

FOREST GLEN OF NAPLES

A
PLANNED UNIT DEVELOPMENT

REGULATIONS AND SUPPORTING MASTER PLANS
GOVERNING FOREST GLEN OF NAPLES A PLANNED
UNIT DEVELOPMENT PURSUANT TO PROVISIONS OF
THE COLLIER COUNTY LAND DEVELOPMENT CODE

PREPARED FOR:

Ronto Golf Estates, Inc.
3185 Horseshoe Drive S.
Naples, FL 34104

PREPARED BY:

PMS, INC. OF NAPLES
2335 TAMiami TRAIL NORTH
SUITE 408
NAPLES, FL 34103

AMENDED BY:

Q. GRADY MINOR & ASSOCIATES, P.A.
3800 VIA DEL REY, BONITA SPRINGS, FL 34134

AND

COLEMAN, YOVANOVICH & KOESTER, P.A.
4001 TAMiami TRAIL NORTH, SUITE 300, NAPLES, FL 34103

FOR:

BBP REALTY, LLC AND NAPLES TLR, LLC
16611 FIRENZE WAY, NAPLES, FL 34110

DATE REVIEWED BY CCPC _____
DATE APPROVED BY BCC October 12, 1999
ORDINANCE NUMBER 1999-69
AMENDMENTS AND REPEAL _____

<u>INDEX</u>		<u>PAGE</u>
	List of Exhibits and Tables	ii <u>3</u>
	Statement of Compliance	iii <u>4</u>
SECTION I	Property Ownership, Legal Description and Short Title	1-1 <u>5</u>
SECTION II	Project Development	2-1 <u>7</u>
SECTION III	Residential Development Areas	3-1 <u>13</u>
SECTION IV	Golf Course / Open Space	4-1 <u>16</u>
SECTION V	Preserve District	5-1 <u>19</u>
SECTION VI	Commercial District	6-1 <u>21</u>
SECTION VII	General Development Commitments	7-1 <u>26</u>

LIST OF EXHIBITS AND TABLES

EXHIBIT “A” Planned Unit Development Master Plan

EXHIBIT “B” Commercial Tract Master Plan

TABLE I Land Use Summary

TABLE II Development Standards

STATEMENT OF COMPLIANCE

The development of approximately 635 acres of property in Collier County as a Planned Unit Development to be known as Forest Glen of Naples PUD will be in compliance with the goals, objectives, and policies of Collier County as set forth in the Collier County Growth Management Plan. Forest Glen of Naples is a mixed commercial residential golf course community with associated recreational uses and will be consistent with the applicable elements of the Collier Growth Management Plan for the following reasons:

1. The property includes the entire southeast quadrant of the C.R. 951 and Davis Boulevard (S.R. 84) Interchange Activity Center, which accommodates the planned ten (10) acres of commercial and business park land uses. The remaining six hundred and twenty-five (625) acres of project area within Section 2, Township 50 South, Range 26 East, lies within the Urban Residential Fringe Subdistrict, which makes these lands eligible for a 1.5 unit per acre density, or 938 units. This residential development density eligibility is substantially greater than the planned 799 units or 1.26 units per acre.
2. The ten (10) acres of project area which lie within the Interchange Activity Center are planned for mixed commercial, retail, transient lodging, warehousing, light industrial, business park and professional offices, as indicated to be appropriate by the Future Land Use Element.
3. The subject property's location in relation to existing or proposed community facilities and services permits the development's residential density as described in Objective 2 of the Future Land Use Element.
4. The project development is compatible and complementary to existing and future surrounding land uses as required in Policy 5.4 of the Future Land Use Element.
5. Improvements are planned to be in compliance with applicable sections of the Collier County Land Development Code as set forth in Objective 3 of the Future Land Use Element.
6. The project development will result in an efficient and economical allocation of community facilities and services as required in Policies 3.1.H and 3.1.L of the Future Land Use Element.
7. The project development is planned to protect the functioning of natural drainage features and natural groundwater aquifer recharge areas as described in Objective 1.5 of the Drainage Sub-Element of the Public Facilities Element.
8. All final local development orders for this project are subject to Division 3.15, Adequate Public Facilities, of the Collier County Land Development Code.



SECTION I

PROPERTY OWNERSHIP AND GENERAL DESCRIPTION

1.1 PURPOSE

The purpose of this Section is to set forth the location and ownership of the property, and to describe the existing conditions of the property proposed to be developed under the project name of FOREST GLEN OF NAPLES.

1.2 LEGAL DESCRIPTION

All of Section 2, Township 50 South, Range 26 East, less the property previously condemned or conveyed for right-of-way located in Collier County, Florida consisting of approximately 635 acres.

1.3 PROPERTY OWNERSHIP

The subject property is owned by Ronto Golf Estates, Inc., 3185 S. Horseshoe Drive, Naples, Florida 34104.

1.4 GENERAL DESCRIPTION OF PROPERTY AREA

- A. The project site is bordered on the west by C.R. 951, on the north by S.R. 84, on the east by Toll Plaza RV Resort PUD and on the south by undeveloped agricultural land.
- B. The zoning classification of the project prior to approval of this PUD document was "Planned Unit Development".

1.5 PHYSICAL DESCRIPTION

- A. The project lies within South Florida Water Management District No. 6. Drainage from the property will discharge into Henderson Creek via the C.R. 951 Canal.
- B. Water Management for the project will be designed and constructed in order to introduce project stormwater runoff to wetland areas in an attempt to help restore historic water retention and preserve areas.
- C. Elevations within the project site range from 8.8 to 11.0 feet above mean sea level. Most of the area, however, falls within the 9.7 to 10.9 feet of elevation category. The entirety of the site lies within Flood Zone "X" according to Firm Map #120067 042S D dated June 3, 1986.
- D. Soil types within the project include Keri fine sand (approximately 50%), Cypress Swamp (approximately 48%) and Charlotte fine sand (approximately 2%). Soil characteristics were derived from the Soil Survey of Collier County, Florida, issued by the U.S. Department of Agriculture (Soil Conservation Service) in March 1954.

1.6 PROJECT DESCRIPTION

The Forest Glen of Naples PUD is a mixed use commercial, residential and golf course community with a maximum of 799 dwelling units and 10 acres of commercial. Recreational facilities including a golf course and clubhouse will be provided in conjunction with the dwelling units. Commercial, Residential and Recreational land uses are designed to be harmonious with one another in a natural setting by using common architectural themes, appropriate screening and buffering and open space.

1.7 SHORT TITLE

This Ordinance shall be known and cited as the "FOREST GLEN OF NAPLES PLANNED UNIT DEVELOPMENT ORDINANCE".

SECTION II

STATEMENT OF INTENT AND PROJECT DESCRIPTION

2.1 PURPOSE

It is the developer's intent to establish a commercial center to meet community wide shopping needs. It is the purpose of this document to set forth flexible guidelines for the future development of the project that meet accepted planning principles and practices and implement the Comprehensive Land Use Plan.

