



COLLIER COUNTY GOVERNMENT  
GROWTH MANAGEMENT DEPARTMENT  
[www.colliergov.net](http://www.colliergov.net)

2800 NORTH HORSESHOE DRIVE  
NAPLES, FLORIDA 34104  
(239) 252-2400

### Pre-Application Meeting Notes

Petition Type: CU  
Date and Time: WED 5/23/2018 9:00 AM

Assigned Planner: TIMOTHY FINN

Engineering Manager (for PPL's and FP's): \_\_\_\_\_

#### Project Information

Project Name: CHRIST THE KING PRESBYTERIAN CHURCH

PL #: 20180001697

Property ID #: 00409440009 Current Zoning: AGRICULTURAL

Project Address: \_\_\_\_\_ City: NAPLES State: FL Zip: \_\_\_\_\_

Applicant: SHARON UMPENHOUR

Agent Name: GRADY MINOR Phone: \_\_\_\_\_

Agent/Firm Address: 3800 VIA DEL REY City: BONITA SPRINGS, FL State: FL Zip: 34134

Property Owner: Alexander G. Christou, Diamond Christou

Please provide the following, if applicable:

- i. Total Acreage: 5 est.
- ii. Proposed # of Residential Units: \_\_\_\_\_
- iii. Proposed Commercial Square Footage: \_\_\_\_\_
- iv. For Amendments, indicate the original petition number: \_\_\_\_\_
- v. If there is an Ordinance or Resolution associated with this project, please indicate the type and number: \_\_\_\_\_
- vi. If the project is within a Plat, provide the name and AR#/PL#: \_\_\_\_\_



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### Meeting Notes

As of 10/16/2017 all Zoning applications have revised applications, and your associated Application is included in your notes; additionally a \*new Property Ownership Disclosure Form is required for all applications. A copy of this new form is included in your pre-app Note – link is <https://www.colliergov.net/Home/ShowDocument?id=75093>.

Comp Planning: This site is designated Urban, Urban Mixed Use District, Urban Residential Subdistrict in the Future Land Use Element. Church uses are listed under Conditional Use #5 Community facilities is the Comp. Plan Urban Designation.

ENVIRONMENTAL (CRAIG) THE APPLICANT IS PLANNING TO ESTABLISH PRESERVES ON SITE PLEASE PROVIDE ENVIRONMENTAL DATA: FLUCFCS PROTECTED SPECIES SURVEY. IF THE PRESERVE IS IN TWO LOCATIONS ON THE SITE A VARIANCE REQUEST MAY BE NEEDED. EAC TO BE DETERMINED AT FIRST REVIEW. (SEE CHECKLIST) PRESERVE TO BE USED TO BUFFER ADD A NOTE TO MASTER PLAN AND COMMITMENTS.

Stormwater: Basin discharge Rate; Outfall Likely to Santa Barbara Blvd will follow up with stormwater infrastructure map.

Disclaimer: Information provided by staff to applicant during the Pre-Application Meeting is based on the best available data at the time of the meeting and may not fully inform the applicant of issues that could arise during the process. The Administrative Code and LDC dictates the regulations which all applications must satisfy. Any checklists provided of required data for an application may not fully outline what is needed. It is the applicant's responsibility to provide all required data.



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Public Utilities Water-Sewer : Per Eric Fey, best recommendation is to find/coordinate with other developers in the area for main extensions. Perhaps negotiating a cost-share agreement. Contact Eric Fey specifically for details + other recommendations [eric.fey@colliercountyfl.gov](mailto:eric.fey@colliercountyfl.gov).

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LANDSCAPE: IF RESIDENTIAL RUN TO THE SOUTH  
BY AFEW FEET, A TYPE 'A' BUFFER IS REQUIRED  
ALONG THE SOUTH. IF NOT, A TYPE 'B' BUFFER IS  
REQUIRED ALONG THE SOUTH. TYPE 'D' ALONG SANTA BARBARA  
& CROWSON. SINCE PARKING IS ~~REQ.~~ PROPOSED  
BEHIND EAST PRESERVE, MAKE SURE TO ACCOMMODATE  
THE REQUIRED DOUBLE ROW HEDGE IF PRESERVE DOES  
NOT PROVIDE THIS, MAY BE BEST TO PROVIDE A STRIP  
~~AREA~~ BETWEEN PARKING & PRESERVE TO PROVIDE THE  
DOUBLE ROW HEDGE SINCE PLANTING AREAS TO THE  
PRESERVE NEED TO BE PLACED SO AS TO APPEAR NATURAL.  
FIRE REVIEW - BLDG WILL NEED FIRE SPROUNKLER  
SYSTEM AND A FIRE HYDRANT TO SITE   
• TRANSPORTATION - METHODOLOGY (E-MAIL), WITH THIS SHOWN/PROVIDE  
BOTH SF AND SEAT CALCULATIONS; PROVIDE TRAFFIC SAFETY  
SCHOOL OFFICE LANGUAGE FOR SERVICES & SPECIAL EVENTS.

Other required documentation for submittal (not listed on application):

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**Pre-Application Meeting Sign-In Sheet**  
PL# 20180001697

**Collier County Contact Information:**

Name	Review Discipline	Phone	Email
<input type="checkbox"/> David Anthony	Environmental Review	252-2497	david.anthony@colliercountyfl.gov
<input type="checkbox"/> Summer Araque	Environmental Review	252-6290	summer.brownaraque@colliercountyfl.gov
<input type="checkbox"/> Claudine Auclair	GMD Operations and Regulatory Management	252-5887	claudine.auclair@colliercountyfl.gov
<input type="checkbox"/> Steve Baluch	Transportation Planning	252-2361	stephen.baluch@colliercountyfl.gov
<input type="checkbox"/> Ray Bellows	Zoning, Planning Manager	252-2463	raymond.bellows@colliercountyfl.gov
<input checked="" type="checkbox"/> Laurie Beard	PUD Monitoring	252-5782	laurie.beard@colliercountyfl.gov
<input checked="" type="checkbox"/> Craig Brown	Environmental Specialist	252-2548	craig.brown@colliercountyfl.gov
<input type="checkbox"/> Heidi Ashton Cicko	Managing Asst. County Attorney	252-8773	heidi.ashton@colliercountyfl.gov
<input checked="" type="checkbox"/> Thomas Clarke	Operations Coordinator	252-2584	thomas.clarke@colliercountyfl.gov
<input type="checkbox"/> Kay Deselem	Zoning Services	252-2586	kay.deselem@colliercountyfl.gov
<input type="checkbox"/> Dale Fey	North Collier Fire	597-9227	dfey@northcollierfire.com
<input type="checkbox"/> Eric Fey, P.E.	Utility Planning	252-1037	eric.fey@colliercountyfl.gov
<input checked="" type="checkbox"/> Tim Finn, AICP	Zoning Division	252-4312	timothy.finn@colliercountyfl.gov
<input checked="" type="checkbox"/> Sue Faulkner	Comprehensive Planning	252-5715	sue.faulkner@colliercountyfl.gov
<input type="checkbox"/> Paula Fleishman	Impact Fee Administration	252-2924	paula.fleishman@colliercountyfl.gov
<input type="checkbox"/> James French	Growth Management Deputy Department Head	252-5717	james.french@colliercountyfl.gov
<input type="checkbox"/> Michael Gibbons	Structural/Residential Plan Review	252-2426	michael.gibbons@colliercountyfl.gov
<input type="checkbox"/> Storm Gewirtz, P.E.	Engineering Stormwater	252-2434	storm.gewirtz@colliercountyfl.gov
<input type="checkbox"/> Nancy Gundlach, AICP, PLA	Zoning Division	252-2484	nancy.gundlach@colliercountyfl.gov
<input type="checkbox"/> Shar Hingson	Greater Naples Fire District	774-2800	shingson@gnfire.org
<input type="checkbox"/> John Houldsworth	Engineering Subdivision	252-5757	john.houldsworth@colliercountyfl.gov
<input type="checkbox"/> Jodi Hughes	Transportation Pathways	252-5744	jodi.hughes@colliercountyfl.gov
<input type="checkbox"/> Alicia Humphries	Right-Of-Way Permitting	252-2326	alicia.humphries@colliercountyfl.gov
<input type="checkbox"/> Marcia Kendall	Comprehensive Planning	252-2387	marcia.kendall@colliercountyfl.gov
<input type="checkbox"/> John Kelly	Zoning Senior Planner	252-5719	john.kelly@colliercountyfl.gov
<input checked="" type="checkbox"/> Thomas Mastroberto	Greater Naples Fire	252-7348	thomas.mastroberto@colliercountyfl.gov
<input type="checkbox"/> Jack McKenna, P.E.	Engineering Services	252-2911	jack.mckenna@colliercountyfl.gov
<input type="checkbox"/> Matt McLean, P.E.	Development Review Director	252-8279	matthew.mclean@colliercountyfl.gov
<input type="checkbox"/> Michele Mosca, AICP	Capital Project Planning	252-2466	michele.mosca@colliercountyfl.gov



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<input type="checkbox"/>	Annis Moxam	Addressing	252-5519	annis.moxam@colliercountyfl.gov
<input type="checkbox"/>	Stefanie Nawrocki	Development Review - Zoning	252-2313	stefanie.nawrocki@colliercountyfl.gov
<input checked="" type="checkbox"/>	Richard Orth	Stormwater Planning	252-5092	richard.orth@colliercountyfl.gov
<input type="checkbox"/>	Brandy Otero	Transit	252-5859	brandy.otero@colliercountyfl.gov
<input type="checkbox"/>	Brandi Pollard	Utility Impact fees	252-6237	brandi.pollard@colliercountyfl.gov
<input type="checkbox"/>	Todd Riggall	North Collier Fire	597-9227	triggall@northcollierfire.com
<input type="checkbox"/>	Daniel Roman, P.E.	Engineering Utilities	252-2538	daniel.roman@colliercountyfl.gov
<input type="checkbox"/>	Brett Rosenblum, P.E.	Development Review Principal Project Manager	252-2905	brett.rosenblum@colliercountyfl.gov
<input type="checkbox"/>	James Sabo, AICP	Zoning Principal Planner		james.sabo@colliergo.net
<input checked="" type="checkbox"/>	Michael Sawyer	Transportation Planning	252-2926	michael.sawyer@colliercountyfl.gov
<input type="checkbox"/>	Corby Schmidt, AICP	Comprehensive Planning	252-2944	corby.schmidt@colliercountyfl.gov
<input type="checkbox"/>	Chris Scott, AICP	Development Review - Zoning	252-2460	chris.scott@colliercountyfl.gov
<input type="checkbox"/>	Peter Shawinsky	Architectural Review	252-8523	peter.shawinsky@colliercountyfl.gov
<input type="checkbox"/>	Camden Smith	Zoning Division Operations	252-1042	camden.smith@colliercountyfl.gov
<input type="checkbox"/>	Scott Stone	Assistant County Attorney	252-5740	scott.stone@colliercountyfl.gov
<input type="checkbox"/>	Mark Strain	Hearing Examiner/CCPC	252-4446	mark.strain@colliercountyfl.gov
<input checked="" type="checkbox"/>	Mark Templeton	Landscape Review	252-2475	mark.templeton@colliercountyfl.gov
<input checked="" type="checkbox"/>	Jessica Velasco	Zoning Division Operations	252-2584	jessica.velasco@colliercountyfl.gov
<input type="checkbox"/>	Jon Walsh, P.E.	Building Review	252-2962	jonathan.walsh@colliercountyfl.gov
<input type="checkbox"/>	David Weeks, AICP	Comprehensive Planning Future Land Use Consistency	252-2306	david.weeks@colliercountyfl.gov
<input type="checkbox"/>	Kirsten Wilkie	Environmental Review	252-5518	kirsten.wilkie@colliercountyfl.gov
<input type="checkbox"/>	Christine Willoughby	Development Review - Zoning	252-5748	christine.willoughby@colliercountyfl.gov

**Additional Attendee Contact Information:**

Name	Representing	Phone	Email
Richard Pichard	C.P.C.		R.Pichard220@earthcast.
Julien Devisse	Grady Minor	947-1144	JDevisse@gradyminor.com
Wayne Arnold	Grady Minor	947-1144	WArnold@gradyminor.com
Joanna Nicholson	PUD - Eric Fey		joanna.nicholson@colliercountyfl.gov
Tom MASTROBERTO	C.C. Fire Refuser	252-7348	THOMAS.MASTROBERTO@COLLIERCOUNTYFL.GOV
Ryan Heaton	Christ the King Presbyterian Church	903-510-6964	ryansheaton@gmail.com
Rev. Eric R. Hausler	Christ the King Pres Church	239-234-5500	naplesopc@gmail.com

## Environmental Checklist

### Conditional Use

Project Name Christ the King Presbyterian Church

1. Is the project in compliance with the overlays, districts and/or zoning on the subject site and/or the surrounding properties? (CON, ST, PUD, RLSA, RFMU, etc.) (LDC 2.03.05-2.03.08; 4.08.00) Not in CV Library
2. Submit a current aerial photograph (available from the Property Appraiser's office) and clearly delineate the subject site boundary lines. If the site is vegetated, provide FLUCFCS overlay and vegetation inventory identifying upland, wetland and exotic vegetation (Admin. Code Ch. 3 G.1. Application Contents #24). FLUCFCS Overlay -P627
3. Clearly identify the location of all preserves and label each as "Preserve" on all plans. (LDC 3.05.07.A.2). Preserve Label- P546
4. Provide calculations on site plan showing the appropriate acreage of native vegetation to be retained, the max. amount and ratios permitted to be created on-site or mitigated off-site. Exclude vegetation located within utility and drainage easements from the preserve calculations (LDC 3.05.07.B-D; 3.05.07.F; 3.05.07.H.1.d-e). Preserve Calculation - P547
5. Created and retained preserve areas shall meet the minimum width requirements per LDC 3.05.07.H.1.b. Preserve Width - P603
6. Retained preservation areas shall be selected based on the criteria defined in LDC 3.05.07.A.3, include all 3 strata, be in the largest contiguous area possible and shall be interconnected within the site and to adjoining off-site preservation areas or wildlife corridors. (LDC 3.05.07.A.1-4) Preserve Selection- P550
7. Principle structures shall be located a minimum of 25' from the boundary of the preserve boundary. No accessory structures and other site alterations, fill placement, grading, plant alteration or removal, or similar activity shall be permitted within 10' of the boundary unless it can be shown that it will not affect the integrity of the preserve (i.e. stem wall or berm around wetland preserve). Provide cross-sections for each preserve boundary identifying all site alterations within 25'. (LDC 3.05.07.H.3; 6.01.02.C.) Preserve Setback – New
8. Wildlife survey required for sites where an EIS is not required, when so warranted. (LDC 10.02.02.A.2.f) Listed Species - P522
9. Provide Environmental Data identifying author credentials, consistency determination with the GMPs, off-site preserves, seasonal and historic high water levels, and analysis of water quality. For land previously used for farm fields or golf course, provide soil sampling/groundwater monitoring reports identifying any site contamination. (LDC 3.08.00) Environmental Data Required – P 522
10. Master Plan shall state the minimum acreage required to be preserved. (LDC 10.02.13.A.2) Master Plan Contents-P626

