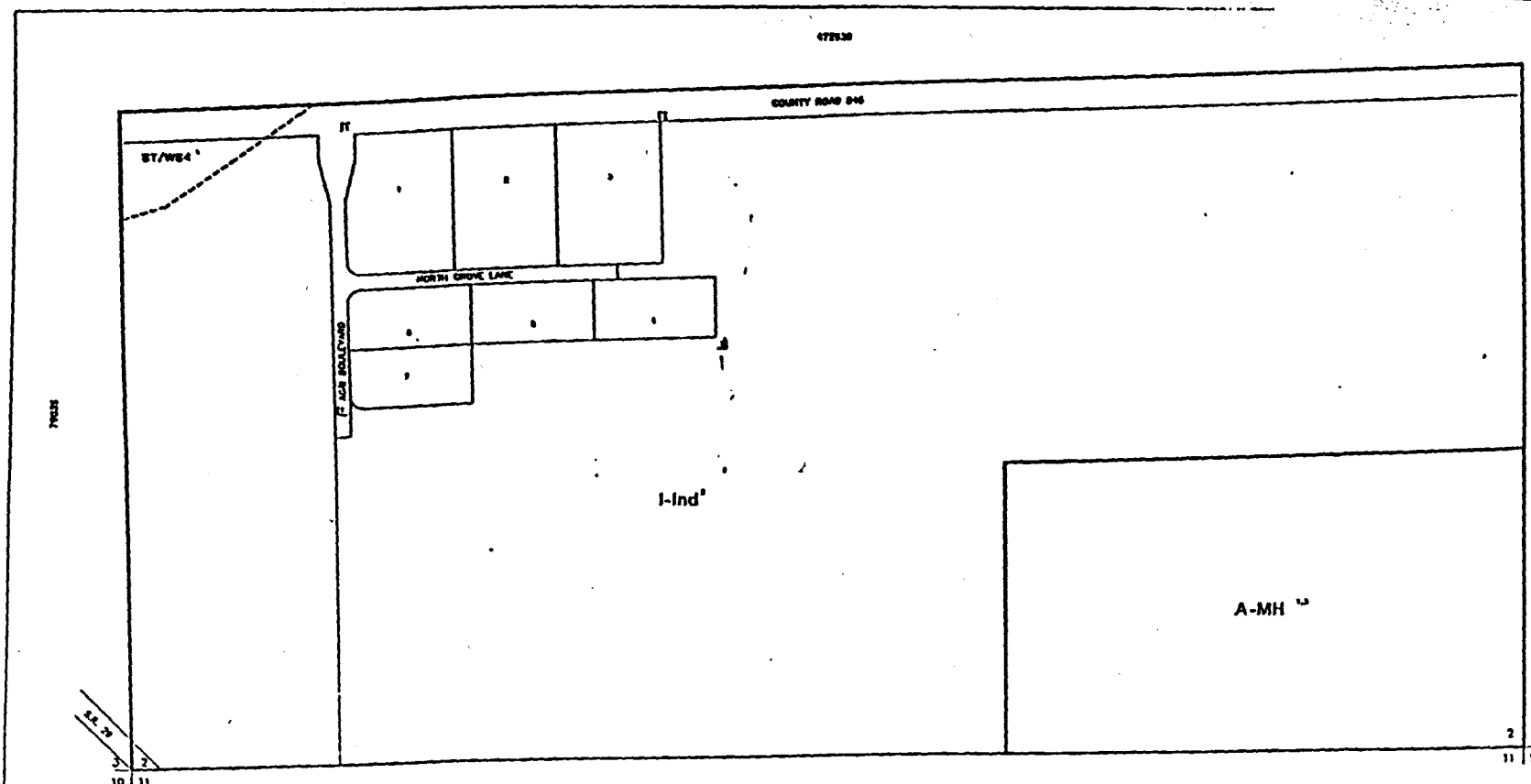
LAST REVISION  
 7/23/92 ZONING  
 OTHER

THIS IS TO CERTIFY THAT THIS IS A PAGE OF THE OFFICIAL 20000 ATLAS  
 RETURNED TO AND ADAPTED BY ORDINANCE NO. 94-108 OF  
 THE COUNTY OF COLLIER, FLORIDA, ADOPTED OCTOBER 26, 1994.

BY: *Michael J. Volpe*  
 ATTEST: *Matthew J. ...*

**FLOOD INSURANCE RATE MAP INFORMATION**  
 COMMUNITY NUMBER: 120087 PANEL NUMBER: 38719L  
 PROGRAM: REGULAR EFFECTIVE DATE: JUNE 3, 1994  
 FLOOD ZONE: ALL B OR AS SHOWN ON MAP.

**COLLIER COUNTY, FLORIDA**  
 COMMUNITY DEVELOPMENT DIVISION  
 TWP 47S RING 29E & 30E  
 SCALE: 1" = 1000'  
 MAP NUMBER: 472930



BOOK 056 PAGE 422

----- INDICATES SPECIAL TREATMENT OVERLAY

SUBDIVISION INDEX			
NO.	NAME	P.L.	P.P.
1	INDUSTRIAL PARK PHASE 1	12	28

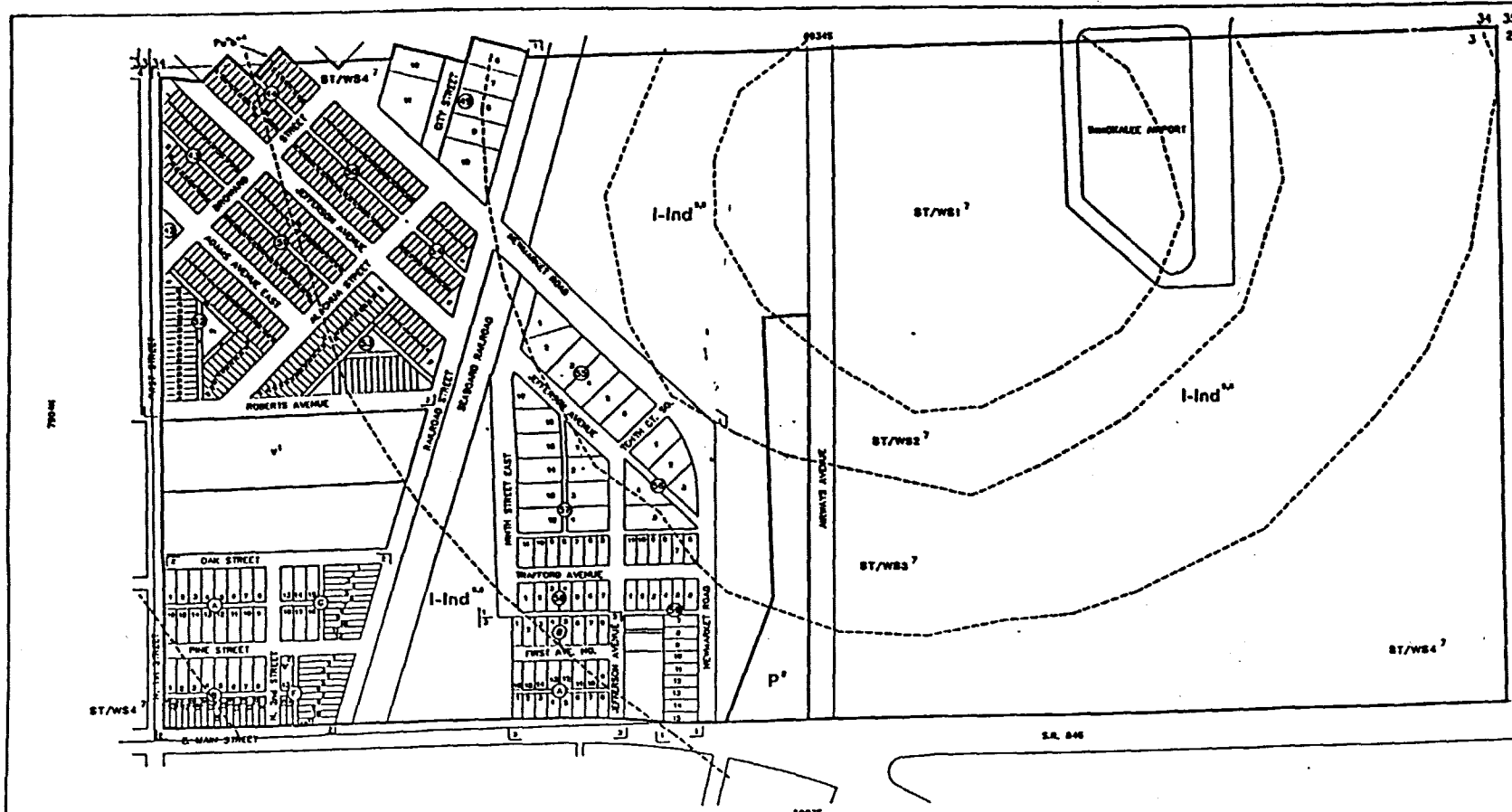
791011

LAST REVISION  
3/23/92 ZONING  
OTHER

THIS IS TO CERTIFY THAT THIS IS A PAGE OF THE OFFICIAL ZONING ATLAS RETURNED TO AND ACCEPTED FOR REFERENCE BY ORDINANCE NO. 21-98 OF THE COUNTY OF COLLIER, FLORIDA, APPROVED BY THE BOARD OF COUNTY COMMISSIONERS.

BY: *[Signature]*  
 ATTEST: *[Signature]*

FLOOD INSURANCE RATE MAP INFORMATION	
COMMUNITY NUMBER: 120067	PANEL NUMBER:
PROGRAM: REGULAR	EFFECTIVE DATE: JUNE 3, 1988
FLOOD ZONE: ALL "S" OR AS SHOWN ON MAP.	
COLLIER COUNTY, FLORIDA	
COMMUNITY DEVELOPMENT DIVISION	
TWP 47S RING 29C SEC(s) 02S	SCALE
MAP NUMBER: 7902S	



BOOK 056 PAGE 423

-----INDICATES SPECIAL TREATMENT OVERLAY

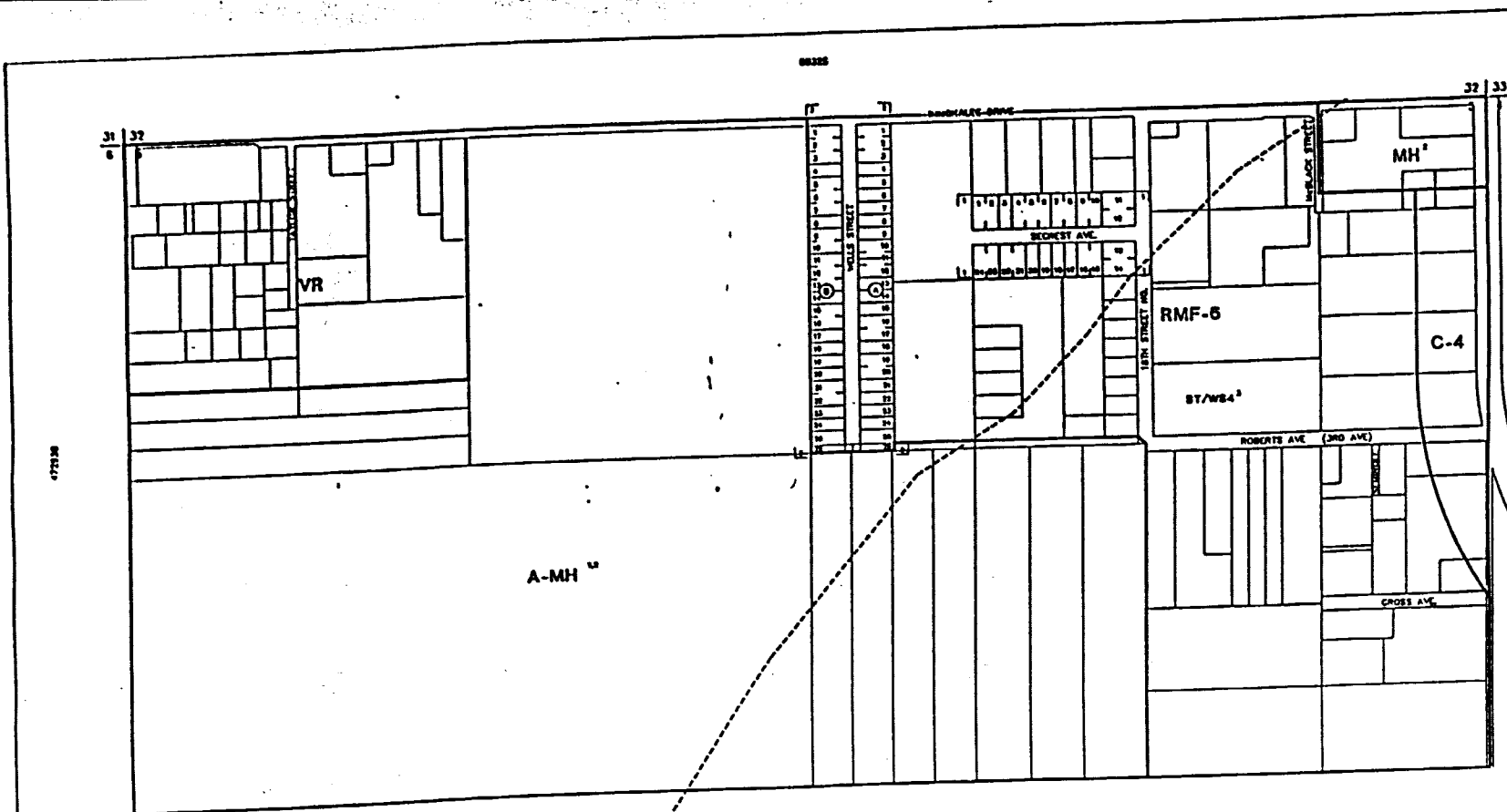
SUBDIVISION INDEX			
NO.	NAME	P.A.	P.S.
1	WINDHURST SUBDIVISION	1	1
2	BUNKER AIRPORT	1	1
3	WINDHURST SUBDIVISION	1	1
4	WINDHURST SUBDIVISION	1	1
5	WINDHURST SUBDIVISION	1	1
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49	WINDHURST SUBDIVISION	1	1
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LAST REVISION  
3/23/92 ZONING  
OTHER

THIS IS TO CERTIFY THAT THIS IS A PAGE OF THE OFFICIAL ZONING MAP AS REQUIRED TO AND AMENDMENT NOTIFICATION BY ORDINANCE NO. 10-102 OF THE COUNTY OF COLLIER, FLORIDA, ADOPTED AND ENACTED IN THE YEAR 1992.

