

ORDINANCE 89- 12

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AN ORDINANCE AMENDING ORDINANCE 82-2, THE COMPREHENSIVE ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA, BY AMENDING THE ZONING ATLAS MAP NUMBER 50-26-4 BY CHANGING THE ZONING CLASSIFICATION OF THE HEREIN DESCRIBED REAL PROPERTY FROM RMF-6 AND PUD TO "PUD", PLANNED UNIT DEVELOPMENT KNOWN AS YOUTH HAVEN, FOR GROUP CARE FACILITIES AND RELATED USES INCLUDING HOUSING, HEALTH CARE FACILITIES, AND RECREATIONAL USES, FOR PROPERTY LOCATED ON THE SOUTH SIDE OF WHITAKER ROAD APPROXIMATELY 3/4 MILE EAST OF COUNTY BARN ROAD IN SECTION 17, TOWNSHIP 50 SOUTH, RANGE 26 EAST, CONTAINING 24 ACRES, MORE OR LESS; AND BY PROVIDING AN EFFECTIVE DATE.

WHEREAS, Wilson, Miller, Barton, Soll & Peek, Inc., representing Youth Haven, Inc., 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 Section 17, Township 50 South, Range 26 East, Collier County, Florida is changed from "RMF-6" and "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 Number 50-26-4, as described in Ordinance 82-2, is hereby amended accordingly.

SECTION TWO:

This Ordinance shall become effective upon receipt of notice from the Secretary of State that this Ordinance has been filed with the Secretary of State.

DATE: February 28, 1989

BOARD OF COUNTY COMMISSIONERS  
COLLIER COUNTY, FLORIDA

ATTEST:  
JAMES C. GILES, CLERK

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

*By: Marjorie M. Student*  
APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

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

This ordinance filed with the  
Secretary of State's Office the  
14 day of March 1989  
and acknowledgement of that  
filing received this 14th day  
of March 1989  
*By: [Signature]*  
County Clerk

R-88-19C ZONING ORDINANCE AMENDMENTS

WILSON • MILLER • BARTON • SOLL & PEEK, INC.

PLANNED UNIT DEVELOPMENT DOCUMENT

FOR

YOUTH HAVEN

24.0+ Acres Located in Section 17,  
Township 50 South, Range 26 East,  
Collier County, Florida

PREPARED FOR:

YOUTH HAVEN, INC.  
POST OFFICE BOX 7007  
NAPLES, FLORIDA 33941

PREPARED BY:

ALAN D. REYNOLDS, AICP  
WILSON, MILLER, BARTON, SOLL & PEEK, INC.  
ENGINEERS, PLANNERS & LAND SURVEYORS  
1383 Airport Road North  
Naples, Florida 33942

AND

YOUNG, VAN ASSENDERP, VARNADOE & BENTON, P.A.  
Sun Bank Building, Suite 800  
801 Laurel Oak Drive  
Naples, Florida 33963

DATE FILED	<u>July, 1988</u>
DATE REVISED	<u>January 13, 1989</u>
DATE RECOMMENDED BY COTC	<u>JANUARY 5, 1989</u>
DATE APPROVED BY BCC	<u>February 28, 1989</u>
ORDINANCE NUMBER	<u>89-12</u>

TABLE OF CONTENTS

	<u>PAGE</u>
Table of Contents	i
List of Exhibits	ii
Statement of Compliance and Short Title	iii
SECTION I Property Description and Ownership	1-1
SECTION II Project Development	2-1
SECTION III Group Care Facilities	3-1
SECTION IV General Development Commitments	4-1

WILSON • MILLER • BARTON • SOLL & PEEK, INC

LIST OF EXHIBITS

EXHIBIT A      Planned Unit Development Master Plan, Aerial  
                 Photograph & Location Map  
                 (Prepared by Wilson, Miller, Barton,  
                 Soll & Peek, Inc. File No. RZ-175)

#### STATEMENT OF COMPLIANCE

Youth Haven was founded in 1969 to provide 24-hour residential care to children in need "through no fault of their own." In 1981 the zoning to PUD was approved for the 14.3 acres owned by Youth Haven to provide for residential cottages. Since 1981, Youth Haven has acquired an additional 9.7 acres and needs to expand the residential cottage use to the new lands.