Additional Comments:



## Environmental Data Checklist

Project Name Christ the King Presbyterian Church

The Environmental Data requirements can be found in LDC Section 3.08.00

1. Provide the EIS fee if PUD or CU.
2. WHO AND WHAT COMPANY PREPARED THE ENVIRONMENTAL DATA REPORT? Preparation of Environmental Data. Environmental Data Submittal Requirements shall be prepared by an individual with academic credentials and experience in the area of environmental sciences or natural resource management. Academic credentials and experience shall be a bachelor's or higher degree in one of the biological sciences with at least two years of ecological or biological professional experience in the State of Florida.
3. Identify on a current aerial, the location and acreage of all SFWMD jurisdictional wetlands according to the Florida Land Use Cover and Forms Classification System (FLUCFCS) and include this information on the SDP or final plat construction plans. Wetlands must be verified by the South Florida Water Management District (SFWMD) or Florida Department of Environmental Protection (DEP) prior to SDP or final plat construction plans approval. For sites in the **RFMU district**, provide an assessment in accordance with 3.05.07 F and identify on the FLUCFCS map the location of all high quality wetlands (wetlands having functionality scores of at least 0.65 WRAP or 0.7 UMAM) and their location within the proposed development plan. Sites with high quality wetlands must have their functionality scores verified by the SFWMD or DEP prior to first development order approval. Where functionality scores have not been verified by either the SFWMD or DEP, scores must be reviewed and accepted by County staff, consistent with State regulation.
4. SDP or final plat construction plans with impacts to five (5) or more acres of wetlands shall provide an analysis of potential water quality impacts of the project by evaluating water quality loadings expected from the project (post development conditions considering the proposed land uses and stormwater management controls) compared with water quality loadings of the project area as it exists in its **pre-development** conditions. The analysis shall be performed using methodologies approved by Federal and State water quality agencies, and must demonstrate no increase in nutrients (nitrogen and phosphorous) loadings in the post development scenario.
5. Where treated stormwater is allowed to be directed into preserves, show how the criteria in 3.05.07 H have been met. Will Stormwater be directed in the wetland preserves? To be Determined.
6. Where **native vegetation** is retained on site, provide a topographic map to a half foot and, where possible, provide elevations within each of the FLUCFCS Codes identified on site. For SDP or final plat construction plans, include this information on the site plans. If wetlands will be used for stormwater provide the topo map
7. Provide a wildlife survey for the nests of bald eagle and for **listed species known to inhabit** biological communities similar to those existing on site. The survey shall be conducted in accordance with the guidelines or recommendations of the Florida Fish and Wildlife Conservation Commission (FFWCC) and the U.S. Fish and Wildlife Service (USFWS). Survey times may be reduced or waived where an initial habitat assessment by the environmental consultant indicates that the likelihood of listed species occurrence is low, as determined by the FFWCC and USFWS. Where an initial habitat assessment by the environmental consultant indicates that the likelihood of listed species occurrence is low, the survey time may be reduced or waived by the County Manager or designee, when the project is not reviewed or technical assistance not provided by the FFWCC and USFWS. Additional survey time may be required if listed species are discovered
8. Provide a survey for listed plants identified in 3.04.03
9. Wildlife habitat management and monitoring plans in accordance with 3.04.00 shall be required where listed species are utilizing the site or where wildlife habitat management and monitoring plans are required by the FFWCC or USFWS. These plans shall describe how the project directs incompatible land uses away from listed species and their habitats. Identify the location of listed species nests, burrows, dens, foraging areas, and the location of any bald eagle nests or nest protection zones on the native vegetation aerial with FLUCFCS overlay



for the site. Wildlife habitat management plans shall be included on the SDP or final plat construction plans. Bald eagle management plans are required for sites containing bald eagle nests or nest protection zones, copies of which shall be included on the SDP or final plat construction plans.

10. For sites or portions of sites cleared of native vegetation or in agricultural operation, provide documentation that the parcel(s) were issued a permit to be cleared and are in compliance with the 25 year rezone limitation pursuant to section 10.02.06. For sites permitted to be cleared prior to July 2003, provide documentation that the parcel(s) are in compliance with the 10 year rezone limitation previously identified in the GMP. Criteria defining native vegetation and determining the legality, process and criteria for clearing are found in 3.05.05, 3.05.07 and 10.02.06.
11. Identify on a current aerial the acreage, location and community types of all upland and wetland habitats on the project site, according to the Florida Land Use Cover and Forms Classification System (FLUCFCS), and provide a legend for each of the FLUCFCS Codes identified. Aerials and overlay information must be legible at the scale provided. Provide calculations for the acreage of **native vegetation** required to be retained on-site. Include the above referenced calculations and aerials on the SDP or final plat construction plans. In a separate report, demonstrate how the preserve selection criteria pursuant to 3.05.07 have been met. Where applicable, include in this report an aerial showing the project boundaries along with any undeveloped land, preserves, natural flowways or other natural land features, located on abutting properties.
12. Include on a separate site plan, the project boundary and the land use designations and overlays for the RLSA, RFMU, ST and ACSC-ST districts. Include this information on the SDP or final plat construction plans.
13. Where off-site preservation of **native vegetation** is proposed in lieu of on-site, demonstrate that the criteria in section 3.05.07 have been met and provide a note on the SDP or final plat construction plans indicating the type of donation (monetary payment or land donation) identified to satisfy the requirement. Include on the SDP or final plat construction plans, a location map(s) and property identification number(s) of the off-site parcel(s) if off-site donation of land is to occur.
14. Provide the results of any Environmental Assessments and/or Audits of the property, along with a narrative of the measures needed to remediate if required by FDEP.
15. Soil and/or ground water sampling shall be required at the time of first development order submittal for sites that occupy farm fields (crop fields, cattle dipping ponds, chemical mixing areas), golf courses, landfill or junkyards or for sites where **hazardous products** exceeding 250 gallons of liquid or 1,000 pounds of solids were stored or processed or where **hazardous wastes** in excess of 220 pounds per month or 110 gallons at any point in time were generated or stored. The amount of sampling and testing shall be determined by a registered professional with experience in the field of Environmental Site Assessment and shall at a minimum test for organochlorine pesticides (U.S. Environmental Protection Agency (EPA) 8081) and Resource Conservation and Recovery Act (RCRA) 8 metals using Florida Department of Environmental Protection (FDEP) soil sampling Standard Operating Procedure (SOP) FS 3000, in areas suspected of being used for mixing and at discharge point of water management system. Sampling should occur randomly if no points of contamination are obvious. Include a background soil analysis from an undeveloped location hydraulically upgradient of the potentially contaminated site. Soil sampling should occur just below the root zone, about 6 to 12 inches below ground surface or as otherwise agreed upon with the registered professional with experience in the field of Environmental Site Assessment. Include in or with the Environmental Site Assessment, the acceptable State and Federal pollutant levels for the types of contamination found on site and indicate in the Assessment, when the contaminants are over these levels. If this analysis has been done as part of an Environmental Audit then the report shall be submitted. The County shall coordinate with the FDEP where contamination exceeding applicable FDEP standards is identified on site or where an Environmental Audit or Environmental Assessment has been submitted.
16. Provide justification for deviations from environmental LDC provisions pursuant to GMP CCME Policy 6.1.1 (13), if requested.

17. Where applicable, provide evidence of the issuance of all applicable federal and/or state oil and gas permits for proposed oil and gas activities in Collier County. Include all state permits that comply with the requirements of Chapter 62C-25 through 62C-30, F.A.C., as those rules existed on January 13, 2005.
18. Demonstrate that the design of the proposed stormwater management system and analysis of water quality and quantity impacts fully incorporate the requirements of the Watershed Management regulations of 3.07.00.
19. The County Manager or designee may require additional data or information necessary to evaluate the project's compliance with LDC and GMP requirements. (LDC 10.02.02.A.3 f)

The following to be determined at preapplication meeting:  
(Choose those that apply)

- a. Provide overall description of project with respect to environmental and water management issues.
  - b. Explain how project is consistent with each of the applicable objectives and policies in the CCME of the GMP.
  - c. Explain how the project meets or exceeds the native vegetation preservation requirement in the CCME and LDC.
  - d. Indicate wetlands to be impacted and the effects of the impact to their functions and how the project's design compensates for wetland impacts. Address each one.
  - e. Indicate how the project design minimizes impacts to listed species. Describe the measures that are proposed as mitigation for impacts to listed species.
20. PUD zoning and CU petitions. For PUD rezones and CU petitions, applicants shall collate and package applicable Environmental Data Submittal Requirements into a single Environmental Impact Statement (EIS) document, prior to public hearings and after all applicable staff reviews are complete. Copies of the EIS shall be provided to the County Manager or designee prior to public hearings.
21. Is EAC Review (by CCPC) required?  
*TO BE DETERMINED AT FIRST REVIEW.*
22. PUD master plan or PPL/SDP site plan notes:

Where preserves occur adjacent to development off site and will be used in lieu of landscape buffers, include the following condition in the environmental commitments section of the PUD document.

Preserves may be used to satisfy the landscape buffer requirements after exotic vegetation removal in accordance with LDC sections 4.06.02 and 4.06.05.E.1. Supplemental plantings with native plant materials shall be in accordance with LDC section 3.05.07. A note needs to be added to the MCP and preserve as a buffer needs to be added to the commitments.

23. Additional comments

24. Stipulations for approval (Conditions)



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**APPLICATION FOR PUBLIC HEARING FOR:  
CONDITIONAL USE**

LDC Section 10.08.00 & Code of Laws section 2-83 – 2-90  
Chapter 3 C.1 of the Administrative Code

PETITION NO (PL)  
PROJECT NAME  
DATE PROCESSED

*To be completed by staff*

- ☐ A CONDITIONAL USE TO BE HEARD BY THE PLANNING COMMISSION AND BOARD OF ZONING  
APPEALS  
☐ A MINOR CONDITIONAL USE TO BE HEARD BY THE OFFICE OF THE HEARING EXAMINER

**APPLICANT CONTACT INFORMATION**

Name of Property Owner(s): \_\_\_\_\_

Name of Applicant if different than owner: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_ Fax: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Name of Agent(s): \_\_\_\_\_

Firm: \_\_\_\_\_

Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_ Fax: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

**BE AWARE THAT COLLIER COUNTY HAS LOBBYIST REGULATIONS. GUIDE YOURSELF  
ACCORDINGLY AND ENSURE THAT YOU ARE IN COMPLIANCE WITH THESE REGULATIONS.**





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#### ASSOCIATIONS

**Required:** List all registered Home Owner Association(s) that could be affected by this petition. Provide additional sheets if necessary. Information can be found on the Board of County Commissioner's website at <http://www.colliergov.net/Index.aspx?page=774>.

Name of Homeowner Association: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

Name of Homeowner Association: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

Name of Homeowner Association: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

Name of Homeowner Association: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

Name of Homeowner Association: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

#### PROPERTY INFORMATION

On separate page, provide a detailed legal description of the property covered by the application:

- If the request involves changes to more than one zoning district, the applicant shall include separate legal description for property involved in each district;
- The applicant shall submit 4 copies of a recent survey (completed within the last six months, maximum 1" to 400' scale), if required to do so at the pre-application meeting; and
- The applicant is responsible for supplying the correct legal description. If questions arise concerning the legal description, an engineer's certification or sealed survey may be required.

Property I.D. Number: \_\_\_\_\_ Plat Book: \_\_\_\_\_ Page #: \_\_\_\_\_

Section/Township/Range: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

Subdivision: \_\_\_\_\_ Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Metes & Bounds Description: \_\_\_\_\_

Size of Property: \_\_\_\_\_ ft. X \_\_\_\_\_ ft. = \_\_\_\_\_ Total Sq. Ft. Acres: \_\_\_\_\_

Address/ General Location of Subject Property:

\_\_\_\_\_  
\_\_\_\_\_



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**ADJACENT ZONING AND LAND USE**

	Zoning	Land Use
N		
S		
E		
W		

If the owner of the subject property owns contiguous property please provide a detailed legal description of the entire contiguous property: (If space is inadequate, attach on a separate page)

Section/Township/Range: \_\_\_\_/\_\_\_\_/\_\_\_\_

Lot: \_\_\_\_ Block: \_\_\_\_ Subdivision: \_\_\_\_\_

Plat Book: \_\_\_\_ Page #: \_\_\_\_ Property I.D. Number: \_\_\_\_\_

Metes & Bounds Description: \_\_\_\_\_

**CONDITIONAL USE REQUEST DETAIL**

**Type of Conditional Use:**

This application is requesting a conditional use as allowed, pursuant to LDC section 2.03.00, of the

\_\_\_\_\_ zoning district for \_\_\_\_\_ (type of use).

**Present Use of the Property:** \_\_\_\_\_



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#### EVALUATION CRITERIA

Pursuant to LDC section 10.08.00 and Chapter 3 C.1 of the Administrative Code, staff's recommendation to the reviewing body shall be based upon a finding that the granting of the conditional use will not adversely affect the public interest and that the specific requirements governing the individual conditional use, if any, have been met. Further, satisfactory provision and arrangement have been made concerning the following matters, where applicable.

**On a separate page, provide a narrative statement describing a request for a conditional use and a detailed response to the criteria listed below. Specify how and why the request is consistent with each of the criteria.**

- a. Describe how the project is consistent with the Collier County Land Development Code and Growth Management Plan. Include information on how the request is consistent with the applicable section or portions of the Future Land Use Element.
- b. Describe the existing or planned means of ingress and egress to the property and proposed structure thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
- c. Describe the effect the conditional use will have on neighboring properties in relation to noise, glare, economic impact, and odor.
- d. Describe the site's and the proposed use's compatibility with adjacent properties and other properties in the district.
- e. Please provide any additional information which you may feel is relevant to this request.

**Deed Restrictions:** The County is legally precluded from enforcing deed restrictions; however, many communities have adopted such restrictions. You may wish to contact the civic or property owners association in the area for which this use is being requested in order to ascertain whether or not the request is affected by existing deed restrictions.

**Previous land use petitions on the subject property:** To your knowledge, has a public hearing been held on this property within the last year? If so, what was the nature of that hearing?

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**Official Interpretations or Zoning Verifications:** To your knowledge, has there been an official interpretation or zoning verification rendered on this property within the last year?

☐ No ☐ Yes (If yes please provide copies.)





