

ORDINANCE 96-80

A  
RECEIVED  
City  
of Board

AN ORDINANCE AMENDING ORDINANCE NUMBER 91-102, THE COLLIER COUNTY LAND DEVELOPMENT CODE, WHICH INCLUDES THE COMPREHENSIVE ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA, BY AMENDING THE OFFICIAL ZONING ATLAS MAP(S) NUMBERED 9503N, 9503S, 9510N AND 9510S BY CHANGING THE ZONING CLASSIFICATION OF THE HEREIN DESCRIBED REAL PROPERTY FROM "PUD" TO "PUD" PLANNED UNIT DEVELOPMENT KNOWN AS 300 ACRE GOODLETTE ROAD, FOR PROPERTY LOCATED ON THE EAST SIDE OF GOODLETTE-FRANK ROAD (C.R. 851) NORTH OF PINE RIDGE ROAD (C.R. 896), IN SECTIONS 3 AND 10, TOWNSHIP 49 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA, CONSISTING OF 300 ACRES MORE OR LESS; PROVIDING FOR THE REPEAL OF ORDINANCE NUMBER 95-8, AS AMENDED, THE FORMER 300 ACRE GOODLETTE ROAD PUD; AND BY PROVIDING AN EFFECTIVE DATE.

WHEREAS, Barbara H. Cawley, AICP of Wilson, Miller, Barton & Peek, Inc., representing Peninsula Improvement Corporation, petitioned the Board of County Commissioners to change the zoning classification of the herein described real property;

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

SECTION ONE:

The Zoning Classification of the herein described real property located in Sections 3 and 10, Township 49 South, Range 25 East, Collier County, Florida, is changed from "PUD" to "PUD" Planned Unit Development in accordance with the PUD Document, attached hereto as Exhibit "A", which is incorporated herein and by reference made part hereof. The Official Zoning Atlas Map(s) Numbered 9503N, 9503S, 9510N and 9510S, as described in Ordinance Number 91-102, the Collier County Land Development Code, are hereby amended accordingly.

SECTION TWO:

Ordinance Number 95-8, as amended, known as the 300 Acre Goodlette Road PUD, adopted on February 28, 1995 by the Board of County Commissioners of Collier County, is hereby repealed in its entirety.

**SECTION THREE:**

This Ordinance shall become effective upon filing with the Department of State.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Collier County, Florida, this 10 day of December, 1996.

ATTEST:  
DWIGHT E. BROCK, CLERK

*Dwight E. Brock*

BOARD OF COUNTY COMMISSIONERS  
COLLIER COUNTY, FLORIDA

BY: *John C. Norris*  
JOHN C. NORRIS, CHAIRMAN

APPROVED AS TO FORM AND  
LEGAL SUFFICIENCY :

*Marjorie M. Student*  
MARJORIE M. STUDENT  
ASSISTANT COUNTY ATTORNEY

This ordinance filed with the Secretary of State's Office on 16th day of Dec., 1996 and acknowledged to be filed on 18th day of Dec. 1996  
By *Tallie Stiffman*  
County Clerk

PUD-94-10(1) ORDINANCE/18542

300 ACRE GOODLETTE ROAD

PLANNED UNIT DEVELOPMENT

300± Acres Located in Sections 3 and 10  
Township 49 South, Range 25 East  
Collier County, Florida

PREPARED FOR:

PENINSULA IMPROVEMENT CORPORATION  
2600 Golden Gate Parkway  
Naples, Florida 33942

PREPARED BY:

WILSON, MILLER, BARTON & PEEK, INC.  
3200 Bailey Lane, Suite 200  
Naples, Florida 33942

December 1996

DATE FILED 10/21/94  
DATE REVIEWED BY CCPC 02/02/95  
DATE APPROVED BY BCC 02/28/95  
ORDINANCE NUMBER 95-8  
PUD AMENDMENT DATE 12/10/96  
AMENDMENT ORDINANCE NUMBER 96-80

TABLE OF CONTENTS

	PAGE
LIST OF EXHIBITS AND TABLES	ii
STATEMENT OF COMPLIANCE AND SHORT TITLE	iii
SECTION I      LEGAL DESCRIPTION, PROPERTY OWNERSHIP, & GENERAL DESCRIPTION	1-1
SECTION II     PROJECT DEVELOPMENT	2-1
SECTION III    RESIDENTIAL DISTRICT	3-1
SECTION V      CONSERVATION AREAS	4-1
SECTION VI     DEVELOPMENT COMMITMENTS	5-1

**LIST OF EXHIBITS AND TABLES**

Exhibit A - PUD Master Plan (WMB&P File #RZ-234 A)

