



**Development Services Advisory Committee
Land Development Review
Subcommittee**

**Tuesday, May 20, 2025
3:00 pm**

**2800 N. Horseshoe Dr.
Naples, FL 34104**

**Growth Management Community Development
Department
Conference Room 609/610**

Please contact Eric Johnson at (239) 252-2931 or
Eric.Johnson@colliercountyfl.gov if you have any questions or
wish to meet with staff.



DSAC – Land Development Review Subcommittee 2025 Land Development Code Amendments

Agenda

Tuesday, May 20, 2025

3:00 pm

2800 N. Horseshoe Dr., Naples, FL 34104

Growth Management Community Development, Conference Rooms 609/610

NOTICE:

Persons wishing to speak on any Agenda item will receive up to three (3) minutes unless the Chairman adjusts the time. Speakers are required to fill out a “Speaker Registration Form”, list the topic they wish to address, and hand it to the Staff member before the meeting begins. Please wait to be recognized by the Chairman and speak into a microphone. State your name and affiliation before commenting. During the discussion, Committee Members may direct questions to the speaker.

Please silence cell phones and digital devices. There may not be a break in this meeting. Please leave the room to conduct any personal business. All parties participating in the public meeting are to observe Roberts Rules of Order and wait to be recognized by the Chairman. Please speak one at a time and into the microphone so the Hearing Reporter can record all statements being made.

1. Call to Order – Chairman
2. Approval of Agenda
3. Old Business
4. New Business
 - a. PL20250004659 – Home Based Business Updates LDCA
 - b. PL20250005043 – Group Housing Updates LDCA
 - c. PL20250005475 – Mailed Notice Rural Agricultural Zoned Land LDCA
 - d. PL20240008632 – Solar Facilities and Electrical Substations LDCA
5. Public Speakers
6. Reminders of Upcoming DSAC-LDR Subcommittee Meeting Dates Discussion:
 - a. Tuesday, June 17, 2025
 - b. Tuesday, September 16, 2025
 - c. Tuesday, November 18, 2025
7. Adjourn

LAND DEVELOPMENT CODE AMENDMENT

PETITION

PL20250004659

ORIGIN

 Growth Management
Community Department
(GMCD)

SUMMARY OF AMENDMENT

This Land Development Code (LDC) amendment proposes to update LDC section 5.02.00 Home Occupations to ensure consistency between the County's regulations and the changes that were recently made to the Florida Statutes relative to home-based businesses. LDC amendments are reviewed by the Board of County Commissioners (Board), Collier County Planning Commission (CCPC), Development Services Advisory Committee (DSAC), and the Land Development Review Subcommittee of the DSAC (DSAC-LDR).

HEARING DATES

Board	TBD
CCPC	TBD
DSAC	TBD
DSAC-LDR	05/20/2025

LDC SECTIONS TO BE AMENDED

5.02.00	HOME OCCUPATIONS
5.02.01	Applicability
5.02.02	Allowable Home Occupation Uses
5.02.03	Standards

ADVISORY BOARD RECOMMENDATIONS

DSAC-LDR
TBD

DSAC
TBD

CCPC
TBD

BACKGROUND The County's original provisions for home occupational uses were introduced into the LDC, pursuant to Ordinance 1980-04. The adoption of Ordinance 1995-31 established the current travelling prohibition to and from the residence, by customers, employees, and clients of the business operating as a home occupation. These standards have remained relatively unchanged, except for several minor amendments and the most recent occurring in 2005 which prohibited the meeting or parking at the residence.

On July 1, 2021, F.S. 559.955 Home-Based Businesses, became an effective law that allow small business entrepreneurs to use residential property in ways that are consistent with residential land use (see Exhibit A). The law sets forth criteria that home-based businesses must meet to operate in areas zoned for residential use. It stipulates that "the local government may not enact or enforce any ordinance, regulation, or policy, or take any action to license or otherwise regulate a home-based business in a manner that is different from other businesses in a local government's jurisdiction." It is noteworthy, by F.S. 559.955 (4), that "Any adversely affected current or prospective home-based business owner may challenge any local government action in violation of this section. The prevailing party in a challenge may recover reasonable attorney fees and costs incurred in challenging or defending the action, including reasonable appellate attorney fees and costs." As such, the purpose and intent of this LDC amendment is to update LDC section 5.02.00 to comply with current State law.

FISCAL & OPERATIONAL IMPACTS

No fiscal impacts are anticipated.

GMP CONSISTENCY

The proposed LDC amendment has been reviewed by Comprehensive Planning staff and may be deemed consistent with the GMP.

EXHIBITS: A) None

Amend the LDC as follows:

5.02.00 – Home Occupations/Home-Based Businesses

5.02.01 – Purpose and Intent

The intent of this section is to provide minimum standards for home occupations/ home-based businesses to ensure compatibility with the surrounding character and integrity of the residential neighborhood, while maintaining consistency with section 559.955, Florida Statutes. A business is considered a home occupation/ home-based business if it operates, in whole or in part, from a residential property and meets LDC section 5.02.03 standards and criteria.

5.02.02 – Applicability

Home occupations/ home-based businesses shall be allowed at any residential dwelling.

5.02.03 – Standards

The home occupation/ home-based business shall be incidental to the use of the dwelling. A home occupation/ home-based business shall meet the following criteria:

- A. The employees of the business who work at the residential dwelling must also reside in the residential dwelling, except that up to a total of two employees or independent contractors who do not reside at the residential dwelling may work at the business. More than one home occupation/ home-based business may occur on-premises; however, for all businesses based at the residential dwelling, the total number of employees working on-premises but do not reside at the residential dwelling, shall be limited to two. The business may have additional remote employees that do not work at the residential dwelling.
- B. Parking related to the business activities of the home occupation/home-based business shall comply with residential parking requirements of the LDC, and the need for parking generated by the business shall not be greater in volume than would normally be expected at a similar residence where no business is conducted. Vehicles and trailers used in connection with the business must be parked in legal parking spaces that are not located within the right-of-way, on or over a sidewalk, or on any unimproved surfaces at the residence. Any land clearance as a result of any parking area expansion shall be in compliance with LDC section 3.05.00. Parking or storage of commercial vehicles or equipment shall be allowed only in compliance with the requirements for commercial vehicles as set forth in Collier County's PARKING, STORAGE, AND USE OF VEHICLE CONTROL ORDINANCE (Ord. No. 2010-26, as amended).
- C. As viewed from the street and neighboring residential properties, the use of the residential property is consistent with the uses of the residential areas that surround the property. External modifications made to a residential dwelling to accommodate a home occupation/ home-based business must conform to the residential character and architectural aesthetics of the neighborhood. The home-based business shall not conduct retail transactions at a structure other than the residential dwelling; however, incidental business uses and activities may be conducted at the residential property.

- 1 D. The activities of the home occupation/ home-based business are secondary to the
2 property's use as a residential dwelling.
- 3
- 4 E. All business activities shall comply with any relevant local or state regulations with respect
5 to signage and equipment or processes that create noise, vibration, heat, smoke, dust,
6 glare, fumes, or noxious odors. Relevant County regulations for this paragraph are those
7 that apply to a residence where no business is conducted.
- 8
- 9 F. All business activities shall comply with any relevant local, state, and federal regulations
10 with respect to the use, storage, or disposal of any corrosive, combustible, or other
11 hazardous or flammable materials or liquids. Relevant County regulations for this
12 paragraph are those that apply to residence where no business is conducted.
- 13
- 14 G. All home occupations/home-based businesses shall be regulated and licensed in a
15 manner consistent and equivalent to other licensed businesses within Collier County,
16 except as provided in this Section.
- 17

18 # # # # # # # # # # # # #

19

20 **5.02.00 — HOME OCCUPATIONS**

21

22 **5.02.01 — Applicability**

23

24 ~~Home occupations shall be allowed in any zoning district which permits residential dwellings as a~~
25 ~~permitted use.~~

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27 **5.02.02 — Allowable Home Occupation Uses**

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29 ~~There shall be no retail sale of materials, goods, or products from the premises.~~

30

31 **5.02.03 — Standards**

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33 ~~The home occupation shall be clearly incidental to the use of the dwelling for dwelling purposes.~~
34 ~~The existence of the home occupation shall not change the character of the dwelling.~~

35

36 ~~A. An allowable home occupation shall be conducted by an occupant of the dwelling.~~

37

38 ~~B. There shall be no on-site or off-site advertising signs.~~

39

40 ~~C. The use shall not generate more traffic than would be associated with the allowable~~
41 ~~residential use. To that end, traveling to and from as well as meeting or parking at the~~
42 ~~residence by either employees of the business operated therefrom who are not residing~~
43 ~~at the subject address or by customers or clients of the home occupations is prohibited.~~

44

45 ~~D. There shall be no receiving of goods or materials other than normal delivery by the U.S.~~
46 ~~Postal Service or similar carrier.~~

47

48 ~~E. Parking or storage of commercial vehicles or equipment shall be allowable only in~~
49 ~~compliance with the requirements for commercial vehicles in the County Code.~~

50

- 1 ~~F. The on-site use of any equipment or materials shall not create or produce excessive noise,~~
2 ~~obnoxious fumes, dust, or smoke.~~
- 3
- 4 ~~G. The on-site use of any equipment or tools shall not create any amount of vibration or~~
5 ~~electrical disturbance.~~
- 6
- 7 ~~H. No on-site use or storage of any hazardous material shall be kept in such an amount as~~
8 ~~to be potentially dangerous to persons or property outside the confines of the home~~
9 ~~occupation.~~
- 10
- 11 ~~I. There shall be no outside storage of goods or products, except plants. Where plants are~~
12 ~~stored, no more than fifty (50) percent of the total square footage of the lot may be used~~
13 ~~for plant storage.~~
- 14
- 15 ~~J. A home occupation shall be subject to all applicable County occupational licenses and~~
16 ~~other business taxes.~~
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Eric Johnson

From: Audrey Mares <dutmarab@comcast.net>
Sent: Tuesday, April 29, 2025 9:42 PM
To: Eric Johnson
Cc: Neighbor - Tim & vicki maloney
Subject: Collier County 5.02.00---Amendment PL20250004659 vs PL20220006029

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Mr. Johnson
Good Morning

The County Attorney already approved the Land Development Code Amendment, [PL20220006029](#) proposed language in 2022.

5.02.02 - Applicability

2022-----"Home occupations/ home-based business shall be allowed **inside any dwelling** within any zoning district that permits residential dwellings as a permitted use"

There would be no reason to modify the Applicability verbiage since the Florida Statute (559.955) has not changed or modified since passing into law in 2021.

2025----- "Home occupations/ home-based businesses shall be **allowed at any residential dwelling**"

This is a sea shift change in the 2025 vs 2022 language. The interpretation in the new language would mean a business doesn't need to work inside the dwelling but use the dwelling as an operating hub such as a commercial landscape company.

Reading some other Florida Counties Home-Base Business Statute it is clear working inside the house and some even apply a business square footage requirement. One that I have been talking to is South West Ranches. Working inside the house is settled law.

I would say if Collier County wanted a Commercial Landscape Company operating under the Florida State Statute-Home-Base Business it will more than likely happen.

We have a Commercial Landscape Company that worked for over a year under the Collier County Home Occupation License. A violation but no enforcement. He has dropped the Home Occupation and now is operating under the LDC with 5 combination commercial trucks & trailers allowed based on square footage of the house. Nice thing to wake up to at 5:30am

Reading Collier County 2022 proposal vs the 2025 proposal is in my mind a “bait and switch” allowing larger commercial operations within a residential neighborhood. My comments were not referring to the State Statute as it hasn’t changed.

In our mind we under the impression the 2022 proposal was going to get pulled out of the drawer dusted off and resubmitted.

Thanks
William Mares

On Apr 29, 2025, at 9:58 AM, Eric Johnson <Eric.Johnson@colliercountyfl.gov> wrote:

Good morning, Mr. Mares. Thank you for your email.

It was my understanding that I used the most recent version of the previous amendment. I can assure you there is no “bait and switch” going on here.

I copied/pasted a portion of the Florida Statutes. Our County Attorney’s Office will determine if the proposed provisions are consistent with Florida Statutes:

The way the process works, once staff determines the provisions are in good working order, the LDC amendment will be scheduled for public hearing. We have email distribution lists that we maintain, which notifies interested parties of upcoming public hearings. If you’d like, I can put you on an email distribution list to notify you by email when the LDC amendment will be heard at a public hearing. I strongly encourage you to attend the meeting and offer your comments.

Keep in mind that relevant emails (e.g., offering opinions, objections, endorsements, etc.) from the public that are associated with this topic will be included in the packet that is provided to the Board of County Commissioners. Thanks!

Eric Johnson AICP, CFM, LEED Green Associate
Manager - Planning
Zoning

Office: [239-252-2931](tel:239-252-2931)

Eric.Johnson@colliercountyfl.gov

From: Audrey Mares <dutmarab@comcast.net>
Sent: Monday, April 28, 2025 10:06 PM
To: Eric Johnson <Eric.Johnson@colliercountyfl.gov>
Cc: Neighbor - Tim & Vicki Maloney <bessieblues@gmail.com>
Subject: Re: Florida Statute--Home-Based Business--Underway

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Mr. Johnson
Good Morning

I see the 2025 Collier County proposed Home-Based Business doesn't match the 2022 proposal.

5.02.02 - Applicability

2025----- *"Home occupations/ home-based businesses shall be allowed at any residential dwelling"*

2022-----*"Home occupations/ home-based business shall be allowed inside any dwelling within any zoning district that permits residential dwellings as a permitted use"*

Who changed the language to be against us home owners that have to live or put up with this everyday in a once quiet neighborhood.

A business working inside a house one can put up with not a commercial landscaper combination truck & trailers coming and going 5:30am to 8:00pm M-Sat. It's ok if one resides in a gated community or HOA

The new language goes against the intent of the Florida State Statute (559.955). The intent was to work in the house & live in the house when reading the notes from the Florida Law Makers. Residing in the house and operating a commercial landscape company from the house was not the purpose of the Home Based Business. The house just becomes a facade to fall under the Home-Based Business.

Anyway this seems like a bait and switch to the first proposal and now falls outside what the other counties already have in place.

Thanks
William Mares

Mr. Johnson

Good morning

Did call GMCD and they said Zoning's request for Florida Statute—Home-Base Business does go to them. The GMCD fills out the form(s) and it is sent to the various departments for comment. This particular one was sent to legal.

1.----The part that says "was this submitted before" is for "only" this submittal not any in the past that have a different submittal number.

I mentioned to him that is sort of deceiving as there was a previous submittal for the exact same request giving a person like Byron Donalds the impression this is a first time submittal.

2.— The Rev# 1 is when the first submittal is sent out. I also mentioned an Engineer, Contractor or a common layman this would mean it has already made one submittal already.

Rev # 1 on a drawing is the second time it has been submitted. This would pertain to any drawing in the US.

We don't agree with how it is done because it goes against common sense but it's GMCD strange rules we must follow.

Thanks
William Mares

On Apr 21, 2025, at 9:14 AM, Eric Johnson
<Eric.Johnson@colliercountyfl.gov> wrote:

Mr. Mares,

That form did not come from the Zoning office. It came from GMCD Client Services.

Eric Johnson AICP, CFM, LEED Green Associate
Manager - Planning
Zoning

Office: [239-252-2931](tel:239-252-2931)

Eric.Johnson@colliercountyfl.gov

From: Audrey Mares <dutmarab@comcast.net>
Sent: Friday, April 18, 2025 9:26 PM
To: Eric Johnson <Eric.Johnson@colliercountyfl.gov>
Cc: Neighbor - Tim & vicki maloney <bessieblues@gmail.com>
Subject: Florida Statute--Home-Based Business--Underway

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extreme caution when opening attachments or clicking links.

Mr. Johnson
Good Morning
Thanks for the update

Now the Florida Statute—Home-Based Business is now being resurrected from Nov 2022. That is Good. Hopefully it doesn't get withdrawn by upper management?

On the first page of the application titled "FOR CAO USE ONLY" which I have attached a copy at bottom of page.

There is one question where it says "REQUEST FOR LEGAL SERVICES." My question is:

(1) Item Previously Submitted—**NO**-----This was previously submitted under PL20220006029 dated Sept 14, 2022.

Do you want the impression this is the first time for submittal? Maybe a revision but not a new submittal?

(2) What does Rev # 1 mean. This is the same as on the original submittal.

Thanks
William Mares

Mr. Mares,

Please be advised that staff will be reviewing the LDC amendment to ensure compliance with current Florida Statutes. Please see the status of the amendment in the attached.

As I mentioned earlier, Mr. Bosi anticipates having a discussion with the Board of County Commissioners at their next public hearing on April 22. We want to get their direction for any particulars, so as to effectively and efficiently carry out their will in a public setting. Thank you.

Eric Johnson AICP, CFM, LEED Green Associate
Manager - Planning
Zoning

Office: 239-252-2931

Eric.Johnson@colliercountyfl.gov

From: Audrey Mares <dutmarab@comcast.net>
Sent: Wednesday, April 16, 2025 9:24 PM
To: Eric Johnson <Eric.Johnson@colliercountyfl.gov>
Cc: Neighbor - Tim & vicki maloney
<bessieblues@gmail.com>
Subject: Florida Statute--Home-Based Business

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Mr. Johnson
Thanks for your response
The Florida Statute—Home-Based Business is a state law passed in 2021 and presides over all 67 counties. So Collier County's Home Occupation Ordinance is a moot point. I would think the direction from the County Commissioners is pretty simple—follow the state law which has not happened since 2021. You and your team had the Florida Statute headed towards the finish line but it was withdrawn.
Thanks
William Mares PE

On Apr 16, 2025, at 4:50 PM, Eric Johnson
<Eric.Johnson@colliercountyfl.gov>
wrote:

Good afternoon, Mr. Mares. Thank you for your email.

I wanted to let you know that the Zoning Director, Mr. Mike Bosi, anticipates having a discussion with the Commissioners at their public hearing on April 22, 2025.

Mr. Bosi hopes to receive direction from the Commissioners as to how they want staff to proceed.

Eric Johnson AICP, CFM, LEED Green Associate
Manager - Planning
Zoning

Office: [239-252-2931](tel:239-252-2931)

Eric.Johnson@colliercountyfl.gov

From: Audrey Mares
<dutmarab@comcast.net>
Sent: Tuesday, April 15, 2025 10:19 PM
To: Eric Johnson
<Eric.Johnson@colliercountyfl.gov>
Cc: Neighbor - Tim & vicki maloney
<bessieblues@gmail.com>
Subject: Florida Statute--Home-Based Business

EXTERNAL EMAIL: This email is from an external source. Confirm this is a trusted sender and use extreme caution when opening attachments or clicking links.

Mr. Johnson
Good Morning

My name is William Mares.
Tim Maloney and I have been working with the Code & Zoning Department to understand why the Florida State Statute—Home-Based Business (559.955) is not a part of our ordinances.
We have a Commercial Landscape Company move into our street next to 951 and Pine Ridge in Dec 2023.
We are finding out the fellow signed the Collier County Home Occupation Document with its stipulations which is not enforced by the Code

Department. The company operates a minimum of 5 combination trucks and trailers from the residence. He doesn't work at the house but from the house.

Our research shows the Florida Statute was passed into law in mid July 2021. In mid 2022 Collier County started the review process to embed the State Statute into the Collier County Statute. When reading the review notes we see Mr. Zachary Karto was the point person. Then in the middle of the review process the Statute was withdrawn. Stating Upper Management made the request.

As we understand Mr Karto reported to you during that time? Do you have any idea who pulled the Proposed Statute as it looked like it was making good progress? No one seems to know. Some were not aware of the review process.

Now Collier County has no Home-Based Business Statute embedded into their Code.

Tim & I have met with Amy Patterson, Jamie French and others trying to get it back on track so it can be codified into Collier County Ordinances.

Thanks
William Mares

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Interpreter Services for the
Deaf and Hard of Hearing

Finding
Florida Grades
K-5

LIFE AS A
LAWMAKER Grades
6+

Title XXXIII

Chapter

REGULATION OF TRADE, COMMERCE,
INVESTMENTS, AND SOLICITATIONS

REGULATION C
COMMERCE, AND I
GENERA

559.955 Home-based businesses; local government restricti

(1) Local governments may not enact or enforce any ordinance, any action to license or otherwise regulate a home-based business in

(2) A home-based business that operates from a residential prop

(3):

(a) May operate in an area zoned for residential use.

(b) May not be prohibited, restricted, regulated, or licensed in a other businesses in a local government's jurisdiction, except as othe

(c) Is only subject to applicable business taxes under chapter 20 municipality in which the home-based business is located.

(3) For purposes of this section, a business is considered a home in whole or in part, from a residential property and meets the follow

(a) The employees of the business who work at the residential d residential dwelling, except that up to a total of two employees or i not reside at the residential dwelling may work at the business. The remote employees that do not work at the residential dwelling.

(b) Parking related to the business activities of the home-based zoning requirements and the need for parking generated by the busi volume than would normally be expected at a similar residence whe Local governments may regulate the use of vehicles or trailers opera or on a street right-of-way, provided that such regulations are not m residence where no business is conducted. Vehicles and trailers used business must be parked in legal parking spaces that are not located over a sidewalk, or on any unimproved surfaces at the residence. Lo the parking or storage of heavy equipment at the business which is v neighboring property. For purposes of this paragraph, the term "hea commercial, industrial, or agricultural vehicles, equipment, or mach

(c) As viewed from the street, the use of the residential propert the residential areas that surround the property. External modificati dwelling to accommodate a home-based business must conform to tl





Collier County



Collier County



DRAFT

2022

Amend the LDC as follows:

5.02.00 – Home Occupations/Home-Based Businesses

5.02.01 – Purpose and Intent

The intent of this section is to provide minimum standards for home-based businesses to ensure compatibility with the surrounding residential neighborhood, while maintaining consistency. Home occupations/ home-based businesses shall not be licensed in a manner that is different from other business in this section. A business is considered a home occupation when it is conducted whole or in part, from a residential property.

5.02.02 – Applicability

Home occupations/ home-based business shall only be permitted in a zoning district that permits residential dwellings as a permitted use.

5.02.03 – Standards

The home occupation/ home-based business shall be conducted from a residential dwelling. A home occupation/ home-based business shall not be conducted from a commercial or industrial property.

- A.** The employees of the business who work at the residential dwelling, except that up to a total of two employees who do not reside at the residential dwelling may work at the home occupation/ home-based business may occur outside the residential dwelling. If the business is based at the residential dwelling, the total number of employees who do not reside at the residential dwelling, shall be limited to two additional remote employees that do not work at the residential dwelling.

LAND DEVELOPMENT CODE AMENDMENT

PETITION

PL20250005043

ORIGIN

 Board of County
Commissioners (Board)

SUMMARY OF AMENDMENT

This Land Development Code (LDC) amendment proposes to update LDC section 5.05.04 Group Housing to increase the maximum floor area ratio from 0.45 to 0.60 to meet current market needs for the following group housing units: nursing homes, assisted living facilities and continuing care facilities. LDC amendments are reviewed by the Board of County Commissioners (Board), Collier County Planning Commission (CCPC), Development Services Advisory Committee (DSAC), and the Land Development Review Subcommittee of the DSAC (DSAC-LDR).

HEARING DATES

Board	TBD
CCPC	TBD
DSAC	TBD
DSAC-LDR	05/20/2025

LDC SECTION TO BE AMENDED

5.05.04 Group Housing

ADVISORY BOARD RECOMMENDATIONS

DSAC-LDR	DSAC	CCPC
TBD	TBD	TBD

BACKGROUND

On March 6, 2025, the Collier County Planning Commission directed staff to begin on an LDC Amendment to increase the maximum Floor Area Ratio (FAR) for group housing facilities from 0.45 to 0.60. Additionally, on April 22, 2025, the Board of County Commissioners, under agenda item 15.C Board and Staff General Communications further directed staff to begin on an LDC Amendment to increase the maximum FAR from 0.45 to 0.60 for group housing facilities, county-wide. The discussion was started by Commissioner McDaniel, Jr. to formalize a common deviation requested by PUDs and to help facilitate current group housing facilities market needs.

The original provisions for Floor Area Ratio (FAR) for Group Housing were introduced into the LDC pursuant to Ordinance 1997-26. The FAR standard of 0.45 for group housing was determined by staff, at that time, by reviewing all current and planned group care facilities that were both in existence and coming on board. The research found that the largest group housing facility at that time (i.e. The Carlisle) had a FAR of 0.456. Standards have remained relatively unchanged since 1997. A greater FAR was first introduced through a Growth Management Plan Amendment (Ordinance 05-25 on June 7, 2005) that approved the Vanderbilt Beach Road Neighborhood Commercial Subdistrict and allowed for a maximum FAR of 0.60 and 200 units of assisted living facilities, independent living facilities, continuing care retirement communities, and nursing homes.

This LDC Amendment implements updates to the LDC to implement Board direction to increase the maximum floor area ratio from 0.45 to 0.60 for the following group housing facilities: nursing homes, assisted living facilities and continuing care facilities. This LDC Amendment updates the LDC to correct a scrivener error in 5.05.04.D, “aging-in-pace” that should read “aging-in-place”.

FISCAL & OPERATIONAL IMPACTS

No fiscal impacts are anticipated.

GMP CONSISTENCY

The proposed LDC amendment has been reviewed by Comprehensive Planning staff and may be deemed consistent with the GMP.

EXHIBITS: A) None

Amend the LDC as follows:

5.05.04 – Group Housing

* * * * *

D. All other care housing environments as defined in this Code, including, but not limited to, care units, assisted living units, continuing care retirement communities, nursing homes, and dwelling units that are part of an aging-in-place living environment shall adhere to the following standards in addition to those established by the underlying zoning district.

1. The maximum floor area ratio shall not exceed 0.45, except that for nursing homes, assisted living facilities, and continuing care facilities, the floor area ratio may be increased to 0.60, provided that the Future Land Use Element of the Growth Management Plan allows for the greater floor area ratio.

2. No structure shall be erected within twenty (20) feet of any abutting lot or parcel which is zoned residential, nor within twenty-five (25) feet of a road right-of-way, except for properties within the GGPOD, the front setback shall be in accordance with LDC section 4.02.26 B.1.

3. Parking spaces required:

a. Independent living units. One (1) per dwelling unit.

b. Assisted living units. 0.75 per assisted unit.

c. Nursing care units. Two (2) parking spaces per five (5) beds.

4. The procedures for applications and review of proposed group care facilities are set forth in Chapter 10.

#

LAND DEVELOPMENT CODE AMENDMENT

PETITION

PL20250005475

ORIGIN

Board of County
Commissioners (BCC)

SUMMARY OF AMENDMENT

This amendment shall increase the written mailed notice distance requirement from 1,000 feet to one mile when there is a change in land use to Rural Agriculture (A) zoned lands. It requires an amendment to the Administrative Code, Chapter 8 C. LDC amendments are reviewed by the Board of County Commissioners (Board), Collier County Planning Commission (CCPC), Development Services Advisory Committee (DSAC), and the Land Development Review Subcommittee of the DSAC (DSAC-LDR).

HEARING DATES

Board	TBD
CCPC	TBD
DSAC	TBD
DSAC-LDR	05/20/2025

LDC SECTION TO BE AMENDED

10.03.05 Required Methods of Providing Public Notice

ADVISORY BOARD RECOMMENDATIONS

DSAC-LDR
TBD

DSAC
TBD

CCPC
TBD

BACKGROUND

When property is located within the Rural or Urban Golden Gate Estates Sub-Element of the Golden Gate Area Master Plan designated area, the method of providing public notice by mailed notices for land use petitions change is to mail property owners within one mile (5,280 feet) of the property lines of a subject project. For other areas not located within the Urban designated area of the Future Land Use Element of the Growth Management Plan, mailed notices are sent to property owners within 1,000 feet of the subject property with the exception of the Rural and Urban Golden Gate Estates designated areas. This 1,000 feet mailed notice distance requirement was recently recognized by the Board to be deficient in notifying the surrounding community and nine property owners for a site-specific rezone petition to change the land use on 160 acres of Rural Agricultural zoned land. As a result, on April 25, 2025, the Board directed Zoning staff to prepare and publicly vet a Land Development Code amendment that would extend and increase the mailed notice distance requirement, from 1,000 feet to one mile for land use petitions that require a site-specific Growth Management Plan amendment, rezone, or Conditional Use request in the Rural Agricultural (A) Districts.

Staff researched other Florida's counties public mailed notification distance requirements and found they vary, as presented in Exhibit B. Most recently, Seminole County adopted, by ordinance 2024-02, public notice procedures to amend their future land use and zoning maps, non-residential variances and special exceptions. The County's mailed notification requirements are minimum notice standards based upon an urban versus rural area's project acres size and minimum number of parcels to be notified. The project sizes ranged from 0 to 5 acres, greater than 5 to 10 acres, and greater than 10 acres. For rural areas, the respective minimum number of parcels to receive mailed notices are 15, 25 and 30 parcels.

Staff prepared Exhibit C to illustrate, in each of the Board of County's Commissioner's District, the expected number of property owners that would be notified and the number of mailings that could be

sent at various distances for 1,000/1,320/2,640/and 5,280 feet or one-mile for six (A) zoned projects.

The proposed amendment, if approved, would extend and increase the mail distance notification requirement to one-mile (5,280 feet) for site-specific GMP amendments, rezones, or Conditional Use requests on all parcels currently zoned (A).

FISCAL & OPERATIONAL IMPACTS

There is no fiscal impact to the County. Costs associated with mailed notices are the responsibility of the petitioner.

GMP CONSISTENCY

To be provided by Comprehensive Planning Staff after first review.

EXHIBITS: A) Administrative Code Change B) Other Florida Counties C) Mailed Notice Distance Table.

Amend the LDC as follows:

10.03.05 – Required Methods of Providing Public Notice

This section shall establish the required methods of providing public notice. Chapter 8 of the Administrative Code shall establish the public notice procedures for land use petitions.

A. Neighborhood Information Meetings (NIM). Neighborhood Information Meetings, where required, shall be held prior to the first public hearing and noticed as follows:

1. Mailed Notice shall be sent prior to the NIM and shall be pursuant to LDC section 10.03.05 B.
2. Newspaper Advertisement prior to the NIM.

B. Mailed Notice.

1. Where required, Mailed Notice shall be sent to property owners in the notification area as follows:
 - a. For areas in the urban designated area of the future land use element of the Growth Management Plan notices shall be sent to all property owners within 500 feet of the property lines of the subject property.
 - b. For all other areas, except areas designated in the Rural Golden Gate Estates Sub-Element or Urban Golden Gate Estates Sub-Elements of the Golden Gate Area Master Plan, notices shall be sent to all property owners within 1,000 feet of the property lines of the subject property.
 - c. For areas designated within the Rural Golden Gate Estates Sub-Element or Urban Golden Gate Estates Sub-Element of the Golden Gate Area Master Plan, notices shall be sent to all property owners within one-mile of the subject property lines.

d. For a petition involving a site-specific GMP amendment, rezoning, or Conditional Use request on Rural Agricultural (A) zoned lands, mailed notices shall be sent to all property owners within one mile of the subject property lines.

~~d~~ e. Notices shall also be sent to property owners and condominium and civic associations whose members may be impacted by the proposed land use changes and who have formally requested the county to be notified. A list of such organizations must be provided and maintained by the county, but the applicant must bear the responsibility of insuring that all parties are notified.

*	*	*	*	*	*	*	*	*	*	*	*	*	*
#	#	#	#	#	#	#	#	#	#	#	#	#	#

Exhibit A– Administrative Code Change

DRAFT

Text underlined is new text to be added

~~Text strikethrough is current text to be deleted~~

Collier County Land Development Code | *Administrative Procedures Manual*

Chapter 8 | Public Notice – Generally, Contents, Categories of Notice, and Notice Recipients

C. Mailed Notice

Applicability For applicable land use petitions, a **mailed notice** shall be as follows.

Notice Requirements Mailed written notices shall be sent by regular mail to **property owners in the notification area** listed below. Names and addresses of **property owners** shall be those listed on the latest ad valorem tax rolls of the County. The **mailed notice** must be sent out at least 15 days before the hearing for all applications, except as identified otherwise in the Administrative Code.

The **applicant** must provide a copy of the list of all parties noticed by the required notification deadline to the Zoning Division staff.

The written notice must include:

- a. Date, time, and location of the **NIM** meeting or public hearing;
- b. Description of the proposed land uses; and
- c. 2 in. x 3 in. map of the project location.

For a conditional use, rezoning, PUD, PUD extension, or variance, the notice must also include:

- a. A clear description of the proposed land uses;
- b. A clear description of the applicable development standards;
- c. Intensity or density in terms of total floor area of commercial or industrial space and dwelling units per acre for residential projects;
- d. A clear description of the institutional or recreational uses when part of the development strategy; and
- e. The substance of the proposed ordinance or resolution (rezoning only).

For a site plan with deviations for redevelopment projects, the notice must also include the type of deviation sought.

The Clerk to the BCC will make a copy of all notices available for public inspection during regular business hours.

Recipients of Mailed Written Notice **Property owners in notification area** are described below and shall be based on the latest tax rolls of Collier County and any other persons or entities who have formally requested notification from the County:

Urban designated area of the future land use element

The notification area includes:

1. All property owners within 500 feet of the property lines of the subject property.

Exhibit A– Administrative Code Change

of the growth
management plan

[For a site-specific GMP amendment, rezoning, or a conditional use request on Rural Agricultural zoned lands, all property owners within one mile of the property lines of the subject property.](#)

2. If any of the land in the area listed in paragraph 1 is owned by the same person or entity who owns the subject property, the 500-foot or one mile distance is measured from the boundaries of the entire ownership or PUD.
3. The maximum notification area is ½ mile (2,640 feet) from the subject property except for areas designated in the Urban Golden Gate Estates Sub-Element of the Golden Gate Estates Master Plan [and a site-specific request for GMP amendment, rezoning, or Conditional Use on Rural Agricultural zoned lands.](#)

All other areas

The notification area includes:

1. All property owners within 1,000 feet of the property lines of the subject property. However, for areas designated in the Urban and Rural Golden Gate Estates Sub-Element of the Golden Gate Area Master Plan [or a site-specific request for GMP amendment, rezoning, or Conditional Use on Rural Agricultural zoned land](#), notices shall be sent to all property owners within one mile of the property lines of the subject property, except for Estates (E) zoned variance applications, which shall remain at 1,000 feet of the subject property.
2. If any of the land in the area listed in paragraph 1 is owned by the same person or entity who owns the subject property, the 1,000-foot or one mile distance is measured from the boundaries of the entire ownership or PUD.
3. The maximum notification area is ½ mile (2,640 feet) from the subject property, except for areas designated in the Urban and Rural Golden Gate Estates Sub-Element of the Golden Gate Area Master Plan [or a site-specific request for GMP amendment, rezoning, or Conditional Use on Rural Agricultural zoned lands.](#)

Associations

Notification shall also be sent to **property owners** and condominium and civic associations whose members are impacted by the proposed land use changes and who have formally requested the county to be notified. A list of such organizations shall be provided and maintained by the County, but the **applicant** must bear the responsibility of insuring all parties are notified.

Updated Resolution ~~2021-143~~ [2025-XXX](#)

Exhibit B – Other Florida Communities

Other Florida Counties	Mailed Notification Distances (4-28-25)		
Alachua- Sec.2.2.9 (B)	400'		
Broward -Sec. 39-38 (b)	½ mile blasting- from excavation perimeter	County Rezone: 300' Owner Rezone, Variance: 500', Dump, Sanitary landfill, incinerator or resource recovery facility: 4 miles	Rural, Estate, or Agriculture District: 1,000'
Charlotte- Sec.3-9-6-3 f. (2)	Variances: 1,000'	Sec. 3-9-6-2 e (2) Special Exceptions: 1,000'	Sec. 3-9-10 (e) Zoning Atlas and Comp. Plan Amendments: 1,000'
Clay -Appendix C Sec. 12-9 (5) (I)	PUDs, Mudbogging: 1,000'	Rezone: 350'	
Desoto Sec. 20-1502	10 or more property owners: 1,000'		
Hernando Appendix A Sec.7 A.	500', Public Service Facility Overlay District: Telecommunication Tower-1,320'		
Escambia- Sec. 2.1.1 a.(2)c.	Borrow pits, Recycling Facilities, LDC and CD&D, and Rezoned north of 9 Mile Rd.-2,500', south of 9 Mile Rd.- 500'	Borrow pits, Recycling Facilities, LDC and CD&D, and Rezoned north of 9 Mile Rd.-2,500', south of 9 Mile Rd.-500'	
Hillsborough Sec.10.03.02 E	Agricultural and Residential 1 Categories: 500' Otherwise 300'		
Lee Sec.34-202 a. (9)	500' (1,000' for wireless communications facilities)	750' for less than 10 property owners notified (1,250' for wireless communications facilities)	
Leon -Sec. 10-7.401-406	Type A review-600', Type B-800', Type C 1,000'		
Levy -Sec. 50-3 (a) Indian River-Sec. 902.12 b.4.(b.2) Lake- Sec 14.00.05 B. Osceola-Sec. 2.3.5 A.	300'	Levy 2,500' for SE- electric generating facilities or mining	Levy 2 miles for SE- mining that includes blasting or 50 or more one way truck trips
Martin -Comprehensive Plan Sec. 1.9 -Public Participation: Inside Urban Service Area 1,000', Outside Urban Service Districts Area 2,500'		Zoning: Sec. 10.6.E-Development Applications 500', parcels and for outside of primary urban district: 1,000' and all HOA, POA, Condo Associations	

Exhibit B – Other Florida Communities

Miami-Dade Art. XXXVI Sec. 33-310 (d)	Developments of Regional Impact (DRIs): one mile	Applications other than DRIs, District boundary changes, use variances, special exceptions or unusual uses: one-half mile	District boundary change for Residential uses of less than 10 units, a change of prefix within BU (Business) or IU (Industrial), or use variance involving such a prefix change: 500'
Palm Beach- Chapter B, Sec. 5C.1.a	Urban/Suburban, Agriculture Reserve and Glades Tier: 500' Exurban and Rural Tiers: 1,000'		
Pasco County- 304.2 B.	500' or 1,000'		
Pinellas- 138.253 (c)	250'		
Polk -Sec. 960	500' Minimum of 12 different landowners		
Santa Rosa- Sec. 11.03.02 A. &B.	Borrow pit, C&D, LCD disposal facility: 1,500'	Rezoned, Conditional Uses or Special Exception 500', if within Rural Protection Zone: 1,500'	
Sarasota County -Art. 5 Sec.124-36 C (5) c.1	750'	1,500' for Rural or Semi-Rural as shown on the comprehensive plan future land use map	
Sarasota County-Mangrove Trimming and Preservation	Variances: 500'		
Sarasota County-Myakka River Protection Code	Variances: 750'		
Seminole -Sec.30.3.4	Urban: 0-5 acres	500'	N/A Minimum parcels
	5 to 10 acres	1,000'	15
	10+ acres	1,500'	25
	Rural Area: 0-5 acres	1,500'	15 Minimum parcels
	5-10 acres	2,500'	25
	10+ acres	5,000'	30
St. Lucie -Sec. 11.00.00 D. Manatee Sec. 312.7 Sumter Sec. 13-314(a) (3)B	500'		
St. John County-9.06.04 B. Marion County-3.5.3.B (2) and 2.7.3 C.	300'		

Exhibit C – Mailed Distance Notification

Location and Rural Agricultural District (A) Zoned Acres (05-09-2025)	Mailed Distances/Number of Parcel Notices (Property Owners)				Commission District
	1,000 feet	1,320 feet 1/4 mile	2,640 feet 1/2 mile	5,280 feet 1 mile	1 Mile Mailed Notice Requirement for Rural and Urban Golden Gate Estates Designated Parcels, adopted by Ord.2021-25
SABAL PALM PROJECT 160+/-Acres	19 (9)	22 (11)	109 (72)	1887 (1694)	1
8929 Collier Blvd. 9.5 acres	218 (147)	314 (208)	833 (478)	1849 (1113)	1
Pine Ridge and Goodlette Rd. 7.26 acres	175 (135)	404 (329)	963 (824)	5680 (4569)	2
Off of Rock Road 17.36 acres	72 (56)	88 (65)	371 (330)	1178 (1067)	3
End of Bayshore Drive 71.6 acres	326 (223)	422 (300)	836 (656)	2821 (2410)	4
8909 State Rd. 82 5 acres	3 (3)	3 (3)	4 (3)	7 (4)	5

Note: Mailed notice numbers do not account for situations where one individual/entity owns multiple parcels, such as developer, condo or HOAs, unless marked off by curved brackets which represent (the number of different property owners).

Mailed Notice Distance Sites with their respective property identification numbers are the following::

District 1 Parcel ID: **00418400302**- 9.49 acres, Address 8928 Collier Blvd. PL PL20230018397.

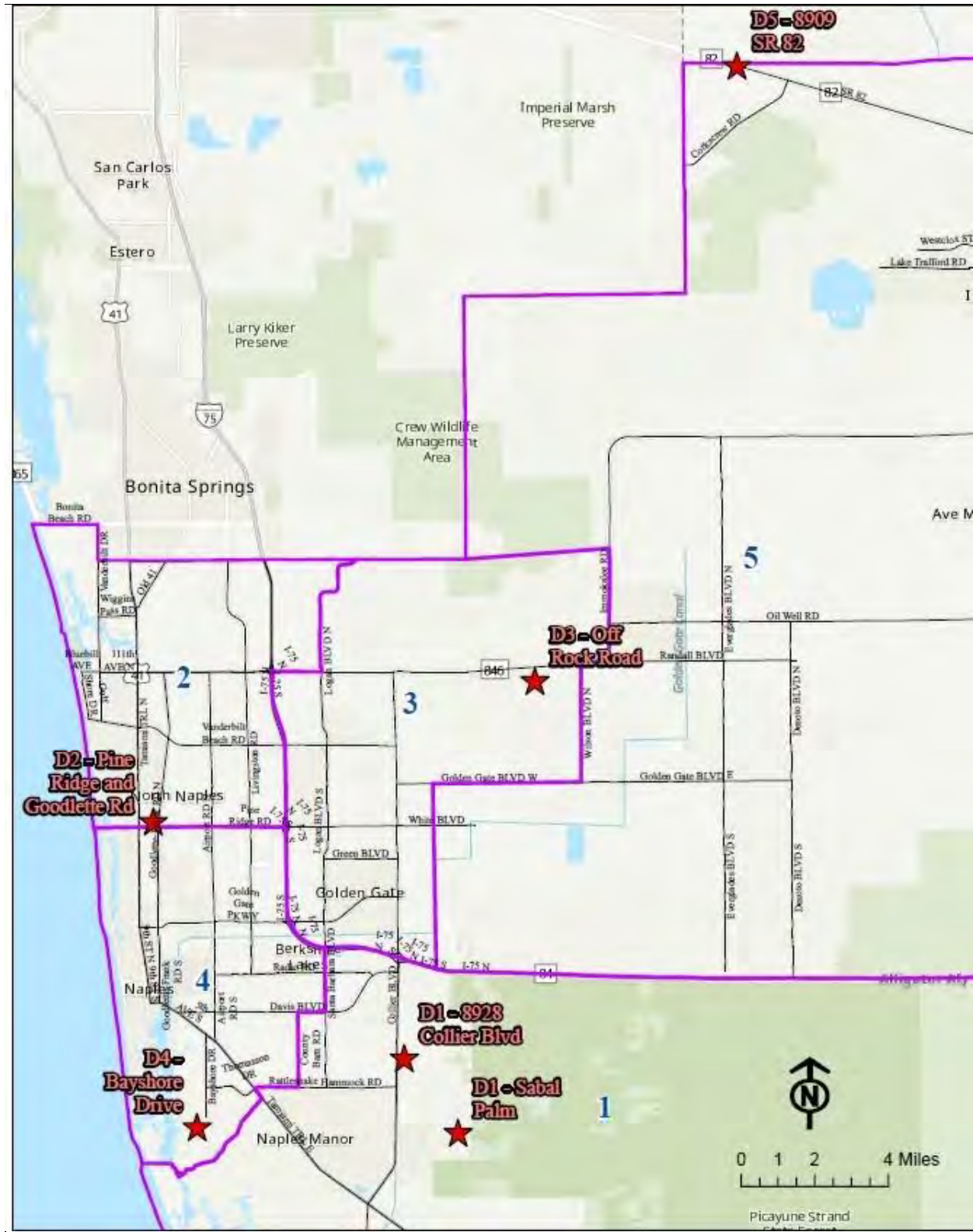
District 2 Parcel IDs: **67184440008**, **67184440006**-7.26 acres, Address Unknown Pine Ridge Estates PL20250004918.

District 3 Parcel IDs :**00213600006**,**00212680001**,**00213000004**,**00214366307**-17.36 acres, Address Unknown Rock Road

District 4 Parcel IDs: **6183800004**, **61837960006**- 71.6 acres Bayshore PL20250003046.

District 5 Parcel ID: **50290006**-5 acres, 8909 SR 82 Julian Grove PL20240002941 GMPA.

Exhibit C – Mailed Distance Notification





REQUEST STATEMENT

Electric Substations and Solar Facilities

LDC Amendment

I. REQUEST

Florida Power & Light Company (FPL) requests to amend the Collier County Land Development Code to incorporate provisions related to the locations and development standards for solar facilities and Electric Substations. The proposed amendment (Exhibit “A”) was preceded by several changes to Florida Statutes §163.3205 (Solar Facilities) and 163.3208 (Electric Substations) in recent years which have established statewide allowances for the development of solar facilities and Electric Substations in certain zoning districts “by right,” i.e. without zoning approval. For each of these uses, Florida Statutes also establish guidelines and limitations for associated development standards that may be adopted by local jurisdictions, and which are reflected in the enclosed amendment. The referenced statutes are attached as Exhibit “B”.

Currently, solar facilities are not explicitly addressed in the LDC. Historically, Staff has treated the solar facilities as “Essential Services”, which requires a Conditional Use in agricultural zoning districts - in conflict with the above referenced statutes. Electric substations are subject to standards related to “Essential Services” but there are no specific standards for buffering or setbacks for Electric Substations. Florida Statutes have defined specific design standards for both solar facilities and Electric Substations. Due to the recent updates and guidance provided in Florida Statutes, County Staff must review both the Collier County LDC and Florida Statutes for relevant development standards, which can be conflicting and cumbersome, and can result in numerous “Requests for Additional Information” that slow the permitting process.

II. FPL SOLAR PROGRAM

FPL has made a significant commitment to renewable and clean energy through its dynamic and visible focus on increasing solar-generated energy to Floridians. Today, FPL generates over 4,000 megawatts (MW) of solar energy across the state. By no later than 2045, FPL plans to significantly expand its statewide solar capacity, increasing the mix of solar generation on FPL’s system to more than 90,000 MW.

FPL’s solar energy centers offer the lowest energy generating costs to customers, generate zero emissions, and remove fuel cost volatility from customer bills, as they use only the sun for fuel. When the sun is shining, the panels absorb the sunlight and convert it into direct current energy. The energy then flows through an inverter where it is transformed into alternating current electricity, the kind that is used in a residential home. The energy travels through FPL’s energy grid, where it is delivered to homes and businesses.

There are numerous benefits associated with each FPL solar project that include creating employment opportunities during construction, procurement of local resources when possible, economic boost to local businesses during construction, zero-emissions electricity generation, decreasing land use intensity and traffic after construction, and increasing tax revenues for the County.

FPL’s commitment to expanding access to clean energy is highly visible in Collier County, providing a low intensity and sustainable use for former agricultural lands. Currently, FPL has one solar energy

center in operation, has permitted four (4) additional solar energy center projects, and numerous Electric Substations in Collier County. These solar energy centers each deliver 74.5 megawatts of renewable energy to residents of Collier County.

Electric substations are common throughout the entirety of FPL's service area and a critical component of the transmission and distribution of electricity; moreover, the development of solar facilities continues to be an important part of FPL's approach to the generation, storage, and transmission of electricity. The proposed LDC amendments will further FPL's goals to deliver reliable, economic, and clean energy, as well as improve the permitting process, thereby reducing the burden on Collier County staff resources.

III. PROPOSED CHANGES

The proposed LDC amendment proposes to update the code for compliance with Florida Statutes relating to solar facilities and Electric Substations in efforts to streamline permitting and creating clarity between state and local regulations. The amendment also introduces several requirements for solar facilities which are not provided for in Florida Statutes, but which address recurring staff review issues based on the aforementioned solar projects in Collier County. These standards include the following:

- **New and amended definitions for Electric Substations and solar facilities in LDC section 1.08.02.**

A new definition is added for Electric Substations based on the definition found in §163.3208, Florida Statutes. The proposed definition also includes the allowance for co-located data centers as accessory uses. These data centers are considered unmanned facilities and do not have staffing on site.

Solar facilities are defined based on the definition found in §163.3205, Florida Statutes, and include a list of potential accessory uses.

- **Adds Electric Substations to the list of allowable locations for Essential Services in LDC section 2.01.03.**

Florida Statutes established in §163.3208, that Electric Substations "shall be a permitted use in all land use categories in the applicable local government comprehensive plan and zoning districts within a utility's service territory except those designated as preservation, conservation, or historic preservation of the future land use map..." Consistent with this provision, Electric Substations are added to the list of uses in LDC section 2.01.03 A, as a use "permitted in all zoning districts, except CON districts, RFMU sending lands, NRPAs, HSAs, and FSAs." Additionally, accessory and collocated uses typical of electric substations are added to the list of uses. Co-located, unmanned data centers serve other uses that are co-located with Electric Substations and utilize excess power at the substation to operate servers used in cloud computing. These uses do not require any administrative offices or visitors beyond the regular maintenance also required for the substation. These structures can be located within the footprint of the substation.

- **Adds solar facilities to the list of permitted uses in LDC section 2.03.01.**

As allowed by §163.3205, Florida Statutes, states that “A solar facility shall be a permitted use in all agricultural land use categories in a local government comprehensive plan.” Consistent with this provision, solar facilities area added to LDC section 2.01.03 E, which allows essential services to be permitted in the Agricultural Zoning district. A cross reference is also added for clarity regarding development standards applicable to solar facilities.

- **Identifies that off-site preserves may be approved administratively in LDC section 3.05.07 H.1.f.iii.**

This section currently allows for off-site preserves to be approved administratively for essential services, affordable housing, and where on-site native vegetation is fragmented or not contiguous to off site preserve areas. The proposed LDC amendment adds solar facilities to this section to allow flexibility to provide preservation areas off site for those preserves that may be approved administratively. All other requirements for off-site preserves in the LDC will remain in effect for solar facilities.

- **Adds development standards applicable to Solar Facilities in new LDC section 5.05.16.**

This section establishes Supplementary Standards for Solar Facilities. The new section includes the purpose and intent of the regulations and provides site design requirements for solar facilities.

Florida Counties may adopt buffering and landscaping requirements for solar facilities, however, §163.3205 Florida Statutes, limits those requirements to “not exceed the requirements for similar uses involving the construction of other facilities that are permitted uses in the agricultural land use categories and zoning districts.” Consistent with this limitation, this new section clarifies that solar facilities abutting or adjacent to other agriculturally zoned property shall not be required to provide landscape buffers when adjacent to lands under the same ownership.

The proposed amendment requires a Type “D” buffer when adjacent to or abutting public rights-of-way and allows existing native vegetation to be used to meet buffer requirements. When adjacent to any other zoning district or use, buffers shall comply with agricultural uses LDC section 4.06.02. Additionally, this section specifies that no buffer is required between solar facilities and electrical substations.

This new section also includes standards for glare and fencing to address staff concerns raised during review of the proposed amendment and clarifies that the area including solar panels and transmission lines shall be considered open space if the ground beneath the panel remains pervious. This proposed standard related to open space adopts the current staff review processes in the LDC.

This section also provides a modified standard from entry and exit streetlighting for solar facilities in LDC Section 6.06.03 B. Streetlights are typically required on both sides of entry and exit locations, or one fixture is allowed at single lane driveways, for all SDPs. Since solar facilities are unmanned and only require few vehicle trips per month for typical periodic maintenance, the amendment proposes to allow one fixture at entry and exit locations regardless of the number of lanes and provided the minimum footcandle values are met. This lighting requirement is proposed as a requirement for lighting on both sides of entry and exit

locations does not achieve the same outcome as it would for a commercial shopping center, office buildings, or any other uses that include regular visits from customers or other users. Furthermore, this exemption reduces the potential for unnecessary light pollution to impact surrounding uses, and aids in compliance with dark sky initiatives. For example, the entrances to the Solar Energy Center SDPs within the Immokalee Solar Energy Center property and King Ranch Property (identified below) included entry and exit lighting as required by code. These sites are located over two miles east of Corkscrew Rd. on SR 82. In this instance, streetlighting unnecessarily illuminates sites located in a rural area of the County which does not receive regular vehicular traffic at night.

This modified standard is cross-referenced in LDC section 6.06.03.

This section also includes a requirement for decommissioning and abandonment plans for both private and public utilities.

- **Adds development standards applicable to Electric Substations in new LDC section 5.05.17.**

This section establishes Supplementary Standards for Electric Substations. The new section includes the purpose and intent of the regulations and provides for several site design requirements for Electric Substations.

All buffering and setback standards in this section reiterate those established in §162.3208.

This section also clarifies that accessory uses like co-located, unmanned data centers, shall comply with the same buffer and setback requirements as the principal use (the Electric Substation).

- **A waiver from the requirement for a Traffic Impact Statement (TIS) solar facility Site Development Plans (SDPs) in LDC section 10.02.03 D.**

Solar facilities do not require staff on-site after construction, except for monthly maintenance activities, and therefore do not generate enough vehicle trips to warrant the need for a TIS. In recognition of the nature of this use, Collier County staff has granted TIS waivers for SDPs for solar facilities. The proposed amendment memorializes that no TIS is needed in the LDC and will eliminate the need for repetitive TIS waivers to be granted, reducing burdens on staff time.

These proposed changes ensure that the Collier County LDC is applied consistently for solar facilities and electric substations, and that the adopted requirements comply with all applicable State Laws. Where noted, additional changes have been proposed to address common issues which are identified during the staff review process. These changes are informed by several permitted and constructed solar facilities in the County, as evidence of their appropriateness and the County's general support of these concepts. It is also important to note that several other jurisdictions have adopted similar LDC amendments to streamline the permitting of clean energy facilities.

IV. SOLAR FACILITIES IN COLLIER COUNTY

The following solar facilities were permitted or are in review in Collier County and the site plan for each approval is attached as Exhibit C. Images of other example Solar Facilities in Florida, are attached as Exhibit D

1. Immokalee Solar Energy Center: 578± acres producing 74.5 megawatts and located east of the SR 29/SR 82 intersection.
2. King Ranch - Boardwalk Solar Energy Center: 705± acres producing 74.5 megawatts and located approximately 2 miles east of the Corkscrew Rd/SR 82 intersection.
3. King Ranch - Goldenrod Solar Energy Center: 610± acres producing 74.5 megawatts and located approximately 2 miles east of the Corkscrew Rd/SR 82 intersection.
4. King Ranch - Treefrog Solar Energy Center: 663± acres producing 74.5 megawatts and located approximately 2 miles east of the Corkscrew Rd/SR 82 intersection.
5. King Ranch - Spoonbill Solar Energy Center: 733± acres producing 74.5 megawatts and located approximately 2 miles east of the Corkscrew Rd/SR 82 intersection.

V. DECISION-MAKING COMPLIANCE

The LDC does not provide specific decision-making compliance for the review of LDC amendments. The proposed amendment is consistent with §163.3205 and 163.3208. The proposed amendment maintains internal consistency through the inclusion of cross-references and the inclusion of all applicable sections related to development standards for solar facilities and Electric Substations. With the exception of several standards proposed to address frequent review issues, the proposed amendment is limited to those regulations allowed by State Law.

The Growth Management Plan (GMP) identifies essential services as permitted use in the Agricultural/Rural Designation but does not address development standards for specific uses. The proposed development standards ensure that the uses are compatible with surrounding uses. Additionally, Policy 6.1.5 in the Conservation and Coastal Management Element (CCME) exempts agricultural uses from preservation requirements. Therefore, the proposed amendment is consistent with the GMP.

Additional Considerations

Section 163.3205 F.S. limits the elements that may be included in a county ordinance related to solar facilities to buffer and landscape area requirements. However, several additional health, safety and welfare issues have been considered in the drafting of the proposed amendment.

Solar Facility Size

Section 163.3205 F.S. limits the elements that may be included in a county ordinance to buffer and landscaping requirements. Furthermore, the statute does not distinguish between small- and large-scale solar facilities, therefore solar facilities are permitted in agricultural zoning districts regardless of size. Moreover, the section indicates that it is the “It is the intent of the Legislature to encourage renewable solar electrical generation throughout this state. It is essential that solar facilities and associated electric infrastructure be constructed and maintained in various locations throughout this

state in order to ensure the availability of renewable energy production, which is critical to this state's energy and economic future." In accordance with the limitations and intent of this section, the proposed amendment does not include any limitations on acreage nor on the megawatt capacity of solar facilities.

Glare/Heat

Solar panels are built to absorb light, rather than reflect it. Multiple studies show no glint or glare risk. In fact, solar energy centers are located at dozens of airports and military bases around the U.S., in some cases next to runways. Similar to other land uses in the Agricultural zoning district, the potential for glare is mitigated by buffer requirements in the proposed amendment.

Fire Safety

The accessory uses associated with Solar facilities are listed in the proposed LDC amendment. FPL provides training to first responders to help them effectively understand their role in responding to potential incidents at Battery Energy Storage System (BESS) facilities. This includes meeting with local fire departments to provide them with an orientation prior to commissioning a new battery site.

Each non-walk-in battery container is equipped with advanced fire detection and physical safety systems to quickly identify and mitigate thermal events.

Fire is detected by photoelectric smoke and thermal detectors. These detectors trigger audible and visual alarms on the exterior of the battery containers and via communication to the site energy management system which transmits alarm signals to FPL's 24/7/365 Renewable Operations Control Center (ROCC). The ROCC, which serves as a proprietary monitoring station and supervises all FPL battery sites, can isolate and shut down the facility remotely. In these cases, firefighting is provided without the use of water. No fire safety provisions are included in the proposed amendment as standard industry practices are adequate to protect fire safety at the proposed facilities.