Youth Haven, Inc. is a well-established independent non-profit organization providing care to children in crisis. The existing and planned facilities are low density, well maintained, and are very compatible with the surrounding neighborhood. The proposed changes to the PUD will provide for the future orderly development of the Youth Haven facility.

Section II.A. of the 1983 Comprehensive Plan, Urban Area, provides for non-residential land uses including community facilities. Listed examples of community facilities include rest homes. While the proposed use, group care facilities, does not fit the definition of rest home provided in the Zoning Ordinance, it is similar in character. Both uses involve providing +24 hour care for persons unable to care for themselves. Therefore, the requested use is in compliance with the 1983 Comprehensive Plan. Youth Haven will also be consistent with the growth policies, land development regulations, and applicable comprehensive planning objectives for the following reasons:

- 1) The subject property has the necessary rating points to determine the availability of adequate community facilities and services.
- 2) The project development is compatible and complimentary to the surrounding land uses.
- 3) Improvements are planned to be in compliance with applicable regulations.
- 4) The project development will result in an efficient and economical extension of community facilities and services.
- 5) The project development is planned to incorporate natural systems for water management in accordance with their natural functions and capabilities.

The Future Land Use Element of the Growth Management Plan (GMP) contains language similar to that in the 1983 Comprehensive Plan. Therefore, the subject request is in compliance with the GMP.

#### SHORT TITLE

This ordinance shall be known and cited as the "YOUTH HAVEN Planned Unit Development Ordinance."

iii

SECTION I

PROPERTY OWNERSHIP & GENERAL DESCRIPTION

1.01 PROPERTY OWNERSHIP

The subject property is currently owned by Youth Haven, Inc., Post Office Box 7007, Naples, Florida 33941.

1.02 LEGAL DESCRIPTION

ORIGINAL PARCEL

The SE 1/4 of the NW 1/4 of the NE 1/4 and the W 1/2 of the SW 1/4 of the NE 1/4 of the NE 1/4 of Section 17, Township 50 South, Range 26 East, less the North 30 feet thereof for Whittaker Road right-of-way, Collier County, Florida, containing 14.32 acres.

NEW PARCELS

The W 1/2 of the E 1/2 of the SW 1/4 of the NE 1/4 of the NE 1/4, Section 17, Township 50 South, Range 26 East, less the North 30 feet thereof for Whittaker Road right-of-way, Collier County, Florida, and

The W 1/2 of the SE 1/4 of the NE 1/4 of the NE 1/4, Section 17, Township 50 South, Range 26 East, less the North 30 feet thereof for Whittaker Road right-of-way, Collier County, Florida. The new parcels contain approximately 9.7 acres.

SECTION II  
PROJECT DEVELOPMENT

2.01 PURPOSE

The purpose of this Section is to generally describe the plan of the development and delineate the general conditions that will apply to the project.

2.02 GENERAL PLAN OF DEVELOPMENT

Youth Haven is a planned community including a mixture of group care, residential, recreational, conservation, and water management-related facilities.

2.03 LAND USES

Exhibit "A", the Planned Unit Development Master Plan, contains a summary of the intended land use types, with approximate acreages and a key to the various types of facilities. The arrangement of these land use and facility types is shown on Exhibit "A". Changes and variations in design and acreages shall be permitted at final design to accommodate topography, vegetation, and other site conditions. The specific location, size, and assignment of facilities thereto shall be determined at the time of detailed site development planning.

2.04 PROJECT DENSITY

The total acreage of the Youth Haven Planned Unit Development is approximately 24.0 acres. Since "families" in the conventional sense do not reside in the Youth Haven project, population density shall be limited to ten children per acre plus staff adults as necessary or required by law.