2.2 GENERAL

- A. Development of Forest Glen of Naples shall be in accordance with the contents of the Planned Unit Development document and applicable sections of the Collier County Land Development Code and Growth Management Plan in effect at the time of issuance of any development order, such as but not limited to Final Subdivision Plat, Final Site Development Plan, Excavation Permit, and Preliminary Work Authorization, to which such regulations relate. Where these regulations fail to provide developmental standards, then the provisions of the most similar district in the County Land Development Code shall apply.
- B. Unless otherwise noted, the definitions of all terms shall be the same as the definitions set forth in the Collier County Land Development Code in effect at the time of building permit application.
- C. All conditions imposed and all graphic material presented depicting restrictions for the development of the Forest Glen of Naples PUD shall become part of the regulations which govern the manner in which the PUD site may be developed.
- D. Unless modified, waived or excepted by this PUD, the provisions of the LDC, where applicable, remain in full force and effect with respect to the development of the land which comprises this PUD.
- E. Development permitted by the approval of this petition will be subject to concurrency review under the provisions of Division 3.15, Adequate Public Facilities, of the LDC at the earliest or next to occur of either final SOP approval, final plat approval, or building permit issuance applicable to this development.

2.3 DESCRIPTION OF PROJECT PLAN AND PROPOSED LAND USES

- A. The project Master Plan, including layout of streets and use of land for the various tracts, is illustrated by Exhibit "A", the PUD Master Plan. The nature and extent of land uses within the project are indicated on Table I. The specific location and size of individual tracts and the assignment of dwelling units thereto shall be determined at the time of detailed site development planning or platting.
- B. The final size of the recreation and open space lands will depend on the actual requirements for water management, golf course layout, roadway pattern, and dwelling unit size and configuration.

FOREST GLEN OF NAPLES
LAND USE SUMMARY
TABLE I

MAXIMUM LAND USE INTENSITY SUMMARY

<u>USE</u>	<u>MAX. D.U.'s / Square Footage</u>	<u>ACRES</u>
Commercial "C"	100,000	10±
Residential "R"	799	170±
Golf Course		70±
Open Space (Lakes, Landscape Buffers, Preserve & Recreational areas)	N/A	385±
Total		635 acres

2.4 RELATED PROJECT PLAN APPROVAL REQUIREMENTS

- A. Prior to the recording of a Record Plat, and/or Condominium Plat for all or part of the PUD, final plans of all required improvements shall receive approval of the appropriate Collier County governmental agency to insure compliance with the PUD Master Plan, the Collier County Subdivision Code, and the platting laws of the State of Florida.
- B. Exhibit "A", the PUD Master Plan, constitutes the required PUD Development Plan. Subsequent to or concurrent with PUD approval, a Preliminary Subdivision Plat, if applicable, shall be submitted for the entire area covered by the PUD Master Plan. Any division of property and the development of the land shall be in compliance with Division 3.2 of the Collier County Land Development Code, and the platting laws of the State of Florida.

- C. The provisions of Division 3.3 of the Collier County and Development Code, when applicable, shall apply to the development of all platted tracts or parcels of land as provide in said Division prior to the issuance of a building permit or other development order.
- D. The development of any tract or parcel approved for residential development contemplating fee simple ownership of land for each dwelling unit shall be required to submit and receive approval of a Preliminary Subdivision Plat in conformance with requirements of Division 3.2 of the Collier County Land Development Code prior to the submittal of construction plans and a final plat for any portion of the tract or parcel.
- E. Utility, road, public, private, easements shall be established as required during the SDP and/or plat approval process.
- F. Appropriate instruments will be provided at the time of infrastructure improvements regarding dedications and the method for providing perpetual maintenance of common facilities.

2.5 MODEL HOMES / SALES OFFICES

Model homes, sales centers and other uses and structures related to the promotion and sale of real estate such as, but not limited to, pavilions, viewing platforms, gazebos, parking areas, tents, and signs, shall be permitted principal uses throughout Forest Glen of Naples PUD subject to the requirements of Section 2.6.33.4 of the Collier County Land Development Code.

2.6 AMENDMENTS TO PUD DOCUMENT OR PUD MASTER PLAN

Amendments may be made to the PUD as provided in the Collier County Land Development Code, Section 2. 7 .3.5.

2.7 ASSOCIATION OF PROPERTY OWNERS FOR COMMON AREA MAINTENANCE

Common area maintenance will be provided by the Master Property Owners' Association. The Association is a legitimate alternative for the timely and sustained provision of quality common area infrastructure and maintenance under the terms and conditions of a County developments approval. For those areas not maintained by the Master Association, the Developer has created Property Owners' association(s), or condominium association(s), whose functions shall include provision for the perpetual maintenance of common facilities and open spaces. The Master or the Property Owners' association, as applicable, shall be responsible for the operation, maintenance, and management of the surface water and stormwater management systems, and reserves serving Forest Glen of Naples PUD, together with any applicable permits from Florida Department of Environmental Protection, U.S. Army Corps of Engineers, and South Florida Water Management District.

2.8 DESIGN GUIDELINES AND STANDARDS

The Collier County Planned Unit Development District is intended to encourage ingenuity, innovation and imagination in the planning, design and development or redevelopment of relatively large tracts of land under unified ownership or control, as set forth in the Collier County Land Development Code, Section 2.2.20.2.3.

The applicant has not set "stages" for the development of the property. Since the property is to be developed over an estimated ten (10) year time period, any projection of project development can be no more than an estimate based on current marketing knowledge. The estimate may, of course, change depending upon future economic factors.

2.9 GENERAL PERMITTED USES

Certain uses shall be considered general permitted uses throughout the Forest Glen of Naples Community PUD except in the Preserve District. General permitted uses are those uses which generally serve the Developer and residents of Forest Glen of Naples PUD and are typically part of the common infrastructure or are considered community facilities.

A. General Permitted Uses:

1. Essential services as set forth under the Collier County Land Development Code, Section 2.6.9.1.
2. Water management facilities and related structures.
3. Temporary sewage treatment facilities.
4. Lakes including lakes with bulkheads or other architectural or structural bank treatments.
5. Guardhouses, gatehouses, and access control structures.
6. Community and neighborhood parks, recreational facilities, community centers.
7. Temporary construction, sales, and administrative offices for the Developer and the Developer's authorized contractors and consultants, including necessary access ways, parking areas and related uses.
8. Landscape features including, but not limited to, landscape buffers, berms, fences and walls shall be in accordance with the Collier County Land Development Code in effect at the time permits are requested unless otherwise specified herein.
9. Any other use which is comparable in nature with the foregoing uses and which the Planning Services Department Director determines to be compatible.

B. Development Standards:

Unless otherwise set forth in this document, the following development standards shall apply to structures:

1. Setback from back of curb or edge of pavement of any road - Fifteen feet (15 ') except for guardhouses, gatehouses, and access control structures which shall have no required setback.
2. Setback from exterior property lines - One half (1/2) the height of the structure, minimum of twenty feet (20').
3. Minimum distance between structures which are part of an architecturally unified grouping - Five feet (5 ').
4. Minimum distance between unrelated structures -Ten feet (10').
5. Minimum floor area - None required.
6. Minimum lot or parcel area - None required.
7. Sidewalks, bikepaths, and carpaths may be placed within County required buffers; however the width of the required buffer shall be increased proportionately to the width of the paved surface of the sidewalk, bikepath, or carpath.
8. Standards for parking, landscaping, signs and other land uses where such standards are not specified herein, are to be in accordance with the Collier County Land Development Code in effect at the time of Site Development Plan Approval.

2.10 OPEN SPACES REQUIREMENTS

The PUD Master Plan identifies approximately 375 acres included in the Recreation, Golf Course, Landscape/Open Space, Lakes and Preserve District designations. These areas fully satisfy the open space requirements of Section 2.6.32 of the Collier County Land Development Code.

2.11 NATIVE VEGETATION RETENTION REQUIREMENTS

Twenty Five Percent (25%) of the viable naturally functioning native vegetation on site shall be preserved.