Noise

Inverters/transformers are required to comply with the Collier County Noise Control Ordinance in Chapter 54, Article 54 of the Code of Laws and Ordinances. No exemption from this ordinance has been requested as a part of this amendment. Additionally, this LDC amendment request codifies the rules adopted in Section 163.3208 F.S. in 2023 and does not create any new noise impacts from inverters/transformers.

Height

There are two potential considerations regarding height at solar facilities. Tilt height is an engineering specification that impacts the efficiency of the panels and land use/maintenance. Again, 163.3205(4) states that "A county may adopt an ordinance specifying buffer and landscaping requirements for solar facilities. Such requirements may not exceed the requirements for similar uses involving the construction of other facilities that area permitted uses in ag land use categories and zoning districts." Therefore, tilt height is outside of the county's purview and no new standards are proposed related to maximum height requirements.

Additionally, the amendment does not include any changes to the maximum height in the Agricultural Zoning District, therefore all solar panels and accessory uses shall abide by the existing height restrictions in the LDC.

Site Safety

FPL also includes a requirement for high voltage and no trespassing signs to be located every 200 feet in areas that are adjacent to public roads. This standard has been added to the LDC amendment.

Decommissioning and Abandonment of Solar Facilities

The County would not be responsible to bear the burden of the cost for the dismantlement/decommissioning should a solar facility (or other power plant) be abandoned. The Public Service Commission has authority over this item and as such has implemented rules regarding how it is managed, please see attached. This requirement to comply with state standards has been reiterated in the proposed text and adds a separate requirement for private utilities.

VI. FISCAL OR OPERATIONAL IMPACTS

The proposed amendment codifies land use regulations that were adopted into state law in 2021 and 2023. Collier County currently reviews new Solar Facilities and Electric Substations through the Site Development Plan process; therefore, no new process or operational changes are required to enforce the proposed amendment.

The proposed amendment also adopts additional development standards not addressed by State Law. Similarly, these revised standards will be reviewed as a part of the existing SDP process and will not require the creation of any new staff review processes. At the same time, adoption of the proposed standards will facilitate the consistent application of LDC criteria to these facilities and may reduce staff review time required for these applications. The potential for fewer reviews and reduced time spent addressing comments related to the proposed standards may result in cost and time savings for private applicants.

For these reasons, the adoption of the amendment does not impose new requirements on the County, or developers of solar facilities or electric substations. Therefore, there are no new fiscal or operational impacts to Collier County or private applicants associated with continuing to enforce existing state law.

VII. CONCLUSION

Collier County staff has previously sought to adopt LDC amendments which formalize staff review practices to ensure consistent application of the LDC, eliminate confusion and repetitive requests for additional information, provide exemptions from standards that do not apply to Solar Facilities, and clearly identify all development requirements.

Similarly, the proposed LDC amendment adopts allowances provided by the state related to development location and certain development standards. All changes not specifically provided for by Florida Statutes are also intended to memorialize existing staff review and development outcomes, provide necessary exemptions, or to allow for collocation of developing technologies as accessory uses.

Adoption of the proposed LDC amendment will facilitate consistent staff reviews, eliminate repetitive requests for additional information thereby reducing burdens on staff resources, clarify development

standards for solar facilities and Electric Substations, and ensure local consistency with Florida Statutes.

For these reasons, the Applicant respectfully requests approval of this LDC amendment as proposed.

EXHIBIT A

SOLAR GENERATING FACILITIES LDC AMENDMENT

Amend the LDC as follows:

1.08.02 – Definitions

* * * * *

Electric substation: A facility that takes electricity from the transmission grid and switches and/or converts it to another voltage for the transmission grid or to a lower voltage so it can be distributed to customers through one or more lines. Electric substations may also include accessory administration or maintenance buildings and related accessory uses and structures.

* * * * *

Solar facility: A production facility for electric power which uses photovoltaic modules to convert solar energy to electricity that may be stored on site, delivered to a transmission system, and consumed by customers primarily offsite. Solar Facilities consist principally of photovoltaic modules, a mounting or racking system, power inverters, transformers, collection systems, battery systems, fire suppression equipment, and associated components.

#

2.01.03 – Essential Services

Essential services are hereby defined as services designed and operated to provide water, sewer, gas, telephone, electricity, cable television or communications to the general public by providers which have been approved and authorized according to laws having appropriate jurisdiction, and government facilities. Essential services are allowed in any zoning district subject to the following conditions:

A. The following uses shall be deemed permitted uses in all zoning districts, except CON districts, RFMU sending lands, NRPA~~SS~~, HSA~~SS~~, and FSA~~SS~~:

1. Water lines and sewer lines;
2. Natural gas lines, except those associated with oil extraction and related processing operations as defined in this Code and regulated under applicable federal and state law;
3. Telephone lines, telephone switching stations, and cable television lines;
4. Electrical transmission and distribution lines, electric substations subject to section 5.05.17 (including accessory and related uses and structures and collocated uses including but not limited to administration buildings and unmanned utility structures battery systems), and emergency power structures;

a. Accessory and Collocated Uses. Electric Substations may have accessory and collocated uses and structures that are customarily located near or constructed in conjunction with any one of the permitted principal uses or structures and is accessory or ancillary to its use, including but not limited to, above ground fuel storage tanks, equipment storage, storage yards, laydown yards, and unmanned utility structures, such as, battery storage, data centers.

#

2.03.01 – Agricultural Zoning 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.*

* * * * *

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**."

11. **Solar facilities**, subject to section 5.05.16, including accessory administration or maintenance buildings, battery systems, electric transmission lines, substations, energy storage equipment, and related accessory uses and structures.

#

1
2 **3.05.07 – Preservation Standards**
3

4 * * * * *
5

6 H. Preserve Standards.
7

8 1. Design Standards.
9

10 * * * * *
11

12 f. Off-site vegetation retention.
13

14 i. Purpose and Intent. The purpose of this subsection f. is to identify the
15 criteria to satisfy on-site preserve requirements off site. The intent of
16 the on-site preserve requirement is to retain, maintain, and preserve
17 existing native vegetation on site as provided for in the Conservation
18 and Coastal Management Element of the GMP. However, in limited
19 situations on-site preserve may be considered less viable as a
20 functional preserve if it is 21,780 square feet (one-half acre) or less
21 and isolated. Therefore, in limited situations, providing for a preserve
22 off site can achieve the goals and objectives of the GMP. This section
23 shall not apply to lands located within the RLSA or RFMU districts.
24

25 ii. Applicability and prohibitions. Except where it is prohibited, applicants
26 may request that the on-site native vegetation retention requirement
27 be satisfied in full off site where the native vegetation requirement is
28 21,780 square feet (one-half acre) or less, and the preserves have
29 not been identified on an approved development order by the County.
30 Off-site preserves are prohibited if one or more of the following is
31 found on site:
32

33 a) Xeric scrub, hardwood hammocks, mangrove (excluding
34 mangrove fringes less than 40 feet in width, as measured from
35 the root line, on artificially created shorelines), coastal dune
36 and strand environments, and listed species habitat or
37 corridors per the requirements or recommendations of the
38 FFWCC or USFWS;
39

40 b) Preserves that are located within or contiguous to natural
41 flowways required to be retained per the requirements of the
42 SFWMD, natural water bodies, estuaries, government
43 required preserves (not meeting the off-site preservation
44 criteria herein), NRPAs, or contiguous to property designated
45 for purchase by Conservation Collier or purchased by
46 Conservation Collier, or contiguous to properties containing
47 listed species nests, buffers, corridors and foraging habitat per
48 the requirements or recommendations of the FFWCC or
49 USFWS. For the purpose of this section, natural flowways
50 shall also include those identified during wetland permitting

with applicable State and Federal agencies, regional drainage studies, or surface water management permits; or

c) The on-site native vegetation retention requirement is greater than 21,780 square feet (one-half acre).

iii. Off-site preserves approved administratively. Except as limited in LDC section 3.05.07 H.1.f.ii., the County Manager or designee may approve deviations to meet the on-site preserve requirements off site in only the following four situations:

a) Essential services facilities;

b) Affordable housing approved by the Collier County Community and Human Services Division;

c) Projects where on-site native vegetation is fragmented; or

d) Projects where on-site native vegetation is not contiguous to off-site preserve areas;

e) Solar facilities.

#

4.06.02 – Buffer Requirements

* * * * *

C. Types of **buffers**. Within a required **buffer** strip, the following types of **buffers** shall be used based on the matrix in table 2.4. (See Figure 4.06.02.C-1)

* * * * *

Table 2.4 Table of **Buffer** Requirements by Land Use Classifications

Subject Property's District/Use	Adjacent Properties Zoning District and/or Property Use													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
1. Agriculture (A ¹⁵)	-	B	B	B	B	B	A	A	A	A	D	A	-	A
2. Residential (E, RSF) single-family	A	A	B	B	B	B	B	C	B	*	D	B	-	C
3. Residential (RMF-6, RMF-12, RMF-16) multifamily	A	B	A	A	A	B	B	B	B	*	D	B	-	C

	Adjacent Properties Zoning District and/or Property Use													
4. Residential tourist (RT)	A	B	A	A	B	B	A	B	B	*	D	B	-	B
5. Village residential (VR)	A	A	B	B	A	B	B	B	B	*	D	B	-	B
6. Mobile home (MH)	A	B	B	B	B	A	B	B	B	*	D	B	B	B
7. Commercial ³ (C-1, C-2, C-3, C-4, C-5); Business Park (BP)	A	B	B	B	B	B	A	A	A	*	D	B	B	B
8. Industrial ² (I)	A	C	B	B	B	B	A	A ²	A	*	D	B	B	B
9. Public use (P), community facility (CF), Golf Course Clubhouse, Amenity Center	A	B	B	B	B	B	A	A	A	*	D	B	-	C
10. Planned unit development (PUD)	*	*	*	*	*	*	*	*	*	*	D	*	*	*
11. Vehicular rights-of-way ⁵	D	D	D	D	D	D	D	D	D	D	-	B	-	D
12. Golf course maintenance building	B	B	B	B	B	B	B	B	B	B	B	A	B	C
13. Golf course	-	-	-	-	-	-	-	-	-	-	-	B	-	C
14. Automobile service station ⁴	A	C	C	B	B	B	B	B	C	*	D	C	C	D

Table 2.4 information: The letter listed under "Adjacent Properties Zoning District and/or Property Use" shall be the landscape buffer and screening alternative required. Where a conflict exists between the buffer required by zoning district or property use, the more stringent buffer shall be required. The "-" symbol shall represent that no buffer is required. The PUD district buffer, due to a variety of differing land uses, is indicated by the "*" symbol, and shall be based on the landscape buffer and screening of the district or property use with the most similar types, densities and intensities of use. Where a conflict exists between the buffering requirements and the yard requirements of this Code, the yard requirements of the subject zoning district shall apply.

¹ **Buffering** in agriculture (A) districts shall be applicable at the time of site **development plan** (SDP) submittal.

² Industrial (I) zoned property, where abutting industrial (I) zoned property, shall be required to install a minimum 5-foot-wide type A **landscape buffer** adjacent to the side and rear property lines. The buffer area shall not be used for water management. In addition, trees may be reduced to 50 feet on center along rear and side perimeter **buffers** only. This reduction in **buffer** width shall not apply to **buffers adjacent** to vehicular **rights-of-way** or nonindustrial zoned property. **Abutting** industrial zoned properties may remove a side or rear **buffer** along the

shared property line in accordance with Section 4.06.02 C.7. This exception to **buffers** shall not apply to **buffers abutting** to vehicular **rights-of-way**.

³ **Buffer** areas between commercial **outparcels** located within a **shopping center**, Business Park, or similar commercial **development** may have a shared **buffer** 15 feet wide with each **abutting** property contributing 7.5 feet. The **outparcels** may remove a side or rear **buffer** along the shared property line between comparable uses within the same zoning designation in accordance with Section 4.06.02 C.7. These provisions shall not apply to **right-of-way buffers**.

⁴ Refer to section 5.05.05 for **automobile service station** landscape requirements.

⁵ Refer to section 5.05.16 for **solar facility** landscape requirements.

#

5.05.16 – Solar Facilities

A. Purpose and Intent. This section is intended to provide development standards for solar facilities consistent with other similar uses in the agricultural zoning districts.

B. Development Standards.

1. Site Design Requirements.

a. Principal and accessory structures must comply with the Rural Agriculture (A) site development standards set forth in LDC Section 4.02.01, except as noted below.

b. Buffering.

i. **Solar facilities** shall not be required to provide landscape buffers where located abutting or adjacent to agriculturally zoned property when under same ownership. Otherwise, a Type A buffer is required adjacent to agriculturally zoned property. Where existing native vegetation exists it may be used to meet the buffer requirements.

ii. Where **solar facilities** are adjacent or abutting to public rights-of-way, a Type “D” buffer is required, where existing native vegetation exists it may be used to meet the buffer requirements.

a) Site preparation must include removal of non-native vegetation that will compete with newly planted plantings. Site preparation may be necessary to adequately prepare the site for planting. Site preparation may include such activities as re-contouring, disking, roller chopping, bush hogging, prescribed burning, herbiciding, or other recognized vegetation management activities.

b) Fertilization and appropriate watering are required at time of planting

iii. No buffer is required between Solar Facilities and Electric Substations.

iv. All other buffers must comply with the requirements LDC Section 4.06.02.

c. Glare. No facility shall produce reflective glare that could affect or impair aircraft traffic control or vehicular traffic as determined by the FAA.

d. Fencing. Fencing shall be a minimum of four (4) feet in height, where proposed. Fence height shall be measured in accordance with LDC section 5.03.02.F.

e. Open Space. For purposes of calculating the open space requirements, the area of the solar panels and transmission lines shall be considered open space if the ground beneath the panel remains pervious.

f. Streetlights. One (1) full cutoff fixture at the facility entry or exit outside of the intersecting public right-of-way will be allowed to meet the requirements of LDC Section 6.06.03 B. regardless of the number of driveway lanes, and shall meet minimum required foot-candle values in LDC Section 6.06.03 B.2. This requirement may be waived by the County Manager or Designee, when adjacent to tribal lands or not located on an arterial road.

C. Decommissioning and Abandonment Plans.

1. Private utilities shall provide Decommissioning and Abandonment Plans to demonstrate that no costs associated with decommissioning the solar facility are borne by the County.

2. Public utilities shall be consistent with the Electric Utilities Dismantlement Studies required by 25-6.04364 F.A.C.

#

5.05.17 – Electric Substations

A. Purpose and Intent. This section is intended to provide development standards for Electric Substations consistent with standards provided in Florida Statutes.

B. Development Standards.

1. Buffering and Setbacks.

a. Trees and shrub material in this setback shall comply with the buffer requirements in LDC section 4.06.02.

b. Setbacks for **Electric Substations** shall be the same as principal structure setbacks for the zoning district.

2. Fences and walls.

a. Electric substations in zoning districts with setbacks between 50 and 100 feet shall include a security fence with a minimum height of 10 feet.

b. Electric substations in zoning districts with setbacks less than 50 feet shall include a buffer wall or fence with a minimum height of 8 feet.

3. Buffering and Setbacks for certain Accessory Uses. Collocated unmanned data centers, allowed as an accessory use to electric substations shall comply with all buffering and setback requirements for Electric Substations.

#

6.06.03 – Streetlights

* * * * *

B. At the entry/exit of any residential or commercial **development** approved through a SDP, SDPA, or PPL located on a public **collector** or **arterial street**, the following additional standards shall apply. For projects subject to architectural design standards, see LDC section 5.05.08 F. for related provisions. For solar facilities, see LDC section 5.05.16. for related provisions.

#

10.02.03 – Requirements for Site Development, Site Improvement Plans and Amendments thereof

* * * * *

D. Site Development Plan Requirements (SDP). A pre-application meeting shall be conducted by the County Manager or designee prior to the submission of any site development plan for review. This meeting may be waived by the County Manager or designee upon the request of the applicant.

* * * * *

6. Solar facilities shall not be required to provide a Traffic Impact Statement.

#

The 2024 Florida Statutes

Title XI	Chapter 163	View Entire Chapter
COUNTY ORGANIZATION AND INTERGOVERNMENTAL RELATIONS	INTERGOVERNMENTAL PROGRAMS	

- 163.3205 Solar facility approval process.—**
- (1) It is the intent of the Legislature to encourage renewable solar electrical generation throughout this state. It is essential that solar facilities and associated electric infrastructure be constructed and maintained in various locations throughout this state in order to ensure the availability of renewable energy production, which is critical to this state’s energy and economic future.
- (2) As used in this section, the term “solar facility” means a production facility for electric power which:
- (a) Uses photovoltaic modules to convert solar energy to electricity that may be stored on site, delivered to a transmission system, and consumed primarily offsite.
- (b) Consists principally of photovoltaic modules, a mounting or racking system, power inverters, transformers, collection systems, battery systems, fire suppression equipment, and associated components.
- (c) May include accessory administration or maintenance buildings, electric transmission lines, substations, energy storage equipment, and related accessory uses and structures.
- (3) A solar facility shall be a permitted use in all agricultural land use categories in a local government comprehensive plan and all agricultural zoning districts within an unincorporated area and must comply with the setback and landscaped buffer area criteria for other similar uses in the agricultural district.
- (4) A county may adopt an ordinance specifying buffer and landscaping requirements for solar facilities. Such requirements may not exceed the requirements for similar uses involving the construction of other facilities that are permitted uses in agricultural land use categories and zoning districts.
- (5) This section does not apply to any site that was the subject of an application to construct a solar facility submitted to a local governmental entity before July 1, 2021.
- History.—**s. 1, ch. 2021-178.

The 2023 Florida Statutes (including Special Session C)

Title XI	Chapter 163	View Entire Chapter
COUNTY ORGANIZATION AND INTERGOVERNMENTAL RELATIONS	INTERGOVERNMENTAL PROGRAMS	

163.3208 Substation approval process.—

(1) It is the intent of the Legislature to maintain, encourage, and ensure adequate and reliable electric infrastructure in the state. It is essential that electric infrastructure be constructed and maintained in various locations in order to ensure the efficient and reliable delivery of electric service. Electric infrastructure should be constructed, to the maximum extent practicable, to achieve compatibility with adjacent and surrounding land uses, and the criteria included in this section are intended to balance the need for electricity with land use compatibility.

(2) The term “electric substation” means an electric substation, including accessory administration or maintenance buildings and related accessory uses and structures, which takes electricity from the transmission grid and converts it to another voltage or lower voltage so it can be distributed to customers through one or more lines.

(3) Electric substations are a critical component of electric transmission and distribution. Except for substations in s. [163.3205\(2\)\(c\)](#), local governments may adopt and enforce reasonable land development regulations for new and existing electric substations, addressing only setback, landscaping, buffering, screening, lighting, and other aesthetic compatibility-based standards. Vegetated buffers or screening beneath aerial access points to the substation equipment shall not be required to have a mature height in excess of 14 feet.

(4) New and existing electric substations shall be a permitted use in all land use categories in the applicable local government comprehensive plan and zoning districts within a utility’s service territory except those designated as preservation, conservation, or historic preservation on the future land use map or duly adopted ordinance. If a local government has not adopted reasonable standards for substation siting in accordance with subsection (3), the following standards shall apply to new electric substations:

(a) In nonresidential areas, the substation must comply with the setback and landscaped buffer area criteria applicable to other similar uses in that district, if any.

(b) Unless the local government approves a lesser setback or landscape requirement, in residential areas, a setback of up to 100 feet between the substation property boundary and permanent equipment structures shall be maintained as follows:

1. For setbacks between 100 feet and 50 feet, an open green space shall be formed by installing native landscaping, including trees and shrub material, consistent with the relevant local government’s land development regulations. Substation equipment shall be protected by a security fence consistent with the relevant local government’s land development regulations.

2. For setbacks of less than 50 feet, a buffer wall 8 feet high or a fence 8 feet high with native landscaping consistent with the relevant local government’s regulations shall be installed around the substation.

(5) If the application for a proposed electric substation or for changes to an existing electric substation demonstrates that the substation design is consistent with the local government’s applicable setback, landscaping, buffering, screening, and other aesthetic compatibility-based standards, the application for development approval for or changes to the substation shall be approved.

(6)(a) This paragraph applies to the proposed placement or construction of a new electric substation within a residential area. Before submitting an application for the location of a new electric substation in residential areas,

the utility shall consult with the local government regarding the selection of a site. The utility shall provide information regarding the utility's preferred site and as many as three alternative available sites, including sites within nonresidential areas, that are technically and electrically reasonable for the load to be served, if the local government deems that the siting of a new electric substation warrants this additional review and consideration. The final determination on the site application as to the preferred and alternative sites shall be made solely by the local government within 90 days of presentation of all the necessary and required information on the preferred site and on the alternative sites. In the event the utility and the local government are unable to reach agreement on an appropriate location, the substation site selection shall be submitted to mediation conducted pursuant to ss. 44.401-44.406, unless otherwise agreed to in writing by the parties, and the mediation shall be concluded within 30 days unless extended by written agreement of the parties. The 90-day time period for the local government to render a final decision on the site application is tolled from the date a notice of intent to mediate the site selection issue is served on the utility or local government, until the mediation is concluded, terminated, or an impasse is declared. The local government and utility may agree to waive or extend this 90-day time period. Upon rendition of a final decision of the local government, a person may pursue available legal remedies in accordance with law, and the matter shall be considered on an expedited basis.

(b) A local government's land development and construction regulations for new electric substations or for changes to existing electric substations and the local government's review of an application for the placement or construction of a new electric substation or for changes to an existing electric substation shall only address land development, zoning, or aesthetic compatibility-based issues. In such local government regulations or review, a local government may not require information or evaluate a utility's business decisions about its service, customer demand for its service, or quality of its service to or from a particular area or site, unless the utility voluntarily offers this information to the local government.

(7) Substation siting standards adopted after the effective date of this act do not apply to applications for new electric substations or for changes to existing electric substations which were submitted before the notice of the local government's adoption hearing.

(8)(a) If a local government has adopted standards for the siting of new electric substations or for changes to existing electric substations within any of the local government's land use categories or zoning districts, the local government shall grant or deny a properly completed application for a permit to locate a new electric substation or change an existing electric substation within the land use category or zoning district within 90 days after the date the properly completed application is declared complete in accordance with the applicable local government application procedures. If the local government fails to approve or deny a properly completed application for a new electric substation or for changes to an existing electric substation within the timeframes set forth, the application is automatically approved, and the applicant may proceed with construction consistent with its application without interference or penalty. Issuance of such local permit does not relieve the applicant from complying with applicable federal or state laws or regulations and other applicable local land development or building regulations, if any.

(b) The local government shall notify the permit applicant within 30 days after the date the application is submitted as to whether the application is, for administrative purposes only, properly completed and has been properly submitted. Further completeness determinations shall be provided within 15 days after the receipt of additional information. However, such determination is not approval of the application.

(c) To be effective, a waiver of the timeframes set forth in this subsection must be voluntarily agreed to by the utility applicant and the local government. A local government may request, but not require, a waiver of the timeframes by the applicant, except that, with respect to a specific application, a one-time waiver may be required in the case of a declared local, state, or federal emergency that directly affects the administration of all permitting activities of the local government.

(d) The local government may establish reasonable timeframes within which the required information to cure the application deficiency is to be provided, or the application will be considered withdrawn or closed.

History.—s. 1, ch. 2006-268; s. 4, ch. 2023-31.

Solar energy centers are designed to maximize previously farmed land and flow with the landscape of the natural surroundings



FPL

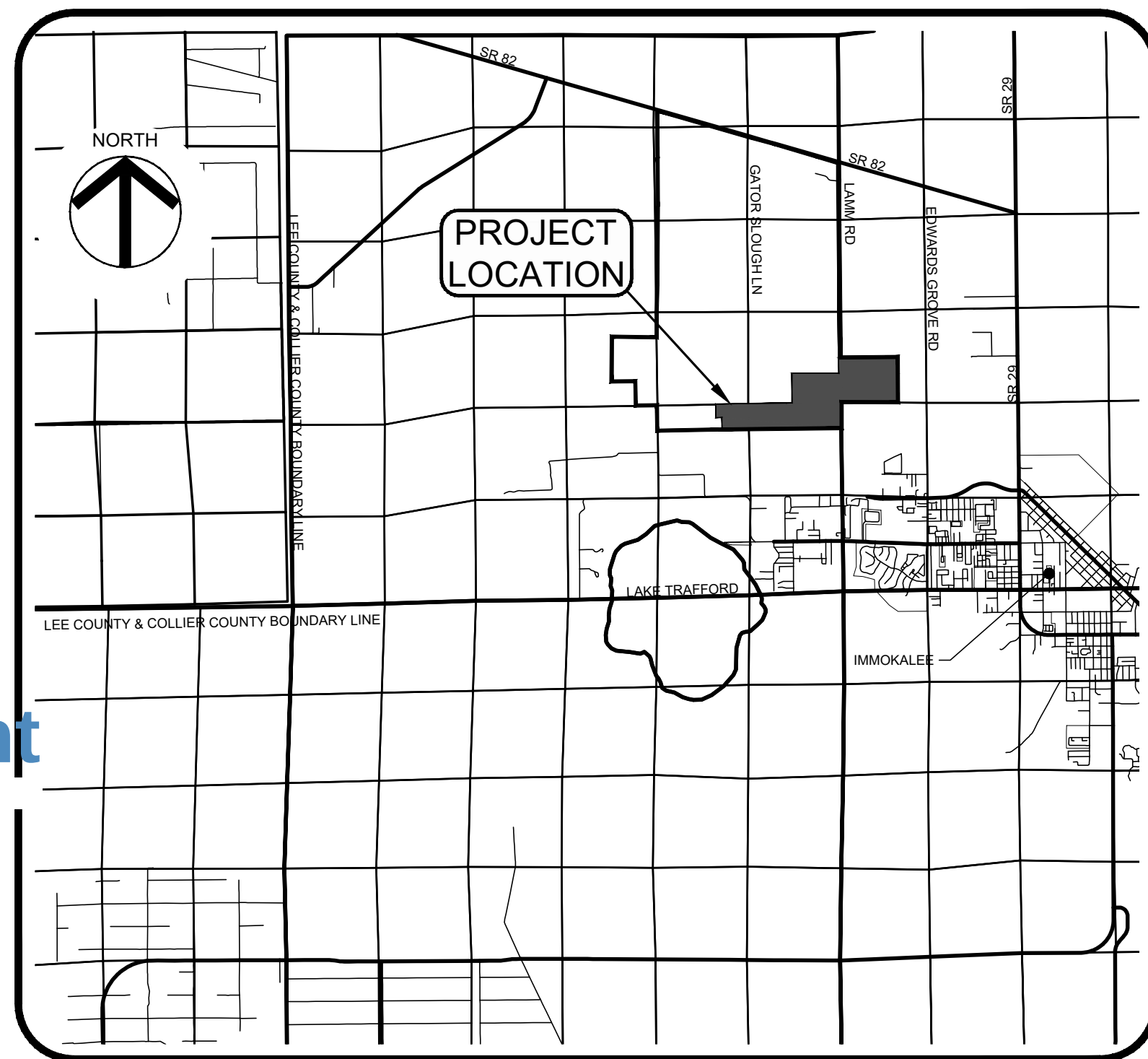
Solar components are low impact to the land

Panels installed on a racking system leaving existing pervious soil



CONSTRUCTION PLANS FOR KING RANCH SOLAR FIELD BOARDWALK

A PART OF SECTIONS 2, 11, 12, 22, 25, AND 26,
ALL OF SECTIONS 13, 14, 23, AND 24
TOWNSHIP 46 SOUTH, RANGE 28 EAST
TOGETHER WITH
A PART OF SECTION 19
TOWNSHIP 46 SOUTH, RANGE 29 EAST
COLLIER COUNTY, FLORIDA



PROJECT LOCATION MAP

NO SCALE

SHEET INDEX	
1	COVER SHEET
2	GENERAL NOTES
3	EXISTING CONDITIONS
4	MASTER SITE PLAN
5	MASTER SITE PLAN - BOARDWALK
6	BOARDWALK - SITE PLAN A
7	BOARDWALK - SITE PLAN B
8	BOARDWALK - SITE PLAN C
9	BOARDWALK - SITE PLAN D
10	GENERAL DETAILS
11	FLUCFCS
12	STORMWATER POLLUTION PREVENTION PLAN

PROPERTY INFORMATION	
TOTAL SITE AREA	
PUD NAME	
ORDINANCE #	
ZONING	

PROPERTY LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN A PART OF SECTIONS 2, 11, 12, 22, 25 AND 26, AND ALL OF SECTIONS 13, 14, 23 AND 24, TOWNSHIP 46 SOUTH, RANGE 28 EAST, TOGETHER WITH A PART OF SECTION 19, TOWNSHIP 46 SOUTH, RANGE 29 EAST, COLLIER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SECTION 11 REFERRED TO ABOVE AND RUNNING THENCE NORTH 00°34'45" WEST ALONG THE WEST LINE OF THE ABOVE MENTIONED SECTION 2, A DISTANCE OF 887.5 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF STATE ROAD NUMBER 82; THENCE SOUTH 73°57'58" EAST ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 11,036.37 FEET TO A POINT ON THE EAST LINE OF THE ABOVE MENTIONED SECTION 12, WHICH IS ALSO THE DIVISION LINE BETWEEN RANGE 28 EAST AND RANGE

29. EAST OF SAID TOWNSHIP 46 SOUTH; THENCE SOUTH 05°15'08" EAST, ALONG SAID RANGE LINE AND SAID EAST LINE OF THE SECTION 12, A DISTANCE OF 433.0 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 12; THENCE SOUTH 50°19'46" EAST, STILL ALONG SAID EAST LINE OF SECTION 12, A DISTANCE OF 2,785.94 FEET TO THE 1/4 CORNER OF SAID SECTION THEREOF; THENCE SOUTH 04°11'12" EAST, ALONG THE EAST LINE OF SAID SECTION 12, A DISTANCE OF 1,000.00 FEET TO THE 1/4 CORNER OF SAID SECTION THEREOF; THENCE SOUTH 89°50'14" WEST, ALONG THE BOUNDARY OF SAID SECTION 12, A DISTANCE OF 2,652.83 FEET TO THE EAST 1/4 CORNER THEREOF; THENCE NORTH 89°23'51" EAST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF SECTION 19 REFERRED TO ABOVE, A DISTANCE OF 3,297.39 FEET TO THE NORTHWEST CORNER OF SAID 1/4 CORNER PARTNERSHIP, LIP BY DEED RECORDED IN OFFICIAL RECORDS BOOK 2493 AT PAGE 2779, PUBLIC RECORDS OF SAID COLLIER COUNTY; THENCE NORTH 89°50'14" WEST, ALONG THE BOUNDARY OF SAID SECTION 12, A DISTANCE OF 2,785.94 FEET TO THE 1/4 CORNER OF SAID SECTION THEREOF; THENCE SOUTH 05°15'08" EAST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 2,396.80 FEET TO THE SOUTHEAST CORNER OF THE ABOVE MENTIONED SECTION 24, THENCE SOUTH 04°11'12" EAST, ALONG THE EAST LINE OF SECTION 25 REFERRED TO ABOVE, A DISTANCE OF 1,459.41 FEET; THENCE SOUTH 89°50'14" WEST, ALONG THE NORTHERLY BOUNDS OF A PARCEL OF LAND CONVEYED TO SOUTH FLORIDA WATER MANAGEMENT DISTRICT BY DEED RECORDED IN OFFICIAL RECORDS BOOK 4425 AT PAGE 3280, PUBLIC RECORDS OF SAID COLLIER COUNTY; THENCE SOUTH 89°50'14" WEST, STILL ALONG THE BOUNDS OF THIS LAST MENTIONED CONVEYANCE AND CONTINUING ON THE SAME SCHEME ALONG THE NORTH BOUNDS OF LAND CONVEYED TO COLLIER COUNTY BY DEED RECORDED IN OFFICIAL RECORDS BOOK 4425 AT PAGE 3280, PUBLIC RECORDS OF SAID COLLIER COUNTY, A DISTANCE OF 5,284.45 FEET TO A POINT ON THE EAST LINE OF THE ABOVE MENTIONED SECTION 24, THENCE SOUTH 89°50'14" WEST, ALONG SAID EAST LINE OF SAID SECTION 24, A DISTANCE OF 1,000.00 FEET TO THE 1/4 CORNER OF SAID SECTION 24, THENCE SOUTH 89°50'14" WEST, STILL ALONG SAID EAST LINE OF SAID SECTION 24, A DISTANCE OF 1,000.00 FEET TO THE 1/4 CORNER OF SAID SECTION 24, THENCE SOUTH 89°50'14" WEST, ALONG THE SOUTH LINE OF THE ABOVE MENTIONED SECTION 22, BEING ALSO THE NORTH LINE OF LAND CONVEYED TO COLLIER COUNTY BY DEED RECORDED IN OFFICIAL RECORDS BOOK 4425 AT PAGE 3280, PUBLIC RECORDS OF SAID COLLIER COUNTY, A DISTANCE OF 1,000.00 FEET TO THE 1/4 CORNER OF SAID SECTION 22, BEING ALSO THE EAST LINE OF LAND CONVEYED TO COLLIER COUNTY BY DEED RECORDED IN OFFICIAL RECORDS BOOK 4425 AT PAGE 3280, PUBLIC RECORDS OF SAID COLLIER COUNTY; BEING ALSO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTH 1/4 OF SAID SECTION 22, A DISTANCE OF 1,343.35 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 22; THENCE SOUTH 04°11'12" EAST, ALONG THE SOUTH LINE OF SAID SECTION 22, A DISTANCE OF 1,343.35 FEET TO THE 1/4 CORNER OF SAID SECTION 22, A DISTANCE OF 1,333.35 FEET TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 22;

THE NORTH END 00°38'42" WEST ALONG THE WEST LINE OF THE EAST 1/2 OF SAID SECTION 22, BEING ALSO THE EAST LINE OF LAND CONVEYED TO SOUTH FLORIDA WATER MANAGEMENT DISTRICT BY DEED RECORDED IN RECORD BOOKS BOOK 1577 AT PAGE 681, PUBLIC RECORDS OF SAID COLLIER COUNTY, A DISTANCE OF 2,684.61 FEET TO THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 22; THENCE NORTH 88°30'37" EAST ALONG THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 22 AND ALONG THE BOUNDS OF THE CONVEYANCE LAs ABOVE MENTIONED, A DISTANCE OF 2,642.18 FEET TO THE POINT ON THE WEST LINE OF SECTION 23 REFERRED TO ABOVE; THENCE NORTH 00°35'47" WEST ALONG SAID WEST LINE, A DISTANCE OF 1,343.10 FEET TO THE SOUTHWEST 1/4 OF THE ABOVE MENTIONED SECTION 14; THENCE NORTH 00°59'55" WEST ALONG SAID WEST LINE OF SECTION 14, A DISTANCE OF 5,396.82 FEET TO THE SOUTHWEST CORNER OF SECTION 11 REFERRED TO ABOVE; THENCE NORTH 00°00'00" WEST ALONG SAID WEST LINE OF SECTION 11, A DISTANCE OF 2,699.12 FEET TO THE WEST 1/4 CORNER THEREOF; THENCE NORTH 00°26'02" WEST, STILL ALONG THE WEST LINE OF SECTION 11, A DISTANCE OF 2,699.24 FEET TO THE POINT OF BEGINNING.

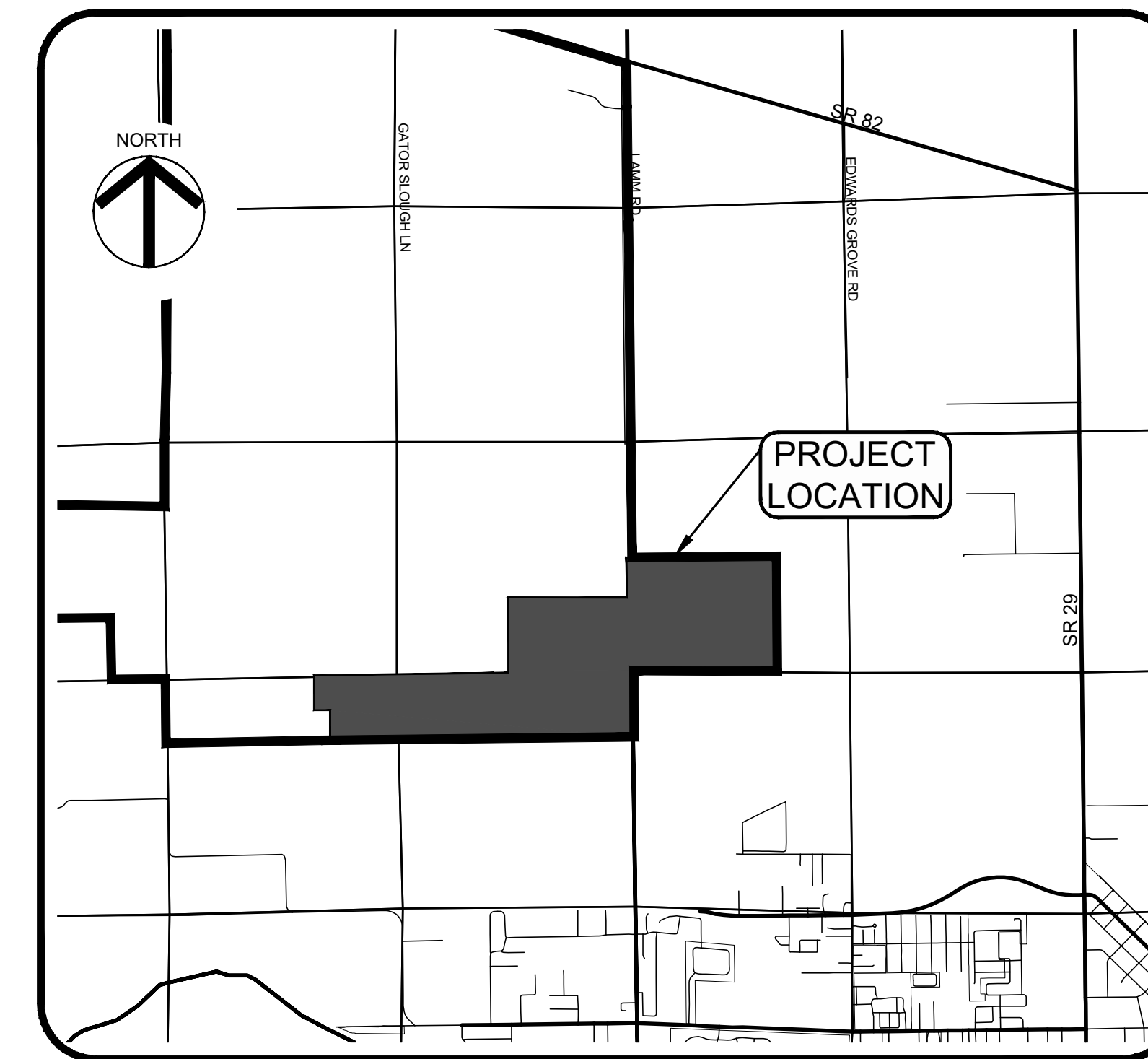
LESS AND EXCEPT

A PARCEL OF LAND LYING IN A PART OF SECTIONS 12 & 13, TOWNSHIP 46 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT BEING THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF STATE ROAD NUMBER 82 AND THE EAST LINE OF THE ABOVE MENTIONED SECTION 12, WHICH IS ALSO THE DIVISION LINE BETWEEN RANGE 28 EAST AND RANGE 29 EAST OF SAID TOWNSHIP 46 SOUTH; THENCE SOUTH 00°15'08" EAST ALONG SAID RANGE LINE AND SAID EAST LINE OF SECTION 12, A DISTANCE OF 433.50 FEET TO THE EAST 1/4 CORNER OF SAID SECTION 12; THENCE SOUTH 00°19'25" EAST, STILL ALONG SAID EAST LINE OF SECTION 12, A DISTANCE OF 2,785.94 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89°10'17" WEST ALONG THE SOUTH LINE OF SAID SECTION 12, A DISTANCE OF 136.48 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED LANDS:

THENCE SOUTH 03°34'00" EAST, A DISTANCE OF 1890.15 FEET; THENCE NORTH 89°55'00" WEST, A DISTANCE OF 787.56 FEET; THENCE SOUTH 03°36'00" EAST, A DISTANCE OF 226.74 FEET; THENCE SOUTH 87°27'18" WEST, A DISTANCE OF 177.65 FEET; THENCE NORTH 39°57'34" WEST, A DISTANCE OF 463.94 FEET; THENCE NORTH 23°16'40" WEST, A DISTANCE OF 230.37 FEET; THENCE NORTH 15°29'15" WEST, A DISTANCE OF 161.12 FEET; THENCE NORTH 01°11'42" WEST, A DISTANCE OF 107.57 FEET; THENCE NORTH 09°31'16" WEST, A DISTANCE OF 90.60 FEET; THENCE NORTH 07°10'10" WEST, A DISTANCE OF 70.10 FEET; THENCE NORTH 05°00'00" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 03°00'00" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 01°00'00" WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 88°30'00" EAST, A DISTANCE OF 188.30 FEET; THENCE NORTH 39°57'34" WEST, A DISTANCE OF 463.94 FEET; THENCE NORTH 23°16'40" WEST, A DISTANCE OF 230.37 FEET; THENCE NORTH 15°29'15" WEST, A DISTANCE OF 161.91 FEET; THENCE NORTH 01°11'42" WEST, A DISTANCE OF 107.57 FEET; THENCE NORTH 09°31'16" WEST, A DISTANCE OF 90.60 FEET; THENCE NORTH 07°10'10" WEST, A DISTANCE OF 70.10 FEET; THENCE NORTH 05°00'00" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 03°00'00" WEST, A DISTANCE OF 30.00 FEET; THENCE NORTH 01°00'00" WEST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 89°30'49" EAST, A DISTANCE OF 2422.24 FEET; THENCE SOUTH 03°40'02" EAST, A DISTANCE OF 897.05 FEET TO THE PLACE AND POINT OF BEGINNING.

CONTAINING 4415.353 ACRES OF LAND, MORE OR LESS.



PROJECT SITE MAP

NO SCALE

CONSTRUCTION PLANS

**KING RANCH SOLAR FIELD
BOARDWALK**

CLIENT: FLORIDA POWER & LIGHT COMPANY

COVER SHEET

REFERENCES AND REVIEWS



FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL. LICENSE NO. 66421

SET NUMBER: 22004770-0

8	SHEET :
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VERTICAL ELEVATIONS BASED ON: NAVD-88

8	SHEET :
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CLIENT:

FLORIDA POWER & LIGHT COMPANY (FPL)
700 UNIVERSE BOULEVARD
JUNO BEACH, FL 33408
PHONE: (561) 694-4000

t:\Projects\22004770 (Kings Ranch) Solar Field\Drawings-Exhibits\22004770-01 Boardwalk Construction Plans\Current Plans\220047700101.dwg

GENERAL NOTES

1. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD-1988). CONVERSION FROM NAVD 83 TO NGVD 83 IS 1.48 FEET.
2. CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITIES TO LOCATE THEIR FACILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DISCREPANCY IN PLAN INFORMATION SHALL BE REPORTED TO ENGINEER IMMEDIATELY.
4. CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND ADHERING TO A POLLUTANT POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP) OR OTHER APPLICABLE PERMIT. THE PERMIT IS AN IMMEDIATE ACTION STORM WATER POLLUTION PREVENTION PLAN AS REQUIRED BY THE NPDES GENERAL PERMIT.
5. CONTRACTOR SHALL APPROVE ANY IMPROVEMENT PLANS DOES NOT AUTHORIZE THE CONSTRUCTION OF REQUIRED IMPROVEMENTS THAT ARE INCONSISTENT WITH EXISTING EASEMENTS OF RECORD.
6. THE CONTRACTOR SHALL PREPARE AN AS-BUILT PLAN SET PER SOIL COLLIER COUNTY STANDARDS, INDICATING ANY CHANGES TO THE CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN THE AS-BUILT PLAN SET FOR THE LIFE OF THE PROJECT.
7. ALL MATERIALS AND CONSTRUCTION METHODS USED FOR WATER, SEWER AND DRAINAGE FACILITIES SHALL CONFORM TO THE APPROVED TECHNICAL SPECIFICATIONS.
8. THE PROPERTY OWNER IS RESPONSIBLE FOR REPLACEMENT OF ALL DEAD LANDSCAPE MATERIAL AND FOR THE MAINTENANCE OF THE LANDSCAPE.
9. ALL UNDERGROUND UTILITIES LOCATED BENEATH THE STABILIZED PORTION OF THE ROAD BED SHALL BE INSTALLED PRIOR TO CONSTRUCTION OF THE SUB-GRADE.
10. THE CONTRACTOR SHALL RETAIN ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS REQUIRED FOR CONSTRUCTION.
11. SOLID WASTE DISPOSAL TO BE PROVIDED VIA ON-SITE DUMPSTERS LOCATED IN PROPOSED DUMPSTER ENCLOSURE.
12. SIDEWALK SHALL BE CONSTRUCTED OF CONCRETE, ASPHALT OR PAVERS AT THE DISCRETION OF THE SURVEYOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL FEATURES OF THE DEVELOPMENT. WASTE MANAGEMENT SYSTEMS AS OUTLINED BY THE DESIGN ENGINEER ON THESE DRAWINGS.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING TRAFFIC AND USAGE OF THE EXISTING STRUTTS ADJACENT TO THE PROJECT. THE CONTRACTOR SHALL MAINTAIN THE EXISTING TRAFFIC CONTROL FEATURES TO THE STANDARD SPECIFICATIONS AND WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), PART 6, FOR THE MAINTENANCE OF A PUBLIC RIGHT-OF-WAY. CONTRACTOR TO FURNISH A COLLIER COUNTY APPROVED MAINTENANCE OF TRAFFIC PLAN.
14. THE LENGTH OF STORM DRAIN PIPES SHOWN ON PLANS ARE APPROXIMATE AND HAVE BEEN MEASURED FROM THE EXISTING CENTERLINE OF STRUCTURE TO THE CENTERLINE OF THE DRAINAGE STRUCTURE.
15. LOCATIONS OF DRAINAGE STRUCTURES MAY BE FIELD ADJUSTED TO PRESERVE EXISTING VEGETATION AS APPROVED BY THE ENGINEER.
16. THE CONTRACTOR IS REQUIRED TO ADJUST ALL EXISTING AND PROPOSED VALVE BOXES, MANHOLE RIMS, GRATES, ETC. AS REQUIRED TO MATCH PROPOSED GRADES.
17. SWALE PROFILES SHOWN ARE TO TOP OF SLOPE. CONTRACTOR TO ADJUST SWALE GRADING ACCORDINGLY.
18. CONTRACTOR SHALL SOD A 12" MINIMUM STRIP BEHIND ALL CONCRETE CURB, VALLEY GUTTER AND AT EDGE OF DRIVE.
19. THE CONTRACTOR SHALL REMOVE ALL UNSUITABLE MATERIAL ENCOUNTERED FROM FILL AREAS PRIOR TO PLACEMENT OF FILL. ALL UNSUITABLE MATERIAL EXCAVATED SHALL BE STOCKPILED OR REMOVED AS DIRECTED BY OWNER.
20. DURING CONSTRUCTION, DRAINAGE STRUCTURE OPENINGS, WHERE APPROPRIATE, SHALL BE COVERED WITH FILTER FABRIC (MIRAF 140N OR APPROVED EQUAL) TO PREVENT DEBRIS AND FILL FROM FALLING INTO THE INLET.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL FEATURES OF THE DEVELOPMENT THAT ARE TO BE DEDICATED TO (WSD) LOCATED WITHIN THE FILL STATION SITE.
22. SIGNAGE AND FLAG POLES TO BE APPROVED SEPARATELY PER LDC 5.05.08.
23. COUNTY ROW PERMIT IS REQUIRED FOR ANY CONSTRUCTION MAINTENANCE WORK PERFORMED WITHIN THE PUBLIC RIGHT-OF-WAY.

GENERAL DRAINAGE NOTES

1. THE LENGTH OF STORM DRAIN PIPES SHOWN ON PLANS ARE APPROXIMATE AND HAVE BEEN MEASURED FROM THE CENTER OF THE STRUCTURE.
2. LOCUS AS REQUIRED FOR DRAINAGE STRUCTURES MAY BE FIELD ADJUSTED TO PRESERVE EXISTING VEGETATION AS APPROVED BY THE ENGINEER.
3. THE CONTRACTOR IS REQUIRED TO ADJUST ALL EXISTING AND PROPOSED VALVE BOXES, MANHOLE RIMS, GRATES AND GRIDS TO MATCH PROPOSED GRADES.
4. EXISTING OFF-SITE DRAINAGE PATTERNS SHALL BE MAINTAINED DURING CONSTRUCTION.
5. SWALE PROFILES SHOWN ARE TO TOP OF SOD. CONTRACTOR TO ADJUST SWALE GRADING ACCORDINGLY.
6. CONTRACTOR SHALL SOD A 12" MINIMUM STRIP BEHIND ALL CONCRETE CURB, VALLEY GUTTER AND AT EDGE OF PAVED AREAS.
7. THE CONTRACTOR SHALL REMOVE ALL UNSUITABLE MATERIAL ENCOUNTERED FROM FILL AREAS PRIOR TO PLACEMENT OF FILL. ALL UNSUITABLE MATERIAL EXCAVATED SHALL BE STOCKPILED OR REMOVED AS DIRECTED BY THE ENGINEER.
8. DURING CONSTRUCTION, DRAINAGE STRUCTURE OPENINGS, WHERE APPROPRIATE, SHALL BE COVERED WITH FILTER FABRIC (MIRAF 140N OR APPROVED EQUIV.) TO PREVENT DEBRIS AND FILL FROM FALLING INTO THE INLET.
9. EXISTING DRAINAGE DITCHES SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION TO PREVENT THE SURFACE WATER MANAGEMENT SYSTEM AS OUTLINED BY THE DESIGN ENGINEER ON THESE DRAWINGS.

UTILITIES PROVIDING SERVICE

CABLE TELEVISION:
COMCAST
12600 WESTLINKS DR. S
FORT MYERS, FLORIDA
PHONE (239) 432-1805

UTILITY LOCATING SERVICE:
SUNSHINE STATE ONE CALL CENTER
PHONE (800) 432-4770
(MINIMUM 48 HOURS NOTICE REQUIRED)

ELECTRIC:
LEE COUNTY ELECTRIC CO-OP
4980 BAYLINE DRIVE
NORTH FORT MYERS, FLORIDA 33917
PHONE (239) 995-2121

POTABLE WATER AND SANITARY SEWER
IMMOKALEE WATER AND SEWER DISTRICT
1020 SANITATION ROAD
IMMOKALEE, FLORIDA 34142
PHONE (239) 658-3630

FIRE CONTROL DISTRICT:
IMMOKALEE FIRE DEPARTMENT
502 EAST NEW MARKET RD.
IMMOKALEE, FLORIDA 34142
PHONE (239) 657-2111

TELEPHONE:
COMCAST
12600 WESTLINKS DR. SUITE 4
FORT MYERS, FLORIDA 33913
PHONE (239) 432-1805

KING RANCH SOLAR
CONSTRUCTION PLANS

BOARDWALK

CLIENT: FLORIDA POWER & LIGHT

GENERAL NOTES

GENERAL NOTES

PLAN REVISIONS

SCALE AS SHOWN

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421

SET NUMBER: 22004770-01

VERTICAL ELEVATIONS BASED ON: NAVD-88

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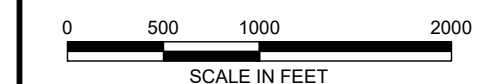


ATWELL
866.850.4200 www.atwell-group.com
28100 BONITA GRANDE DR., SUITE 305
BONITA SPRINGS, FL 34135
239.405.7777

CONSTRUCTION PLANS KING RANCH SOLAR FIELD BOARDWALK

CLIENT: FLORIDA POWER & LIGHT COMPANY

EXISTING CONDITIONS

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FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421

SET NUMBER: 22004770-01

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HATCH LEGEND

	AREA TO BE CLEARED (451.27 AC)
	DREDGE AREA (XX AC) (BY OTHERS)
	EXISTING PRESERVE AREA

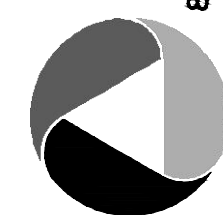
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CONSTRUCTION PLANS

**KING RANCH SOLAR FIELD
BOARDWALK**

CLIENT: FLORIDA POWER & LIGHT COMPANY

MASTER SITE PLAN - BOARDWALK

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0 200 400 800
SCALE IN FEET

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FL LICENSE NO. 66421

SET NUMBER: 22004770-0

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CONSTRUCTION PLANS
**KING RANCH SOLAR FIELD
BOARDWALK**
CLIENT: FLORIDA POWER & LIGHT COMPANY
BOARDWALK - SITE PLAN A

PLAN REVISIONS

0 100 200 400
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JEREMY H. ARNOLD, P.E.
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CONSTRUCTION PLANS
RANCH SOLAR
BOARDWALK
FLORIDA POWER & LIGHT
BOARDWALK - SITE PLAN

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FLORIDA CERTIFICATE OF AUTHORIZATION #8636

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FL LICENSE NO. 66421

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CONSTRUCTION PLANS
KING RANCH SOLAR FIELD
BOARDWALK
CLIENT: FLORIDA POWER & LIGHT COMPANY
BOARDWALK - SITE PLAN C



PLAN REVISIONS



FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL. LICENSE NO. 66421

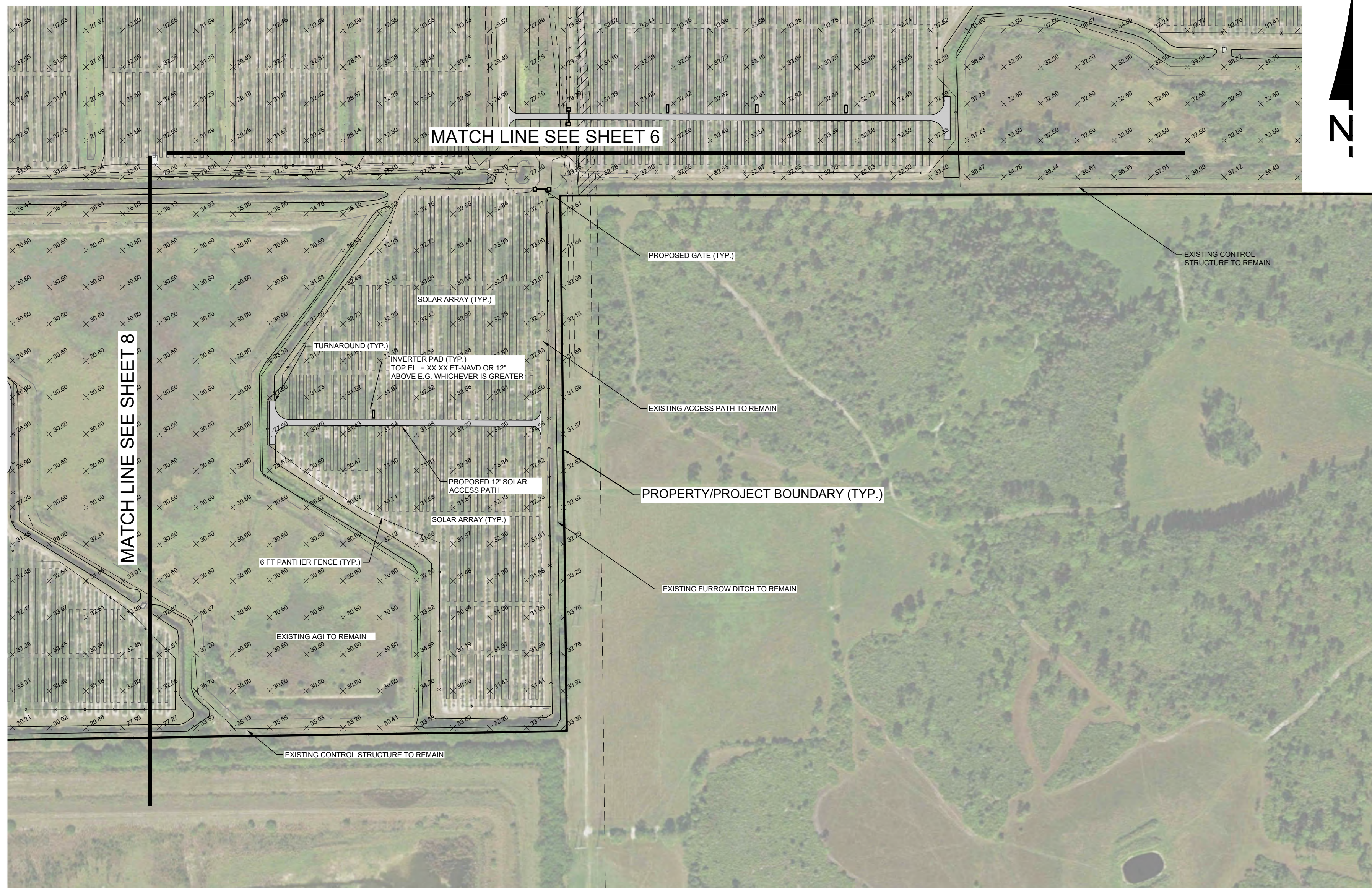
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VERTICAL ELEVATIONS BASED ON: NAVD-88

PLAN REVISIONS



FLORIDA CERTIFICATE OF AUTHORIZATION #863

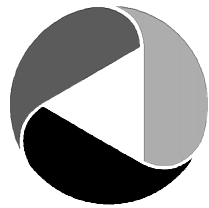
JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421

SET NUMBER: 22004770-01

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CONSTRUCTION PLANS
KING RANCH SOLAR FIELD
BOARDWALK
CLIENT: FLORIDA POWER & LIGHT COMPANY
BOARDWALK - SITE PLAN D

BOARDWALK - SITE PLAN D



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The diagram illustrates a cross-section of a road. At the top, a horizontal line represents the 'EXISTING GROUND'. Below this, a road section is defined with a total width of 16 feet. This 16-foot section is divided into three parts: a 2-foot 'SHOULDER' on the left, a 6-foot central section, and another 2-foot 'SHOULDER' on the right. The 6-foot central section is further divided into two 3-foot segments by a vertical line. Below the road surface, a hatched area represents the subgrade. A callout line points to this area with the text 'SEE ALTERNATE BASE OPTIONS'.