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**STATEMENT OF UTILITY PROVISIONS  
FOR CONDITIONAL USE REQUEST**

**APPLICANT INFORMATION**

Name of Applicant(s): \_\_\_\_\_  
Address: \_\_\_\_\_ City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Cell: \_\_\_\_\_ Fax: \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_  
Address of Subject Property (If available): \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ ZIP: \_\_\_\_\_

**LEGAL DESCRIPTION**

Section/Township/Range: \_\_\_\_/\_\_\_\_/\_\_\_\_  
Lot: \_\_\_\_ Block: \_\_\_\_ Subdivision: \_\_\_\_\_  
Plat Book: \_\_\_\_ Page #: \_\_\_\_ Property I.D. Number: \_\_\_\_\_  
Metes & Bounds Description: \_\_\_\_\_

**TYPE OF SEWAGE DISPOSAL TO BE PROVIDED**

**Check applicable system:**

- a. County Utility System
- b. City Utility System
- c. Franchised Utility System
- d. Package Treatment Plant
- e. Septic System

☐  
☐  
☐  
☐  
☐

Provide Name: \_\_\_\_\_  
(GPD Capacity): \_\_\_\_\_

**TYPE OF WATER SERVICE TO BE PROVIDED**

- a. County Utility System
- b. City Utility System
- c. Franchised Utility System
- d. Private System (Well)

☐  
☐  
☐  
☐

PROVIDE NAME \_\_\_\_\_

**Total Population to be served:** \_\_\_\_\_

**Peak and Average Daily Demands:**

- A. Water-Peak: \_\_\_\_\_ Average Daily: \_\_\_\_\_
- B. Sewer-Peak: \_\_\_\_\_ Average Daily: \_\_\_\_\_



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**If proposing to be connected to Collier County Regional Water System, please provide the date service is expected to be required:** \_\_\_\_\_

**Narrative statement:** Provide a brief and concise narrative statement and schematic drawing of sewage treatment process to be used as well as a specific statement regarding the method of affluent and sludge disposal. If percolation ponds are to be used, then percolation data and soil involved shall be provided from tests prepared and certified by a professional engineer.

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**County Utility Dedication Statement:** If the project is located within the service boundaries of Collier County's utility service system, a notarized statement shall be provided agreeing to dedicate the water distribution and sewage collection facilities within the project area to the Collier County Utilities. This shall occur upon completion of the construction of these facilities in accordance with all applicable County ordinances in effect at that time. This statement shall also include an agreement that the applicable system development charges and connection fees will be paid to the County Utilities Division prior to the issuance of building permits by the County. If applicable, the statement shall contain an agreement to dedicate the appropriate utility easements for serving the water and sewer systems.

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**Statement of Availability Capacity from other Providers:** *Unless waived or otherwise provided for at the pre-application meeting, if the project is to receive sewer or potable water services from any provider other than the County, a statement from that provider indicating adequate capacity to serve the project shall be provided.*



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#### RECORDING OF DEVELOPER COMMITMENTS

Within 30 days of adoption of the Ordinance, the owner or developer at their expense shall record in the Public Records of Collier County a Memorandum of Understanding of Developer Commitments or Notice of Developer Commitments that contains the legal description of the property that is the subject of the land use petition and contains each and every commitment of the owner or developer specified in the Ordinance. The Memorandum or Notice shall be in form acceptable to the County and shall comply with the recording requirements of F.S. §695. A recorded copy of the Memorandum or Notice shall be provided to the assigned Principal Planner, Zoning Services Department, within 15 days of recording of said Memorandum or Notice.

**Chapter 8 of the Administrative Code requires that the applicant must remove their public hearing advertising sign(s) after final action is taken by the Board of County Commissioners. Based on the Board's final action on this item, please remove all public hearing advertising sign(s) immediately.**





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**Pre-Application Meeting and Final Submittal Requirement Checklist for:**

- ☐ A Conditional Use to be heard by the Planning Commission and Board of Zoning Appeals  
☐ A Minor Conditional Use to be heard by the Office of the Hearing Examiner  
Chapter 3 C.1. of the Administrative Code

The following Submittal Requirement Checklist is to be utilized during the Pre-Application Meeting, and at time of application submittal. At time of submittal, the checklist is to be completed and submitted with the application packet. Please provide the submittal items in the exact order listed below, with cover sheets attached to each section. **Incomplete submittals will not be accepted.**

Requirements for Review	# Of Copies	Required	Not Required
Completed Application (download current form from County website)	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cover letter briefly explaining the project	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pre-Application Notes	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Affidavit of Authorization</u> , signed and notarized	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Completed Addressing Checklist</u>	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>Property Ownership Disclosure Form</u>	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Warranty Deed(s)	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Boundary Survey	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Conceptual Site Plan 24" X 36" plus (one 8 ½ X 11 copy)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Plans showing proposed location for utilities, if required	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Plans for screening and buffering the use with reference as to type, dimensions, and character, if required	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Plans showing the proposed landscaping and provisions for trees protected by County regulations, if required	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Plans showing the proposed signs and lighting, including type, dimensions, and character, if required	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Architectural Rendering of Proposed Structure(s), if applicable	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Current aerial photographs (available from Property Appraiser) with project boundary and, if vegetated, FLUCFCS Codes with legend included on aerial.	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Statement of utility provisions (with all required attachments & sketches)	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental Data Requirements, pursuant to LDC section 3.08.00	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental Data Requirements collated into a single Environmental Impact Statement (EIS) at time of public hearings. Coordinate with project planner at time of public hearing.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Listed Species Survey; less than 12 months old. Include copies of previous surveys.	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Traffic Impact Study (TIS) or waiver	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Historical and Archeological Survey, or waiver	1	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Electronic copy of all documents and plans * Please advise: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
* If located in the Bayshore/Gateway Triangle Redevelopment Area, include an additional set of each submittal requirement			



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**ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:**

- Following the completion of the review process by County review staff, the applicant shall submit all materials electronically to the designated project manager.
- Please contact the project manager to confirm the number of additional copies required.

**Planners: Indicate if the petition needs to be routed to the following additional reviewers:**

<input type="checkbox"/>	Bayshore/Gateway Triangle Redevelopment: Executive Director	<input checked="" type="checkbox"/>	Emergency Management: Dan Summers; and/or EMS: Artie Bay
<input type="checkbox"/>	Conservancy of SWFL: Nichole Johnson	<input checked="" type="checkbox"/>	GMD Graphics
<input type="checkbox"/>	City of Naples: Robin Singer, Planning Director	<input checked="" type="checkbox"/>	Utilities Engineering: Eric Fey
<input type="checkbox"/>	Parks and Recreation: Barry Williams	<input type="checkbox"/>	Immokalee Water/Sewer District:
<input type="checkbox"/>	Other:	<input type="checkbox"/>	School District (Residential Components): Amy Lockheart

**Communication Towers:**

<input type="checkbox"/>	Mosquito Control	<input type="checkbox"/>	Collier County Airport Authority
<input type="checkbox"/>	Naples Airport Authority		

**Commercial Mining:**

<input type="checkbox"/>	Impact Fees
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### FEE REQUIREMENTS

*All checks payable to: Board of County Commissioners*

- ☒ **Pre-Application Meeting:** \$500.00 (to be credited towards the application fee if the application is filed within 9 months of pre-application meeting)
- ☒ **Conditional Use Application Fee:** \$4,000.00
  - When filed with Rezone Petition: \$1,500.00
  - Additional fee for 5<sup>th</sup> and subsequent reviews: 20% of original fee
- ☒ **Comprehensive Planning Consistency Review:** \$300.00
- ☒ **Environmental Data Requirements-EIS Packet (submittal determined at pre-application meeting):** \$2,500.00
- ☐ **Listed or Protected Species survey review fee (when an EIS is not required):** \$1,000.00
- ☒ **Transportation Fee, if required:**
  - ☒ Methodology Review Fee: \$500.00 (EMAIL)
  - Minor Study Review Fee: \$750.00
  - Major Study Review Fee: \$1,500.00
- ☒ **Estimated Legal Advertising Fee for the Hearing Examiner or CCPC:** \$1,125.00
- ☐ **Estimated Legal Advertising Fee for the BZA, if required:** \$500.00

*Fire Code Plans Review Fees are collected at the time of application submission and those fees are set forth by the Authority having jurisdiction. The Land Development Code requires Neighborhood Notification mailers for Applications headed to hearing, and this fee is collected prior to hearing.*

As the authorized agent/applicant for this petition, I attest that all of the information indicated on this checklist is included in this submittal package. I understand that failure to include all necessary submittal information may result in the delay of processing this petition.

*All checks payable to: Board of County Commissioners.*

The completed application, all required submittal materials, and fees shall be submitted to:

Growth Management Department  
ATTN: Business Center  
2800 North Horseshoe Drive  
Naples, FL 34104

\_\_\_\_\_  
Agent/Owner Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Agent/Owner Name (please print)





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**Public Participation Requirements**  
LDC Section 10.03.06 B. or C.  
Chapter 8 of the [Administrative Code](#)

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**Notice for Minor Conditional Use Petitions**

**Neighborhood Information Meeting (NIM) Requirements:** Applicant must conduct a NIM at least 15 days prior to the Hearing Examiner's receipt of the staff report and application materials in accordance with the applicable sections of the Administrative Code. The NIM shall be advertised and a mailed written notice shall be given to the property owners in the notification area at least 15 days prior to the NIM meeting.

**Mailed Notice:** Written notice shall be sent to property owners in the notification area at least 15 days before the advertised Hearing Examiner hearing.

**Newspaper Advertisements:** The legal advertisement shall be published at least 15 days before the advertised Hearing Examiner hearing in a newspaper of general circulation. The advertisement shall include at a minimum:

- Date, time, and location of the hearing;
- Description of the proposed land uses; and
- 2 in. x 3 in. map of the project location.

**Sign:** A sign shall be posted at least 15 days before the advertised Hearing Examiner hearing date.

**Public Hearing for Minor Conditional Use Petitions**

**Hearing Examiner:** The Hearing Examiner shall hold at least 1 advertised public hearing. See Chapter 9 of the Administrative Code for the Office of the Hearing Examiner procedures.

**Notice for Conditional Use Petitions**

**Neighborhood Information Meeting (NIM) Requirements:** Applicant must conduct a NIM at least 15 days prior to the advertised public hearing. The NIM shall be advertised and a mailed written notice shall be given to the property owners in the notification area at least 15 days prior to the NIM meeting.



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**Mailed Notice:** Written notice shall be sent to property owners in the notification area at least 15 days before the advertised public hearing.

**Newspaper Advertisements:** The legal advertisement shall be published at least 15 days before the advertised public hearing in a newspaper of general circulation. The advertisement shall include at a minimum:

- Date, time, and location of the hearing;
- Description of the proposed land uses; and
- 2 in. x 3 in. map of the project location.

**Sign:** A sign shall be posted at least 15 days before the advertised public hearing date.

#### **Public Hearing for Conditional Use Petitions**

**Environmental Advisory Committee (EAC):** The EAC shall hold at least 1 advertised public hearing, if required.

**Collier County Planning Commission (CCPC):** The CCPC shall hold at least 1 public hearing.

**Board of Zoning Appeals (BZA):** The BZA shall hold at least 1 advertised public hearing.



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**PROPERTY OWNERSHIP DISCLOSURE FORM**

**This is a required form with all land use petitions, except for Appeals and Zoning Verification Letters.**

Should any changes of ownership or changes in contracts for purchase occur subsequent to the date of application, but prior to the date of the final public hearing, it is the responsibility of the applicant, or agent on his behalf, to submit a supplemental disclosure of interest form.

**Please complete the following, use additional sheets if necessary.**

- a. If the property is owned fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest:

Name and Address	% of Ownership

- b. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each:

Name and Address	% of Ownership

- c. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest:

Name and Address	% of Ownership



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- d. If the property is in the name of a GENERAL or LIMITED PARTNERSHIP, list the name of the general and/or limited partners:

Name and Address	% of Ownership

- e. If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners:

Name and Address	% of Ownership

Date of Contract: \_\_\_\_\_

- f. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust:

Name and Address

- g. Date subject property acquired \_\_\_\_\_

☐ Leased: Term of lease \_\_\_\_\_ years /months

If, Petitioner has option to buy, indicate the following:





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Date of option: \_\_\_\_\_

Date option terminates: \_\_\_\_\_, or

Anticipated closing date: \_\_\_\_\_

<b>AFFIRM PROPERTY OWNERSHIP INFORMATION</b>
--

Any petition required to have Property Ownership Disclosure, will not be accepted without this form. Requirements for petition types are located on the associated application form. Any change in ownership whether individually or with a Trustee, Company or other interest-holding party, must be disclosed to Collier County immediately if such change occurs prior to the petition's final public hearing.

As the authorized agent/applicant for this petition, I attest that all of the information indicated on this checklist is included in this submittal package. I understand that failure to include all necessary submittal information may result in the delay of processing this petition.

The completed application, all required submittal materials, and fees shall be submitted to:

Growth Management Department  
ATTN: Business Center  
2800 North Horseshoe Drive  
Naples, FL 34104

\_\_\_\_\_  
Agent/Owner Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Agent/Owner Name (please print)

**PL20180001697 – Christ the King Presbyterian Church**

**PRE-APP INFORMATION**

Assigned Ops Staff:  
Camden Smith, (Ops Staff)

**STAFF FORM FOR SUPPLEMENTAL PRE-APPLICATION MEETING INFORMATION**

- **Name and Number of who submitted pre-app request**

Sharon Umpenhour / 239-947-1144 / sumpenhour@gradyminor.com

- **Agent to list for PL#**

Q. Grady Minor & Associates, P.A. / D. Wayne Arnold

- **Owner of property (all owners for all parcels)**

➤ 00409440009 – Alexander G. Christou, Diamond Christou

- **Confirm Purpose of Pre-App: (Rezone, etc.)**

Conditional Use

- **Please list the density request of the project if applicable and number of homes/units/offices/docks (any that apply):**

Proposed conditional use to allow a 350± seat church

- **Details about the Project:**

**Conditional Use (CU) -**

**REQUIRED Supplemental Information provided by:**

**Name** Sharon Umpenhour

**Title** Senior Planning Technician

**Email** sumpenhour@gradyminor.com

**Phone** 239-947-1144



**FinnTimothy**

**From:** Sharon Umpenhour <Sumpenhour@gradyminor.com>  
**Sent:** Wednesday, May 23, 2018 8:27 AM  
**To:** FinnTimothy  
**Cc:** SmithCamden  
**Subject:** PL20180001697, Christ the King Presbyterian Church