2.05 DEVELOPMENT SEQUENCE AND SCHEDULE

The applicant has not set "stages" for the development of the property. The property is to be developed over an estimated 30-year-time period.

2.06 EASEMENTS FOR UTILITIES

Easements shall be provided for water management areas, utilities and other purposes as may be needed. Said easements and improvements shall be in compliance with the Collier County Subdivision Regulations in effect at the time a permit is requested or required.

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

2.07 EXCEPTIONS TO THE COLLIER COUNTY SUBDIVISION REGULATIONS

The following requirements of the Subdivision Regulations shall be modified subject to review and approval by the County Engineer at the time of construction plan submittal.

- 1) Article XI, Section 1: Access: The County Engineer may approve relocation of proposed access points as shown on the P.U.D. Master Plan.
- 2) Article XI, Section 10: Monuments: Where such monuments occur within street pavement areas, they shall not be installed in a typical water valve cover, as prescribed in the current County standards, subject to installation of all monuments in accordance with State Statutes and as approved by the County Engineer.
- 3) Article XI, Section 17G: Street Pavement Widths: Reduce requirements for local roads from two (2) twelve foot lanes to two (2) ten foot lanes, subject to the approval of the County Engineer, for private cul-de-sac streets only.
- 4) Article XI, Section 17I: Curb Radii: Reduce requirements from forty (40') foot radius to thirty (30') foot radius at local to local road and local to minor collector road intersections only.
- 5) Article XI, Section 17J: Intersections: Requiring curved streets to have a minimum tangent of 100 feet at intersections.
- 6) Article XI, Section 21: Utility Casings: Provided all utilities are installed prior to street construction.



**2.08 LAKE SITING**

As depicted on the PUD Master Plan (Exhibit A), lakes and natural retention areas have been sited adjacent to existing and planned roadways. The goal is to achieve an overall aesthetic character for the project, to permit optimum use of the land, and to increase the efficiency of the water management network. Accordingly, the setback requirements described in Ordinance 80-26, Section 8A, may be reduced with the approval of the County Engineer. Fill material from lakes is planned to be utilized within the project, however excess fill material may be utilized off-site, subject to the provisions of the excavation ordinance in effect at the time permits are sought. Final lake area determination shall be in accordance with the South Florida Water Management District stormwater criteria.

**2.09 DEDICATION AND MAINTENANCE OF FACILITIES**

Roads and other infrastructure may be either public or private, depending on location, capacity, and design. Developer shall be responsible for maintaining the roads, streets, drainage, water and sewer improvements where such systems are not dedicated to the County.

**2.10 SITE DEVELOPMENT PLAN APPROVAL**

Prior to the issuance of building permits, a site development plan (SDP) must be submitted for review and approval in accordance with Section 10.5 of Zoning Ordinance 82-2.

**2.11 PROJECT PLAN APPROVAL REQUIREMENTS**

Exhibit "A" (Youth Haven PUD Master Plan) constitutes the PUD Master Plan and the Subdivision Master Plan, provided that supplemental information required by the Subdivision Regulations, not indicated on the PUD Master Plan, shall be submitted to Project Review Services for administrative review and approval prior to the submission of detailed construction plans for building permits.

### SECTION III

#### GROUP CARE FACILITIES LAND USE

3.01 PURPOSE

The purpose of this Section is to set forth the regulations for the areas designated on Exhibit 'A', Planned Unit Development Master Plan, and described in the key.

3.02 MAXIMUM PROJECT DENSITY

A maximum number population density shall be limited to ten children per acre plus staff adults as necessary or required by law.

3.03 GENERAL DESCRIPTION

The areas designated on the PUD Master Plan are designed to accommodate a full range of group care facilities.

Approximate acreages of land use have been indicated on the P.U.D. Master Plan, in order to indicate relative size and distribution of the uses. These acreages are based on conceptual designs and must be considered to be approximate. Actual acreages of all development will be provided at the time of submittal of the site development plan.