Table 1- Phasing Schedule

Table 2- Development Standards, Residential

## STATEMENT OF COMPLIANCE

The purpose of this section is to express the intent of Peninsula Improvement Corporation, Inc., hereinafter referred to as PIC or the Developer, to create a Planned Unit Development (PUD) on 300± acres of land located in Sections 3 and 10, Township 49 South, Range 25 East, Collier County, Florida. The name of this Planned Unit Development for application and PUD approval purposes shall be "300 Acre Goodlette Road," hereinafter called "the Project". The development of the Project is in compliance with the planning goals and objectives of Collier County as set forth in the Growth Management Plan. The development is consistent with the Growth Management Plan and with other land development regulations adopted thereunder, including but not limited to the Collier County Land Development Code (hereinafter called the Code) for the following reasons:

1. The subject property is within the Urban Mixed Use District/Urban Residential Subdistrict as identified on the Future Land Use Map as required in Objective 1, of the Future Land Use Element (FLUE). The purpose of the Urban Residential Subdistrict is to provide for higher density residential uses in an area with relatively few natural resource constraints and where existing and planned public facilities are concentrated.
2. The proposed density of the Project as specified in Section 1.5 of this document is permitted by the FLUE Density Rating System and is therefore consistent with Future Land Use Element Policy 5.1.
3. The Project is compatible with and complementary to existing and future surrounding land uses as required in Policy 5.4 of the Future Land Use Element.
4. Improvements are planned to be in compliance with applicable land development regulations as set forth in Objective 3 of the Future Land Use Element.
5. The development of the Project will result in an efficient and economical extension of community facilities and services as required in Policies 3.1.H and L of the Future Land Use Element.
6. The Project is planned to incorporate natural systems for water management in accordance with their natural functions and capabilities as may be required by Objective 1.5 of the Drainage Sub-Element of the Public Facilities Element.
7. The Project is a functionally interrelated residential community and is planned to encourage ingenuity, innovation and imagination as set forth in Section 2.2.20.1 of the Code, and Policy 5.6 of the Future Land Use Element.
8. The Project represents an infill community within the Urban District, thereby discouraging urban sprawl as required by Policy 5.3 of the Future Land Use Element.

**SHORT TITLE**

This ordinance shall be known and cited for the purpose of this rezoning as the "300 ACRE  
GOODLETTE ROAD PLANNED UNIT DEVELOPMENT ORDINANCE."

## SECTION I

### LEGAL DESCRIPTION, PROPERTY OWNERSHIP, AND GENERAL DESCRIPTION

#### 1.1 PURPOSE

The purpose of this section is to set forth the legal description and ownership of the Project, and to describe the existing condition of the property proposed to be developed.

#### 1.2 LEGAL DESCRIPTION

All that part of Section 3, Township 49 South, Range 25 East, Collier County, Florida, being more particularly described as follows;

Commencing at the northeast corner of said Section 3;

thence along the east line of said Section 3, South 01°17'14" East 1347.52 feet to the POINT OF BEGINNING of the parcel herein described;

thence continue along said line, South 01°17'14" East 1781.42 feet to a point on the northerly line of Orange Blossom Drive, recorded in Official Record Book 1314, pages 1766 through 1774, Public Records of Collier County, Florida;

thence along said line in the following four (4) described courses;

- 1) South 89°41'03" West 87.76 feet;
- 2) westerly 156.42 feet along the arc of a circular curve concave northerly, having a radius of 621.55 feet, through a central angle of 14°25'10" and being subtended by a chord which bears North 83°06'22" West 156.01 feet to a point of reverse curvature;
- 3) westerly 777.63 feet along the arc of a circular curve concave southerly, having a radius of 665.00 feet, through a central angle of 67°00'00" and being subtended by a chord which bears South 70°36'13" West 734.08 feet to a point of reverse curvature;
- 4) westerly 534.07 feet along the arc of a circular curve concave northerly, having a radius of 510.00 feet, through a central angle of 60°00'00" and being subtended by a chord which bears South 67°06'13" West 510.00 feet to a point on the easterly right-of-way line of Frank Boulevard (C-851) recorded in Plat Book 13, page 58, Collier County, Florida;

thence along said line and along a non-tangential line, North 07°06'13" East 2218.88 feet;

thence leaving said line, North 89°50'15" East 1090.46 feet to the Point of Beginning of the parcel herein described;

containing 54.04 acres more or less;

subject to easements and restrictions of record;

bearings are based on the easterly line of said Section 3, being South 01°17'14" East.

-and-

All that part of Sections 3 and 10, Township 49 South, Range 25 East, Collier County, Florida and being more particularly described as follows;

BEGINNING at the northeast corner of said Section 10;

thence along the east line of said Section 10, South 00°33'58" East 2629.71 feet to the east 1/4 corner of said Section 10;

thence continue along said east line, South 00°46'24" East 239.12 feet;

thence leaving said line, South 89°29'57" West 2221.40 feet to a point on the easterly right-of-way line of Frank Boulevard (C-851) recorded in Plat Book 13, page 58, Public Records of Collier County, Florida;

thence along said line, North 07°06'13" East 5666.85 feet to a point on the southerly line of Orange Blossom Drive, recorded in Official Record Book 1314, page 1766 through 1774, Collier County, Florida;

thence along said line in the following four (4) described courses;