EXISTING GROUND

2' 16' 6' 6' 2'

SHOULDER SHOULDER

SEE ALTERNATE BASE OPTIONS

ALTERNATE BASE OPTIONS:

OPTION 1:
6" AGGREGATE BASE (LBR 100)
COMPACTED NATIVE SOIL SUBGRADE

OPTION 2:
6" AGGREGATE BASE (LBR 100), GEOTEXTILE FABRIC OR GRID
COMPACTED NATIVE SOIL SUBGRADE

OPTION 3:
6" AGGREGATE BASE (LBR 100)
12" STABILIZED SUBGRADE (LBR40)

OPTION 4:
10" AGGREGATE BASE (LBR 100)
COMPACTED NATIVE SOIL SUBGRADE

30'

VARIES-SEE PLAN

18'

SLOPE 4:1 TO MATCH FINISHED GRADE

3" THICK GRAVEL

COMPACTED EARTHEN PAD

VARIES-SEE PLAN

EXIST. GRADE

4:1 MAX.

NOTE:
THE MINIMUM BOTTOM ELEVATION OF ALL ELECTRICAL EQUIPMENT SHALL BE THE 25-YEAR 3-DAY PEAK STAGE ELEVATION + 1 FOOT OR 12 INCHES ABOVE GROUND ELEVATION, WHICHEVER IS HIGHER.

ACCESS PATH SECTION
NOT TO SCALE

TYPICAL TURNAROUND DETAIL
NOT TO SCALE

A cross-sectional diagram showing the relationship between existing and proposed ground levels. A horizontal line represents the 'EXISTING GRADE'. Below this line, several areas are shaded with diagonal lines, representing 'EXISTING FURROW (TYP)'. Above the horizontal line, several areas are shaded with diagonal lines, representing 'PROPOSED CUT'. Below the horizontal line, several areas are shaded with diagonal lines, representing 'PROPOSED FILL'. The diagram illustrates how the proposed grade is achieved by cutting existing furrows and filling in the valleys between them.

TYPICAL FURROW GRADING
NOT TO SCALE

TYPICAL INVERTER PAD DETAIL
NOT TO SCALE

12.5 GAUGE 48" HIGH
FIELD FENCE 6"x6" SQUARE

10'

TYPICAL POST SPACING

4' EVERYWHERE
EXCEPT 6' ALONG SR29

2' MIN.

ROUND
PRESSURE
TREATED
WOODEN POST

PANTHER FENCE DETAIL
NOT TO SCALE

WALKING RANCH SOLAR FIELD
CONSTRUCTION PLANS
BOARDWALK
CLIENT: FLORIDA POWER & LIGHT COMPANY
GENERAL DETAILS

PLAN REVISIONS

NOT TO SCALE

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421

SET NUMBER: 22004770-01

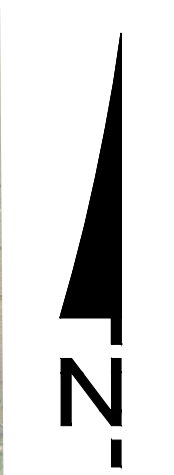
VERTICAL ELEVATIONS BASED ON: NAVD-88

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B:\Projects\22004770



VERTICAL ELEVATIONS BASED ON: NAVD-88

BOARDWALK

CLIENT: FLORIDA POWER & LIGHT COMPANY

FLUCFCS



PLAN REVISIONS

A scale bar labeled "SCALE IN FEET" with markings at 500, 1000, and 2000 feet. The bar is divided into segments by vertical lines, with the first segment being shaded black and the others white.

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421

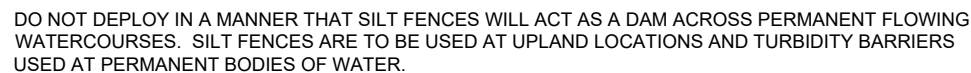
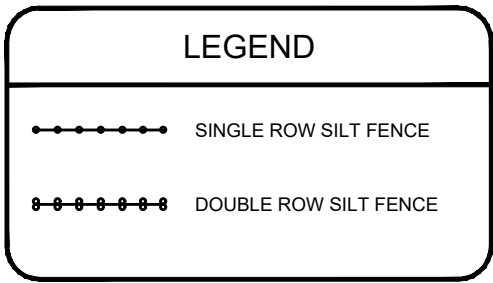
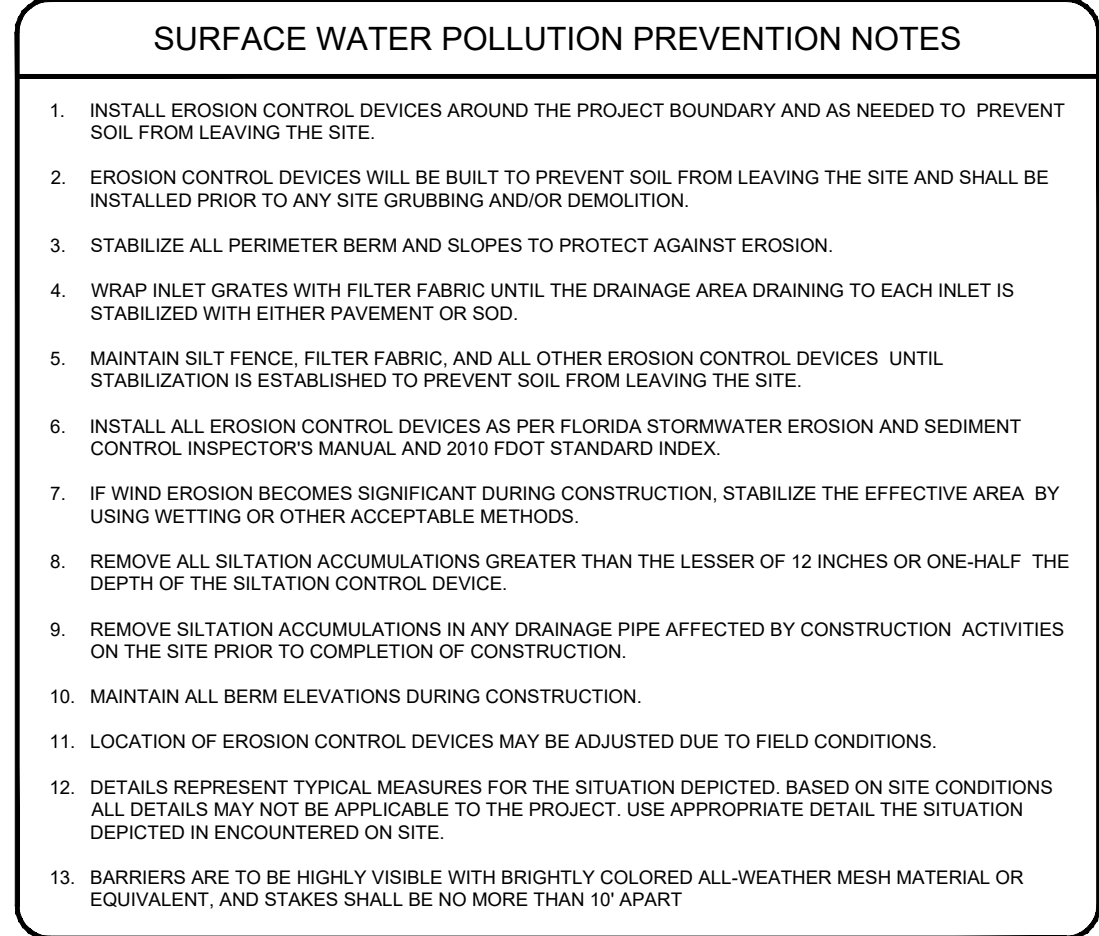
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SHEET

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SILT FENCE APPLICATIONS



TYPE III SILT FENCE

VERTICAL ELEVATIONS BASED ON: NAVD-88

SHEET :

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421

SET NUMBER

22004770-01

12

PLAN REVISIONS



FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421

SET NUMBER

22004770-01

12

CONSTRUCTION PLANS

KING RANCH SOLAR FIELD

BOARDWALK

CLIENT: FLORIDA POWER & LIGHT COMPANY

STORMWATER POLLUTION PREVENTION PLAN

CONSTRUCTION PLANS

BOARDWALK

CLIENT: FLORIDA POWER & LIGHT COMPANY

STORMWATER POLLUTION PREVENTION PLAN

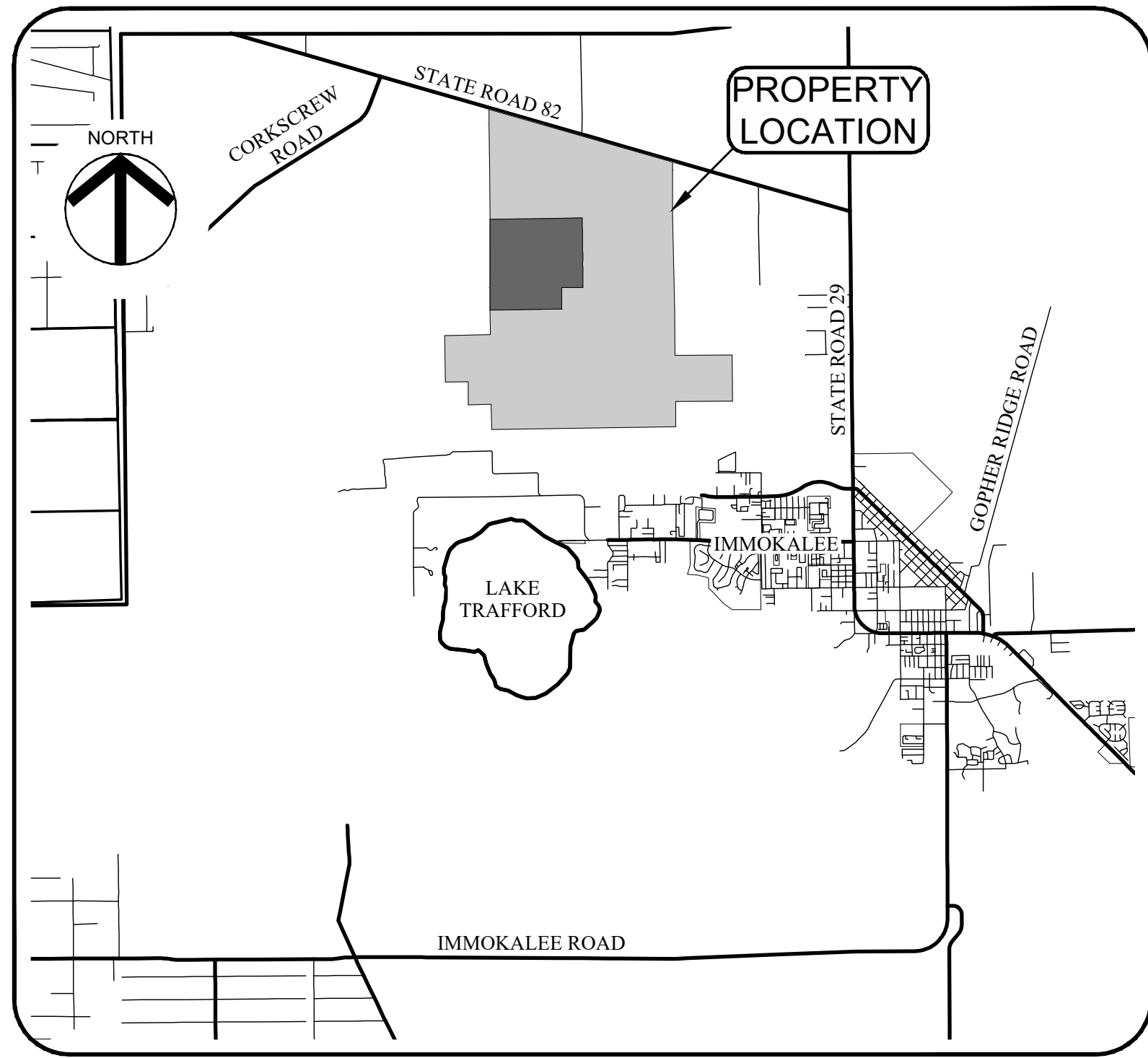


ATWELL

28100 BONITA GRANDE DR., SUITE 305
BONITA SPRINGS, FL 34135
370.405.7777

SITE DEVELOPMENT PLANS FOR FPL GOLDENROD SOLAR ENERGY CENTER

PART OF SECTION 14 TOWNSHIP 46 SOUTH, RANGE 28 EAST
COLLIER COUNTY, FLORIDA



PROJECT LOCATION MAP

NO SCALE

SHEET INDEX	
1	COVER SHEET
2	GENERAL NOTES
3	EXISTING CONDITIONS
4	MASTER SITE PLAN
5	MASTER SITE PLAN - GOLDENROD
6	GOLDENROD - SITE PLAN A
7	GOLDENROD - SITE PLAN B
8	GOLDENROD - SITE PLAN C
9	GOLDENROD - SITE PLAN D
10	GOLDENROD - SITE PLAN E
11	GOLDENROD - SITE PLAN F
12	GOLDENROD - SITE PLAN G
13	GOLDENROD - SITE PLAN H
14	GENERAL DETAILS 1
15	GENERAL DETAILS 2
16	DRAINAGE PLAN
17	STORMWATER POLLUTION PREVENTION PLAN
18	ENTRY LIGHTING PLAN

PROPERTY INFORMATION	
TOTAL PROJECT AREA	610.33 AC
EXISTING ZONING	A-MHO-RLSAO
EXISTING LAND USE	AGRICULTURE (CITRUS GROVE)
FUTURE LAND USE	A-RMU-RLSA
PROPOSED LAND USE	SOLAR ENERGY CENTER/ ESSENTIAL SERVICE
FOLIO #	00050520006, 00050600007, 0005064009

PROPERTY LEGAL DESCRIPTION

A parcel of land lying in a part of Sections 2, 11, 12, 22, 25 and 26, and all of Sections 13, 14, 23 and 24, Township 46 South, Range 28 East, together with a part of Section 19, Township 46 South, Range 29 East, Collier County, Florida, and being more particularly described as follows:

Beginning at the Northwest corner of Section 11 referred to above and running thence North 0°34'45" West along the West line of the above mentioned Section 2, a distance of 887.57 feet to a point on the South Right-Of-Way of State Road Number 82; thence South 73°57'58" East along said Right-Of-Way, a distance of 11,036.37 feet to a point on the East line of the above mentioned Section 12, which is also the division line between Range 28 East and Range 29 East of said Township 46 South; thence South 00°15'08" East along said Range line and said East line of Section 12, a distance of 433.50 feet to the East 1/4 corner of said Section 12; thence South 00°19'25" East, still along said East line of Section 12, a distance of 2,785.94 feet to the Southeast corner thereof; thence South 01°12'11" East along the East line of Section 13 referred to above, a distance of 5,313.35 feet to the Southeast corner of said Section 13; thence South 00°29'24" East along the East line of the above mentioned Section 24, a distance of 7,652.83 feet to the East 1/4 corner thereof; thence North 89°23'51" East along the North line of the South 1/2 of Section 19 referred to above, a distance of 3,297.39 feet to the Northwest corner of land conveyed to Barron Collier Partnership, LLLP by deed recorded in Official Records Book 2493 at Page 2779, public records of said Collier County; thence South 00°36'04" East along the West bounds of this last mentioned conveyance, a distance of 2,678.95 feet to a point on the South line of said Section 19; thence South 89°52'25" West along the South line thereof, a distance of 3,296.80 feet to the Southeast corner of the above mentioned Section 24; thence South 00°41'13" East along the East line of Section 25 referred to above, a distance of 1,459.41 feet; thence South 89°06'51" West along the Northernly bounds of a parcel of land conveyed to South Florida Water Management District by deed recorded in Official Records Book 2585 at Page 2735, public records of said Collier County, a distance of 5,369.17 feet to a point on the East line of the above mentioned Section 26; thence South 80°00'14" West, still along the bounds of this last mentioned conveyance and continuing on the same course along the North bounds of land conveyed to Collier County by deed recorded in Official Records Book 4425 at Page 3298, public records of said Collier County, a distance of 5,281.45 feet to a point on the West line of the above mentioned Section 26; thence North 01°11'17" West along said West line, a distance of 1,450.51 feet to the Southwest corner of Section 23 referred to above; thence South 88°55'57" West along the South line of the above mentioned Section 22, being also the North line of land conveyed to Collier County by deed recorded in Official Records Book 4425 at Page 3298, public records of said Collier County, a distance of 1,320.70 feet to the Southwest corner of the Southeast 1/4 of the Southeast 1/4 of Section 22 referred to above; thence North 00°29'00" West along the East line of land conveyed to Collier County by deed recorded in Official Records Book 4425 at Page 3280, public records of said Collier County, being also the West line of the Southeast 1/4 of the Southeast 1/4 of said Section 22, a distance of 1,343.35 feet to the Northwest corner of the Southeast 1/4 of the Southeast 1/4 of said Section 22; thence South 88°58'22" West along the South line of the North 1/2 of the Southeast 1/4 of said Section 22, a distance of 1,321.33 feet to the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of said Section 22; thence North 00°38'43" West along the West line of the East 1/2 of said Section 22, being also the East line of land conveyed to South Florida Water Management District by deed recorded in Official Records Book 1577 at Page 681, public records of said Collier County, a distance of 2,684.61 feet to the Northwest corner of the South 1/2 of the Northeast 1/4 of said Section 22; thence North 88°53'07" East along the South line of the North 1/2 of the Northeast 1/4 of said Section 22 and along the bounds of the conveyance last above mentioned, a distance of 2,642.18 feet to a point on the West line of Section 23 referred to above; thence North 00°35'47" West along said West line, a distance of 1,343.10 feet to the Southwest 1/4 of the above mentioned Section 14; thence North 00°09'50" West along said West line of Section 14, a distance of 5,386.82 feet to the Southwest corner of Section 11 referred to above; thence North 00°28'13" West along West line of said Section 11, a distance of 2,699.12 feet to the West 1/4 corner thereof; thence North 00°28'02" West, still along said West line of Section 11, a distance of 2,699.24 feet to the POINT OF BEGINNING.

LESS AND EXCEPT

A parcel of land lying in a part of Sections 12 & 13, Township 46 South, Range 28 East, Collier County, Florida, and being more particularly described as follows:

Commencing at a point being the intersection of the South Right-Of-Way of State Road Number 82 and the East line of the above mentioned Section 12, which is also the division line between Range 28 East and Range 29 East of said Township 46 South; thence South 00°15'08" East along said Range line and said East line of Section 12, a distance of 433.50 feet to the East 1/4 corner of said Section 12; thence South 00°19'25" East, still along said East line of Section 12, a distance of 2,785.94 feet to the Southeast corner thereof; thence South 89°10'17" West along the South line of said Section 12, a distance of 136.48 feet to the POINT OF BEGINNING of the following described lands: thence South 00°34'02" East, a distance of 1890.15 feet; thence North 89°35'02" West, a distance of 787.56 feet; thence South 00°36'07" East, a distance of 226.74 feet; thence South 87°27'18" West, a distance of 177.65 feet; thence North 37°35'47" West, a distance of 433.84 feet; thence North 23°14'40" West, a distance of 283.37 feet; thence North 15°52'17" West, a distance of 611.52 feet; thence North 00°36'42" West, a distance of 1004.57 feet; thence North 89°31'07" West, a distance of 968.23 feet; thence North 00°10'10" West, a distance of 363.86 feet; thence North 74°50'54" East, a distance of 88.80 feet; thence North 33°13'40" East, a distance of 45.78 feet; thence North 02°40'47" West, a distance of 99.07 feet; thence North 25°32'35" West, a distance of 105.91 feet; thence North 57°47'42" West, a distance of 32.19 feet; thence North 82°14'04" West, a distance of 32.92 feet; thence North 00°10'10" West, a distance of 223.46 feet; thence South 89°34'09" East, a distance of 2442.24 feet; thence South 00°34'02" East, a distance of 897.05 feet to the place and POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING EASEMENTS:

Easement No. 1:
(This easement is appurtenant to the North 1459.41 feet of Section 25, Township 46 South, Range 28 East, Collier County, Florida.)

Non-exclusive Easement for ingress and egress over the East 60 feet of the East 1/2 of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 and the North 60.00 feet of the West 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 22, Township 46 South, Range 28 East, Collier County, Florida, as granted in Grant of Easement between Frank J. Pepper, Jr., as Personal Representative of the Estate of Bernice D. Pepper, and Charles Parker, Joyce P. Hearn and Frank J. Pepper, Jr., as the sole devisees under the Last Will and Testament of Bernice D. Pepper, Grantors, and Turner Corporation, a Florida corporation, as Grantee, dated August 15, 1986, and recorded September 22, 1986, in Official Records Book 1219, Page 1113, of the Public Records of Collier County, Florida.

Easement No. 2:
(This easement is appurtenant to the North 1459.41 feet of Section 25, Township 46 South, Range 28 East, Collier County, Florida.)

Non-exclusive Easement for ingress and egress over:

a. The East 60.00 feet of the North 2531.00 feet of the South 3861.14 feet of Section 26, Township 46 South, Range 28 East, Collier County, Florida;

b. The East 60.00 feet of Section 35, Township 46 South, Range 28 East, Collier County, Florida, lying North of Pepper Road.

c. The North 60.00 feet of the Northeast 1/4 of the Northeast 1/4, and the East 60 feet of the North 60 feet of the Northwest 1/4 of the Northeast 1/4 of Section 27, Township 46 South, Range 28 East, Collier County, Florida.

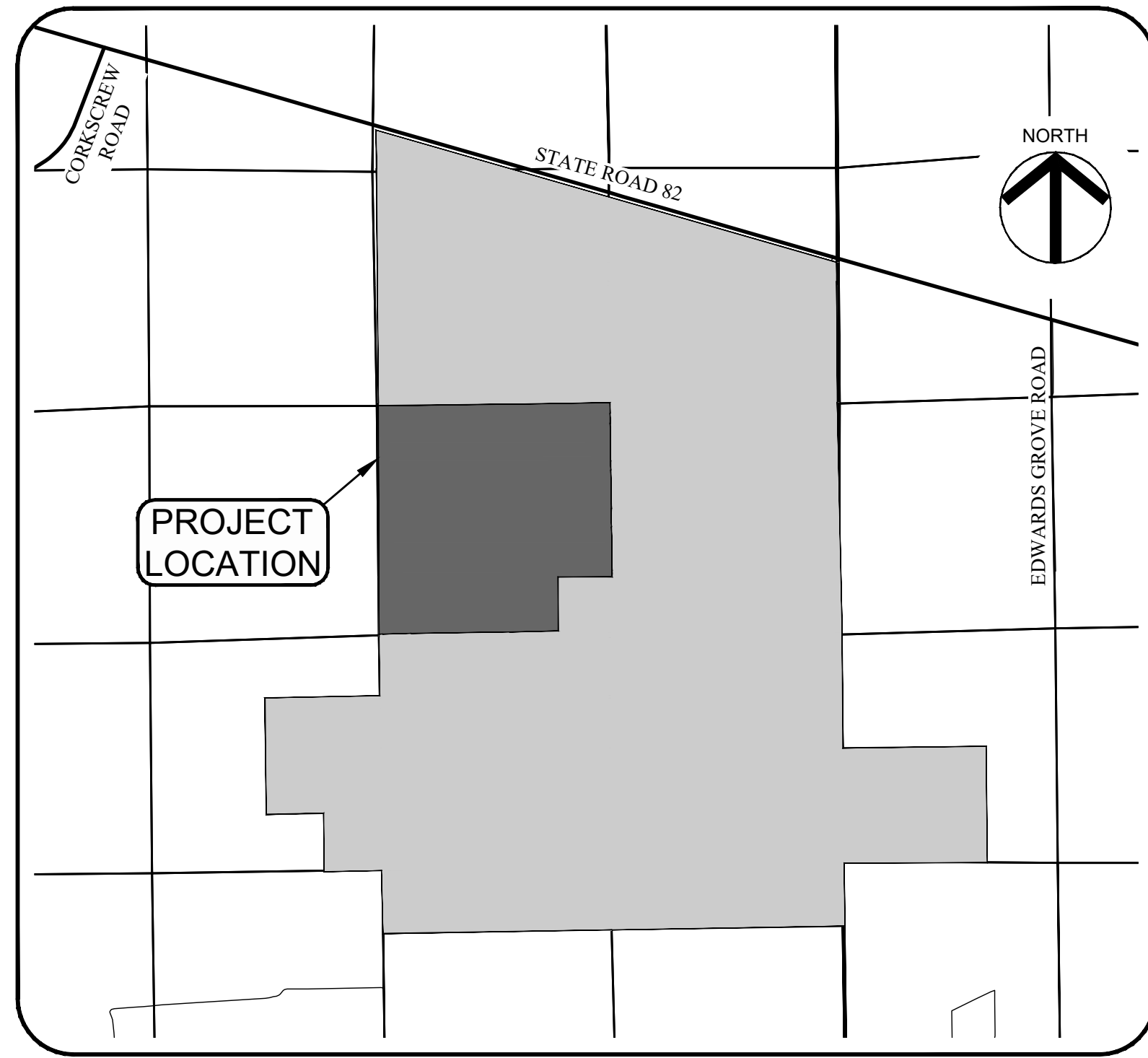
as granted in Grant of Easement between Rex Properties, Inc., a Florida corporation, Grantor, and Turner Corporation, a Florida corporation, as Grantee, dated August 19, 1986, recorded September 22, 1986, in Official Records Book 1219, Page 1118, of the Public Records of Collier County, Florida.

CLIENT:

FLORIDA POWER & LIGHT COMPANY (FPL)

700 UNIVERSE BOULEVARD
JUNO BEACH, FLORIDA 33408

PHONE: (561) 694-4000



PROJECT SITE MAP

NO SCALE



FPL GOLDENROD SOLAR

ENERGY CENTER

CLIENT: FLORIDA POWER & LIGHT COMPANY

COVER SHEET

PLAN REVISIONS	REVISION PER COLLIER COUNTY COMMENTS
1	03/16/2024

SCALE AS SHOWN

FLORIDA CERTIFICATE OF AUTHORIZATION #8636



Digitally signed
by Jeremy H
Arnold
Date:
2024.03.19
16:00:19-04'00'

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421

SET NUMBER: 22004770-02

VERTICAL ELEVATIONS BASED ON: NAVD-88

SHEET :

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DEVELOPMENT STANDARDS 			
MINIMUM SETBACKS		PROVIDED SETBACKS	
FRONT YARD	50 FT	4,843.9 FT	
SIDE YARD	30 FT	985.2 FT	
REAR YARD	50 FT	6,967.2 FT	
MAXIMUM HEIGHT		MAXIMUM PROVIDED HEIGHTS	
ACTUAL BUILDING HEIGHT	50 FT	10 FT	
ZONED BUILDING HEIGHT	50 FT	10 FT	

UTILITIES PROVIDING SERVICE

ELECTRIC:
LEE COUNTY ELECTRIC CO-OP
4980 BAYLINE DRIVE
NORTH FORT MYERS, FLORIDA 33917
PHONE (239) 995-2121

UTILITY LOCATING SERVICE:
SUNSHINE STATE ONE CALL CENTER
PHONE (800) 432-4770
(MINIMUM 48 HOURS NOTICE REQUIRED)

FIRE CONTROL DISTRICT:
IMMOKALEE FIRE DEPARTMENT
502 EAST NEW MARKET RD.
IMMOKALEE, FLORIDA 34142
PHONE (239) 657-2111



Know what's below.
Call before you dig.

GENERAL NOTES

- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD-1988). CONVERSION FROM NAVD 88 TO NGVD 29 = +1.36 FT.
- CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITIES TO LOCATE THEIR FACILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DEVIATION IN PLAN INFORMATION SHALL BE REPORTED TO ENGINEER IMMEDIATELY.
- CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND ADHERING TO A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP). CONTRACTOR SHALL CREATE, IMPLEMENT AND MAINTAIN A STORM WATER POLLUTION PREVENTION PLAN AS REQUIRED BY THE NPDES GENERAL PERMIT.
- THE REVIEW AND APPROVAL OF THESE IMPROVEMENT PLANS DOES NOT AUTHORIZE THE CONSTRUCTION OF REQUIRED IMPROVEMENTS THAT ARE INCONSISTENT WITH EXISTING EASEMENTS OF RECORD.
- THE CONTRACTOR SHALL PREPARE AN AS-BUILT PLAN SET PER COLLIER COUNTY STANDARDS, INDICATING ANY DIFFERENCES FROM THE ACTUAL CONSTRUCTED IMPROVEMENTS AND THE ORIGINAL CONSTRUCTION PLANS.
- ALL MATERIALS AND CONSTRUCTION METHODS USED FOR WATER, SEWER AND DRAINAGE FACILITIES SHALL CONFORM TO THE APPROVED TECHNICAL SPECIFICATIONS.
- ALL UNDERGROUND UTILITIES LOCATED BENEATH THE STABILIZED PORTION OF THE ROAD BED SHALL BE INSTALLED PRIOR TO COMPACTION OF THE SUB-GRADE.
- THE CONTRACTOR SHALL RETAIN ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS REQUIRED FOR CONSTRUCTION.
- SOLID WASTE DISPOSAL TO BE PROVIDED VIA ONSITE DUMPSTERS LOCATED IN PROPOSED DUMPSTER ENCLOSURE.
- THE PROPERTY OWNER IS RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL FEATURES OF THE SURFACE WATER MANAGEMENT SYSTEM AS OUTLINED BY THE DESIGN ENGINEER ON THESE DRAWINGS.
- THE LENGTH OF STORM DRAIN PIPES SHOWN ON PLANS ARE APPROXIMATE AND HAVE BEEN MEASURED FROM THE INSIDE FACE OF STRUCTURE.
- LOCATIONS OF DRAINAGE STRUCTURES MAY BE FIELD ADJUSTED TO PRESERVE EXISTING VEGETATION AS APPROVED BY THE ENGINEER.
- THE CONTRACTOR IS REQUIRED TO ADJUST ALL EXISTING AND PROPOSED VALVE BOXES, MANHOLE RIMS, GRATES, ETC. AS REQUIRED TO MATCH PROPOSED GRADES.
- SWALE PROFILES SHOWN ARE TO TOP OF SOD. CONTRACTOR TO ADJUST SWALE GRADING ACCORDINGLY.
- THE CONTRACTOR SHALL REMOVE ALL UNSUITABLE MATERIAL ENCOUNTERED FROM FILL AREAS PRIOR TO PLACEMENT OF FILL. ALL UNSUITABLE MATERIAL EXCAVATED SHALL BE STOCKPILED OR REMOVED AS DIRECTED BY OWNER.
- DURING CONSTRUCTION, DRAINAGE STRUCTURE OPENINGS, WHERE APPROPRIATE, SHALL BE COVERED WITH FILTER FABRIC (MIRAFI 140N OR APPROVED EQUAL) TO PREVENT DEBRIS AND FILL FROM FALLING INTO THE INLET.
- SIGNAGE AND FLAG POLES TO BE APPROVED SEPARATELY PER LDC 5.05.08.

GENERAL DRAINAGE NOTES

- THE LENGTH OF STORM DRAIN PIPES SHOWN ON PLANS ARE APPROXIMATE AND HAVE BEEN MEASURED FROM THE CENTER OF THE STRUCTURE.
- LOCATIONS OF DRAINAGE STRUCTURES MAY BE FIELD ADJUSTED TO PRESERVE EXISTING VEGETATION AS APPROVED BY THE ENGINEER.
- THE CONTRACTOR IS REQUIRED TO ADJUST ALL EXISTING AND PROPOSED VALVE BOXES, MANHOLE RIMS, GRATES, ETC. AS REQUIRED TO MATCH PROPOSED GRADES.
- EXISTING OFF-SITE DRAINAGE PATTERNS SHALL BE MAINTAINED DURING CONSTRUCTION.
- SWALE PROFILES SHOWN ARE TO TOP OF SOD. CONTRACTOR TO ADJUST SWALE GRADING ACCORDINGLY.
- CONTRACTOR SHALL SOD A 12" MINIMUM STRIP BEHIND ALL CONCRETE CURB, VALLEY GUTTER AND AT EDGE OF PAVEMENT.
- THE CONTRACTOR SHALL REMOVE ALL UNSUITABLE MATERIAL ENCOUNTERED FROM FILL AREAS PRIOR TO PLACEMENT OF FILL. ALL UNSUITABLE MATERIAL EXCAVATED SHALL BE STOCKPILED OR REMOVED AS DIRECTED BY OWNER.
- DURING CONSTRUCTION, DRAINAGE STRUCTURE OPENINGS, WHERE APPROPRIATE, SHALL BE COVERED WITH FILTER FABRIC (MIRAFI 140N OR APPROVED EQUAL) TO PREVENT DEBRIS AND FILL FROM FALLING INTO THE INLET.
- THE PROPERTY OWNER IS RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL FEATURES OF THE SURFACE WATER MANAGEMENT SYSTEM AS OUTLINED BY THE DESIGN ENGINEER ON THESE DRAWINGS.



FPL GOLDENROD SOLAR
ENERGY CENTER
CLIENT: FLORIDA POWER & LIGHT COMPANY
GENERAL NOTES

PLAN REVISIONS		REVISED PER COLLIER COUNTY COMMENTS									
	A	03/19/2024									

SCALE AS SHOWN

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

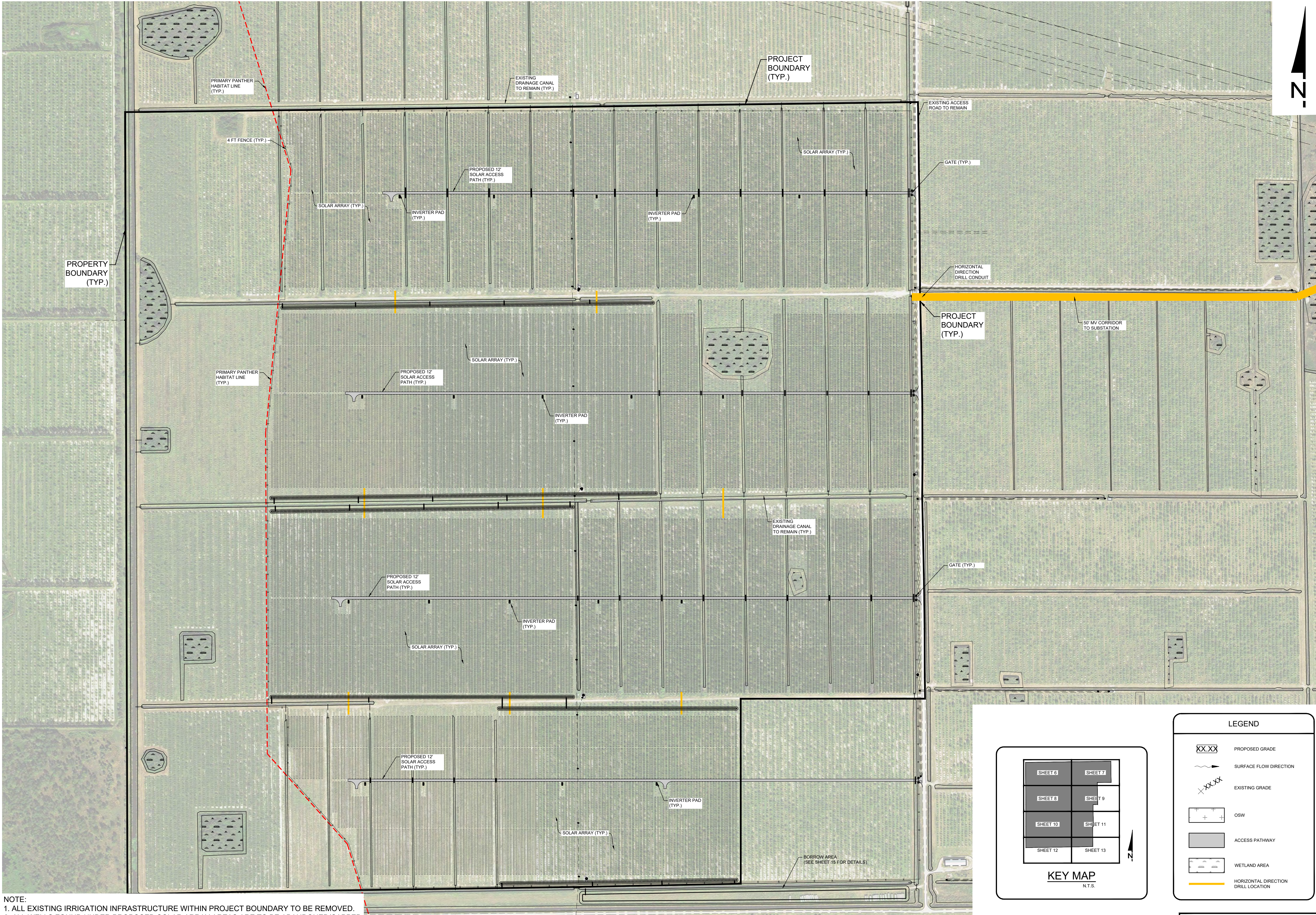
JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421

SET NUMBER: 22004770-02

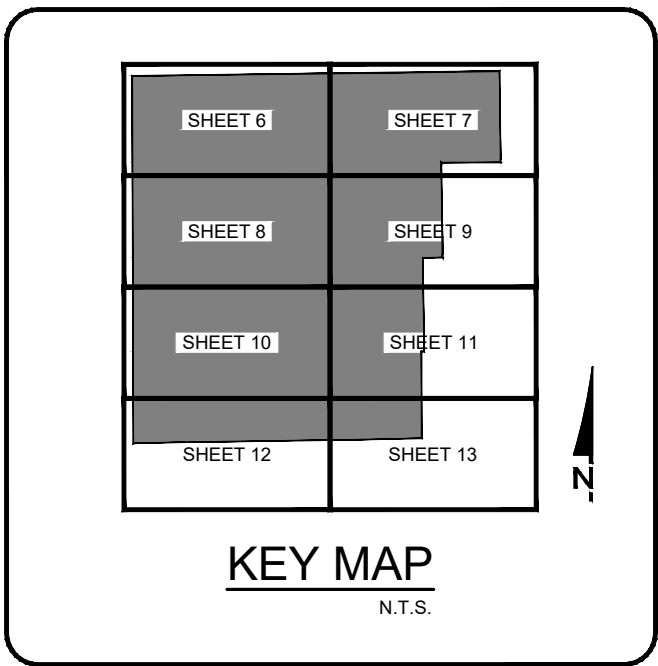
VERTICAL ELEVATIONS BASED ON: NAVD-88

SHEET : 2

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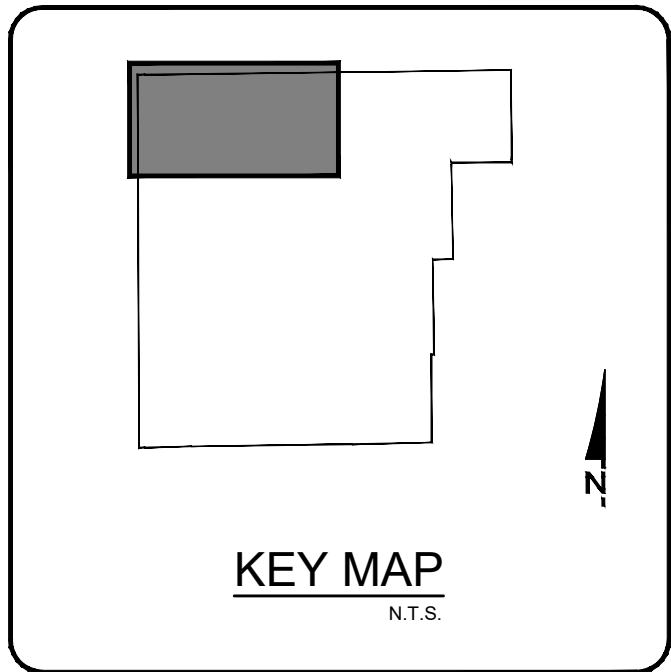


- NOTE:
1. ALL EXISTING IRRIGATION INFRASTRUCTURE WITHIN PROJECT BOUNDARY TO BE REMOVED.
 2. ALL WELLS FOUND UNDER PROPOSED SOLAR ARRAY AREAS ARE TO BE ABANDONED/CAPPED.

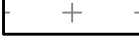


LEGEND	
	PROPOSED GRADE
	SURFACE FLOW DIRECTION
	EXISTING GRADE
	OSW
	ACCESS PATHWAY
	WETLAND AREA
	HORIZONTAL DIRECTION DRILL LOCATION

PLAN REVISIONS	
NO.	REVISION
1	REVISED PER COLLIER COUNTY COMMENTS
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- ### LEGEND

	PROPOSED GRADE
	SURFACE FLOW DIRECTION
	EXISTING GRADE
	EXISTING 12" PIPE TO BE REMOVED AND REPLACED WITH 12" HDPE PIPE
	OSW
	ACCESS PATHWAY
	WETLAND AREA

[illegible]

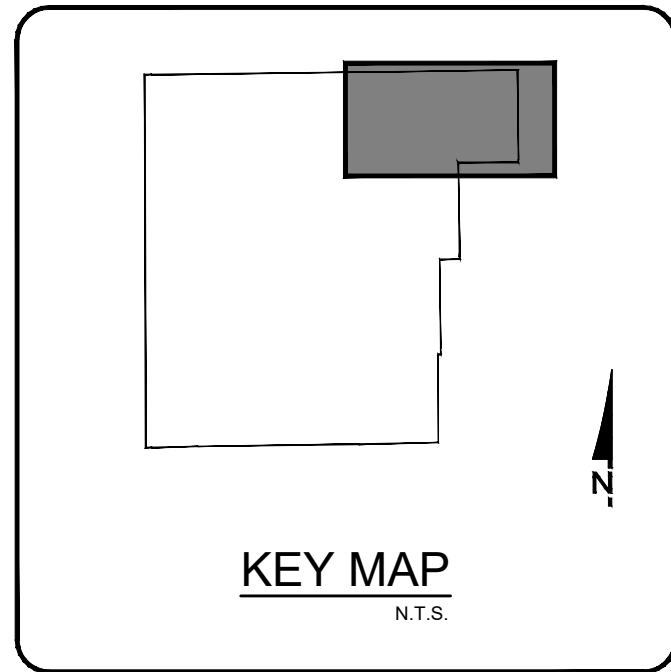
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28100 BONITA GRANDE DR., SUITE 305
BONITA SPRINGS, FL 34135
239.405.7777

GOLDENROD - SITE PLAN A

B:\Projects\22004770 (King Ranch) Solar Field\Drawings-E\shah\22004770-02 Goldenrod Construction Plans\Current Plans\22004770-02.dwg
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- NOTE:
1. ALL EXISTING IRRIGATION INFRASTRUCTURE WITHIN PROJECT BOUNDARY TO BE REMOVED.
 2. ALL WELLS FOUND UNDER PROPOSED SOLAR ARRAY AREAS ARE TO BE ABANDONED/CAPPED.



LEGEND	
	PROPOSED GRADE
	SURFACE FLOW DIRECTION
	EXISTING GRADE
	EXISTING 12" PIPE TO BE REMOVED AND REPLACED WITH 12" HDPE PIPE
	OSW
	ACCESS PATHWAY
	WETLAND AREA



PLAN REVISIONS	
NO.	REVISION
1	ISSUED FOR PERMIT
2	REVISED PER COLLIER COUNTY COMMENTS
3	REVISED PER COLLIER COUNTY COMMENTS
4	REVISED PER COLLIER COUNTY COMMENTS
5	REVISED PER COLLIER COUNTY COMMENTS
6	REVISED PER COLLIER COUNTY COMMENTS
7	REVISED PER COLLIER COUNTY COMMENTS
8	REVISED PER COLLIER COUNTY COMMENTS
9	REVISED PER COLLIER COUNTY COMMENTS
10	REVISED PER COLLIER COUNTY COMMENTS

0 50 100 200
SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421

SET NUMBER: 22004770-02

SHEET: 7

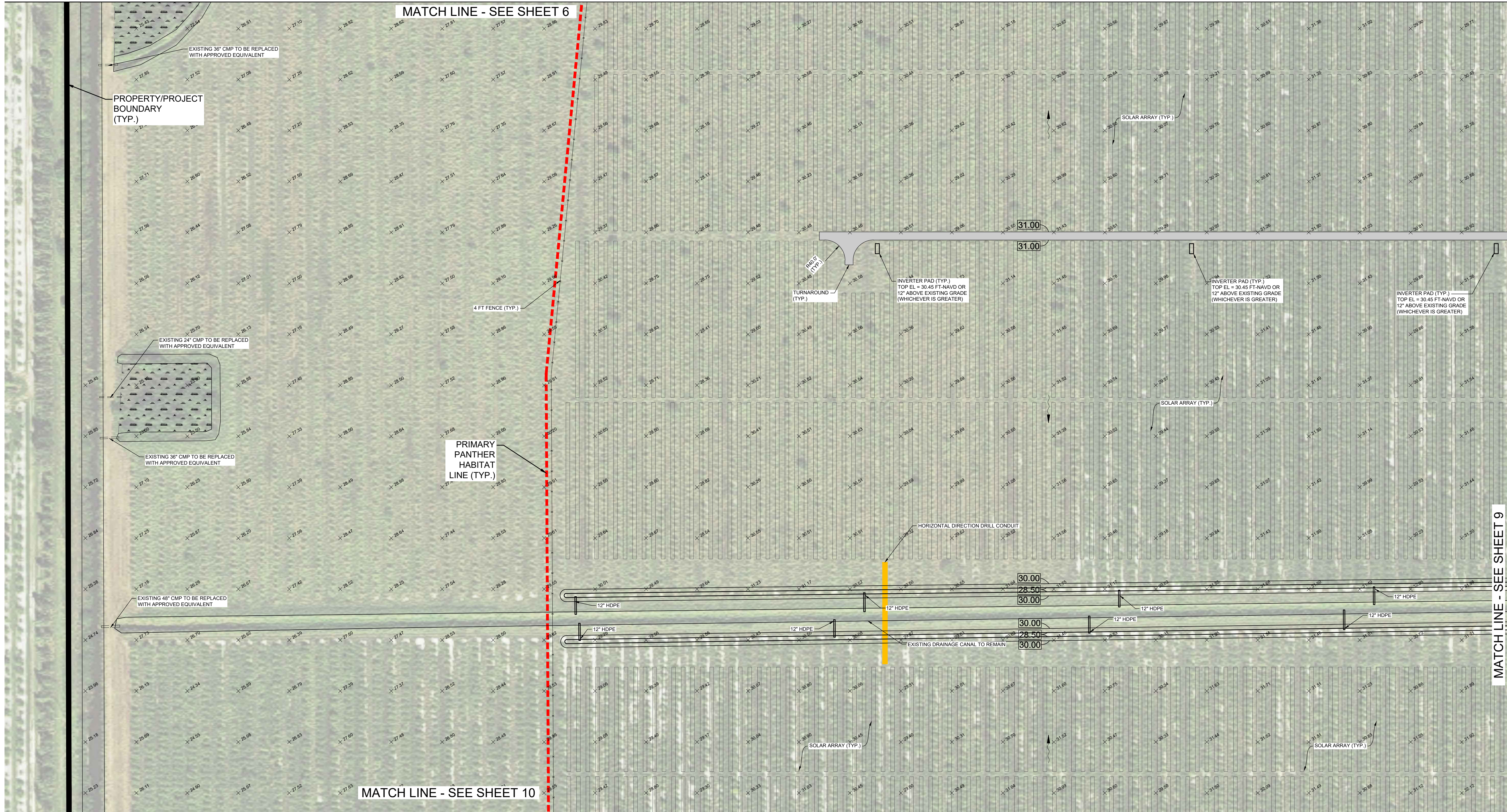
FPL GOLDENROD SOLAR ENERGY CENTER

CLIENT: FLORIDA POWER & LIGHT COMPANY

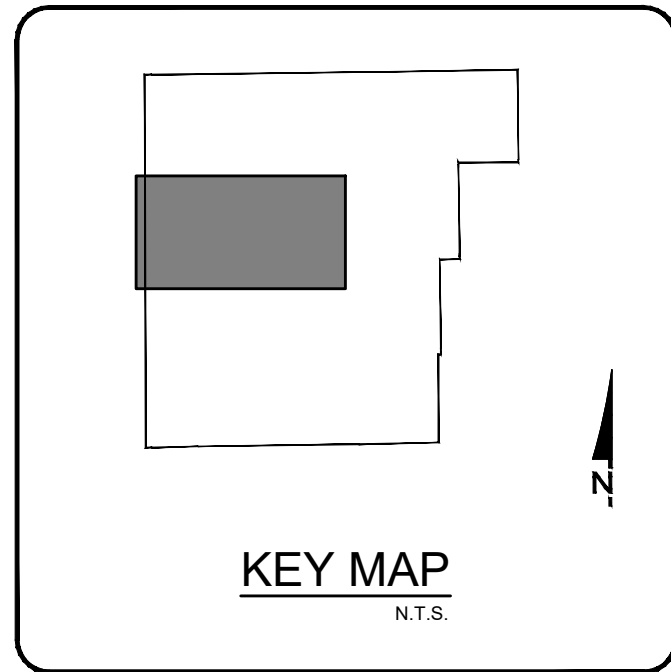
GOLDENROD - SITE PLAN B



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- NOTE:
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 2. ALL WELLS FOUND UNDER PROPOSED SOLAR ARRAY ARE TO BE ABANDONED/CAPPED.



LEGEND	
	PROPOSED GRADE
	SURFACE FLOW DIRECTION
	EXISTING GRADE
	EXISTING 12" PIPE TO BE REMOVED AND REPLACED WITH 12" HDPE PIPE
	OSW
	ACCESS PATHWAY
	WETLAND AREA



PLAN REVISIONS

NO.	DATE	REVISION
1	03/16/2024	REVISED PER COLLIER COUNTY COMMENTS

0 50 100 200
SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421

SET NUMBER: 22004770-02

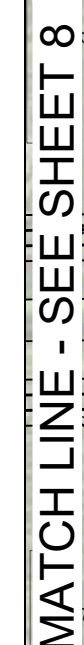
SHEET: 8

VERTICAL ELEVATIONS BASED ON: NAVD-88

FPL GOLDENROD SOLAR ENERGY CENTER

CLIENT: FLORIDA POWER & LIGHT COMPANY
GOLDENROD - SITE PLAN C





MATCH LINE - SEE SHEET 11



LEGEND

PROPOSED GRADE

SURFACE FLOW DIRECTION

EXISTING GRADE

EXISTING 12" PIPE TO BE
REMOVED AND REPLACED
WITH 12" HDPE PIPE

OSW

ACCESS PATHWAY

WETLAND AREA



PLAN REVISIONS		REVISIONS REQUIRED BY CALIFORNIA COUNTY COMMENTS
02/15/2024		

0 50 100 200
SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421

SHEET : 9

VERTICAL ELEVATIONS BASED ON: NAVD-88

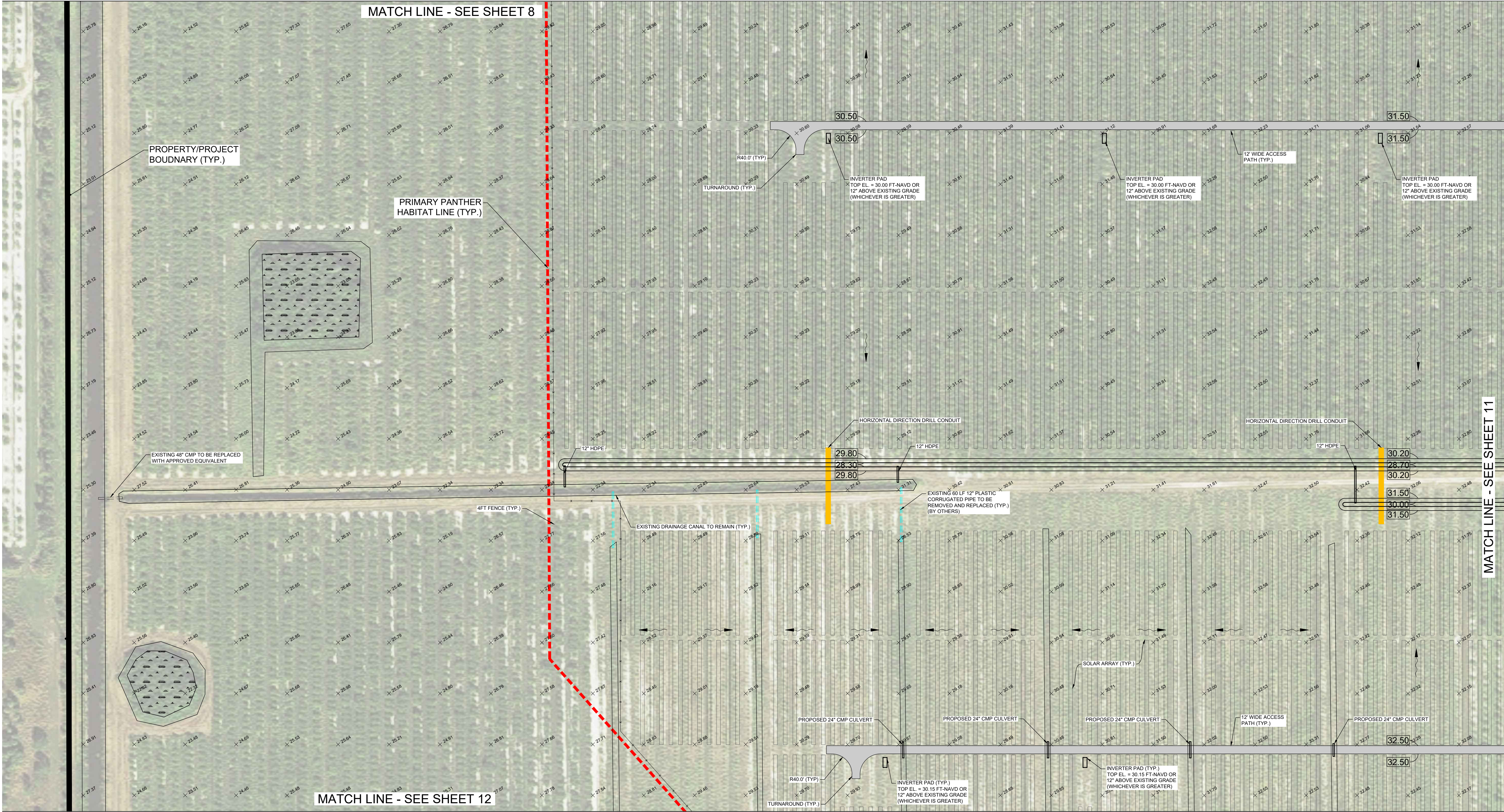
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BONITA SPRINGS, FL 34135
339.405.7777

FPL GOLDENROD SOLAR
ENERGY CENTER

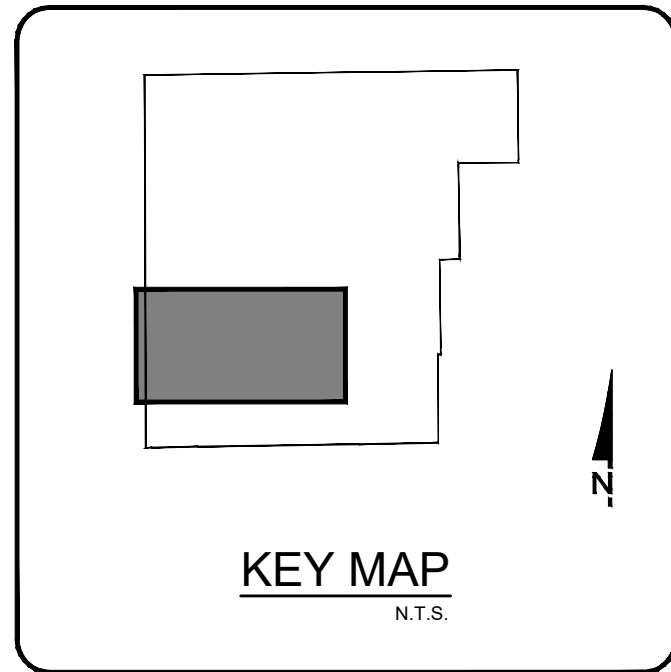
CLIENT: FLORIDA POWER & LIGHT COMPANY

GOLDENROD - SITE PLAND

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- NOTE:
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 2. ALL WELLS FOUND UNDER PROPOSED SOLAR ARRAY AREAS ARE TO BE ABANDONED/CAPPED.