2.12 LANDSCAPING REQUIREMENTS

- A. A perimeter berm shall be in conformance with Section 2.4.4 of the Land Development Code.
1. Trees and shrubs shall be planted along the base of the berm so as to visually soften the appearance of the side of the berm.

2. Ground cover on the side of be berm shall form a dense attractive mat, and shall not require mowing.
3. Trees shall be a minimum of 75% native species.
4. Shrubs shall be a minimum of 35% native species.

SECTION III

RESIDENTIAL "R" DEVELOPMENT AREAS

3.1 PURPOSE

The purpose of this section is to establish land use regulations and development standards for the residential development tracts designated on Exhibit "A", the PUD Master Plan as "R".

3.2 MAXIMUM DWELLING UNITS

The maximum number of dwelling units permitted within the PUD is 799. The subject property contains a gross acreage of 635 acres and base density of 1.26 dwelling units per gross acre.

3.3 GENERAL DESCRIPTION

Areas designated as "R" on the PUD Master Plan are designed to accommodate a full range of residential dwelling unit types, compatible nonresidential uses, a full range of recreational facilities, essential services, and customary accessory uses.

The approximate acreage of the "R" district is indicated on the PUD Master Plan. This acreage is based on conceptual designs and is approximate. Actual acreage of all development tracts will be provided at the time of Site Development Plan or Preliminary Subdivision Plat approvals in accordance with Division 3.3 and Division 3.2, respectively, of the Collier County Land Development Code. Residential tracts are designed to accommodate internal roadways, open spaces, parks and amenity areas, lakes and water management facilities, and other similar uses found in residential areas.

3.4 USES PERMITTED

A. Principal Uses

1. Single-family detached dwelling units.
2. Single-family patio and zero lot line dwellings.
3. Single-family attached and townhouse dwellings.
4. Two-family and duplex dwellings.
5. Multiple-family dwellings.
6. Any other principal use which is comparable in nature with the foregoing uses and which the Planning Services Department Director determines to be compatible in the "R" District.
7. Fire Station
Front yard - minimum 20'

Side yard - minimum 5'
Front yard - minimum 20'

B. Accessory Uses

1. Uses and structures customarily associated with principal uses permitted.
2. Guest houses, pursuant to Section 2.6.14 of the Collier County Land Development Code.
3. Common area recreational and utilitarian facilities.
4. Any other accessory use which is comparable in nature with the foregoing uses and which the Planning Services Department Director determines to be compatible in the "R" District.

3.5 DEVELOPMENT STANDARDS

- A. Table II sets forth the development standards for land uses within the "R" Residential District.
- B. Site development standards for categories 1-5 apply to platted parcel boundaries.
- C. Standards for parking, landscaping, signs and other land uses where such standards are not specified herein or within the Forest Glen of Naples PUD, are to be in accordance with Collier County Land Development Code in effect at the time of Site Development Plan Approval. Unless otherwise indicated, required yards, heights, and floor area standards apply to principal structures.
- D. Development standards for uses not specifically set forth in Table II shall be established during the Site Development Plan Approval as set forth in Division 3.3 of the Land Development Code in accordance with those standards of the zoning district which is most similar to the proposed use.
- E. Off street parking required for multi-family uses shall be accessed by parking aisles or driveways which are separate from any roads which serve more than one development. A green space area of not less than ten feet (10') in width as measured from pavement edge to pavement edge shall separate any parking aisle or driveway from any abutting road.
- F. Single-family patio and zero lot line dwellings are identified separately from single-family detached dwellings with conventional side yard requirements to distinguish these types of residences for the purpose of applying the development standards under Table II. Patio and zero lot line dwellings shall be defined as any type of detached single family structure employing a zero or reduced side yard as set forth herein.
- G. Housing structure types including lot orientation for single-family detached housing such as zero lot line versus non-zero lot line orientations may not be mixed.

TABLE II
FOREST GLEN OF NAPLES COMMUNITY
DEVELOPMENT STANDARDS FOR
"R" RESIDENTIAL AREAS

PERMITTED USES AND STANDARDS	SINGLE FAMILY DETACHED	PATIO & ZERO LOT LINE	TWO FAMILY AND DUPLEX	SINGLE FAMILY ATTACHED AND TOWNHOUSE	MULTI- FAMILY DWELLINGS
Category	1	2	3	4	5
Minimum Lot Area	6,500 SF	5,000 SF	3,500 SF	5,000 SF	1 Ac
Minimum Lot Width *5	50'	40'	35'*4	40'	100'
Minimum Lot Depth	100'	100'	100'	100'	100'
Front Yard	20' *3	20' *3	20' *3	20' *3	20' *3
Side Yard	5	0 or 5' *6	0 or 5'	0 or 5'	15'
Rear Yard	15'	15'	15'	15'	15'
Rear Yard *1	5'	5'	5'	5'	5'
Rear Yard Accessory	10'	10'	10'	10'	10'
Maximum Building Height *2	35 feet	35 feet	35 feet	35 feet	50 feet *7
Distance Between Principal Structures and Accessory Structures	10'	10'	10'	10'	10'
Floor Area Min. (S.F.)	1000 SF	1000 SF	1000 SF	850 SF	750 SF

All distances are in feet unless otherwise noted.

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

Front yards shall be measured as follows:

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

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

*3 – Single-family & Multi-family dwelling units which provide for 2 parking spaces within an enclosed garage per unit and provide for guest parking other than in private driveways may reduce the front yard requirement to 15' for the garage.

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

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

*6 – Zero feet (0') or a minimum of five feet (5') on either side except that where the zero feet (0') yard option is utilized, the opposite side of the structure shall have a ten foot (10') yard. Zero feet (0') yards may be used on both sides of a structure provided that the opposite ten foot (10') yard is provided, except that wherever a zero (0) sideyard is established an overall plan of all the lots in the plat showing building envelopes for all of the lots shall be submitted to the Customer Services Department to ensure that a spacing of ten feet (10') between structures is maintained.

*7 – Building setbacks for structures over 35 feet in height shall be 100 feet from any perimeter boundary.

SECTION IV

GOLF COURSE, OPEN SPACE

4.1 PURPOSE

The purpose of this Section is to set forth the uses permitted and development standards for the Golf Course Open Space tracts. The primary function and purpose of these tracts will be to provide aesthetically pleasing open areas, golf course and recreational facilities. Except in areas authorized for development, all good quality native trees and shrubs shall be protected and preserved wherever practicable.

4.2 PERMITTED USES AND STRUCTURES

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

A. Permitted Principal Uses and Structures

1. Golf courses and golf club facilities, including temporary golf clubhouses.
2. Tennis clubs, health spas, equestrian clubs, and other recreational clubs.
3. Project information and sales centers.
4. Community and golf course maintenance areas, maintenance buildings, essential services, irrigation water and effluent storage tanks and ponds, water and wastewater treatment plants, utility pumping facilities and pump buildings, utility and maintenance staff offices.
5. Public administrative facilities.
6. Open space uses and structures such as, but not limited to, boardwalks, nature trails, bikeways, landscape nurseries, gazebos, boat and canoe docks, fishing piers, picnic areas, fitness trails and shelters.
7. Any other principal use which is comparable in nature with the foregoing uses and which the Planning Services Department Director determines to be compatible.