**Importance:** High

Good morning,

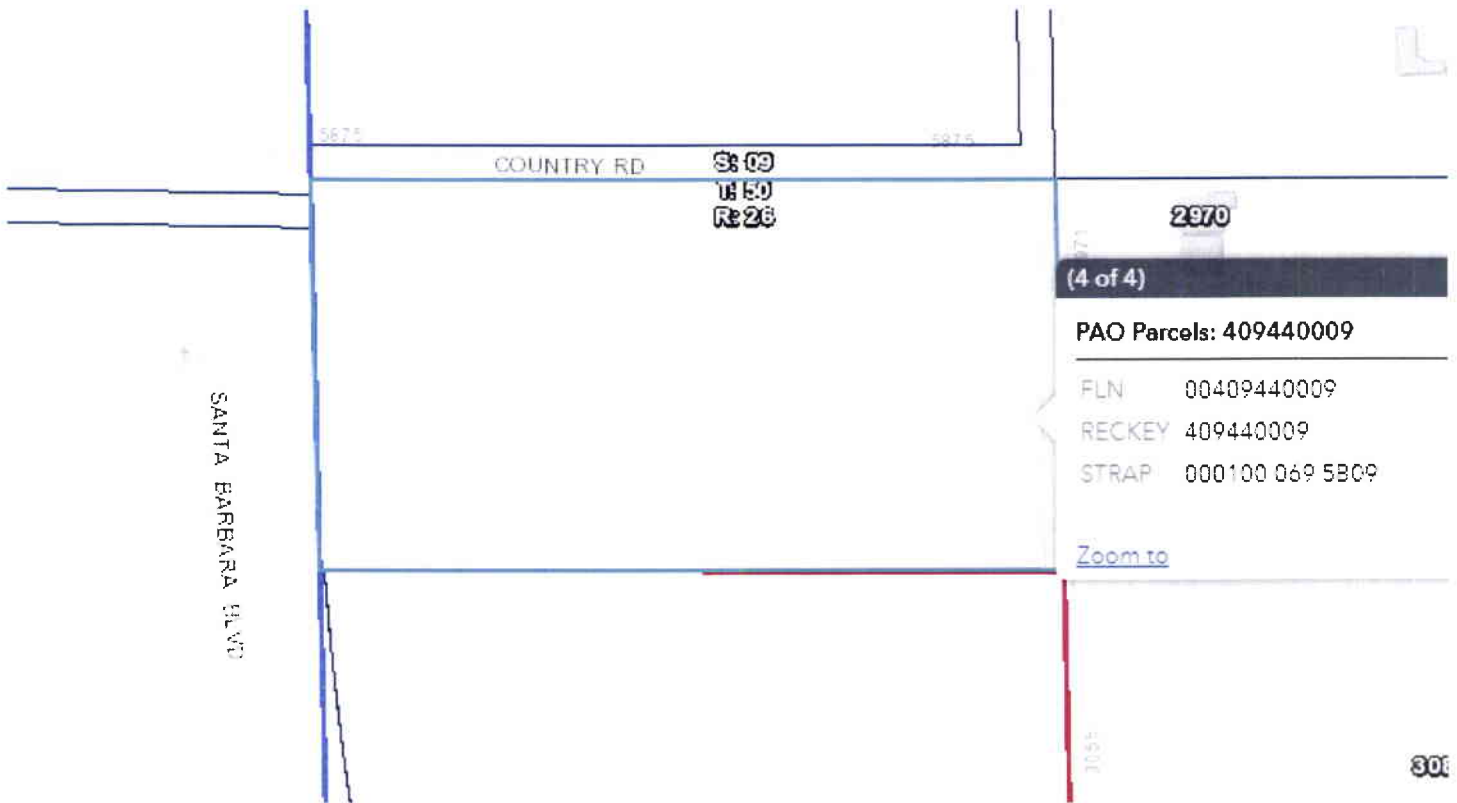
The following is the correct information for this project.

Parcel number: 00409440009

Zoned: A

Acreage: 5+/-

Location Map:



Aerial Location Map:



**Sharon Umpenhour**  
Senior Planning Technician



Q. Grady Minor and Associates, P.A.  
3800 Via Del Rey  
Bonita Springs, FL 34134  
Phone - 239.947.1144  
Fax - 239.947.0375  
Email - [sumpenhour@gradyminor.com](mailto:sumpenhour@gradyminor.com)  
Web - <http://www.gradyminor.com>

DISCLAIMER: This communication from Q. Grady Minor & Associates, P.A., along with any attachments or electronic data is intended only for the addressee(s) named above and may contain information that is confidential, legally privileged or otherwise exempt from disclosure. The recipient agrees and accepts the following conditions: The electronic file/data is for informational purposes only and is the responsibility of the recipient to reconcile this electronic file/data with the approved and certified "plan of record" along with actual project site conditions. Q. Grady Minor & Associates, P.A. reserves the right to revise, update and improve its electronically stored data without notice and assumes no responsibility due to a virus or damages caused by receiving this email.





2910

2970

3012

3080

Zoning: A

Sunset Blvd

Zoning: PUD

WATERFORD  
ESTATES

Crew's Rd

Santa Barbara Blvd

Zoning: E







00409440009 X Q

Show search results for 00409

District 3  
Burt L. Saunders  
Wind Load Category 2:  
164 mph  
S: 09  
T: 30  
R: 26

(4 of 6)

PAO Parcels: 409440009

PLN 00409440009

RECEIVED 409440009

STGAP 000100 049 5909

Zoom to

Wind Load Category 2:  
165 mph

District 1  
Donna Flala

Zoning: E

Zoning: E

Overlay: E

Zoning: PUD

Zoning: PUD

Excp: CU

Zoning: E

Excp: P0

Zoning: RMF-4

Zoning: RMF-4(1)

Zoning: PUD

Zoning: PUD

S: 17  
T: 30  
R: 26

S: 18  
T: 30  
R: 26

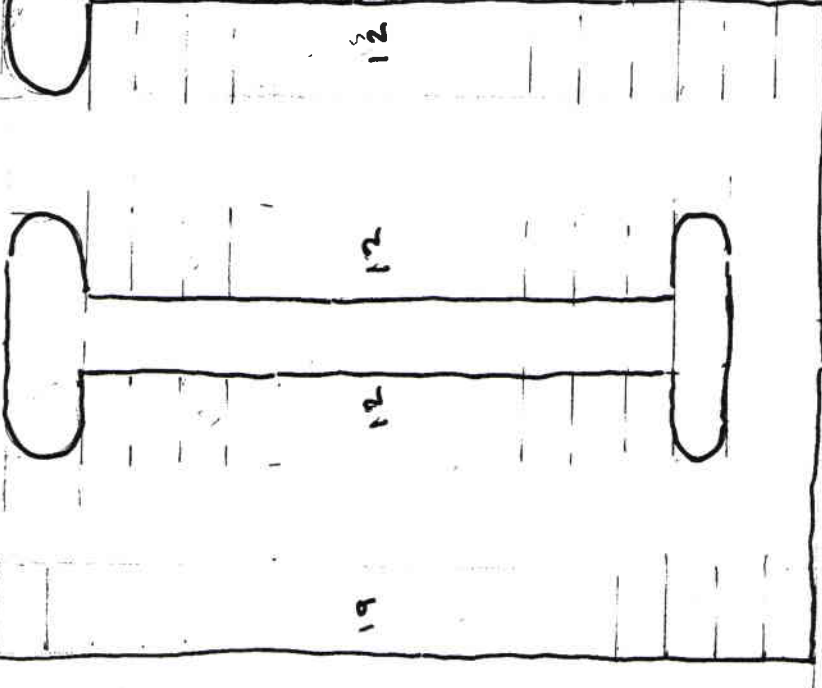


CREWS ROAD

30'

15'

24'



CANOPY

LOBBY

WORSHIP

FELLOWSHIP  
HALL

(18,000 SF ±)  
(154 PARKING SPACES)

CLASSROOM



LAKE

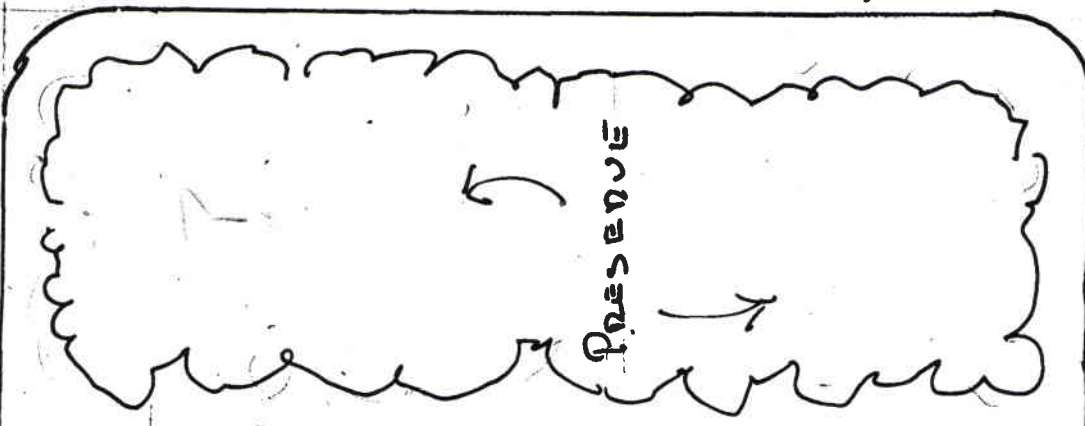


12

12

12

12



PRESERVE



PRESERVE

SUNSET BLVD.

# WATER/SEWER NOTES

**Joanna S. Nicholson**

**From:** "NicholsonJoanna" <Joanna.Nicholson@colliercountyfl.gov>  
**Date:** Tuesday, May 22, 2018 4:20 PM  
**To:** <jsnicholson4242@gmail.com>  
**Subject:** FW: Pre-App PL20180000890 Onyx SDP

Respectfully,

Joanna S. Nicholson, E.I.  
 Associate Project Manager  
[Joanna.Nicholson@colliercountyfl.gov](mailto:Joanna.Nicholson@colliercountyfl.gov)  
 Phone: 239.252.5377



Public Utilities Engineering & Project Management Division  
 Continuous Improvement  
 3339 Tamiami Trail East, Suite 303, Naples, Florida 34112-5361

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**From:** RosenblumBrett  
**Sent:** Friday, April 6, 2018 8:14 AM  
**To:** FeyEric <Eric.Fey@colliercountyfl.gov>; MartinezOscar <Oscar.Martinez@colliercountyfl.gov>; PajerCraig <Craig.Pajer@colliercountyfl.gov>; BullertBenjamin <Benjamin.Bullert@colliercountyfl.gov>; RomanDaniel <Daniel.Roman@colliercountyfl.gov>  
**Cc:** ChmelikTom <Tom.Chmelik@colliercountyfl.gov>; NicholsonJoanna <Joanna.Nicholson@colliercountyfl.gov>; McLeanMatthew <Matthew.McLean@colliercountyfl.gov>  
**Subject:** RE: Pre-App PL20180000890 Onyx SDP

Thanks for the great info Eric!!

Respectfully,

Brett Rosenblum, PE  
 Principal Project Manager



Development Review Division  
 Exceeding Expectations. Every Day!

**NOTE: Email Address Has Changed**

2800 North Horseshoe Drive, Naples Florida 34104  
 Phone: 239.252.2905 Fax: 239.252.3933

How are we doing? Please [CLICK HERE](#) to fill out a Customer Survey.  
**We appreciate your Feedback!**

**From:** FeyEric  
**Sent:** Thursday, April 05, 2018 9:17 PM  
**To:** MartinezOscar <Oscar.Martinez@colliercountyfl.gov>; PajerCraig <Craig.Pajer@colliercountyfl.gov>; BullertBenjamin <Benjamin.Bullert@colliercountyfl.gov>; RomanDaniel <Daniel.Roman@colliercountyfl.gov>  
**Cc:** ChmelikTom <Tom.Chmelik@colliercountyfl.gov>; NicholsonJoanna <Joanna.Nicholson@colliercountyfl.gov>; McLeanMatthew <Matthew.McLean@colliercountyfl.gov>; RosenblumBrett <Brett.Rosenblum@colliercountyfl.gov>  
**Subject:** RE: Pre-App PL20180000890 Onyx SDP  
**Importance:** High

All,

I was unable to attend the subject pre-application meeting for Onyx this morning because of the CCPC meeting, but the information I am providing here can be discussed with the applicant and agent during the pre-submittal conference.

This proposed multi-family development is in the Santa Barbara Blvd corridor between Davis Blvd and Rattlesnake Hammock Rd, where we have limited utility service availability. As you can see below, we have a readily available 30" force main along the southern and eastern frontages, but there are no accessible water mains nearby.

5/22/2018





\* The closest water main is an 8" stub for future connection north of Royal Wood Ct, in the Royal Wood Golf and Country Club. (See the attached record drawings for Unit Two.) However, I checked the plat (PB 15 PP 19 & 20, attached) and searched the Clerk's website for a separate instrument but found no easement for this stub. I will engage Real Property Management on identifying or acquiring (as needed) a CUE for our existing infrastructure. The developer would also need a temporary construction easement from the Royal Wood Master Association to facilitate a connection.

The next closest option is a 10" water main on the east side of Santa Barbara Blvd that terminates approximately ¼-mile south of the project. (See the attached record drawings for Quall Hollow.)

Note that the Onyx PUD (see attached "Ord. 16-24.pdf") includes the following commitment:

#### **PUBLIC UTILITIES**

1. During the course of Site Development Plan (SDP) design and permitting, the applicant will make reasonable efforts to identify and locate future water connections and a fire hydrant in or near the Adkins right of way to provide future connections for the residents to the east of the project.

The notes from the pre-application meeting this morning request a CUE for the PVC portion of the 30" force main. Presumably, this regards the portion of the force main shown by our GIS to be on the Onyx property (see below):



Our GIS is not accurate as to the location of the force main or the ROW lines. See the attached record drawing and ROW acquisition map from the Santa Barbara Blvd



Extension project, which indicate that the force main is wholly within the public ROW.

Finally, there has been a lot of zoning and permitting activity lately in this corridor. There may be opportunity to broker a deal of some kind (e.g., Developer Contribution Agreement) for a coordinated extension of water distribution and wastewater collection infrastructure along and east of Santa Barbara Blvd. Please see the attached project map and status information and let me know your thoughts on this.