BY: *W. J. V. V. V.*  
*Madame Justice*

FLOOD INSURANCE RATE MAP INFORMATION	
COMMUNITY NUMBER: 120047	FAMILY NUMBER: 1300
PROGRAM: REGULAR	EFFECTIVE DATE: JUNE 3, 1994
FLOOD ZONE: ALL ZONING AS SHOWN ON MAP.	
COLLIER COUNTY, FLORIDA	
COMMUNITY DEVELOPMENT DIVISION	
TWP 47S RING 29E SEC(S) 03 NO. 1/2	SCALE: 1" = 100'
MAP NUMBER: 7903N	



BOOK 056 PAGE 424

----- INDICATES SPECIAL TREATMENT OVERLAY

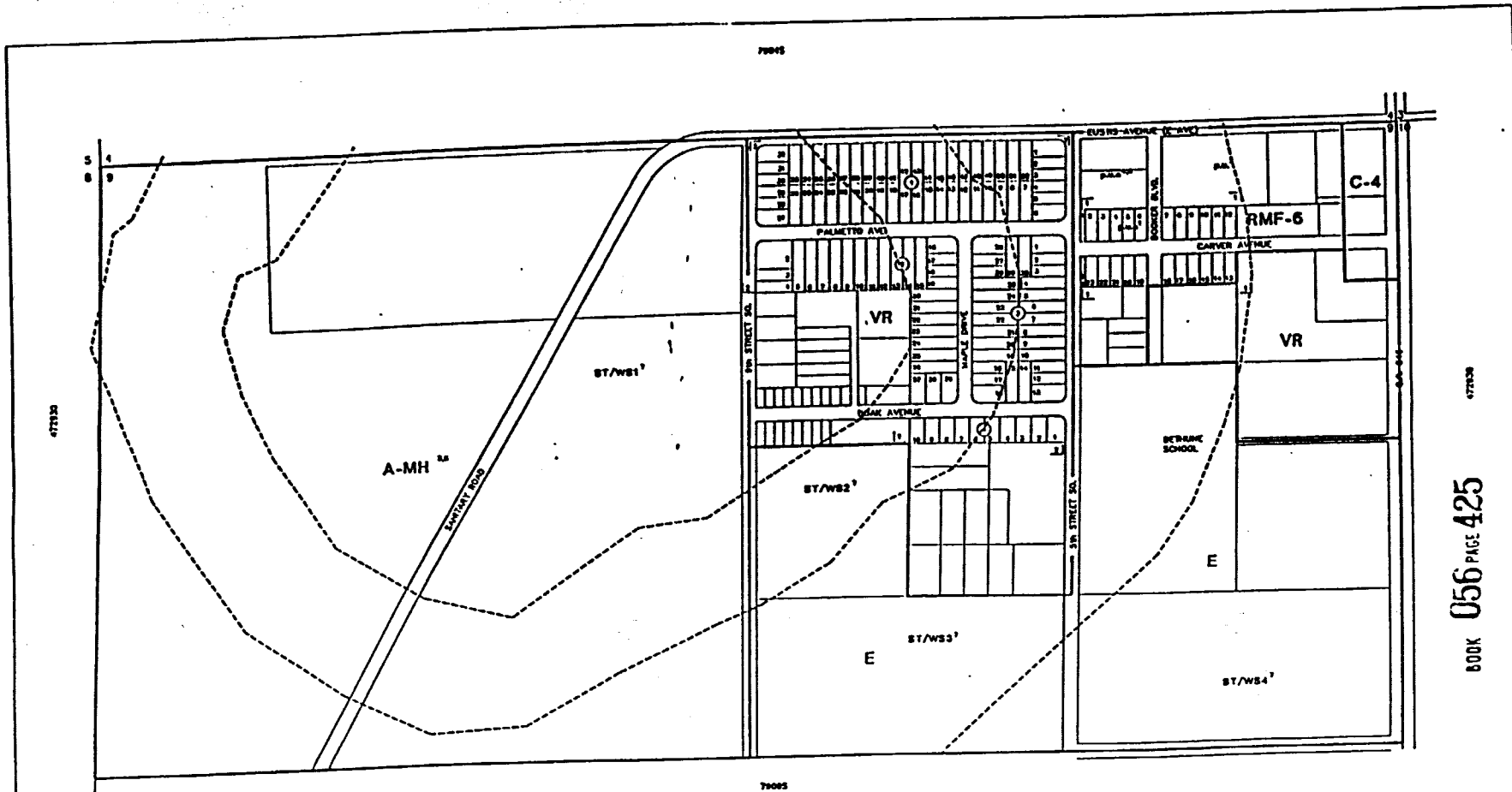
SUBDIVISION INDEX		PA.	Pp.
NO. PAGE	PA. <td>Pp. <td></td> </td>	Pp. <td></td>	
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9	9	9	
10	10	10	

**LAST REVISION**  
 3/23/92  
**ZONING**  
 -----  
**OTHER**

THIS IS TO CERTIFY THAT THIS IS A PAGE OF THE OFFICIAL ZONING ATLAS REFERRED TO AND APPROVED BY ORDINANCE NO. 97-102 OF THE COUNTY OF COLLIER, FLORIDA, ADOPTED OCTOBER 30, 1997.

BY: *[Signature]*  
 ATTEST: *[Signature]*

FLOOD INSURANCE RATE MAP INFORMATION	
COMMUNITY NUMBER: 120087	PANEL NUMBER: 130 B
PROGRAM: REGULAR	EFFECTIVE DATE: JUNE 3, 1998
FLOOD ZONE: ALL R OR AS SHOWN ON MAP.	
<b>COLLIER COUNTY, FLORIDA</b>	
COMMUNITY DEVELOPMENT DIVISION	
TWP 47S RING 29E SEC(S) 05 NO 1/2	
SCALE	MAP NUMBER: 7905N



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A-MH

ST/WS1

ST/WS2

ST/WS3

ST/WS4

VR

VR

DEBANE SCHOOL

E

RMF-6

C-4

7909S

7909S

07230

BOOK 056 PAGE 425

-----INDICATES SPECIAL TREATMENT OVERLAY

SUBDIVISION INDEX		PA	PP
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DATE TO CERTIFY THAT THIS IS A PAGE OF THE OFFICIAL ZONING ATLAS NOTED TO AND ADORSEBY REFERENCE BY ORDINANCE NO. 91-1002 OF THE COUNTY OF COLLIER, FLORIDA, ADOPTED OCTOBER 20, 1991.

BY: *Michael J. Volpe*

ATTEST: *Maurice J. ...*

LAST REVISION  
5/23/92 ZONING  
OTHER

FLOOD INSURANCE RATE MAP INFORMATION

COMMUNITY NUMBER: 120047 PANEL NUMBER: 1500

PROGRAM: REGULAR EFFECTIVE DATE: JUNE 3, 1994

FLOOD ZONE: ALL D OR AS SHOWN ON MAP.

COLLER COUNTY, FLORIDA

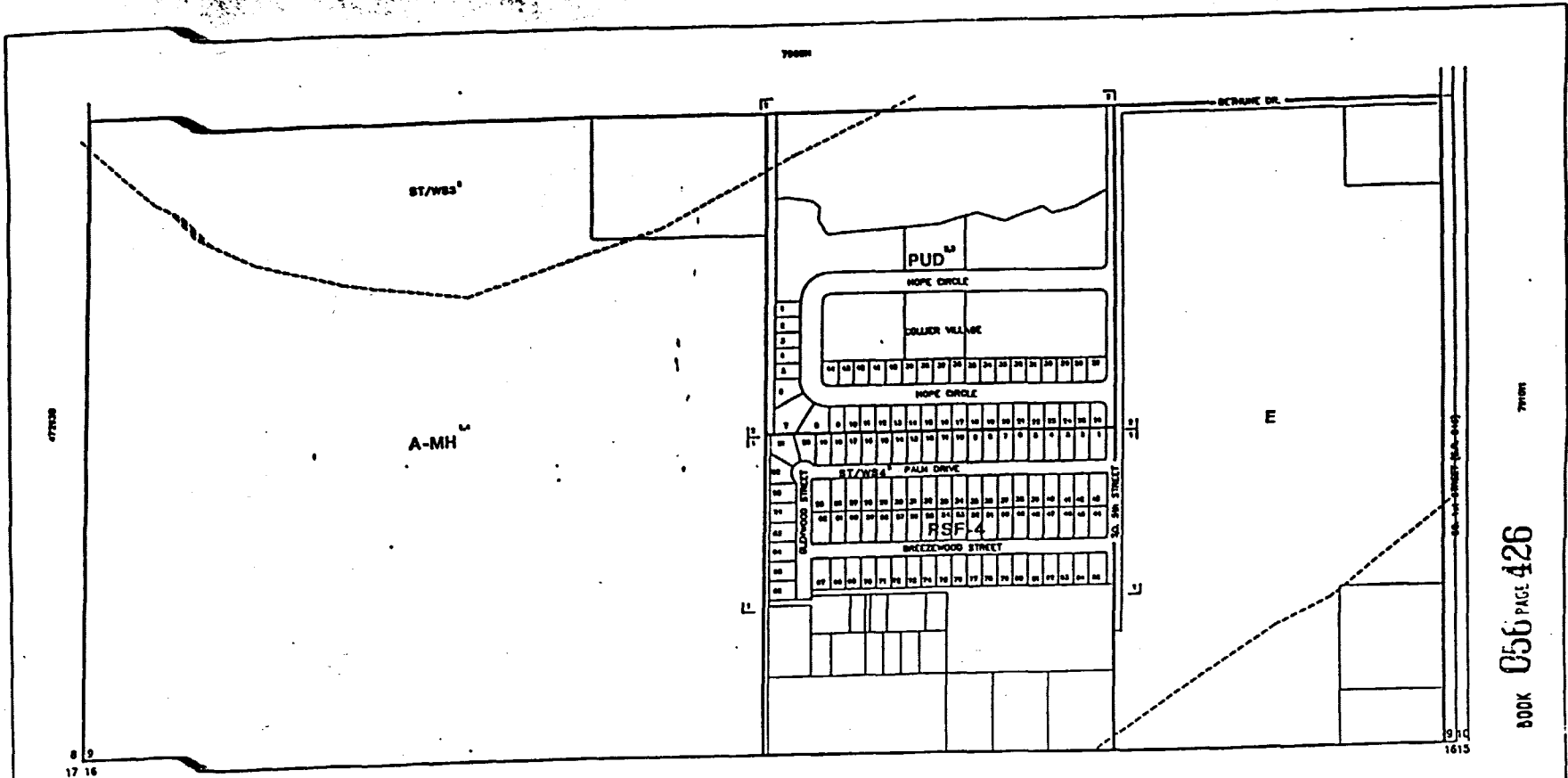
COMMUNITY DEVELOPMENT DIVISION

THP 47S RING 29E SEC(S) 8 NO. 1/2

SCALE: 1" = 100'

MAP NUMBER: 7909N

10



BOOK 056 PAGE 426

--- INDICATES SPECIAL TREATMENT OVERLAY

SUBDIVISION INDEX			
BLK. NO.	P.A.	P.D.	P.A. P.D.
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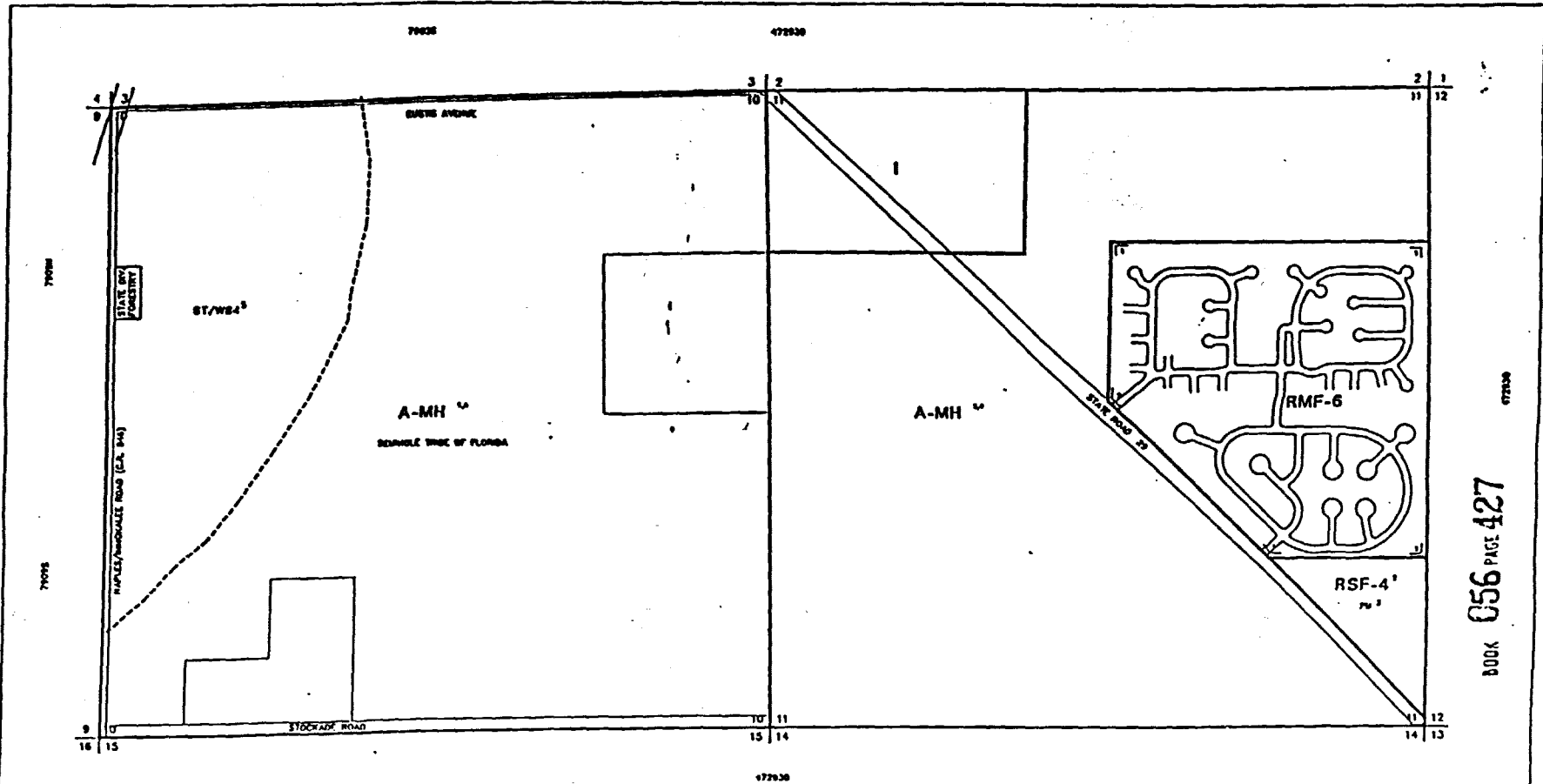
472630

LAST REVISION  
3/23/92 ZONING  
OTHER

THIS IS TO CERTIFY THAT THIS IS A PAGE OF THE OFFICIAL ZONING ATLAS REFERENCED TO AND APPROVED BY RESOLUTION NO. 92-108 OF THE COUNTY OF COLLIER, FLORIDA, ADOPTED OCTOBER 24, 1992.