3.04 PERMITTED PRINCIPAL USES AND STRUCTURES

- 1) Group care facilities, including housing for children and staff, administrative, health care, recreational, and water management facilities.
- 2) Any other use which is comparable in nature with the foregoing uses and which the Planning and Zoning Director determines to be compatible in the district.

3.05 PERMITTED ACCESSORY USES AND STRUCTURES

- 1) Accessory uses and structures customarily associated with uses permitted in this district.
- 2) Essential services and facilities.
- 3) Day care.
- 4) Gardening

3.06 DEVELOPMENT STANDARDS

- 1) Minimum building setback from property boundaries: 40 feet.
- 2) Minimum building setback from rear yard property boundaries (Accessory uses): 20 feet.
- 3) Minimum separation between buildings on the site: 20 feet.
- 4) Minimum separation between buildings on the site (Accessory uses): 10 feet.
- 5) Minimum building square footage: 750 square feet.
- 6) Maximum building height: two stories.

Standards for parking, landscaping, signs, guard houses, security gates and other land uses not specified herein are to be in accordance with Collier County Zoning regulations in effect at the time permits are requested unless otherwise specified herein. Unless otherwise indicated, setback, heights, and floor area standards apply to principal structures.

## SECTION IV

### GENERAL DEVELOPMENT COMMITMENTS

#### 4.01 PURPOSE

The purpose of this Section is to set forth the development commitments of the project.

#### 4.02 P.U.D. MASTER PLAN

- 1) The P.U.D. Master Plan (Wilson, Miller, Barton, Soll & Peek, Inc., Drawing File Number RZ-175) is an illustrative preliminary development plan. The design criteria and layout illustrated on the Master Plan shall be understood to be flexible, so that, the final design may satisfy project criteria and comply with all applicable requirements of this ordinance.
- 2) All necessary easements, dedications, or other instruments shall be granted to insure the continued operation and maintenance of all service utilities.
- 3) Site design changes shall be permitted subject to County staff administrative approval, where such changes are consistent with the intent of this P.U.D. and do not cause significant impact to surrounding properties.

#### 4.03 ENVIRONMENTAL

- 1) Petitioner shall be subject to Ordinance 75-21 (or the tree/vegetation removal ordinance in existence at the time of permitting), requiring the acquisition of a tree removal permit prior to any land clearing. A site clearing plan shall be submitted to Environmental Resource Management and the Community Development Division for their review and subject to approval prior to any substantial work on the site. This plan may be submitted in phases to coincide with the development schedule. The site clearing plan shall clearly depict how the final site layout incorporates retained native vegetation to the maximum extent possible and how roads, building, lakes, parking lots, and other facilities have been oriented to accommodate this goal.

- 2) Native species shall be utilized, where available, to the maximum extent possible in the site landscaping design. A landscape plan will be submitted to Environmental Resources Management and the Community Development Division for their review and approval. This plan will depict the incorporation of native species and their mix with other species, if any. The goal of site landscaping shall be the re-creation of native vegetation and habitat characteristics lost on the site during construction or due to past activities.
- 3) All exotic plants, as defined in the County Code, shall be removed during each phase of construction from development areas, open space areas, and preserve areas. Following site development, a maintenance program shall be implemented to prevent reinvasion of the site by such exotic species. This plan, which will describe control techniques and inspection intervals, shall be filed with and approved by Environmental Resource Management and the Community Development Division.
- 4) If during the course of site clearing, excavation, or other constructional activities, an archaeological or historical site, artifact, or other indicator is discovered, all development at that location shall be immediately stopped and Environmental Resource Management notified. Development will be suspended for a sufficient length of time to enable Environmental Resource Management or a designated consultant to assess the find and determine the proper course of action in regard to its salvageability. Environmental Resource Management will respond to any such notification in a timely and efficient manner so as to provide only a minimal interruption to any constructional activities.