Respectfully,

Eric Fey, P.E.  
Senior Project Manager



Public Utilities Engineering & Project Management Division  
Continuous Improvement

**NOTE: Email Address Has Changed**

3339 Tamiami Trail East, Suite 303, Naples, Florida 34112-5361  
Phone: 239.252.1037 Cell: 239.572.0043

-----Original Appointment-----

**From:** CDS-C

**Sent:** Tuesday, March 20, 2018 11:10 AM

**To:** CDS-C; WilloughbyChristine; Hancock, Tim; Lombardo, Gale; AcevedoMargarita; AlcornChris; Amy Lockhart-Taylor; AnthonyDavid; ArnoldMichelle; AshtonHeldI; AuclairClaudine; BaluchStephen; BeardLaurie; BrownAraqueSummer; BrownCraig; CascioGeorge; ClarkeThomas; CondominaDanny; CrotteauKathynell; CrowleyMichaelle; David Ogilvie; DeselemKay; [dfey@northcollierfire.com](mailto:dfey@northcollierfire.com); DumaisMike; FeyEric; FinnTimothy; FleishmanPaula; GewirtzStorm; GiblinCormac; GosselinLiz; GundlachNancy; HouldsworthJohn; HughesJodi; HumphriesAllicia; JacobLisa; [jnageond@sfwmd.gov](mailto:jnageond@sfwmd.gov); JohnsonEric; JosephitisErin; KellyJohn; KendallMarcia; KurtzGerald; LevyMichael; [lmartin@sfwmd.gov](mailto:lmartin@sfwmd.gov); MartinezOscar; MastrobertoThomas; McCaughtryMary; McKennaJack; McKuenElly; McLeanMatthew; MoscaMichele; MoxamAnnis; NawrockiStefanie; OrthRichard; PajerCraig; PattersonAmy; PepinEmily; [pjimenez@sfwmd.gov](mailto:pjimenez@sfwmd.gov); PochmaraNatalie; RodriguezWanda; RomanDaniel; RosenblumBrett; SaboJames; SantabarbaraGino; SawyerMichael; ScottChris; ScottTami; ShawinskyPeter; Shawn Hanson; SheaBarbara; SmithCamden; SmithDaniel; StoneScott; StrainMark; SuleckiAlexandra; SummersEllen; SweetChad; TempletonMark; Todd Riggall; VanLengenKris; VargaCecilia; VelascoJessica; WalshJonathan; WeeksDavid

**Cc:** ZimmermanSue; DeleonOmar; HalfordHilary; Perry, Jeff; Goodwin, Kyle; Trettis, Tom

**Subject:** Pre-App PL20180000890 Onyx SDP

**When:** Thursday, April 05, 2018 9:00 AM-10:00 AM (UTC-05:00) Eastern Time (US & Canada).

**Where:** GMD, Conference Room C

**Planner:** Christine Willoughby  
**Fire District:** Greater Naples

Planning Project Application Number	PL20180000890	Status	Submitted - Closed for Uploads
Type	Pre-Application Meeting	Planner	Christine Willoughby
Name	Onyx SDP	Jurisdiction	Collier County
Location Description		Entered By	Web Registered User
Site Area (Acres)		Department	
		Expiration Date	
		Date Closed	
		Date Entered	03/13/2018 <a href="#">Inspector Note</a>
Project Description	48 townhomes in 6-8 buildings configured on 8.72 acres		
Public Notice Summary			
Total Estimated Valuation	\$ 0.00		
Is this an EPR Hybrid?	No	Project Status Date	03/14/2018
Road District	2	Electronic Documents	Yes
Location (from Portal Application)	00418680009 & 00423240007		
<b>Property/GIS attributes</b>			
Fire District	Greater Naples Fire	Fire District Number	3
Commissioner District #	1		

### Location

### Contacts

[Add new person or business to Address Book](#)

[Go to Alerts](#)

[Add a Contact](#)

To link a contact to this application, enter contact information below. CityView will suggest possible matches as you type:

Gale Lombardo, Address:5801 Pelican Bay Blvd., Suite 300

Go	Link	Type	Description	Contact Alert	Primary?	Display?
<a href="#">Add</a>	<a href="#">Delete</a>	Applicant	Gale Lombardo, Address:5801 Pelican Bay Blvd., Suite 300	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<a href="#">Add</a>	<a href="#">Delete</a>	Property Owner	POLLY AVE LLC, Address:2601 COLLINS AVE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>





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**Collier County  
Growth Management Division**

2800 Horseshoe Drive N.  
Naples, FL 34104  
239-252-2400

**RECEIPT OF PAYMENT**

**Receipt Number:** 2018505720  
**Transaction Number:** 2018-044468  
**Date Paid:** 05/23/2018  
**Amount Due:** \$500.00

<b>Payment Details:</b>	<b><u>Payment Method</u></b>	<b><u>Amount Paid</u></b>	<b><u>Check Number</u></b>
	Check	\$500.00	1773

**Amount Paid:** \$500.00  
**Change / Overage:** \$0.00

**Contact:** CALVARY PRESBYTERIAN CHURCH DBA CHRIST THE KING PRESBYTERIAN  
CHURCH  
3400 RADIO ROAD SUITE 107  
NAPLES, FL 34104

**FEE DETAILS:**

<b><u>Fee Description</u></b>	<b><u>Reference Number</u></b>	<b><u>Original Fee</u></b>	<b><u>Amount Paid</u></b>	<b><u>GL Account</u></b>
Pre-application Meeting	PL20180001697	\$500.00	\$500.00	131-138326-341276

**Cashier Name:** ShayraJorge  
**Batch Number:** 7375  
**Entered By:** ThomasClarke



**PL20180001697 – Christ the King Presbyterian Church**

**PRE-APP INFORMATION**

Assigned Ops Staff:  
Camden Smith, (Ops Staff)

**STAFF FORM FOR SUPPLEMENTAL PRE-APPLICATION MEETING INFORMATION**

- **Name and Number of who submitted pre-app request**

Sharon Umpenhour / 239-947-1144 / sumpenhour@gradyminor.com

- **Agent to list for PL#**

Q. Grady Minor & Associates, P.A. / D. Wayne Arnold

- **Owner of property (all owners for all parcels)**

➤ 00409440009 – Alexander G. Christou, Diamond Christou

- **Confirm Purpose of Pre-App: (Rezone, etc.)**

Conditional Use

- **Please list the density request of the project if applicable and number of homes/units/offices/docks (any that apply):**

Proposed conditional use to allow a 350± seat church

- **Details about the Project:**

Conditional Use (CU) -

**REQUIRED Supplemental Information provided by:**

**Name** Sharon Umpenhour

**Title** Senior Planning Technician

**Email** sumpenhour@gradyminor.com

**Phone** 239-947-1144





# Collier County Property Appraiser Property Summary

Parcel No	00409440009	Site Address		Site City		Site Zone <u>*Note</u>	
-----------	-------------	--------------	--	-----------	--	---------------------------	--

Name / Address	CHRISTOU, ALEXANDER G					
	DIAMOND CHRISTOU					
	380 HORSE CREEK DR #206					
City	NAPLES	State	FL	Zip	34110	

Map No.	Strap No.	Section	Township	Range	Acres <u>*Estimated</u>
5B09	000100 069 5B09	9	50	26	5

Legal	9 50 26 N1/2 OF SW1/4 OF SW1/4 OF SW1/4 5 AC OR 619 PG 25
-------	---

<u>Millage Area</u> ⓘ	105	<u>Millage Rates</u> ⓘ <u>*Calculations</u>		
Sub./Condo	100 - ACREAGE HEADER	School	Other	Total
<u>Use Code</u> ⓘ	99 - ACREAGE NOT ZONED AGRICULTURAL	5.122	6.3384	11.4604

## Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
05/01/75	619-25	\$ 0

## 2017 Certified Tax Roll

(Subject to Change)

Land Value	\$ 375,000
(+) Improved Value	\$ 0
(=) Market Value	\$ 375,000
(-) 10% Cap	\$ 257,872
(=) Assessed Value	\$ 117,128
(=) School Taxable Value	\$ 375,000
(=) Taxable Value	\$ 117,128

If all Values shown above equal 0 this parcel was created after the Final Tax Roll

# Collier County Property Appraiser Property Detail

Parcel No	00409440009	Site Address		Site City		Site Zone <u>*Note</u>	
-----------	-------------	--------------	--	-----------	--	---------------------------	--

Name / Address	CHRISTOU, ALEXANDER G						
	DIAMOND CHRISTOU						
	380 HORSE CREEK DR #206						
City	NAPLES	State	FL	Zip	34110		

## Permits

Tax Yr	Issuer	Permit #	CO Date	Tmp CO	Final Bldg	Type
--------	--------	----------	---------	--------	------------	------

## Land

#	Calc Code	Units
10	ACREAGE	5

## Building/Extra Features

#	Year Built	Description	Area	Adj Area
---	------------	-------------	------	----------

# Collier County Property Appraiser Property Aerial

Parcel No	00409440009	Site Address		Site City		Site Zone	*Note
-----------	-------------	--------------	--	-----------	--	-----------	-------



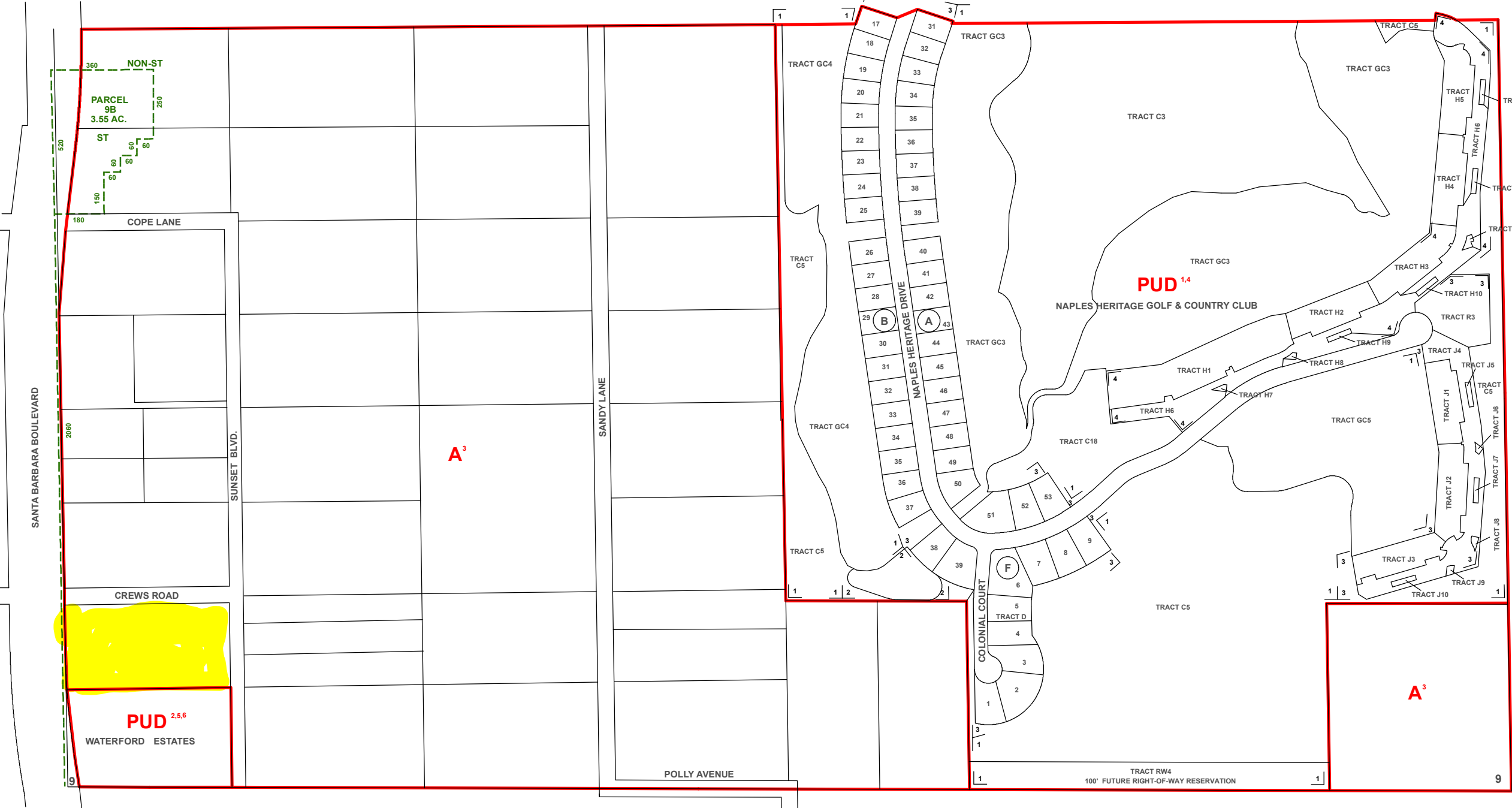
[Open GIS in a New Window with More Features.](#)

0609N

0608S

0610S

0616N



--- INDICATES SPECIAL TREATMENT OVERLAY

SUBDIVISION INDEX

NO.	NAME	P.B.	Pg.	NO.	NAME	P.B.	Pg.
1	NAPLES HERITAGE GOLF & COUNTRY CLUB PH 1	26	73-80	11			
2	NAPLES HERITAGE GOLF & COUNTRY CLUB TRACTS B & C5 REPLAT	27	98-100	12			
3	NAPLES HERITAGE GOLF & COUNTRY CLUB PH 2A	28	11-13	13			
4	ARBOR LAKES, A CONDOMINIUM	29	63-64	14			
5				15			
6				16			
7				17			
8				18			
9				19			
				20			

ZONING NOTES  
1 2-2-88 R-87-29C 88-10  
2 4-8-91 R-90-27 91-31  
3 LDC 91  
4 12-12-95 PUD-95-10 95-74  
5 1-28-03 SUNSETTED 03-52  
6 7-8-14 LDC ORD. 14-33  
7  
8  
9  
10

THIS IS TO CERTIFY THAT THIS IS A PAGE OF THE OFFICIAL ZONING ATLAS REFERRED TO AND ADOPTED BY REFERENCE BY ORDINANCE NO. 04-41 OF THE COUNTY OF COLLIER, FLORIDA, ADOPTED JUNE 22, 2004, AS AMENDED BY THE ZONING NOTES AND SUBDIVISION INDEX REFERENCED HEREON.

BY \_\_\_\_\_ CHAIRMAN

ATTEST \_\_\_\_\_ CLERK

N	COLLIER COUNTY, FLORIDA	
	COMMUNITY DEVELOPMENT DIVISION	
	TWP 50S RNG 26E SEC(S) 09 SO 1/2	
	SCALE 0 400	MAP NUMBER: 0609S





## 10.08.00 - CONDITIONAL USE PROCEDURES

- A. *General.* A **conditional use** is a use that would not be appropriate generally or without restriction throughout a particular zoning district or classification, but which, if controlled as to number, area, location, or relation to the neighborhood, would promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, or the general welfare. Such uses may be permissible in a zoning district as a **conditional use** if specific provision for such **conditional use** is made in the LDC. All petitions for **conditional uses** shall be considered first by the Planning Commission in the manner herein set out. Decisions regarding **conditional uses** shall be quasijudicial in nature.
- B. *Applicability.* **Conditional use** approval is required before the construction or establishment of a **conditional use**.
- C. *Application.* The Administrative Code shall establish the submittal requirements for a **conditional use** application.
  - 1. **Conditional use** application processing time. An application for a **conditional use** will be considered "open," when the determination of "sufficiency" has been made and the application is assigned a petition processing number. An application for a **conditional use** will be considered "closed" when the **applicant** withdraws the subject application through written notice or ceases to supply necessary information to continue processing or otherwise actively pursue the **conditional use**, for a period of 6 months. An application deemed "closed" will not receive further processing and shall be withdrawn and an application "closed" through inactivity shall be deemed withdrawn. The Planning and Zoning Department will notify the **applicant** of closure by certified mail, return receipt requested; however, failure to notify by the County shall not eliminate the "closed" status of a petition. An application deemed "closed" may be re-opened by submitting a new application, repayment of all application fees and granting of a determination of "sufficiency." Further review of the request will be subject to the then current LDC.
- D. *Findings.* The Planning Commission shall make a recommendation of approval, approval with conditions, or denial of the **conditional use** to the Board of Zoning Appeals. The Planning Commission's recommendation of approval or approval with conditions shall find that the granting of the **conditional use** will not adversely affect the public and any specific requirements pertaining to the **conditional use** have been met by the petitioner. Further, that satisfactory provision and arrangement has been made for the following matters, where applicable:
  - 1. Consistency with the LDC and Growth Management Plan.
  - 2. 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.
  - 3. The effect the **conditional use** would have on neighboring properties in relation to noise, glare, economic or odor effects.
  - 4. **Compatibility** with **adjacent** properties and other property in the district.
- E. *Planning Commission actions.*
  - 1. Conditions and safeguards. In recommending approval of a **conditional use**, the Planning Commission may also recommend appropriate conditions and safeguards in conformity with the LDC. Violation of such conditions and safeguards, which are made a part of the terms under which the **conditional use** is granted, shall be deemed a violation of the LDC.
  - 2. Denial by the Planning Commission. If the Planning Commission shall recommend denial of a **conditional use**, it shall state fully in its record its reason for doing so. Such reasons shall take into account the factors stated in section 10.08.00 D. above or those factors that may be applicable to the action of denial and the particular regulations relating to the specific **conditional use** requested, if any.