BY: *Michael J. Volpe*  
ATTEST: *Maurice Simpson* CLERK

FLOOD INSURANCE RATE MAP INFORMATION	
COMMUNITY NUMBER: 120067	PANEL NUMBER: 1500
PROGRAM: REGULAR	EFFECTIVE DATE: JUNE 3, 1988
FLOOD ZONE: ALL R OR AS SHOWN ON MAP.	
COLLIER COUNTY, FLORIDA	
COMMUNITY DEVELOPMENT DIVISION	
TWP 47S RING 29E SEC(S) 8 50.1/2	
SCALE	MAP NUMBER:
0 100 200	79095



BOOK 056 PAGE 427

-----INDICATES SPECIAL TREATMENT OVERLAY

SUBDIVISION INDEX			
PAR.	TRAC.	P.A.	P.S.

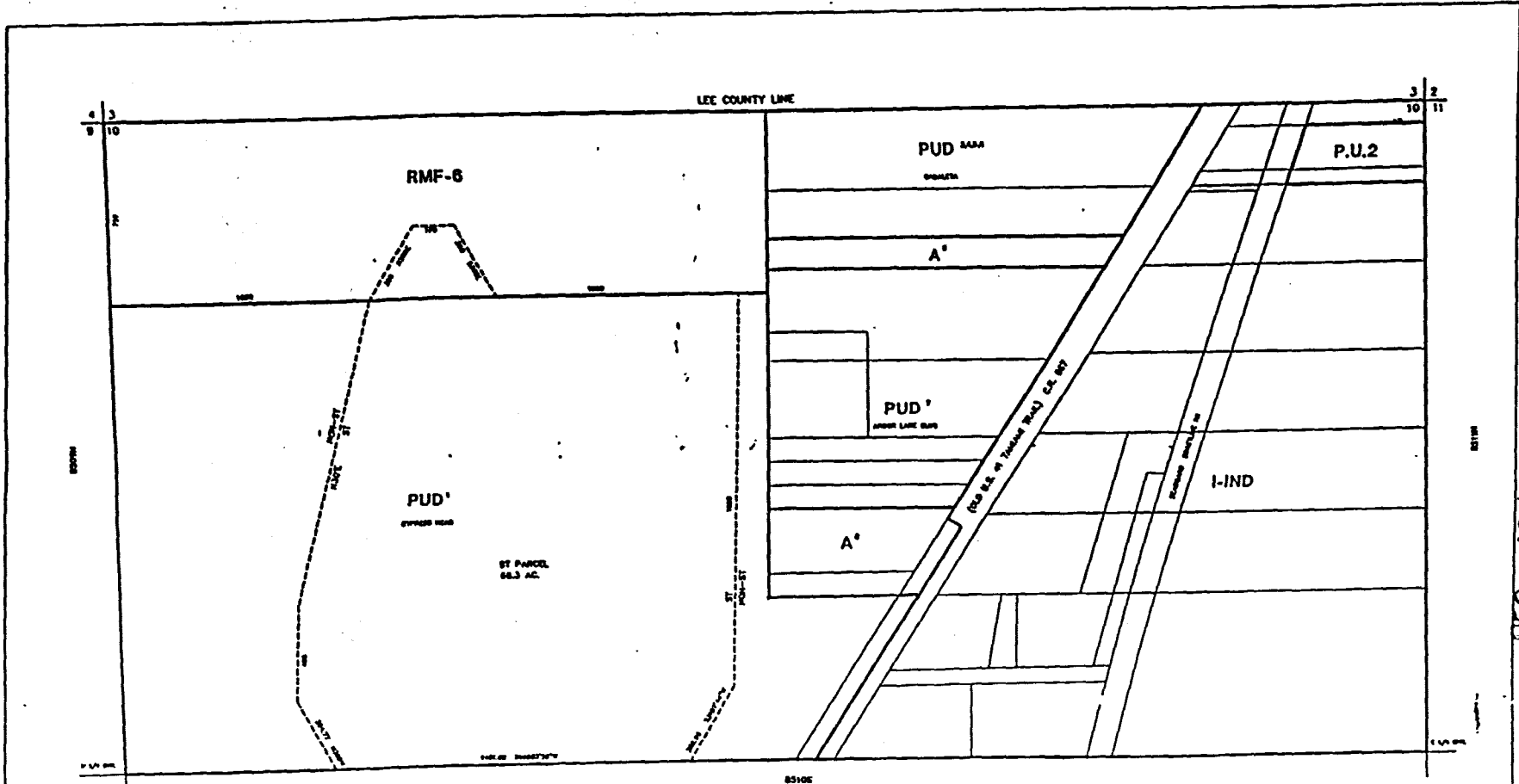
**LAST REVISION**  
**3/23/42 ZONING**  
 \_\_\_\_\_ OTHER

THIS IS TO CERTIFY THAT THIS IS A PAGE OF THE OFFICIAL ZONING ATLAS REFERRED TO AND AMENDMENT REFERENCED BY ORDINANCE NO. 19-198 OF THE COUNTY OF COLLIER, FLORIDA, ADOPTED OCTOBER 26, 1994.

BY: *Michael J. V...*

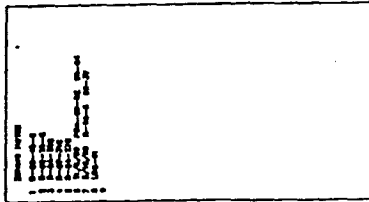
ATTEST: *M...*

FLOOD INSURANCE RATE MAP INFORMATION	
COMMUNITY NUMBER: 120067	PANEL NUMBER: 130 D
PROGRAM: REGULAR	EFFECTIVE DATE: JUNE 3, 1996
FLOOD ZONE: ALL D OR AS SHOWN ON MAP.	
<b>COLLIER COUNTY, FLORIDA</b>	
COMMUNITY DEVELOPMENT DIVISION	
TWP 47S RANG 29E SEC(S) 10,11	
SCALE	MAP NUMBER: 791011



----- INDICATES SPECIAL TREATMENT OVERLAY

SUBDIVISION INDEX			
NO. SHEET	P.A. NO.	NO. SHEET	P.A. NO.



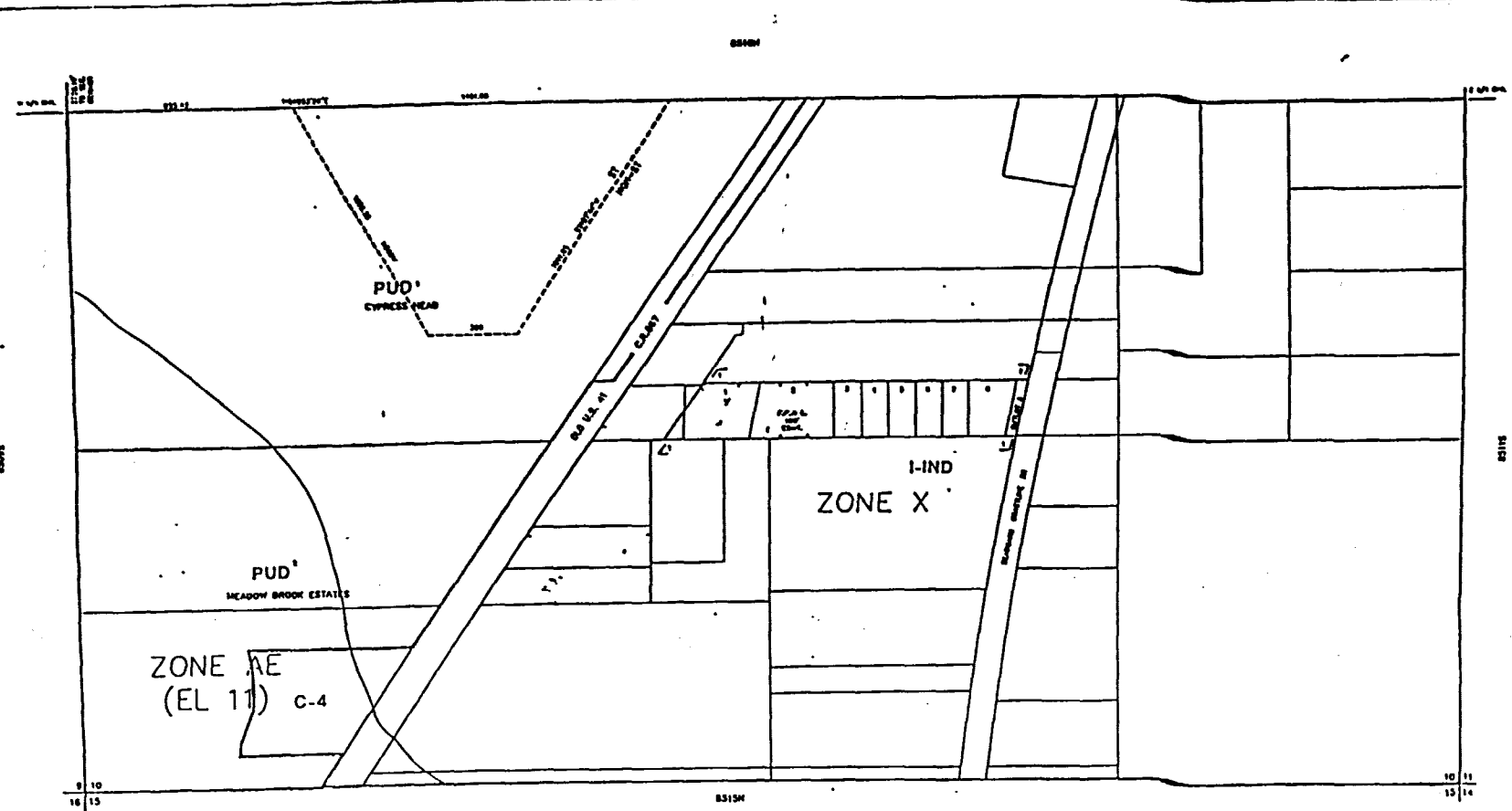
THIS IS TO CERTIFY THAT THIS IS PAGE 1 OF THE OFFICIAL ZONING ATLAS REFERRED TO AND ADOPTED BY RESOLUTION NO. 7112 OF THE COUNTY OF COLLIER, FLORIDA, ADOPTED OCTOBER 30, 1991.

*Patricia Anne Anderson*  
*M. J. ...*

FLOOD INSURANCE RATE MAP INFORMATION	
COMMUNITY NUMBER: 120087	PANEL NUMBER: 185041110
PROGRAM: REGULAR	EFFECTIVE DATE: JUNE 3, 1986
FLOOD ZONE: ALL 'X' OR AS SHOWN ON MAP	
COLLIER COUNTY, FLORIDA	
COMMUNITY DEVELOPMENT DIVISION	
TWP. 48S R1NG 25E SEC(S) 10 NO 1/2	
SCALE	MAP NUMBER: 8510N

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----- INDICATES SPECIAL TREATMENT OVERLAY

SUBDIVISION INDEX			
NO.	NAME	P.A.	P.C.
1	MEADOW BROOK ESTATES	10	10-10

LAST REVISION

—— ZONING

—— OTHER

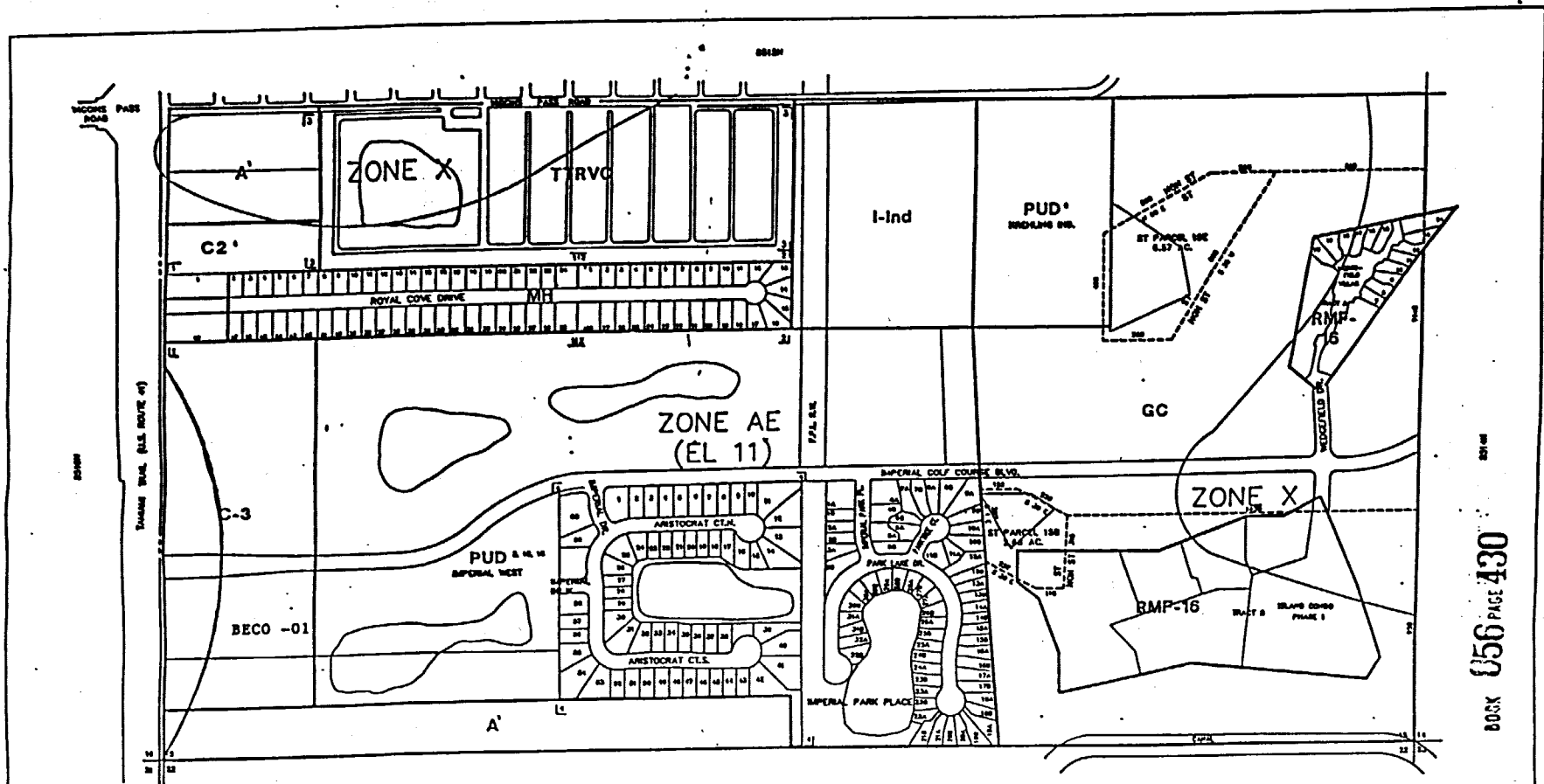
THIS IS TO CERTIFY THAT THIS IS PART OF THE OFFICIAL ZONING ATLAS REFERRED TO AND ADOPTED BY RESOLUTION NO. 1991-108 OF THE COUNTY OF COLLIER, FLORIDA, APPROVED OCTOBER 30, 1991.