LEGEND	
	PROPOSED GRADE
	SURFACE FLOW DIRECTION
	EXISTING GRADE
	EXISTING 12" PIPE TO BE REMOVED AND REPLACED WITH 12" HDPE PIPE
	OSW
	ACCESS PATHWAY
	WETLAND AREA



PLAN REVISIONS

NO.	DATE	REVISION
1	03/15/2024	REVISED PER COLLIER COUNTY COMMENTS

0 50 100 200
SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421

SET NUMBER: 22004770-02

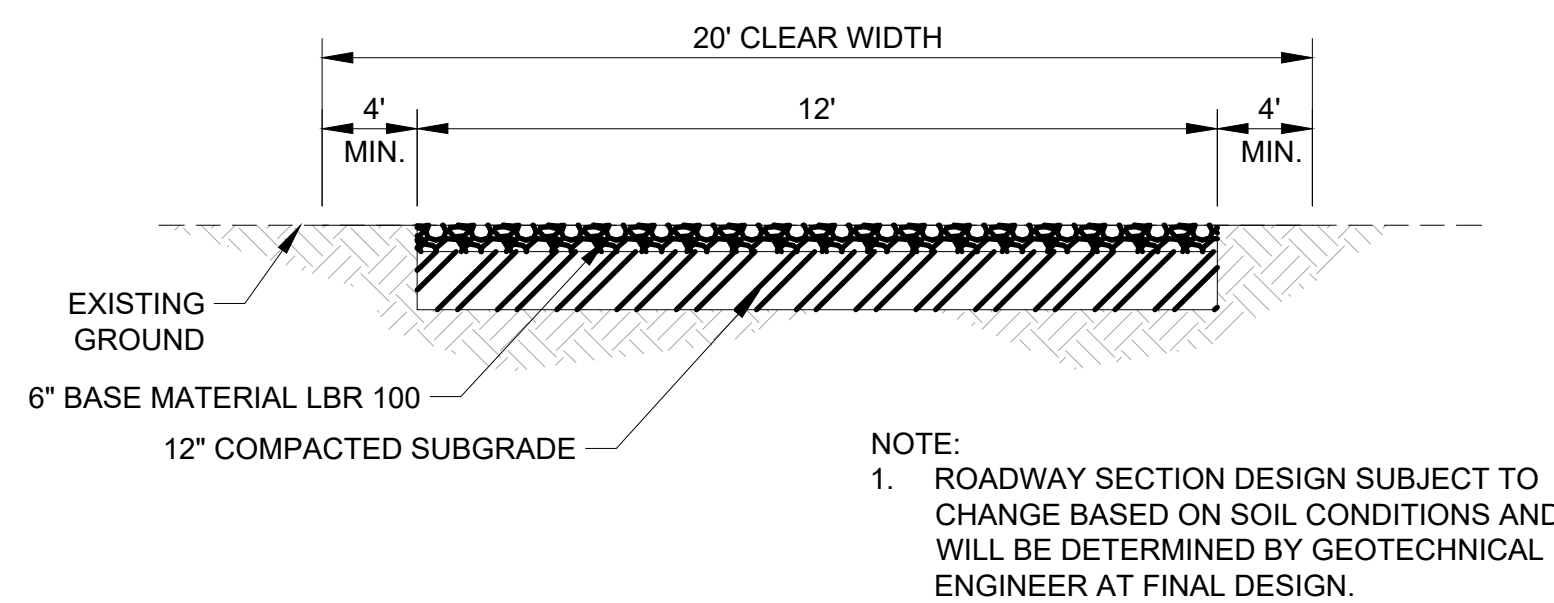
VERTICAL ELEVATIONS BASED ON: NAVD-88

SHEET : 10

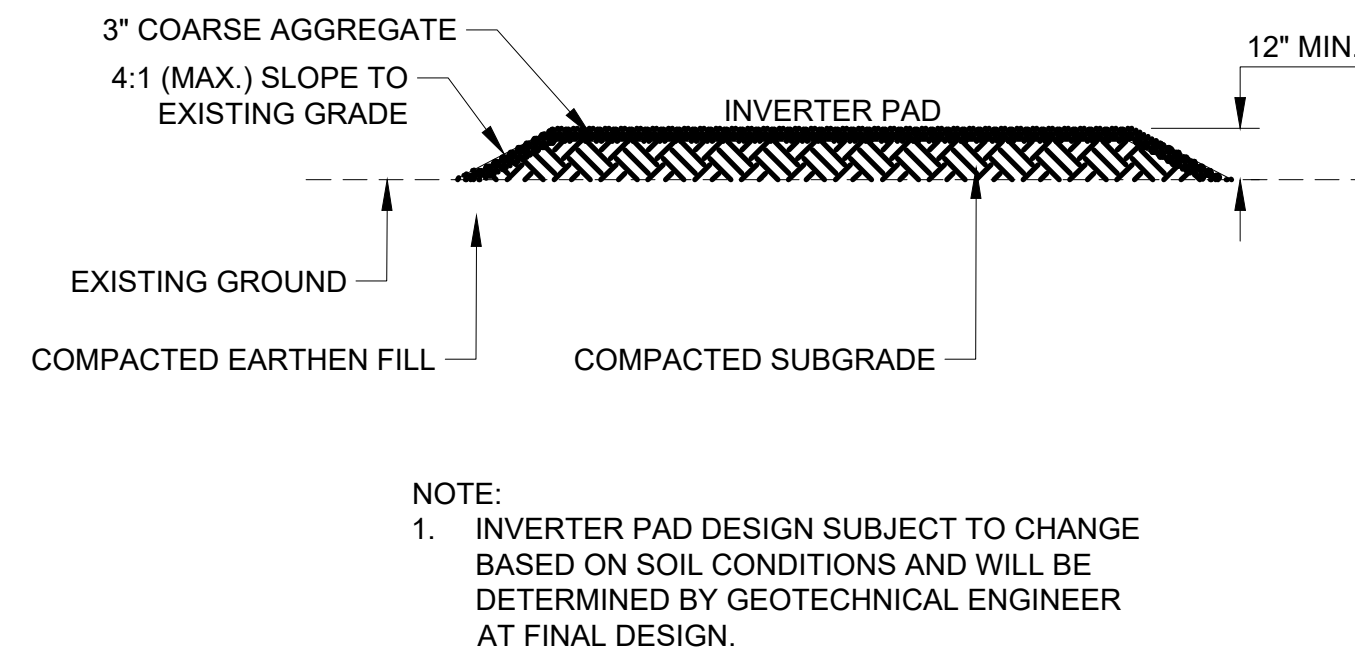
FPL GOLDENROD SOLAR
ENERGY CENTER
CLIENT: FLORIDA POWER & LIGHT COMPANY
GOLDENROD - SITE PLAN E



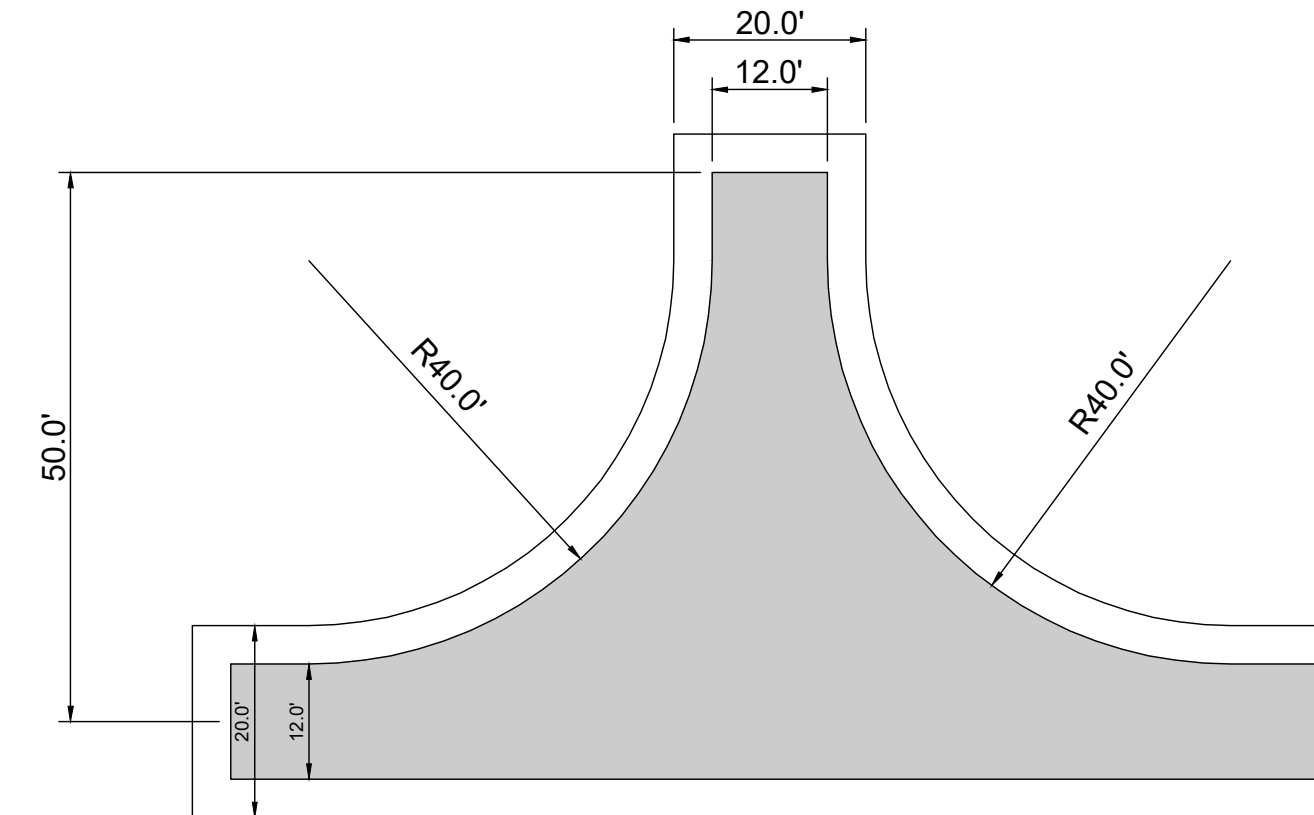
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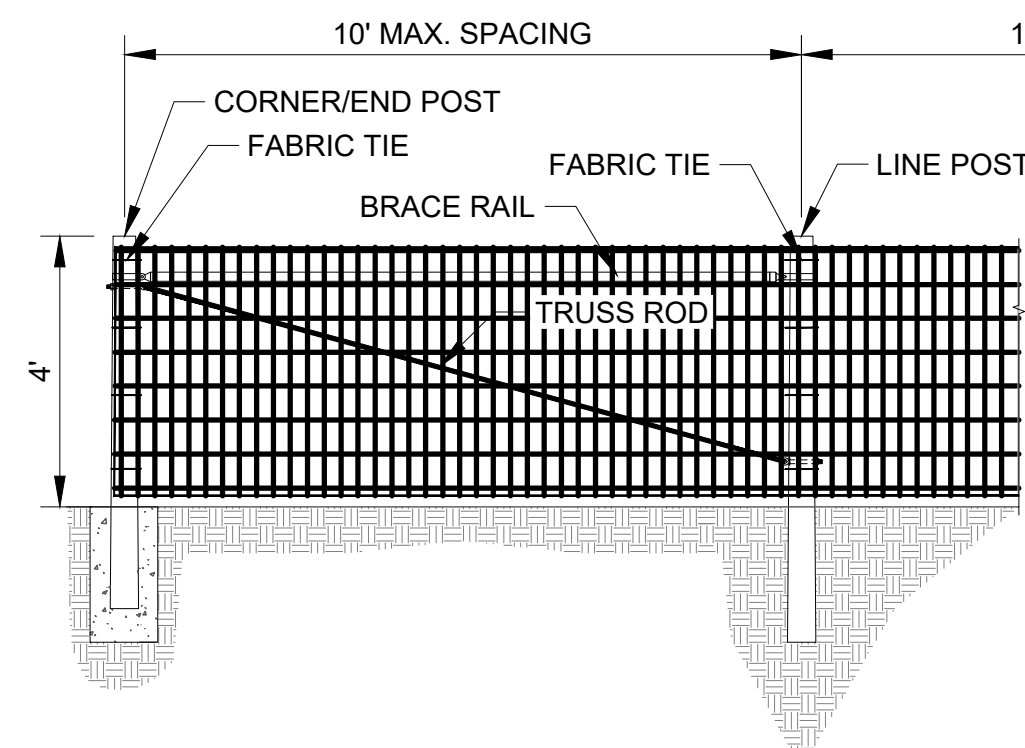
ACCESS PATH SECTION
NTS



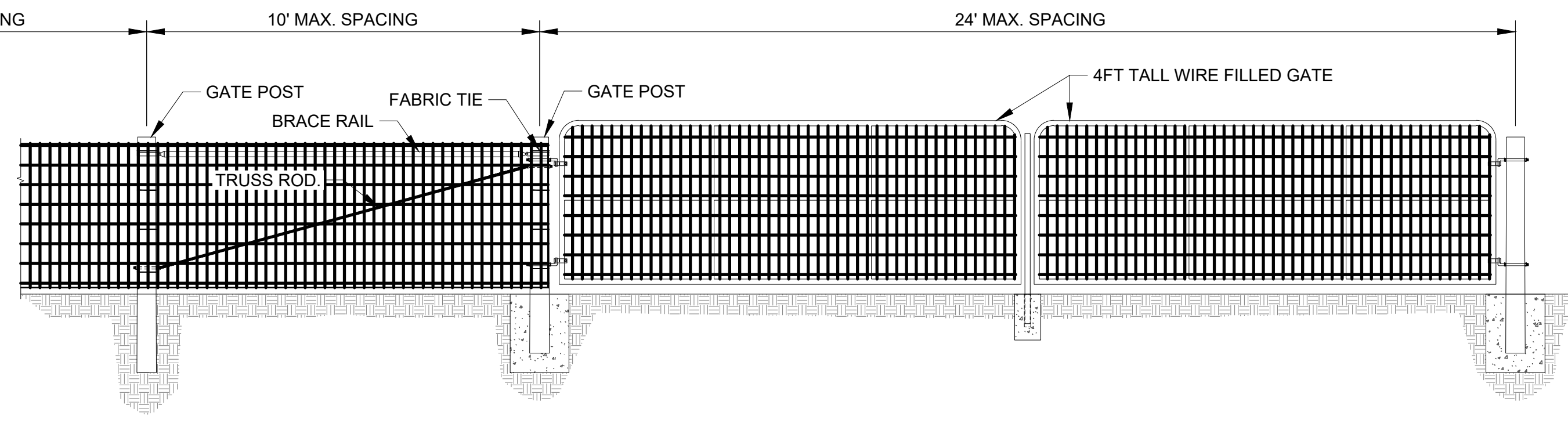
TYPICAL INVERTER PAD DETAIL
NTS



TYPICAL TURNAROUND DETAIL
NTS

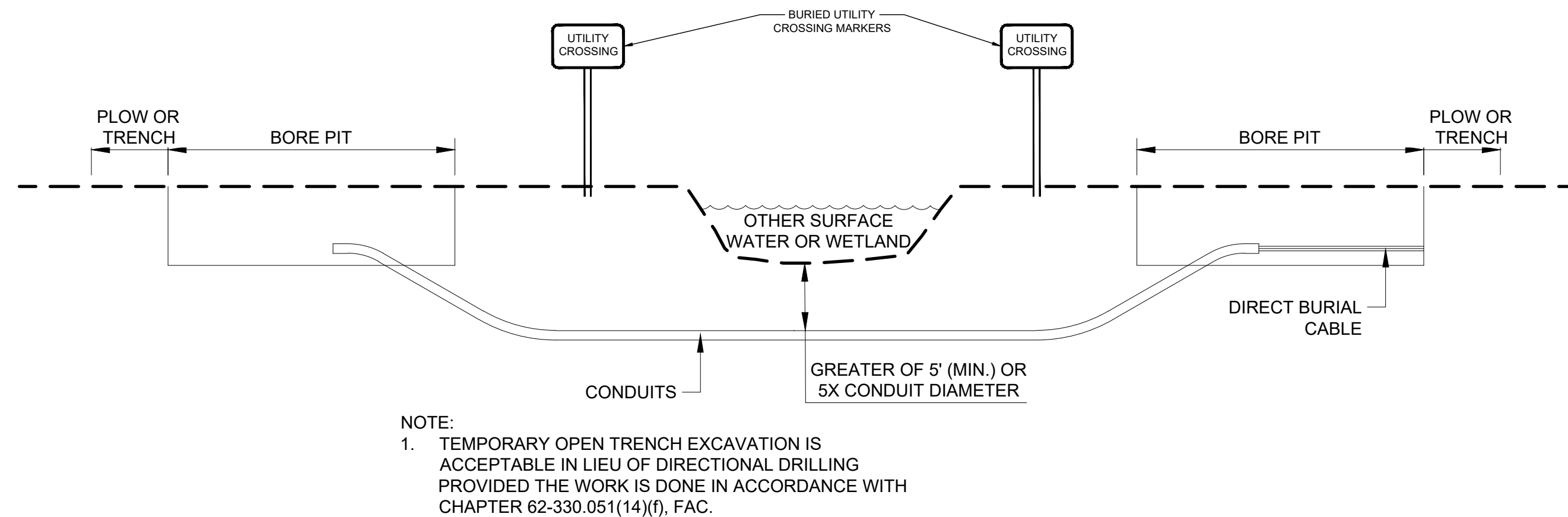


4' FARM FENCE DETAIL
NTS

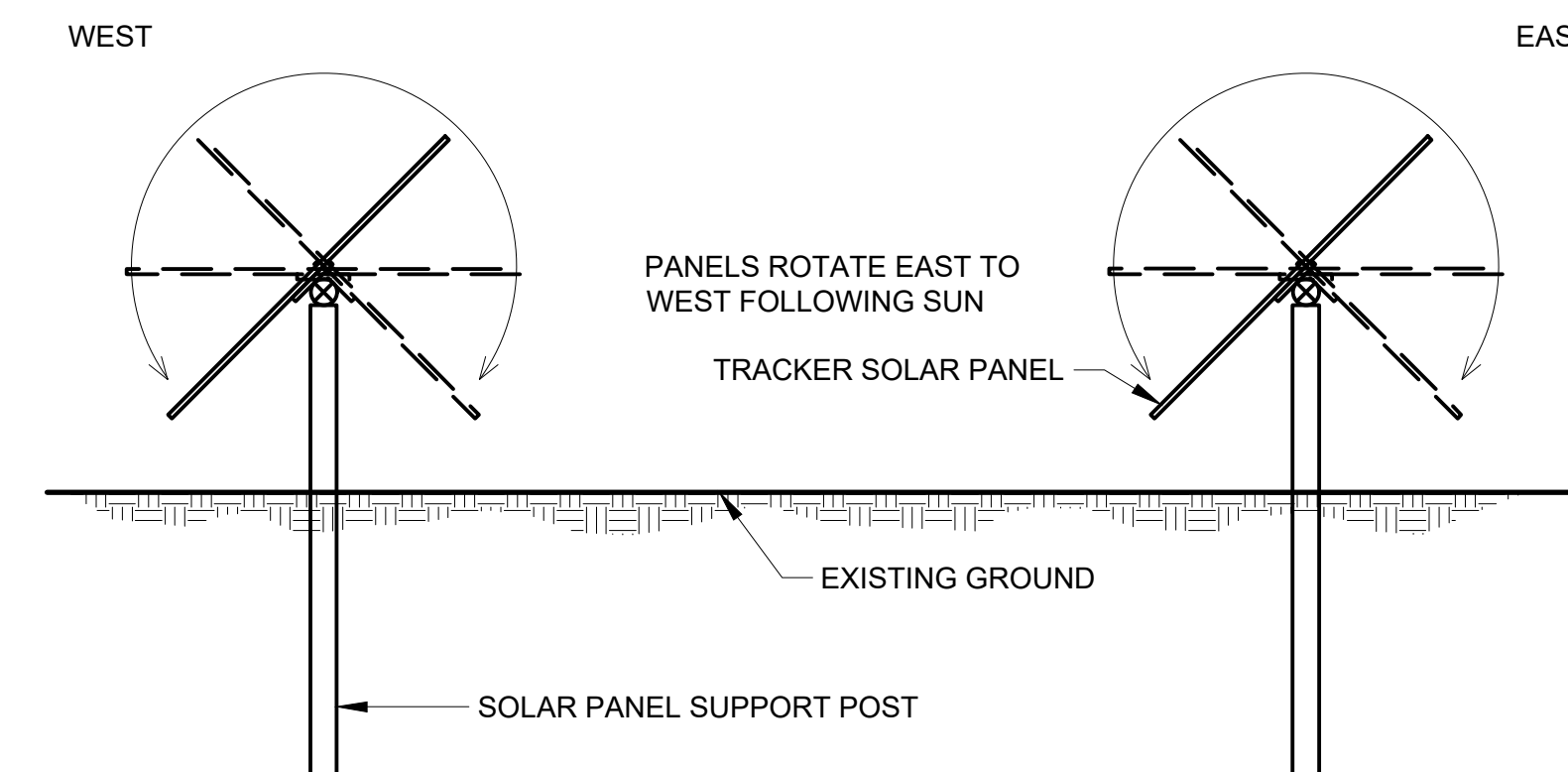


4' FARM FENCE TO 4' FARM GATE DETAIL
NTS

- FOUNDATION NOTES:
1. POST AND FOOTINGS ARE SUBJECT TO CHANGE BASED ON SITE SPECIFIC GEOTECHNICAL AND ENVIRONMENTAL CONDITIONS.
- FARM FENCE NOTES:
1. THE FENCE WIRE MESH SPACING AT THE BOTTOM OF THE FENCE SHALL BE BETWEEN 6"X6" AND 6"X8" AT THE BOTTOM, AND THE SPACING CAN TAPER TO SMALLER DIMENSIONS AT THE TOP OF THE FENCE.
2. CHAIN-LINK FENCE TO EXTEND 50' FROM THE GATE BEFORE TRANSITIONING TO THE FARM FENCE.
3. TRUSS BARS ARE REQUIRED FOR EACH GATE SECTION AND THE FIRST SPAN ON EACH SIDE OF A GATE OR CORNER POST ONLY.
- CHAIN-LINK GATE/FENCE NOTES:
1. TRUSS BARS ARE REQUIRED FOR EACH GATE SECTION AND THE FIRST SPAN ON EACH SIDE OF A GATE OR CORNER POST ONLY.



TYPICAL HDD CROSSING DETAIL
NTS



TYPICAL TRACKER PANEL SECTION DETAIL
NTS



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ENERGY CENTER
CLIENT: FLORIDA POWER & LIGHT COMPANY
GENERAL DETAILS 1

PLAN REVISIONS
1. [REVISION]
2. [REVISION]
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5. [REVISION]
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12. [REVISION]
13. [REVISION]
14. [REVISION]

SCALE AS SHOWN

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421

SET NUMBER: 22004770-02

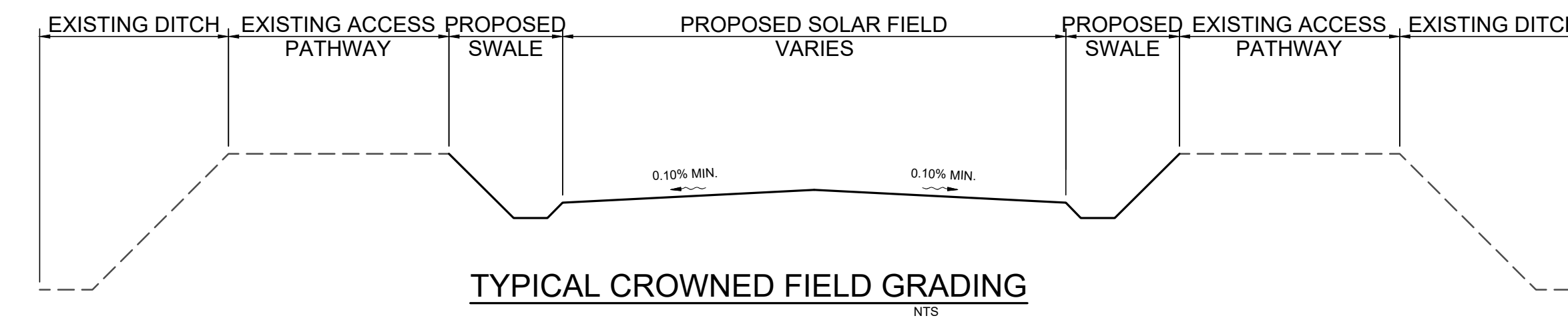
VERTICAL ELEVATIONS BASED ON: NAVD-88 SHEET: 14



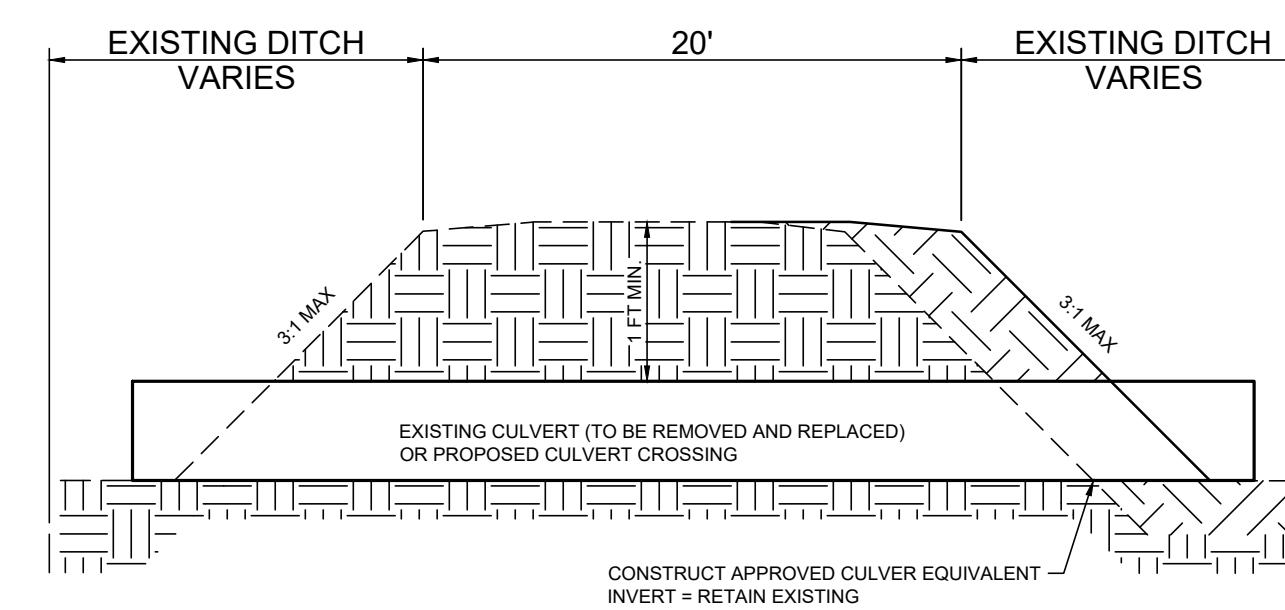
The diagram shows a cross-section of a road surface with a horizontal centerline. Above the centerline, the 'EXISTING GRADE' is shown as a solid line, and the 'PROPOSED GRADE' is shown as a dashed line. Below the centerline, the 'EXISTING FURROW (TYP.)' is shown as a solid line, and the 'PROPOSED CUT' is shown as a dashed line. The area between the existing and proposed grades is shaded with diagonal lines, representing the 'PROPOSED FILL'.

A cross-sectional diagram of a solar field grading. The diagram shows a central 'PROPOSED SOLAR FIELD' area with a 'VARIES' label. To the left and right of the solar field are 'EXISTING ACCESS PATHWAYS' and 'EXISTING DITCH' areas. The solar field area is labeled '0.10% MIN.' with an arrow indicating the slope. The diagram is titled 'TYPICAL FIELD GRADING' at the bottom.

TYPICAL FIELD GRADING



TYPICAL CROWNED FIELD GRADING



The drawing consists of two parts: a plan view (top) and a cross-section view (bottom).

Plan View (Top):

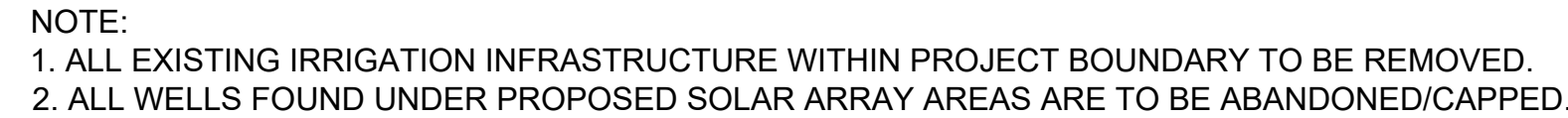
- Shows a horizontal section of a borrow area.
- Labels include:
 - 4" LF 12" HDPE @ 4.43%
 - EXISTING DRAINAGE CANAL TO REMAIN
 - PROPOSED BORROW AREA TOB = 34.00 FT TOS = 28.80 FT
- Arrows indicate flow direction.

Cross-Section View (Bottom):

- Shows the vertical profile of the borrow area.
- Labels include:
 - EXISTING DRAINAGE CANAL
 - 10.0'
 - VARIES
 - 10.0'
 - EXISTING DRAINAGE CANAL
 - TOB = 34.00 FT
 - 4:1 MAX
 - CONTROL EL = 27.80 FT
 - MAX BOTTOM OF BORROW AREA = 28.80 FT
 - INVERT = 28.80 FT
 - PROPOSED 12" HDPE PIPE
 - INVERT = 36.40 FT

Section Title:

BORROW AREA DETAIL
NTS



PROPOSED CULVERT DATA					
CULVERT NO.	MATERIAL TYPE	SIZE (IN)	LENGTH (FT)	IN INV.	OUT INV.
1	CMP	36	56	26.95	26.95
2	CMP	24	42	28.75	28.75
3	CMP	24	42	28.70	28.70
4	CMP	24	48	27.85	27.85
5	CMP	24	48	27.80	27.80
6	CMP	24	50	27.70	27.70
7	CMP	24	48	27.95	27.95
8	CMP	24	50	27.75	27.75
9	CMP	24	48	27.90	27.90
10	CMP	24	56	26.85	26.85
11	CMP	24	56	26.80	26.80
12	CMP	24	54	27.15	27.15
13	CMP	24	68	25.45	25.45
14	CMP	36	46	27.15	27.15
15	CMP	24	26	29.65	29.65
16	CMP	24	28	29.40	29.40
17	CMP	24	35	28.65	28.65
18	CMP	24	36	28.70	28.70
19	CMP	24	26	29.80	29.80
20	CMP	24	35	28.65	28.65
21	CMP	36	50	27.15	27.15
22	CMP	24	40	28.50	28.50
23	CMP	24	34	29.25	29.25
24	CMP	24	36	28.95	28.95
25	CMP	24	38	28.55	28.55
26	CMP	24	40	28.35	28.35
27	CMP	24	40	28.40	28.40
28	CMP	24	32	29.50	29.50
29	CMP	24	30	28.20	28.20
30	CMP	36	79	27.05	27.05
31	CMP	24	25	30.30	30.30
32	CMP	24	32	30.60	30.60
33	CMP	24	32	30.50	30.50
34	CMP	24	32	29.20	29.20

Existing Well ID	Well Diameter (in)	Total Depth (ft)	Cased Depth (ft)	Disposition (Work By Others)
14-3	10	60	40	To be Capped
14-4	10	60	40	To be Capped
14-5	8	60	40	To be Capped
14-6	8	60	40	To be Capped
14-8	10	275	240	To be Capped
14-9	10	270	235	To be Capped
14-10	10	260	223	To be Capped
14-11	10	260	220	To be Capped

OSW IMPACT TABLE	
IMPACT #	AREA (AC)
1	0.02
2	0.01
3	0.01
4	0.01
5	0.01
6	0.01
7	0.01
8	0.01
9	0.01
10	0.01
11	0.02
12	0.02
13	0.02
14	0.02
15	0.01
16	0.01
17	0.01
18	0.01
19	0.01
20	0.02
21	0.02
22	0.01
23	0.01
24	0.01
25	0.01
26	0.01
27	0.01
28	0.01
29	0.02
30	0.02
31	0.01
32	0.01
33	0.01
34	0.01
TOTAL	0.43

Total Existing 12" Furrow Ditch Drain to be Replaced (Work by Others): 1,620 LF

LEGEND

	OSW
	ACCESS PATHWAY
	DRAINAGE BASIN LINE
	FEMA OVERLAY

AN



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DRAINAGE PLAN

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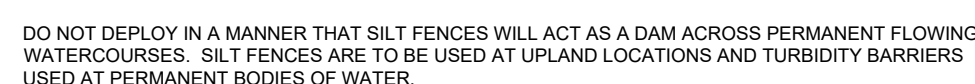
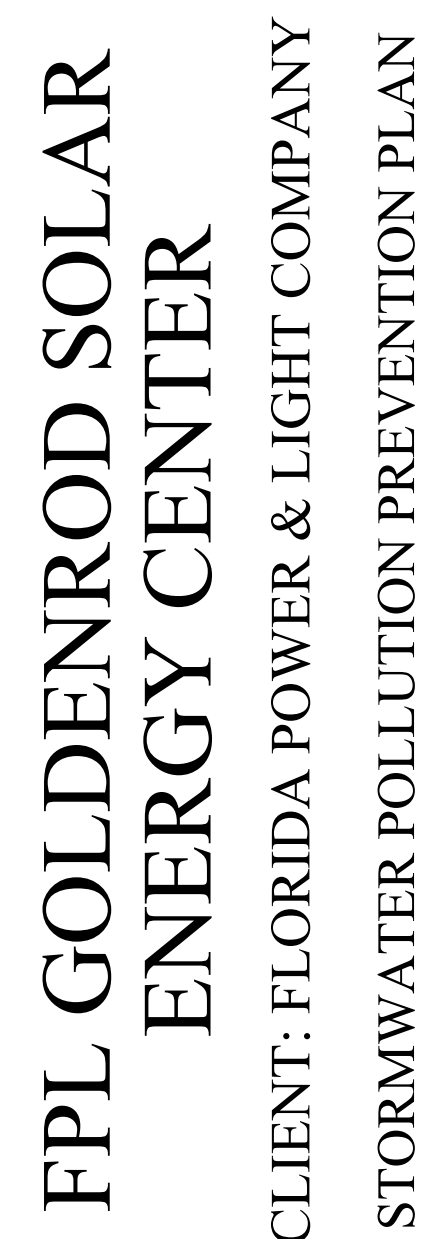
FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421

SET NUMBER: 22004770-02

VERTICAL ELEVATIONS BASED ON: NAVD-88

SHEET : 16



POST OPTIONS:
 SOFTWOOD 2 1/2" MIN. DIA.
 SOFTWOOD 2" x 4"
 HARDWOOD 1 1/2" x 1 1/2"
 STEEL 1.33 LBS / FT. MIN.

ELEVATION

3' OR MORE
 12" MIN.
 15" TO 18"

1' MAX.

SECTION

OPTIONAL POST POSITIONS

FILTER FABRIC (IN CONFORMANCE WITH SEC. 985 FDOT SPEC.)

PRINCIPAL POSITION (CANTED 20° TOWARD FLOW)

VERTICAL

SILT FLOW

NOTE: SILT FENCE TO BE PAID FOR UNDER THE CONTRACT UNIT PRICE FOR STAKED SILT FENCE (LF)

LEGEND

	PIPE FLOW
	SHEET FLOW
	SINGLE ROW SILT FENCE
	DOUBLE ROW SILT FENCE

1. INSTALL EROSION CONTROL DEVICES AROUND THE PROJECT BOUNDARY AND AS NEEDED TO PREVENT SOIL FROM LEAVING THE SITE.
2. EROSION CONTROL DEVICES WILL BE BUILT TO PREVENT SOIL FROM LEAVING THE SITE AND SHALL BE INSTALLED PRIOR TO ANY SITE GRUBBING AND/OR DEMOLITION.
3. STABILIZE ALL PERIMETER BERM AND SLOPES TO PROTECT AGAINST EROSION.
4. WRAP INLET GRATES WITH FILTER FABRIC UNTIL THE DRAINAGE AREA DRAINING TO EACH INLET IS STABILIZED WITH EITHER PAVEMENT OR SO2.
5. MAINTAIN SILT FENCE, FILTER FABRIC, AND ALL OTHER EROSION CONTROL DEVICES UNTIL STABILIZATION IS ESTABLISHED TO PREVENT SOIL FROM LEAVING THE SITE.
6. INSTALL ALL EROSION CONTROL DEVICES AS PER FLORIDA STORMWATER EROSION AND SEDIMENT CONTROL INSPECTORS MANUAL (FSCIM) STANDARD INDEX.
7. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, STABILIZE THE EFFECTIVE AREA BY USING WETTING OR OTHER ACCEPTABLE METHODS.
8. REMOVE ALL SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 12 INCHES OR ONE-HALF THE DEPTH OF THE SILTATION CONTROL DEVICE.
9. REMOVE SILTATION ACCUMULATIONS IN ANY DRAINAGE PIPE AFFECTED BY CONSTRUCTION ACTIVITIES ON THE SITE PRIOR TO COMPLETION OF CONSTRUCTION.
10. MAINTAIN ALL BERM ELEVATIONS DURING CONSTRUCTION.
11. LOCATION OF EROSION CONTROL DEVICES MAY BE ADJUSTED DUE TO FIELD CONDITIONS.
12. DETAILS REPRESENT TYPICAL MEASURES FOR THE SITUATION DEPICTED. BASED ON SITE CONDITIONS ALL DETAILS MAY NOT BE APPLICABLE TO THE PROJECT. USE APPROPRIATE DETAIL THE SITUATION DEPICTED IS ENCOUNTERED ON SITE.
13. BARRIERS ARE TO BE HIGHLY VISIBLE WITH BRIGHTLY COLORED ALL-WEATHER MESH MATERIAL OR EQUIVALENT, AND STAKES SHALL BE NO MORE THAN 12' APART.

0 200 400 800
SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL. LICENSE NO. 66421

SET NUMBER: 22004770-C

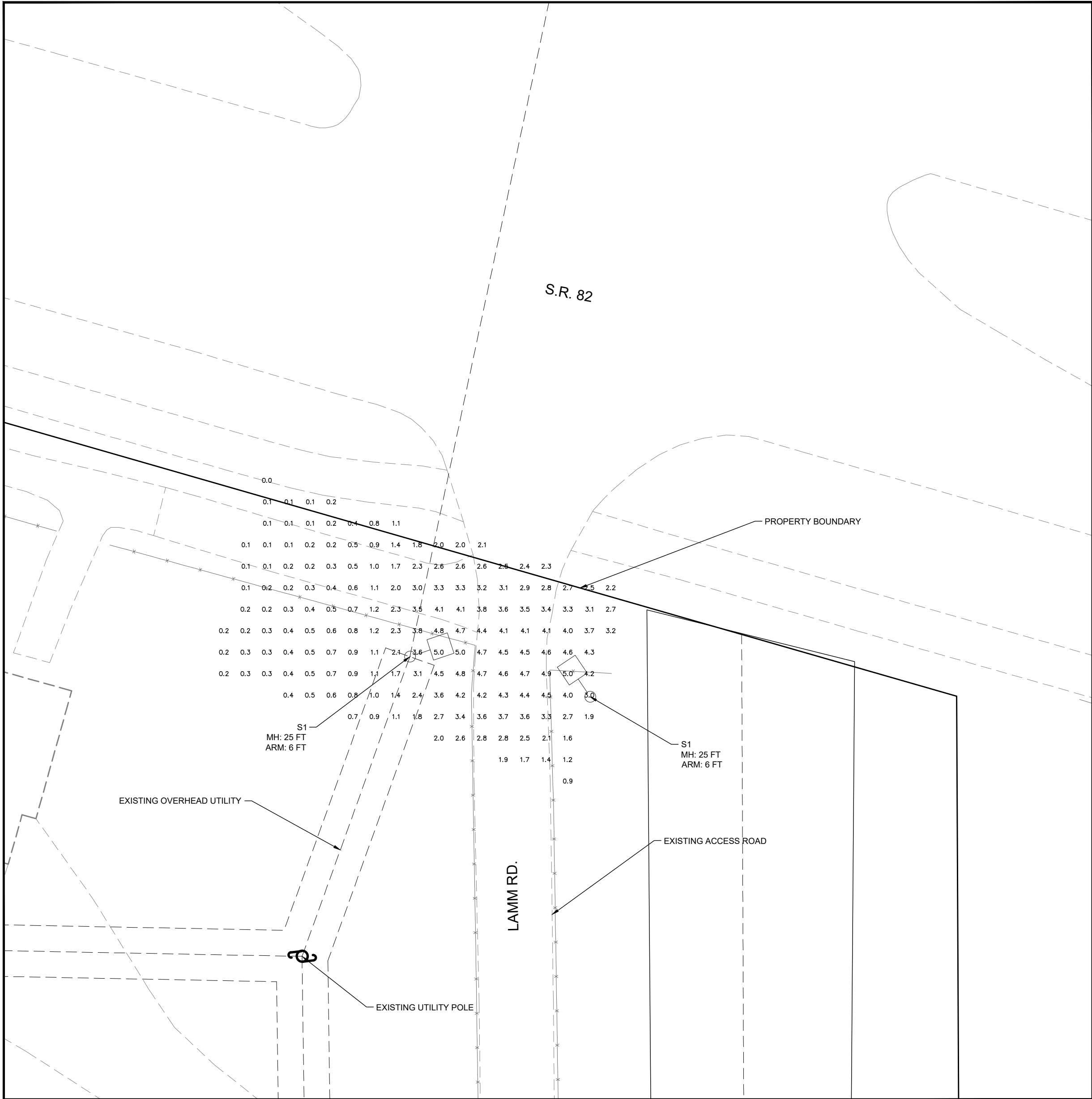
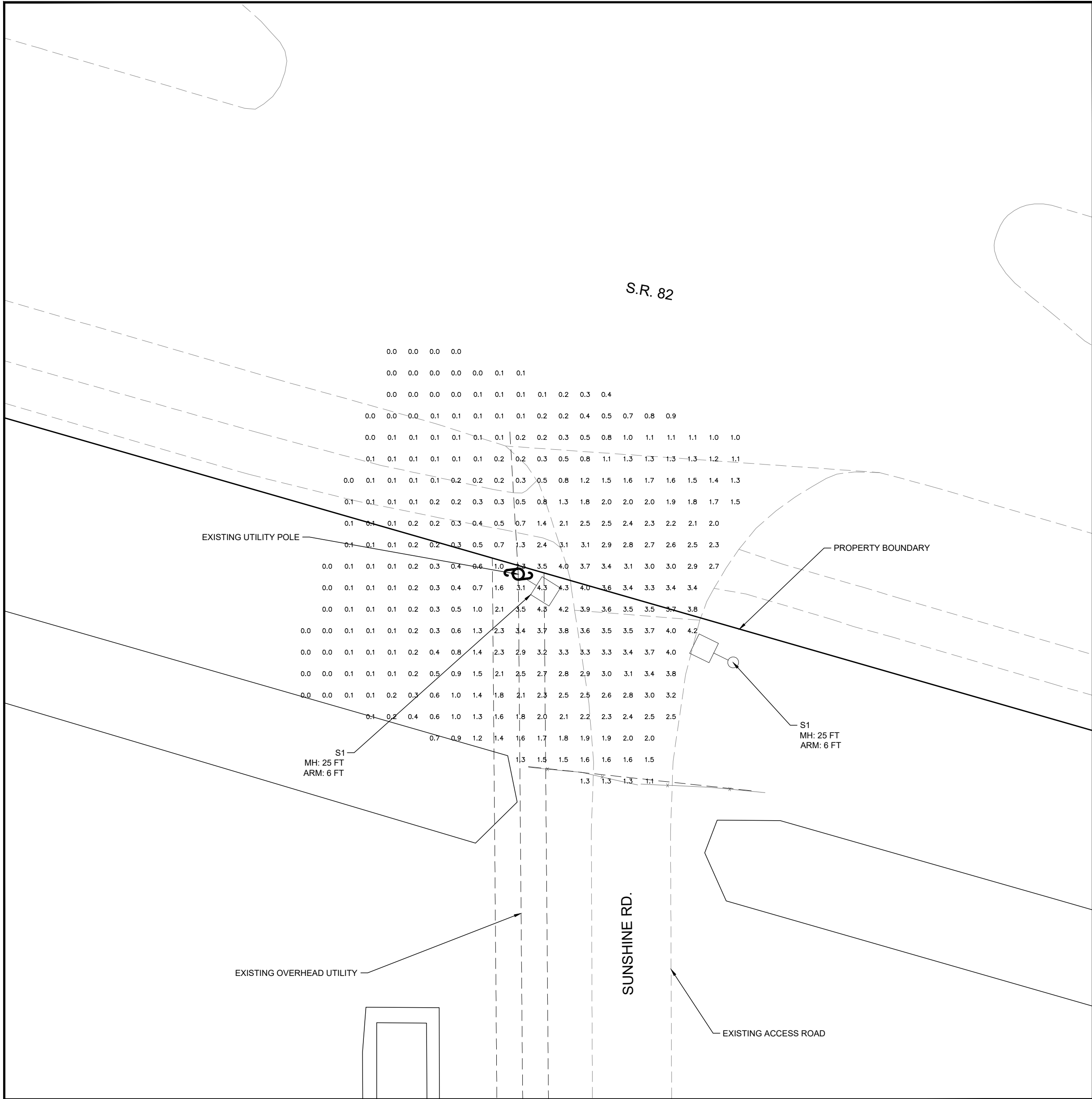
VERTICAL ELEVATIONS BASED ON: NAVD-88

8	SHEET :	1
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NOTE:

1. ALL EXISTING IRRIGATION INFRASTRUCTURE WITHIN PROJECT BOUNDARY TO BE REMOVED.
2. ALL WELLS FOUND UNDER PROPOSED SOLAR ARRAY AREAS ARE TO BE ABANDONED/CAPPED.

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LUMINAIRE SCHEDULE							
SYMBOL	QTY	LABEL	ARRANGEMENT	LLF	LUM. WATTS	LUM. LUMES	DESCRIPTION
	4	S1	SINGLE	0.85	72	8,000	RFS-72W32LED-3K-G2-R3M

CALCULATION SUMMARY							
LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
SITE ENTRANCE - LAMM ROAD	ILLUMINANCE	Fc	1.29	4.4	0	N/A	N/A
SITE ENTRANCE - SUNSHINE ROAD	ILLUMINANCE	Fc	2.04	5.0	0	N/A	N/A

- NOTE:
1. ALL EXISTING IRRIGATION INFRASTRUCTURE WITHIN PROJECT BOUNDARY TO BE REMOVED.
 2. ALL WELLS FOUND UNDER PROPOSED SOLAR ARRAY AREAS ARE TO BE ABANDONED/CAPPED.

- NOTES
1. CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND UTILITIES AND CONDUIT PRIOR TO DRILLING POLE FOUNDATIONS. MINOR POLE ADJUSTMENTS MAY BE MADE IN THE FIELD BY CONTRACTOR TO AVOID CONFLICTS. MAJOR POLE ADJUSTMENTS SHALL BE APPROVED BY THE ENGINEER OF RECORD.
 2. UPON COMPLETION OF CONSTRUCTION, CONTRACTOR TO SUPPLY OWNER ONE SET OF AS-BUILT SHOP DRAWINGS SHOWING EXACT ELECTRICAL INSTALLATION.
 3. FUSE HOLDERS, SURGE PROTECTORS, AND GROUND RODS SHALL BE INSTALLED PER THE APPROVED MANUFACTURERS SPECIFICATIONS. GROUND RODS SHALL BE PLACED AT EACH LIGHT POLE FIXTURE BASE.
 4. SIX (6) FEET MINIMUM CLEAR ZONE FROM THE STREET LIGHT POLES TO THE EDGE OF LOCAL STREETS IS REQUIRED. FOUR (4) FEET MINIMUM CLEAR ZONE WHERE THERE IS RAISED CURB. CLEAR ZONE MUST BE MEASURED FROM THE FACE OF CURB TO FACE OF POLE.
 5. LUMINAIRE, POLES, AND MOUNT SHALL BE PROVIDED AS SHOWN OR AN APPROVED EQUAL.
 6. LIGHT LOSS FACTOR SET TO 0.85 FOR ALL FIXTURES.
 7. LIGHT POLES ARE TO BE SINGLE POLE WITH DIRECT BURIED BASE. DEPTH OF BASE BURY TO BE DETERMINED BY SIGNED AND SEALED WIND LOAD CALCULATIONS BY A STRUCTURAL P.E. LICENSED IN THE STATE OF FLORIDA. STRUCTURAL COMPUTATIONS TO COMPLY WITH THE FLORIDA BUILDING CODE CURRENT EDITION AND APPLICABLE WIND ZONE.
 8. CONTRACTOR TO COORDINATE WITH OWNER ON LENS, FOUNDATION TYPE, AND FIXTURE COLOR.

VERTICAL ELEVATIONS BASED ON: NAVD-88



FPL GOLDENROD SOLAR ENERGY CENTER

CLIENT: FLORIDA POWER & LIGHT COMPANY

ENTRY LIGHTING PLAN

PLAN REVISIONS		REVISED PER COLLIER COUNTY COMMENTS	
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421

SHEET NUMBER: 22004770-02

SHEET: 18

FPL IMMOKALEE SOLAR ENERGY CENTER

IN

SECTIONS 4, 9, & 16 TOWNSHIP 46 SOUTH, RANGE 29 EAST

COLLIER COUNTY, FLORIDA

PREPARED FOR

FLORIDA POWER & LIGHT COMPANY

SITE DEVELOPMENT PLAN

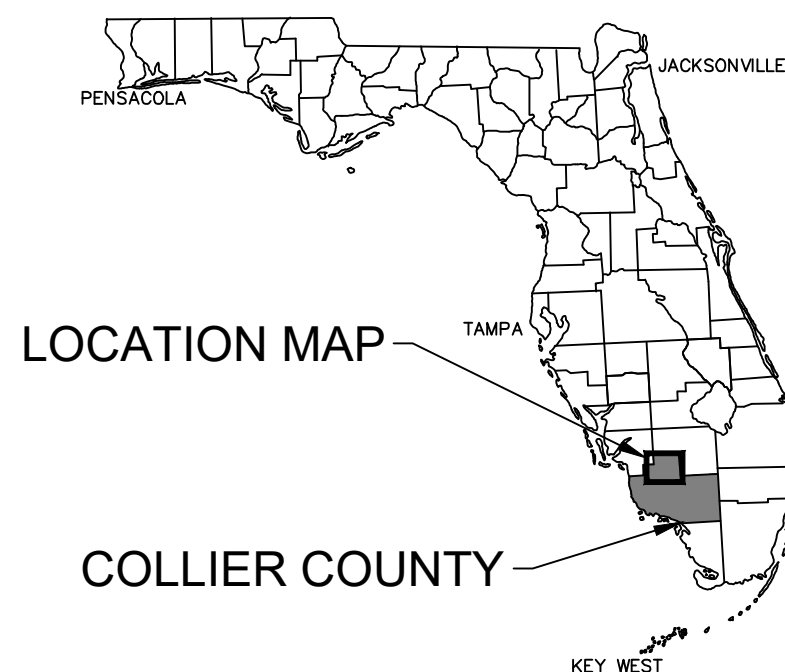
FOLIO NUMBERS:

DAVID SCOTT, PROFESSIONAL ENGINEER, STATE OF FLORIDA,
LICENSE NO. 58166

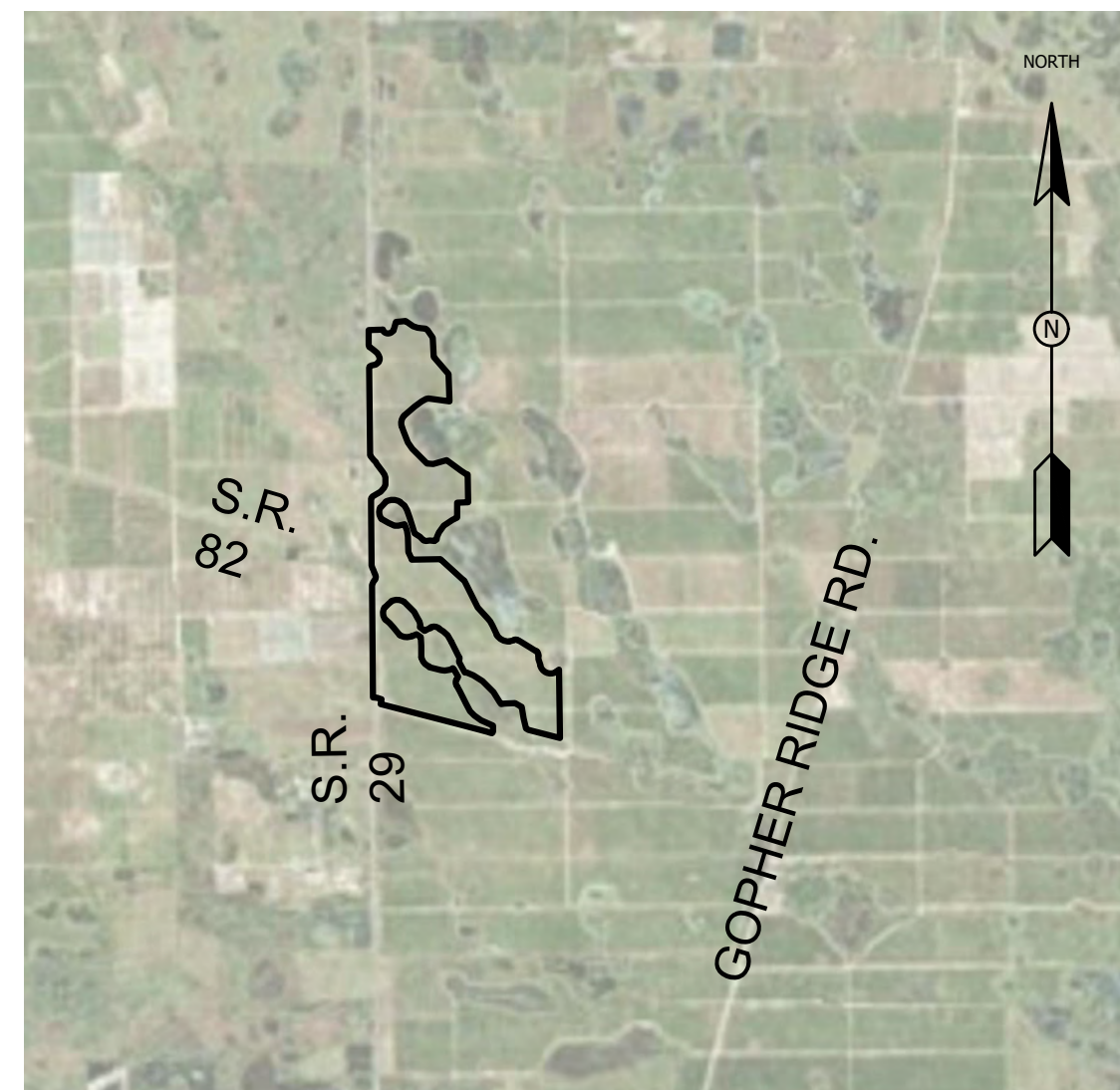
THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY
DAVID O. SCOTT, P.E. ON JUNE 30, 2021.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED
SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON
ANY ELECTRONIC COPIES.

Sheet List Table	
DWG. NO.	Sheet Title
G-001	COVER SHEET
G-002	GENERAL NOTES ABBREVIATIONS AND LEGEND
C-100	OVERALL SITE PLAN & KEY SHEET
C-101	SITE PLAN AREA 1
C-102	SITE PLAN AREA 2 SOUTH
C-103	SITE PLAN AREA 2 NORTH
C-104	SITE PLAN AREA 3 SE
C-105	SITE PLAN AREA 3 SW
C-106	SITE PLAN AREA 3 NE
C-107	SITE PLAN AREA 3 NW
C-108	SITE PLAN AREA 4 SOUTH
C-109	SITE PLAN AREA 4 NORTH
C-110	SITE PLAN AREA 5
C-111	SITE PLAN AREA 6
C-112	SITE PLAN AREA 7
C-113	EROSION CONTROL PLAN
C-114	FLUCCS MAP
C-115	CLEARING PLAN
C-116	DRAINAGE PLAN
C-501	DETAILS 1
C-502	DETAILS 2



VICINITY MAP
NTS



LOCATION MAP
NTS

SITE DATA	
TOTAL SITE AREA	578+/-
EXISTING ZONING	A-MHO RLSAO, CONDITIONAL USE PER RESOLUTION 2021-137, BUFFER VARIANCE PER RESOLUTION 2021-138
EXISTING LAND USE	AGRICULTURAL (CITRUS CROPS)
FUTURE LAND USE	AGRICULTURE/RURAL/ RURAL LANDS STEWARDSHIP AREA OVERLAY (RLSA)
PROPOSED LAND USE	SOLAR ENERGY CENTER/ ESSENTIAL SERVICE (ELECTRIC GENERATING PLANT)



PLANNING CONSULTANT:
WALDROP ENGINEERING
28100 BONITA GRANDE DRIVE, SUITE 305
BONITA SPRINGS, FL 34135
(239) 405-7777
Lindsay.Robin@waldropengineering.com

ENVIRONMENTAL:
KIMLEY-HORN
1920 WEKIVA WAY, SUITE 200
WEST PALM BEACH, FL 33411
(561) 845-0665
Brady.Walker@kimley-horn.com

STORMWATER DESIGN:
JACOBS ENGINEERING GROUP, INC.
3300 PGA BOULEVARD, SUITE 780
PALM BEACH GARDENS, FL 33410
(561) 799-3855
DAVID SCOTT, P.E.
LICENSE NO. 58166

CALL 48 HOURS
BEFORE YOU DIG

811

IT'S THE LAW!
DIAL 811

Know what's below.
Call before you dig.