B. Permitted Accessory Uses and Structures

1. Accessory uses and structures customarily associated with the principal uses permitted in this district.
2. Pro-shops, practice areas and ranges, golf cart barns, rest rooms, shelters, snack bars and golf course maintenance yards.
3. Retail establishments accessory to the permitted uses of the district such as, but not limited to, golf, tennis, and recreational related sales.
4. Restaurants, cocktail lounges, and similar uses intended to serve club members and club guests.
5. Shuffleboard courts, tennis courts, swimming pools, and all other types of accessory facilities intended for outdoor recreation.
6. Any other accessory use which is comparable in nature with the foregoing uses and which the Planning Services Department Director determines to be compatible.

4.3 DEVELOPMENT REGULATIONS

- A. Principal structures shall be set back a minimum of twenty feet (20') from Golf Course / Open Space District boundaries and private roads, and twenty-five feet (25') from all PUD boundaries and residential tracts.
- B. Accessory structures shall be set back a minimum of ten feet (10') from Golf Course / Open Space District boundaries and private roads, and twenty feet (20') from all PUD boundaries and residential tracts.
- C. Lighting facilities shall be arranged in a manner which will protect roadways and residential properties from direct glare or unreasonable interference.
- D. Maximum height of structures
 1. Principal Structures - 2 stories or Thirty feet (30').
 2. Accessory Structures - 1 story or Fifteen feet (15').
- E. Minimum distance between principal structures - Ten feet (10').
- F. Minimum floor area - None required.
- G. Minimum lot or parcel area - None required.

- H. Parking for the community center/clubhouse shall be three spaces per every one thousand (1,000) square feet of gross floor area, which shall be considered inclusive of the required golf course parking.
- I. Standards for parking, landscape, signs and other land uses where such standards are not specified herein, are to be in accordance with Collier County Land Development Code in effect at the time of Site Development Plan Approval. Unless otherwise indicated, required yards, heights, and floor area standards apply to principal structures.

SECTION V

PRESERVE DISTRICT

5.1 PURPOSE

The purpose of this Section is to identify permitted uses and development standards for areas within Forest Glen of Naples Community designated on the Master Plan as Preserve District.

5.2 GENERAL DESCRIPTION

Areas designated as Preserve on the Master Plan are designed to accommodate a full range of conservation and limited water management uses and functions. The primary purpose of the Preserve District is to retain viable naturally functioning wetland and upland systems, to allow for restoration and enhancement of impacted or degraded wetland systems, and to provide an open space amenity for the enjoyment of Forest Glen of Naples Community residents.

5.3 USES PERMITTED

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, subject to Regional, State and Federal permits when required;

A. Principal Uses

1. Parks, passive recreational areas, boardwalks.
2. Biking, hiking, and nature trails.
3. Golf cart and Equestrian paths.
4. Wildlife sanctuary.
5. Pathways and or bridges, subject to appropriate approvals by permitting agencies.
6. Recreational shelters and restrooms, in Preserve upland areas.
7. Drainage, water management, and utilitarian facilities, subject to all needed permits.
8. Any other accessory use which is comparable in nature with the foregoing uses and which the Planning Services Department Director determines to be compatible.

5.4 DEVELOPMENT STANDARDS

- A. Setback requirements for all structures shall be in accordance with Section 3.2.8.4.7.3, of the Collier County Land Development Code. Rear yards for principal and accessory structures on lots and tracts which abut a golf course, lake, non-jurisdictional open space or native vegetation preservation areas may be zero feet (0') except that an architectural bank treatment shall be incorporated in to design.
- B. Lighting facilities shall be arranged in a manner which will protect roadways and residential properties from direct glare or unreasonable interference.
- C. Maximum height of structures -Twenty five feet (25').
- D. Minimum distance between principal structures - Ten feet (10').
- E. Minimum distance between accessory structures - Five feet (5').
- F. Minimum floor area - None required.
- G. Minimum lot or parcel area - None required.
- H. Standards for parking, landscaping, signs and other land uses where such standards are not specified herein or within adopted Forest Glen of Naples Community Design Guidelines and Standards, are to be in accordance with Collier County Land Development Code in effect at the time of Site Development Plan Approval. Unless otherwise indicated, required yards, heights, and floor area standards apply to principal structures.

5.5 PRESERVE DISTRICT CONSERVATION EASEMENT

A non-exclusive conservation easement or tract is required by Collier County Land Development Code Section 3.2.8.4.7.3 for lands included in the Preserve District. In addition to Collier County, a non-exclusive conservation easement may also be required by other regulatory agencies with jurisdiction over Preserve District lands. In addition to complying with provisions of the Collier County Land Development Code, said easement shall be provided in accordance with the terms set forth in any applicable permit granted by other agencies. The developer, its successor(s) or assigns, the Master Property Owners' Association shall be responsible for control and maintenance of lands within the Preserve District.

SECTION VI
COMMERCIAL DISTRICT

6.1 PURPOSE

The purpose in this Section is to identify the commercial uses and development standards applicable to tracts designated on Exhibit "A" and Exhibit "B" as Commercial. A maximum of 100,000 square feet of commercial uses may be constructed within this district.

6.2 USES PERMITTED

The following uses, as identified with a number from the Standard Industrial Classification Manual (1987), or as otherwise provided for within this section, are permitted as of right, or as uses accessory to permitted uses. No outdoor storage shall be permitted for any business at anytime.

1. Unless otherwise provided for in this Section, all permitted uses of the C-2 Commercial Convenience District, Section 2.2.13 of the Collier County Land Development Code.
2. Apparel and Accessory Stores (groups 5611-5699).
3. Auto and Home Supply Stores (5531).
4. Business Services (groups 7311, 7313, 7322-7338, 7361-7379, 7384, 7389 except auctioneering service, field warehousing, bottle labeling, packaging and labeling, salvaging of damaged merchandise, scrap steel cutting and slitting).
5. Eating Places (5812 only). All establishments engaged in the retail sale of alcoholic beverages for on-premise consumption are subject to locational requirements of Sec. 2.6.10).
6. Depository Institutions (groups 6011-6099).
7. Drinking Places (5813 excluding bottle clubs). All establishments engaged in the retail sale of alcoholic beverages for on-premise consumption are subject to the locational requirements of Sec. 2.6.10).
8. Food Stores (groups 5411-5499 except no roadside sales).
9. Depository Institutions [groups 6021 - 6062 (Commercial Banks, Savings Institutions, and Credit Unions)].
10. Gasoline Service Stations (group 5541), as described in Section 2.6.28 of the Collier County Land Development Code.
11. General Merchandise Stores (groups 5311-5399).

12. Group Housing, excluding Family Care Facilities, subject to Sec. 2.6.26 of the Collier County Land Development Code.
13. Home Furniture, Furnishing, and Equipment Stores (groups 5712-5736).
14. Health Services (groups 8011- 8049, 8082).
15. Hotels and Motels (group 7011).
16. Insurance Agents, Brokers, and Services (group 6411).
17. Legal Services (group 8111).
18. Membership Organizations (groups 8611-8699).
19. Miscellaneous Repair Services (groups 7629-7631).
20. Miscellaneous Retail (groups 5912-5932 except pawnshops and all uses dealing with secondhand merchandise, 5941-5999).
21. Motion Picture Theaters, except drive-in (7832).
22. Paint, Glass, and Wallpaper Stores (5231).
23. Personal Services (group 7212 Dry cleaning and laundry pickup stations only, 7215, 7217, 7219 - 7261 except crematories, 7291).
24. Professional Offices, Medical Offices, and Management Consulting Services (group 8711 - 8748).
25. Public Administration (groups 91 11-9199, 9229, 9311, 9411-9451, 9511-9532, 9611-9661).
26. Real Estate Agents and Managers (group 6531).
27. Travel Agencies (group 4724).
28. United States Postal Service (4311 except major distribution centers)
29. Veterinary Services (groups 0742, excluding outside kenneling).
30. Video Tape Rental (7841).
31. Business Park and Flex Space Uses:
 - a. These uses are subject to Exhibit B, Alternative Commercial Tract Master Plan
 - b. Construction (Groups 1521-1542, 1711-1799 including but not limited to the following):
 - i. General Contractors