- 1) easterly and northeasterly 638.79 feet along the arc of a non-tangential circular curve concave to the northwest, having a radius of 610.00 feet, through a central angle of 60°00'00" and being subtended by a chord which bears North 67°06'13" East 610.00 feet to a point of reverse curvature;
- 2) northeasterly and easterly 660.69 feet along the arc of a circular curve concave to the south, having a radius of 565.00 feet, through a central angle of 67°00'00" and being subtended by a chord which bears North 70°36'13" East 623.69 feet to a point of reverse curvature;
- 3) easterly 181.59 feet along the arc of a circular curve concave to the north, having a radius of 721.55 feet, through a central angle of 14°25'10" and being subtended by a chord which bears South 83°06'22" East 181.11 feet;
- 4) along a tangential line, North 89°41'03" East 89.47 feet to a point on the east line of said Section 3;

thence along said line, South 01°18'10" East 3159.29 feet to the Point of Beginning of the parcel herein described;

containing 245.22 acres more or less;

subject to easements and restrictions of record;

bearings are based on the east line of Section 3, being South 01°18'10" East.

### 13 PROPERTY OWNERSHIP

The subject property is currently under the control of Peninsula Improvement Corporation, Inc., whose address is 2600 Golden Gate Parkway, Naples, Florida, 34105. Detailed ownership information is provided on Attachment "A" to the PUD Application for Public Hearing.

#### 1.4 GENERAL DESCRIPTION OF PROPERTY

- A. The Project site is located in Sections 3 and 10, Township 49 South, Range 25 East, and is generally bordered on the west by Goodlette Road (CR 851), on the north by undeveloped land owned by the City of Naples, on the east by the Pine Ridge Industrial Park, the Crossings and the Villages of Monterey, and on the south by the Jaeger Industrial PUD, the Pine Ridge Middle School and undeveloped land zoned A.
- B. The zoning classification of the subject property prior to the date of PUD approval is A (Rural Agricultural) and portions of the property are in the Wellfield Special Treatment Overlay (ST/WS).
- C. Elevations within the site range from 9.2 to 15.9 feet above mean sea level with an average of approximately 11 feet. Per FEMA Firm Map Panels Nos. 120067 381E and 120067 383E dated August 3, 1992, the property is located within Zone X.
- D. The soil types on the site generally include Immokalee fine sand, Basinger fine sand, Malabar fine sand, Boca fine sand, Holopaw fine sand and Urban Land Satellite Complex.
- E. Vegetation on site primarily consists of pine flatwoods with varying understories. Palmetto makes up the predominant understory vegetation in these flatwoods; however, several areas dominated by a graminoid understory are present also. Melaleuca has heavily invaded a large percentage of the flatwood communities on site and Brazilian pepper is also present but in lesser numbers. There is a large fallow agricultural field in the southern 1/2 of the property. This area has been invaded by Melaleuca and Brazilian Pepper along the ditches and berms and downey rose myrtle has invaded a sizeable area in the northern fields. There are three cypress dominated wetland communities along the southwestern edge of the site. These wetlands have been impacted by the wellfield on the western edge of the property and melaleuca has heavily invaded these systems as a result. A third cypress-pine-melaleuca community exists just south of Orange Blossom Drive. This appears to be the remnants of an old wet prairie system isolated by road construction and the fill on the old tramway to the east and possibly impacted by the wellfield. There are also some xeric oak communities present along the FP&L easement in the southern half of the property near the western edge. Many areas of the Project site are covered with Melaleuca and Brazilian Pepper monocultures. The entire property is also impacted by numerous trails made by off-road vehicles, horses, etc. These trails are found throughout the site.
- F. The Project site is located within two distinct drainage basins. The property north of Orange Blossom Drive is within the Pine Ridge Canal Basin and the property south of Orange Blossom is within the Gordon River Extension Basin as depicted on the Collier County Drainage Atlas (Map 1990). The property north will drain west to the Pine Ridge Canal.

## 1.5 DENSITY

The Collier County Growth Management Plan Density Rating System allows a gross density of three (3) units per acre on the subject property. The Future Land Use Element allows a base density of four (4) units per gross acre; however, the Project lies within the Traffic Congestion Area and, therefore, one (1) unit per gross acre is subtracted. The gross residential density of three (3) units per acre or 900 units on 300 acres is consistent with the permitted density. The residential density on individual parcels of land throughout the Project will vary according to the type of housing placed on each parcel of land.

**SECTION II**  
**PROJECT DEVELOPMENT**

**2.1 PURPOSE**

The purpose of this Section is to generally describe the plan of development for the Project, and to identify relationships to applicable County ordinances, policies, and procedures.

**2.2 GENERAL DESCRIPTION OF PROJECT PLAN AND PROPOSED LAND USES**

The Project will include a range of residential housing, stormwater management, lakes, and open space areas. The Master Plan is illustrated graphically on Exhibit "A", PUD Master Plan (WMB&P, Inc. File No. RZ-234 Δ). A Land Use Summary indicating approximate land use acreages is shown on the plan.