SUNSHINE STATE ONE CALL OF FLORIDA, INC.
www.sunshine811.com

JUNE 2021

PRELIMINARY DESIGN
FOR PERMITTING ONLY

Jacobs

3300 PGA BLVD; SUITE 780
PALM BEACH GARDENS, FL 33410
PHONE: 561.799.3855
FLORIDA C.O.A. #2822

LEGAL DESCRIPTION OF LANDS SURVEYED:

A parcel of land being a part of Sections 4, 9, and 16, Township 46 South, Range 29 East, Collier County, Florida,

Being more particularly described as follows:

Commencing at the Southwest corner of said Section 16; thence N89°05'11"E, along the south line of the southwest ¼ of said section 16, a distance of 2650.16 feet to the east line of the southwest ¼ of said Section 16; thence N00°37'45"W, along said east line, a distance of 893.57 feet to the POINT OF BEGINNING; thence departing said east line, run S75°20'01"E, a distance of 663.02 feet; thence S75°55'31"E, a distance of 80.66 feet; thence S73°16'08"E, a distance of 59.89 feet; thence N24°20'38"E, a distance of 46.79 feet; thence N00°11'01"E, a distance of 166.98 feet; thence N65°09'07"W, a distance of 354.49 feet; thence N57°16'10"W, a distance of 222.58 feet; thence N43°09'13"W, a distance of 160.98 feet; thence N27°43'02"W, a distance of 223.14 feet; thence N26°53'04"W, a distance of 181.98 feet; feet to aforesaid east line of the southwest ¼ of Section 16; thence departing said east line, continue N26°53'04"W, a distance of 196.53 feet; thence N29°23'47"W, a distance of 172.09 feet to a point on a non-tangent curve with a radius of 180.15 feet, concave to the east; thence northwesterly along said curve to the right through a central angle of 59°54'32", a distance of 188.36 feet where the chord bears N03°11'40"W a distance of 179.90 feet to the point of intersection with a non-tangent line; thence N23°39'31"E, a distance of 84.45 feet; thence N26°18'30"W, a distance of 238.04 feet; thence N60°35'03"W, a distance of 32.45 feet; thence N60°53'17"W, a distance of 82.09 feet; thence S82°21'35"W, a distance of 154.36 feet; thence N85°55'54"W, a distance of 100.73 feet; thence N76°01'53"W, a distance of 171.89 feet; thence N72°44'10"W, a distance of 162.49 feet to a point on a non-tangent curve with a radius of 334.58 feet, concave to the northeast; thence westerly along said curve to the right through a central angle of 54°01'23", a distance of 315.47 feet to the south line of the northwest ¼ of aforesaid Section 16 (where the chord bears N42°10'17"W a distance of 303.91 feet to the point of intersection with a non-tangent line); thence departing said south line, run N12°10'48"W, a distance of 34.67 feet; thence N01°44'38"W, a distance of 315.28 feet; thence N03°16'14"W, a distance of 234.59 feet; thence N64°58'48"W, a distance of 141.82 feet; thence S66°23'57"W, a distance of 130.52 feet to a point on a non-tangent curve with a radius of 337.03 feet, concave to the north; thence southwesterly along said curve to the right through a central angle of 59°55'46", a distance of 352.52 feet where the chord bears N85°02'20"W a distance of 336.67 feet to the point of intersection with a non-tangent line; thence N42°17'26"W, a distance of 81.24 feet; thence N39°29'03"W, a distance of 183.00 feet; thence N40°26'22"W, a distance of 157.67 feet; thence N47°00'34"W, a distance of 139.93 feet to a point on a non-tangent curve with a radius of 287.61 feet, concave to the east; thence northwesterly along said curve to the right through a central angle of 71°49'29", a distance of 360.45 feet where the chord bears N04°19'28"W a distance of 337.33 feet to the point of intersection with a non-tangent line; thence N46°28'03"E, a distance of 124.92 feet; thence N51°19'30"E, a distance of 124.92 feet to a point on a non-tangent curve with a radius of 346.99 feet, concave to the south; thence northeasterly along said curve to the right through a central angle of 57°02'26", a distance of 345.44 feet where the chord bears S87°47'38"E a distance of 331.35 feet to the point of intersection with a non-tangent line; thence S44°38'05"E, a distance of 384.44 feet; thence S32°07'41"E, a distance of 185.42 feet; thence S26°29'56"E, a distance of 106.41 feet; thence S16°41'39"E, a distance of 97.52 feet; thence S11°15'08"E, a distance of 64.58 feet; thence S51°38'16"E, a distance of 174.02 feet; thence N88°16'59"E, a distance of 95.19 feet; thence N66°50'39"E, a distance of 102.19 feet to a point on a non-tangent curve with a radius of 226.62 feet, concave to the south; thence easterly along said curve to the right through a central angle of 60°07'16", a distance of 237.80 feet where the chord bears S81°47'06"E a distance of 227.04 feet to the point of intersection with a non-tangent line; thence S58°23'44"E, a distance of 118.23 feet; thence S49°00'58"E, a distance of 159.00 feet; thence S29°30'33"E, a distance of 210.80 feet; thence S28°49'25"E, a distance of 430.41 feet; thence S21°07'20"E, a distance of 42.79 feet; thence S01°54'46"W, a distance of 15.86 feet to aforesaid south line of the northwest ¼ of Section 16; thence departing said south line, continue S01°54'46"W, a distance of 101.19 feet; thence S28°03'10"E, a distance of 226.25 feet to aforesaid east line of the southwest ¼ of Section 16; thence departing said east line, run S28°00'26"E, a distance of 99.95 feet; thence S89°48'40"E, a distance of 54.82 feet; thence S66°14'26"E, a distance of 196.16 feet; thence S57°52'50"E, a distance of 294.12 feet; thence S45°37'09"E, a distance of 423.70 feet; thence S31°19'19"E, a distance of 327.77 feet; thence S37°05'37"E, a distance of 60.56 feet; thence N80°36'14"E, a distance of 95.15 feet; thence N88°08'24"E, a distance of 282.49 feet; thence S61°38'14"E, a distance of 207.86 feet; thence S09°59'57"E, a distance of 320.20 feet; thence S11°53'31"E, a distance of 279.08 feet; thence S62°47'07"E, a distance of 77.50 feet; thence S75°15'51"E, a distance of 883.29 feet; thence N00°38'44"W, a distance of 1864.68 feet; thence S51°03'41"W, a distance of 115.91 feet to a point on a non-tangent curve with a radius of 292.21 feet, concave to the northeast; thence southwesterly along said curve to the right through a central angle of 105°47'45", a distance of 539.57 feet where the chord bears N63°09'57"W a distance of 466.11 feet to the point of intersection with a non-tangent line; thence N16°45'04"W, a distance of 113.47 feet; thence N00°37'25"W, a distance of 48.87 feet to the south line of the northeast ¼ of Section 16; thence departing said south line, continue N00°37'25"W, a distance of 29.69 feet to a point on a non-tangent curve with a radius of 135.93 feet, concave to the southwest; thence northerly along said curve to the left through a central angle of 60°09'32", a distance of 142.73 feet where the chord bears N22°37'15"W a distance of 136.26 feet to the point of intersection with a non-tangent line; thence N68°07'50"W, a distance of 45.62 feet; thence N60°56'32"W, a distance of 54.63 feet to a point on a non-tangent curve with a radius of 112.22 feet, concave to the south; thence northwesterly along said curve to the left through a central angle of 60°15'25", a distance of 118.01 feet where the chord bears N83°31'49"W a distance of 112.65 feet to the point of intersection with a non-tangent line; thence S74°42'31"W, a distance of 145.11 feet to a point on a non-tangent curve with a radius of 380.90 feet, concave to the northeast; thence westerly along said curve to the right through a central angle of 59°54'38", a distance of 390.26 feet where the chord bears N62°32'13"W a distance of 380.39 feet to the point of intersection with a non-tangent line; thence N24°42'10"W, a distance of 277.56 feet; thence N30°15'20"W, a distance of 132.74 feet; thence N40°28'47"W, a distance of 112.93 feet; thence N41°30'42"W, a distance of 393.81 feet; thence N27°09'40"W, a distance of 812.57 feet; thence N47°41'01"W, a distance of 81.72 feet to the east line of the northwest ¼ of said Section 16; thence departing said east line, run N47°45'02"W, a distance of 793.37 feet; thence S89°17'09"W, a distance of 787.79 feet; thence N14°36'16"W, a distance of 35.37 feet to the south line of the southwest ¼ of said Section 9; thence departing said south line; thence N24°46'59"W, a distance of 167.13 feet; thence N00°59'40"W, a distance of 142'00" feet; thence N12°00'51"W, a distance of 176.45 feet; thence N19°15'03"W, a distance of 175.51 feet; thence S78°29'00"W, a distance of 173.54 feet; thence S87°20'35"W, a distance of 106.34 feet; thence N67°17'58"W, a distance of 183.95 feet; thence N58°48'58"W, a distance of 208.56 feet to a point on a non-tangent curve with a radius of 310.99 feet, concave to the east; thence northwesterly along said curve to the right through a central angle of 60°00'27", a distance of 325.71 feet where the chord bears N06°27'09"W a distance of 311.03 feet to the point of intersection with a non-tangent line; thence N44°25'54"E, a distance of 219.41 feet to a point on a non-tangent curve with a radius of 386.01 feet, concave to the south; thence northeasterly along said curve to the right through a central angle of 60°11'16", a distance of 405.50 feet where the chord bears S89°30'14"E a distance of 387.11 feet to the point of intersection with a non-tangent line; thence S50°21'03"E, a distance of 142.88 feet; thence S31°09'57"E, a distance of 146.21 feet; thence S19°05'08"E, a distance of 233.59 feet; thence S16°02'13"E, a distance of 209.04 feet; thence S17°29'29"E, a distance of 227.30 feet; thence S59°43'57"E, a distance of 161.60 feet; thence S44°57'50"E, a distance of 152.29 feet; thence S78°33'33"E, a distance of 63.17 feet; thence N64°04'42"E, a distance of 115.72 feet; thence S63°57'49"E, a distance of 121.00 feet to a point on a non-tangent curve with a radius of 72.07 feet, concave to the northwest; thence easterly along said curve to the left through a central angle of 59°32'26", a distance of 74.90 feet where the chord bears N57°25'32"E a distance of 71.57 feet to the point of intersection with a non-tangent line; thence N07°00'55"E, a distance of 74.47 feet; thence N22°51'25"E, a distance of 124.02 feet; thence N36°27'33"E, a distance of 232.68 feet; thence N54°53'24"E, a distance of 274.99 feet; thence N64°07'04"E, a distance of 153.09 feet; thence N00°52'43"W, a distance of 493.16 feet; thence N88°54'48"E, a distance of 115.19 feet to the east line of the southwest ¼ of Section 9; thence departing said east line, run N88°54'48"E, a distance of 183.21 feet; thence N00°48'36"W, a distance of 759.02 feet; thence N68°23'03"W, a distance of 64.52 feet; thence N54°59'17"W, a distance of 149.10 feet to aforesaid east line of the southwest ¼ of Section 9; thence departing said east line, N54°59'17"W, a distance of 480.61 feet; thence S75°46'20"W, a distance of 374.76 feet; thence N88°35'50"W, a distance of 166.43 feet; thence N45°29'35"W, a distance of 222.14 feet to the south line of the northwest ¼ of said Section 9; thence departing said south line, run N45°32'03"W, a distance of 351.59 feet; thence N31°54'09"W, a distance of 209.90 feet; thence N22°17'55"W, a distance of 323.94 feet; thence N47°37'56"W, a distance of 138.86 feet to a point on a non-tangent curve with a radius of 298.99 feet, concave to the east; thence northerly along said curve to the right through a central angle of 60°00'00", a distance of 313.10 feet where the chord bears N12°37'33"E a distance of 298.99 feet to the point of intersection with a non-tangent line; thence N48°46'26"E, a distance of 377.70 feet; thence N54°12'46"E, a distance of 240.92 feet; thence N68°31'38"E, a distance of 134.18 feet; thence N65°48'47"E, a distance of 59.56 feet; thence S83°16'16"E, a distance of 128.95 feet; thence N01°28'07"W, a distance of 734.95 feet; thence N41°08'30"W, a distance of 620.76 feet to the south line of the southwest ¼ of said Section 4; thence departing said south line, run N02°52'53"W, a distance of 524.65 feet; thence N35°32'28"W, a distance of 248.76 feet; thence N44°57'52"W, a distance of 70.03 feet; thence N85°22'41"W, a distance of 129.08 feet; thence N81°24'25"W, a distance of 85.32 feet; thence N70°36'56"W, a distance of 123.88 feet; thence N57°44'59"W, a distance of 249.10 feet; thence S86°31'53"W, a distance of 262.02 feet; thence S16°13'27"W, a distance of 159.67 feet to a point on a non-tangent curve with a radius of 159.67 feet, concave to the north; thence southwesterly along said curve to the right through a central angle of 128°28'53", a distance of 358.50 feet where the chord bears N86°03'03"W a distance of 287.97 feet to the point of intersection with a non-tangent line; thence S89°11'36"W, a distance of 465.18 feet to the east right-of-way line of State Road 29; thence along said east right-of-way line the following five (5) courses: thence S00°31'26"E, a distance of 761.64 feet to aforesaid south line of the southwest ¼ of said Section 4; thence S30°38'16"E, a distance of 2734.95 feet to aforesaid south line of the northwest ¼ of said Section 9; thence continue S00°38'16"E, a distance of 307.48 feet to aforesaid south line of the southwest ¼ of said Section 9; thence continue S00°38'16"E, a distance of 2734.05 feet to aforesaid south line of the northwest ¼ of said Section 16; thence continue S00°38'16"E, a distance of 2738.75 feet to aforesaid south line of the northwest ¼ of Section 16; thence continue S00°38'16"E, a distance of 1008.74 feet; thence departing said east right-of-way line, run S79°08'44"E, a distance of 207.57 feet; thence S74°48'48"E, a distance of 113.82 feet; thence S07°03'21"W, a distance of 137.12 feet; thence S75°20'01"E, a distance of 2333.17 feet to the POINT OF BEGINNING.

Containing 25174520 square feet or 577.93 acres, more or less

LEGAL DESCRIPTION: Ingress - Egress Easement

A parcel of land being a part of Section 16, Township 46 South, Range 29 East, Collier County, Florida,

Being more particularly described as follows:

Commencing at the Southwest corner of said Section 16; thence N89°05'11"E, along the south line of the southwest ¼ of said section 16, a distance of 105.28 feet to the east right-of-way line of State Road 29; thence N00°38'16"W, along said east right-of-way line, a distance of 1565.96 feet to the POINT OF BEGINNING; thence continue N00°38'16"W, a distance of 51.84 feet; thence departing said east right-of-way line, run S75°20'01"E, a distance of 307.48 feet; thence S07°03'21"W, a distance of 15.13 feet; thence S75°20'01"E, a distance of 50.00 feet; thence S74°38'34"W, a distance of 35.00 feet; thence; thence N75°20'01"W, a distance of 345.82 feet to the POINT OF BEGINNING.

Containing 16868 square feet or 0.39 acres, more or less.

AASHTO	AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS
AC	ALTERNATING CURRENT
ACI	AMERICAN CONCRETE INSTITUTE
AGI	ABOVE GROUND IMPOUNDMENT
ADD'L	ADDITIONAL
ADS	ADVANCED DRAINAGE SYSTEMS
ALT	ALTERNATE
ALUM	ALUMINUM
ANSI	AMERICAN NATIONAL STANDARDS INSTITUTE
API	AMERICAN PETROLEUM INSTITUTE
APPROX	APPROXIMATE/APPROXIMATELY
ASCE	AMERICAN SOCIETY OF CIVIL ENGINEERS
ASME	AMERICAN SOCIETY OF MECHANICAL ENGINEERS
ASSY	ASSEMBLY
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS
AVG	AVERAGE
BCCMP	BITUMINOUS COATED CORRUGATED METAL PIPE
BLDG	BUILDING
BMP	BEST MANAGEMENT PLAN
BOTT/BTM	BOTTOM
CAP	CORRUGATED ALUMINUM PIPE
CFS	CUBIC FEET PER SECOND
CIRC	CIRCUMFERENCE
CL	CLEAR
CLR	CLEARANCE
CMP	CORRUGATED METAL PIPE
CONN	CONNECTION
CONST	CONSTRUCT/CONSTRUCTION
CONT	CONTINUOUS
CTRS	CENTERS
D	DIAMETER
DBL	DOUBLE
DHW	DESIGN HIGH WATER
DIA	DIAMETER
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DIST	DISTANCE
DISTRICT	SOUTH FLORIDA WATER MANAGEMENT DISTRICT
DOT	DEPARTMENT OF TRANSPORTATION
DW	DESIGN WATER
DWG	DRAWING
E:	EASTING
EA	EACH
ELEC	ELECTRIC OR ELECTRICAL
EL/ELEV	ELEVATION
EQ	EQUAL
EQ SP	EQUALLY SPACED
EQUIV	EQUIVALENT
ETC	ET CETERA
EFA	EVERGLADES FOREVER ACT
EX/EXIST	EXISTING
FAC	FLORIDA ADMINISTRATIVE CODE
FBR	FLASHBOARD RISER
FDEP	FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FLG	FLANGE
FL	FLORIDA POWER AND LIGHT
FT	FEET/FOOT
FT	GAUGE
GAL	GALLON
GALV	GALVANIZED
GRD	GROUND
H/HORIZ	HORIZONTAL
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HEX	HEXAGONAL
HT	HEIGHT
HZ	HERTZ
HW	HEAD WATER
ID	INSIDE DIAMETER/IDENTIFICATION
IE	INVERT ELEVATION
IN	INCH(ES)

'	FEET	o	DEGREES
"	INCHES	W/	WITH
#	NUMBER	X	BY
%	PERCENT	C	CENTERLINE
&	AND	ø	DIAMETER
@	AT		

1. WORK LIMITS: CONSTRUCTION ACTIVITIES SHALL NOT TAKE PLACE OUTSIDE OF THE DESIGNATED LIMITS OF CONSTRUCTION UNLESS APPROVED BY FPL.
2. THE CONTRACTOR SHALL INSTALL APPROPRIATE SIGNAGE AND WORK ZONE PROTECTION WHEN WORKING ALONG ACCESS ROADS. THE CONTRACTOR SHALL PREPARE A MAINTENANCE OF TRAFFIC (MOT) PLAN PER FDOT INDEX 102-600 SERIES "ROADWAY AND TRAFFIC DESIGN STANDARDS", 2018-19 EDITION AND COORDINATE PLANNED HEAVY TRAFFIC WITH THE LOCAL COLLIER COUNTY ROAD AND BRIDGE OFFICES ((863) 675-5222) AT LEAST 72 HOURS IN ADVANCE. THIS APPLIES TO ALL ENTRANCES USED FOR CONSTRUCTION.
3. THE CONTRACTOR SHALL PROTECT ALL STRUCTURES, TREES AND EXISTING IMPROVEMENTS THAT ARE TO REMAIN. IF DAMAGED DURING CONSTRUCTION, THEY SHALL BE REPLACED OR REPAIRED BY THE CONTRACTOR.
4. THE CONTRACTOR SHALL MAINTAIN MIN. CLEARANCE TO ALL OVERHEAD POWER LINES AS REQUIRED BY OSHA 1910.269-(K)(2)(i).
5. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS SHOWN ON THE PROJECT DRAWINGS.
6. THE CONTRACTOR SHALL CALL THE SUNSHINE STATE ONE CALL OF FLORIDA, INC. UTILITIES NOTIFICATION CENTER AT 811 OR (800) 432-4770, AT LEAST TWO FULL BUSINESS DAYS PRIOR TO ANY EXCAVATION ACTIVITIES. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES LOCATED WITHIN THE LIMITS OF CONSTRUCTION FROM DAMAGE DUE TO CONSTRUCTION ACTIVITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY BEFORE THE MODIFICATION OF ANY EXISTING UTILITIES WITHIN THE LIMITS OF CONSTRUCTION.
7. VERTICAL DATUM: THE ELEVATIONS SHOWN HEREON, UNLESS OTHERWISE NOTED, ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) AND ARE EXPRESSED IN U.S. FEET.
8. SEE THE FOLLOWING SURVEYS FOR VERTICAL AND HORIZONTAL DATUM INFORMATION AS WELL AS EXISTING PIPE INVERTS:
 - "SPECIFIC PURPOSE SURVEY, FPL BARRON COLLIER" BY SURVTECH SOLUTIONS, INC. DATED 02/19/2020. (TOPOGRAPHIC)
 - "BARRON COLLIER - NAPLES SOLAR ENERGY SITE" BY WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS, INC. DATED 9/29/2019 (BOUNDARY)
 - "MAP OF TOPOGRAPHIC SURVEY OF BARRON COLLIER - NAPLES SOLAR ENERGY SITE" BY WOOD ENVIRONMENT AND INFRASTRUCTURE SOLUTIONS, INC. DATED 11/11/2020 (CULVERT SURVEY)
9. UNLESS OTHERWISE NOTED, ALL REFERENCES MADE TO THE FDOT STANDARD INDEXES OR FDOT STANDARD SPECIFICATIONS REFER TO THE "FDOT FY 2021-22 STANDARD PLANS FOR ROAD CONSTRUCTION" AND THE JANUARY 2021 EDITION OF THE "FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" RESPECTIVELY.
10. THE ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (DARK SKIES) LIGHTING GUIDELINES WILL BE INCORPORATED INTO THE DESIGN ON THE PROJECT LIGHTING WHILE STILL MEETING THE REQUIREMENTS OF THE FEDERAL ENERGY REGULATORY COMMISSION (FERC) AND OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
11. IF DURING THE COURSE OF SITE CLEARING, EXCAVATION, OR OTHER CONSTRUCTION ACTIVITY, A HISTORIC ARTIFACT OR OTHER ARCHAEOLOGICAL ARTIFACT, OR OTHER INDICATOR IS FOUND, ALL DEVELOPMENT WITHIN THE MINIMUM AREA NECESSARY TO PROTECT THE DISCOVERY SHALL CEASE IMMEDIATELY UNTIL REQUIRED REMEDIES ARE COMPLETE PURSUANT TO THE SHPO REQUIREMENTS.
12. UPON COMPLETION OF THE ELECTRICAL GENERATING FACILITY, THE AREA FOR VEGETATION MONITORING SHOWN HEREON AND ALSO DEPICTED ON THE GENERAL CONCEPT PLAN DATED 10/25/18 SHALL BE MAINTAINED FREE FROM INVASIVE AND NOXIOUS VEGETATION AS LISTED BY THE USDA FOR AS LONG AS AN ELECTRIC GENERATING FACILITY EXISTS WITHIN THE BOUNDARY OF THE APPROVED PUD.
13. THESE PLANS ARE PREPARED FOR PERMITTING AND ARE SUBJECT TO FIELD MODIFICATIONS BY FPL'S DESIGN/BUILD CONTRACTOR.
14. COLLIER COUNTY IS TO BE NOTIFIED 72-HOURS PRIOR TO START OF ONSITE CONSTRUCTION.
15. A RIGHT-OF-WAY PERMIT IS REQUIRED FROM COLLIER COUNTY ENGINEERING.
16. FPL WILL BE RESPONSIBLE FOR MAINTAINING PROPOSED WATER MANAGEMENT FACILITIES.
17. FPL WILL BE RESPONSIBLE FOR MAINTAINING ALL PROPOSED INFRASTRUCTURE ON THE SITE.
18. THE APPROVAL OF THESE CONSTRUCTION PLANS DOES NOT AUTHORIZE CONSTRUCTION OF REQUIRED IMPROVEMENTS WHICH ARE INCONSISTENT WITH EASEMENT OF RECORD.

1. THE CONTRACTOR SHALL PREPARE AND SUBMIT A STORMWATER POLLUTION PREVENTION PLAN (SWPPP) TO FPL FOR APPROVAL BEFORE THE START OF CONSTRUCTION. THE SWPPP MAY INCLUDE ALTERNATIVE DEVICES AND INSTALLATION METHODS BASED ON THE PROJECT LOCATION.
2. THE CONTRACTOR SHALL OBTAIN A NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT FROM FDEP BEFORE THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL PROVIDE STORMWATER, EROSION, TURBIDITY AND SEDIMENTATION CONTROLS IN ACCORDANCE WITH THE FOLLOWING DOCUMENTS:
 - NPDES PERMIT (SEE NOTE 2 ABOVE)
 - STORMWATER POLLUTION PREVENTION PLAN (SEE NOTE 1 ABOVE)
 - FDEP "FLORIDA STORMWATER EROSION AND SEDIMENTATION CONTROL INSPECTOR'S MANUAL"
4. SILT FENCES AND OTHER REQUIRED STORMWATER POLLUTION PREVENTION DEVICES SHALL BE INSTALLED AND MAINTAINED BY THE CONTRACTOR IN ACCORDANCE WITH THE SWPPP.
5. ALL DISTURBED AREAS SHALL BE SEEDED AND MULCHED, SIDE SLOPES AND BERMS SHALL BE SEEDED AND MULCHED ABOVE THE WATER LEVEL.
6. DISTURBED SLOPES AROUND THE CULVERT ENDS, CONTROL STRUCTURES, AND AGI BERM OPENINGS SHALL BE SODDED.

	FENCE
	WETLAND BOUNDARY
	RIGHT-OF-WAY / PROPERTY LINE
	EASEMENT / SETBACK LINE
	PROPOSED GRADE / PROPOSED STRUCTURE
	EXISTING GROUND / EXISTING STRUCTURE
	EXISTING OVERHEAD ELECTRICAL LINES
	PROPOSED CUT SLOPE
	PROPOSED FILL SLOPE
	PROPOSED ELEVATION
	EXISTING ELEVATION
	SOIL BORING LOCATION & DESIGNATION/BENCHMARK LOCATION
	EXISTING POWER POLE
	EXISTING CULVERT & FBR
	EARTH CUT
	EARTH FILL
	AGGREGATE BASE / GRAVEL / RIP-RAP
	STABILIZED SUBGRADE
	EXISTING GROUND
	PROPOSED DRAINAGE SWALE
	PROPOSED ACCESS PATH
	PROPOSED CULVERT
	SITE ACCESS GATE



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30, 2021.

DAVID O. SCOTT, PE.
FLORIDA REGISTRATION NO. 58166

FLORIDA POWER & LIGHT COMPANY

REV	DATE	REVISION DESCRIPTION
A	2/28/21	500 KV EASEMENT & CARACARA
4	3/4/21	400KV COUNTY RAI #1
C	5/20/21	COLLIER COUNTY RAI #2
D	6/30/21	COLLIER COUNTY RAI #2

THIS DRAWING MUST BE USED IN CONJUNCTION
WITH THE APPLICABLE OR GOVERNING TECHNICAL
SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS.

DISC. LEAD: DOS	DESIGNER: JCH	CHECKER:
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SHEET 2 OF 21 DRAWING NO. G-002

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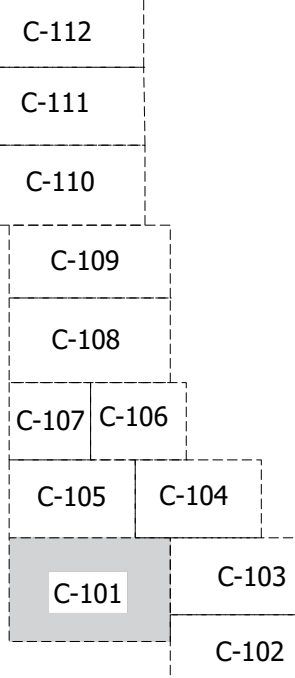
FLORIDA POWER & LIGHT COMPANY

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SHEET TITLE

SHEET 4 OF 21 DRAWING NO. C-101

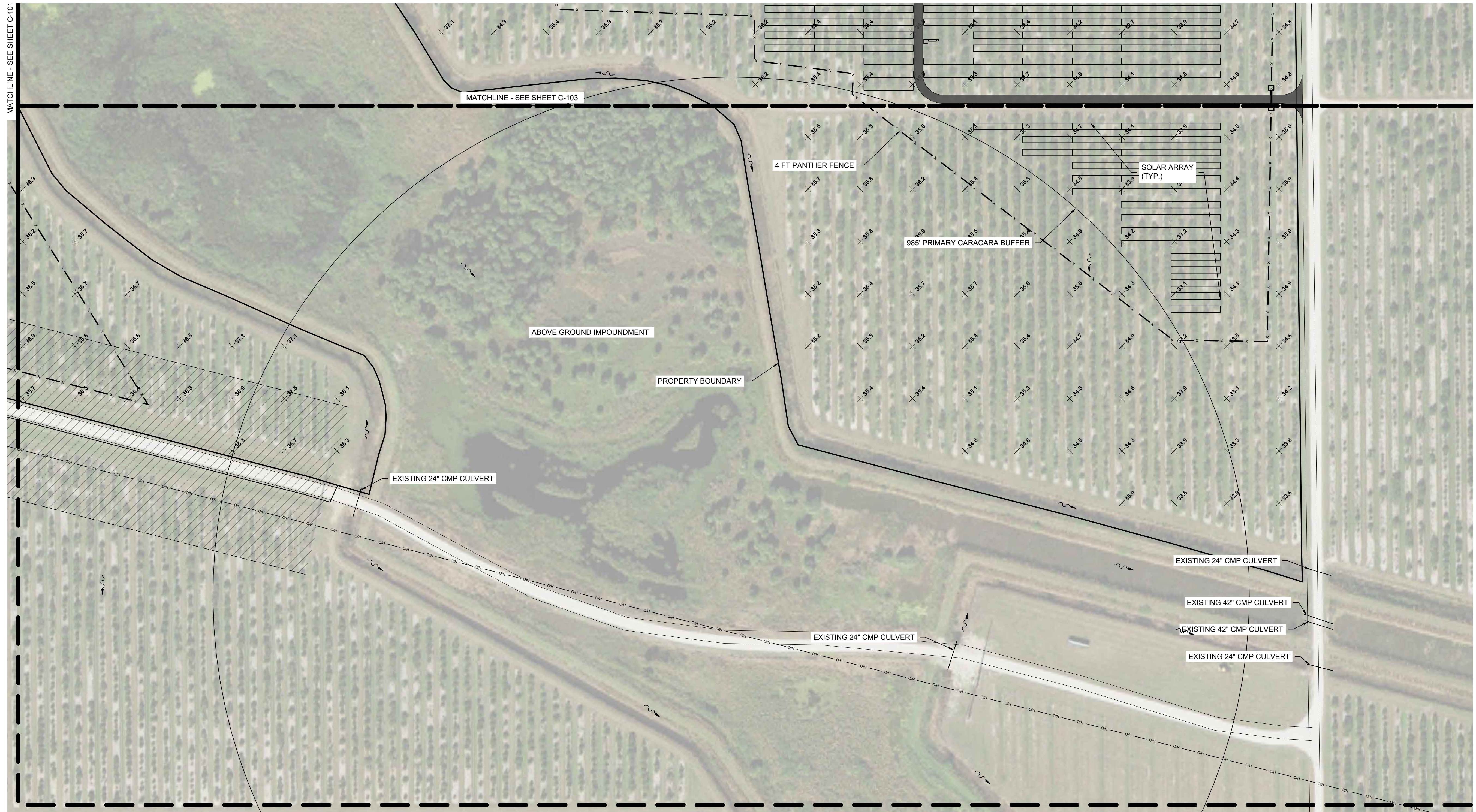


0 50' 100' 200'

1" = 100'

NOTES:

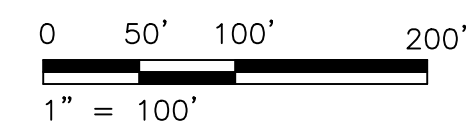
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UNLESS NOTED OTHERWISE.




Sunshine 811.com

- NOTES:
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**PRELIMINARY DESIGN
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A diagram of a 10x10 grid. The cells are labeled as follows:

- Row 1: C-112 (col 1), C-111 (col 2), C-110 (col 3)
- Row 2: C-109 (col 1), C-108 (col 2)
- Row 3: C-107 (col 1), C-106 (col 2)
- Row 4: C-105 (col 1), C-104 (col 2)
- Row 5: C-101 (col 1), C-103 (col 3)
- Row 6: C-102 (col 2)

Cells C-102 and C-103 are shaded gray.

REV	DATE	REVISION DESCRIPTION
A	2/26/21	500 IVI EASEMENT & CARACARA
-B-	3/4/21	-COLLIER COUNTY RAI #1
C	5/20/21	COLLIER COUNTY RAI #2
D	6/30/21	COLLIER COUNTY RAI #2

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PROJECT NO: EEXJ0411

DATE: JUNE 2021

DISC. LEAD: DOS	DESIGNER: JCH
--------------------	------------------

SHEET TITLE

SITE PLAN AREA 2 SOUTH

SHEET 5 OF 21 DRAWING NO. C-102

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FPL IMMOKALEE
SOLAR ENERGY CENTER
FLORIDA POWER & LIGHT COMPANY

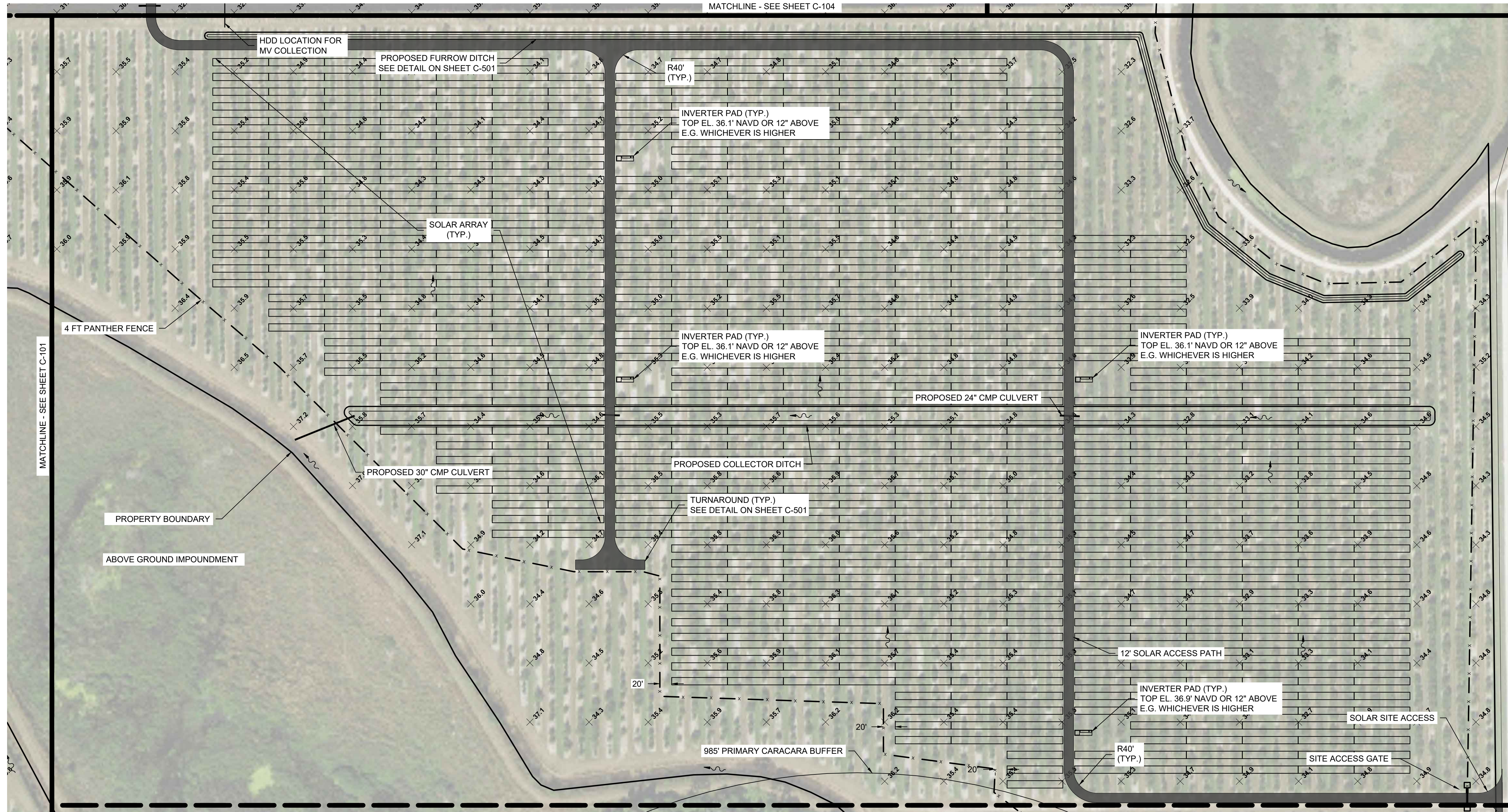


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PALM BEACH GARDENS, FL 33410
PHONE: 561.799.3855
FLORIDA C.O.A. #2822

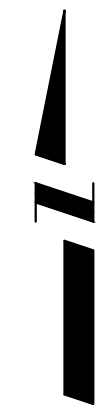
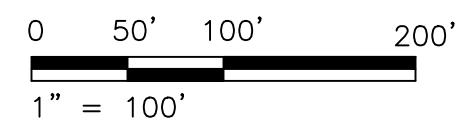
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CREATED: 12/3/2020
LAST SAVED: 6/30/2021
BY: HAREJ
PLOT DATE: 6/30/2021



NOTES:
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PRELIMINARY DESIGN
FOR PERMITTING ONLY



C-112
C-111
C-110
C-109
C-108
C-107 C-106
C-105 C-104
C-101
C-103
C-102

REV	DATE	REVISION DESCRIPTION
D	6/30/21	COLLIER COUNTY RAI #2
C	5/20/21	COLLIER COUNTY RAI #2
-B-	3/4/21	COLLIER COUNTY RAI #1
A	2/2/21	500 KV EASEMENT & CARACARA

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PROJECT NO: EEXJ0411

DATE: JUNE 2021

DISC. LEAD: DOS

DESIGNER: JCH

CHECKER:

SHEET TITLE

SITE PLAN AREA 2 NORTH

SHEET 6 OF 21

DRAWING NO. C-103

FPL IMMOKALEE
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FLORIDA POWER & LIGHT COMPANY

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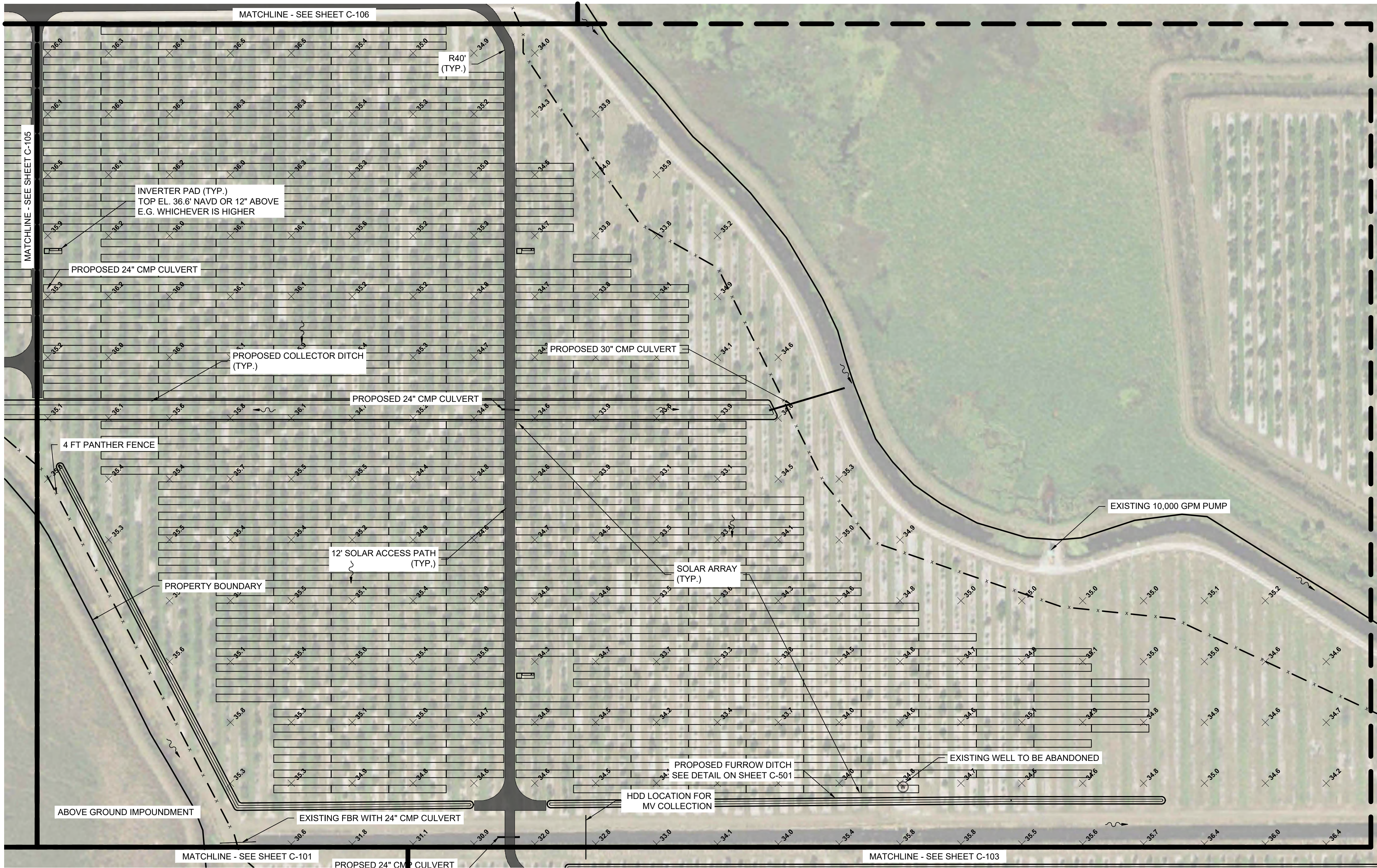


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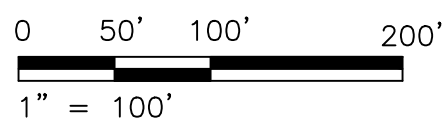
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CREATED: 12/3/2020
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BY: HAREJ
PLOT DATE: 6/30/2021



NOTES:
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C-112	
C-111	
C-110	
C-109	
C-108	
C-107	C-106
C-105	C-104
C-101	C-103
	C-102

REV	DATE	REVISION DESCRIPTION
D	6/30/21	COLLIER COUNTY RAI #2
C	5/20/21	COLLIER COUNTY RAI #1
-B-	3/4/21	COLLIER COUNTY RAI #1
A	2/2/21	500 KV EASEMENT & CARACARA

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PROJECT NO: EEX0411

DATE: JUNE 2021

DISC. LEAD: DOS

DESIGNER: JCH

CHECKER:

SHEET TITLE

SITE PLAN AREA 3 SE

SHEET 7 OF 21

DRAWING NO. C-104

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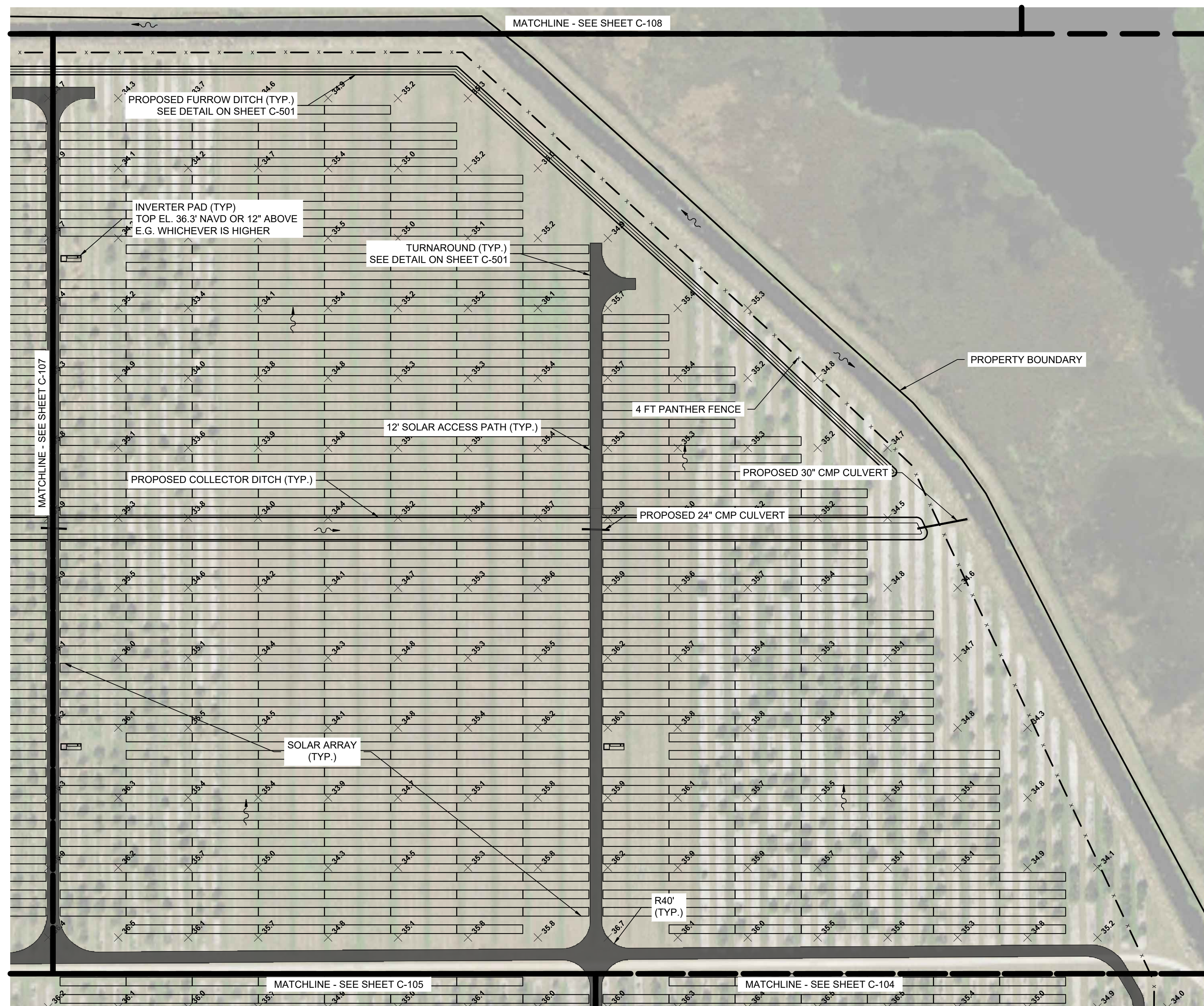


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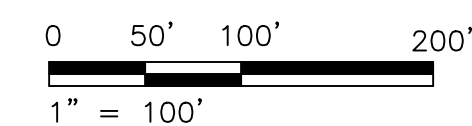


NOTES:

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The diagram illustrates a staircase-like arrangement of boxes labeled C-101 through C-112. The boxes are arranged in a descending staircase pattern from top-left to bottom-right. Boxes C-106 and C-107 are shaded gray. Dashed lines indicate the continuation of the pattern.

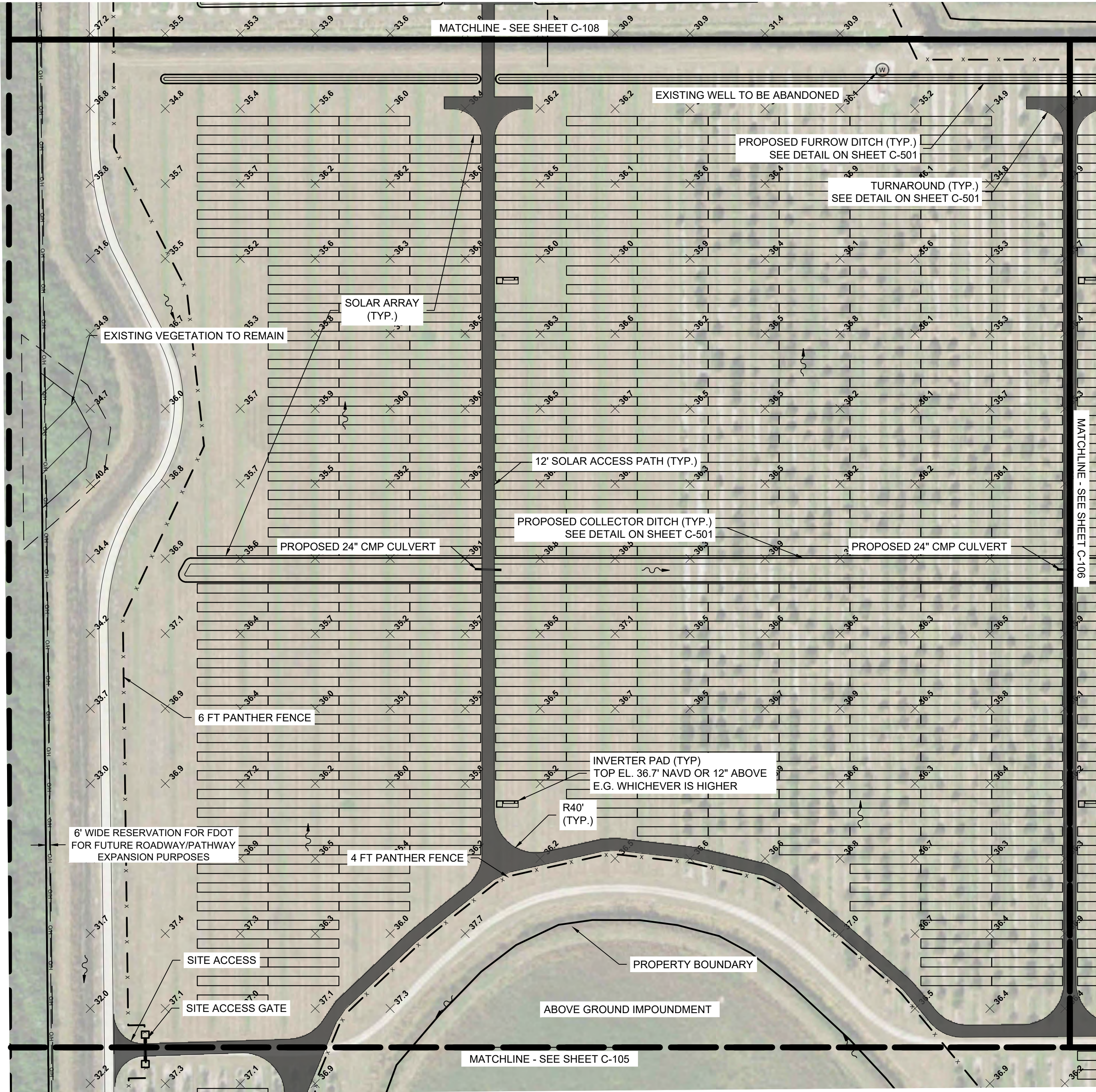
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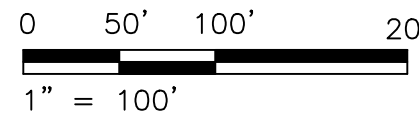
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DATE: JUNE 2021		
DISC. LEAD: DOS	DESIGNER: JCH	CHECKER:
SHEET TITLE		

SITE PLAN AREA 3 NE



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The diagram shows a 10-story building with the following room layout:

- Top floor: C-112 (width 1 unit)
- Second floor: C-111 (width 1 unit)
- Third floor: C-110 (width 1 unit)
- Fourth floor: C-109 (width 2 units)
- Fifth floor: C-108 (width 2 units)
- Sixth floor: C-107 (width 1 unit, highlighted) and C-106 (width 1 unit, highlighted)
- Seventh floor: C-105 (width 1 unit) and C-104 (width 1 unit)
- Eighth floor: C-101 (width 2 units) and C-103 (width 1 unit)
- Ninth floor: C-102 (width 2 units)

DESIGN ENGINEER:

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[illegible]

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PROJECT NO: EEXJ0411

DATE: JUNE 2021

DISC. LEAD:	DESIGNER:
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DOS	JCH
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SHEET TITLE	
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SITE PLAN AREA 3 NW

SHEET 10 OF 21 DRAWING NO. C-107

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FLORIDA POWER & LIGHT COMPANY

REV	DATE	REVISION DESCRIPTION
A	2/26/21	500 KV EASEMENT & CARACARA
-B-	3/4/21	-COLLIER COUNTY RAI #1
C	5/20/21	COLLIER COUNTY RAI #2
D	6/30/21	COLLIER COUNTY RAI #2

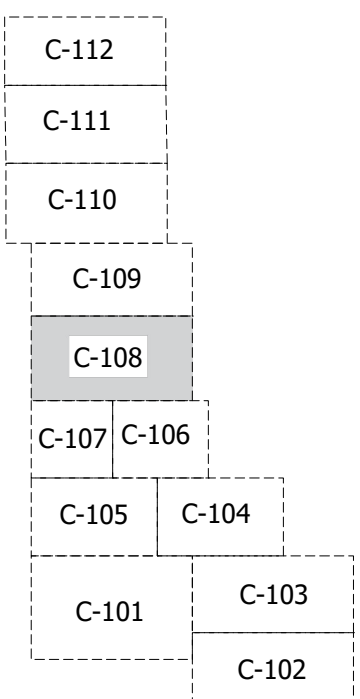
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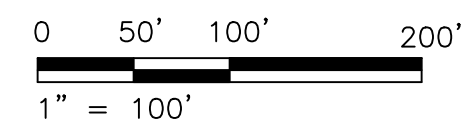
DOS	JCH
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SITE PLAN AREA 4 SOUTH

SHEET 11 OF 21 DRAWING NO. C-108



**PRELIMINARY DESIGN
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NOTES:

1. FILL ALL EXISTING FURROWS WITHIN PROPERTY, UNLESS NOTED OTHERWISE.

FILENAME: j:\EEXJ0411 -
J:\WORK\AL EE\ 2000\ADN\CAN\ SHEETS\ EEX J0411 C SHEETS



**PRELIMINARY DESIGN
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Diagram illustrating the layout of the staircase, showing the sequence of steps (C-101 to C-112) and their relative positions. The steps are arranged in a descending staircase pattern. C-110 is highlighted.

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REV	DATE	REVISION DESCRIPTION
A	2/26/21	500 KV EASEMENT & CARCADA
#B-	3/18/21	HOLLIER COUNTY RAI #1
C	5/20/21	COLLIER COUNTY RAI #2
D	6/30/21	COLLIER COUNTY RAI #2

THIS LINE IS ONE INCH LONG WHEN PLOTTED FULL SCALE		
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PROJECT NO: EEXJ0411		
DATE: MARCH 2021		
DISC. LEAD: DOS	DESIGNER: JCH	CHECKER:
SHEET TITLE		
SITE PLAN AREA 5		
SHEET 13 OF 21		DRAWING NO. C-110



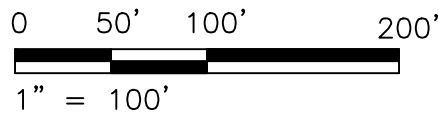




NOTES:

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The diagram shows a hierarchical tree structure with the following nodes and connections:

- C-112 is the root node.
- C-111 is a child of C-112.
- C-110 is a child of C-112.
- C-109 is a child of C-110.
- C-108 is a child of C-109.
- C-107 and C-106 are children of C-108.
- C-105 and C-104 are children of C-107.
- C-101 is a child of C-105.
- C-103 and C-102 are children of C-104.

Nodes C-111 and C-104 are highlighted in gray.

REV	DATE	REVISION DESCRIPTION
A	2/28/21	500 KV EASEMENT & CARACARA
-B-	3/4/21	-COLLIER COUNTY RAI #1
C	5/20/21	COLLIER COUNTY RAI #2
D	6/30/21	COLLIER COUNTY RAI #2

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PROJECT NO: EEXJ0411		
DATE: JUNE 2021		
DISC. LEAD: DOS	DESIGNER: JCH	CHECKER:
SHEET TITLE		

SITE PLAN AREA 6

SHEET 14 OF 21 DRAWING NO. C-111

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SOLAR ENERGY CENTER

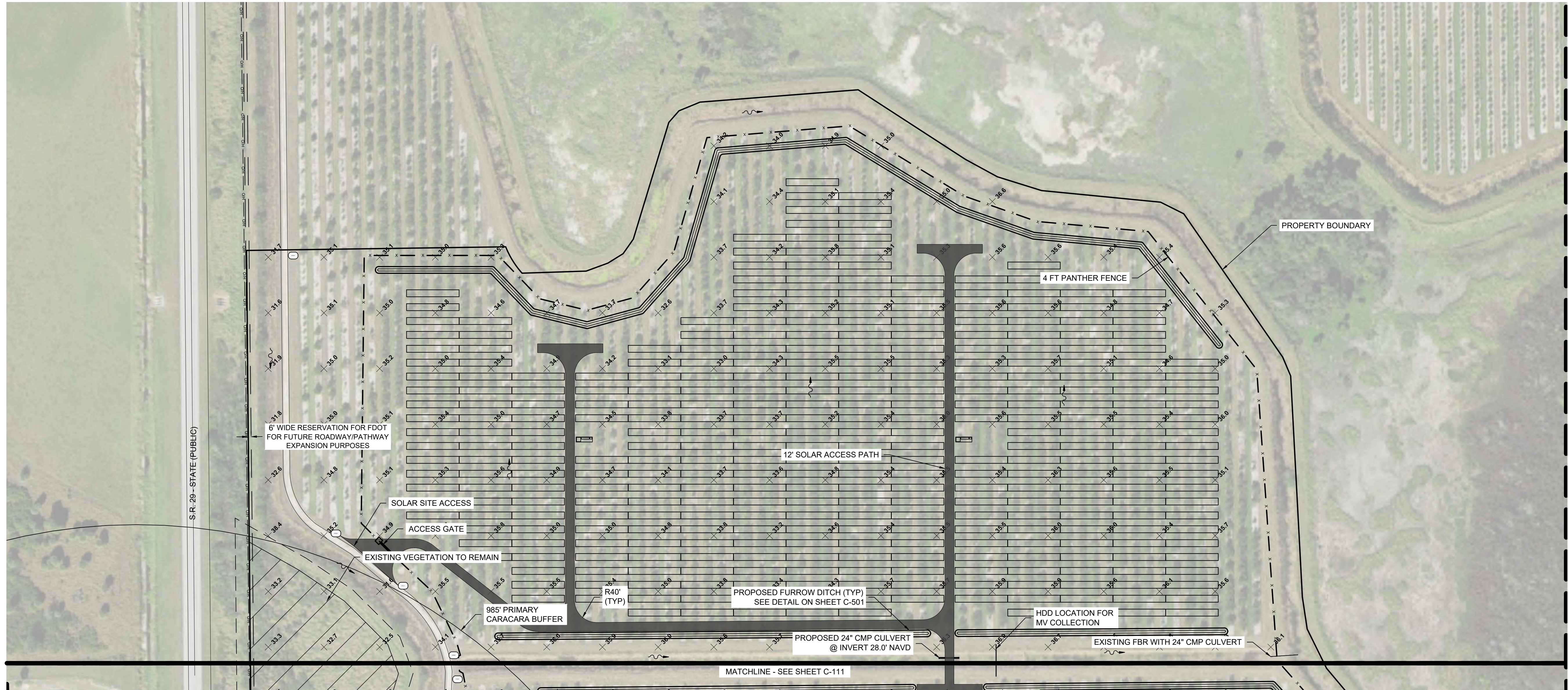
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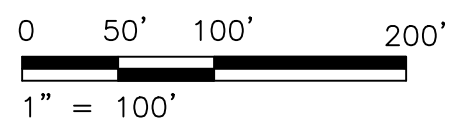
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FLORIDA REGISTRATION NO. 58166

3300 PGA BLVD, SUITE 780
PALM BEACH GARDENS, FL 33410
PHONE: 561.799.3855
FLORIDA C.O.A. #2822



**PRELIMINARY DESIGN
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C-112	
C-111	
C-110	
C-109	
C-108	
C-107	C-106
C-105	C-104
C-101	C-103
	C-102

REV	DATE	REVISION DESCRIPTION
A	2/26/21	500' N/V EASEMENT & CARACARA
B	3/4/21	COLLIER COUNTY FAN #1
C	5/3/21	COLLIER COUNTY FAN #2
D	8/30/21	COLLIER COUNTY FAN #2

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PROJECT NO: EEXJ0411		
DATE: JUNE 2021		
DISC. LEAD: DOS	DESIGNER: JCH	CHECKER:
SHEET TITLE		

SITE PLAN AREA 7

SHEET 15 OF 21 DRAWING NO. C-112

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FLORIDA POWER & LIGHT COMPANY

Jacobs

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310

221

221

211

PRELIMINARY DESIGN



LEGEND:

FLUCFCS	Description	Acreage	Federal Status	State Status
221	Citrus Groves	546.7	Upland	Upland
310	Herbaceous	6.9	Upland	Upland
428	Cabbage Palm	4.0	Upland	Upland
511	Streams and Waterways (Excavated)	12.0	Wetland	Wetland
618	Willow and Elderberry	0.6	Wetland	Wetland
641	Freshwater Marshes	7.8	Wetland	Wetland
	Total	578		



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED
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30, 2021.