- ii. Building Contractors
 - iii. Residential Contractor
 - iv. Mechanical Contractor
 - v. Roofing Contractor
 - vi. Sheet Metal
 - vii. Air Conditioning Contractor
 - viii. Electrical Contractor
 - ix. Plumbing Contractor
 - x. Swimming Pool/Spa Contractor – repair and installation
 - xi. Aluminum/Screen Enclosure
 - xii. Alarm System & Burglar Alarm contractor
 - xiii. Cabinet Installation
 - xiv. Carpentry
 - xv. Decorative Metal
 - xvi. Defense
 - xvii. Drywall
 - xviii. Electrical Sign Contractor
 - xix. Fence contractor
 - xx. Floor Covering Installation
 - xxi. Garage Door Installation
 - xxii. Glass and Glazing
 - xxiii. Hurricane Shutter/Awning
 - xxiv. Insulation
 - xxv. Irrigation Sprinkler
 - xxvi. Landscaping
 - xxvii. Nonelectrical sign contractor
 - xxviii. Painting
 - xxix. Paving blocks contractor
 - xxx. Plastering and Stucco
- c. Automotive Repair (7532-7539, 7549) All auto repair services must occur in a fully enclosed building and which garage bay doors may only be open during entering and existing the building.
- d. Motor freight transportation and warehousing (Groups 4214, 4222, 4225 and 4226, includes personal automotive storage known commonly as car condominiums).
- e. Wholesale trade (Groups 5013, 5014, 5021, 5023, 5044-5049, 5063-5078, 5087, 5091, 5092)
- f. Manufacturing (Groups 2024, 2051, 2086, 2431, 2434, 2511-2599, 2711-2796, 3021-3089, 3131-3199, 3231, 3444, 3446, 3451, 3452, 3484, 3812-3873, 3911-3961, 3993)
- g. Business Parks, including indoor manufacturing for uses requiring the use of high-tech and precision equipment, wholesale distribution, warehousing, printing/publishing, laboratories, and construction specialty trade contractors. (See Development Standards, Section 6.4) Business Park Uses. In addition to the development standards identified in paragraphs A-K,

business park uses must be conducted entirely within an enclosed building, which garage doors or windows must remain closed except when entering or exiting the building.

~~31-32.~~ Any other general commercial use which is comparable in nature with the foregoing uses.

6.3 PERMITTED ACCESSORY USES IN STRUCTURES

A. Accessory uses and structures customarily associated with the uses permitted in this District.

~~6.2~~

B. Essential services and facilities.

6.4 DEVELOPMENT STANDARDS

- A. Principal structures shall be set-back a minimum of fifty feet (50') from Golf Course\ Open Space, Residential PUD boundaries, private and public roads. Flex space, warehousing and business park uses shall have a minimum building setback from the southern commercial tract boundary of 75 feet.
- B. Accessory structures shall set back a minimum of ten feet (10') from Golf Course\ Open Space boundaries and private roads, and twenty feet (20') from all PUD boundaries and residential tracts and public roads.
- C. Lighting facilities shall be arranged in a manner which will protect roadways and residential properties from direct glare and unreasonable interference.
- D. Maximum height of structures - Fifty feet (50') for commercial uses. Thirty feet (35') for wholesale, warehouse or business park uses.
- E. Minimum distance between principal or accessory structures which are a part of an architecturally unified grouping - Ten feet (10').
- F. Minimum distance between all other principal structures - None, or a minimum of ten feet (10') with unobstructed passage from front to rear yard.
- G. Minimum distance between all other accessory structures -Ten feet (10'),
- H. Minimum floor area - None required.
- I. Minimum lot or parcel area - None, required.
- J. Standards for parking, landscaping, signs and other land uses where such standards are not specified herein are to be in accordance with the Collier County Land Development Code in effect at the time of Site Development Plan approval. Unless otherwise indicated required yards, heights, and floor area standards apply to principal structures.
- K. All buildings, lighting, signage, landscaping and visible architecture infrastructure shall be architecturally and aesthetically unified, and shall comply with the Architectural and Site Design Guidelines and Standards of the Land Development Code, Said unified architectural theme shall include: a similar architectural design and use of similar materials and colors throughout all of

the buildings, signs, and walls to be erected on the site. Landscaping and streetscape materials shall also be similar in design throughout the site. All buildings shall be primarily finished in light colors except for decorative trim. All roofs must be tile or metal and shall be lines on flat roofs, where tile or metal roofs are not feasible. A conceptual design master plan shall be submitted concurrent with the first application for Site Development Plan approval demonstrating compliance with these standards.

6.3

- L. Flex space, warehousing and business park uses. In addition to the development standards identified in paragraphs A-K, as applicable, business park uses must be conducted entirely within an enclosed building, which garage doors or windows must remain closed except when entering or exiting the building. No outdoor storage shall be permitted. No garage door shall open toward the southern boundary of the commercial district boundary.
- M. If flex space, warehousing and business park uses are developed within the commercial portion of the PUD, a minimum 50 foot wide native vegetation buffer area must be identified on the Site Development Plan. the buffer shall meet the opacity standards of a type 'B' buffer.

SECTION VII

GENERAL DEVELOPMENT COMMITMENTS

7.1 PURPOSE

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

7.2 GENERAL

All facilities shall be constructed in strict accordance with Final Site Development Plans, Final Subdivision Plats, and all applicable State and local laws, codes, and regulation applicable to this PUD. Except where specifically noted or stated otherwise, the standards and specifications of the Land Development Code, Division 3.2 shall apply to this project even if the land within the PUD is not to be platted. The developer, his successor and assigns, shall be responsible for the commitments outlined in this document.

The Developer, his successor or assignee, shall agree to follow the Master Plan and the regulations of the PUD as adopted, and any other conditions or modifications as may be agreed to in the rezoning of the property. In addition, any successor or assignee in title, is bound by the commitments within this agreement.

7.3 PUD MASTER PLAN

- A. Exhibit "A", the PUD Master Plan, illustrates the proposed development and is conceptual in nature. Proposed tract, lot or land use boundaries or special land use boundaries, shall not be construed to be specific and may be adjusted during the platting or site development plan approval process. Subject to the provisions of Section 2.7.3.5 of the Land Development Code, PUD amendments may be made from time to time.
- B. All necessary easements, dedications, or other instruments shall be granted to insure the continued operation and maintenance of all service utilities and all common areas in the project.
- C. The following shall be considered minor changes and refinements, subject to the limitations of PUD Section 7.3A:
 - 1. Reconfiguration of preserve areas, jurisdictional wetland limits, and mitigation features as a result of regulatory agency review.

2. Reconfiguration of lakes, ponds, canals, or other water management facilities where such changes are consistent with the criteria of the South Florida Water Management District and Collier County and where there is no further encroachment into preserve areas.
3. Reconfiguration of golf course envelopes and design features.
4. Internal realignment of rights-of-way other than a relocation of access points to the PUD.
5. Reconfiguration of residential parcels when there is no encroachment into preserve areas.