*Patricia Anne ...*

*...*

FLOOD INSURANCE RATE MAP INFORMATION	
COMMUNITY NUMBER: 120047	PANEL NUMBER: 1910
PROGRAM: REGULAR	EFFECTIVE DATE: JAN 3, 1984
FLOOD ZONE: ALL OR AS SHOWN ON MAP	
COLLIER COUNTY, FLORIDA	
COMMUNITY DEVELOPMENT DIVISION	
TWP 48S RING 25E SEC(S) 10 SO 1/2	MAP NUMBER: 8510S

BOOK 056 PAGE 429



----- INDICATES SPECIAL TREATMENT OVERLAY

SUBDIVISION INDEX			
NO.	NAME	P.B.	P.C.
1.	ROYAL COVE	8	13
2.	ROYAL COVE-UNIT 2	11	3
3.	CARIBBEAN MOBILE HOME PARK		UNREC.
4.	PARK PLACE WEST	17	33-33

BECO -01

SUBDIVISION INDEX

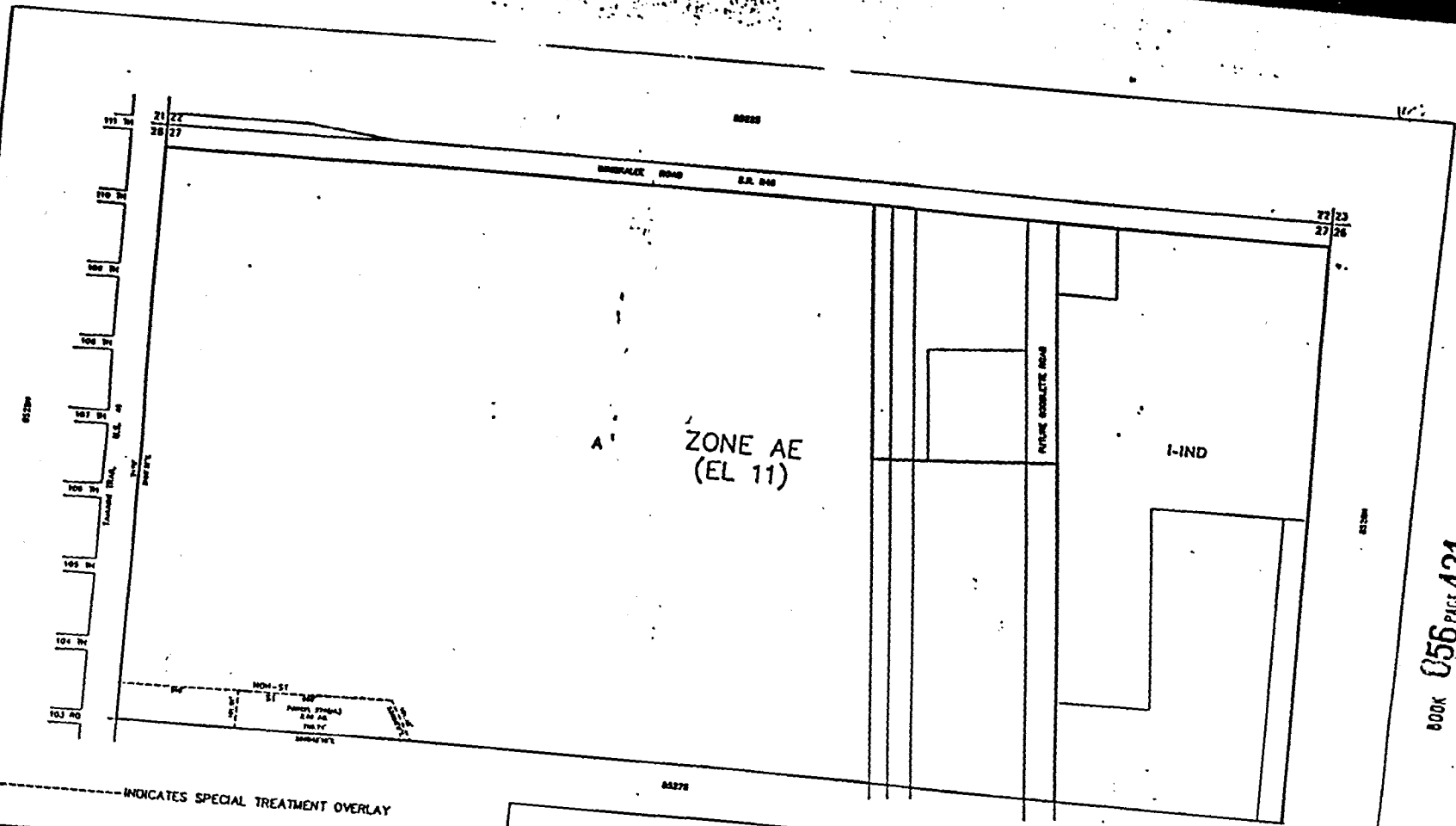
BECO -01

THIS IS TO CERTIFY THAT THIS IS PART OF THE OFFICIAL ZONING ATLAS REFERRED TO AND ADOPTED BY RESOLUTION NO. 11-192 OF THE COUNTY OF COLLIER, FLORIDA, ADOPTED OCTOBER 30, 1991.

*Patricia Ann...*  
 ATTEST: *M. ...*

FLOOD INSURANCE RATE MAP INFORMATION	
COMMUNITY NUMBER: 120067	PANEL NUMBER: 1910
PROGRAM: REGULAR	EFFECTIVE DATE: JUNE 3, 1988
FLOOD ZONE: ALL OR AS SHOWN ON MAP	
COLLIER COUNTY, FLORIDA	
COMMUNITY DEVELOPMENT DIVISION	
TWP 48S R1G 25E SEC(S) 15 SO 1/2	MAP NUMBER: 8515S

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BOOK 056 PAGE 431

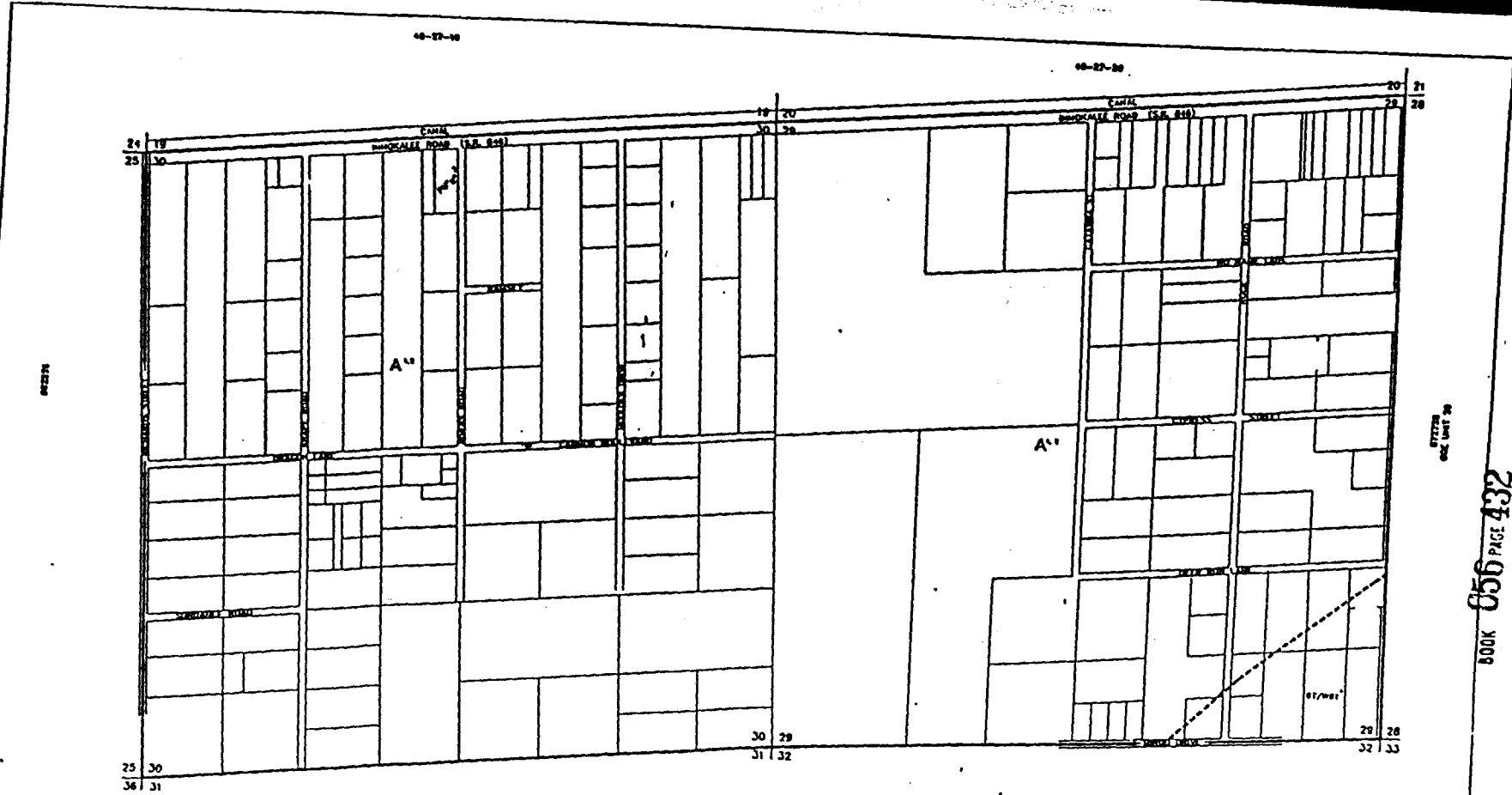
INDICATES SPECIAL TREATMENT OVERLAY

SUBDIVISION FEES		SUBDIVISION FEES	
PA	Pp	PA	Pp

THIS IS TO CERTIFY THAT THIS IS PART OF THE OFFICIAL BOUNDARY MAP AS SHOWN TO AND APPROVED BY RESOLUTION BY ORDINANCE NO. 117400P THE BOARD OF COUNTY COMMISSIONERS, COUNTY OF COLLEGE, FLORIDA, JUNE 30, 1991.

*Patricia C. H. ...*  
*Alma ...*  
*...*

FLOOD INSURANCE RATE MAP INFORMATION	
COMMUNITY NUMBER: 120007	PANEL NUMBER: 102 B
PROGRAM: REGULAR	EFFECTIVE DATE: JAN 1, 1995
FLOOD ZONE: ALL	OR AS SHOWN ON MAP.
COLLIER COUNTY, FLORIDA	
COMMUNITY DEVELOPMENT DIVISION	
TWP 18S RING 25E SEC(S) 27 AND 1/2	
SCALE	MAP NUMBER: 8527N



BOOK 0556 PAGE 432

INDICATES SPECIAL TREATMENT OVERLAY

SUBDIVISION INDEX			
PL. NAME	P.A.	P.P.	PL. NAME

87333

LAST REVISION  
3/23/92 ZONING  
OTHER

ZONING  
 PLANNING  
 ENGINEERING  
 SURVEYING  
 RECORDS  
 COMMUNITY DEVELOPMENT  
 PUBLIC WORKS  
 UTILITIES  
 ENVIRONMENTAL  
 HEALTH DEPARTMENT  
 FIRE DEPARTMENT  
 POLICE DEPARTMENT  
 OTHER

THIS IS TO CERTIFY THAT THIS IS A PAGE OF THE OFFICIAL ZONING ATLAS REFERRED TO AND APPROVED BY RESOLUTION NO. 89-102 OF THE BOARD OF COUNTY COMMISSIONERS, COLLIER COUNTY, FLORIDA, ADOPTED OCTOBER 26, 1989.

BY: *Michael J. V...*

ATTEST: *M...*

FLOOD INSURANCE RATE MAP INFORMATION

COMMUNITY NUMBER: 120087 PANEL NUMBER: 225 0

PROGRAM: REGULAR EFFECTIVE DATE: JUNE 3, 1988

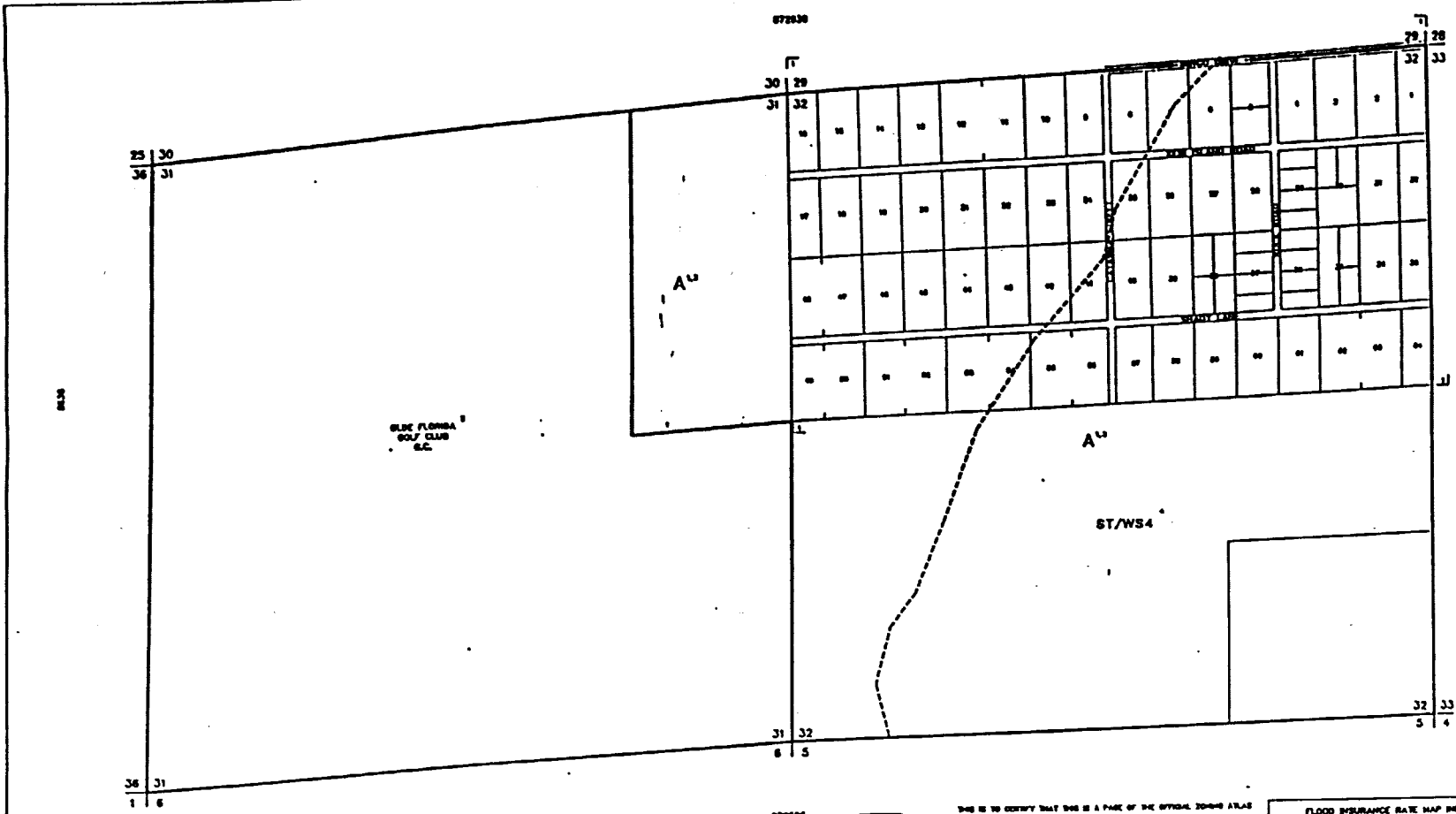
FLOOD ZONE: ALL 0 OR AS SHOWN ON MAP.