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DAVID O. SCOTT, PE.
FLORIDA REGISTRATION NO. 58166

FPL IMMOKALEE
SOLAR ENERGY CENTER

REV	DATE	REVISION DESCRIPTION
A	2/20/21	500 KV EASEMENT & CARACARA
B	3/15/21	COLLIER COUNTY RAI #1
C	5/20/21	COLLIER COUNTY RAI #2
D	6/30/21	COLLIER COUNTY RAI #2

THIS LINE IS ONE INCH
LONG WHEN PLOTTED FULL SCALE

DATE: JUNE 2021

SHEET TITLE

FLUCCS MAP

FILE NAME: \\IMMOKALEE\700000\CAD\SHETS\EXD\H1_C-SHETS\IMMOKALEE.DWG
CREATED: 12/3/2020
LAST SAVED: 6/30/2021
BY: HAREJ
PLOT DATE: 6/30/2021



LEGEND:

 AREA TO BE CLEARED (480 ACRES)

NOTES:

1. ALL PROHIBITED EXOTIC VEGETATION SHALL BE REMOVED FROM THE SITE AND IT SHALL BE MAINTAINED FREE OF EXOTICS IN PERPETUITY.

PRELIMINARY DESIGN
FOR PERMITTING ONLY

FPL IMMOKALEE
SOLAR ENERGY CENTER

FLORIDA POWER & LIGHT COMPANY

DESIGN ENGINEER:

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DAVID O. SCOTT, PE
FLORIDA REGISTRATION NO. 58166



REV	DATE	REVISION DESCRIPTION
D	6/30/21	COLLIER COUNTY RAI #2
C	5/20/21	COLLIER COUNTY RAI #2
B	3/15/21	COLLIER COUNTY RAI #1
A	2/28/21	500 KV EASEMENT & CANAL

THIS LINE _____ IS ONE INCH
LONG WHEN PLOTTED FULL SCALE

THIS DRAWING MUST BE USED IN CONJUNCTION
WITH THE APPLICABLE OR GOVERNING TECHNICAL
SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS.

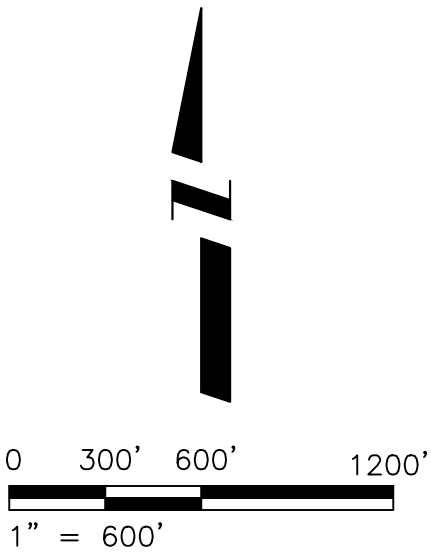
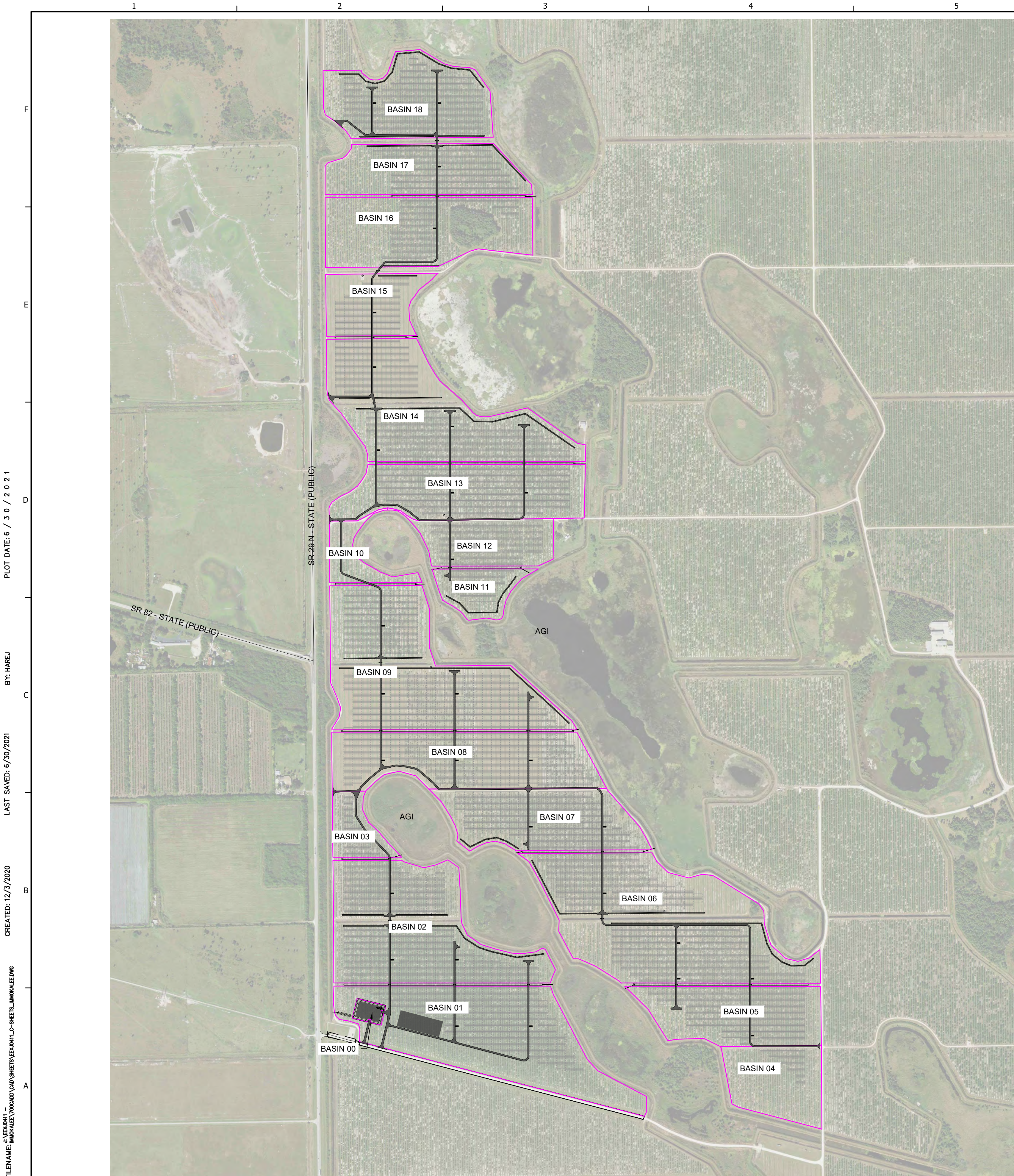
PROJECT NO: EEXJ0411

DATE: JUNE 2021

DISC. LEAD: DOS DESIGNER: JCH CHECKER: _____

SHEET TITLE

CLEARING PLAN



BASIN	CTRL EL (FT NAVD)	25-YR, 3-DAY PEAK STAGE (FT NAVD)	100-YR, 3-DAY PEAK STAGE (FT NAVD)	FEMA EL (FT NAVD)	MIN PAD EL (FT NAVD)
00	37.0	38.5	38.6	37	39.6
01	31.0	37.4	37.6	36.5	38.4
02	31.0	36.7	36.9	36.5	37.7
03	31.0	36.0	36.2	36.5	37.0
04	31.0	35.6	35.9	36	36.6
05	31.0	35.9	36.2	36	36.9
06	31.0	35.1	35.4	36	36.1
07	31.0	35.6	35.8	36	36.6
08	31.0	35.7	35.9	36	36.7
09	31.0	35.3	35.5	36	36.3
10	31.0	35.1	35.3	36	36.1
11	31.0	35.0	35.3	36	36.0
12	31.0	35.1	35.3	36	36.1
13	31.0	35.4	35.5	36	36.4
14	31.0	34.8	35.0	36	35.8
15	31.0	34.8	35.0	36	35.8
16	31.0	35.1	35.3	36	36.1
17	31.0	35.0	35.2	36	36.0
18	31.0	34.9	35.1	36	35.9

NOTE:
1. THE CONTROL ELEVATION FOR THE SITE IS DETERMINED BY THE PUMP OFF ELEVATION OF 31.0 FT NAVD.

PRELIMINARY DESIGN
FOR PERMITTING ONLY



DESIGN ENGINEER:

THIS DOCUMENT HAS BEEN DIGITALLY SIGNED
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DAVID O. SCOTT, PE
FLORIDA REGISTRATION NO. 58166

FPL IMMOKALEE
SOLAR ENERGY CENTER

FLORIDA POWER & LIGHT COMPANY

REV	DATE	REVISION DESCRIPTION
D	6/30/21	COLLIER COUNTY RAI #2
C	5/20/21	COLLIER COUNTY RAI #2
B	3/15/21	COLLIER COUNTY RAI #1
A	2/28/21	500 KV EASEMENT & CANAL

THIS LINE _____ IS ONE INCH LONG WHEN PLOTTED FULL SCALE

THIS DRAWING MUST BE USED IN CONJUNCTION WITH THE APPLICABLE OR GOVERNING TECHNICAL SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS.

PROJECT NO: EEXJ0411

DATE: JUNE 2021

DISC. LEAD: DOS

DESIGNER: JCH

CHECKER:

SHEET TITLE

DRAINAGE PLAN

SHEET 19 OF 21

DRAWING NO. C-116

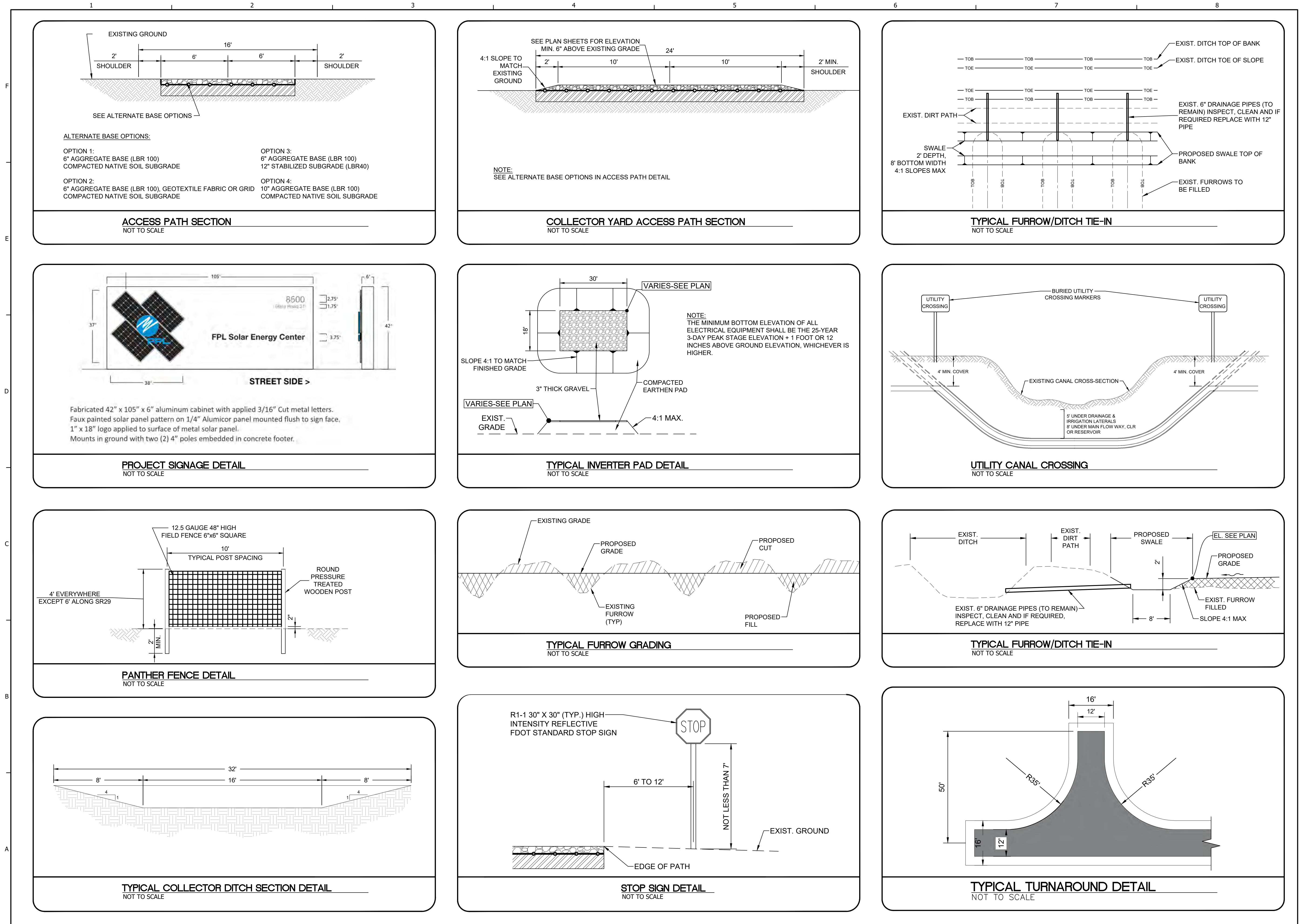
PLOT DATE: 6 / 3 0 / 2 0 2 1

BY: HAREJ

LAST SAVED: 6/30/2021

CREATED: 12/16/2020

FILENAME: J:\EXHIBIT - MARKAEE\PROJECTS\040\040 SHEETS\EXHIBIT - 500-DETAILS-REV.DWG



Jacobs
3300 PCA BLVD, SUITE 780
PALM BEACH, FL 33410
PHONE: 561.999.3855
FLORIDA C.O.A. #2822

DESIGN ENGINEER:
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FPL IMMOKALEE
SOLAR ENERGY CENTER
FLORIDA POWER & LIGHT COMPANY

REV	DATE	REVISION DESCRIPTION
D	6/30/21	COLLIER COUNTY RAI #2
C	5/20/21	COLLIER COUNTY RAI #2
B	3/15/21	COLLIER COUNTY RAI #1
A	2/26/21	500 KV EASEMENT & CARACARA

THIS LINE IS ONE INCH LONG WHEN PLOTTED FULL SCALE

THIS DRAWING MUST BE USED IN CONJUNCTION WITH THE APPLICABLE OR GOVERNING TECHNICAL SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS.

PROJECT NO: EEXJ0411

DATE: JUNE 2021

DISC. LEAD: DOS	DESIGNER: JCH	CHECKER:
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SHEET TITLE

DETAILS 1

SHEET 20 OF 21 DRAWING NO. C-501

A PART OF SECTIONS 11, 12 AND 13
TOWNSHIP 46 SOUTH, RANGE 28 EAST
COLLIER COUNTY, FLORIDA



PROPERTY INFORMATION	
TOTAL PROJECT AREA	733.92 AC
EXISTING ZONING	A-MHO-RLSAO
EXISTING LAND USE	AGRICULTURE (CITRUS GROVE)
FUTURE LAND USE	A-RMU-RLSA-UR
PROPOSED LAND USE	SOLAR ENERGY CENTER/ESSENTIAL SERVICE
FOLIO #	00050520006, 00050600007 & 00050560008

as granted in Grant of Easement between Rex Properties, Inc., a Florida corporation, Grantor, and Turner Corporation, a Florida corporation, as Grantee, dated August 19, 1986, recorded September 22, 1986, in Official Records Book 1219, Page 1118, of the Public Records of Collier County, Florida.

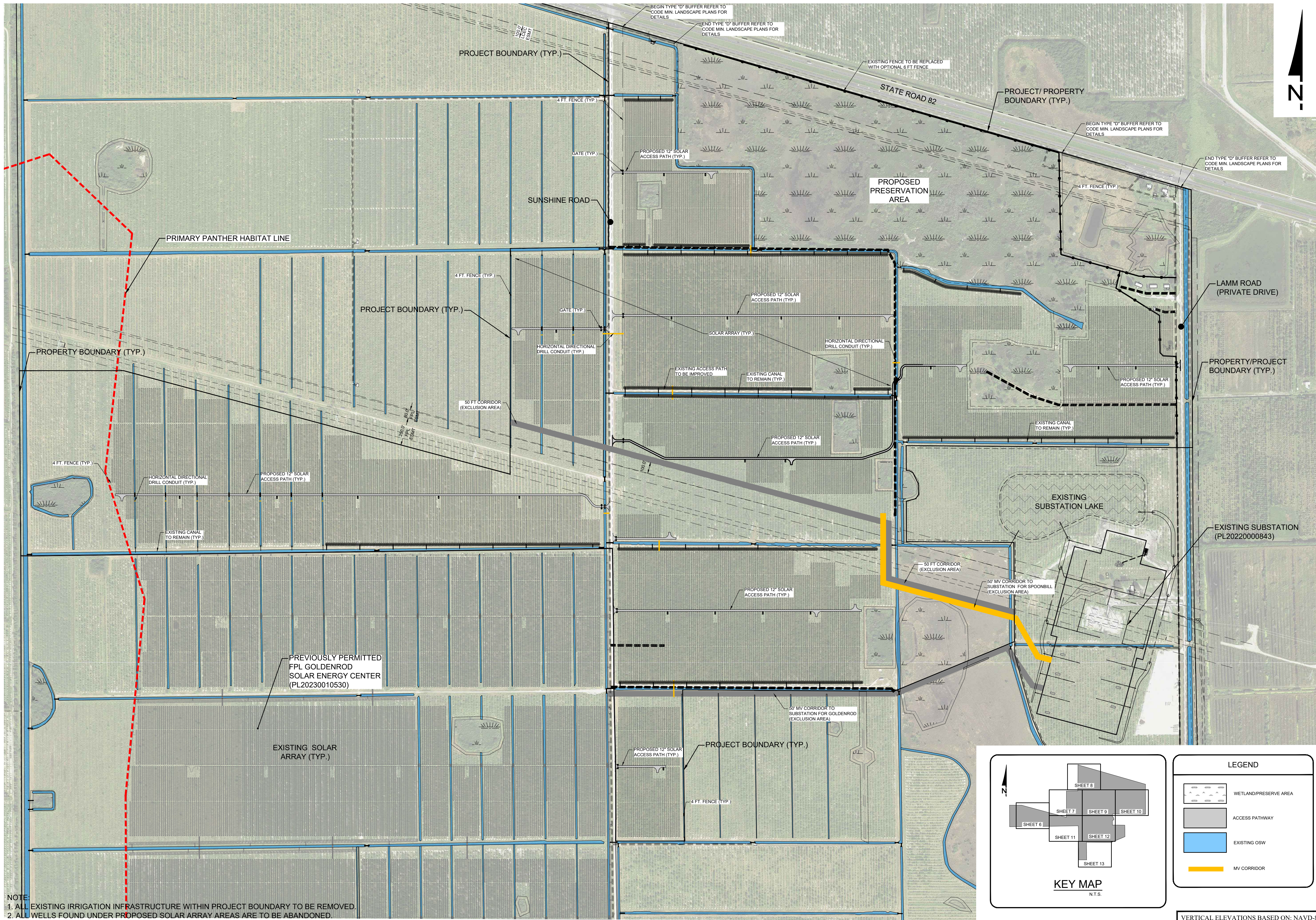
PHONE: (561) 694-4000



SHEET : 1

VERTICAL ELEVATIONS BASED ON: NAVD-88

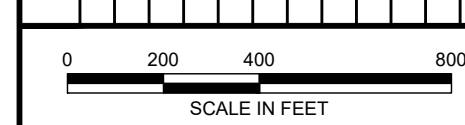
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FPL SPOONBILL
SOLAR ENERGY CENTER
CLIENT: FLORIDA POWER & LIGHT COMPANY
MASTER SITE PLAN - SPOONBILL



PLAN REVISIONS



FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421

SET NUMBER: 22004770-04

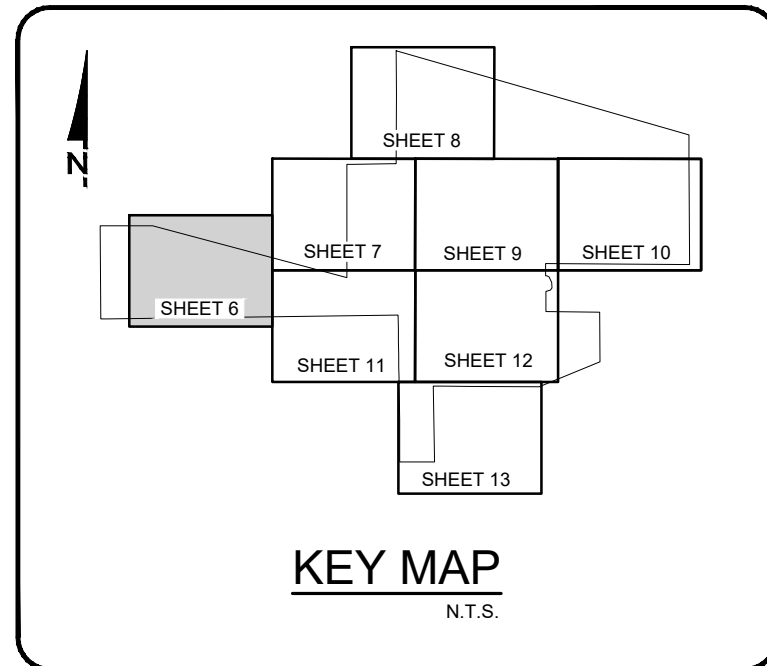
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VERTICAL ELEVATIONS BASED ON: NAVD-88

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7/25/2024 10:42:52 AM



- NOTE:
1. ALL EXISTING IRRIGATION INFRASTRUCTURE WITHIN PROJECT BOUNDARY TO BE REMOVED.
 2. ALL WELLS FOUND UNDER PROPOSED SOLAR ARRAY AREAS ARE TO BE ABANDONED.

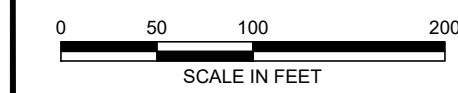


LEGEND	
	PROPOSED GRADE
	SURFACE FLOW DIRECTION
	EXISTING GRADE
	EXISTING 12" PIPE TO BE REMOVED AND REPLACED WITH 12" HDPE PIPE
	EXISTING OSW
	ACCESS PATHWAY
	WETLAND/PRESERVE AREA

VERTICAL ELEVATIONS BASED ON: NAVD-88

-Z-

PLAN REVISIONS



FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421

SET NUMBER: 22004770-04

SHEET : 6

FPL SPOONBILL
SOLAR ENERGY CENTER
CLIENT: FLORIDA POWER & LIGHT COMPANY

SPOONBILL - SITE PLAN A

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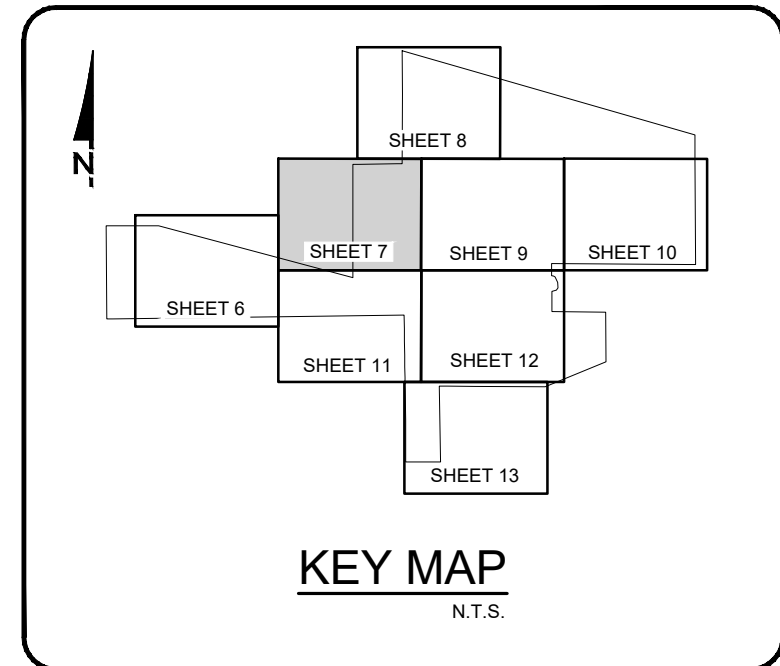


MATCH LINE - SEE SHEET 6

MATCH LINE - SEE SHEET 9

MATCH LINE - SEE SHEET 11

- NOTE:
1. ALL EXISTING IRRIGATION INFRASTRUCTURE WITHIN PROJECT BOUNDARY TO BE REMOVED.
 2. ALL WELLS FOUND UNDER PROPOSED SOLAR ARRAY ARE TO BE ABANDONED.



LEGEND	
	PROPOSED GRADE
	SURFACE FLOW DIRECTION
	EXISTING GRADE
	EXISTING 12" PIPE TO BE REMOVED AND REPLACED WITH 12" HDPE PIPE
	EXISTING OSW
	ACCESS PATHWAY
	WETLAND/PRESERVE AREA

VERTICAL ELEVATIONS BASED ON: NAVD-88

FPL SPOONBILL
SOLAR ENERGY CENTER
CLIENT: FLORIDA POWER & LIGHT COMPANY
SPOONBILL - SITE PLAN B

PLAN REVISIONS

0 50 100 200
SCALE IN FEET

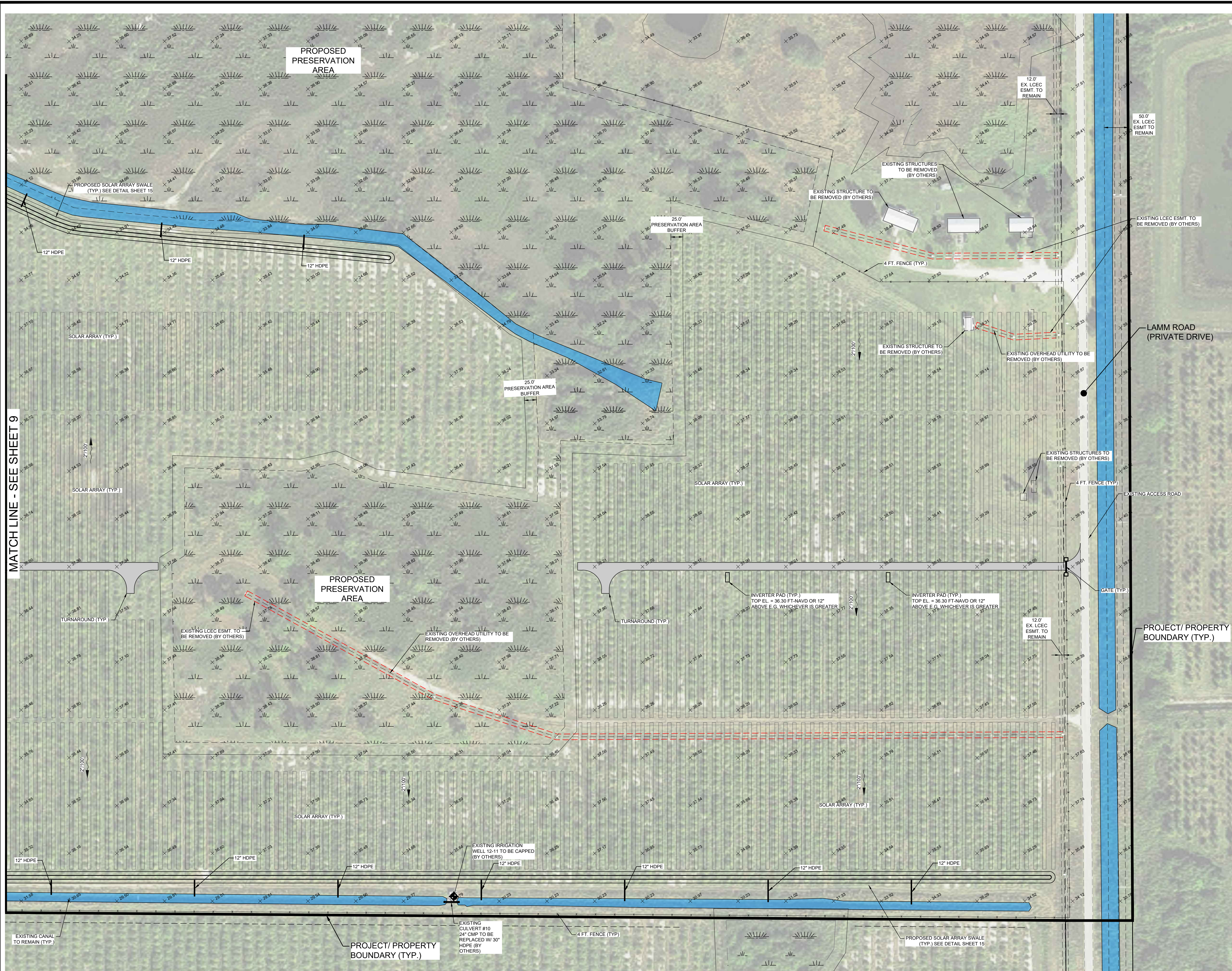
FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421

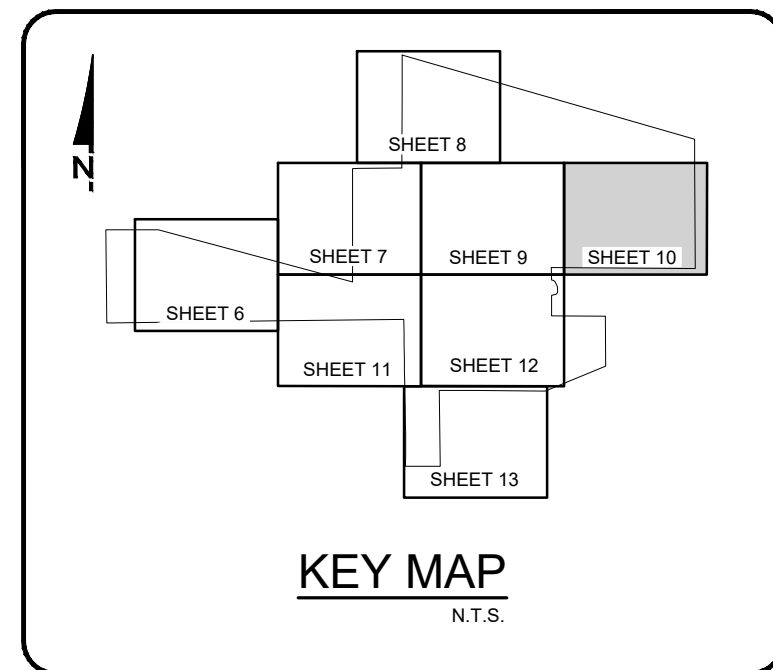
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SHEET : 7

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- NOTE:
1. ALL EXISTING IRRIGATION INFRASTRUCTURE WITHIN PROJECT BOUNDARY TO BE REMOVED.
 2. ALL WELLS FOUND UNDER PROPOSED SOLAR ARRAY ARE TO BE ABANDONED.



LEGEND	
	PROPOSED GRADE
	SURFACE FLOW DIRECTION
	EXISTING GRADE
	EXISTING 12" PIPE TO BE REMOVED AND REPLACED WITH 12" HDPE PIPE
	EXISTING OSW
	ACCESS PATHWAY
	WETLAND/PRESERVE AREA

VERTICAL ELEVATIONS BASED ON: NAVD-88



FPL SPOONBILL
SOLAR ENERGY CENTER
CLIENT: FLORIDA POWER & LIGHT COMPANY
SPOONBILL - SITE PLAN E

PLAN REVISIONS

0 50 100 200
SCALE IN FEET

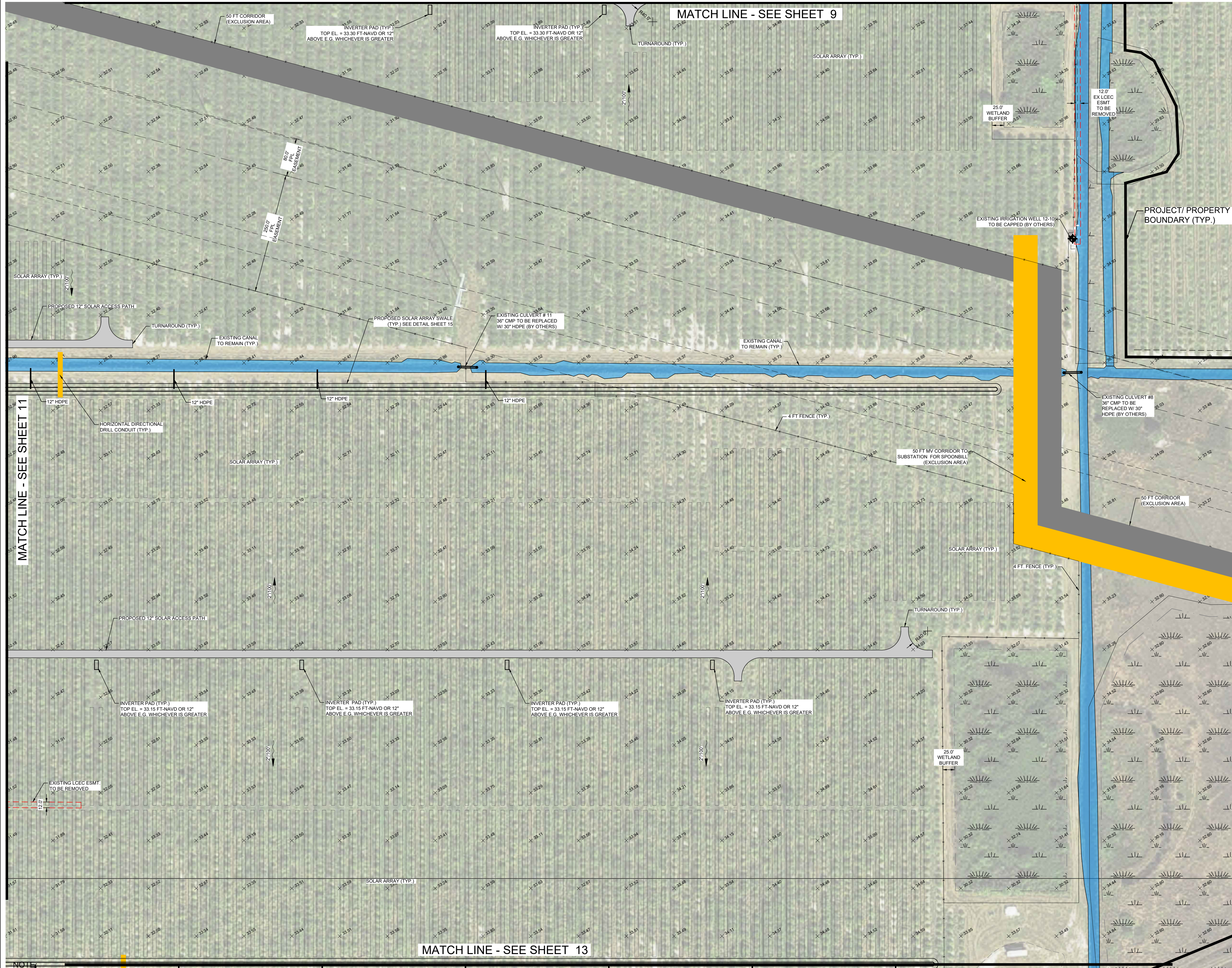
FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421

SET NUMBER: 22004770-04

SHEET : 10

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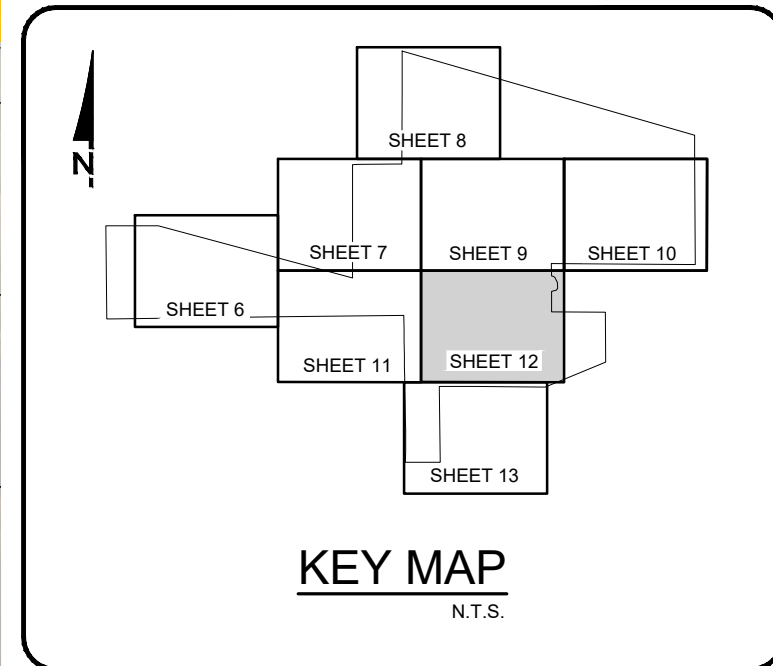


MATCH LINE - SEE SHEET 11

MATCH LINE - SEE SHEET 9

MATCH LINE - SEE SHEET 13

- NOTES
1. ALL EXISTING IRRIGATION INFRASTRUCTURE WITHIN PROJECT BOUNDARY TO BE REMOVED.
 2. ALL WELLS FOUND UNDER PROPOSED SOLAR ARRAY ARE TO BE ABANDONED.



LEGEND	
	PROPOSED GRADE
	SURFACE FLOW DIRECTION
	EXISTING GRADE
	EXISTING 12" PIPE TO BE REMOVED AND REPLACED WITH 12" HDPE PIPE
	EXISTING OSW
	ACCESS PATHWAY
	WETLAND/PRESERVE AREA

PLAN REVISIONS



FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421

SET NUMBER: 22004770-04

SHEET : 12

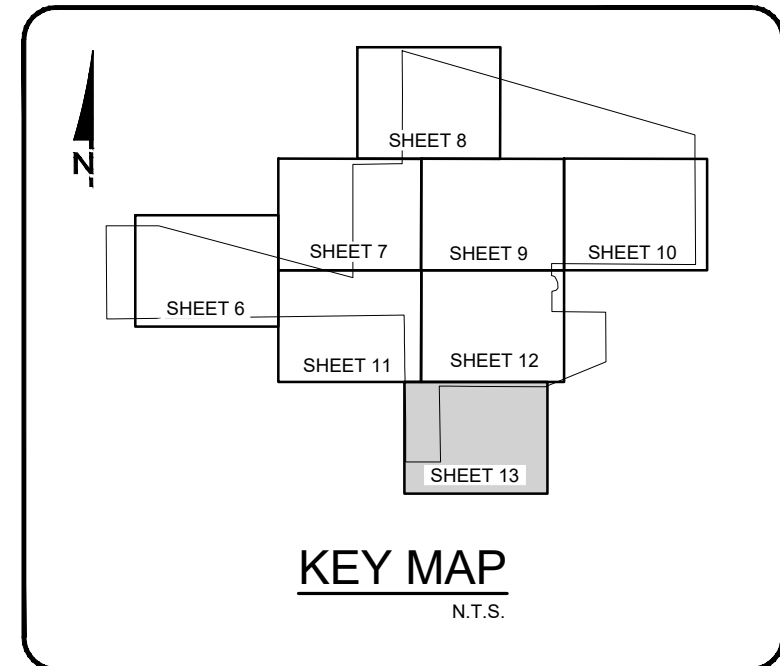
FPL SPOONBILL
SOLAR ENERGY CENTER
CLIENT: FLORIDA POWER & LIGHT COMPANY

SPOONBILL - SITE PLAN G

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7/25/2024 11:08:21 AM



- NOTE:
1. ALL EXISTING IRRIGATION INFRASTRUCTURE WITHIN PROJECT BOUNDARY TO BE REMOVED.
 2. ALL WELLS FOUND UNDER PROPOSED SOLAR ARRAY ARE TO BE ABANDONED.



LEGEND	
	PROPOSED GRADE
	SURFACE FLOW DIRECTION
	EXISTING GRADE
	EXISTING 12" PIPE TO BE REMOVED AND REPLACED WITH 12" HDPE PIPE
	EXISTING OSW
	ACCESS PATHWAY
	WETLAND/PRESERVE AREA

VERTICAL ELEVATIONS BASED ON: NAVD-88

PLAN REVISIONS									

0 50 100 200
SCALE IN FEET

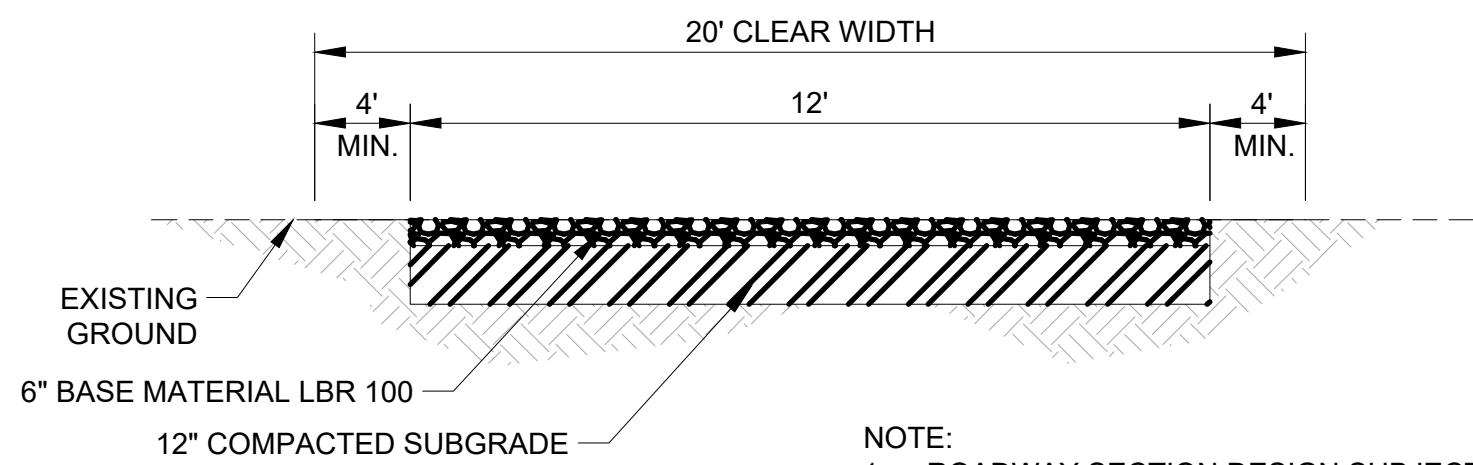
FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421

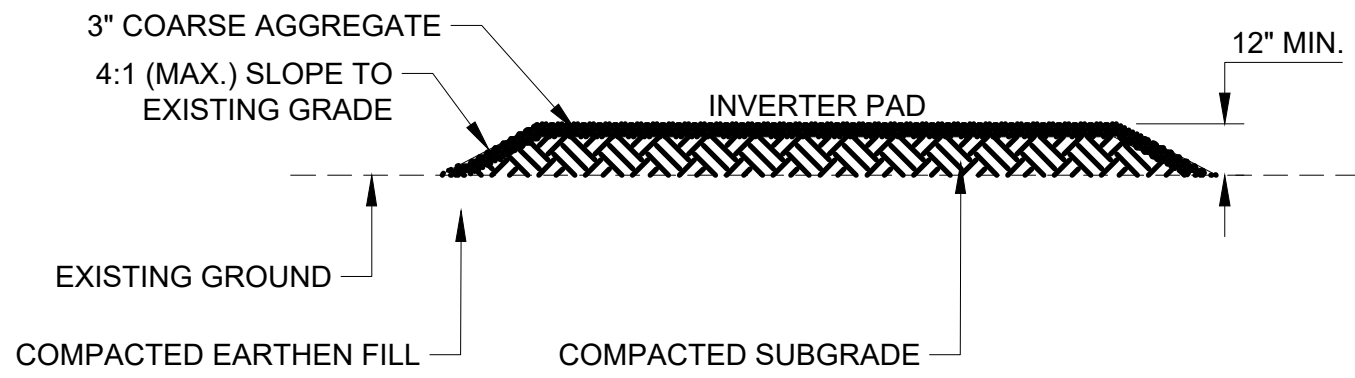
SET NUMBER: 22004770-04

SHEET : 13

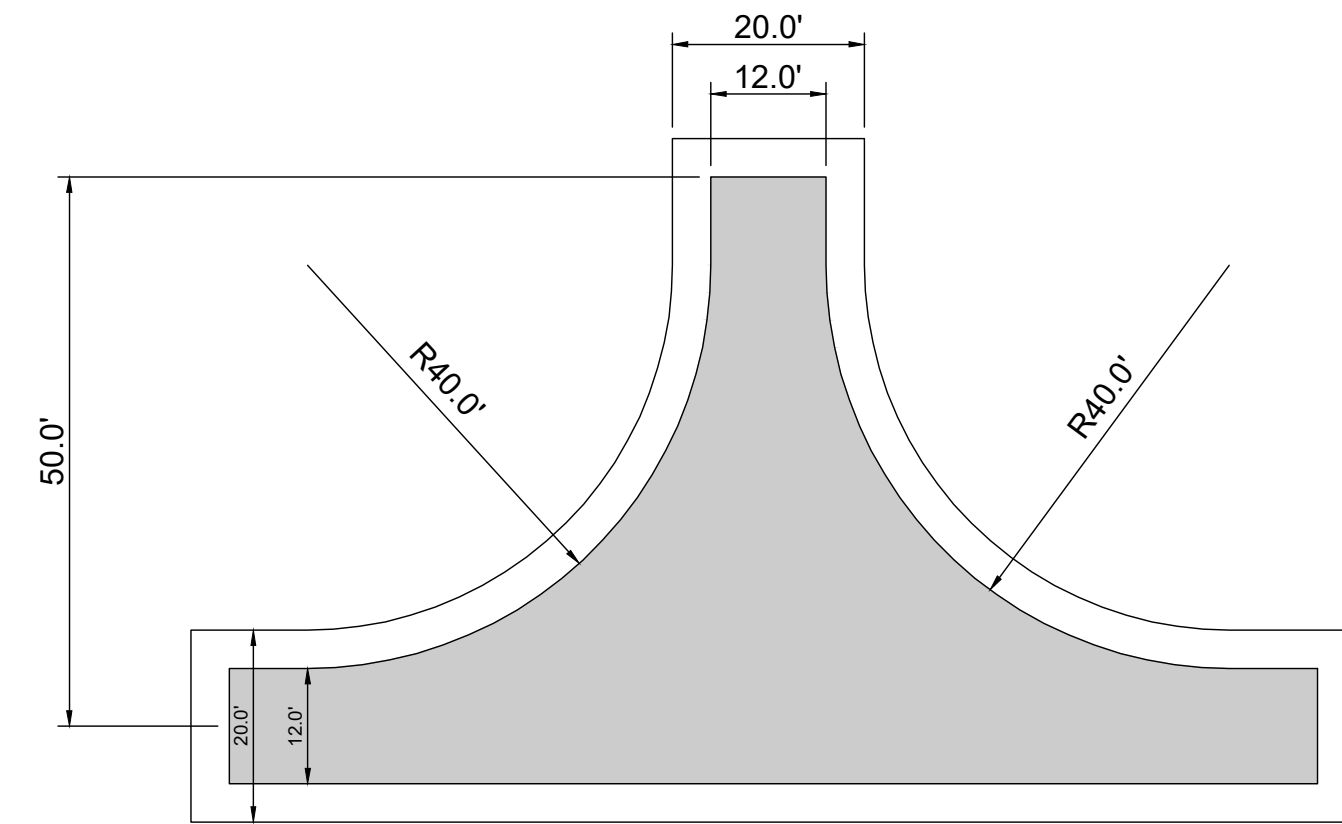
FPL SPOONBILL
SOLAR ENERGY CENTER
CLIENT: FLORIDA POWER & LIGHT COMPANY
SPOONBILL-SITE PLAN H



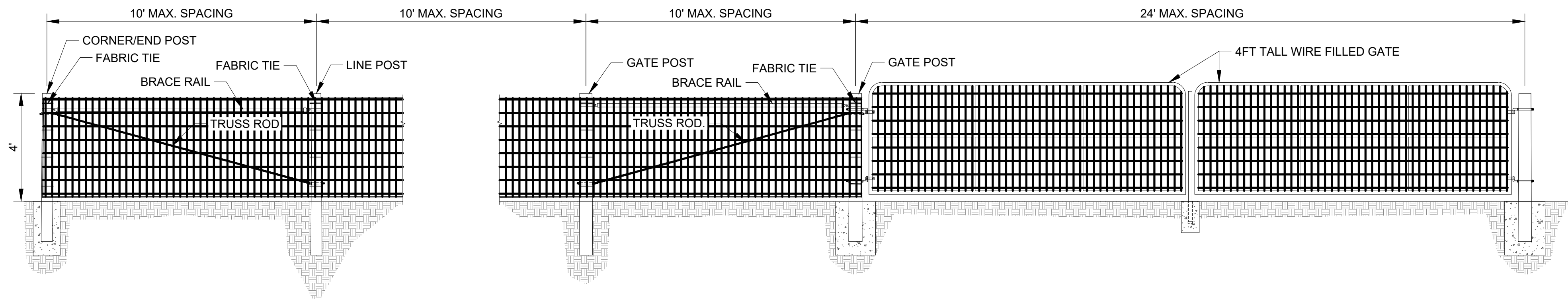
ACCESS PATH SECTION
NTS



TYPICAL INVERTER PAD DETAIL
NTS

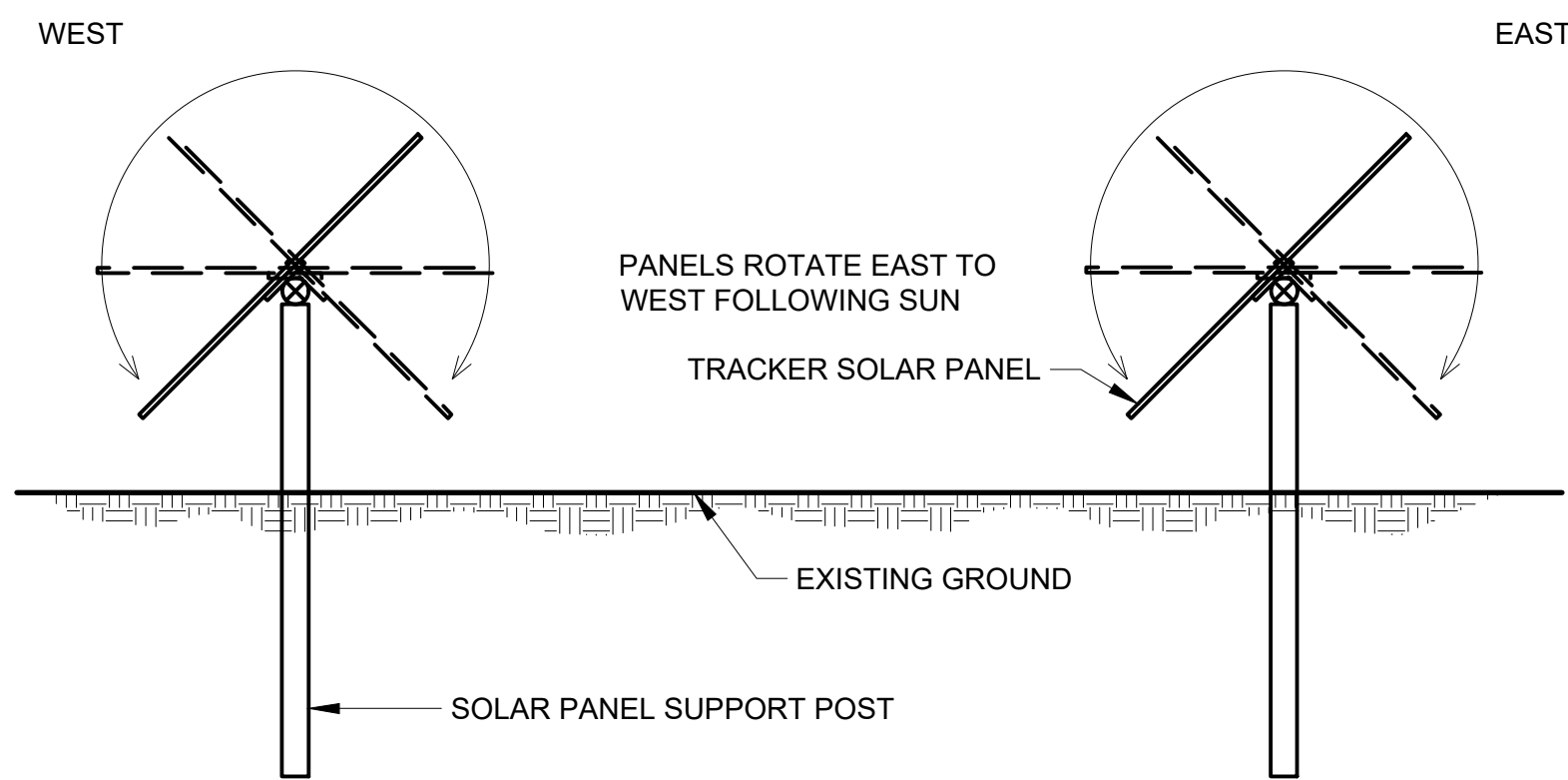


TYPICAL TURNAROUND DETAIL
NTS



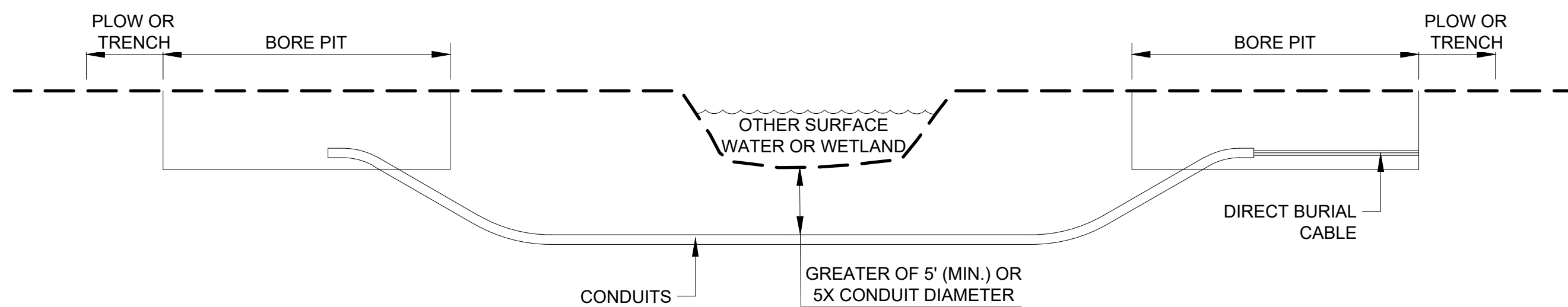
4' FARM FENCE DETAIL
NTS

4' FARM FENCE TO 4' FARM GATE DETAIL
NTS

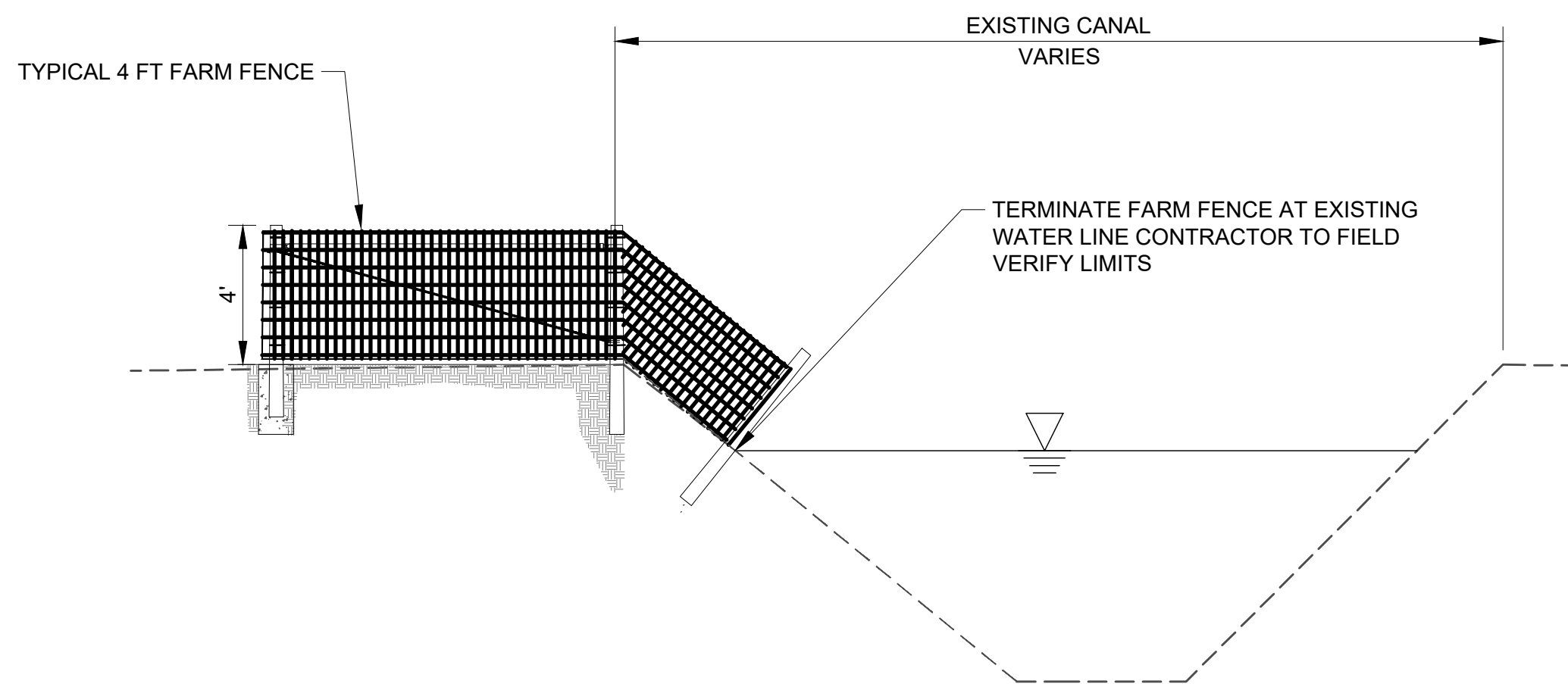


TYPICAL TRACKER PANEL SECTION DETAIL
NTS

- FOUNDATION NOTES:
1. POST AND FOOTINGS ARE SUBJECT TO CHANGE BASED ON SITE SPECIFIC GEOTECHNICAL AND ENVIRONMENTAL CONDITIONS.
- FARM FENCE NOTES:
1. THE FENCE WIRE MESH SPACING AT THE BOTTOM OF THE FENCE SHALL BE BETWEEN 6"x6" AND 6"x8" AT THE BOTTOM, AND THE SPACING CAN TAPER TO SMALLER DIMENSIONS AT THE TOP OF THE FENCE.
 2. CHAIN-LINK FENCE TO EXTEND 50' FROM THE GATE BEFORE TRANSITIONING TO THE FARM FENCE.
 3. TRUSS BARS ARE REQUIRED FOR EACH GATE SECTION AND THE FIRST SPAN ON EACH SIDE OF A GATE OR CORNER POST ONLY.
- CHAIN-LINK GATE/FENCE NOTES:
1. TRUSS BARS ARE REQUIRED FOR EACH GATE SECTION AND THE FIRST SPAN ON EACH SIDE OF A GATE OR CORNER POST ONLY.