7.4 SCHEDULE OF DEVELOPMENT/MONITORING REPORT AND SUNSET PROVISION

- A. Initiation of construction on the Forest Glen of Naples project is contemplated in calendar year 1998 with completion of the golf course and project infrastructure anticipated to occur in calendar year 1998/1999. Marketing of commercial and residential sites and golf course memberships begin in calendar year 1998, and is expected to be concluded in calendar year 2008.
- B. Monitoring Report: An annual monitoring report shall be submitted pursuant to Section 2.7.3.6 of the Collier County Land Development Code.

7.5 POLLING PLACES

Pursuant to Section 2.6.30 of the Land Development Code, provision shall be made for the future use of space within a common building for the purpose of accommodating the function of an electoral polling place.

An agreement shall be recorded in the official records of the Clerk of the Circuit Court of Collier County, which shall be binding upon any and all successors in interest that acquire ownership of such common areas including, but not limited to, condominium association, homeowners associations, or community recreation / public buildings / public rooms or similar common facilities to be used for a polling place if determined to be necessary by the Supervisor of Elections.

7.6 SUBDIVISION REQUIREMENTS AND STANDARD DESIGN SUBSTITUTIONS

- A. Sidewalks / bike paths shall conform with Subsection 3.2.8.3.17 of the LDC.
- B. Private streets shall conform with the right-of-way width requirements of Subsection 3.2.8.4.16.5 of the LDC except as follows:
 1. Cul-de-sacs and local streets less than one thousand feet (1,000') in length are required to have a minimum forty foot (40') right-of-way width and two ten foot (10') wide travel lanes as required by Subsection 3.2.8.4.16.5.
 2. All other cul-de-sacs are required to have a minimum of forty feet (40') right-of-way width and two ten foot (10') wide travel lanes as required by Subsection 3.2.8.4.16.5.

3. All other local streets are required to have a minimum forty feet (40') right-of-way and two ten foot (10') wide travel lanes as required by Subsection 3.2.8.4.16.5.
4. Cul-de-sacs may exceed a length of one thousand feet (1000,) per Subsection 3.2.8.4.16.6 of the Land Development Code.
5. Tangents between reverse curves shall not be required under Subsection 3.2.8.4.16.10.
6. Street grades may exceed four percent (4%) under Subsection 3.2.8.4.16.14 provided that applicable Florida Department of Transportation, Manual of Uniform Minimum Standards (FOOT MUMS) and AASHTO criteria are met.
7. LDC Subsection 3.2.8.3.19: The standard that street name markers shall be approved by the Development Services Director and conformance with U.S.D.O.T.F.H.W.A.M.U.T.C.D. is waived. Street pavement painting, striping and reflective edging of main road system will be waived. Traffic circulation signage shall be in conformance with U.S.D.O.T.F.H.W.A.M.U.T.C.D. standards.
8. LDC Subsection 3.2.8.4.16.8: The minimum back of curb radii for internal roads shall be 30 ft. with the exception of both entrance road intersections which shall be 40 ft.

7.7 TRANSPORTATION

The development of this PUD Master Plan shall be subject to and governed by the following conditions:

- A. The Developer shall provide, consistent with Ordinance 82-91, left and right turn lanes on C.R. 951 and S.R. 84 at all project entrances to residential only areas prior to the issuance of any certificate of occupancy. The Developer shall provide turn lanes and a median opening at approximately one-half mile south of the intersection of C.R. 951 and S.R. 84 prior to the issuance of any certificate of occupancy. Access to the commercial parcel via old S.R. 84 shall incorporate turn lanes if warranted based on the number trips, turning movements and background conditions at the time of SDP for both eastbound and westbound movements along with collector road improvements to S.R. 84 between the access point and C.R. 951. No compensating ROW will be required for improvements associated with the commercial parcel if the warranted improvements fit within the existing ROW. The collector road improvements which may be necessary include road widening and application of asphalt friction surface. The Developer shall bear the cost of needed C.R. 951 intersection modifications on a fair share basis. All such improvements to old S.R. 84 shall be on a fair share basis with the Developer of the Toll Gate Commercial PUD.
- B. The Developer shall provide a fair share contribution toward the capital costs of any traffic signals necessary at project accesses when deemed warranted by the County Engineer. The signals shall be owned, operated, and maintained by Collier County. The Developer shall provide arterial level street lighting at all project accesses prior to the issuance of any certificate of occupancy for a building accessed from a project entrance.

- C. Since future six laning is projected for C.R. 951, and since such road improvements may require relocation of the existing canal to the east, an additional drainage easement may be necessary to be dedicated to the County along C.R. 951 with a maximum width of up to 50 feet (50') based on actual or conceptual road plans. The dedication of easement to the County will be of no additional cost to the County. Use of the drainage easement can be shared for both on-site water management and future road drainage when deemed necessary by Collier County. If the area needed for drainage is taken as right-of-way by Collier County or FDOT, no additional easement dedication will be required.
- D. The maximum total daily trip generation for the Commercial Tract within the PUD shall not exceed 389 new two-way PM peak hour net trips based on the use codes in the ITE Manual on trip generation rates in effect at the time of application for SDP/SDPA or subdivision plat approval.

7.8 UTILITIES

The development of this PUD Master Plan shall be subject to and governed by the following conditions:

- A. Water distribution, sewage collection and transmission lines to serve the project are to be designed, constructed, conveyed, and/or owned and maintained in accordance with Collier County Ordinance No. 97-17, as amended, and other applicable County rules and regulations.
- B. All customers connecting to the water distribution and sewage collection facilities to be constructed will be customers of the County and will be billed by the County in accordance with the County's established rates.
- C. The on-site water distribution system serving the project must be connected to the District's water main and must be consistent with the main sizing requirements specified in the County's Water Master Plan and extended throughout the project. During design of these facilities, the following features shall be incorporated into the distribution system:
 - 1. Dead-end mains shall include dead-end flushing hydrants.
 - 2. Stubs for future system interconnection with adjacent properties shall be provided to the property lines of the project at locations to be mutually agreed to by the County and the Developer during the design phase of the project.
- D. A water distribution system shall be constructed throughout the project development by the developer pursuant to all current requirements of Collier County and the State of Florida. Water facilities constructed within platted rights-of-way or within utility easements as set forth in Collier County Ordinance 97-17, shall be conveyed to the County Water/Sewer District for ownership, operation and maintenance. All water facilities constructed on private property and not required by the County to be located within utility easements shall be owned, operated and maintained by the developer, his assigns or successors.
- E. All construction plans and technical specifications and proposed plats, if applicable, for the proposed water system must be reviewed and approved prior to commencement of construction.

~~F. The developer shall, at his cost, extend the 12" force main which presently terminates at Naples Heritage to a point just South of SR 84. Said main shall be capped.~~

7.4

~~G.F.~~ A sewer distribution system shall be constructed throughout the project development by the developer pursuant to all current requirements of Collier County and the State of Florida. Sewer facilities constructed within platted rights-of-way or within utility easements as set forth in Collier County Ordinance ~~97-1704-31~~, shall be conveyed to the County Water/Sewer District for ownership, operation and maintenance. All sewer facilities constructed on private property and not required by the County to be located within utility easements shall be owned, operated and maintained by the developer, his assigns or successors.

~~H.G.~~ All construction plans and technical specifications and proposed plats, if applicable, for the proposed sewer system must be reviewed and approved prior to commencement of construction.