COLLIER COUNTY, FLORIDA

COMMUNITY DEVELOPMENT DIVISION

TWP 48S RING 27E SEC(S) 29 & 30

SCALE: \_\_\_\_\_ MAP NUMBER: 872930



87333-4  
GCE UNIT 19

BOOK 056 PAGE 433

----- INDICATES SPECIAL TREATMENT OVERLAY

SUBDIVISION INDEX	
NO. PAGE	P.A. Pp.

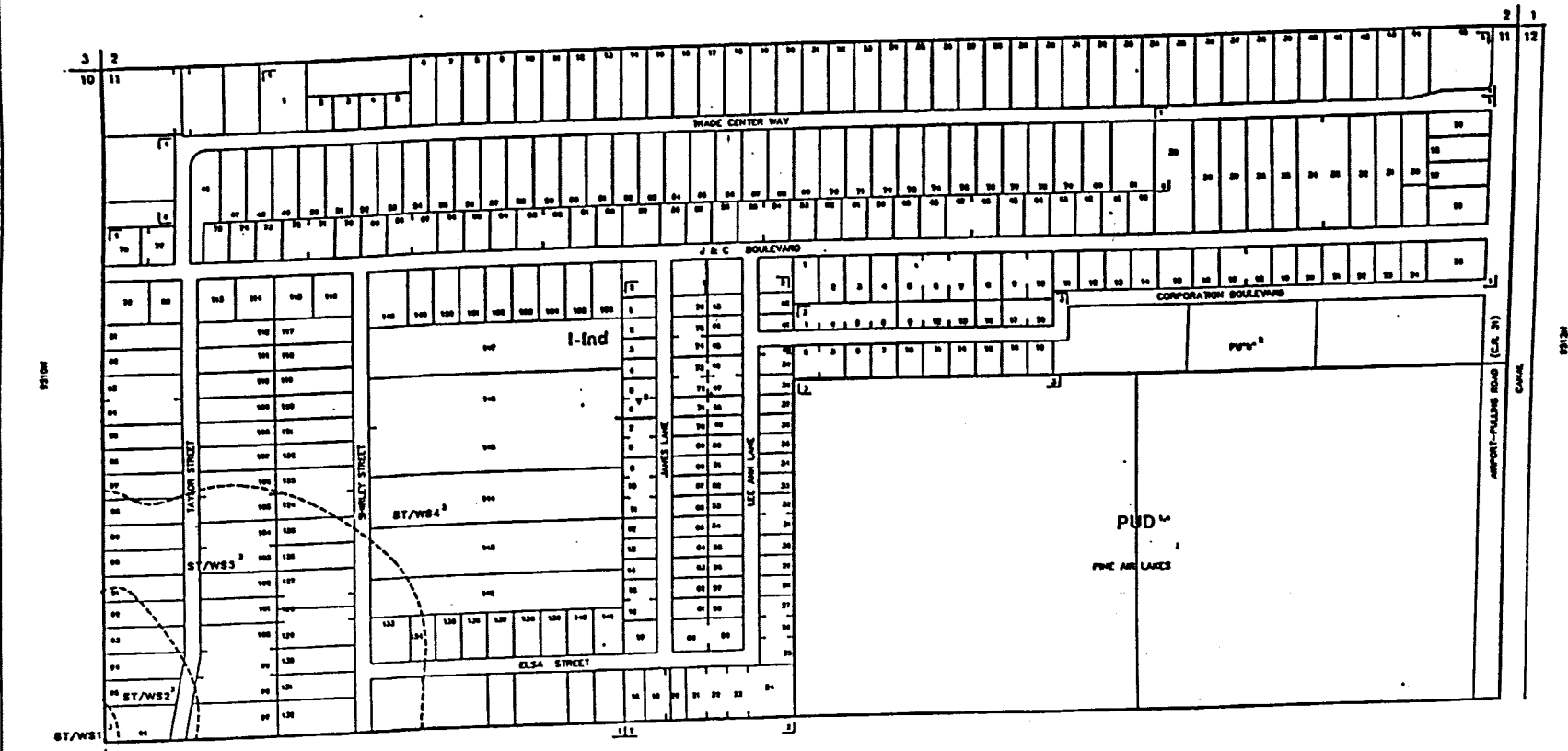
87333-4  
**LAST REVISION**  
**5/23/92-ZONING**  
 \_\_\_\_\_ OTHER

THIS IS TO CERTIFY THAT THIS IS A PAGE OF THE OFFICIAL ZONING ATLAS REFERRED TO AND APPROVED PURSUANT TO ORDINANCE NO. 94-108 OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF COLLIER, FLORIDA, ADOPTED OCTOBER 26, 1994.

BY: *[Signature]*  
 ATTEST: *[Signature]*

FLOOD INSURANCE RATE MAP INFORMATION	
COMMUNITY NUMBER: 120087	PANEL NUMBER: 325 B
PROGRAM: REGULAR	EFFECTIVE DATE: JUNE 3, 1996
FLOOD ZONE: ALL B OR AS SHOWN ON MAP.	
COLLIER COUNTY, FLORIDA	
COMMUNITY DEVELOPMENT DIVISION	
TWP 48S RING 27E SEC(S) 31 & 32	
SCALE	MAP NUMBER: 873132

99928



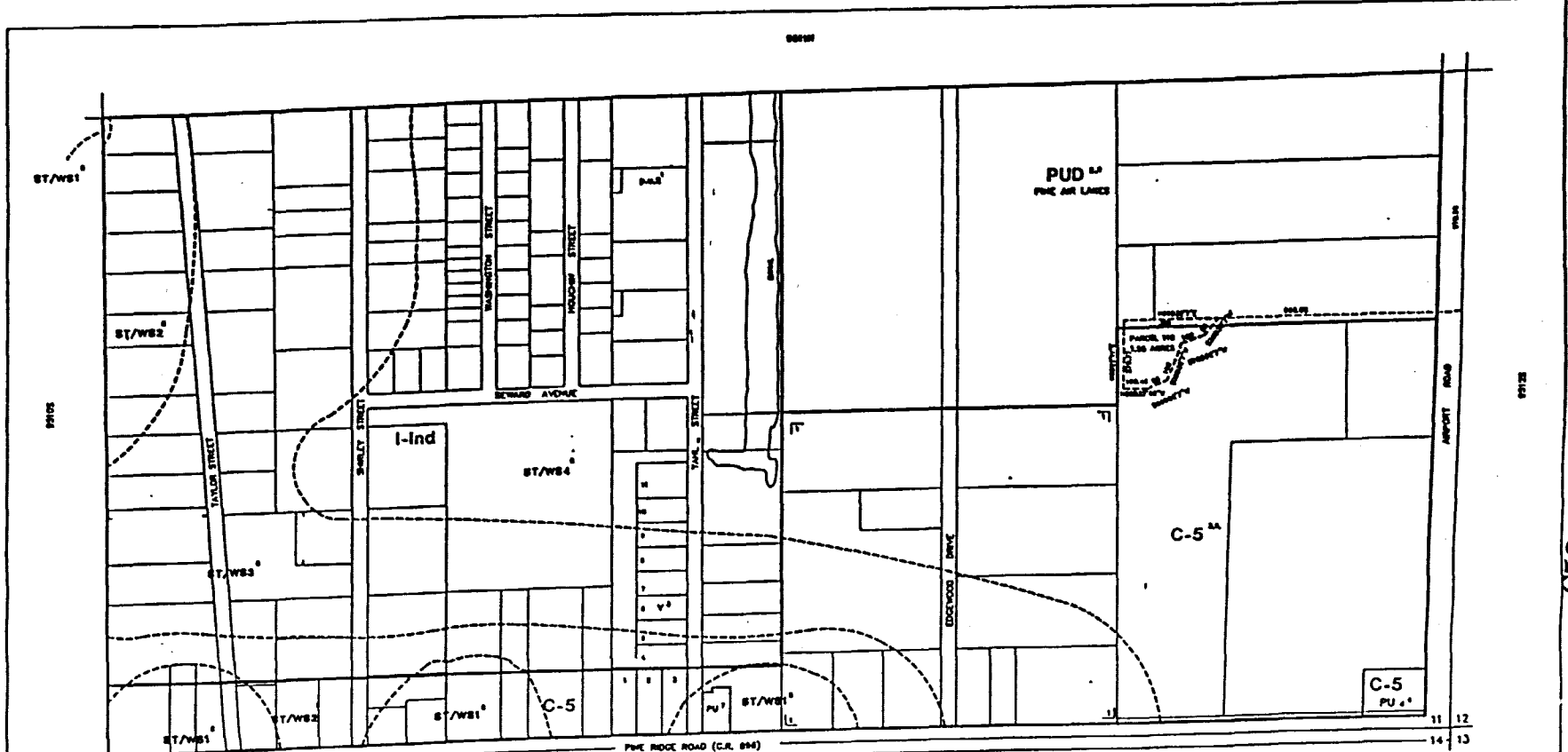
----- INDICATES SPECIAL TREATMENT OVERLAY

SUBDIVISION INDEX			
NO.	NAME	P.A.	Pg.
1	J & C CORPORATE PLAT (SUBDIVISION)		
2	TRADE CENTER WAY	11	11-12
3	J & C BOULEVARD	11	11-12
4	CORPORATION BOULEVARD	11	11-12
5	ELSA STREET	11	11-12
6	ST/WS1	11	11-12
7	ST/WS2	11	11-12
8	ST/WS3	11	11-12
9	ST/WS4	11	11-12
10	PUD	11	11-12
11	FINE AIR LAKES	11	11-12

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COLLEGE COUNTY  
 I HEREBY CERTIFY THAT THIS IS A PART OF THE OFFICIAL ZONING ATLAS REFERRED TO AND ADOPTED/RENEWED BY RESOLUTION NO. 95-108 OF THE COUNTY OF COLLIER, FLORIDA, ADOPTED OCTOBER 26, 1995.  
 BY: *Michael J. Vignone*  
*Maurice J. Jensen*  
 ATTORNEY

FLOOD INSURANCE RATE MAP INFORMATION	
COMMUNITY NUMBER: 120047	PANEL NUMBER: 3630A1830
PROGRAM: REGULAR	EFFECTIVE DATE: JUNE 3, 1996
FLOOD ZONE: ALL X OR AS SHOWN ON MAP.	
COLLIER COUNTY, FLORIDA	
COMMUNITY DEVELOPMENT DIVISION	
TWP 49S R1G 23E SEC(S) 11 NO 1/2	SCALE
MAP NUMBER: 9511N	



BOOK 056 PAGE 435

10 11 15-14  
11 12 14-13

----- INDICATES SPECIAL TREATMENT OVERLAY

SUBDIVISION INDEX		SUBDIVISION INDEX	
NO.	NAME	P.A.	P.Y.

95144

**LAST REVISION**  
3/25/92-ZONING  
— OTHER

APPROVED  
3/25/92  
95144

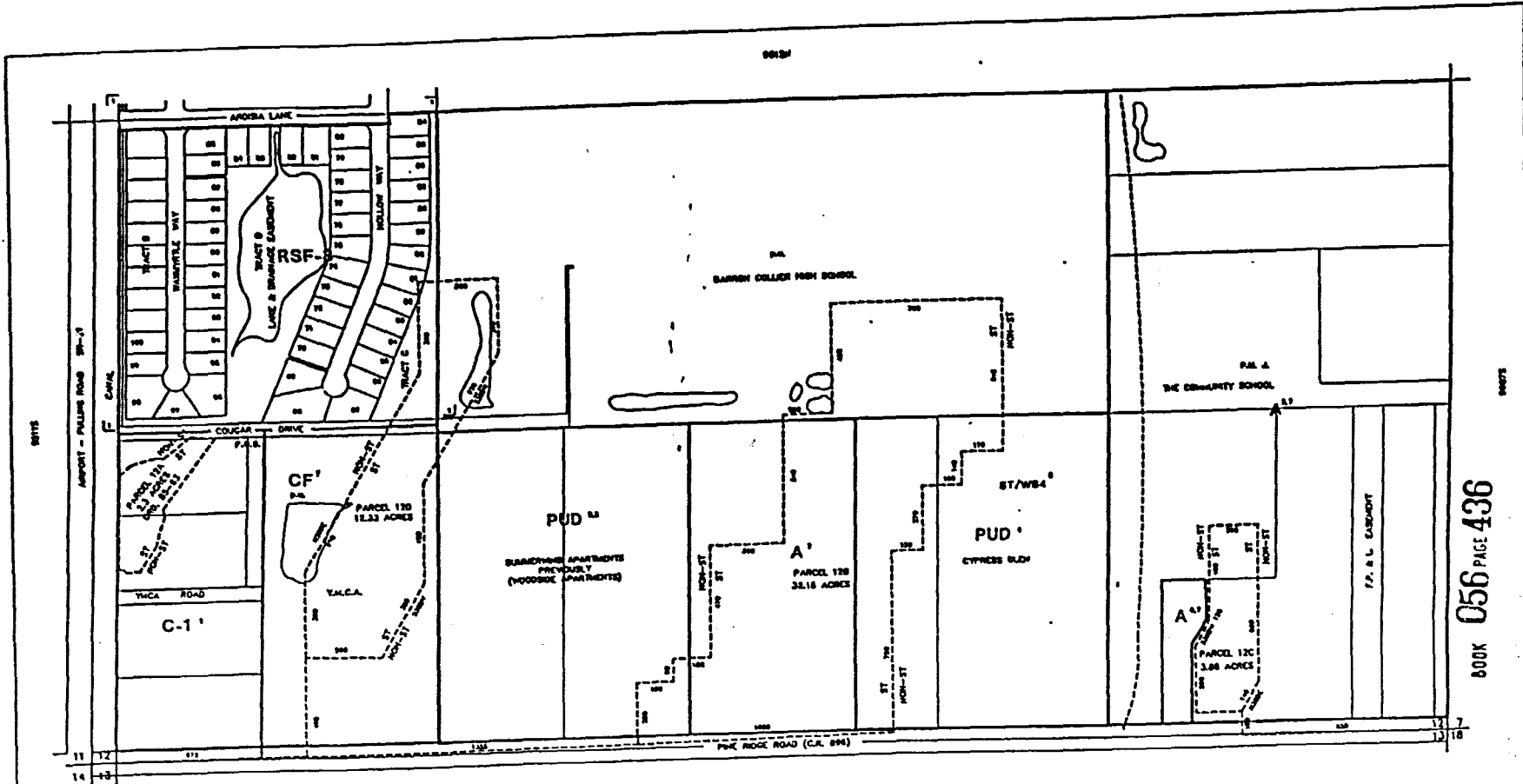
THIS IS TO CERTIFY THAT THIS IS A PAGE OF THE OFFICIAL ZONING ATLAS REFERRED TO AND ADOPTED BY RESOLUTION NO. 91-102 OF THE COUNTY OF COLLIER, FLORIDA, ADOPTED OCTOBER 20, 1991.