TYPICAL HDD CROSSING DETAIL
NTS



TYPICAL FENCE TERMINATING INTO EXISTING CANAL DETAIL
NTS

- NOTE:
1. ALL EXISTING IRRIGATION INFRASTRUCTURE WITHIN PROJECT BOUNDARY TO BE REMOVED.
 2. ALL WELLS FOUND UNDER PROPOSED SOLAR ARRAY AREAS ARE TO BE ABANDONED.



VERTICAL ELEVATIONS BASED ON: NAVD-88

[illegible]

SCALE AS SHOWN

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421

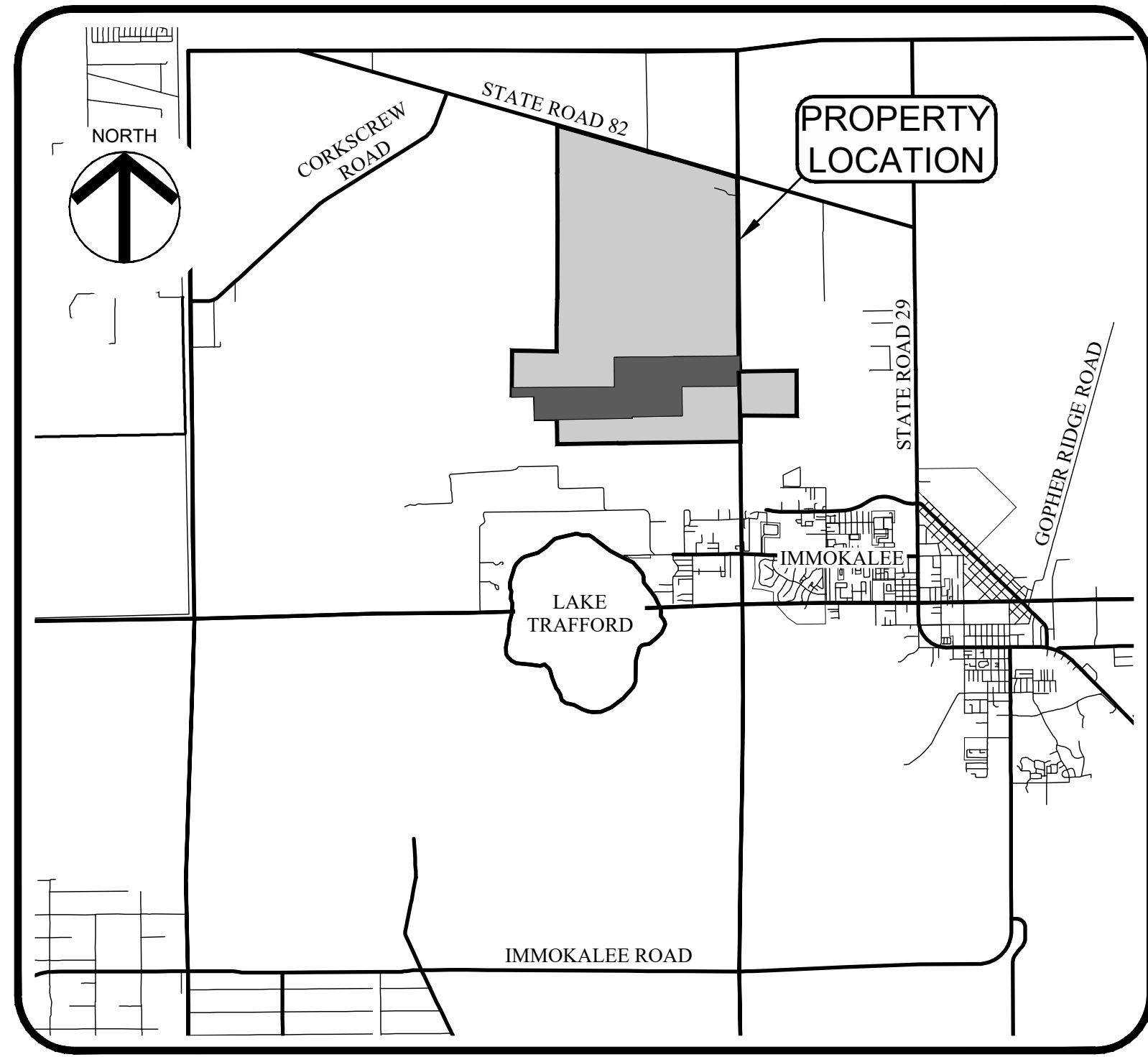
SET NUMBER:	22004770-04
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SHEET :	15
---------	----

SITE DEVELOPMENT PLANS FOR FPL TREEFROG SOLAR ENERGY CENTER

A PART OF SECTIONS 22 AND 23
TOWNSHIP 46 SOUTH, RANGE 28 EAST
TOGETHER WITH

A PART OF SECTION 24
TOWNSHIP 46 SOUTH, RANGE 28 EAST
COLLIER COUNTY, FLORIDA



PROJECT LOCATION MAP

NO SCAL

SHEET INDEX	
1	COVER SHEET
2	GENERAL NOTES
3	EXISTING CONDITIONS
4	MASTER SITE PLAN
5	MASTER SITE PLAN - TREEFROG
6	TREEFROG - SITE PLAN A
7	TREEFROG - SITE PLAN B
8	TREEFROG - SITE PLAN C
9	TREEFROG - SITE PLAN D
10	TREEFROG - SITE PLAN E
11	TREEFROG - SITE PLAN F
12	GENERAL DETAILS 1
13	GENERAL DETAILS 2
14	DRAINAGE PLAN
15	STORMWATER POLLUTION PREVENTION PLAN

SITE DATA	
TOTAL PROJECT AREA	663.07 AC
EXISTING ZONING	A-MHO-RLSAO
EXISTING LAND USE	AGRICULTURE (CITRUS GROVE)
FUTURE LAND USE	A-RMU-RLSA-UR
PROPOSED LAND USE	SOLAR ENERGY CENTER/ESSENTIAL SERVICE
FOLIO NUMBERS	00052520004, 00052480005, 00052320000

PROPERTY LEGAL DESCRIPTION

A parcel of land lying in a part of Sections 2, 11, 12, 22, 25 and 26, and all of Sections 13, 14, 23 and 24, Township 46 South, Range 28 East, together with a part of Section 19, Township 46 South, Range 29 East, Collier County, Florida, and being more particularly described as follows;

[illegible]

LESS AND EXCEPT

Commencing at a point being the intersection of the South R-Of-Way of State Road Number 82 and the East line of the above mentioned Section 12, which is also the division line between Range 26 East and Range 29 East said Township 4 North; thence South 07°58' East along said Range line and said East line of Section 12, a distance of 433.50 feet to the East 1/4 corner of said Section 12; thence South 09°19'25" East, still along said East line of Section 12, a distance of 2,785.94 feet to the Southeast corner thereof; thence South 89°10'13" West along the South line of said Section 12, a distance of 136.48 feet to the POINT OF BEGINNING of the following described lands; thence North 89°10'13" West along the North line of said Section 12, a distance of 136.48 feet to the Northwest corner thereof; thence North 09°19'25" East along the East line of said Section 12, a distance of 433.50 feet to the East 1/4 corner of said Section 12; thence North 37°35'47" West, a distance of 455.34 feet; thence North 23°16'40" West, a distance of 230.71 feet; thence North 15°25'17" West, a distance of 611.51 feet; thence North 09°19'42" West, a distance of 1,004.57 feet; thence North 89°10'13" West, a distance of 368.21 feet; thence North 01°10'10" West, a distance of 363.86 feet; thence North 74°50'54" East, a distance of 88.80 feet; thence North 13°14'34" East, a distance of 45.78 feet; thence North 01°10'10" West, a distance of 363.86 feet; thence North 89°10'13" West, a distance of 368.21 feet; thence North 09°19'25" East, a distance of 433.50 feet; thence North 01°10'10" West, a distance of 223.45 feet; thence North 89°34'09" East, a distance of 244.24 feet; thence North 03°34'02" East, a distance of 89.05 feet to the place and POINT OF BEGINNING.

TOGETHER WITH THE FOLLOWING EASEMENTS:

Easement No. 1:

(This easement is appurtenant to the North 1459.41 feet of Section 25, Township 46 South, Range 28 East, Collier County, Florida.)

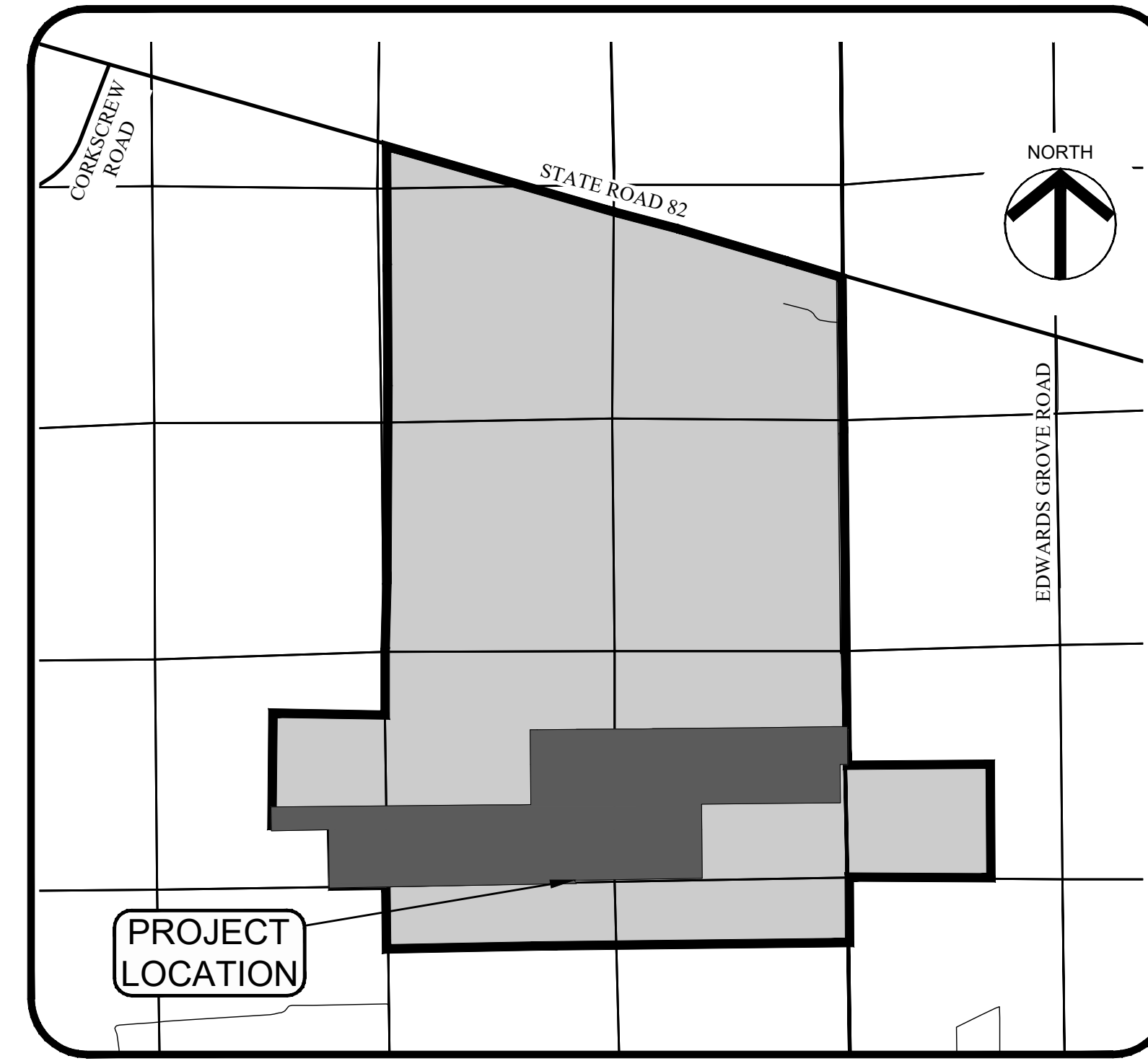
On the Southeast Easement for ingress and egress over the East foot and the North 60.00 feet of the East 1/2 of the East 1/2 of the Southwest 1/4 of the Southeast 1/4 and the North 60.00 feet of the West 1/2 of the Southwest 1/4 of the Southwest 1/4 of Section 22, Township 46 South, Range 78 East, Collier County, Florida, as granted in Grant of Easement between Frank J. Pepper, Jr., as Personal Representative of the Estate of Bernice D. Pepper, and Charles Parker, Joyce P. Hearn and Frank J. Pepper, Jr., as the sole devisees under the Last Will and Testament of Bernice D. Pepper, Grantors, and Turner Corporation, a Florida corporation, as Grantee, dated August 15, 1986, and recorded September 22, 1986, in Official Records Book 1219, Page 1113, of the Public Records of Collier County, Florida.

Easement No. 2:

(This easement is appurtenant to the North 1459.41 feet of Section 25, Township 46 South, Range 28 East, Collier County, Florida.)

Non-exclusive Easement for ingress and egress over:

- a. The East 60.00 feet of the North 2531.00 feet of the South 3861.14 feet of Section 26, Township 46 South, Range 28 East, Collier County, Florida;
- b. The East 60.00 feet of Section 35, Township 46 South, Range 28 East, Collier County, Florida, lying North of Pepper Road.
- c. The North 60.00 feet of the Northeast 1/4 of the Northeast 1/4, and the East 60 feet of the North 60 feet of the Northwest 1/4 of the Northeast 1/4 of Section 27, Township 46 South, Range 28 East, Collier County, Florida.
- as granted in Grant of Easement between Rex Properties, Inc., a Florida corporation, Grantor, and Turner Corporation, a Florida corporation, as Grantee, dated August 19, 1986, recorded September 22, 1986, in Official Records No. 1219, Page 1118, of the Public Records of Collier County, Florida.



PROJECT SITE MAP

NO SCAL

CLIENT

FLORIDA POWER & LIGHT COMPANY (FPL)

700 UNIVERSE BOULEVARD

JUNO BEACH, FL 33408

PHONE: (561) 694-4000

Jeremy H. Arnold State of Florida Professional Engineer, License No. 66421

This item has been digitally signed and sealed by: Jeremy H. Arnold, P.E., on 05/24/2024

Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

PLAN REVISIONS

NOT TO SCALE

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL. LICENSE NO. 66421

SET NUMBER: 22004770-03

SHEET :

COVER SHEET

FPL TREEFROG
SOLAR ENERGY CENTER
CLIENT: FLORIDA POWER & LIGHT COMPANY

B:\Projects\22004770 (Kings Ranch) Solar Field\Drawings-Exhibits\22004770-03 Treefrog Construction Plans\Current Plans\220047700301.dwg

NOTE:

1. ALL EXISTING IRRIGATION INFRASTRUCTURE WITHIN PROJECT BOUNDARY TO BE REMOVED.
2. ALL WELLS FOUND UNDER PROPOSED SOLAR ARRAY AREAS ARE TO BE ABANDONED.

DEVELOPMENT STANDARDS		
MINIMUM SETBACKS		PROVIDED SETBACKS
FRONT YARD	50 FT	10474.9 FT
SIDE YARD	30 FT	287.8 FT
REAR YARD	50 FT	1,596.9 FT
MAXIMUM HEIGHT		MAXIMUM PROVIDED HEIGHTS
ACTUAL BUILDING HEIGHT	50 FT	10 FT
ZONED BUILDING HEIGHT	50 FT	10 FT

UTILITIES PROVIDING SERVICE

ELECTRIC:
LEE COUNTY ELECTRIC CO-OP
4980 BAYLINE DRIVE
NORTH FORT MYERS, FLORIDA 33917
PHONE (239) 995-2121

UTILITY LOCATING SERVICE:
SUNSHINE STATE ONE CALL CENTER
PHONE (800) 432-4770
(MINIMUM 48 HOURS NOTICE REQUIRED)

FIRE CONTROL DISTRICT:
IMMOKALEE FIRE DEPARTMENT
502 EAST NEW MARKET RD.
IMMOKALEE, FLORIDA 34142
PHONE (239) 657-2111



**Know what's below.
Call before you dig.**

GENERAL NOTES

- ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD-1988). CONVERSION FROM NAVD 88 TO NGVD 29 = +1.36 FT.
2. CONTRACTOR SHALL CONTACT THE RESPECTIVE UTILITIES TO LOCATE THEIR FACILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION. ANY DEVIATION IN PLANNED INFORMATION SHALL BE REPORTED TO ENGINEER IMMEDIATELY.
4. CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING AND ADHERING TO A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) GENERAL PERMIT FROM THE FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (FDEP). CONTRACTOR SHALL CREATE, IMPLEMENT AND MAINTAIN A STORM WATER POLLUTION PREVENTION PLAN AS REQUIRED BY THE NPDES GENERAL PERMIT.
5. THE REVIEW AND APPROVAL OF THESE IMPROVEMENT PLANS DOES NOT AUTHORIZE THE CONSTRUCTION OF REQUIRED IMPROVEMENTS THAT ARE INCONSISTENT WITH EXISTING EASEMENTS OF RECORD.
6. THE CONTRACTOR SHALL PREPARE AN AS-BUILT PLAN SET PER COLLIER COUNTY STANDARDS, INDICATING ANY DIFFERENCES FROM THE ACTUAL CONSTRUCTED IMPROVEMENTS AND THE ORIGINAL CONSTRUCTION PLANS.
7. ALL MATERIALS AND CONSTRUCTION METHODS USED FOR WATER, SEWER AND DRAINAGE FACILITIES SHALL CONFORM TO THE APPROVED TECHNICAL SPECIFICATIONS.
8. ALL UNDERGROUND UTILITIES LOCATED BENEATH THE STABILIZED PORTION OF THE ROAD BED SHALL BE INSTALLED PRIOR TO COMPACTION OF THE SUB-GRADE.
9. THE CONTRACTOR SHALL RETAIN ON THE WORK SITE AT ALL TIMES COPIES OF ALL PERMITS REQUIRED FOR CONSTRUCTION.
10. SOLID WASTE DISPOSAL TO BE PROVIDED VIA ONSITE DUMPSTERS LOCATED IN PROPOSED DUMPSTER ENCLOSURE. (NO SUMP WILL BE GENERATED WITH THE PROPOSED SOLAR ENERGY CENTER DEVELOPMENT).
11. THE PROPERTY OWNER IS RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL FEATURES OF THE SURFACE WATER MANAGEMENT SYSTEM AS OUTLINED BY THE DESIGN ENGINEER ON THESE DRAWINGS.
12. THE LENGTH OF STORM DRAIN PIPES SHOWN ON PLANS ARE APPROXIMATE AND HAVE BEEN MEASURED FROM THE INSIDE FACE OF STRUCTURE.
13. LOCATIONS OF DRAINAGE STRUCTURES MAY BE FIELD ADJUSTED TO PRESERVE EXISTING VEGETATION AS APPROVED BY THE ENGINEER.
14. THE CONTRACTOR IS REQUIRED TO ADJUST ALL EXISTING AND PROPOSED VALVE BOXES, MANHOLE RIMS, GRATES, ETC. AS REQUIRED TO MATCH PROPOSED GRADES.
15. SWALE PROFILES SHOWN ARE TO TOP OF SOD. CONTRACTOR TO ADJUST SWALE GRADING ACCORDINGLY.
16. THE CONTRACTOR SHALL REMOVE ALL UNSUITABLE MATERIAL ENCOUNTERED FROM FILL AREAS PRIOR TO PLACEMENT OF FILL. ALL UNSUITABLE MATERIAL EXCAVATED SHALL BE STOCKPILED OR REMOVED AS DIRECTED BY OWNER.
17. DURING CONSTRUCTION, DRAINAGE STRUCTURE OPENINGS, WHERE APPROPRIATE, SHALL BE COVERED WITH FILTER FABRIC (MIRAFI 140N OR APPROVED EQUAL) TO PREVENT DEBRIS AND FILL FROM FALLING INTO THE INLET.
18. SIGNAGE AND FLAG POLES TO BE APPROVED SEPARATELY PER LDC 5.05.08.

GENERAL DRAINAGE NOTES

1. THE LENGTH OF STORM DRAIN PIPES SHOWN ON PLANS ARE APPROXIMATE AND HAVE BEEN MEASURED FROM THE CENTER OF THE STRUCTURE.
2. LOCATIONS OF DRAINAGE STRUCTURES MAY BE FIELD ADJUSTED TO PRESERVE EXISTING VEGETATION AS APPROVED BY THE ENGINEER.
3. THE CONTRACTOR IS REQUIRED TO ADJUST ALL EXISTING AND PROPOSED VALVE BOXES, MANHOLE RIMS, GRATES, ETC. AS REQUIRED TO MATCH PROPOSED GRADES.
4. EXISTING OFF-SITE DRAINAGE PATTERNS SHALL BE MAINTAINED DURING CONSTRUCTION.
5. SWALE PROFILES SHOWN ARE TO TOP OF SOD. CONTRACTOR TO ADJUST SWALE GRADING ACCORDINGLY.
6. CONTRACTOR SHALL SOD A 12" MINIMUM STRIP BEHIND ALL CONCRETE CURB, VALLEY GUTTER AND AT EDGE OF PAVEMENT.
7. THE CONTRACTOR SHALL REMOVE ALL UNSUITABLE MATERIAL ENCOUNTERED FROM FILL AREAS PRIOR TO PLACEMENT OF FILL. ALL UNSUITABLE MATERIAL EXCAVATED SHALL BE STOCKPILED OR REMOVED AS DIRECTED BY OWNER.
8. DURING CONSTRUCTION, DRAINAGE STRUCTURE OPENINGS, WHERE APPROPRIATE, SHALL BE COVERED WITH FILTER FABRIC (MIRAFI 140N OR APPROVED EQUAL) TO PREVENT DEBRIS AND FILL FROM FALLING INTO THE INLET.
9. THE PROPERTY OWNER IS RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF ALL FEATURES OF THE SURFACE WATER MANAGEMENT SYSTEM AS OUTLINED BY THE DESIGN ENGINEER ON THESE DRAWINGS.

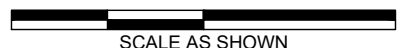


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BONITA SPRINGS, FL 34135
239.405.7777

**FPL TREEFROG
SOLAR ENERGY CENTER
CLIENT: FLORIDA POWER & LIGHT COMPANY**

GENERAL NOTES

PLAN REVISIONS



FLORIDA CERTIFICATE OF AUTHORIZATION #8636

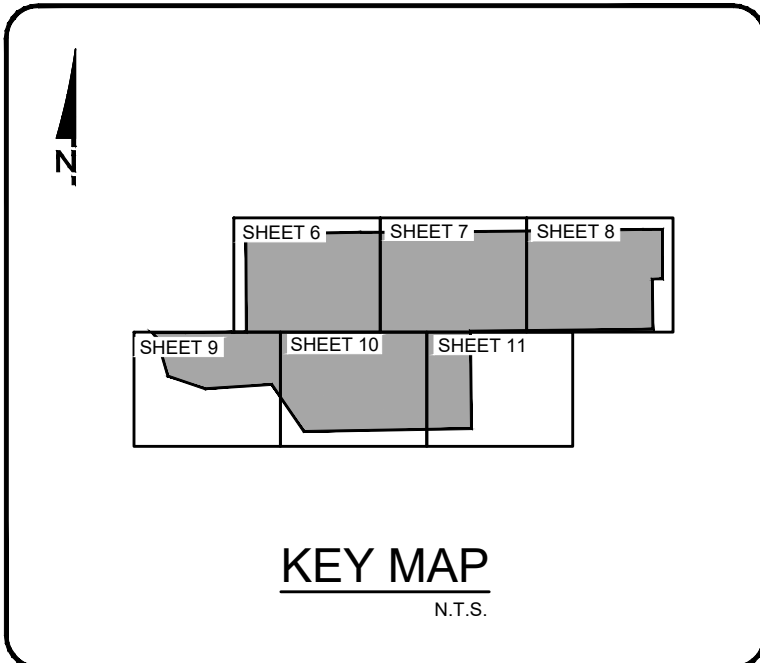
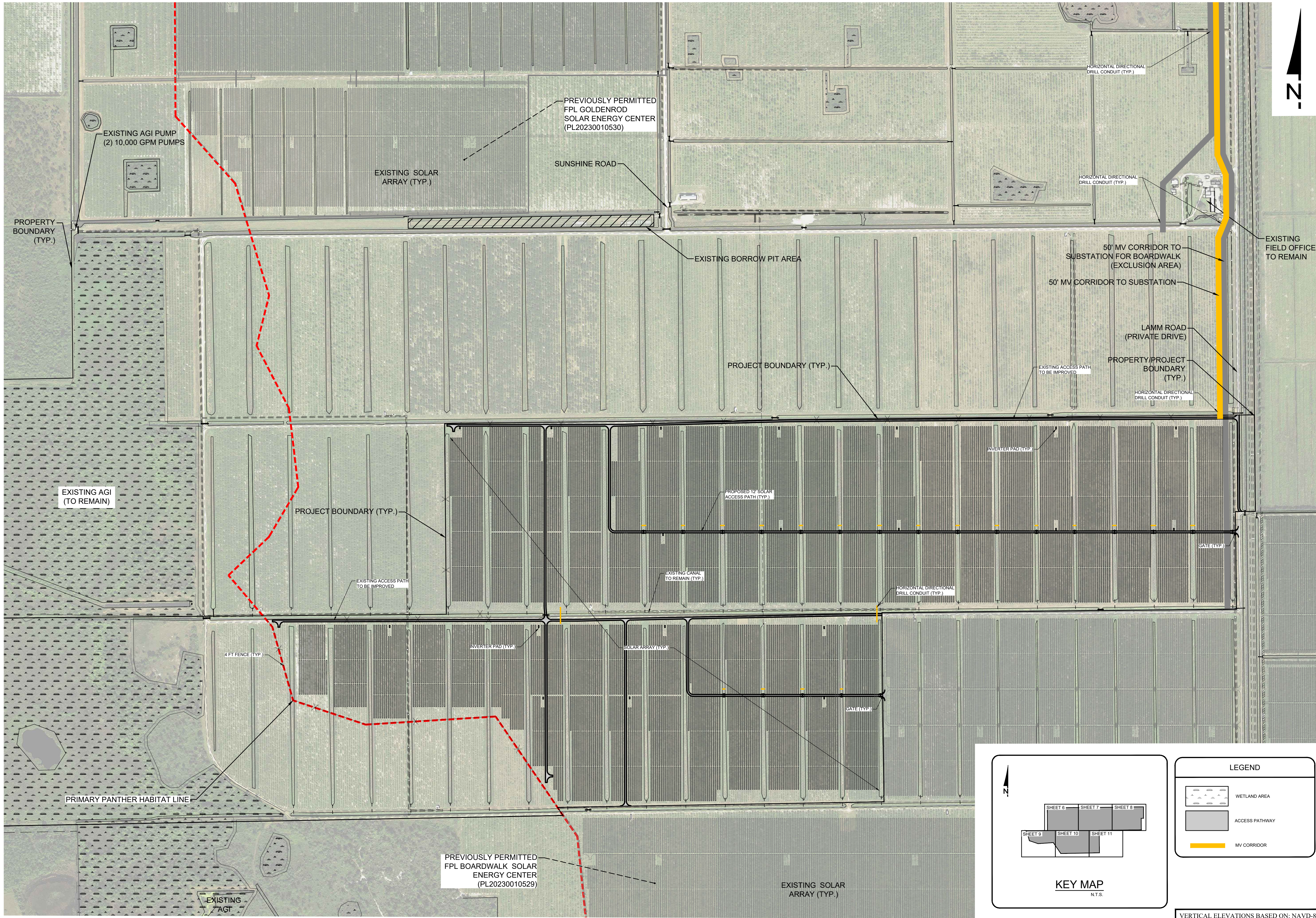
JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421

SET NUMBER: 22004770-03

SHEET :

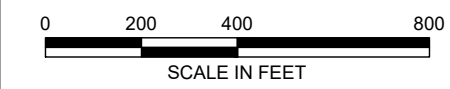
VERTICAL ELEVATIONS BASED ON: NAVD-88

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LEGEND	
	WETLAND AREA
	ACCESS PATHWAY
	MV CORRIDOR

PLAN REVISIONS



FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421

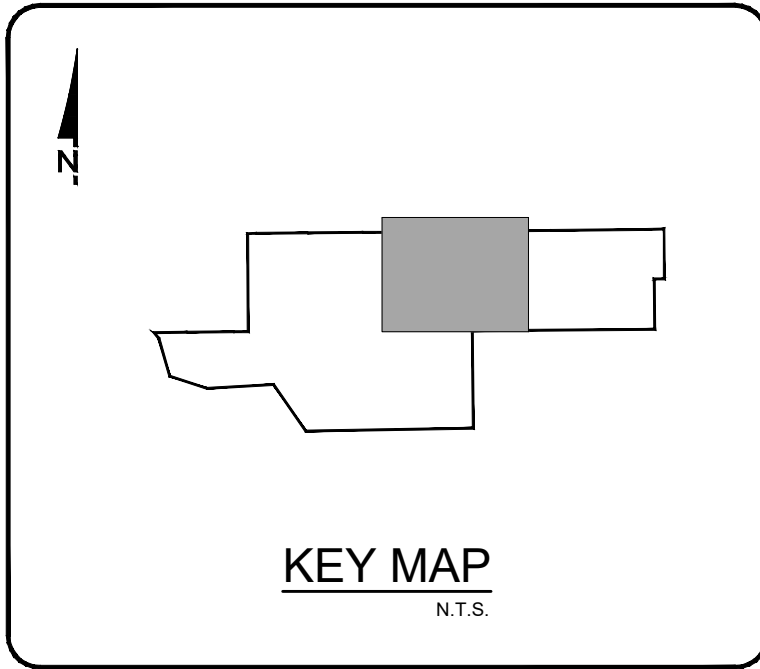
SET NUMBER: 22004770-03

SHEET: 5



FPL TREEFROG
SOLAR ENERGY CENTER
CLIENT: FLORIDA POWER & LIGHT COMPANY
MASTER SITE PLAN - TREEFROG

VERTICAL ELEVATIONS BASED ON: NAVD-88



PLAN REVISIONS



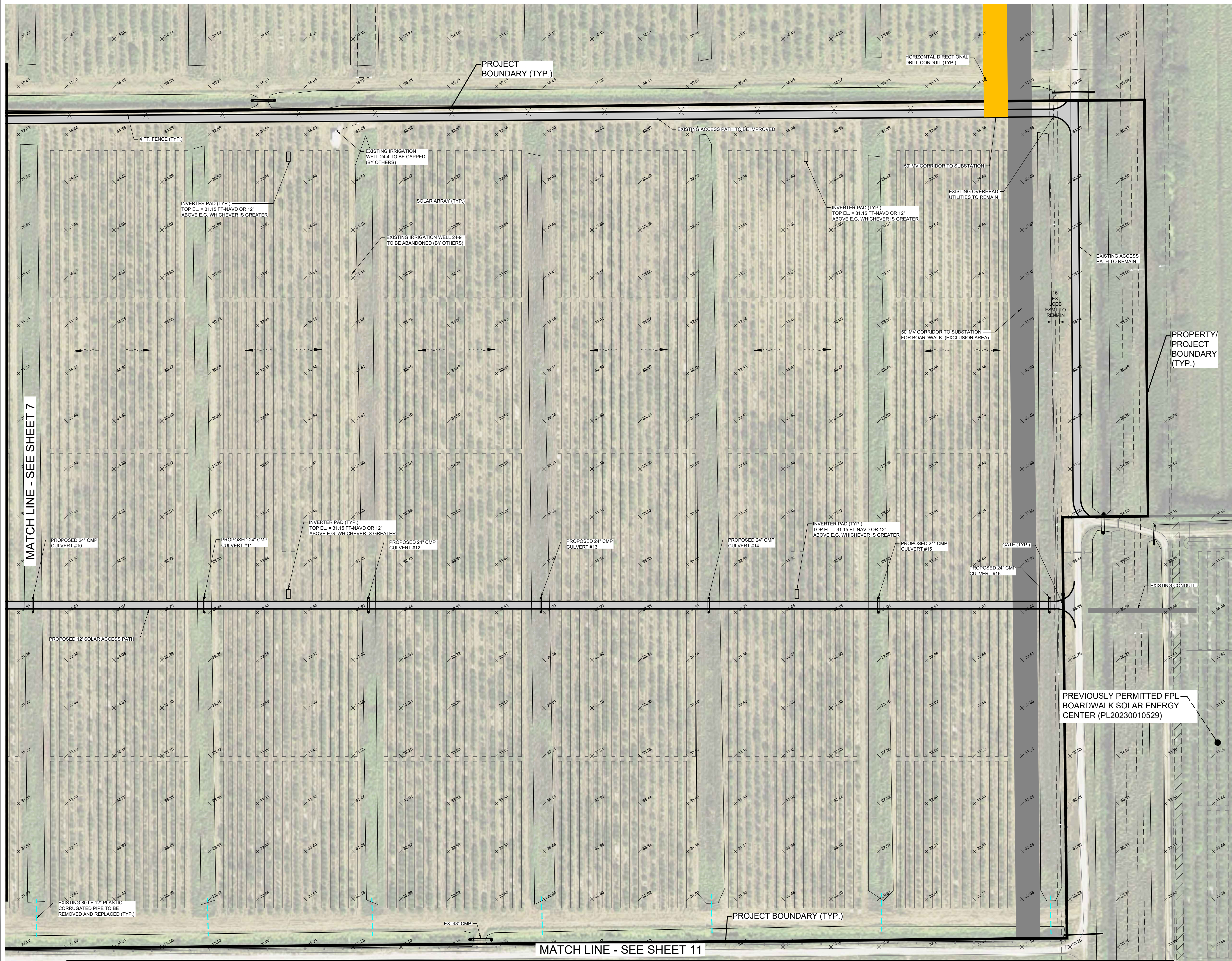
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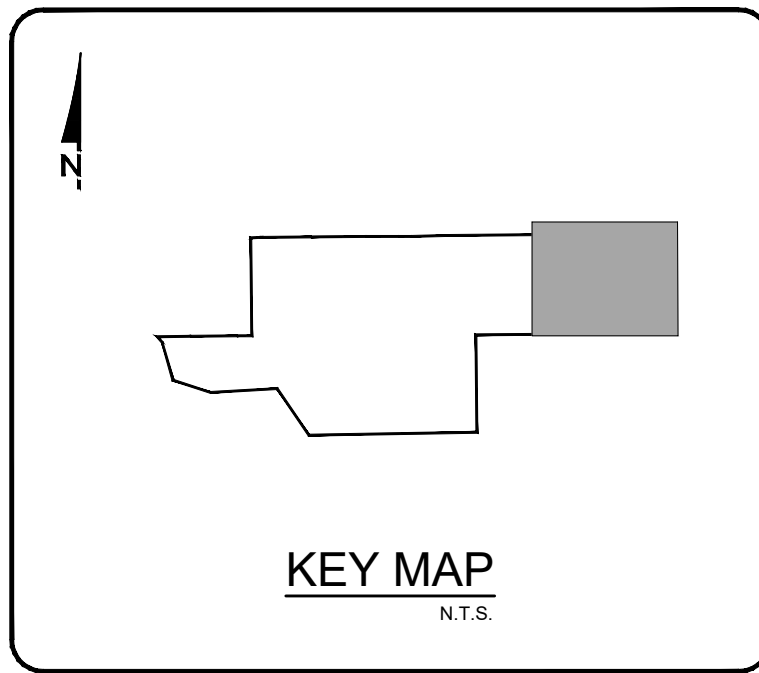


TREEFROG - SITE PLAN B

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- NOTE:
1. ALL EXISTING IRRIGATION INFRASTRUCTURE WITHIN PROJECT BOUNDARY TO BE REMOVED.
 2. ALL WELLS FOUND UNDER PROPOSED SOLAR ARRAY ARE TO BE ABANDONED.



LEGEND	
	PROPOSED GRADE
	SURFACE FLOW DIRECTION
	EXISTING GRADE
	EXISTING 12" PIPE TO BE REMOVED AND REPLACED WITH 12" HDPE PIPE
	OSW
	ACCESS PATHWAY
	WETLAND AREA

PLAN REVISIONS	
NO.	DESCRIPTION

0 50 100 200
SCALE IN FEET

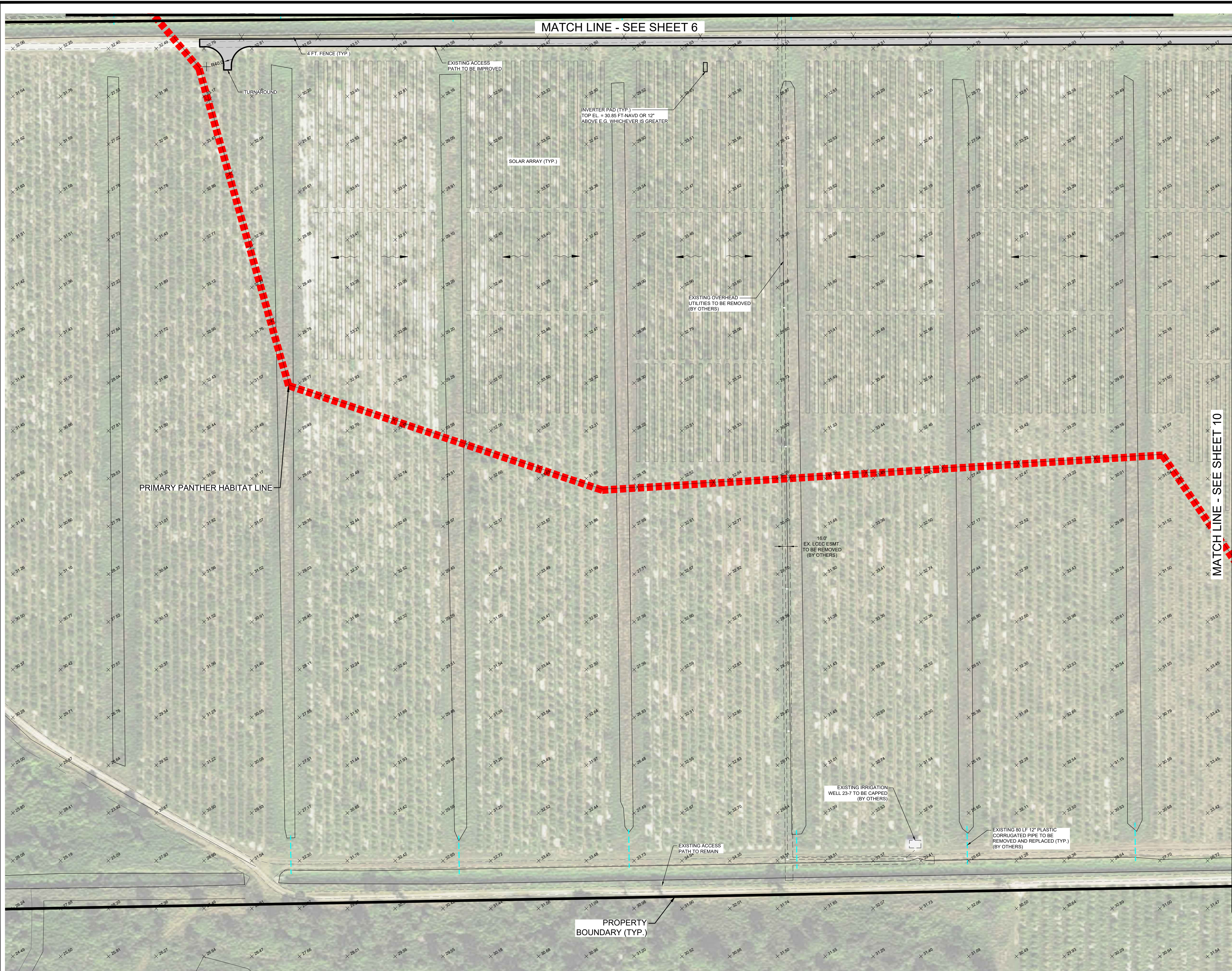
FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421
SET NUMBER: 22004770-03
SHEET : 8

FPL TREEFROG
SOLAR ENERGY CENTER
CLIENT: FLORIDA POWER & LIGHT COMPANY
TREEFROG - SITE PLAN C



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TYPICAL HDD CROSSING DETAIL



VERTICAL ELEVATIONS BASED ON: NAVD-88

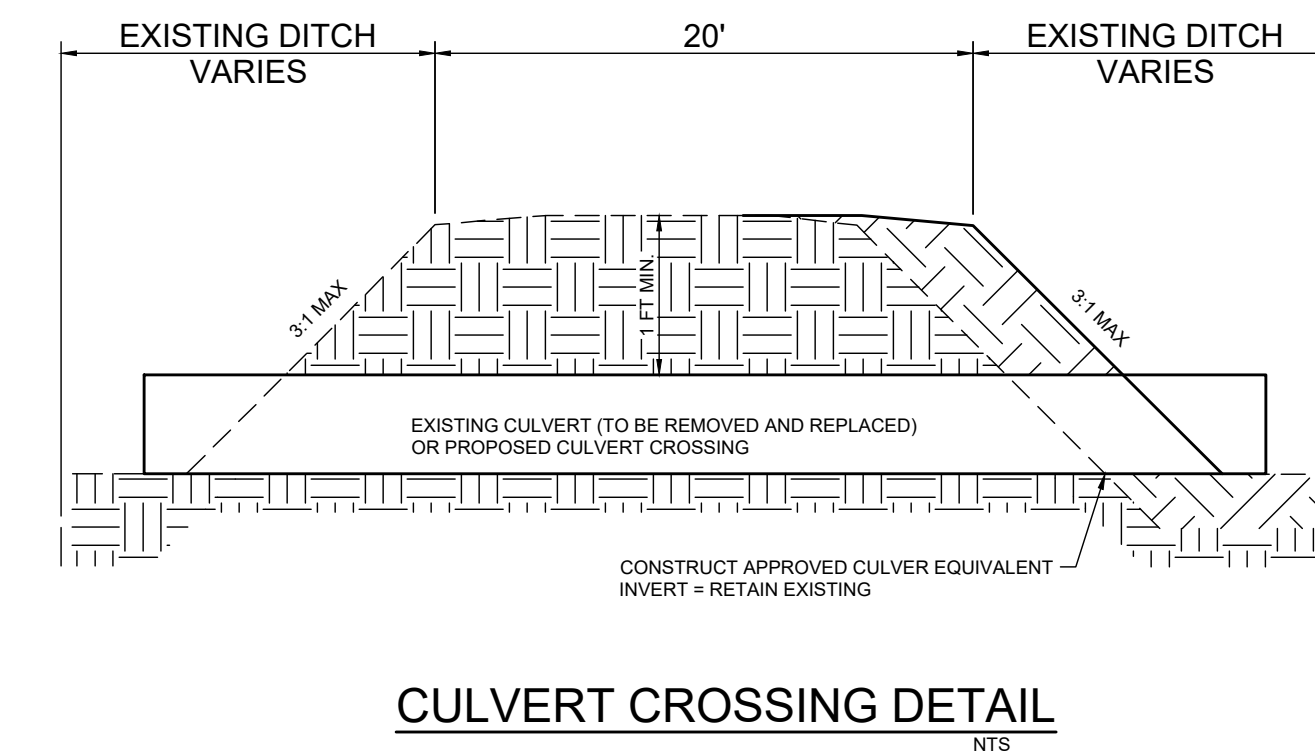
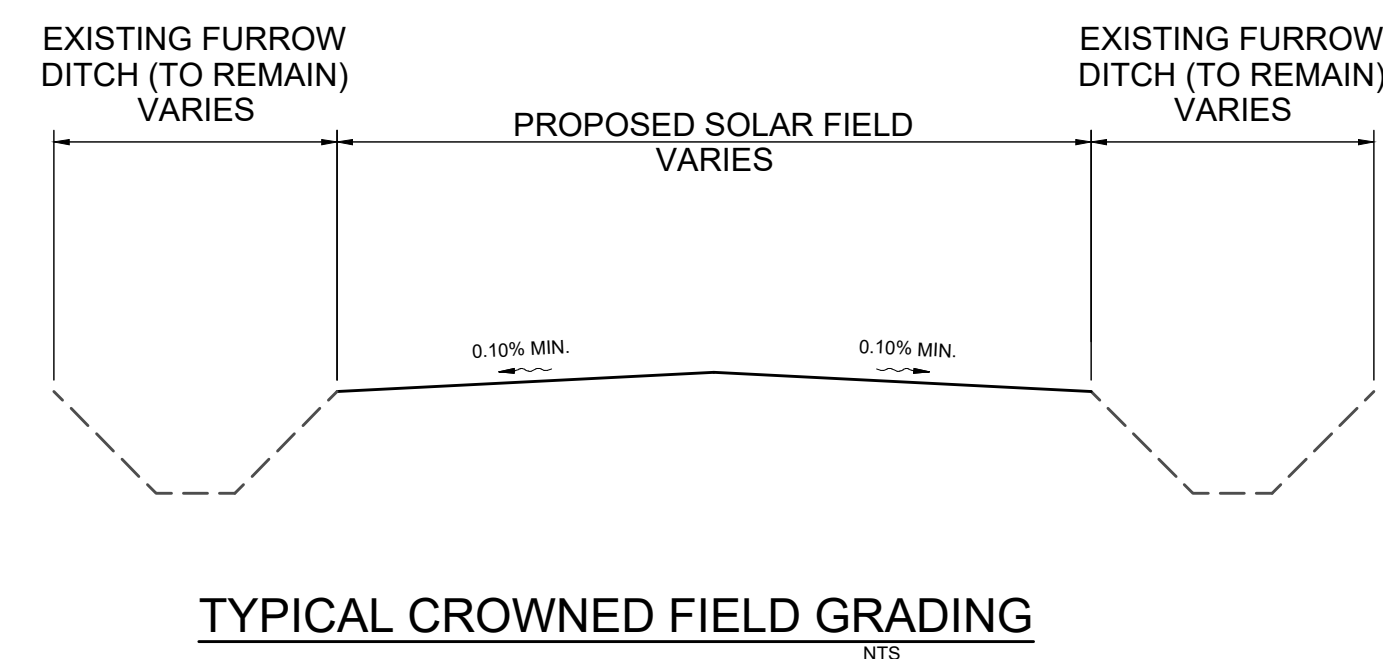
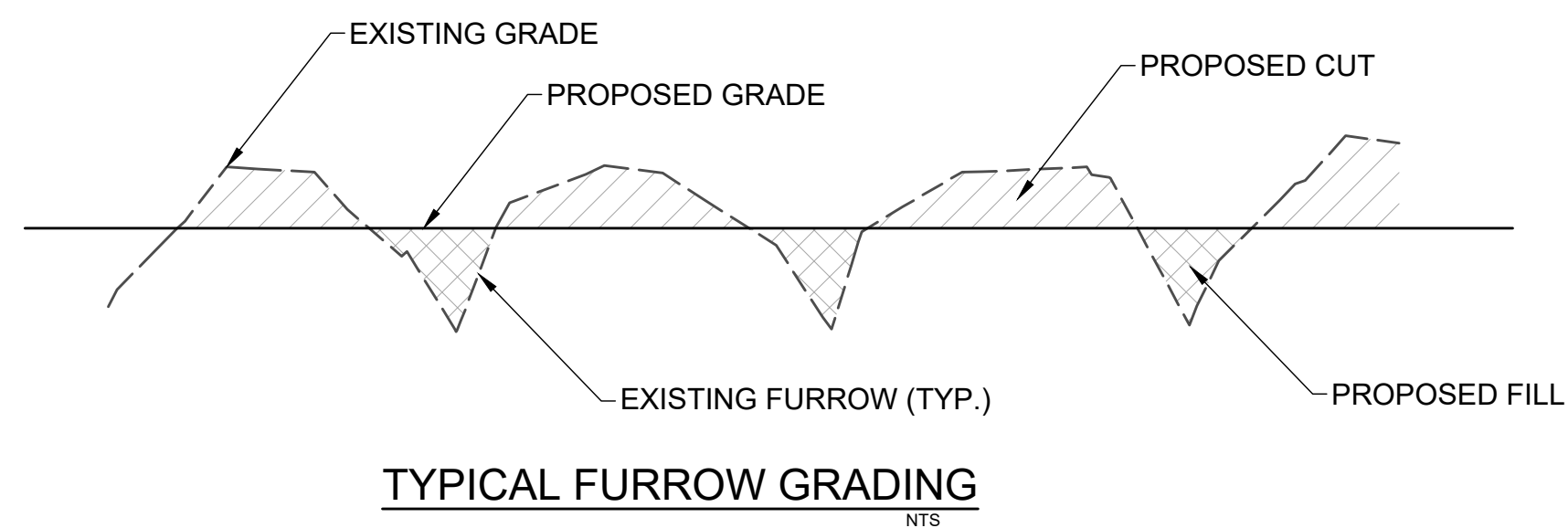
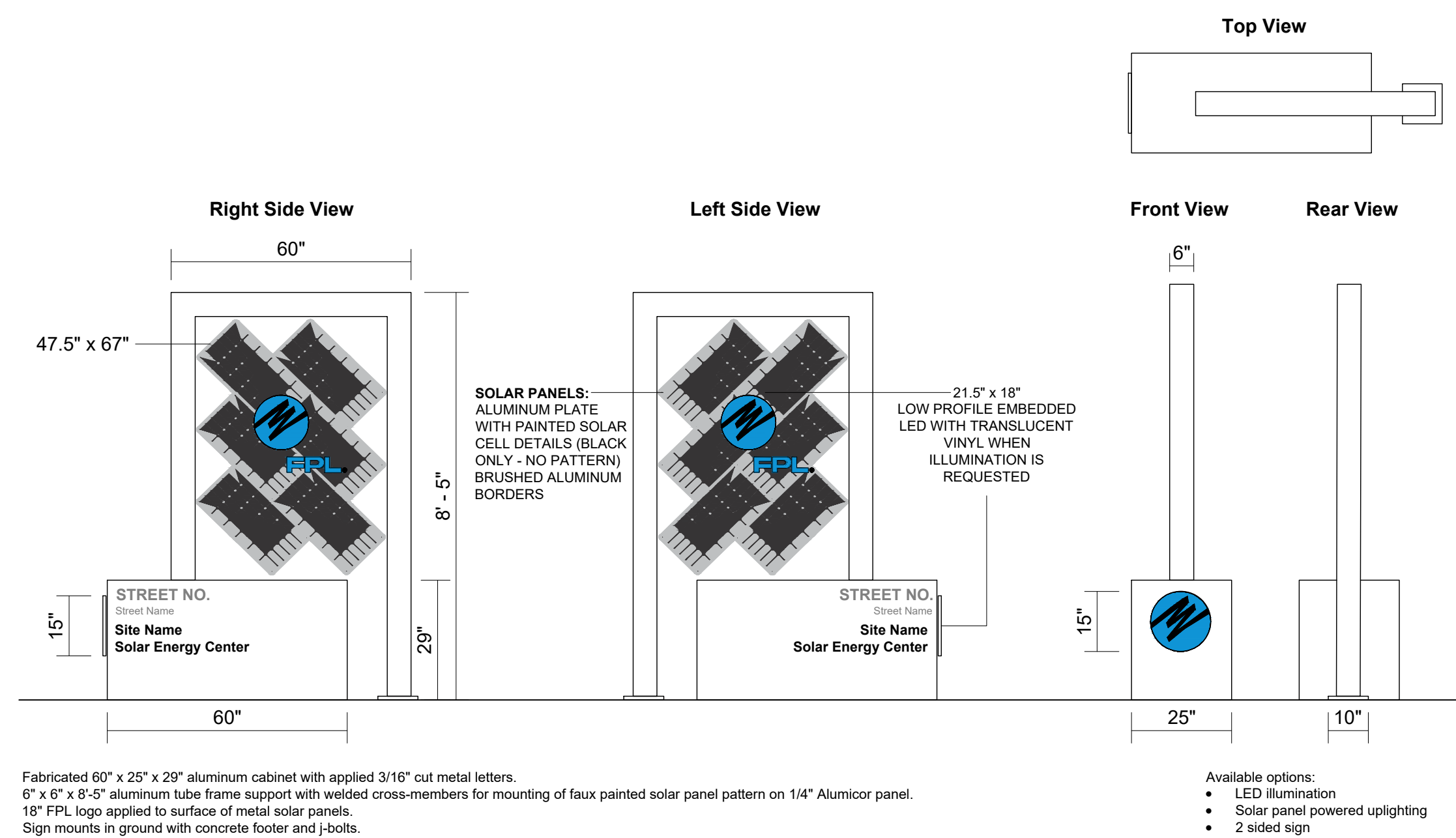
**FPL TREEFROG
SOLAR ENERGY CENTER**
CLIENT: FLORIDA POWER & LIGHT COMPANY
GENERAL DETAILS 1

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NOT TO SCALE

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421

SET NUMBER: 22004770-03



NOTE:

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VERTICAL ELEVATIONS BASED ON: NAVD-88



FPL TREEFROG
SOLAR ENERGY CENTER
CLIENT: FLORIDA POWER & LIGHT COMPANY
GENERAL DETAILS 2

PI ANI DEVOLUCIONE

SCALE AS SHOWN

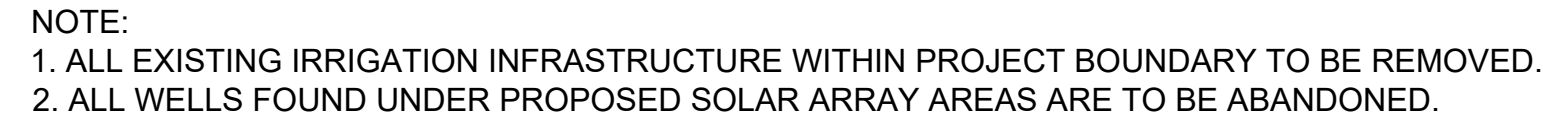
FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421

SET NUMBER: 22004770-0

SHEET

1



AN!