H. At the time of application for subdivision Plans and Plat (PPL) and/or Site Development Plan (SDP) approval, as the case may be, offsite improvements and/or upgrades to the wastewater collection/transmission system may be required to adequately handle the total estimated peak hour flow from the project. Whether or not such improvements are necessary, and if so, the exact nature of such improvements and/or upgrades shall be determined during PPL or SDP review. Such improvement and/or upgrades as may be necessary shall be permitted and installed at the developer's expense and may be required to be in place prior to issuance of a certificate of occupancy for any portion or phase of the development that triggers the need for such improvements and/or upgrades.

7.9 ENVIRONMENTAL

The development of this PUD Master Plan shall be subject to and governed by the following conditions:

- A. Environmental permitting shall be in accordance with the State of Florida Environmental Resource Permit Rules and be subject to review and approval by Current Planning Environmental Review Staff. Removal of exotic vegetation shall not be the sole means of mitigation for impacts to Collier County jurisdictional wetlands.
- B. All conservation areas shall be designated as conservation/preservation tracts or easements on all construction plans and shall be recorded on the plat with protective covenants per or similar to Section 704.06 of the Florida Statutes. Buffers and setbacks shall be in accordance with 3.2.8.4.7.3 of the Collier County Land Development Code.
- C. Buffers around preserved jurisdictional wetlands shall be in accordance with the State of Florida Environmental Resource Permit Rules. Preserved jurisdictional wetlands and surrounding buffers shall be incorporated in Conservation Areas which shall be platted.
- D. An exotic vegetation removal, monitoring, and maintenance (exotic-free) plan for the site, with emphasis on the conservation/preservations areas, shall be submitted to Current Planning Environmental Review Staff for review and approval prior to final site plan/construction plan approval.
- E. Petitioner shall comply with the guidelines and recommendations of the U.S. Fish and Wildlife Service (USFWS) and Florida Game and Fresh Water Fish Commission (FGFWFC) regarding potential impacts to protected wildlife species. Where protected species are observed on site, a

Habitat Management Plan for those protected species shall be submitted to Current Planning Environmental Staff for review and approval prior to final site plan/construction plan approval.

7.5

7.10 ENGINEERING

- A. Detailed paving, grading, site drainage and utility plans shall be submitted to the Planning Services Director for review. No construction permits shall be issued unless and until approval of the proposed construction in accordance with the submitted plans is granted by the Planning Services Director.
- B. Design and construction of all improvements shall be subject to compliance with all applicable provisions of the Collier County Land Development Code, including those set forth in Division Three (3).
- C. The developer, and all successors in interest to the developer, are hereby placed on notice that they shall be required to satisfy the requirements of all County development ordinances or codes in effect prior to or concurrent with any subsequent development order relating to this site, including Site Development Plans and any other application that will result in the issuance of a final or local development order.

7.11 WATER MANAGEMENT

- A. Detailed paving, grading and site drainage plans shall be submitted to the Development Services Director 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 Planning Services Director.
- B. Design and construction of all improvements shall be subject to compliance with the appropriate provisions of the Collier County Land Development Code.
- C. Landscaping shall not be placed within the water management areas unless specifically permitted by the Collier County Land Development Code.
- D. An excavation permit shall be required for the proposed lake in accordance with Division 3.5 of the Land Development Code and South Florida Water Management District Rules.

7.12 PLANNING

- A. Pursuant to Section 2.2.25.8.1 of the Land Development Code, if during the course of site clearing, excavation or other construction activity a historic or archaeological artifact is found, all development within the minimum area necessary to protect the discovery shall be immediately stopped and the Collier County Code Enforcement Department contacted.

7.13 ACCESSORY STRUCTURES

Accessory structures shall be constructed simultaneously with or following the construction of the principal structure except that temporary sales buildings, trailers, marketing facilities, contractor's

7.6

storage and office facilities and the like, may be erected and utilized during the period of project development and marketing. Such temporary buildings shall be removed upon completion of the marketing or construction activity which they are accessory to.

7.14 SIGNS

1. General

- A. All county sign regulations shall apply unless such regulations are in conflict with the conditions set forth in this section.
- B. For the purpose of this PUD Document/Ordinance, each platted parcel shall be considered a separate parcel of land and shall be entitled to any sign as permitted herein.
- C. Should any of the signs be requested to be placed within the public right-of-way, a right-of-way permit must be applied for and approved.
- D. All signs shall be located so as not to cause sight distance problems.

2. Entrance Signs

- A. Two (2) signs with a maximum area of 40 square feet each or one (1) sign with a maximum area of 100 square feet shall be permitted at each entrance of the development.
- B. Entrance signs shall not exceed a height of fifteen (15) feet above the finished ground level of the sign site.
- C. Entrance signs may be lighted provided all lights are shielded in a manner which prevents direct glare into the vision of drivers using the adjacent streets or going into adjacent residences.

3. Project Signs

- A. Project signs, designed to promote Forest Glen of Naples project, or any major use within the project shall be permitted along the east side of CR 951, the south side of SR 84 and on all land tracts within Forest Glen of Naples limits subject to the following conditions:
 - 1) Project signs shall not exceed a height of twenty (20) feet above the finished ground level of the sign site nor may the overall area of the sign face exceed one hundred (100) square feet.
 - 2) A maximum of four (4) project signs shall be permitted. Two (2) signs shall be located along SR 84 frontage and two (2) shall be located along CR 951 frontage. The location of such signs shall generally be limited to a one-half mile spacing requirement unless existing vegetation requires a somewhat closer spacing $\pm 10\%$.

- 3) Project signs may be lighted provided all lights are shielded in a manner which prevents direct glare into the vision of drivers using the adjacent streets or going into adjacent residences.

7.15 LANDSCAPING FOR OFF-STREET PARKING AREAS

All landscaping for off-street parking areas shall be in accordance with the Division 2.4 of the Collier County Land Development Code in effect at the time of building permit application.

7.16 PROVISION FOR OFF-SITE REMOVAL OF EARTHEN MATERIAL

The excavation of earthen material and its stockpiling in preparation of water management facilities or other water bodies is hereby permitted. If it is demonstrated that fill activities on those buildable portions of the project site are such that there is a surplus of earthen material, then its off-site disposal is also hereby permitted subject to the following conditions:

- A. Excavation activities shall comply with the definition of a "development excavation" pursuant to Division 3.5 of the Land Development Code whereby off-site removal shall be limited to ten percent (to a maximum of 20,000 cubic yards) of the total volume excavated unless a commercial excavation permit is received.
- B. All other provisions of said Division 3.5 are applicable.