BY *[Signature]* COUNTY CLERK  
ATTEST *[Signature]* COUNTY CLERK

FLOOD INSURANCE RATE MAP INFORMATION

COMMUNITY NUMBER: 120087 PANEL NUMBER: 3630A3630  
PROGRAM: REGULAR EFFECTIVE DATE: JUNE 3, 1995  
FLOOD ZONE: ALL I OR AS SHOWN ON MAP.

COLLIER COUNTY, FLORIDA  
COMMUNITY DEVELOPMENT DIVISION  
TWP 49S RING 23E SEC(S) 11 SO 1/2  
SCALE MAP NUMBER 95115



----- INDICATES SPECIAL TREATMENT OVERLAY

SUBDIVISION INDEX			
NO.	NAME	P.A.	P.D.
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**LAST REVISION**  
3/23/19 ZONING  
OTHER

THIS IS TO CERTIFY THAT THIS IS PAGE \_\_\_\_\_ OF THE OFFICIAL ZONING ATLAS  
APPROVED TO AND ADOPTED BY RESOLUTION NO. 22-2 OF  
THE COUNTY OF COLLIER, FLORIDA, ADOPTED JANUARY 5, 1982.

BY: *Michael J. Vago*  
*Maurice D. Dixon*

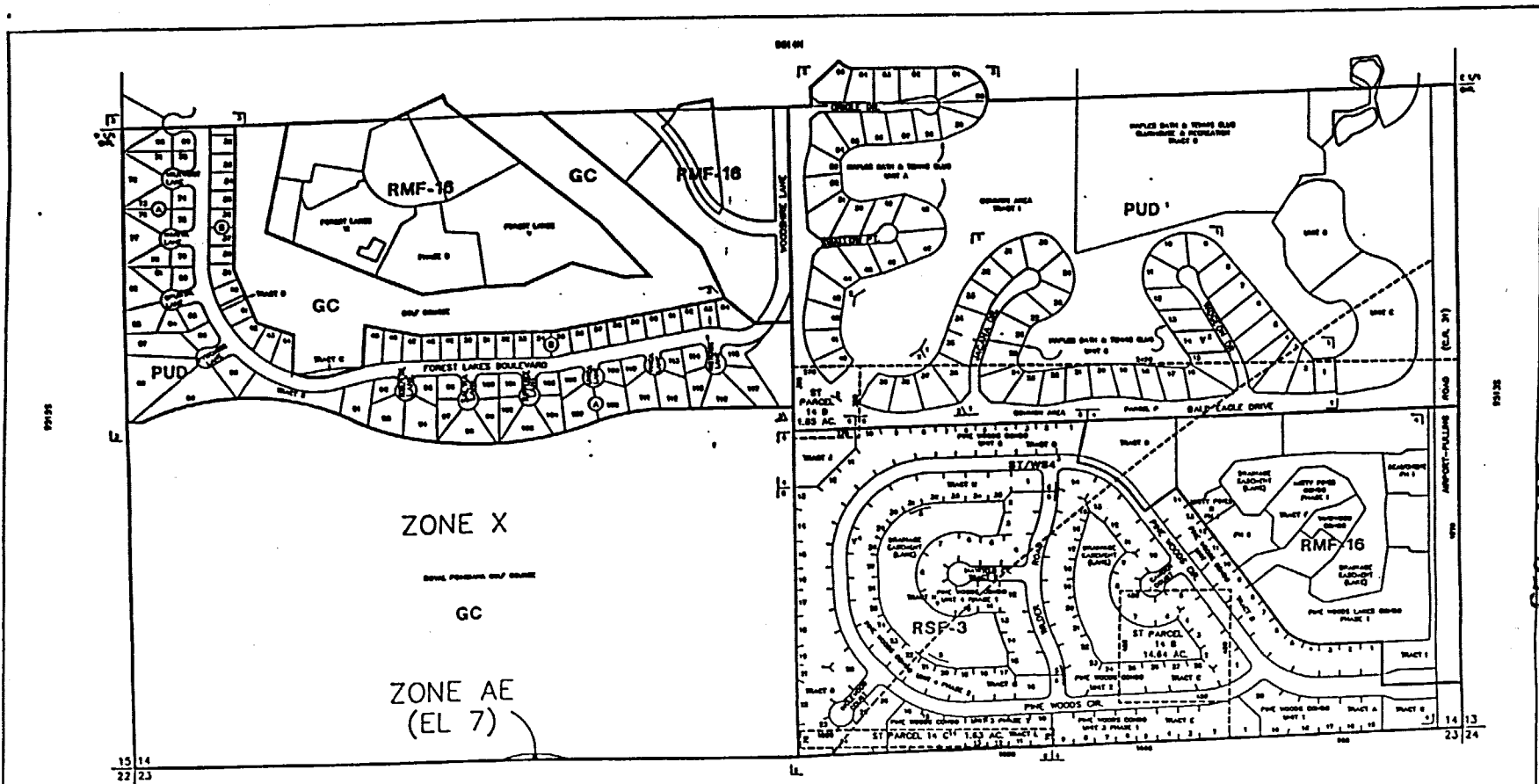
**FLOOD INSURANCE RATE MAP INFORMATION**

COMMUNITY NUMBER: 120087 PANEL NUMBER: 363D  
PROGRAM: REGULAR EFFECTIVE DATE: JUNE 3, 1984  
FLOOD ZONE: ALL \_\_\_\_\_ OR AS SHOWN ON MAP.

**COLLIER COUNTY, FLORIDA**  
COMMUNITY DEVELOPMENT DIVISION  
TWP 48S RNG 25E SEC(S) 12 30 1/2  
SCALE MAP NUMBER: 95125

BOOK 056 PAGE 436





-----INDICATES SPECIAL TREATMENT OVERLAY

SUBDIVISION INDEX	
NO.	NAME
1	Forest Lakes
2	Pine Woods
3	[Large Subdivision]
4	[Large Subdivision]
5	[Large Subdivision]
6	[Large Subdivision]
7	[Large Subdivision]
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9822M

LAST REVISION  
3/23/62  
ZONING  
OTHER

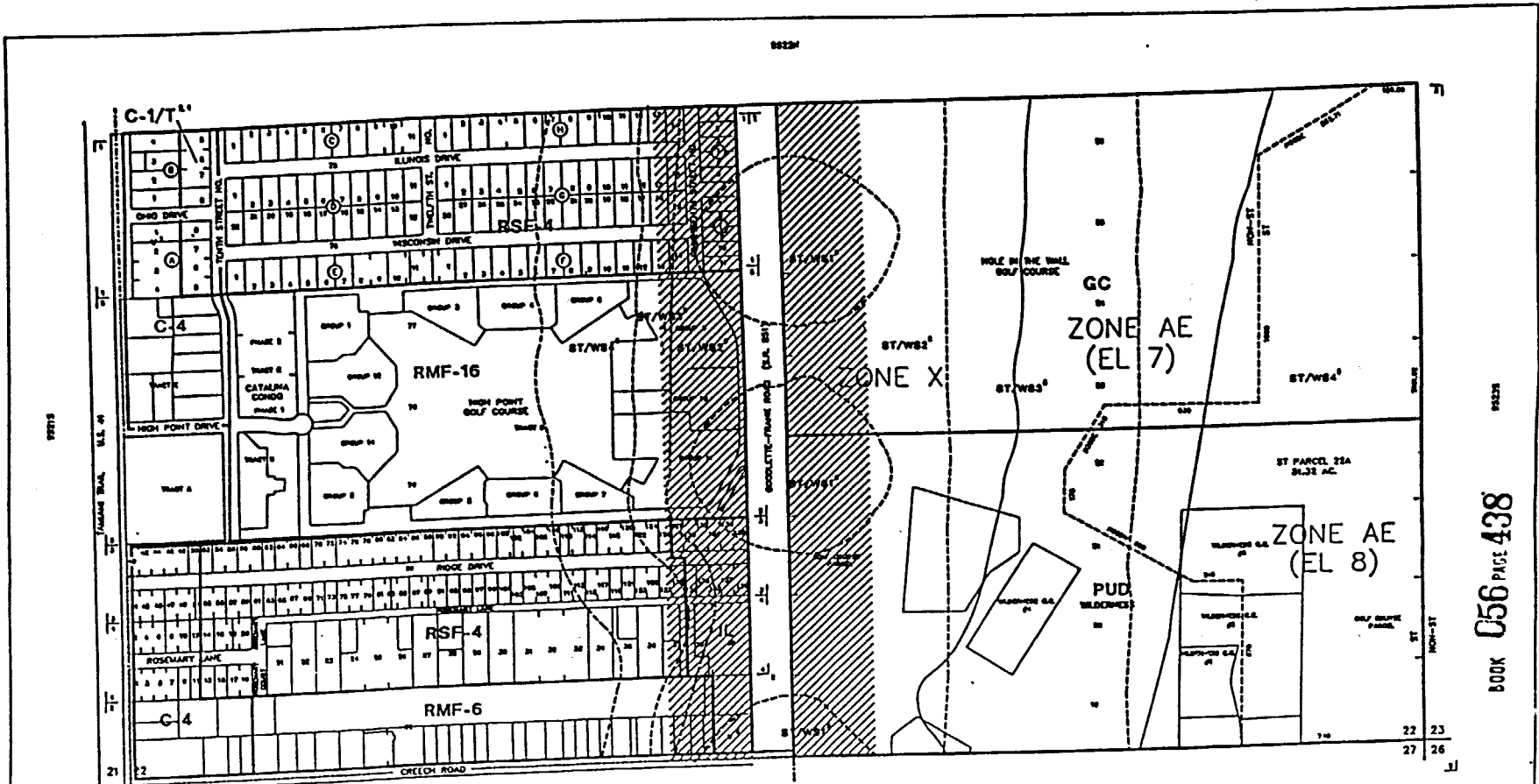
9822M

THIS IS TO CERTIFY THAT THIS IS A PAGE OF THE OFFICIAL ZONING ATLAS REFERRED TO AND ADOPTED BY RESOLUTION NO. 91-102 OF THE COUNTY OF COLLIER, FLORIDA, ADOPTED OCTOBER 30, 1961.

BY: *Michael J. [Signature]* Chairman

ATTEST: *M. [Signature]* Clerk

FLOOD INSURANCE RATE MAP INFORMATION	
COMMUNITY NUMBER: 170067	PANEL NUMBER: 3630A3850
PROGRAM: REGULAR	EFFECTIVE DATE: JUNE 3, 1968
FLOOD ZONE: ALL OR AS SHOWN ON MAP.	
COLLIER COUNTY, FLORIDA	
COMMUNITY DEVELOPMENT DIVISION	
TWP 49S R1G 25E SEC(S) 14 SO 1/2	SCALE
	MAP NUMBER: 9514S



- - - - - INDICATES CITY LIMITS  
 - - - - - INDICATES SPECIAL TREATMENT OVERLAY  
 // // // // // INDICATES CORRIDOR MANAGEMENT OVERLAY DISTRICT (330' OFFSET FROM R/W LINE)

SUBDIVISION INDEX	
NO.	NAME
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LAST REVISION  
 4/26/92 ZONING  
 OTHER

THIS IS TO CERTIFY THAT THIS IS A PART OF THE OFFICIAL ZONING ATLAS REFERRED TO AND ADOPTED BY RESOLUTION NO. 95-008 OF THE BOARD OF COUNTY COMMISSIONERS, COLLIER COUNTY, FLORIDA.

BY: *Michael J. Volpe*  
 ATTEST: *Maurice D. Dixon*

FLOOD INSURANCE RATE MAP INFORMATION

COMMUNITY NUMBER: 120087 PANEL NUMBER: 3830A381E  
 PROGRAM: REGULAR EFFECTIVE DATE: JUNE 1, 1998  
 FLOOD ZONE: ALL OR AS SHOWN ON MAP.