3. Status of Planning Commission report and recommendations. The report and recommendations of the Planning Commission required above shall be advisory only and shall not be binding upon the Board of Zoning Appeals.
- F. *Consideration by the Board of Zoning Appeals.* Upon receipt of the Planning Commission's report and recommendations, the Board of Zoning Appeals shall make a finding that the granting of the **conditional use** will not adversely affect the public and any specific requirements pertaining to the **conditional use** have been met by the petitioner. Further, that satisfactory provision and arrangement has been made for the matters identified in LDC section 10.08.00 D were applicable.
1. The Board of Zoning Appeals shall approve, by resolution, or deny a petition for a **conditional use** . The approval of a **conditional use** petition shall require 4 affirmative votes of the Board of Zoning Appeals.
  2. If the Board of Zoning Appeals denies the **conditional use** , it shall state fully in its record its reason for doing so. Such reasons shall take into account the factors stated in section 10.08.00 D. above or those factors that may be applicable to the action of denial and the particular regulations relating to the specific **conditional use** requested, if any.
- G. *Expiration and re-review.*
1. A **conditional use** shall expire 5 years from the date of approval, if by that date the use for which the **conditional use** was granted has not commenced.
  2. A **conditional use** shall expire 1 year following the discontinuance of the use for which the **conditional use** was granted unless the site was improved and/or **structures** built for the specific uses approved by a **conditional use** and which cannot be converted to a use permitted by the underlying zoning designation of the site.
  3. The Board of Zoning Appeals may grant one 2-year extension of an approved **conditional use** upon written request of the petitioner.
  4. If a **conditional use** permit is approved with stipulations or conditions, a re-review of the permit, stipulations, or conditions shall take place in accordance with the resolution approving the **conditional use** permit or by request of the **applicant** .
- H. *Public facility dedication.*
1. The Board of County Commissioners may, as a condition of approval of the **conditional use** , require that suitable areas for **streets** , public **rights-of-way** , schools, parks, and other public facilities be set aside, improved, and/or dedicated for public use. Where impact fees are levied for certain public facilities, the market value of the land set aside for the public purpose shall be credited towards impact fees. Said credit shall be based on a negotiated amount no greater than the market value of the set aside land prior to the approval of the **conditional use** , as determined by an accredited appraiser from a list approved by Collier County. Said appraisal shall be submitted to the County Attorney's Office and the real property office within 90 days of the date of approval of the **conditional use** , or as otherwise extended in writing by Collier County, so as to establish the amount of any impact fee credits resulting from said dedication. Failure to provide said appraisal within this time frame shall authorize the County to determine the market value of the property. Impact fee credits shall only be effective after recordation of the document conveying the dedicated property to Collier County. Where the term Collier County is used in this section, it shall be construed to include the Collier County Water and Sewer District or other agency or dependent district of Collier County Government.
  2. Land set aside and/or to be improved as committed as part of the **conditional use** approval shall be deeded or dedicated to Collier County within 90 days of receipt of notification by the county that the property is needed for certain pending public improvements or as otherwise approved by the Board of County Commissioners during the **conditional use** process. In any case, however, the County shall take title to set aside property, at the latest, by a date certain established during, and conditioned on, the approval of the **conditional use** .

3. The land set aside and/or to be improved shall be made free and clear of all liens, encumbrances and improvements, at the developer's sole expense, except as otherwise approved by the Board. Failure to complete the dedication within the appropriate time frame noted above may result in a recommendation to the Board of reconsideration of approved **conditional use** and may result in a violation of the LDC pursuant to section 8.08.00.
  4. Should said dedication of land also include agreed upon improvements, said improvements shall be completed and accepted by the Collier County Board of Commissioners at the **development** phase which has infrastructure improvements available to the **parcel** of land upon which said improvements are to be made, or at a specified time provided for within the resolution approving the **conditional use** .
- I. **Conditional uses for school or religious purposes.** A use which has been approved as part of a preliminary **subdivision** plat or a planned unit **development** for schools, religious or eleemosynary uses shall be exempt from the provisions of this section. Such uses must comply with the provisions of section 10.02.03, site **development plan** approval, as applicable, and all other zoning requirements.
- J. *Changes and amendments.* The County Manager or designee may approve minor changes in the location, siting, or height of **buildings** , **structures** , and improvements authorized by the **conditional use** . Additional uses or expansion of permitted uses not shown on the conceptual site **development plan** or otherwise specifically provided for in the **conditional use** application shall require the submission, review, and approval of a new **conditional use** application.

(Ord. No. 05-27, § 3.CCC; Ord. No. 06-07, § 3.Y; Ord. No. 12-38, § 3.LL; Ord. No. 13-56, § 3.VV)

### 2.03.01 - Agricultural Districts.

- A. Rural Agricultural District (A). The purpose and intent of the rural agricultural district (A) is to provide lands for agricultural, pastoral, and rural land uses by accommodating traditional agricultural, agricultural related activities and facilities, support facilities related to agricultural needs, and conservation uses. Uses that are generally considered compatible to agricultural uses that would not endanger or damage the agricultural, environmental, potable water, or wildlife resources of the County, are permissible as **conditional uses** in the A district. The A district corresponds to and implements the Agricultural/Rural land use designation on the future land use map of the Collier County GMP, and in some instances, may occur in the designated urban area. The maximum **density** permissible in the rural agricultural district within the urban mixed use district shall be guided, in part, by the **density** rating system contained in the future land use element of the GMP. The maximum **density** permissible or permitted in A district shall not exceed the **density** permissible under the **density** rating system. The maximum **density** permissible in the A district within the agricultural/rural district of the future land use element of the Collier County GMP shall be consistent with and not exceed the **density** permissible or permitted under the agricultural/rural district of the future land use element.
1. The following subsections identify the uses that are permissible by right and the uses that are allowable as **accessory** or **conditional uses** in the rural agricultural district (A).
    - a. *Permitted uses.*
      1. **Single-family dwelling** .
      2. Agricultural activities, including, but not limited to: Crop raising; horticulture; fruit and nut production; forestry; groves; nurseries; ranching; beekeeping; poultry and egg production; milk production; livestock raising, and **aquaculture** for native species subject to Florida Fish and Wildlife Conservation Commission permits.
        - i. The following permitted uses shall only be allowed on **parcels** 20 acres in size or greater:
          - a) dairying;
          - b) ranching;
          - c) poultry and egg production;
          - d) milk production;
          - e) livestock raising; and
          - f) animal breeding, raising, training, stabling or **kenneling** .
        - ii. On parcels less than 20 acres in size, individual property owners are not precluded from the keeping of the following for personal use and not in association with a commercial agricultural activity provided there are no open feed lots:
          - a) Fowl or poultry, not to exceed 25 in total number; and
          - b) Horses and livestock (except for hogs) not to exceed two such animals for each acre.
            - i. Notwithstanding the above, hog(s) may be kept for a 16 week period in preparation for showing and sale at the annual Collier County Fair and/or the Immokalee Livestock show. The following standards shall apply:
              - a) One hog per child enrolled in a 4-H Youth Development Program, Collier County Fair Program or similar program is permitted. In no case shall there be more than 2 hogs per acre.



- b) Premises shall be fenced and maintained in a clean, healthful, and sanitary condition.
  - c) Premises or roofed **structure** used for the sheltering, feeding, or confinement of such animals shall be **setback** a minimum of 30 feet from **lot lines** and a minimum of 100 feet from any **dwelling unit** on an **adjacent parcel** of land.
  - d) Hog(s) shall not be returned to the property once removed for showing and/or sale.
- 3. Wholesale reptile breeding and raising (non-venomous), subject to the following standards:
  - i. Minimum 20 acre **parcel** size;
  - ii. Any roofed structure used for the shelter and/or feeding of such reptiles shall be located a minimum of 100 feet from any **lot line**.
- 4. Wildlife management, plant and wildlife conservancies, wildlife refuges and sanctuaries.
- 5. Conservation uses.
- 6. **Oil and gas exploration** subject to state drilling permits and Collier County site **development plan** review procedures.
- 7. **Family care facilities**, subject to section 5.05.04.
- 8. Communications towers up to specified height, subject to section 5.05.09.
- 9. **Essential services**, as set forth in section 2.01.03.
- 10. Schools, public, including "**Educational plants**."
- b. **Accessory uses.**
  - 1. Uses and **structures** that are accessory and incidental to the uses permitted as of right in the A district.
  - 2. Farm labor housing, subject to section 5.05.03.
  - 3. Retail sale of fresh, unprocessed **agricultural products**, grown primarily on the property and subject to a review of traffic circulation, parking, and safety concerns pursuant to the submission of a site improvement plan as provided for in section 10.02.03.
  - 4. Packinghouse or similar agricultural processing of farm products produced on the property subject to the following restrictions:
    - i. 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** properties zoned RSF-1 thru RSF-6, RMF-6, RMF-12, RMF-16, RT, VR, MH, TTRVC and PUD or are residentially used.
    - ii. A **buffer yard** of not less than 150 feet 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 section 4.06.00. 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 subsection 2.03.01 A.1.b. 4. i. above.
    - iii. The facility shall emit no noxious, toxic, or corrosive dust, dirt, fumes, vapors, or gases which can cause damage to human health, to animals or vegetation, or to other forms of property beyond the **lot line** of the use creating the emission.

- iv. A site **development plan** shall be provided in accordance with section 10.02.03.
- 5. Excavation and related processing and production subject to the following criteria:
  - i. The activity is clearly incidental to the agricultural **development** of the property.
  - ii. The affected area is within a surface water management system for agricultural use as permitted by the South Florida Water Management District (SFWMD).
  - iii. The amount of excavated material removed from the site cannot exceed 4,000 cubic yards. Amounts in excess of 4,000 cubic yards shall require **conditional use** approval for earthmining, pursuant to the procedures and conditions set forth in LDC section 10.08.00 and the Administrative Code.
- 6. Guesthouses, subject to section 5.03.03.
- 7. Private **boathouses** and **docks** on lake, canal or waterway lots, subject to section 5.03.06.
- 8. Use of a **mobile home** as a temporary residence while a permanent **single-family dwelling** is being constructed, subject to the following:
  - i. Receipt of a temporary use permit from the Development Services Director, pursuant to section 5.04.04, that allows for use of a **mobile home** while a permanent **single-family dwelling** is being built;
  - ii. 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;
  - iii. 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; and
  - iv. The **mobile home** must be removed at the termination of the permitted period.
- 9. Use of a **mobile home** as a residence in conjunction with bona fide agricultural activities subject to the following:
  - i. The applicant shall submit a completed application to the site **development** review director, or his designee, for approval of a temporary use permit to utilize a **mobile home** as a residence in conjunction with a bona fide commercial agricultural activity as described in subsection 2.03.01 A.1.2. Included with this application shall be a conceptual plot plan of the subject property depicting the location of the proposed **mobile home** ; the distance of the proposed **mobile home** to all property lines and existing or proposed **structures** ; and, the location, acreage breakdown, type and any intended phasing plan for the bona fide agricultural activity.
  - ii. The receipt of any and all local, state, and federal permits required for the agricultural use and/or to place the **mobile home** on the subject site including, but not limited to, an agricultural clearing permit, **building** permit(s), ST permits, and the like.
  - iii. The use of the **mobile home** shall be permitted on a temporary basis only, not to exceed the duration of the bona fide commercial agricultural activity for which the **mobile home** is an **accessory use** . The initial temporary use permit may be issued for a maximum of three years, and may, upon submission of a written request accompanied by the applicable fee, be renewed annually thereafter provided that there is continuing operation of the bona fide commercial agricultural activities.
  - iv. The applicant utilizing, for the bona fide commercial agricultural activity, a tract of land a minimum of five acres in size. Any property lying within public road **rights-of-way** shall not be included in the minimum acreage calculations.

- v. A **mobile home** , for which a temporary use permit in conjunction with a bona fide commercial agricultural activity is requested, shall not be located closer than 100 feet from any county highway **right-of-way** line, 200 feet from any state highway **right-of-way** , or 500 feet from any federal highway **right-of-way** line.

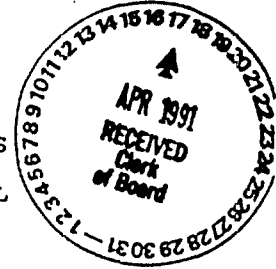
- 10. Recreational facilities that serve as an integral part of a residential **development** and have been designated, reviewed and approved on a site **development plan** or **subdivision** master plan for that **development** . Recreational facilities may include but are not limited to golf course, clubhouse, community center **building** and tennis facilities, **parks** , playgrounds and playfields.

**c. Conditional uses.** The following uses are permitted as conditional uses in the rural agricultural district (A), subject to the standards and procedures established in LDC section 10.08.00 and the Administrative Code.

- 1. Extraction or earthmining, and related processing and production not incidental to the agricultural **development** of the property. NOTE: "Extraction related processing and production" is not related to "Oil extraction and related processing" as defined in this Code.
- 2. Sawmills.
- 3. Zoo, aquarium, aviary, botanical garden, or other similar uses.
- 4. Hunting cabins.
- 5. **Aquaculture** for nonnative or exotic species, subject to Florida Fish and Wildlife Conservation Commission permits.
- 6. Wholesale reptile breeding or raising (venomous) subject to the following standards;
  - i. Minimum 20 acre **parcel** size.
  - ii. Any roofed structure used for the shelter and/or feeding of such reptiles shall be located at a minimum of 100 feet away from any **lot line** .

**7. Churches .**

- 8. Private landing strips for general aviation, subject to any relevant state and federal regulations.
- 9. Cemeteries.
- 10. Schools, private.
- 11. **Child care centers** and **adult day care centers** .
- 12. Collection and transfer sites for resource recovery.
- 13. Communication towers above specified height, subject to section 5.05.09.
- 14. Social and fraternal organizations.
- 15. Veterinary clinic.
- 16. **Group care facilities (category I and II); care units** ; nursing homes; **assisted living facilities** pursuant to § 400.402 F.S. and ch. 58A-5 F.A.C.; and continuing care retirement communities pursuant to § 651 F.S. and ch. 4-193 F.A.C., all subject to section 5.05.04 when located within the Urban Designated Area on the Future Land Use Map to the Collier County Growth Management Plan.
- 17. Golf courses and/or golf driving ranges.
- 18. **Oil and gas field development and production** subject to state field **development** permits.
- 19. Sports instructional schools and camps.