FOREST GLEN OF NAPLES

PROJECT #19990270

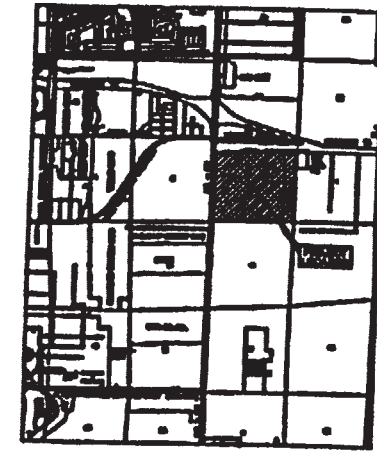
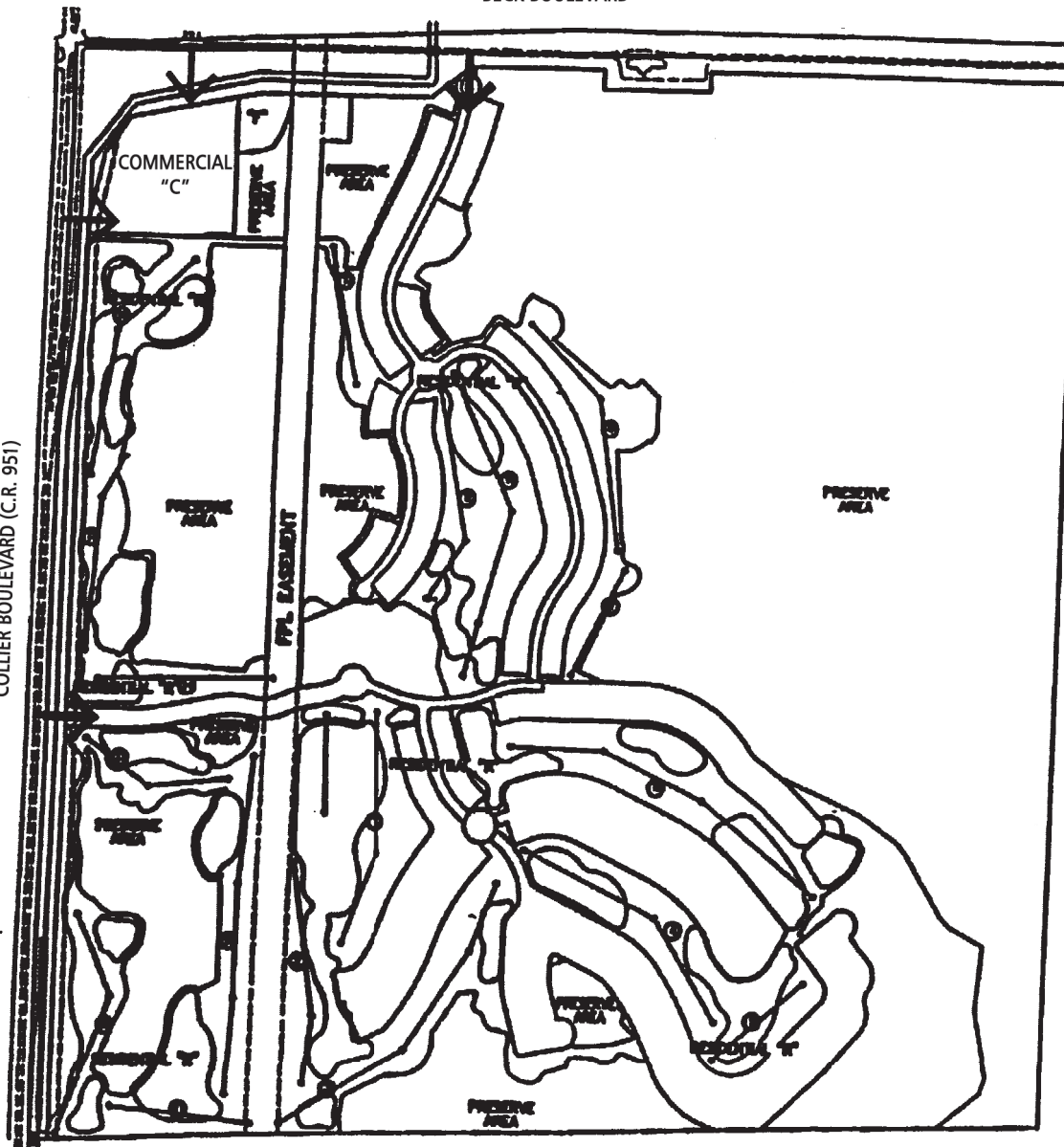
DATE: 5/25/01

RAY BELLOWS

BECK BOULEVARD

EXHIBIT "A"

COLLIER BOULEVARD (C.R. 951)



LOCATION MAP

LAND USE SUMMARY

TOTAL SITE	635± Acres
TOTAL OPEN SPACE GOLF COURSE, LAKES, PRESERVES & BUFFERS	400± Acres
COMMERCIAL "C"	10± Acres
FIRE STATION "F"	1.5± Acres

FOREST GLEN OF NAPLES PUD MASTER PLAN

REVISED: 05-11-2022

BECK BOULEVARD

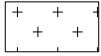
LEGEND



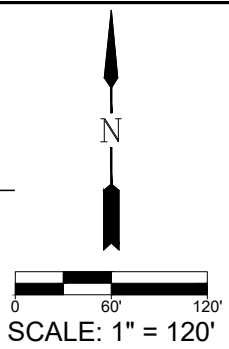
PAVEMENT



SIDEWALK



LANDSCAPE BUFFERS PER LDC
(SEE NOTE #2 ON SHEET 2 OF 2)



DRAINAGE CANAL AND ROW

DRAINAGE CANAL AND ROW

DRY DETENTION

FOREST GLEN OF
NAPLES PUD
(GNFR STATION #72)

COLLIER BOULEVARD

WATER MANAGEMENT

BUSINESS PARK /
WAREHOUSE / FLEX

BUSINESS PARK /
WAREHOUSE / FLEX

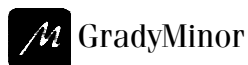
FOREST GLEN OF NAPLES PUD
(DRAINAGE CANAL AND ROW)

FOREST GLEN OF NAPLES PUD
(PRESERVE)

VEHICLE STORAGE UNITS

LANDSCAPE BUFFER
SEE SECTION 6.4.M. OF THE PUD

FOREST GLEN OF NAPLES PUD
(GOLF COURSE AND PRESERVE)



O. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

FOREST GLEN OF NAPLES PUD

EXHIBIT B
ALTERNATIVE COMMERCIAL TRACT MASTER PLAN
REVISED: 05/18/2022

SCALE:	
JOB CODE:	FGPUDA-21
DATE:	MAY 2022
FILE NAME:	EXHB-TRACT C MCP-R1
SHEET	1 OF 2

C:\PLANNING\PROJ - PLANNING\GPUDA-21 FOREST GLEN PUD (PL20200002502)\DRAWINGS\EXHB-TRACT C MCP-R1.DWG 5/18/2022 11:32 AM

SITE SUMMARY

TOTAL SITE AREA (C): 9.64± ACRE

COMMERCIAL: MAXIMUM 100,000 S.F.

OPEN SPACE:

REQUIRED: COMMERCIAL - 30%

PROVIDED: COMMERCIAL - 30%

PRESERVE: NONE, REQUIREMENTS HAVE BEEN MEET IN THE OVERALL PUD AS SHOWN ON EXHIBIT "A", PUD MASTER PLAN.

NOTES:

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MINOR MODIFICATION DUE TO AGENCY PERMITTING REQUIREMENTS.
2. ALL LANDSCAPE BUFFERS WILL MEET OR EXCEED LDC REQUIREMENTS. SEE SECTION 6.4.M. OF THE PUD.
3. OPEN SPACE FOR THE PUD IS PROVIDED THROUGHOUT THE OVERALL PUD AND IS NOT SEPARATELY CALCULATED FOR EACH TRACT. THE COMMERCIAL DEVELOPMENT SHALL PROVIDE A MINIMUM OF 30%.



GradyMinor

O. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151
Business LC 26000266
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

FOREST GLEN OF NAPLES PUD

EXHIBIT B
ALTERNATIVE COMMERCIAL TRACT MASTER PLAN NOTES
REVISED: 05/18/2022

SCALE:

JOB CODE:

FGPUDA-21

DATE:

MAY 2022

FILE NAME:

EXHB-TRACT C MCP-R1

SHEET 2 OF 2

C:\PLANNING\PROJ - PLANNING\FGPUDA-21 FOREST GLEN PUD (PL20200002302)\DRAWINGS\EXHB-TRACT C MCP-R1.DWG 5/18/2022 11:37 AM