#### 4.04 WATER MANAGEMENT

- 1) Detailed site drainage plans shall be submitted to the County Engineer 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 the County Engineer.
- 2) Approved site grading, drainage and water management plan shall be submitted with building permit application.

4.05

UTILITIES

A) Water and Sewer

- 1) Water distribution and sewage collection and transmission systems will be constructed throughout the project development by the developer pursuant to all current requirements of Collier County and the State of Florida. Water and sewer facilities constructed within platted rights-of-way or within utility easements required by the County shall be conveyed to the County for ownership, operation and maintenance purposes pursuant to appropriate County Ordinances and Regulations in effect at the time of conveyance. All water and sewer facilities constructed on private property and not required by the County to be located within utility easements shall be owned, operated and maintained by the Developer, his assigns or successors. Upon completion of construction of the water and sewer facilities within the project, the facilities will be tested to insure they meet Collier County's utility construction requirements in effect at the time construction plans are approved. The above tasks must be completed to the satisfaction of the Utilities Division prior to placing any utility facilities, County owned or privately owned, into service. Upon completion of the water and/or sewer facilities and prior to the issuance of Certificates of Occupancy for structures within the project the utility facilities shall be conveyed to the County, when required by the Utilities Division, pursuant to County Ordinances and Regulations in effect at the time conveyance is requested.
- 2) All construction plans and technical specifications and proposed plats, if applicable, for the proposed water distribution and sewage collection and transmission facilities must be reviewed and approved by the Utilities Division prior to commencement of construction.
- 3) All customers connecting to the water distribution and sewage collection facilities will be customers of the County and will be billed by the County in accordance with the County's established rates. Should the County not be in a position to provide water and/or sewer service to the project, the water and/or sewer customers shall be customers of the interim utility

established to serve the project until the County's off-site water and/or sewer facilities are available to serve the project.

- 4) It is anticipated that the County Utilities Division will ultimately supply potable water to meet the consumptive demand and/or receive and treat the sewage generated by this project. Should the County system not be in a position to supply potable water to the project and/or receive the project's wastewater at the time development commences, the Developer, at his expense, will install and operate interim water supply and on-site treatment facilities and/or interim on-site sewage treatment and disposal facilities adequate to meet all requirements of the appropriate regulatory agencies.
- 5) An agreement shall be entered into between the County and the Developer, binding on the Developer, his assigns or successors, legally acceptable to the County, prior to the approval of construction documents for the proposed project, stating that:
  - a) The proposed water supply and on-site treatment facilities and/or on-site wastewater treatment and disposal facilities, if required, are to be constructed as part of the proposed project and must be regarded as interim; they shall be constructed to State and Federal standards and are to be owned, operated and maintained by the Developer, his assigns or successors until such time as the County's off-site water facilities and/or off-site sewer facilities are available to service the project. The interim treatment facilities shall supply services only to those lands owned by the Developer and approved by the County for development. The utility facility(ies) may not be expanded to provide water and/or sewer service outside the development boundary approved by the County without the written consent of the County.

- b) Upon connection to the County's off-site water facilities, and/or sewer facilities, the Developer, his assigns or successors shall abandon, dismantle and remove from the site the interim water and/or sewage treatment facility and discontinue use of the water supply source, if applicable, in a manner consistent with State of Florida standards. All work related with this activity shall be performed at no cost to the County.
- c) Connection to the County's off-site water and/or sewer facilities will be made by the owners, their assigns or successors at no cost to the County within 90 days after such facilities become available. The cost of connection shall include, but not be limited to, all engineering design and preparation of construction documents, permitting, modification or refitting of existing sewage pumping facilities or construction of new master sewage pumping facilities, interconnection with County off-site facilities, water facilities, interconnection with County off-site facilities, water and/or sewer lines necessary to make the connection(s), etc.
- d) At the time County off-site water and/or sewer facilities are available for the project to connect with, the following water and/or sewer facilities shall be conveyed to the County pursuant to appropriate County Ordinances and Regulations in effect at the time.
  - 1) All water and /or sewer facilities constructed in publicly owned rights-of-way or within utility easements required by the County within the project limits required to make connection with the County's off-site water and/or sewer facilities; or,
  - 2) All water and sewer facilities required to connect the project to the County's off-site water and/or sewer facilities when the on-site water and/or sewer facilities are constructed on private property and not required by the County to be located within utility easements, including but not limited to the following:



- a) Main sewage lift station and force main interconnecting with the County sewer facilities including all utility easements necessary;
- b) Water distribution facilities from the point of connection with the County's water facilities to the master water meter serving the project, including all utility easements necessary.
- e) The customers served on an interim basis by the utility system constructed by the Developer shall become customers of the County at the time when County off-site water and/or sewer facilities are available to serve the project and such connection is made. Prior to connection of the project to the County's off-site water and/or sewer facilities the Developer, his assigns, or successors shall turn over to the County a complete list of the customers served by the interim utilities system and shall not compete with the County for the service of those customers. The Developer shall also provide the County with a detailed inventory of the facilities served within the project and the entity which will be responsible for the water and/or sewer service billing for the project.
- f) All construction plans and technical specifications related to connections to the County's off-site water and/or sewer facilities will be submitted to the Utilities Division for review and approval prior to commencement of construction.
- g) The Developer, his assigns or successors agree to pay all system development charges pursuant to appropriate County Ordinance(s) under any of the following conditions, whichever occurs first:
  - 1. Whenever such person connects an existing structure to a water system and/or a sewer system owned or operated by the County; or
  - 2. Whenever such person applies for a building permit and prior to issuance of a building permit to alter an existing structure previously connected to a water system

and/or sewer system owned or operated by the County, where such alteration increases the potential demand on the County's system(s); or

3. Whenever such person applies for a building permit and prior to issuance of a building permit to construct a structure which will be connected to a water system and/or sewer system owned or operated by the County under Phases 1, 2 or 3 of the County's Master Water and Sewer Plan, even though such person may receive interim water and/or interim sewer service from a source other than the County.

These requirements shall be made known to all prospective buyers of properties within the project.

- h) The County will lease to the Developer for operation and maintenance the water distribution and/or sewage collection and transmission system for the sum of \$10.00 per year, when such system is not connected to the off-site water and/or sewer facilities owned and operated by the County. Terms of the lease shall be determined upon completion of the proposed utility construction and prior to activation of the water supply, treatment and distribution facilities and/or the sewage collection, transmission and treatment facilities. The Lease, if required, shall remain in effect until the County can provide water and/or sewer service through its off-site facilities or until such time that bulk rate water and/or sewer service agreements are negotiated with the interim utility system serving the project.
- B) Data required under County Ordinance No. 80-112 showing the availability of sewage service, must be submitted and approved by the Utilities Division prior to approval of the construction documents for the project. Submit a copy of the approved DER permits for the sewage collection and transmission systems and the wastewater treatment facility to be utilized, upon receipt thereof.

- C) If an interim on-site water supply, treatment and transmission facility is utilized to serve the proposed project, it must be properly sized to supply average and peak day domestic demand, in addition to fire flow demand at a rate approved by the appropriate Fire Control District servicing the project area.
- D) Construction and ownership of the water and sewer facilities, including any proposed interim water and/or sewage treatment facilities, shall be in compliance with all Utilities Division Standards, Policies, Ordinances, Practices, etc. in effect at the time construction approval is requested.
- E) Detailed hydraulic design reports covering the water distribution and sewage collection and transmission systems to serve the project must be submitted with the construction documents for the project. The reports shall list all design assumptions, demand rates and other factors pertinent to the system under consideration
- F) The project's on-site water distribution system shall be connected to the District's 8 inch water main on Whitaker Road and extended throughout the project and connected to the new 8 inch water main being installed by the development to the South, "Royal Woods". This requirement shall be illustrated on the construction documents prepared for the project.