COLLIER COUNTY, FLORIDA  
 COMMUNITY DEVELOPMENT DIVISION  
 TWP 49S R1NG 25E SEC(S) 22 SO 1/2  
 SCALE: 1" = 100' MAP NUMBER: 9522S

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R29E

482930

R30E

SECTION 2

SECTION 3

SECTION 4

T48S

6	5	4	3	2	1	6	5	4	3	2	1	
7	8	9	10	11	12	7	8	9	10	11	12	
18	17	16	A <sup>1</sup> 15	14	13	18	17	16	COUNTY ROAD 236	15	14	13
19	20	21	22	23	24	19	20	21	22	A <sup>1</sup>	23	24
30	29	28	27	26	25	30	29	28	27	26	25	24
31	32	33	34	35	36	31	32	33	34	35	36	36

COUNTY ROAD 236

COUNTY ROAD 236

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----- INDICATES SPECIAL TREATMENT OVERLAY

SUBDIVISION INDEX			
PA	PP	PA	PP

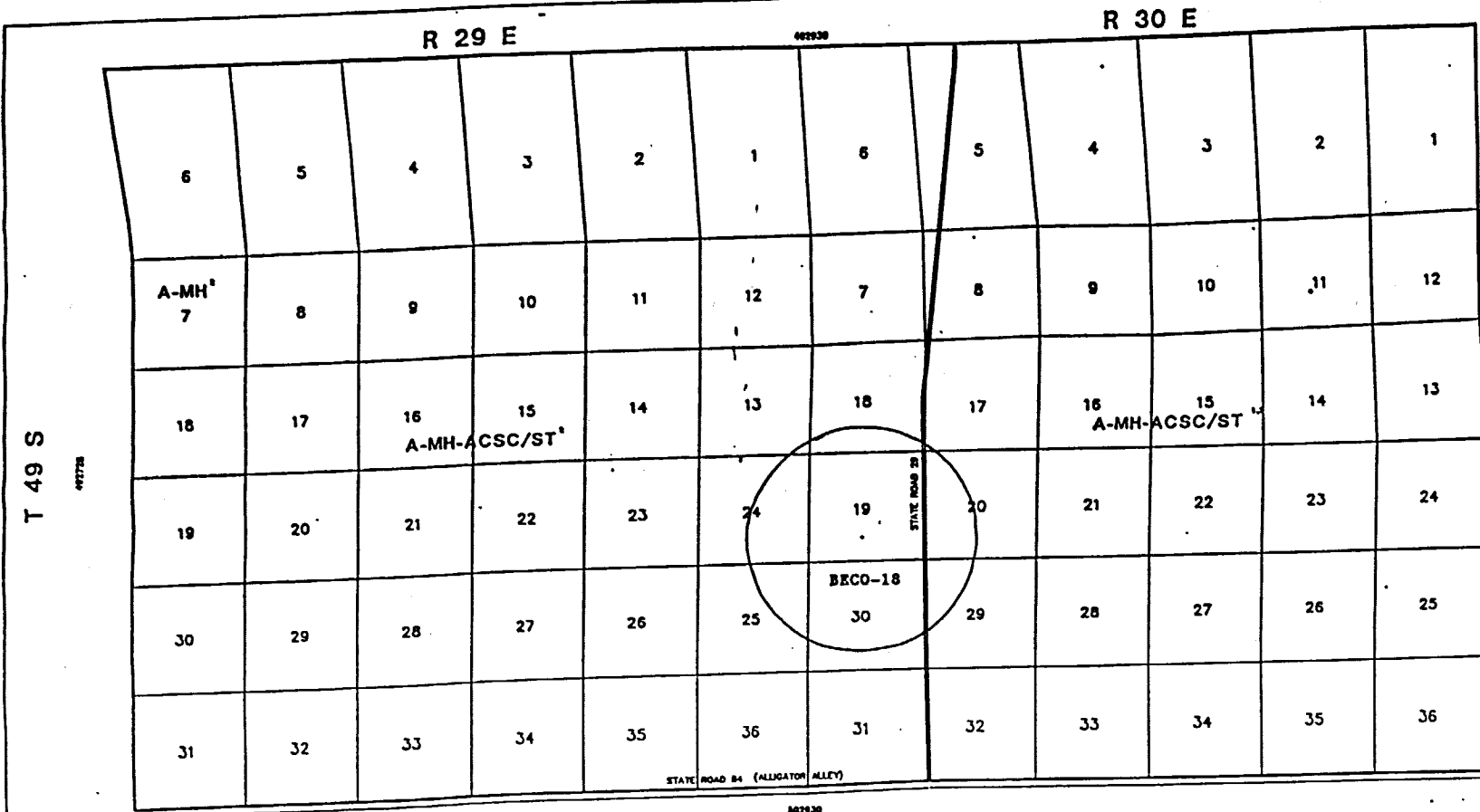
I, \_\_\_\_\_  
 County Clerk  
 do hereby certify that this is a true and correct copy of the original as filed in my office.  
 \_\_\_\_\_  
 County Clerk

THIS IS TO CERTIFY THAT THIS IS PART OF THE OFFICIAL ENGINEERING  
 RECORDS TO AND ADOPTED BY RESOLUTION OF BOARD OF COUNTY COMMISSIONERS  
 OF THE COUNTY OF COLLIER, FLORIDA, ON OCTOBER 30, 1996

Patricia Anne ...  
 ATTEST: \_\_\_\_\_

FLOOD INSURANCE RATE MAP INFORMATION	
COMMUNITY NUMBER: 120067	PANEL NUMBER: 2750630
PROGRAM: REGULAR	EFFECTIVE DATE: JUNE 3, 1996
FLOOD ZONE: ALL "R" OR AS SHOWN ON MAP.	
COLLIER COUNTY, FLORIDA	
COMMUNITY DEVELOPMENT DIVISION	
TWP 48S RNG 29E & 30E	
SCALE	MAP NUMBER: 482930





-----INDICATES SPECIAL TREATMENT OVERLAY

SUBDIVISION INDEX			
BL. NAME	P.A. Pg.	BL. NAME	P.A. Pg.

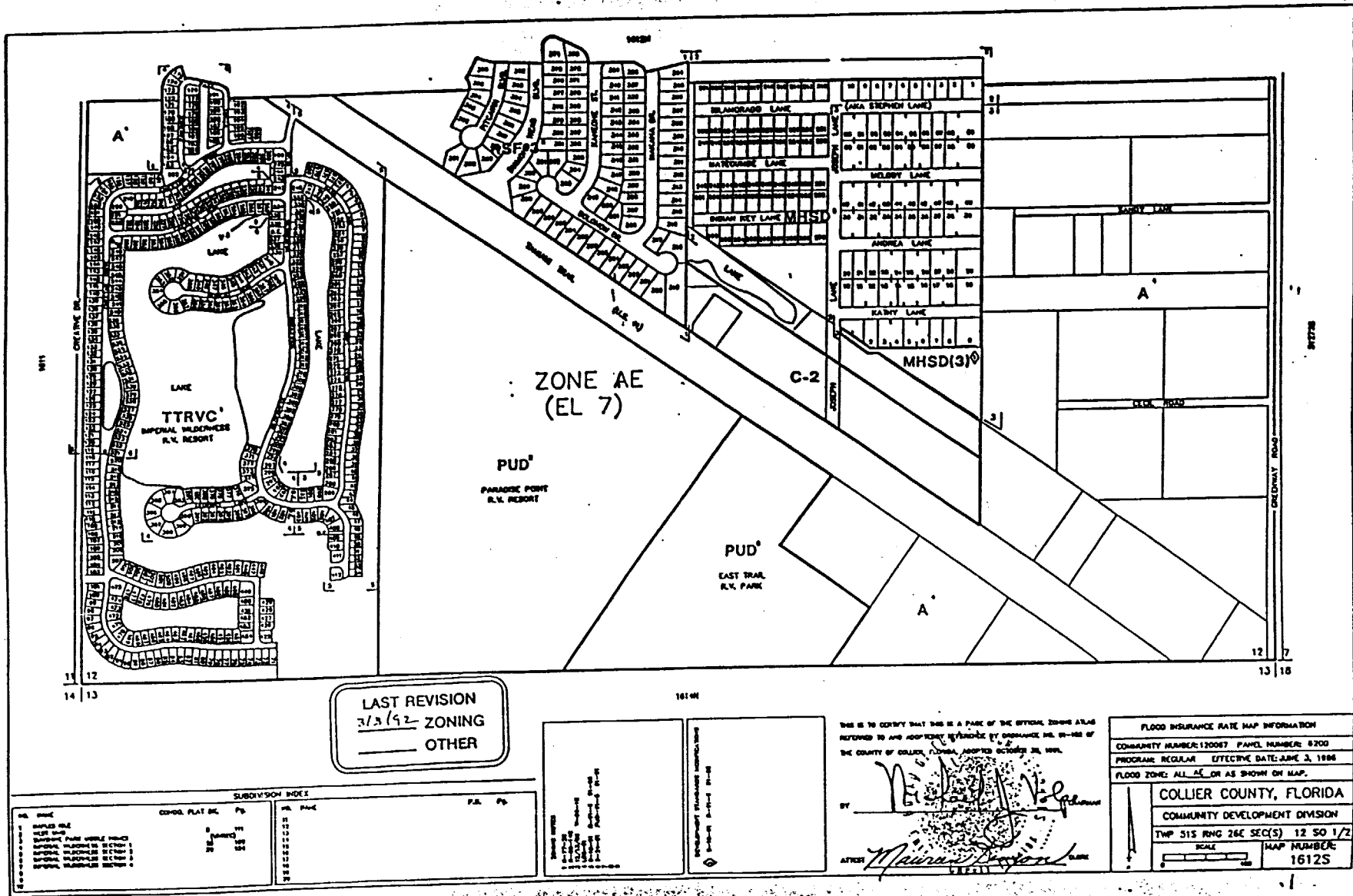
BECO-18

THIS IS TO CERTIFY THAT THIS IS PART OF THE OFFICIAL ENGINEERING ATLAS REFERRED TO AND ADOPTED BY RESOLUTION NO. 1-10307 OF THE COUNTY OF COLLIER, FLORIDA, ADOPTED OCTOBER 30, 1971.

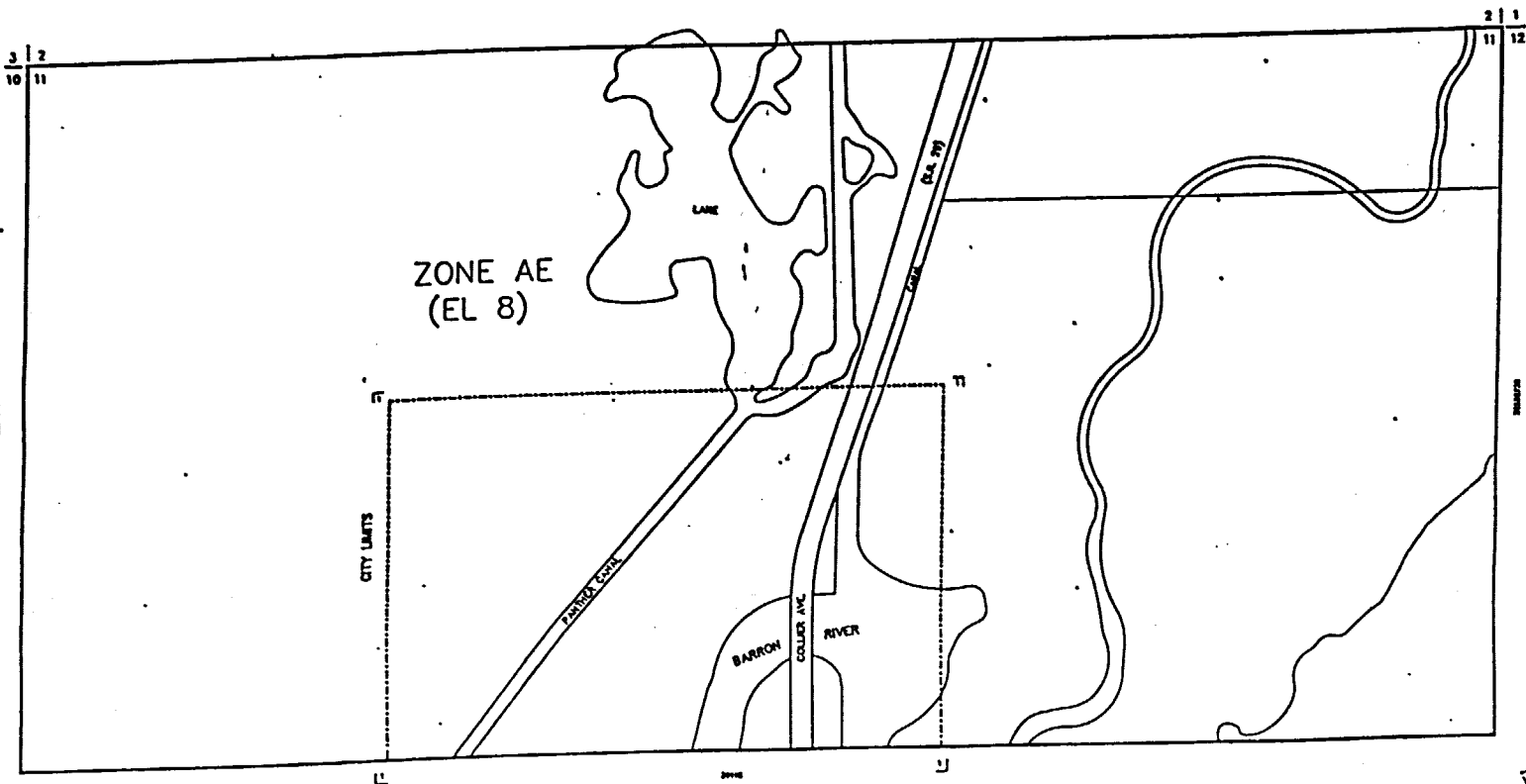
*Patricia Anne ...*  
*...*  
 CLERK

FLOOD INSURANCE RATE MAP INFORMATION	
COMMUNITY NUMBER: 130067	PANEL NUMBER: 473045000
PROGRAM: REGULAR	EFFECTIVE DATE: JUNE 3, 1968
FLOOD ZONE: ALL 2 OR AS SHOWN ON MAP.	
COLLIER COUNTY, FLORIDA	
COMMUNITY DEVELOPMENT DIVISION	
TWP 49S RNC 29E & 30E	
SCALE	MAP NUMBER: 492930

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350



BOOK 056 PAGE 444

----- INDICATES CITY LIMITS

SUBDIVISION INDEX		P.A.	P.P.
NAME	DATE OF ESTABLISHMENT		

LAST REVISION

----- ZONING

----- OTHER

THIS IS TO CERTIFY THAT THIS IS PAGE \_\_\_\_\_ OF THE OFFICIAL ZONING ATLAS REFERRED TO AND ADOPTED BY RESOLUTION BY ORANGE COUNTY, FLORIDA, THE COUNTY OF COLLIER, FLORIDA, ADOPTED BY RESOLUTION 30, 1991.