AN ORDINANCE AMENDING ORDINANCE NUMBER 82-2 THE COMPREHENSIVE ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA, BY AMENDING THE OFFICIAL ZONING ATLAS MAP NUMBERS 50-26-2 AND 50-26-5; BY CHANGING THE ZONING CLASSIFICATION OF THE HEREIN DESCRIBED REAL PROPERTY FROM A-2 TO "PUD" PLANNED UNIT DEVELOPMENT KNOWN AS WATERFORD ESTATES PUD CONSISTING OF 63 RESIDENTIAL DWELLING UNITS, LOCATED NORTH AND SOUTH OF WHITAKER ROAD, APPROXIMATELY ONE MILE NORTH OF RATTLESNAKE HAMMOCK ROAD (CR-864) AND APPROXIMATELY TWO MILES WEST OF CR-951, IN SECTIONS 9 AND 16, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, CONSISTING OF 19.4± ACRES; AND BY PROVIDING AN EFFECTIVE DATE.

WHEREAS, Beau Keene of Evers, Neal & Purse, Inc., representing Dan Peppers and Dugan Porter, 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 9 and 16, Township 50 South, Range 26 East, Collier County, Florida, is changed from A-2 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 Numbers 50-26-2 and 50-26-5, as described in Ordinance Number 82-2, are 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.

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SECRETARY OF STATE

APR 19 2 45 PM '91

FILED



PASSED AND DULY ADOPTED by the Board of County  
Commissioners of Collier County, Florida, this 9th day of  
April, 1991.

BOARD OF COUNTY COMMISSIONERS  
COLLIER COUNTY, FLORIDA

ATTEST:  
JAMES C. GILES, CLERK

BY: Patricia Anne Goodnight  
PATRICIA ANNE GOODNIGHT, CHAIRMAN

By: [Signature] D.C.

APPROVED AS TO FORM AND LEGAL SUFFICIENCY

[Signature]  
MARJORIE M. STUDENT  
ASSISTANT COUNTY ATTORNEY

R-90-27 ORDINANCE  
nb/4194

This ordinance filed with the  
Secretary of State's Office the  
15th day of April 1991  
and acknowledgement of that  
filing received this 17th day  
of April 1991

By [Signature]  
Deputy Clerk

PLANNED UNIT DEVELOPMENT DOCUMENT

FOR

WATERFORD ESTATES

Prepared By:

Evers, Neal & Purse, Inc.  
2403 Trade Center Way, Suite #8  
Naples, Florida 33942

DATE ISSUED: July 25, 1990  
DATE REVISED: April 9, 1991  
CCPC DATE: March 7, 1991  
BCC DATE: April 9, 1991  
ORDINANCE NO.: 91-31

EXHIBIT "A"

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## SECTION I

### STATEMENT OF COMPLIANCE

The development of approximately 19.4 acres of property in Collier County, as a Planned Unit Development to be known as **Waterford Estates**, will be in compliance with the planning goals and objectives of Collier County as set forth in the Growth Management Plan. The residential and recreational facilities of **Waterford Estates** will be consistent with the growth policies, land development regulations and applicable comprehensive planning objectives for the following reasons:

- 1) The subject property is in compliance with the Future Land Use Element (FLUE) of the Growth Management Plan (GMP) which is evaluated as follows:
  - A. The project development is compatible and complimentary to the surrounding land uses.
  - B. Improvements are planned to be in substantial compliance with applicable regulations.
  - C. The project development will result in an efficient and economical extension of community facilities and services.
  - D. The project development is planned to incorporate natural systems for water management in accordance with their natural functions and capabilities.
  - E. The subject property is located within the Urban Residential Designation as indicated in the GMP's Future Land Use Element (FLUE) and Future Land Use Map. More specifically, the site is within the Urban-Mixed Use District which permits a variety of residential development subject to compliance with specified criteria. The proposed project is permitted a maximum base density of four (4) residential dwelling units per gross acre. Since the site consists of approximately 19.4 acres, the proposed project is permitted a maximum total of 78 units.\* Furthermore, the Petitioner proposes to construct a total of 63 units on the subject property (Reference: Companion Petition SMP-90-31). Therefore, the subject petition is in compliance with the FLUE of the GMP. Furthermore, the FLUE contains a new provision for interconnection that is stated as follows:

"If the project fails to interconnect with all existing projects when physically possible, and fails to provide interconnection with all future adjacent projects, up to 1 (one) dwelling unit per gross acre may be subtracted as deemed appropriate by the BCC".

\*Note: Action of the Board of County Commissioners limits the project to a maximum total of 63 residential dwelling units.

Although interconnection with adjacent projects is physically possible, interconnection is not appropriate or desirable given the configuration and location of the site, configuration of adjoining streets, and the neighboring land use pattern. Therefore, the base density shall be permitted at a maximum of four (4) residential dwelling units per gross acre. However, per action of the Board of County Commissioners at its meeting on April 9, 1991, the project is permitted a maximum total of 63 residential dwelling units.

## SECTION II

### PROPERTY DESCRIPTION AND OWNERSHIP

#### 2.1 INTRODUCTION, LOCATION AND PURPOSE

It is the intent of Daniel Peppers and Dugan Porter, hereinafter called "Developers", their successors and assigns, to establish a Planned Unit Development (PUD) on approximately 19.4 acres of property located in Collier County, Florida. The subject project is generally located 0.8 miles East of County Barn Road and 0.6 miles North of Rattlesnake-Hammock Road in the Northwest  $\frac{1}{4}$  of Section 16 and the Southwest  $\frac{1}{4}$  of Section 9, Township 50 South, Range 26 East. More specifically, the project abuts the West line of Sunset Boulevard and is transected by Whitaker Road. It is the purpose of this document to establish standards and guidelines for the future development of this property.

#### 2.2 SHORT TITLE

This ordinance shall be known and cited as "Waterford Estates PUD Ordinance".

#### 2.3 LEGAL DESCRIPTION

The subject property being 19.4± acres is described as follows:

E  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 16, Township 50 South, Range 26 East; Reserving the North 30' and the East 30' Road Right-of-Way

and

E  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 16, Township 50 South, Range 26 East; Reserving the East 30' and the South 30' Road Right-of-Way

and

E  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 16, Township 50 South, Range 26 East; Less the South 30' and the East 30' Road Right-of-Way

and

S  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 9, Township 50 South, Range 26 East; Subject to an easement across the East 30' for ingress and egress and Road Right-of-Way

all properties situated, lying and being in Collier County, Florida.

#### 2.4 TITLE TO PROPERTY

The subject property is owned by Daniel Peppers and Dugan Porter.

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**SECTION III**  
**PROJECT DEVELOPMENT**

**3.1 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.

**3.2 GENERAL PLAN OF DEVELOPMENT**

Waterford Estates is a planned community including a mixture of residential uses and recreational, conservation and water management related elements.

**3.3 COMPLIANCE WITH APPLICABLE ORDINANCES**

The project is intended to be in compliance with the applicable Collier County Zoning and Subdivision Regulations as well as other Collier County Development codes in effect at the time building permits are requested.

**3.4 LAND USES**

Table I is a schedule of the intended land use types with approximate acreages. The arrangement of these land use types is shown on Exhibit "A", PUD Master Plan. Minor changes and variations in design and acreages shall be permitted at final design to accommodate topography, vegetation and other site conditions.

**3.5 PROJECT DENSITY**

The total acreage of Waterford Estates is approximately 19.4 acres and the GMP permits the project a maximum base density of 4.0 units per gross acre. However, per action of the Board of County Commissioners at its meeting on April 9, 1991, the project is permitted a maximum total of 63 residential dwelling units.

WATERFORD ESTATES

TABLE I

<u>LAND USE</u>	<u>APPROXIMATE ACREAGE</u>
Residential	10.6
Roadway	2.8
Water Management	2.9
Recreation	0.2
R-O-W Reserved for Dedication	2.9
Total	19.4

### **3.6 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 ensure the continued operation and maintenance of all service utilities in compliance with applicable regulations in effect at the time approvals are requested.

### **3.7 ROADS**

All roads within the development (not including any portion of Whitaker Road, Sunset Blvd., Adkins Avenue, or the Santa Barbara Blvd. Extension) shall be private roads to be perpetually maintained by an appropriate homeowner's association.

### **3.8 ENTRANCE FEATURES**

5' wide strips of land adjacent to each side of Whitaker Road may be utilized for beautification purposes. Permitted uses and structures within this area include: fences, signage, landscaping and other customary uses associated with entrance beautification.

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

### **3.9 OPEN SPACE**

A minimum of sixty percent (60%) of the project's gross area shall be devoted to usable open space in accordance with Collier County Ordinance 89-42. This requirement shall not apply to individual development parcels.

### **3.10 CONCURRENCY MANAGEMENT**

Development permitted by approval of this petition will be subject to a concurrency review under the provisions of the Adequate Public Facilities Ordinance (APFO) No. 90-24 at the earliest or next to occur of either final SDP approval, or building permit issuance applicable to this project.

SECTION IV  
RESIDENTIAL LAND USE

4.1 PURPOSE

The purpose of this section is to set forth the development plan and regulations for the areas designated on Attachment 1, PUD Master Plan, as Residential.

4.2 MAXIMUM DWELLING UNITS

A maximum number of 63 single family attached and/or detached units may be constructed.

4.3 PERMITTED USES AND STRUCTURES

No building or structure, of 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 Residence.
- (2) Duplex Residence.
- (3) Earthmining to be permitted only in conjunction with water management/lake(s) siting pursuant to Collier County Ordinance No. 88-26.

B. Accessory Uses:

- (1) Customary accessory uses and structures, including private garages.
- (2) Model Homes:
  - a) Model homes shall be permitted in conjunction with the promotion of the development. No more than three "Dry Models" may be constructed prior to recording of a plat for the project if applied for by the project owner. Site(s) for the model(s) must conform to zoning standards and be located on a future platted lot. A metes and bounds legal description shall be provided on the site plan required as part of the building permit issuance. Access shall be provided to each model from the model serving as a "Sales Center" or an approved independent "Sales Center". Access shall be for pedestrian traffic only; no paved road will be allowed.



- b) A "Sales Center" may be constructed prior to recording of a plat. The "Sales Center" shall be limited to one structure (one building permit). It may be serviced by a temporary utility system (i.e., dry well and septic tank/drainfield) prior to availability of central utility systems at which time connection to the central system will be made. Interim fire protection facilities in accordance with NFPA requirements are required unless a permanent water system is available to serve the Center.
- c) Review and approval of the "Sales Center" shall follow the requirements of the Site Development Plan process (Zoning Ordinance, Section 10.5). A metes and bounds legal description shall be provided as part of the application. Access to the "Sales Center" shall be provided by a paved road or temporary driveway which meets County Standards. A water management plan must be provided which accommodates the runoff from the "Sales Center", the required parking, and access road/driveway and any other impervious surfaces. The system shall be designed to fit in with the master water management system for the entire development.
- d) At the time of building permit application for a "Sales Center", a temporary use permit shall be obtained. "Sales Centers" may not be occupied until a Certificate of Occupancy is issued. Models must obtain a conditional Certificate of Occupancy for model purposes only. Models may not be occupied until a permanent Certificate of Occupancy is issued.

(3) Recreation facilities.

(4) Water management facilities.

#### 4.4 DEVELOPMENT STANDARDS

##### A. General:

All yards, setbacks, etc. shall be in relation to individual lot boundaries.

##### B. Minimum Lot Area:

6,000 square feet.

C. Minimum Lot Width:

- 1) Corner lots - 70 feet average between front and rear lot lines. In the case of wedge-shaped corner lots, the front lot line shall be a line interconnecting the two points where side lot lines intersect street right-of-ways.
- 2) Interior lots - 60 feet average between front and rear lot lines.

D. Minimum Yard Requirements:

- 1) Front Yard - 25 feet.
- 2) Side Yard - 7.5 feet unless zero lot line units are utilized where the minimum side yard shall be increased to 10 feet for the non-zero lot line.
- 3) Rear Yard - 20 feet.
- 4) All yards abutting a street shall be front yards. Four-sided corner lots shall have two front and two side yards (except where a lot abuts more than two streets; in this case, each side of the lot abutting a street shall have a front yard). Five-sided corner lots shall have two front, two side and one rear yard with the rear yard being farthest from the abutting streets (except where a lot abuts more than two streets; in this case, each side of the lot abutting a street shall have a front yard).

E. Minimum Floor Area of Principal Structures:

- 1) One story: 1,200 square feet of living area exclusive of patio and garage.
- 2) Two story: 1,600 square feet of living area exclusive of patio and garage.

F. Maximum Height:

- (1) Principal Structures - 30 feet.
- (2) Accessory Structures - 15 feet.

G. Off-Street Parking Requirements:

As required by Collier County regulations in effect at the time building permits are requested.

H. Signs:

As required by Collier County regulations in effect at the time building permits are requested.

I. Landscaping:

As required by Collier County regulations in effect at the time building permits are requested.

J. Additional Requirements:

- 1) Tracts B and D, as identified on the PUD Master Plan, shall be developed entirely with single-family attached units or entirely with single-family detached units. Furthermore, all lots developed in Tracts B and D shall be entirely zero-lot line units or entirely non-zero lot line units.
- 2) Tracts F and H, as identified on the PUD Master Plan, shall be developed entirely with single-family attached units or entirely with single-family detached units. Furthermore, all lots developed in Tracts F and H shall be entirely zero-lot line units or entirely non-zero lot line units.
- 3) Each residential lot shall be developed with a maximum of one residential dwelling unit per lot. Furthermore, all single-family attached units shall be joined along a common wall at the property line separating the two residential lots while maintaining a minimum of a 10 foot side yard setback requirement for the non-zero side yard lot lines. In addition, all single-family detached units shall be required to maintain a minimum of a 7.5 foot side yard setback requirement for all side yards.

**SECTION V**  
**RECREATION**

**5.1 PURPOSE**

The purpose of this section is to set forth the development plan and regulations for the area designated on Attachment 1, PUD Master Plan, as Recreation.

**5.2 DEVELOPMENT PLAN**

The primary purpose and function of the recreation area will be to provide common recreation facilities for use by residents and guests.

**5.3 PERMITTED USES AND STRUCTURES**

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

**A. Permitted Principal Uses and Structures:**

1. Open space and outdoor recreational facilities.
2. Pools, tennis courts, shuffleboard courts, racquetball courts, association/recreation/meeting halls, chickee huts.
3. Perimeter fence and similar security structures.