**2.3 GENERAL COMPLIANCE WITH COUNTY ORDINANCES**

- A. The development of the Project shall be in accordance with this PUD Ordinance and applicable sections of the Code (to the extent they are not inconsistent with this PUD Ordinance) which are in effect at the time of issuance of any development order which authorizes the construction of improvements to which said regulation applies. These include, but are not limited to Final Subdivision Plat, Final Site Development Plan, Excavation Permit and Preliminary Work Authorization. Where this PUD Ordinance fails to provide developmental standards, then the provisions of the most similar zoning district or section of the Code shall apply. References to specific Code Sections means the Land Development Code in effect at the time this PUD Ordinance is adopted.
- B. Unless otherwise defined herein, or as necessarily implied by context, the definitions of all terms shall be the same as the definitions set forth in the Code in effect at the time of development order application.
- C. Development permitted by the approval of this ordinance will be subject to a concurrency review under the Adequate Public Facilities Ordinance Code Section 3.15.
- D. All conditions imposed herein or as represented on the Project PUD Master Plan (PUD Master Plan) are part of the regulations which govern the manner in which the land may be developed.

- E. The Subdivisions Division of the Code (Article 3, Division 3.2) shall apply to the Project, except where an exemption is set forth herein or otherwise granted pursuant to Code Section 3.2.4.
- F. The Site Development Plans Division of the Code (Article 3, Division 3.3) shall apply to the Project, except where an exemption is set forth herein or otherwise granted pursuant to Code Section 3.3.4.

#### 2.4 ROADWAYS

Standards for roads shall be in compliance with the applicable provisions of Code regulating subdivisions, unless otherwise approved during Preliminary Subdivision Plat approval.

#### 2.5 SUBDIVISION APPROVAL

The review and approval of all subdivisions within the Project shall follow the design and development standards and review procedures in Article 3 of the Code in effect at the time of development approval. The Developer reserves the right to request substitution of design standards and request deviations pursuant to the Code to the standards set forth in applicable regulations.

#### 2.6 LAND USES

- A. The location of land uses are shown on the PUD Master Plan, Exhibit "A." Minor changes and variations in building tracts, location and acreage of these uses shall be permitted at preliminary subdivision plat approval, preliminary site development plan approval and final site development plan approval to accommodate topography, vegetation, stormwater design, and other site conditions subject to the Code. The specific location and size of individual tracts and the assignment of dwelling units shall be determined at the time of site development plan approval.
- B. Since the property is to be developed over an estimated nine year time period, any projection of Project development can be no more than an estimate based on current marketing knowledge. The estimate may change depending upon future economic factors. Table 1 indicates the estimated absorption schedule by Project year for the residential units. Year One on the table begins when the impacts of the use occurs, i.e., when uses receive a certificate of occupancy.
- C. Roads and other infrastructure may be either public or private, depending on location, capacity, and design. The determination as to whether a road shall be public or private shall be made by the Developer at the time of subdivision approval. Developer shall create appropriate associations which will be responsible

for maintaining the roads, streets, drainage, water and sewer improvements where such systems are not dedicated to a governmental agency. Standards for roads shall be in compliance with the applicable provisions of the Code regulating subdivisions, unless otherwise approved as an exception during subdivision approval.

Table 1

**Estimated Absorption Schedule**

<u>Year</u>	<u>Units</u>
1	100
2	100
3	100
4	100
5	100
6	100
7	100
8	100
9	100

**2.7 SITE CLEARING AND DRAINAGE**

Clearing, grading, earthwork, and site drainage work shall be performed in accordance with the Code and other applicable governmental agencies and the standards and commitments of this document.

**2.8 EASEMENTS FOR UTILITIES**

All necessary easements, dedications, or other instruments shall be granted to insure the continued operation and maintenance of all service utilities in compliance with applicable regulations in effect at the time approvals are requested.

**2.9 LAKE SETBACK AND EXCAVATION**

The lake setback requirements described in Code Section 3.5.7.1, may be reduced with the administrative approval of the Collier County Development Services Director. All lakes greater than two (2) acres may be excavated to the maximum commercial excavation depths set forth in Code Section 3.5.7.3.1, subject to meeting the County fetch formula; however, removal of fill from the Project shall be limited to an amount up to 10 percent (to a

maximum of 20,000 cubic yards) of the total volume excavated unless a commercial excavation permit is received.

**2.10 OFF-STREET PARKING AND LOADING**

All off-street parking and loading facilities shall be designed in accordance with the Code.

**2.11 USE OF RIGHTS-OF-WAY**

Lands within the Project private rights-of-way may be utilized for landscaping, decorative entrance ways, and signage, if a review of the proposed uses, during the development review process and prior to any installations, by the Collier County Development Services Director shows no adverse engineering or safety considerations.