During design of these facilities, the following features shall be incorporated into the distribution system:

- 1) Dead end mains shall be eliminated by looping the internal pipeline network.
  - 2) Stubs for future system interconnection with adjacent properties shall be provided to the east, south and west property lines of the project, at locations to be mutually agreed to by the Utilities Division and the Developer during the design phase of the project.
- G) The on-site sewage collection and transmission system shall be designed to connect into the Royal Woods sanitary sewer pump station and transmission facilities which discharge southerly to the County's Lely wastewater plant. The Developer shall be responsible

for obtaining all utility easements necessary to perform this connection and for all costs associated with off-site connection and modifications to other sewage pump stations and lines. Construction documents and hydraulic analyses prepared for the project shall completely illustrate the above construction, its impacts on existing sewer facilities of the District and the tasks to be accomplished to eliminate the impacts created.

- H) The Utilities Division will not be in a position to approve Certificates of Occupancy for structures within the project until the on-site sewerage facilities and water distribution facilities previously stipulated have been completed, conveyed to the District and placed into service and satisfactory documentation has been submitted to the Utilities Administrator verifying that adequate fire flows exist within the project site, as specified by the Utilities Division and/or the appropriate Fire Control District.
- I) The necessary plans required to increase the capacity by modifying the on-site sewage disposal system must be approved by the CCPHU.
- J) Potable and wastewater facility plans shall receive utility department approval and F.D.E.R. construction permits.

#### 4.06 FIRE DEPARTMENT

The Developer shall provide fire hydrants required to protect this project. A maximum distance of 500 feet (measured from the roadway) shall be allowed between any structure and a fire hydrant.

#### 4.07 ENGINEERING

All work in the public right-of-way shall meet the requirements of Collier County Ordinance 82-91.

#### 4.08 IMPACT FEES

The Youth Haven project shall be subject to all impact fees applicable to it at the time of project approval. In the event future impact fees are adopted to assist with school, fire, or other public service financing, such fees shall be applicable to the Youth Haven project in accord with the terms of the adopted impact fee ordinances.

4.09 LANDSCAPED BUFFER

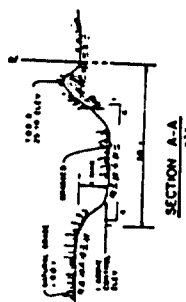
Existing native vegetation along the easterly 1000' of the southern boundary shall be left intact as much as is practicable and possible in order to provide a vegetative buffer.

ln/1/19/89

4-10

The enlisted men are as follows. However, the final man will be contingent upon operational needs.

	LAND USE SUMMARY
A - Existing Shelter Home (future Day Care)	
B - Existing Youth Cottage	Existing PUD 14.3. Ac.
C - Existing Admin. Bldg.	PUD Addition 8.7. Ac.
D & E - Future Admin. or Health Care Bldgs.	Total 24.0. Ac.