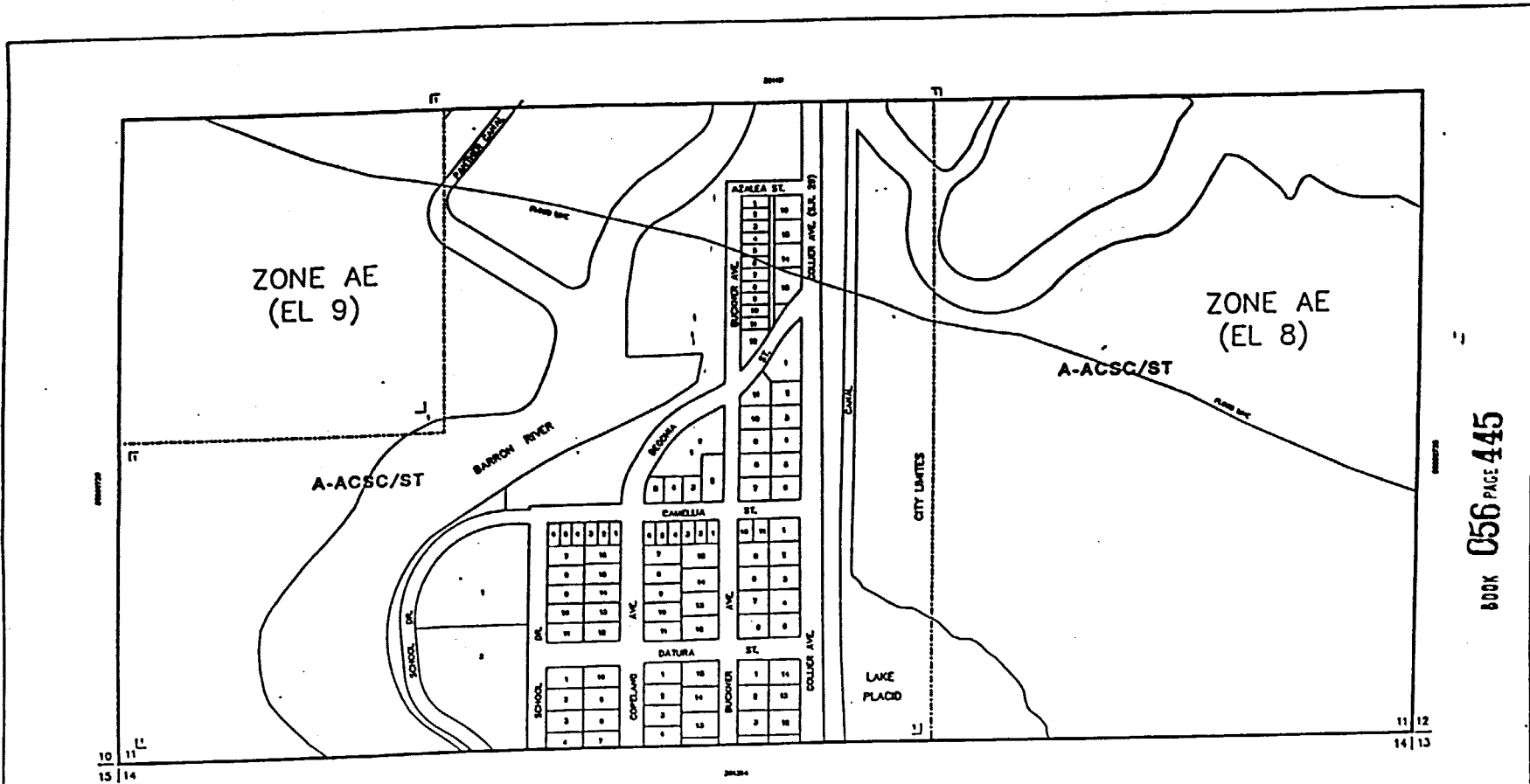
BY *Patricia Anne...* CHAIRMAN

*Maurice...* CLERK

FLOOD INSURANCE RATE MAP INFORMATION	
COMMUNITY NUMBER: 120087	PANEL NUMBER: 10100
PROGRAM: REGULAR	EFFECTIVE DATE: JUNE 3, 1994
ZONING: ALL OR AS SHOWN ON MAP.	
COLLIER COUNTY, FLORIDA	
COMMUNITY DEVELOPMENT DIVISION	
TWP. 53S RING. 29E SEC(S) 11N	MAP NUMBER: 3911N

DB





BOOK 056 PAGE 445

----- INDICATES CITY LIMITS

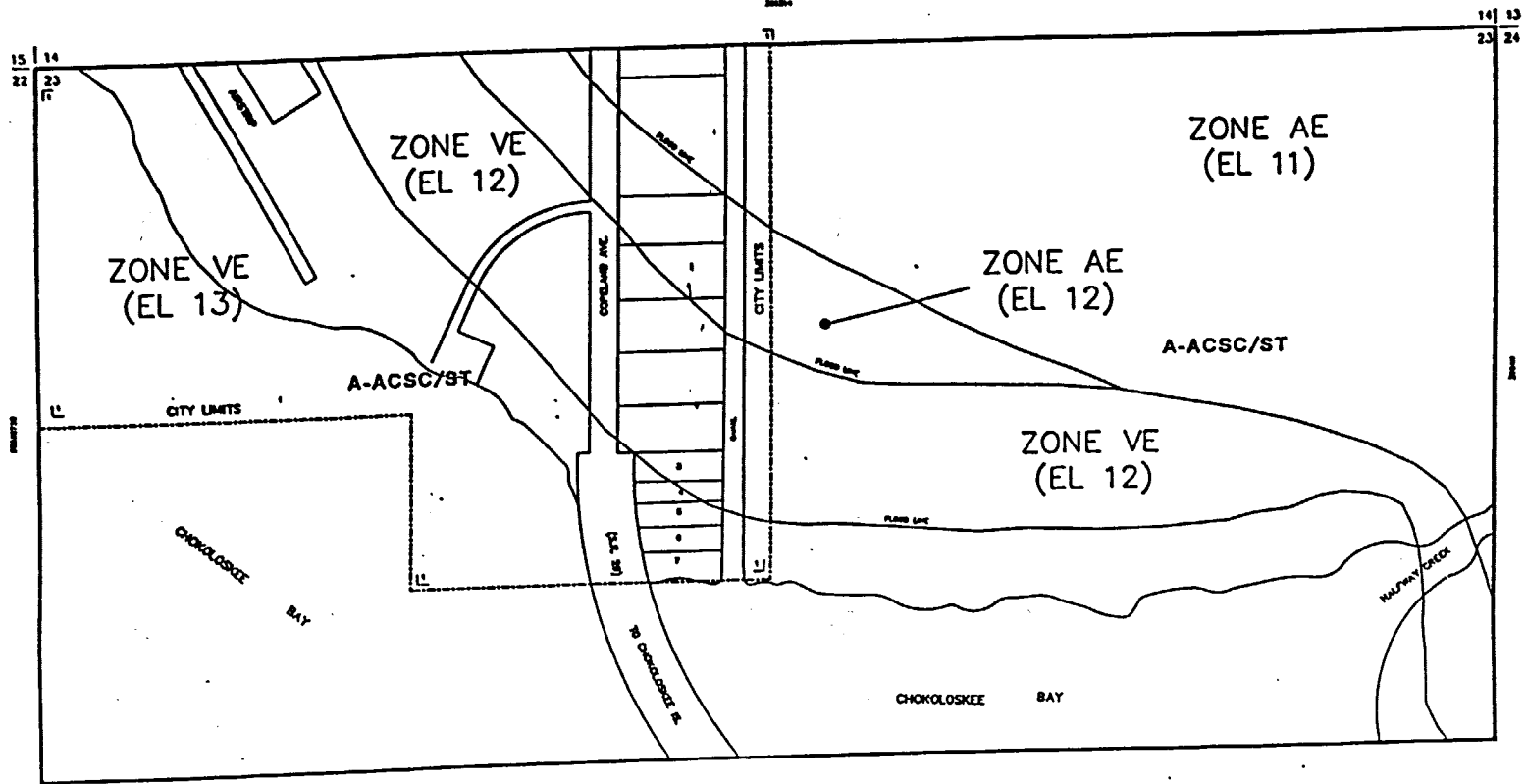
SUBDIVISION INDEX		P.A. P.C.	
NO.	NAME	NO.	NAME

LAST REVISION  
ZONING  
11/16/92 OTHER

THIS IS TO CERTIFY THAT THIS IS A PAGE OF THE OFFICIAL ZONING ATLAS REFERRED TO AND ADOPTED BY ORDINANCE NO. 91-488 OF THE COUNTY OF COLLIER, FLORIDA, ADOPTED SEPTEMBER 24, 1991.

BY: *Michael J. Vago*  
ATTEST: *Theresa P. Jones*

FLOOD INSURANCE RATE MAP INFORMATION	
COMMUNITY NUMBER: 120047	PANEL NUMBER: 10100
PROGRAM: REGULAR	EFFECTIVE DATE: JUNE 3, 1994
FLOOD ZONE: AE1 OR AS SHOWN ON MAP.	
COLLIER COUNTY, FLORIDA	
COMMUNITY DEVELOPMENT DIVISION	
TWP. 53S RING. 29E SEC(S) 11S	
SCALE	MAP NUMBER: 3911S



BOOK 056 PAGE 446

----- INDICATES CITY LIMITS

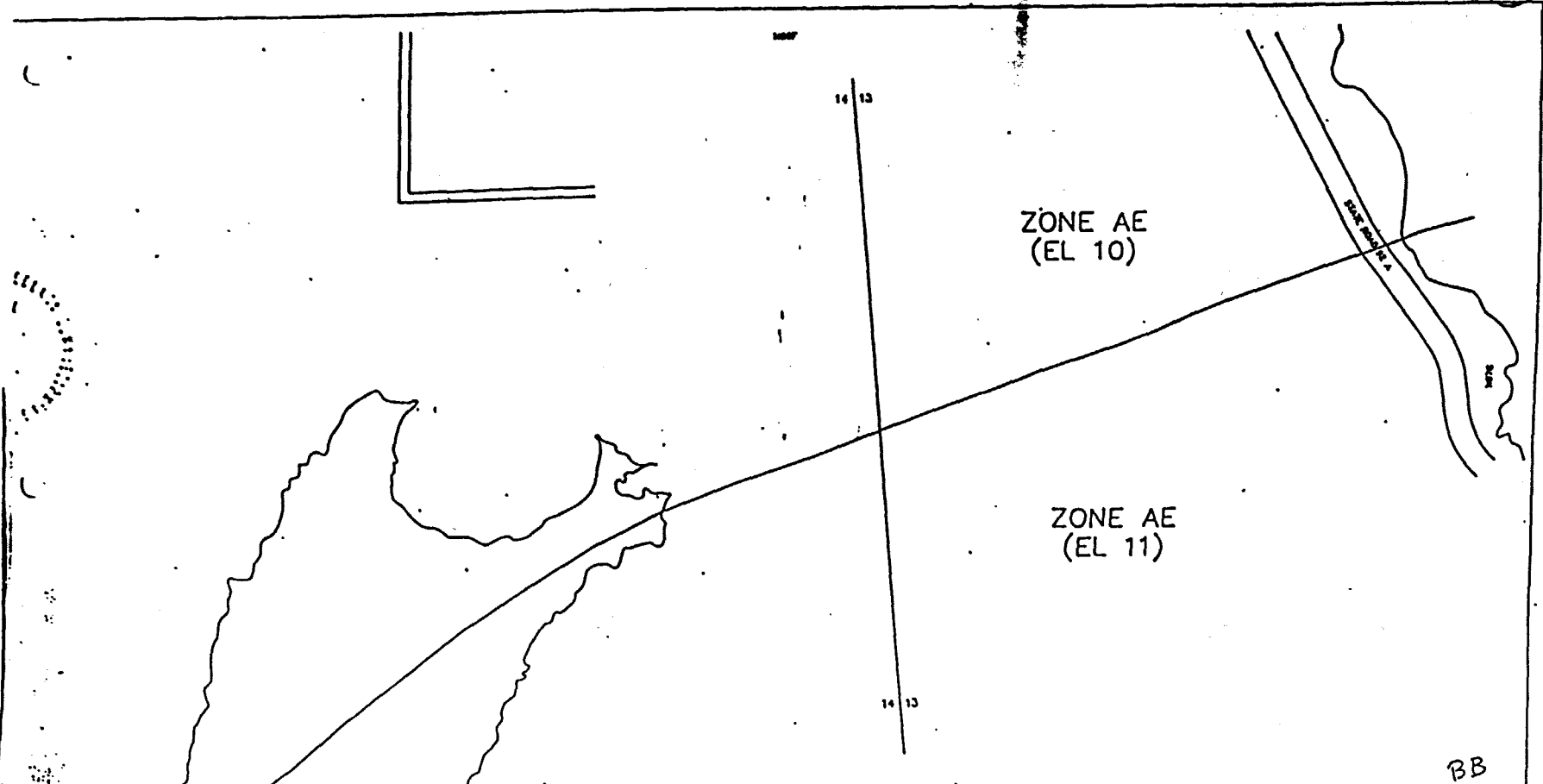
SUBMISSION INDEX			
NO.	DATE OF SUBMISSION	P.A.	P.C.

LAST REVISION  
 ZONING  
 1/16/92 OTHER

THIS IS TO CERTIFY THAT THIS IS A PAGE OF THE OFFICIAL ZONING ATLAS REFERRED TO AND INCORPORATED BY REFERENCE IN SECTION 218.05 OF THE CHARTER OF COLLIER COUNTY, ADOPTED DECEMBER 28, 1991.

BY: *[Signature]*  
 CLERK

FLOOD INSURANCE RATE MAP INFORMATION	
COMMUNITY NUMBER: 120067	PANEL NUMBER: 10100
PROGRAM: REGULAR	EFFECTIVE DATE: JUNE 3, 1998
FLOOD ZONE: ALL OR AS SHOWN ON MAP.	
COLLIER COUNTY, FLORIDA	
COMMUNITY DEVELOPMENT DIVISION	
TWP. 53S RING. 29E SEC(S) 23N	
SCALE	MAP NUMBER: 3923N



BOOK 056 PAGE 447.

SUBDIVISION INDEX	
P.A. Pp.	IN. NAME

LAST REVISION

—— ZONING

--- OTHER

THIS IS TO CERTIFY THAT THIS IS PART OF THE OFFICIAL ZONING ATLAS REFERRED TO AND ADOPTED BY RESOLUTION NO. 97-1000 OF THE BOARD OF COLLIER COUNTY, FLORIDA, ADOPTED OCTOBER 30, 1997.

BY *Patricia Anne ...* COUNTY CLERK

*Marian ...* COUNTY ENGINEER

FLOOD INSURANCE RATE MAP INFORMATION	
COMMUNITY NUMBER: 120087	PANEL NUMBER: 825 D
PROGRAM: REGULAR	EFFECTIVE DATE: JUNE 3, 1986
FLOOD ZONE: ALL OR AS SHOWN ON MAP.	
COLLER COUNTY, FLORIDA	
COMMUNITY DEVELOPMENT DIVISION	
TWP 52S R4G 26E SEC(S) 13	
SCALE	MAP NUMBER: M87F

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OCT 21 10 12 AM '92  
DEPARTMENT OF STATE  
TALLAHASSEE, FLORIDA

STATE OF FLORIDA )  
COUNTY OF COLLIER )

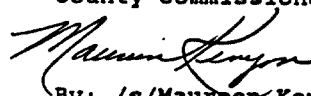
I, JAMES C. GILES, Clerk of Courts in and for the Twentieth Judicial Circuit, Collier County, Florida, do hereby certify that the foregoing is a true copy of:

Ordinance No. 92-73

which was adopted by the Board of County Commissioners on the 14th day of October, 1992, during Special Session.

WITNESS my hand and the official seal of the Board of County Commissioners of Collier County, Florida, this 20th day of October, 1992.

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



By: /s/Maureen Kenyon  
Deputy Clerk