**2.12 MODEL HOMES/SALES CENTERS**

Model homes, sales centers and other uses and structures related to the promotion and sale of real estate such as, but not limited to, pavilions, viewing platforms, gazebos, parking areas, tents, and signs, shall be permitted principal uses throughout the Project subject to the requirements of Code Section 2.6.33.4 and Code Section 3.2.6.3.6. The limitation of the Code regarding the number of model homes allowed prior to plat recordation shall be applicable to each subdivision tract rather than each subdivision phase.

**2.13 CHANGES AND AMENDMENTS TO PUD DOCUMENT OR PUD MASTER PLAN**

Changes and amendments may be made to this PUD Ordinance or PUD Master Plan as provided in Code Section 2.7.3.5.

**2.14 OPEN SPACE REQUIREMENTS**

The PUD Master Plan identifies approximately 180 acres included in the lake, and miscellaneous open space/buffer/easement designations. These areas, in conjunction with open space areas included within the Residential District, fully satisfy the open space requirements of Code Section 2.6.27.4.5 and Code Section 2.6.32.

**2.15 NATIVE VEGETATION RETENTION REQUIREMENTS**

The Project is in compliance with Section 3.9.5.5.3 of the Code. The 25% native habitat acreage as provided on the PUD Master Plan, shall be monitored at each preliminary subdivision plat submittal. The petitioner shall receive credit from any phase where the 25% amount is exceeded to be applied to a phase where it is not. In any phase of development where credit toward the 25% is needed, the petitioner shall delineate on the

preliminary subdivision plat the percentage of viable naturally functioning native vegetation retained and/or areas of landscaping and open space which are planted with native species. The petitioner shall show the calculations on each preliminary subdivision plat which totals the overall 25% for the project build-out.

**2.16 GROUND WATER PROTECTION**

Approved land uses located in the ST/WS overlay shall be in compliance with the Groundwater Protection Section of the Code, unless altered or removed in accordance with the Code.

**2.17 TIME LIMITS OF PLANNED UNIT DEVELOPMENT APPROVAL**

The time limits for the Project are as provided for within Code Section 2.7.3.4.

**2.18 POLLING PLACES**

Polling places shall be provided, in accordance with Code Section 3.2.8.3.14.

**2.19 PUD MONITORING**

An annual monitoring report shall be submitted pursuant to Code Section 2.7.3.6.

**2.20 SITE DEVELOPMENT PLAN APPROVAL**

The provisions of the Code shall apply to the development of platted tracts or parcels of land prior to the issuance of a building permit or other development order.

**2.21 IMPACT FEES**

Development within the Project shall be subject to all lawfully adopted impact fees appropriate for each land use in effect at the time of development.

**2.22 AGENCY JURISDICTION**

The Developer has conducted site inspections within the U.S. Army Corps of Engineers and the South Florida Water Management District. These agencies have delineated their areas of jurisdictional wetlands.

**2.23 DEDICATION AND MAINTENANCE OF FACILITIES**

The Developer shall create appropriate homeowner or property owner associations which will be responsible for maintaining the roads, streets, drainage, water and sewer improvements where such systems are not dedicated to a governmental agency.

**2.24 LISTED SPECIES**

Listed species on site shall be treated in accordance with the applicable provisions of the Code and the Growth Management Plan.

## SECTION III

### RESIDENTIAL LAND USE DISTRICT

#### 3.1 PURPOSE

The purpose of this Section is to identify permitted uses and development standards for areas within the Project designated on Exhibit "A", PUD Master Plan, as 'R'.

#### 3.2 MAXIMUM DWELLING UNITS

A maximum number of 900 residential dwelling units may be constructed on lands designated 'R'.

#### 3.3 GENERAL DESCRIPTION

Areas designated as 'R' on the PUD Master Plan are designed to accommodate a full range of residential dwelling types and compatible non-residential uses, essential services, and customary accessory uses.

The approximate acreage of the 'R' district is indicated on the PUD Master Plan. This acreage is based on conceptual designs and is approximate. Actual acreages of all development tracts will be provided at the time of site development plan or preliminary subdivision plat approvals in accordance with the Code. Residential tracts are designed to accommodate internal roadways, open spaces, lakes and water management facilities, and other similar uses found in residential areas.

#### 3.4 PERMITTED USES AND STRUCTURES

No building or structure, or part thereof, shall be erected, altered or used, or land used, in whole or part, for other than the following:

##### A. Principal Uses:

- 1) Single Family Detached Dwellings.
- 2) Single Family Patio and Zero Lot Line Dwellings.
- 3) Two-family and Duplex Dwellings.
- 4) Single Family Attached, Townhouse and Villa Dwellings.
- 5) Multi-Family Dwellings including Garden Apartments.
- 6) Cluster Development (per Code Section 2.6.27).
- 7) Model Homes (subject to Code Section 2.6.33.4 and Section 2.12 of this PUD).
- 8) Guard houses and entrance gates.