**YOUTH  
HAVEN**  
**P.U.D. AMENDMENT  
and REZONE**

**P.U.D. MASTER PLAN, AERIAL  
PHOTOGRAPH & LOCATION MAP**

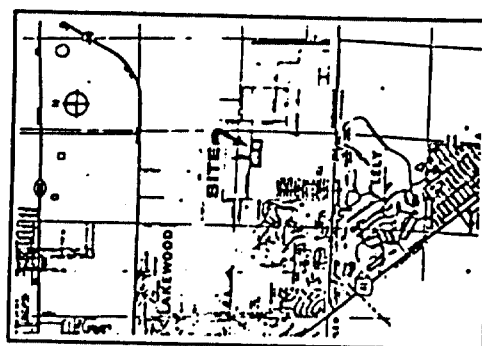
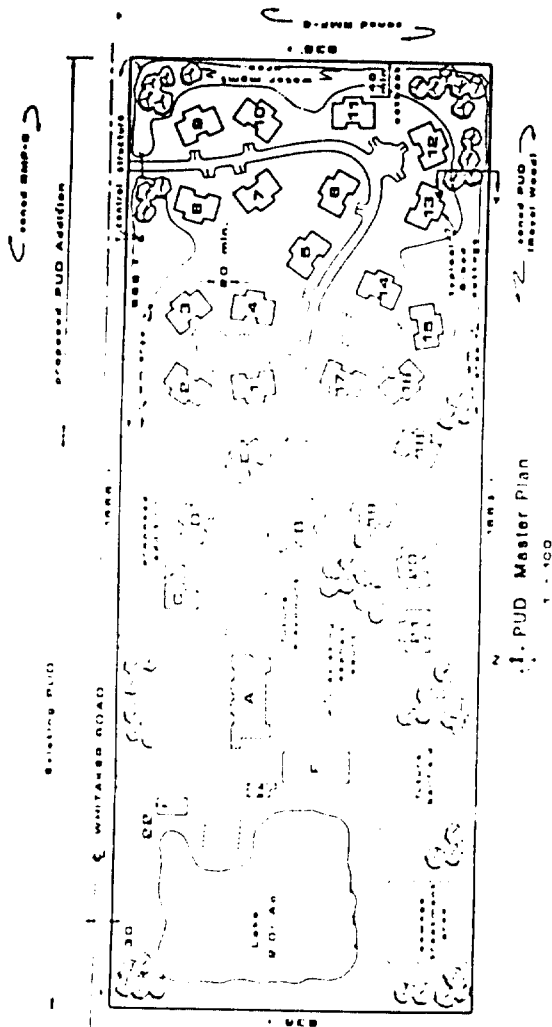
**YOUTH HAVEN, INC.**

prepared by:  
WILSON MILLER

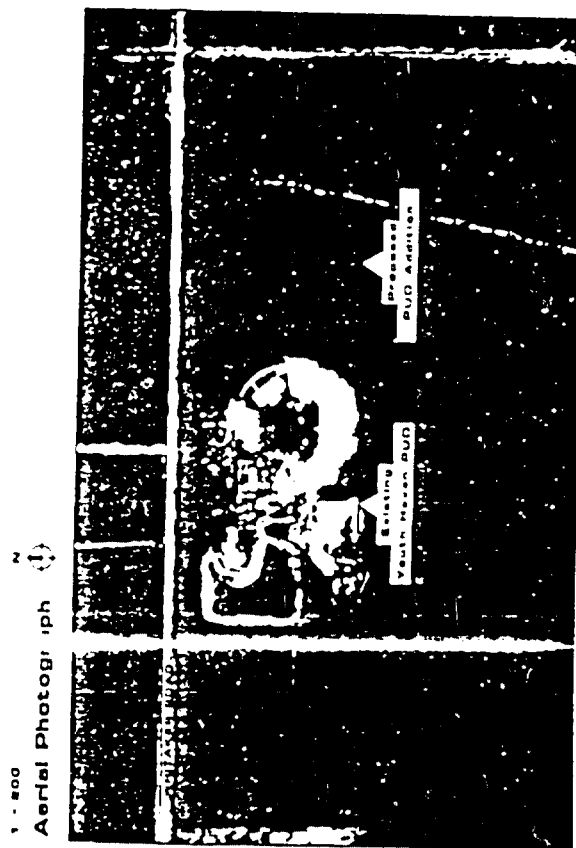
**Dec. 17-80-28**

**July 1980**

**EXHIBIT - A**



### Location Plan



STATE OF FLORIDA     )

COUNTY OF COLLIER    )

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

Ordinance No. 89-12

which was adopted by the Board of County Commissioners on the  
28th day of February, 1989, during Regular Session.

WITNESS my hand and the official seal of the Board of  
County Commissioners of Collier County, Florida, this 28th  
day of February, 1989.

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



By: /s/Maureen Kenyon  
Deputy Clerk