**B. Permitted Accessory Uses and Structures:**

1. Accessory uses and structures customarily associated with principal uses permitted in this district.

**5.4 PLAN APPROVAL REQUIREMENTS**

Plans for these uses shall be submitted to Development Services for staff review and approval of the plans and their concept/design. Construction plans shall be in accordance with these approved plans. The perimeter boundaries of such plans shall be recorded in the same manner as a platted lot.



## 5.5 PROPERTY DEVELOPMENT CRITERIA

- A. Overall site design shall be harmonious in terms of landscaping, enclosure of structures, location of access streets and parking areas (if any) and location and treatment of buffer areas.
- B. Minimum Yards - Both Principal and Accessory Structures:
  - 1) Front Yard: 20 feet.
  - 2) Side Yard : 7.5 feet.
  - 3) Rear Yard : 10 feet.
  - 4) Separation between structures: 10 feet.
- C. Maximum Height - 30 feet.
- D. Other Standards: Off-street parking, landscaping, signage, and other standards not addressed herein shall be as required by Collier County regulations in effect at the time building permits are requested.
- E. Site Development Plan (SDP) approval shall be required for the recreation area in accordance with Section 10.5 of the Collier County Zoning Ordinance.

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SECTION VI  
WATER MANAGEMENT AREAS

6.1 PURPOSE

The purpose of this section is to set forth the development plan and regulations for the areas designated on Attachment 1, PUD Master Plan, as Water Management.

6.2 DEVELOPMENT PLAN

The primary purpose of the water management areas will be for flood protection and water detention in accordance with applicable codes and ordinances.

6.3 PERMITTED USES AND STRUCTURES

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

A. Permitted Principal Uses and Structures:

1. Open space.
2. Lakes and other functional facilities for use such as water management.
3. Perimeter fence and similar security structures.

B. Permitted Accessory Uses and Structures:

1. Accessory uses and structures customarily associated with principal uses permitted in this district.

6.4 PLAN APPROVAL REQUIREMENTS

Plans for these uses shall be submitted to Development Services for staff review and approval of the plans and their concept/design. Construction plans shall be in accordance with these approved plans. The perimeter boundaries of such plans shall be recorded in the same manner as a platted lot.

## SECTION VII

### GENERAL DEVELOPMENT COMMITMENTS

#### 7.1 PURPOSE

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

#### 7.2 GENERAL

- A. All facilities shall be constructed in strict accordance with the Collier County Subdivision Regulations, the County Zoning Ordinance and all applicable federal, state and local codes in effect at the time building permits are requested.
- B. This project shall be required to meet all County ordinances in effect at the time building permits are requested.
- C. Subsequent to approval of this project, final construction plans and final subdivision plat shall be submitted for review and approval.

#### 7.3 PUD MASTER PLAN

- A. The PUD Master Plan, attached as Attachment 1 hereto, is an illustrative preliminary development plan. The design criteria and layout illustrated on the PUD Master Plan shall be understood to be flexible so that the final design may satisfy the project criteria and comply with all applicable requirements of this ordinance.
- B. All necessary easements, dedications or other instruments shall be granted to ensure the continued operation and maintenance of all service utilities and all areas in the project.
- C. Revisions to the PUD Master Plan may be permitted subject to Subsection 7.27j. of the Zoning Ordinance.

#### 7.4 ENVIRONMENTAL COMMITMENTS

- A. All proposed mitigation for impacts to Collier County jurisdictional wetlands shall comply with the ratios and requirements of Appendix 7 of the South Florida Water Management District rules. Mitigation areas shall be surveyed prior to final construction plan approval and designated as a conservation easement and/or tract with protective covenants pursuant to Florida Statutes, Chapter 704.06.
- B. Prior to final plat/construction plan approval, the developer shall submit a typical building lot site clearing plan to be included in the homeowners' documents.

#### 7.5 WATER MANAGEMENT AND ENGINEERING COMMITMENTS

- A. Detailed paving, grading, site drainage and utility plans shall be submitted to Project Review Services 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 Review Services.
- B. In accordance with the Rules of the South Florida Water Management District (SFWMD), Chapters 40E4 and 40E-40, this project shall be designed for a storm event of 3-day duration and 25-year return frequency.
- C. Design and construction of all improvements shall be subject to compliance with the appropriate provisions of the Collier County Subdivision Regulations.
- D. An Excavation Permit will be required for the proposed lake(s) in accordance with Collier County Ordinance No. 88-26 and SFWMD rules. All lake setbacks required by this Ordinance shall be adhered to unless reduced utilizing lake setback curves.
- E. A copy of SFWMD Permit or Early Work Permit is required prior to construction plan approval.
- F. Landscaping shall not be placed within the water management areas unless specifically approved by Project Review Services.

- G. In addition to the 100 ft. of right-of-way being dedicated for the future Santa Barbara Boulevard extension, the developer shall dedicate an additional 140 ft. for a drainage easement for canal widening and maintenance purposes in accordance with the District No. 6 Drainage Study. Any reduction to this requirement is subject to review and approval by the Water Management Director.
- H. For all off-site roads to be improved by the developer, drainage improvements for these roads to insure a positive discharge and adequate capacity is required in accordance with Collier County standards and South Florida Water Management District rules. Construction permit from South Florida Water Management District is required. All improvements shall be approved by the Transportation Services Director. Such improvements shall be limited to re-grading of roadside swales to insure positive and adequate flow.
- I. This project perimeter grading shall be designed for zero discharge for 100-year, 3-day storm event, unless drainage improvements, guaranteeing a positive outfall to Royal Woods Golf and Country Club, are constructed as part of the project development.
- J. Platting is required, in accordance with Collier County Subdivision Regulations, if any lots, tracts or parcels are to be sold.
- K. Work within Collier County right-of-way shall meet the requirements of Collier County right-of-way Ordinance No. 82-91.

#### **7.6 TRANSPORTATION COMMITMENTS**

- A. Based upon Future trip assignments to Santa Barbara Boulevard Extension (Davis Blvd. to Rattlesnake-Hammock Road), Whitaker Road, Sunset Boulevard, and Polly Avenue, the following needs to be addressed by Collier County and/or the developer (subject to the determination of the Collier County Transportation Services Administrator) prior to initiation of final development processes to include permits for site work:
  - 1. The Developer shall provide appropriate right-of-way dedications for Whitaker Road (County Barn Rd. to Sunset Blvd.), Santa Barbara Blvd. Extension (parcel frontage), Sunset Blvd. (parcel frontage to Adkins Avenue), and Adkins Avenue (Sunset Blvd. to Santa Barbara Blvd. Extension).



2. Improvement of the above noted segments of Whitaker Road, Sunset Blvd. and, also, Polly Avenue to County Standards.
  3. The Developer shall dedicate appropriate drainage easements consistent with the overall area development plan.
  4. Improvement of off-site drainage conveyance to a positive outfall.
- B. The developer shall provide a fair share contribution toward the capital cost of a traffic signal at the project access to Santa Barbara Blvd. via Whitaker Road when deemed warranted by the County. The signal shall be owned, operated, and maintained by Collier County.
- C. All traffic control devices used, excluding street name signs, shall comply with the Manual on Uniform Traffic Control Devices as required by Chapter 316.0747, Florida Statutes.
- D. The Developer shall provide arterial level street lighting at all project accesses.
- E. Access improvements shall not be subject to impact fee credits and, excluding signalization, shall be in place before any certificates of occupancy are issued.
- F. Road impact fees shall be as set forth in Ordinance 85-55, as amended, and shall be paid at the time building permits are issued unless otherwise approved by the Board of County Commissioners.
- G. Because of the potential of adjacent roadways not conforming to appropriate service level standards due to the rate of increase of traffic volumes versus scheduled/funded roadway capacity improvements, the developer is advised that future land development activities in the area may be subject to future land use control consistent with the Adequate Public Facilities Ordinance.
- H. With reference to Attachment 1 to this document, the following stipulations shall apply:
1. A total of 174 feet of right-of-way East of the section line shall be dedicated to Collier County as part of the platting process.

2. Said right-of-way shall be dedicated for roadway and drainage purposes.
3. The use of 20 feet of this right-of-way along the Eastern side for a berm to facilitate the water management lake is satisfactory with the stipulation that modifications to the berm may be made by Collier County as a result of permitting and construction of Santa Barbara Boulevard.

#### **7.7 UTILITIES COMMITMENTS**

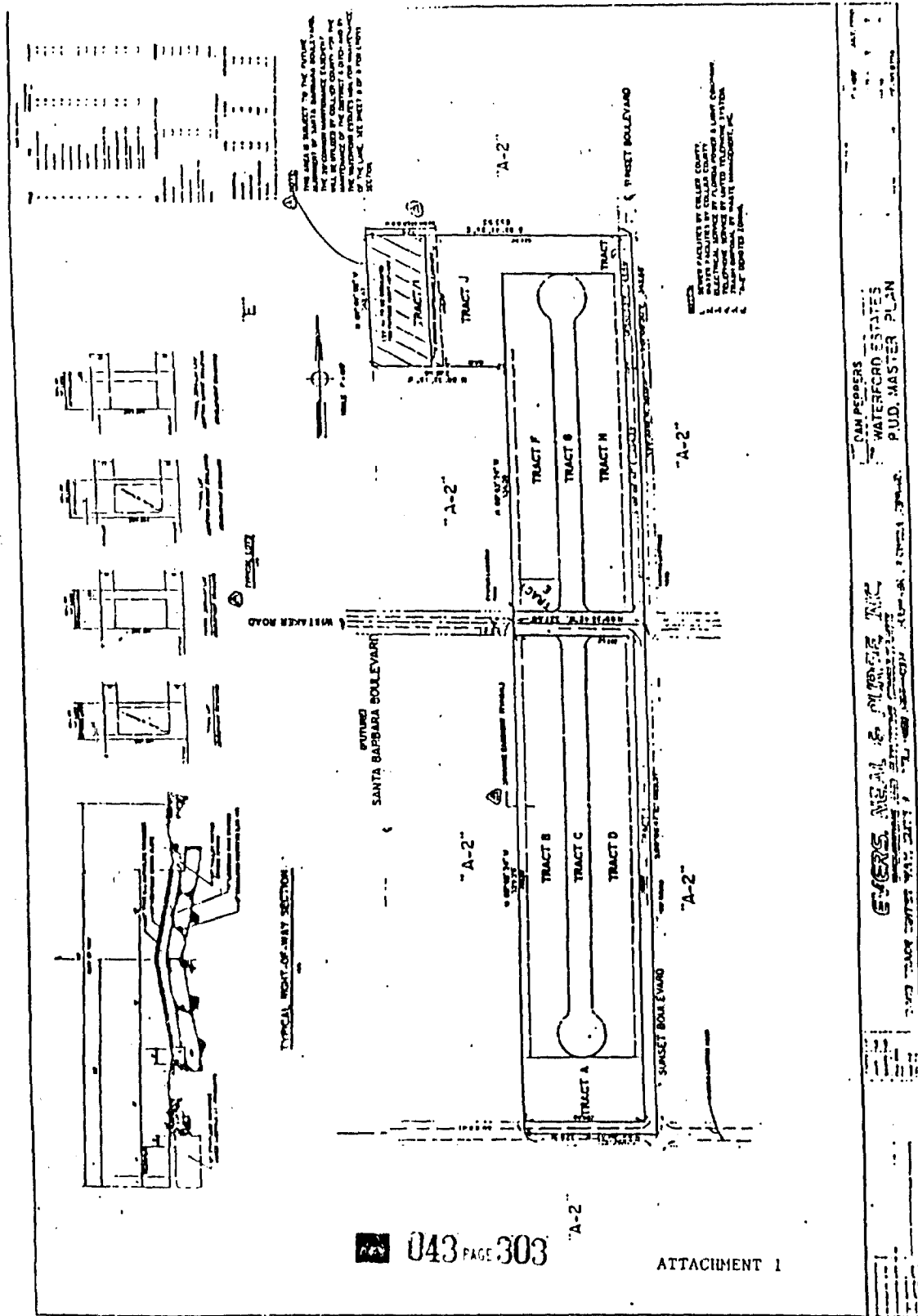
- A. Water service shall be provided through connection to the County central water system.
- B. The water main must be extended from the Collier County Water/Sewer District's existing transmission main on Whitaker Road to the project site and extended within the project, as required. The system must be properly designed and 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.
- C. Construction documents for the water and sewer improvements relating to the development of the property must be reviewed and approved by Project Review Services prior to the approval of building permits on the property.
- D. Conveyance of the water and sewer service improvements to the Collier County Water/Sewer District must be completed prior to approval of any Certificates of Occupancy for structures on the property.
- E. Construction and ownership of the water and sewer facilities shall be in compliance with all Utilities Division standards, policies, ordinances, practices, etc. in effect at the time construction approval is requested.
- F. Sewer service shall be provided through connection to the County central sewer system.
- G. Connection to the existing water and sewer facilities within Whitaker Road right-of-way is required and must be fully illustrated on the final construction plan and supporting engineering construction drawings as to location, size and configuration.
- H. This project shall be designed for central water and sewer systems.

#### 7.8 FIRE COMMITMENTS

Fire hydrants shall be appropriately located to meet the requirements and approval of the local fire district.

#### 7.9 EXCEPTIONS TO COUNTY SUBDIVISION REGULATIONS

- A. Article XI, Section 17.H: Dead-end streets shall be designed as a cul-de-sac. However, such streets shall not exceed 1,200 feet in length.
- B. Article X, Section 19: Street name signs shall be approved by Project Review Services and all traffic circulation signage shall meet USDOT FHWA MUTCD requirements and standards.
- C. Article XI, Section 10: The requirement for reference markers to be placed in water valve covers is waived, subject to Project Review Services approval and subject to meeting State Statutes.



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 FAX (310) 277-1112

DAN PEDDERS  
 WATERFORD ESTATES  
 PUD MASTER PLAN

NOTES:  
 1. TRACTS A, B, C, D, E, F, G, H, I, J ARE ACQUIRED BY COLLIER COUNTY.  
 2. TRACTS A, B, C, D, E, F, G, H, I, J ARE ACQUIRED BY COLLIER COUNTY.  
 3. TRACTS A, B, C, D, E, F, G, H, I, J ARE ACQUIRED BY COLLIER COUNTY.  
 4. TRACTS A, B, C, D, E, F, G, H, I, J ARE ACQUIRED BY COLLIER COUNTY.

STATE OF FLORIDA     )  
COUNTY OF COLLIER    )

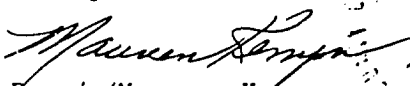
I, JAMES C. GILES, Clerk of Courts in and for the  
Twentieth Judicial Circuit, Collier County, Florida, do  
hereby certify that the foregoing is a true copy of:

Ordinance No. 91-31

which was adopted by the Board of County Commissioners on  
the 9th day of April, 1991, during Regular Session.

WITNESS my hand and the official seal of the Board of  
County Commissioners of Collier County, Florida, this 12th  
day of April, 1991.

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

  
By: /s/Maureen Kenyon  
Deputy Clerk