- 9) Churches and other places of worship when located adjacent to and accessed directly from Goodlette-Frank Road or Orange Blossom Road subject to the provisions of Division 3.3 Site Development Plans, and subject to the multi-family development standards set forth in Table 2.
- 10) Child Care Centers.
- 11) Water management facilities, lakes, including lakes with seawall and other types of architectural bank treatment, and essential services.
- 12) Any other principal use which is comparable in nature with the foregoing uses and which the Development Services Director determines to be compatible in the 'R' District.

B. Accessory Uses and Structures:

- 1) Customary accessory uses or structures.
- 2) Signs, in accordance with the Code.
- 3) Recreational facilities that serve as an integral part of the residential development including, but not limited to, tennis courts, pools, pool cabanas, clubhouses or gazebos, tot lots and passive parks.
- 4) Guest houses, subject to Code Section 2.6.14.
- 5) Non-commercial boat dock facilities.
- 6) Essential services in accordance with Code Section 2.6.9; water management facilities; lakes, including lakes with bulkhead and other types of architectural bank treatment.

### 3.5 DEVELOPMENT STANDARDS

- A. Table 2 sets forth the development standards for land uses within the 'R' Residential District.
- B. Site development standards for Categories 1 - 4 uses apply to individual residential lot boundaries. Category 5 standards apply to platted parcel boundaries.
- C. Standards for parking, landscaping, signs, guard houses, entrance gates, and other land uses where such standards are not specified herein are to be in accordance with the Code in effect at the time of Site Development Plan approval. Unless otherwise indicated, required yards, heights, and floor area standards apply to principal structures.
- D. In the case of residential structures with a common architectural theme, required property development regulations may be waived or reduced provided a site plan is approved by the Collier County Planning Commission in accordance with Article 2 of the Code. Common open space requirements are deemed satisfied pursuant to Section 2.14 of this PUD.

- E. No attached single family homes may be located between two detached single family homes if they are a part of the same platted block.
  
- F. Single Family Patio and zero lot line dwellings are identified separately from single family detached dwelling with conventional side yard requirements to distinguish these types for the purpose of applying development standards under Table 2. Patio and zero lot line dwellings shall be defined as any type of detached single family structure employing a zero or reduced side yard as set forth herein, and which conform to requirements of Code Section 2.6.27.4.4.1.

**300 ACRE GOODLETTE ROAD  
DEVELOPMENT STANDARDS FOR  
'R' RESIDENTIAL AREAS  
TABLE 2**

PERMITTED USES AND STANDARDS	SINGLE FAMILY DETACHED	PATIO & ZERO LOT LINE	TWO FAMILY & DUPLEX	SINGLE FAMILY ATTACHED AND TOWNHOUSE	MULTI FAMILY DWELLINGS
Category #1	1	2	3	4	5
Minimum Lot Area	7,500 SF	5,000 SF	3,500 SF*4	3,000 SF	1 AC
Minimum Lot Width *5	75	50	35	30	150
Front Yard	25	20 *3	20 *3	20 *3	25
Front Yard for Side Entry Garage	15	10	10	10	15
Side Yard	7.5	*6	0 or 7.5	0 or .5 BH	.5 BH
Rear Yard Principal	20	10	20	20	BH
Rear Yard Accessory	10	5	10	10	15
Rear Yard Special Principal*1	10	5	10	10	.5 BH
Rear Yard Special Accessory	5	5	10	10	.5 BH
Maximum Building Height *2	35	35	35	35	50/35*7
Distance Between Principal Structures	15	10	0 or 15	.5 SBH	.5 SBH
Floor Area Min. (S.F.)	1500 SF	1250 SF	1250 SF	1200 SF	1000 SF

BH: Building Height

SBH: (Sum of Building Heights): Combined height of two adjacent buildings for the purpose of determining setback requirements.

All distances are in feet unless otherwise noted.

\*1 - Rear yards for principal structures on lots which abut lake, open space, or reserve areas. Setback from lake for all principal and accessory uses may be 0' providing architectural bank treatment is incorporated into design and subject to written approval from Project Plan Review.

Front yards shall be measured as follows:

- A. If the parcel is served by a public right-of-way, setback is measured from the adjacent right-of-way line.
- B. If the parcel is served by a private road right-of-way or easement setback is measured from the back of curb (if curbed) or edge of pavement (if not curbed)

\*2 - Building height shall be the vertical distance measured from the first habitable finished floor elevation to the uppermost finished ceiling elevation of the structure.

\*3 - Single family dwellings which provide for 2 parking spaces within an enclosed garage and provide for guest parking other than in private driveways may reduce the front yard requirement to 5' for the garage and 15' for the remaining structures

\*4 - Each half of a duplex unit requires a lot area allocation of 3,500 S.F. for a total minimum lot area of 7,000 S.F.

\*5 - Minimum lot width may be reduced by 20% for cul-de-sac lots provided minimum lot area requirement is still maintained.

\*6 - Zero feet (0') or a minimum of five feet (5') on either side of zipper lots except that when the zero feet (0') yard option is utilized, the opposite side of the structure shall have a ten foot (10') yard. Zero feet (0') yards may be used on both sides of a structure provided that the opposite ten foot (10') yard is provided.

\*7 - No building or structure immediately adjacent to existing zoned or built single family lots within The Villages of Monterey and The Crossings that have a rear view of the Project shall exceed a height of thirty-five feet (35')

\*8 - Special development standards for the area adjacent to The Crossings PUD (defined as all lands in the PUD within 150 feet of the common property line between this PUD and The Crossings PUD, extending from the southern boundary of The Crossings PUD northward to Orange Blossom Drive). Only Category 1, 2, 3, and 4 structures may be constructed in this area. The rear yard for such structures shall be no less than 30 feet. The maximum height shall be 30 feet (measured as the mean height between the eaves and the ridge of the roof). Category 3 and 4 structures within this area shall be limited to one story. No category 5 structures may be constructed in this area.

**SECTION IV**  
**CONSERVATION AREAS**

**4.1 PURPOSE**

The objective of this Section is to set forth the regulations for areas designated on Exhibit "A", PUD Master Plan as conservation areas "CO".

**4.2 PERMITTED USES AND STRUCTURES**

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

- A. Parks, passive recreational areas, boardwalks, observation platforms.
- B. Biking, hiking, health and nature trails.
- C. Water management facilities as approved by the South Florida Water Management District (SFWMD) and Collier County; roadway, utility and drainpipe crossings.
- D. Any other activity or use which is comparable in nature with the foregoing uses and which the Collier County Planning Services Manager determines to be compatible with the intent of this district.

**4.3 DEVELOPMENT STANDARDS**

- A. Overall "CO" site design shall be harmonious with the area's characteristics.
- B. All work proposed in conservation areas designated on the PUD Master Plan shall be reviewed and approved by the Collier County Development Services Department and other appropriate regulatory agency prior to the commencement of any such activity.
- C. The "CO" designations on the PUD Master Plan are indicative of the approximate location of the viable boundaries of the cypress areas as of April, 1994. The City Wellfield and exotic invasion will continue to impact these systems. At the time of Preliminary Subdivision Plat, the exact boundaries and mitigation (if required) will be coordinated with County staff and other applicable agencies.

**SECTION V**  
**DEVELOPMENT COMMITMENTS**

**5.1 PURPOSE**

The purpose of this section is to set forth the development commitments of the Project.

**5.2 ENGINEERING**

- A. Detailed paving, grading, site drainage and utility plans shall be submitted to Project Plan Review for review. No construction permits shall be issued unless and until approval of the proposed construction in accordance with the submitted plans is granted by Project Plan Review.

**5.3 UTILITIES**

- A. Water distribution, sewage collection and transmission and interim water and/or sewage treatment facilities to serve the Project are to be designed, constructed, conveyed, owned and maintained in accordance with Collier County Ordinance No. 88-76, as amended, and other applicable County rules and regulations or other applicable agency regulations, as may be appropriate.

**5.4 WATER MANAGEMENT**

- A. A copy of South Florida Water Management District Permit or Early Work Permit is required prior to construction plan approval.

**5.5 ENVIRONMENTAL**

- A. The Developer will retain the maximum amount of xeric scrub (FLUCCS #421) possible as part of the 15' landscape buffer adjacent to the FP&L powerline easement. This acreage shall be counted toward the required 25% native habitat requirement under the Code. The Developer shall not be required to reserve any additional xeric scrub but may do so voluntarily as part of the overall habitat preservation required for the Project.

## 5.6 TRANSPORTATION

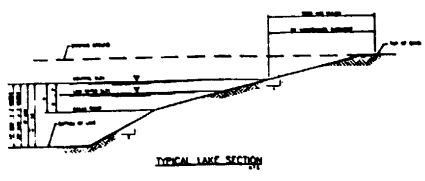
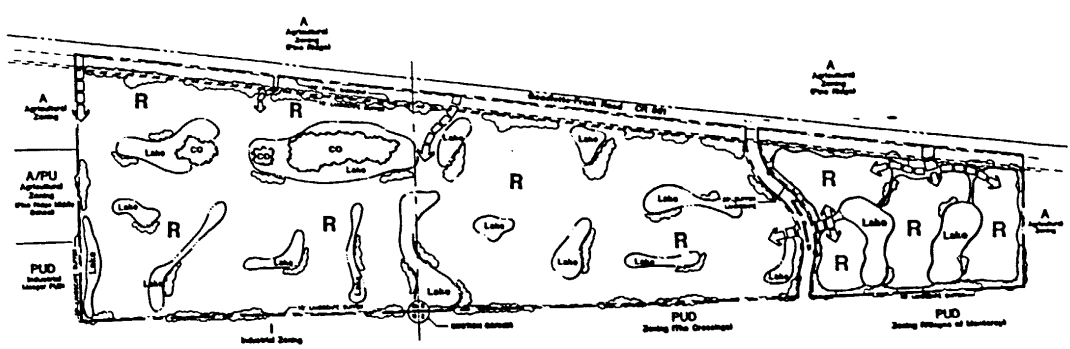
- A. The Developer shall be responsible for the construction of turn lanes (both left turn and right turn) at the Project entrance(s) at the time of approval of the final subdivision plat.
- B. At the time of approval of the final subdivision plat, right-of-way for right turn lanes shall be dedicated by the Developer to reimburse the County for use of existing County right-of-way. Such dedication shall be considered site related and there shall be no road impact fee credit to the Developer.
- C. Project entrances shall be designed to preclude the stacking of entering vehicles onto adjacent public roadways. If access is to be controlled by means of a gatehouse or card-controlled gate, the gate or gatehouse shall be designed, located and operated so as not to permit such vehicular stacking. The length of such stacking areas shall be determined at the time of PSP approval.
- D. All traffic control devices on public roadways, excluding street name signs, shall conform to the Manual on Uniform Traffic Control Devices as required by Chapter 316, Florida Statutes.
- E. To allow for the future expansion of Goodlette-Frank Road from two lanes to four lanes, areas will be needed for water quality treatment of road runoff. To provide such areas, the County may request from FP&L a road drainage easement over, and subject to, the existing FP&L transmission line easement, subject to impact fee credits for the Developer.
- F. Two access points and one maintenance driveway shall be permitted along the eastern boundary of the property between Orange Blossom Drive and the property's southern boundary. These access points shall comply with the County's Access Management Policy but may be located anywhere along Goodlette-Frank Road between these two reference points. If an access point is located opposite Center Street, approval shall be obtained from the Collier County Planning Commission. The Developer may voluntarily construct less than the maximum number of access points permitted by this subsection.
- G. If the roadways within the southern tract of the Project (between Orange Blossom Drive and the southern property boundary) are public, accommodation will be made to allow pedestrian access to the school property subject to approval of the School Board.

- H. The roadways of the northern tract (between Orange Blossom Drive and the northern property boundary) shall be internally connected so as to allow access to both Goodlette-Frank Road and Orange Blossom Drive.
- I. The applicant shall be responsible for the installation of arterial level street lighting at all project entrances at the time of approval of the final subdivision plat.

  
**WILSON  
MILLER  
DARTON  
& PEER  
INC.**  
 Planning  
& Landscape  
Architecture  
Division  
 10000 1st Avenue  
 San Diego, CA 92123  
 (619) 591-1111

**300 ACRE GOODLETTE ROAD PUD  
P.U.D. MASTER PLAN**  
 Prepared for: Peninsula Improvement Corporation

SHEET NO. 1  
 DATE: 04.08.00  
 SCALE: AS SHOWN  
 DRAWN BY: JMD  
 CHECKED BY: JMD  
 DATE: 04.08.00



**80% OPEN SPACE CALCULATION**

80% OF 300.0 AC = 240.0 AC as required to OGLAS  
 Section 5.4.4.2.3

LAND/WATER MANAGEMENT	88.0 AC +/-
CONSERVATION	4.3 AC +/-
OPEN SPACE/BUFFERS/ FF&L EASEMENT	147.0 AC +/-
<b>TOTAL PROVIDED</b>	<b>239.3 AC +/-</b>

NOTE: Lakes and water management areas are shown for informational purposes and may be re-located, altered, and incorporated to meet project requirements at the contractor's discretion.

**LAND USE SUMMARY**

R RESIDENTIAL (incl. lakes)	212.9 AC
L LAKES	31.8 AC
CO CONSERVATION	4.3 AC
OPEN SPACE/BUFFERS/ FF&L EASEMENT	51.0 AC
<b>TOTAL AREA</b>	<b>300.0 AC</b>
<b>TOTAL UNITS</b>	<b>900</b>
<b>GROSS DENSITY</b>	<b>3 UPA</b>

**30% NATIVE VEGETATION CALCULATION**

30% OF 300.0 AC = 90.0 AC as required to OGLAS  
 Section 5.4.4.2.3

WETLAND/CONSERVATION	4.3 AC +/-
UPLAND VEGETATION (within BUFFERS and RESERVATION TRACTS)	85.2 AC +/-
<b>TOTAL PROVIDED</b>	<b>89.5 AC +/-</b>

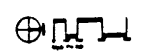


EXHIBIT A

STATE OF FLORIDA) ,  
COUNTY OF COLLIER) ,

I, DWIGHT E. BROCK, 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. 96-80

Which was adopted by the Board of County Commissioners on the 10th day  
of December, 1996, during Regular Session.

WITNESS my hand and the official seal of the Board of County  
Commissioners of Collier County, Florida, this 11th day of December,  
1996.

DWIGHT E. BROCK  
Clerk of Courts and Clerk  
Ex-officio to Board of  
County Commissioners

  
By: Maureen Kenyon  
Deputy Clerk