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BONITA SPRINGS, FL 34135
239.405.7777

FPL TREFROG
SOLAR ENERGY CENTER
CLIENT: FLORIDA POWER & LIGHT COMPANY
DRAINAGE PLAN

BASIN	Control Elevation (Ft- NAVD8)	25 YR-72 HR PEAK STAGE (Ft- NAVD8)	100 YR-72 HR PEAK STAGE (Ft- NAVD8)	FEMA ELEVATIO N (Ft- NAVD8)	Min. Inverted Peak Elev.
1-A	27.80	31.09	31.38	32.5-33	31.15
1-B	27.80	30.82	31.12	N/A	30.85

NOTE:
 1. CONTROL ELEVATION FOR THE SITE IS DETERMINED BY EXISTING PUMP OPERATIONS AND SOIL BORINGS LOCATED WITH GEOTECHNICAL REPORT
 2. 100 YEAR PEAK STAGE MODELED AS ZERO DISCHARGE SCENARIO

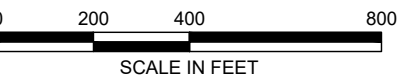
Total Existing 12" Furrow Ditch Drain to be Replaced (Work by Others): 2,400 LF

Treefrog - Existing Culverts (Work By Others)				
Pipe Name	Pipe Size	Pipe Material	Pipe Length	Status
EX-1	48"	CMP	45	Replace with 30" HDPE
EX-2	42"	CMP	47.4	Replace with 30" HDPE
EX-3	54"	CMP	59.9	Replace with 36" HDPE

Existing Well ID	Well Diameter (in)	Total Depth (ft)	Cased Depth (ft)	Disposition (Work By Others)
23-7	10	260	220	To be Capped
23-9	10	260	220	To be Capped
24-4	8	60	40	To be Abandoned
24-5	8	60	40	To be Abandoned
24-9	10	260	220	To be Abandoned

Note: Existing Well Information from SFWMD Permit No. 11-00094-W

PLAN REVISIONS



FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421

SET NUMBER: 22004770-0

VERTICAL ELEVATIONS BASED ON: NAVD-88

SHEET : 14

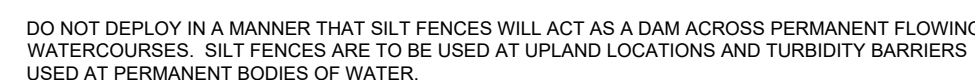


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BONITA SPRINGS, FL 34135
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FPL TREEFROG
SOLAR ENERGY CENTER
CLIENT: FLORIDA POWER & LIGHT COMPANY
STORMWATER POLLUTION PREVENTION PLAN

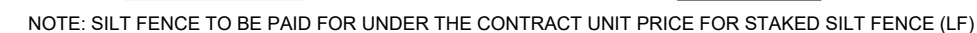
1. INSTALL EROSION CONTROL DEVICES AROUND THE PROJECT BOUNDARY AND AS NEEDED TO PREVENT SOIL FROM LEAVING THE SITE.
2. EROSION CONTROL DEVICES WILL BE BUILT TO PREVENT SOIL FROM LEAVING THE SITE AND SHALL BE INSTALLED PRIOR TO ANY SITE GRUBBING AND/OR DEMOLITION.
3. STABILIZE ALL PERIMETER BERM AND SLOPES TO PROTECT AGAINST EROSION.
4. WRAP INLET GRATES WITH FILTER FABRIC UNTIL THE DRAINAGE AREA DRAINING TO EACH INLET IS STABILIZED WITH EITHER PAVEMENT OR SOG.
5. MAINTAIN SILT FENCE, FILTER FABRIC, AND ALL OTHER EROSION CONTROL DEVICES UNTIL STABILIZATION IS ESTABLISHED TO PREVENT SOIL FROM LEAVING THE SITE.
6. INSTALL ALL EROSION CONTROL DEVICES AS PER FLORIDA STORMWATER EROSION AND SEDIMENT CONTROL INSPECTORS MANUAL AND 2010 FDOT STANDARD INDEX.
7. IF WIND EROSION BECOMES SIGNIFICANT DURING CONSTRUCTION, STABILIZE THE EFFECTIVE AREA BY USING WETTING OR OTHER ACCEPTABLE METHODS.
8. REMOVE ALL SILTATION ACCUMULATIONS GREATER THAN THE LESSER OF 12 INCHES OR ONE-HALF THE DEPTH OF THE SILTATION CONTROL DEVICE.
9. REMOVE SILTATION ACCUMULATIONS IN ANY DRAINAGE PIPE AFFECTED BY CONSTRUCTION ACTIVITIES ON THE SITE PRIOR TO COMPLETION OF CONSTRUCTION.
10. MAINTAIN ALL BERM ELEVATIONS DURING CONSTRUCTION.
11. LOCATION OF EROSION CONTROL DEVICES MAY BE ADJUSTED DUE TO FIELD CONDITIONS.
12. DETAILS REPRESENT TYPICAL MEASURES FOR THE SITUATION DEPICED. BASED ON SITE CONDITIONS ALL DETAILS MAY NOT BE APPLICABLE TO THE PROJECT. USE APPROPRIATE DETAIL THE SITUATION DESCRIBED IN ENCOUNTERS ON SITE.
13. BARRIERS ARE TO BE HIGHLY VISIBLE WITH BRIGHTLY COLORED ALL-WEATHER MESH MATERIAL OR EQUIVALENT, AND STAKES SHALL BE NO MORE THAN 10' APART

 SINGLE ROW SILT FENCE
 DOUBLE ROW SILT FENCE



NOTE:

1. ALL EXISTING IRRIGATION INFRASTRUCTURE WITHIN PROJECT BOUNDARY TO BE REMOVED.
2. ALL WELLS FOUND UNDER PROPOSED SOLAR ARRAY AREAS ARE TO BE ABANDONED.



TYPE III SILT FENCE

VERTICAL ELEVATIONS BASED ON: NAVD-88

0 200 400 800
SCALE IN FEET

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421

SET NUMBER: 22004770-0

SHEET :

1



COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

2800 NORTH HORSESHOE DRIVE
NAPLES, FLORIDA 34104
(239) 252-2400 FAX: (239) 252-6358

**APPLICATION FOR LAND DEVELOPMENT CODE AMENDMENT
PRIVATELY INITIATED**

LDC Section 10.02.09

Ch. 2 B. of the Administrative Code for Land Development

Assigned Planner: _____

PROJECT NUMBER
PROJECT NAME
DATE PROCESSED

For Staff Use

APPLICANT CONTACT INFORMATION

Name of Applicant(s): Florida Power & Light Company

Name of Property Owner if different than Applicant: N/A

Address: 700 Universe Blvd City: Juno Beach State: FL ZIP: 33408

Telephone: (561) 324-8055 Cell: _____ Fax: _____

E-Mail Address: jeffrey.conte@fpl.com

Name of Agent: Jem Frantz, AICP

Firm: RVi Planning + Landscape Architecture

Address: 28100 Bonita Grande Dr, #305 City: Bonita Springs State: FL ZIP: 34135

Telephone: _____ Cell: (239) 357-9580 Fax: _____

E-Mail Address: jfrantz@rviplanning.com

Be aware that Collier County has lobbyist regulations. Guide yourself accordingly and ensure that you are in compliance with these regulations.

PROJECT INFORMATION

Project Name: LDC Amendment - Solar Facilities and Electrical Substations

Location Description: Countywide



COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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NAPLES, FLORIDA 34104
(239) 252-2400 FAX: (239) 252-6358

Project Description/Summary of Change: LDC amendment to codify rules for Solar Facilities and Electrical Substations adopted in Florida Statutes and to address issues raised during staff review of these uses. The amendment addresses the zoning districts where these uses are permitted, adopt unique development standards, and add definitions.

Pre-Application Meeting and Final Submittal Requirement Checklist for:
Privately Initiated LDC Amendments
Ch. 2 B. of the Administrative Code for Land Development

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	1	☒	☐
Pre-Application meeting notes	1	☒	☐
Completed LDC amendment request	1	☒	☐
Administrative Code Amendments	1	☐	☐
Amended Zoning Maps		☐	☐
Electronic copy of all documents	1	☒	☐



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NAPLES, FLORIDA 34104
(239) 252-2400 FAX: (239) 252-6358

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

☐	Bayshore/Gateway Triangle Redevelopment: Executive Director	☐	Historical Review
☐	City of Naples: Robin Singer, Planning Director	☐	Immokalee Water/Sewer District:
☐	Conservancy of SWFL: Nicole Johnson	☐	Parks and Recreation: Barry Williams and David Berra
☐	Emergency Management: Dan Summers; and/or EMS: Artie Bay	☐	School District: Amy Lockheart
☐	Naples Airport Authority	☐	Collier County Airport Authority
☐	Other:	☐	Other:

PUBLIC PARTICIPATION REQUIREMENTS

LDC section 10.03.06 A or K

Chapter 8 of the Administrative Code for Land Development

Newspaper Advertisements Required:

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
- LDC amendments that change the list of permitted, conditional, or prohibited uses within a zoning category shall include a 2 in. x 3 in. map of the project location.

Public Meetings Required:

- **Development Services Advisory Committee-Land Development Review Subcommittee (DSAC-LDR):** No legally required advertising.
- **Development Services Advisory Committee (DSAC):** No legally required advertising.

Public Hearing Requirements:

For amendments that change the zoning map designation of 10 acres of land or less, or *do not change* the list of permitted, conditional, or prohibited land uses within a zoning category:

- **Environmental Advisory Council (EAC):** The EAC shall hold at least one public hearing (if applicable).
- **Collier County Planning Commission (CCPC):** The CCPC shall hold at least one public hearing.
- **Board of County Commissioners (BCC):** The BCC shall hold at least one advertised public hearing.



COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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NAPLES, FLORIDA 34104
(239) 252-2400 FAX: (239) 252-6358

For amendments that change the zoning map designation of 10 acres of land or more, or *do change* the list of permitted, conditional, or prohibited land uses within a zoning category:

- **Environmental Advisory Council (EAC):** The EAC shall hold at least one public hearing (if applicable).
- **Collier County Planning Commission (CCPC):** The CCPC shall hold at least one public hearing.
 - The CCPC may elect by a majority decision to hear such ordinance or resolution at two public hearings. If there is only one CCPC hearing, the hearing shall be held after 5:00 p.m. on a weekday, and if there are two CCPC hearings, then at least one of the hearings shall be held after 5:00 p.m. on a weekday.
- **Board of County Commissioners (BCC):** The BCC shall hold at least two advertised public hearings.
 - At least one hearing shall be held after 5:00 p.m. on a weekday, unless the BCC by a majority vote plus one vote elects to conduct that hearing at another time of day.

FEE REQUIREMENTS

- ☐ **Pre-application Meeting:** \$500.00
 - To be credited towards the application fee if the application is filed within 9 months of pre-application meeting.
- ☐ **Amendment to the LDC:** \$3,000.00
- ☐ **Legal Advertising Fees:**
 - CCPC: \$1,125.00
 - BCC: \$500.00

All checks payable to: Board of County Commissioners.

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

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



April 29, 2025

Ms. Angela Galiano
Planner I
Collier County Government
Growth Management Department
2800 N. Horseshoe Dr.
Naples, FL 33901

**RE: Solar Facilities and Electrical Substations LDC Amendment
PL20240008632 – Submittal 4**

Dear Ms. Galiano,

It is my pleasure to submit to you the attached revised documents related to the LDC Amendment request for Solar Facilities and Electric Substations. Please see the following responses to your comments.

- 1) Comment Letter Responses,
- 2) Revised LDC Amendment,
- 3) Revised LDC Amendment Request Statement,

Rejected Review: LDCA Review

Reviewed By: Angela Galiano

Email: Angela.Galiano@colliercountyfl.gov Phone #: (239) 252-5759

Correction Comment 6:

Staff recommends adding a section to address glare mitigation (refraction for anti-reflective coatings that shall minimize glare from solar panels abutting roadways and residential land uses. Pursuant to the last submittal statement, please provide studies showing no glint or glare risk.

Response: A requirement to address glare has been added to proposed section 5.05.16.

Correction Comment 12:

Staff recommends a Decommissioning Plan and Abandonment Plan for dismantling and removing the solar facility at the end of its lifespan and for those that have been abandoned for a specified time period. This would minimize the likelihood that the County could incur the costs of decommissioning abandoned systems. Please provide a copy of FPL's proposed decommissioning and abandonment plan. And please provide a copy of the referenced attachment regarding the implemented rules in the submittal statement.

Response: Requirements for decommissioning plans for both public and private utilities have been added to proposed section 5.05.16.

Correction Comment 14:

See comments and PDF to Docs and images from others.

Response: Acknowledged. See responses below.

Correction Comment 15:

In the proposed LDC subsection 1.08.02, staff recommends removing “solar facilities” from essential services, as they are not mandated by the state as an essential service.

Response: Please see the revised LDC amendment which has removed solar facilities from the essential services section. Please note, that the allowance for off-site preserves to be approved administratively, which was previously removed from the request due to duplication with essential services exemptions, has been revised and added to the amendment to ensure this flexibility applies after removing solar facilities from the essential services section.

Correction Comment 16:

Staff recommends eliminating Solar Facilities from LDC subsection 2.01.03 in its entirety. Solar Facilities are not considered an essential service.

Please use the current text from Municode. Subsection - 2.01.03 was amended by Ord. 24-05.

See comments uploaded as a PDF to Docs and Images - upload date of 03.14.2025

Response: Please see the response to Comment 15 above. The revised LDC amendment has removed solar facilities from the essential services section and is updated for consistency with Ordinance 24-05.

All changes requested in the pdf dated 3.14.2025 have been incorporated into the revised LDC amendment.

Correction Comment 17:

In the proposed LDC subsection 5.05.16.B.1.c, staff recommends removing “security”. A (4) foot fence is not considered to be a security fence.

Response: Please see the revised LDC amendment which has incorporated this change.

Correction Comment 18:

Please clarify and explain the purpose of 5.05.17.B.3 and 5.05.17B.4. If it's needed, please justify the purpose

Response: Please see the revised LDC amendment. Section 5.05.17 has been reorganized and revised to remove duplication and clarify proposed standards.

Rejected Review: County Attorney Review

Reviewed By: Heidi Ashton-Cicko

Email: heidi.ashton@colliercountyfl.gov Phone #: (239) 252-8773

Correction Comment 3:

Miscellaneous Corrections: Please address my requested changes dated 2-25-25

Response: Please see the revised LDC amendment which has incorporated these changes.

Rejected Review: Environmental Review

Reviewed By: Jaime Cook

Email: Jaime.Cook@colliercountyfl.gov Phone #: (239) 252-6290

Correction Comment 1:

Please see comments uploaded as a PDF to Docs and Images - upload date of 03.11.2025

Response: Please see the revised LDC amendment which has incorporated these changes.

Rejected Review: Landscape Review

Reviewed By: Lisa Blacklidge

Email: Lisa.Blacklidge@colliercountyfl.gov Phone #: (239) 252-2758

Correction Comment 1:

5.05.16 B.1.b.i.

"Solar facilities shall not be required to provide landscape buffers when located abutting or adjacent to agriculturally zoned property"

INSERT when under same ownership. Otherwise, a Type A buffer is required to adjacent agriculturally zoned property.

Response: Please see the revised LDC amendment which has incorporated this change.

Correction Comment 2:

5.05.16 B.1.ii.

REPLACE

Where solar facilities are adjacent or abutting to public rights-of-way, a Type D buffer is required. Where existing native vegetation exists it may be used to meet the buffer requirements.

Response: Please see the revised LDC amendment which has incorporated this change.

Correction Comment 3:

5.05.16 B.1.iii. CHANGE to iv. REMOVE agricultural uses

Response: Please see the revised LDC amendment which has incorporated this change.

Correction Comment 4:

5.05.16 B.1.iii. New iii. No buffer is required between Solar Facilities and Electrical Substations.

Response: Please see the revised LDC amendment which has incorporated this change.

Correction Comment 5:

5.05.17 Remove multiple requirements to point to 4.06.02. Remove "utility buildings"

Response: Please see the revised LDC amendment which has incorporated this change.

Thank you in advance for your consideration of the above information. If you have any further questions, please do not hesitate to contact me directly at (239) 357-9580 or jfrantz@rviplanning.com.

Sincerely,

RVi Planning + Landscape Architecture

A handwritten signature in grey ink, appearing to read "Jem Frantz", is positioned above the printed name.

Jem Frantz, AICP

Project Director

Amend the LDC as follows:

10.03.05 – Required Methods of Providing Public Notice

This section shall establish the required methods of providing public notice. Chapter 8 of the Administrative Code shall establish the public notice procedures for land use petitions.

A. Neighborhood Information Meetings (NIM). Neighborhood Information Meetings, where required, shall be held prior to the first public hearing and noticed as follows:

1. Mailed Notice shall be sent prior to the NIM and shall be pursuant to LDC section 10.03.05 B.
2. Newspaper Advertisement prior to the NIM.

B. Mailed Notice.

1. Where required, Mailed Notice shall be sent to property owners in the notification area as follows:
 - a. For areas in the urban designated area of the future land use element of the Growth Management Plan notices shall be sent to all property owners within 500 feet of the property lines of the subject property.
 - b. For all other areas, except areas designated in the Rural Golden Gate Estates Sub-Element or Urban Golden Gate Estates Sub-Elements of the Golden Gate Area Master Plan or areas zoned Rural Agricultural, notices shall be sent to all property owners within 1,000 feet of the property lines of the subject property.
 - c. For areas designated within the Rural Golden Gate Estates Sub-Element or Urban Golden Gate Estates Sub-Element of the Golden Gate Area Master Plan, notices shall be sent to all property owners within one-mile of the subject property lines.
 - d. For a petition involving a site-specific GMP amendment, rezoning, or Conditional Use request on Rural Agricultural (A) zoned lands, mailed notices shall be sent to all property owners within one mile of the subject property lines.
 - ~~d~~ e. Notices shall also be sent to property owners and condominium and civic associations whose members may be impacted by the proposed land use changes and who have formally requested the county to be notified. A list of such organizations must be provided and maintained by the county, but the applicant must bear the responsibility of insuring that all parties are notified.

*	*	*	*	*	*	*	*	*	*	*	*	*	*
#	#	#	#	#	#	#	#	#	#	#	#	#	#

EXHIBIT A

SOLAR GENERATING FACILITIES LDC AMENDMENT

Amend the LDC as follows:

1.08.02 – Definitions

* * * * *

Electric substation: A facility that takes electricity from the transmission grid and switches and/or converts it to another voltage for the transmission grid or to a lower voltage so it can be distributed to customers through one or more lines. Electric substations may also include accessory administration or maintenance buildings and related accessory uses and structures.

* ^{*}New^{*}added text * * * * *

Solar facility: A production facility for electric power which uses photovoltaic modules to convert solar energy to electricity that may be stored on site, delivered to a transmission system, and consumed by customers primarily offsite. Solar Facilities consist principally of photovoltaic modules, a mounting or racking system, power inverters, transformers, collection systems, battery systems, fire suppression equipment, and associated components.

#

2.01.03 – Essential Services

Essential services are hereby defined as services designed and operated to provide water, sewer, gas, telephone, electricity, cable television or communications to the general public by providers which have been approved and authorized according to laws having appropriate jurisdiction, and government facilities. Essential services are allowed in any zoning district subject to the following conditions:

- A. The following uses shall be deemed permitted uses in all zoning districts, except CON districts, RFMU sending lands, NRPAS~~S~~, HSAS~~S~~, and FSAS~~S~~:
 1. Water lines and sewer lines;
 2. Natural gas lines, except those associated with oil extraction and related processing operations as defined in this Code and regulated under applicable federal and state law;
 3. Telephone lines, telephone switching stations, and cable television lines;
 4. Electrical transmission and distribution lines, electric substations subject to section 5.05.17 (including accessory and related uses and structures and collocated uses including but not limited to administration buildings and unmanned utility structures battery systems), and emergency power structures;

a. Accessory and Collocated Uses. Electric Substations may have accessory and collocated uses and structures that are customarily located near or constructed in conjunction with any one of the permitted principal uses or structures and is accessory or ancillary to its use, including but not limited to, above ground fuel storage tanks, equipment storage, storage yards, laydown yards, and unmanned utility structures, such as, battery storage, data centers.

#

2.03.01 – Agricultural Zoning 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.*

* * * * *

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**."

11. **Solar facilities**, subject to section 5.05.16, including accessory administration or maintenance buildings, battery systems, electric transmission lines, substations, energy storage equipment, and related accessory uses and structures.

#

3.05.07 – Preservation Standards

H. Preserve Standards.

1. Design Standards.

f. Off-site vegetation retention.

- i. Purpose and Intent. The purpose of this subsection f. is to identify the criteria to satisfy on-site preserve requirements off site. The intent of the on-site preserve requirement is to retain, maintain, and preserve existing native vegetation on site as provided for in the Conservation and Coastal Management Element of the GMP. However, in limited situations on-site preserve may be considered less viable as a functional preserve if it is 21,780 square feet (one-half acre) or less and isolated. Therefore, in limited situations, providing for a preserve off site can achieve the goals and objectives of the GMP. This section shall not apply to lands located within the RLSA or RFMU districts.
- ii. Applicability and prohibitions. Except where it is prohibited, applicants may request that the on-site native vegetation retention requirement be satisfied in full off site where the native vegetation requirement is 21,780 square feet (one-half acre) or less, and the preserves have not been identified on an approved development order by the County. Off-site preserves are prohibited if one or more of the following is found on site:
 - a) Xeric scrub, hardwood hammocks, mangrove (excluding mangrove fringes less than 40 feet in width, as measured from the root line, on artificially created shorelines), coastal dune and strand environments, and listed species habitat or corridors per the requirements or recommendations of the FFWCC or USFWS;
 - b) Preserves that are located within or contiguous to natural flowways required to be retained per the requirements of the SFWMD, natural water bodies, estuaries, government required preserves (not meeting the off-site preservation criteria herein), NRPAs, or contiguous to property designated for purchase by Conservation Collier or purchased by Conservation Collier, or contiguous to properties containing listed species nests, buffers, corridors and foraging habitat per the requirements or recommendations of the FFWCC or USFWS. For the purpose of this section, natural flowways shall also include those identified during wetland permitting

with applicable State and Federal agencies, regional drainage studies, or surface water management permits; or

- c) The on-site native vegetation retention requirement is greater than 21,780 square feet (one-half acre).

iii. Off-site preserves approved administratively. Except as limited in LDC section 3.05.07 H.1.f.ii., the County Manager or designee may approve deviations to meet the on-site preserve requirements off site in only the following four situations:

- a) Essential services facilities;
- b) Affordable housing approved by the Collier County Community and Human Services Division;
- c) Projects where on-site native vegetation is fragmented; or
- d) Projects where on-site native vegetation is not contiguous to off-site preserve areas;

New added text

e) Solar facilities.

#

4.06.02 – Buffer Requirements

* * * * *

C. Types of **buffers**. Within a required **buffer** strip, the following types of **buffers** shall be used based on the matrix in table 2.4. (See Figure 4.06.02.C-1)

* * * * *

Table 2.4 Table of **Buffer** Requirements by Land Use Classifications

Subject Property's District/Use	Adjacent Properties Zoning District and/or Property Use													
	1	2	3	4	5	6	7	8	9	10	11	12	13	14
1. Agriculture (A ¹⁵)	-	B	B	B	B	B	A	A	A	A	D	A	-	A
2. Residential (E, RSF) single-family	A	A	B	B	B	B	B	C	B	*	D	B	-	C
3. Residential (RMF-6, RMF-12, RMF-16) multifamily	A	B	A	A	A	B	B	B	B	*	D	B	-	C

	Adjacent Properties Zoning District and/or Property Use													
4. Residential tourist (RT)	A	B	A	A	B	B	A	B	B	*	D	B	-	B
5. Village residential (VR)	A	A	B	B	A	B	B	B	B	*	D	B	-	B
6. Mobile home (MH)	A	B	B	B	B	A	B	B	B	*	D	B	B	B
7. Commercial ³ (C-1, C-2, C-3, C-4, C-5); Business Park (BP)	A	B	B	B	B	B	A	A	A	*	D	B	B	B
8. Industrial ² (I)	A	C	B	B	B	B	A	A ²	A	*	D	B	B	B
9. Public use (P), community facility (CF), Golf Course Clubhouse, Amenity Center	A	B	B	B	B	B	A	A	A	*	D	B	-	C
10. Planned unit development (PUD)	*	*	*	*	*	*	*	*	*	*	D	*	*	*
11. Vehicular rights-of-way ⁵	D	D	D	D	D	D	D	D	D	D	-	B	-	D
12. Golf course maintenance building	B	B	B	B	B	B	B	B	B	B	B	A	B	C
13. Golf course	-	-	-	-	-	-	-	-	-	-	-	B	-	C
14. Automobile service station ⁴	A	C	C	B	B	B	B	B	C	*	D	C	C	D

Table 2.4 information: The letter listed under "Adjacent Properties Zoning District and/or Property Use" shall be the landscape buffer and screening alternative required. Where a conflict exists between the buffer required by zoning district or property use, the more stringent buffer shall be required. The "-" symbol shall represent that no buffer is required. The PUD district buffer, due to a variety of differing land uses, is indicated by the "*" symbol, and shall be based on the landscape buffer and screening of the district or property use with the most similar types, densities and intensities of use. Where a conflict exists between the buffering requirements and the yard requirements of this Code, the yard requirements of the subject zoning district shall apply.

¹ **Buffering** in agriculture (A) districts shall be applicable at the time of site **development plan** (SDP) submittal.

² Industrial (I) zoned property, where abutting industrial (I) zoned property, shall be required to install a minimum 5-foot-wide type A **landscape buffer** adjacent to the side and rear property lines. The buffer area shall not be used for water management. In addition, trees may be reduced to 50 feet on center along rear and side perimeter **buffers** only. This reduction in **buffer** width shall not apply to **buffers adjacent** to vehicular **rights-of-way** or nonindustrial zoned property. **Abutting** industrial zoned properties may remove a side or rear **buffer** along the

shared property line in accordance with Section 4.06.02 C.7. This exception to **buffers** shall not apply to **buffers abutting** to vehicular **rights-of-way**.

³ **Buffer** areas between commercial **outparcels** located within a **shopping center**, Business Park, or similar commercial **development** may have a shared **buffer** 15 feet wide with each **abutting** property contributing 7.5 feet. The **outparcels** may remove a side or rear **buffer** along the shared property line between comparable uses within the same zoning designation in accordance with Section 4.06.02 C.7. These provisions shall not apply to **right-of-way buffers**.

⁴ Refer to section 5.05.05 for **automobile service station** landscape requirements.

⁵ Refer to section 5.05.16 for solar facility landscape requirements.

#

5.05.16 – Solar Facilities

A. Purpose and Intent. This section is intended to provide development standards for solar facilities consistent with other similar uses in the agricultural zoning districts.

B. Development Standards.

1. Site Design Requirements.

a. Principal and accessory structures must comply with the Rural Agriculture (A) site development standards set forth in LDC Section 4.02.01, except as noted below.

b. Buffering.

New added text
i. **Solar facilities** shall not be required to provide landscape buffers where located abutting or adjacent to agriculturally zoned property when under same ownership. Otherwise, a Type A buffer is required adjacent to agriculturally zoned property. Where existing native vegetation exists it may be used to meet the buffer requirements.

ii. Where **solar facilities** are adjacent or abutting to public rights-of-way, a Type “D” buffer is required, where existing native vegetation exists it may be used to meet the buffer requirements.

a) Site preparation must include removal of non-native vegetation that will compete with newly planted plantings. Site preparation may be necessary to adequately prepare the site for planting. Site preparation may include such activities as re-contouring, disking, roller chopping, bush hogging, prescribed burning, herbiciding, or other recognized vegetation management activities.

New added text
b) Fertilization and appropriate watering are required at time of planting

iii. No buffer is required between Solar Facilities and Electric Substations.

iv. All other buffers must comply with the requirements LDC Section 4.06.02.

New added text

c. Glare. No facility shall produce reflective glare that could affect or impair aircraft traffic control or vehicular traffic as determined by the FAA.

d. Fencing. Fencing shall be a minimum of four (4) feet in height, where proposed. Fence height shall be measured in accordance with LDC section 5.03.02.F.

e. Open Space. For purposes of calculating the open space requirements, the area of the solar panels and transmission lines shall be considered open space if the ground beneath the panel remains pervious.

New added text

f. Streetlights. One (1) full cutoff fixture at the facility entry or exit outside of the intersecting public right-of-way will be allowed to meet the requirements of LDC Section 6.06.03 B. regardless of the number of driveway lanes, and shall meet minimum required foot-candle values in LDC Section 6.06.03 B.2. This requirement may be waived by the County Manager or Designee, when adjacent to tribal lands or not located on an arterial road.

C. Decommissioning and Abandonment Plans.

New added text

1. Private utilities shall provide Decommissioning and Abandonment Plans to demonstrate that no costs associated with decommissioning the solar facility are borne by the County.

2. Public utilities shall be consistent with the Electric Utilities Dismantlement Studies required by 25-6.04364 F.A.C.

#

5.05.17 – Electric Substations

A. Purpose and Intent. This section is intended to provide development standards for Electric Substations consistent with standards provided in Florida Statutes.

B. Development Standards.

New added text

1. Buffering and Setbacks.

a. Trees and shrub material in this setback shall comply with the buffer requirements in LDC section 4.06.02.

b. Setbacks for **Electric Substations** shall be the same as principal structure setbacks for the zoning district.

2. Fences and walls.

New added text

a. Electric substations in zoning districts with setbacks between 50 and 100 feet shall include a security fence with a minimum height of 10 feet.

b. Electric substations in zoning districts with setbacks less than 50 feet shall include a buffer wall or fence with a minimum height of 8 feet.

3. Buffering and Setbacks for certain Accessory Uses. Collocated unmanned data centers, allowed as an accessory use to electric substations shall comply with all buffering and setback requirements for Electric Substations.

#

6.06.03 – Streetlights

* * * * *

B. At the entry/exit of any residential or commercial **development** approved through a SDP, SDPA, or PPL located on a public **collector** or **arterial street**, the following additional standards shall apply. For projects subject to architectural design standards, see LDC section 5.05.08 F. for related provisions. For solar facilities, see LDC section 5.05.16. for related provisions.

#

10.02.03 – Requirements for Site Development, Site Improvement Plans and Amendments thereof

* * * * *

D. Site Development Plan Requirements (SDP). A pre-application meeting shall be conducted by the County Manager or designee prior to the submission of any site development plan for review. This meeting may be waived by the County Manager or designee upon the request of the applicant.

* * * * *

6. Solar facilities shall not be required to provide a Traffic Impact Statement.

#

SOLAR FACILITIES & ELECTRIC SUBSTATIONS LDC AMENDMENT

DSAC-LDR Subcommittee Meeting
May 20, 2025

Tal Berman, Natalie Vitola, Mark Meyer
& Jeff Conte

Florida Power & Light (Applicant)

Jackie Larocque, PE

Atwell (Engineering)

Jem Frantz, AICP & Alexis Crespo, AICP

**RVi Planning + Landscape Architecture
(Planning)**



THE TEAM

SOLAR FACILITIES

- Existing LDC does not address Solar Facilities and proposed amendment will bring LDC into compliance with State Law.
- Chapter 163.3205 F.S. amended to allow solar facilities in all Ag Districts and Land Use

Categories:

(3) A solar facility shall be a permitted use in all agricultural land use categories in a local government comprehensive plan and all agricultural zoning districts within an unincorporated area and must comply with the setback and landscaped buffer area criteria for other similar uses in the agricultural district.

(4) A county may adopt an ordinance specifying buffer and landscaping requirements for solar facilities. Such requirements may not exceed the requirements for similar uses involving the construction of other facilities that are permitted uses in agricultural land use categories and zoning districts.

Solar energy centers are designed to maximize previously farmed land and flow with the landscape of the natural surroundings



Solar components are low impact to the land

Panels installed on a racking system leaving existing pervious soil



ELECTRIC SUBSTATIONS

- Existing LDC is not consistent with State Law and proposed amendment will bring LDC into compliance with State Law.
- Chapter 163.3208 F.S. amended to allow substations by right in certain zoning districts
 - (4) New and existing electric substations shall be a permitted use in all land use categories in the applicable local government comprehensive plan and zoning districts within a utility's service territory except those designated as preservation, conservation, or historic preservation on the future land use map or duly adopted ordinance. If a local government has not adopted reasonable standards for substation siting in accordance with subsection (3), the following standards shall apply to new electric substations:
 - (a) In nonresidential areas, the substation must comply with the setback and landscaped buffer area criteria applicable to other similar uses in that district, if any.
 - (b) Unless the local government approves a lesser setback or landscape requirement, in residential areas, a setback of up to 100 feet between the substation property boundary and permanent equipment structures shall be maintained as follows:

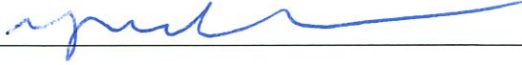
REQUEST SUMMARY

- Adds new definitions,
- Adds new sections for both Solar Facilities and Electric Substations,
- Updates the list of uses in Essential Services section and Agricultural District,
 - Adds accessory and collocated uses, and
- Adds exemptions and alternative standards from several SDP requirements.

THANK YOU!
QUESTIONS!

DSAC – Land Development Review Subcommittee

****Must have (3) members for a quorum****

Committee Members	
Name	Signature
Clay Brooker:	
Blair Foley: Excused	
Robert Mulhere:	
Mark McLean:	Present
Jeffrey Curl:	

Staff Members	
Mike Bosi, Planning and Zoning Division Director	Excused
Eric Johnson, LDC Planning Manager	
Richard Henderlong, Planner III	
Josephine Medina, Planner III	
Angela Galiano, Planner II	
Heather Cartwright-Yilmaz, Management Analyst	Present

DSAC – Land Development Review Subcommittee

Public Sign-in Sheet

Please Print

[illegible]



P. GARCIA LANDSCAPING, INC.
LAWN MAINTENANCE
239-777-7637
239-285-4274

P. GARCIA LANDSCAPING, INC.
239-777-7637

P. GARCIA LANDSCAPING, INC.
239-777-7637

P. GARCIA LANDSCAPING, INC.
LAWN MAINTENANCE
239-777-7637







ORDINANCE NO. 2023 - 009

AN ORDINANCE OF THE TOWN OF **SOUTHWEST RANCHES, FLORIDA**; AMENDING THE TOWN OF SOUTHWEST RANCHES UNIFIED LAND DEVELOPMENT CODE ("ULDC"), SECTION 010-030, "TERMS DEFINED," SECTION 035-030, "HOME OFFICES," SECTION 045-050, "PERMITTED AND PROHIBITED USES," AND SECTION 070-120, "PROMOTIONAL SIGNS," PERTAINING TO HOME-BASED BUSINESSES; PROVIDING FOR CODIFICATION; PROVIDING FOR CONFLICT; PROVIDING FOR SEVERABILITY; AND, PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Section **559.955, Florida Statutes** restricts local government regulation of home-based businesses; and

WHEREAS, this Ordinance amends the ULDC's home-based businesses provisions to comply with Section 559.955 Florida Statutes.

NOW THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA:

Section 1. Ratification. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct, and are hereby incorporated herein and made a part hereof.

Section 2. Amendment. Article 10, "Definition of Terms," Section 010-030, "Terms defined" is hereby amended as follows:

* * *

Contiguous. The term "contiguous" means directly adjoining; immediately adjacent; contiguous plots have at least one (1) side of each plot which touches one (1) side of the other plot with no separator between the plots including, but not limited to, a public right-of-way, private street, or canal.

* * *

Home-based business. A business that operates in whole or in part from a residential plot as a secondary, incidental and accessory use to the residential use of the property, which meets the strict criteria contained in Section 559.955 Florida Statutes, as may be amended from time to time.

Ordinance No. 2023-009

New text is underlined and deleted text is ~~stricken~~

* * *

Section 3. Amendment to Article 35, "Conditional Uses." Section 035-030, "Home offices" is hereby amended as follows:

Sec. 035-030. – Home-based businesses.

Home-based businesses as defined in Article 10, "Definition of Terms," shall be permitted in all residential zoning districts subject to the following limitations:

- (A) Only residents of the single-family dwelling and up to two (2) additional people who do not reside at the dwelling may be engaged in the business at the dwelling. The business may have additional, remote employees that do not work at the dwelling, provided they do not park or store their vehicles on the plot, nor on any public or private right-of-way.
- (B) Any parking or storing of commercial, construction, agricultural or recreational vehicles, equipment and machinery at the home-based business in all residential districts shall be subject to section 045-030(C) "Parking and storage."
- (C) The need for parking generated by the home-based business shall not be greater in volume than would normally be expected at a similar residence where no business is conducted. Vehicles and trailers used in connection with the business shall not be parked within any public or private right-of-way.
- (D) No sign for the home-based business shall be visible from the exterior of the dwelling.
- (E) As viewed from the street, the plot must appear to be consistent with that of the surrounding rural residential areas within the Town, and shall not have the appearance of a business as indicated by physical improvements, equipment, vehicle parking, activity, or other perceivable characteristic. Any external modifications made to a dwelling to accommodate a home-based business must conform to the rural residential character and architectural aesthetics of the neighborhood.

(F) The home-based business shall not conduct retail transactions at a structure on the plot other than the dwelling; however, incidental business uses and activities may be conducted on the plot containing the home-based business.

(G) The home-based business shall not create noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors of an intensity, frequency or duration that is not customary for a single-family residential property where no business is conducted.

(H) The home-based business shall not use, store or dispose of any corrosive, combustible, or other hazardous or flammable materials or liquids of a type, quantity or manner that are not customary for a single-family residential property where no business is conducted.

(I) A certificate of use from the town and business tax receipt from the county shall be obtained for any home-based business.

Section 4. Amendment to Article 45, "Agricultural and Rural Districts." Section 045-050, "Permitted and prohibited uses" is hereby amended as follows:

Sec. 045-050. Permitted and prohibited uses.

Plots in rural and agricultural districts may be used for one (1) or more of the uses that are specified below as being permitted or conditionally permitted uses:

Key to abbreviations:		
P=Permitted use	NP=Not permitted	C=Conditional use

* * *

	A-1	A-2	RE	RR
<i>Permitted accessory uses to a single-family dwelling</i>				
* * *				
Home-based businesses (subject to section 035-030 pertaining to conditional uses)	C	C	C	C
* * *				

Section 5. Amendment to Article 70, "Sign Regulations." Section 070-120, "Promotional signs" is hereby amended as follows:

(A) Any nonresidential use or commercial enterprise, other than a home-based business, which has been issued a certificate of use, may make application for a temporary sign permit for any of the following purposes:

Ordinance No. 2023-009

New text is underlined and deleted text is stricken

* * *

Section 6. Codification. The Town Clerk shall cause this ordinance to be codified as a part of the ULDC during the next codification update cycle.

Section 7. Conflicts. All Ordinances or parts of Ordinances, Resolutions or parts of Resolutions in conflict herewith, be and the same are hereby repealed to the extent of such conflict.

Section 8. Severability. If any word, phrase, clause, sentence or section of this Ordinance is, for any reason, held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining portions of this Ordinance.

Section 9. Effective Date. This Ordinance shall take effect immediately upon passage and adoption.

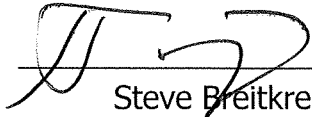
PASSED ON FIRST READING this 24th day of August, 2023 on a motion made by Council Member Jablonski and seconded by Council Member Kuczenski.

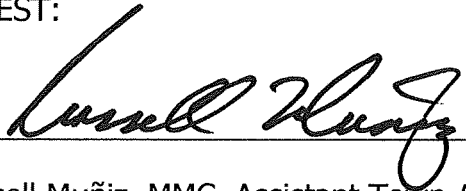
PASSED AND ADOPTED ON SECOND READING this 14th day of September, 2023, on a motion made by Vice Mayor Allbritton and seconded by Council Member Kuczenski.

[Signatures are on the Following Page]

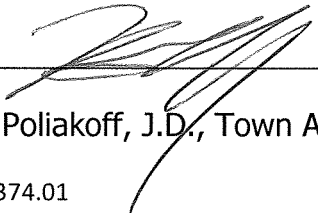
1 Breitkreuz Yes
2 Allbritton Yes
3 Hartmann Yes
4 Jablonski Yes
5 Kuczenski Yes
6

Ayes 5
Nays 0
Absent 0
Abstaining 0

7
8 
Steve Breitkreuz, Mayor

9 ATTEST:
10 
11 _____
12 Russell Muñiz, MMC, Assistant Town Administrator/Town Clerk

13
14 Approved as to Form and Correctness:

15
16 
17 _____
18 Keith Poliakoff, J.D., Town Attorney

1001.2374.01

559.955 Home-based businesses; local government restrictions.—

(1) Local governments may not enact or enforce any ordinance, regulation, or policy or take any action to license or otherwise regulate a home-based business in violation of this section.

(2) A home-based business that operates from a residential property as provided in subsection (3):

(a) May operate in an area zoned for residential use.

(b) May not be prohibited, restricted, regulated, or licensed in a manner that is different from other businesses in a local government's jurisdiction, except as otherwise provided in this section.

(c) Is only subject to applicable business taxes under chapter 205 in the county and municipality in which the home-based business is located.

(3) For purposes of this section, a business is considered a home-based business if it operates, in whole or in part, from a residential property and meets the following criteria:

(a) The employees of the business who work at the residential dwelling must also reside in the residential dwelling, except that up to a total of two employees or independent contractors who do not reside at the residential dwelling may work at the business. The business may have additional remote employees that do not work at the residential dwelling.

(b) Parking related to the business activities of the home-based business complies with local zoning requirements and the need for parking generated by the business may not be greater in volume than would normally be expected at a similar residence where no business is conducted. Local governments may regulate the use of vehicles or trailers operated or parked at the business or on a street right-of-way, provided that such regulations are not more stringent than those for a residence where no business is conducted. Vehicles and trailers used in connection with the business must be parked in legal parking spaces that are not located within the right-of-way, on or over a sidewalk, or on any unimproved surfaces at the residence. Local governments may regulate the parking or storage of heavy equipment at the business which is visible from the street or neighboring property. For purposes of this paragraph, the term "heavy equipment" means commercial, industrial, or agricultural vehicles, equipment, or machinery.

(c) As viewed from the street, the use of the residential property is consistent with the uses of the residential areas that surround the property. External modifications made to a residential dwelling to accommodate a home-based business must conform to the residential character and architectural aesthetics of the neighborhood. The home-

based business may not conduct retail transactions at a structure other than the residential dwelling; however, incidental business uses and activities may be conducted at the residential property.

(d) The activities of the home-based business are secondary to the property's use as a residential dwelling.

(e) The business activities comply with any relevant local or state regulations with respect to signage and equipment or processes that create noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors. Any local regulations on a business with respect to noise, vibration, heat, smoke, dust, glare, fumes, or noxious odors may not be more stringent than those that apply to a residence where no business is conducted.

(f) All business activities comply with any relevant local, state, and federal regulations with respect to the use, storage, or disposal of any corrosive, combustible, or other hazardous or flammable materials or liquids. Any local regulations on a business with respect to the use, storage, or disposal of any corrosive, combustible, or other hazardous or flammable materials or liquids may not be more stringent than those that apply to a residence where no business is conducted.

(4) Any adversely affected current or prospective home-based business owner may challenge any local government action in violation of this section. The prevailing party in a challenge may recover reasonable attorney fees and costs incurred in challenging or defending the action, including reasonable appellate attorney fees and costs.

(5) The application of this section does not supersede:

(a) Any current or future declaration or declaration of condominium adopted pursuant to chapter 718, cooperative document adopted pursuant to chapter 719, or declaration or declaration of covenant adopted pursuant to chapter 720.

(b) Local laws, ordinances, or regulations related to transient public lodging establishments, as defined in s. 509.013(4)(a)1., that are not otherwise preempted under chapter 509.



[Home](#) > [Regulatory and Economic Resources](#) > [Zoning](#) > [Zoning Districts](#) > Home Office (Home Occupation)

Home Office (Home Occupation) Zoning District

Share: [f](#) [x](#)

A home office (home occupation) in a residential district is allowed in accordance with the regulations in [Section 33-25.1 of the Miami-Dade County Code](#).

No more than 25 percent of the living area of the dwelling unit and garage, not to exceed 500 square feet, may be devoted to a home occupation.

Submittal Procedures

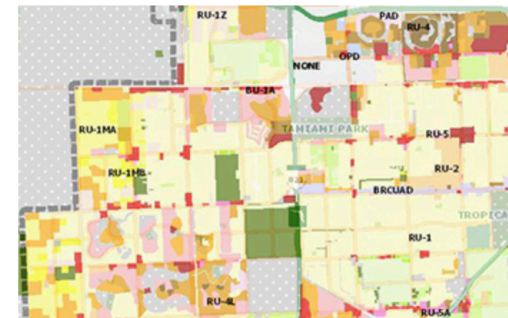
An [annual Certificate of Use for Home Occupation](#) and Occupational License are required. The applicant shall also submit the following:

- Provide a sketch with dimensions showing the floor plan of the home and identifying the area to be utilized for conducting the home occupation.
- Provide a notarized letter of approval for the home occupation from the property owner and/or property manager.
- Pay required application and certificate fees.

At the time of the renewal, the home occupation will be subject to inspection to ensure compliance with all applicable code requirements.

The Certificate of Use must be available in the home.

LAND MANAGEMENT MAP



Explore the interactive [Land Management GIS map](#). To locate a property, enter the folio number or address.



ZONING DISTRICTS AND REGULATIONS

Sec. 33-25.1. - Home occupation.

business or industrial.

Sec. 33-18. - Religious facilities and schools in RU-5A, BU and IU districts.

Sec. 33-19. - Donation collection bins prohibited; exceptions.

Sec. 33-19.1. - Display of vehicles and boats for sale on residential property.

Sec. 33-20. - Accessory structures and ancillary uses.

Sec. 33-20.1. - Permanently installed generators.

Sec. 33-20.1.1. - Prima facie evidence of illegal multiple-family use, illegal subdivision of a residence, or illegal rooming house use.

Sec. 33-21. - Rifle and pistol ranges.

Sec. 33-22. - Accessory units.

Sec. 33-23. - Cemeteries, mausoleums and crematories.

Sec. 33-24. - Easements not to be adversely affected by permits.

Sec. 33-25. - Houseboats.

(A) A home occupation shall be permitted as an ancillary use to all lawful residential uses subject to the following limitations:

1. *Size.* No more than 25 percent of the living area of the dwelling unit and garages, not to exceed 500 square feet, may be devoted to a home occupation.
2. *Appearance.* All onsite structures shall maintain a residential appearance and all occupational materials and activities shall occur indoors. There shall be no display, manufacturing, distribution, or repair of any type of materials, merchandise, or other products on the premises. Storage of occupational materials shall be confined to the home occupation area and shall not affect the residential appearance of the site.
3. *Employees and independent contractors onsite.* Employees and independent contractors onsite who are associated with the home occupation shall be limited solely to occupants, except that a disabled individual may employ a personal care attendant as necessary to accommodate a home occupation on the site by such individual or such other reasonable accommodation necessary pursuant to federal law.
4. *Signage.* No sign relating to the home occupation may be posted or displayed on the site.
5. *Visitors.* The home occupation shall not be conducted in any way which would necessitate the presence of suppliers on the site, with the exception of deliveries customary to residential use.
6. *Parking.* All vehicles associated with the home occupation shall only be parked within a driveway or in a designated parking area on the subject property; or, where there is no such driveway or designated parking area, such vehicles shall only be parked on the street or swale directly in front of the subject property. No more than two vehicles associated with the home occupation shall be parked on the subject property or on the street or swale directly in front of the subject property at any one time. In addition, no commercial vehicles shall be parked or stored on the subject property or on the street in connection with the home occupation.
7. *Sales.* No products or goods may be sold on premises.
8. *Multiple home occupations.* More than one home occupation may be permitted at any one time in a dwelling unit, provided that each such home occupation complies with each of the aforesaid requirements and further provided that the combined total square footage of all home occupation uses in the dwelling unit does not exceed the provisions of paragraph (1) above.
9. *Noise.* A home occupation shall produce no sound or vibration detectable at a distance greater than 100 feet from the residential structure. In addition, outdoor amplified sound relating to the home occupation shall not be permitted at any time.
10. *Traffic.* Vehicular traffic associated with the home occupation shall not exceed 45 percent above the average weekday trip generation for the residential use where the home occupation is located, per the Institute of Transportation Engineers (ITE) Trip Generation Manual.
11. *Tools and machinery.* The home occupation use shall not involve the use of any machinery, tools, or equipment that in size, scale, or numbers is beyond that customarily found in a home of that size. In addition, there shall be no use of machinery, tools, or equipment that creates excessive noise or odors inconsistent with the residential character of the neighborhood.

VERSION: **MAR 21, 2025 (CURRENT)** ▼



business or industrial.

Sec. 33-18. - Religious facilities and schools in RU-5A, BU and IU districts.

Sec. 33-19. - Donation collection bins

13. *Inspection.* Upon the issuance or renewal of a Certificate of Use, the home occupation property shall be subject to inspection to ensure compliance with all applicable code requirements. At the time of application for the Certificate of Use, the occupant of the home shall provide a site plan that clearly delineates the location, configuration, and scale of the home occupation. If the location, configuration, or scale of the home occupation should change, a new site plan shall be submitted at the time the Certificate of Use is renewed.

(B) No variances shall be granted through provisions of other applicable regulations which will in any way conflict with or vary the provisions of this section.

(Ord. No. 97-208, § 2, 11-18-97; Ord. No. 06-96, § 3, 6-20-06; Ord. No. 18-93, § 2, 9-5-18)

MINUTES OF THE COLLIER COUNTY
DEVELOPMENT SERVICES ADVISORY COMMITTEE
LAND DEVELOPMENT REVIEW SUBCOMMITTEE MEETING

Naples, Florida
May 20th, 2025

LET IT BE REMEMBERED, the Collier County Development Services Advisory Committee Land Development Review Subcommittee and Collier County, having conducted business herein, met on this date at 3:00 PM in REGULAR SESSION at Growth Management Community Development Department Building, Conference Room #609/610 2800 N. Horseshoe Dr., Naples, Florida, 34102 with the following members present:

Chairman: Clay Brooker (Chairman)
Blair Foley – EXCUSED
Jeffrey Curl
Mark McLean
Robert Mulhere

The following County Staff were in attendance:

Eric Johnson, LDC Planning Manager, GMCD
Richard Henderlong, Planner III, GMCD
Angela Galiano, Planner II, GMCD
Josephine Medina, Planner III, GMCD
Heather Cartwright-Yilmaz, Management Analyst / Staff Liaison, GMCD
Jaime Cook, Development Review Director, GMCD

Any person who decides to appeal a decision of This Board you will need a record of the proceedings pertaining thereto and therefore may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based, Neither Collier County nor This Board shall be responsible for providing this record.

1. CALL TO ORDER – Chairman

Chairman Clay Brooker

Development Service Advisory Committee – Land Development Review Subcommittee,
Tuesday, 20th May 2025 was called to order at 3:00 PM

2. APPROVAL OF AGENDA

Clay Brooker

Agenda approved.

Motion passed

Determined New order to discuss Agenda based on Speakers available 4a, 4d, 4b to 4C. See changes below.

3. Old Business

None

4. New Business

a. PL20250004659 – Home Based Business Updates LDCA

Eric Johnson-Spoke in 4a introduced new amendments

Eric Johnson- Determining language in local code vs State code.

Mr. Brooker-Determining parking regulations- Differences between Local and State

Eric Johnson-Updating future ordinances for parking/storage. Referenced definitions in the LDC

Mr. Curl- Identify Problems with buffering requirements

Mr. Brooker opened for Public comments

Public speaker-Tim Maloney Golden Gate- Identifying Verbiage in Ordinance and impacts of ordinance in the county. Identifying exploration of home occupation statute. Encourages updating the ordinance in these areas

A. Problem with estates using residential properties

B. Can't generate additional traffic

C. Uses of fleet vehicles in residential areas

D. Types of vehicles (tonnage) and impact of these businesses

Public Speaker- William Mars- Landscape company impact. Shared pictures of Landscape vehicles parked on vacant lot. Video of a truck backing up, Video of trucks parked together, Video of trucks backing up traffic. Examples or residential impact. Applicability and broadness or ordinance compared to another county.

Public speaker- Mark Teeters- Golden Gate master plan advertised “1000 small businesses in Golden Gate.” Importance of getting verbiage correct. Rezoning the estates and impact construction companies in residential areas, campers/Trailers and their impact. Use/impact of Code enforcement. Using backyards as storage. The current impact of the estates zoning is hard to enforce.

Mr. Brooker- Closed public comments

Unknown- Adding to clarify on the statement “multiple business” Quite a few issues need more regulation pertaining to traffic impact. Need to clarify verbiage “use of estates parcels by right” Need to come back to this issue as there are too many issues.

Mr. Brooker- Determining a way forward based on existing precedence.

Mr. Mulhere- AG zoning vs estates zoning

Mr. Curl-Need to reference existing precedence. Rethink allowed businesses, screening businesses, required screenings buffers and heights

Mr. Brooker- Existing ordinance/statute in works might take care of it. Residential character.

Mr. Mulhere- Where do Landscapers go, AG use

Mr. Mulhere- Motion to continue discussion

Mr. Brooker- second. Motion passes

b. PL20240008632 – Solar Facilities and Electrical Substations LDCA

Unknown- Existing LDC doesn’t address facilities. Proposing amendment to solar facilities, issues addressed by FPL and anticipated issues.

Tal Berman- Discussing solar development in Collier County on AG land. Remove citrus and place solar. Limit impacts on protected areas. Low impact. No concrete/impermeable. Low to the ground.

Jem Frantz- LDC amendment eliminates inconsistencies in statute amendment and addresses buffering requirements. New definitions, new sections on solar facilities and substations, updates list of essential services. Adds exemptions and additions.

Mr. Mulhere-Adding to AG use, essential use, solar, are they essential services?

Mr. Mclean- Are they storing on site, how?

Tal Berman- Size of shipping containers line up next to each other at substation. Changing, injecting renewables/solar.

Mr. Mclean-Defining storage

Jem Frantz- Would have to follow AG restrictions

Mr. Curl- References buffer language, “trees and shrubs”

Jem Frantz- From state statute language

Mr. Curl- AG transitions

Mr. Berman-Avoiding primary panther habitat.

Jaime- Not running into too many issues as using old farms.

Mr. Mulhere- Motion to recommend approval, subject to continue discussion after staff review, whether it is reasonable to establish, to look at the development standards to

make sure there are standards on the height. We talked about minor corrections (e.g., trees, shrubs, buffers). Confirm Height requirements.

Mr. Curl- Second

Further discussion ensues regarding existing standards in the Rural Agricultural Zoning District.

Mr. Brooker – There is consensus that existing height limitation of 35 feet is acceptable.

The motion was revised by a different member of the Subcommittee.

Mr. Mclean - Second

Mr. Brooker- Revised motion passes unanimously.

c. PL20250005043 – Group Housing Updates LDCA

Mr. Mulhere – Made a motion to approve and commended staff for being proactive in terms of seeing that the market is demanding most of the time, things in PUDs and floor area ratios are 0.60 anyway.

Mr. Brooker- He had a question regarding Page 3 lines 13 and 14- Increasing from 0.45, except nursing homes, ALFs, continuing care facilities can have a FAR of 0.60, provided that the Future Land Use Element of the Growth Management Plan allows for the greater ratio. Are there limitations?

Ms. Medina- Yes, there are certain ones that we did find have limitations, like the RFMUD, for example. Certain private amendments do as well. There were some that the PUD doesn't reference back to the LDC, so we wanted to make that clear, that if the Future Land Use designation says 0.45, the LDC can't allow (a greater FAR).

Mr. Johnson – They have to be consistent with each other.

Mr. Brooker- Where is it restricted to 0.45?

Ms. Medina- Receiving lands, neutral lands, within the rural village, within the conservation designation, Buckley property and that settlement agreement. They don't have a PUD yet

Mr. Mulhere – That is a subdistrict of the rural fringe?

Ms. Medina- Yes, and in the agricultural and rural mixed-use district, there is a floating subdistrict that has restrictions as well. Those were the ones we were able to find. All the other ones, we were able to find public ones, but the PUD restricted it, so when they come in to change their PUD, they would also have to change their corresponding (indiscernible)

Mr. Brooker- Thank you. We have a motion to recommend approval by Bob

Mr. Curl- Second

Mr. Brooker- Motion to approved amended passes unanimously.

d. PL20250005475 – Mailed Notice Rural Agricultural Zoned Land LDCA

Mr. Mulhere- We have 500 ft. in urban area and 1000 ft. in Rural area.

Mr. Mclean- What I don't understand on the 160 acre parcel- it only notified property owners at 1000ft and 9 lots but where is the notification taken from, the center or perimeter of the parcel?

Mr. Henderlong- It's measured from the perimeter of the parcel. Some residents of Sable Palm Road did not get notified. He explained that the Board felt the current standard to the notification process was inadequate, and they requested other various distances for the mailed notice requirement be look at recommending it be one mile.

Mr. Mulhere- What is the one mile for, currently the Urban and Rural Golden Gate Estates area. What are the other areas? Define what areas get and what distance. The 1,000 ft. only applies to designated rural AG.

Discussion on notification distances to rural and urban areas in Collier county.

Mr. Henderlong- For urban AG zoned land in Pine Ridge subdivision, a commissioner said a new property, the mailed distance was inadequate when compared to what other communities are doing. He described the Pine Ridge property's location. He said, the board direction was to take the one-mile suggestion back and publicly vet the mailed notice distance change. He presented other options to the mailed notice distances by reference to Exhibit C. To assist the decision of a distance change, on pages 6 and 7, mailed distances of other Florida communities were given for public consideration. He noted, on page 7, Seminole County had distances based on acreage sizes, 5, 10, and greater than 10 acres and a minimum number of parcels. Staff did not recommend this standard.

Mr. Mulhere- So this is limited to the proposal of one mile to rural AG zoned lands

Ms. Cook- Provided a perspective on the new week Board agenda item at 341 Sabal Palm that all of the surrounding lands are conservation land and the notice sign sizes are too small to notify residents in Winding Cypress and Village Walk.

Mr. Brooker and Mr. Mclean- *Noted the increase to one mile is costly with 5,680 notices at the Pine Ridge and Goodlette Rd. parcel*

Mclean- Motioned to suggest ½ mile

Mr. Mulhere- Seconded the motion

Mr. Brooker- Motion passed unanimously.

5. PUBLIC SPEAKERS

No additional public speakers. Noted in the section above.

6. UPCOMING DSAC-LDR SUBCOMMITTEE MEETING DATES DISCUSSION:

- a. Tuesday, June 17, 2025
- b. Tuesday, September 16, 2025
- c. Tuesday, November 18, 2025

Clay Brooker

Accepted motion to adjourn

7. MEETING ADJOURNED

There being no further business for the good of the County, the meeting was adjourned by the order of the chairman at 4:50 p.m.

**COLLIER COUNTY
DEVELOPMENT SERVICES ADVISORY COMMITTEE
LAND DEVELOPMENT REVIEW SUBCOMMITTEE**

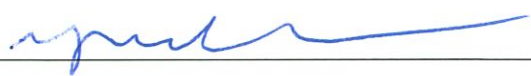


Clay Brooker, Chairman

These minutes were approved by the Committee/Chairman on August 6, 2025,
(check one) as submitted _____ or as amended X.

DSAC – Land Development Review Subcommittee

****Must have (3) members for a quorum****

Committee Members	
Name	Signature
Clay Brooker:	
Blair Foley: Excused	
Robert Mulhere:	
Mark McLean:	
Jeffrey Curl:	

Staff Members	
Mike Bosi, Planning and Zoning Division Director	
Eric Johnson, LDC Planning Manager	
Richard Henderlong, Planner III	
Josephine Medina, Planner III	
Angela Galiano, Planner II	
Heather Cartwright-Yilmaz, Management Analyst	

DSAC – Land Development Review Subcommittee

Public Sign-in Sheet

Please Print

[illegible]

PLEASE PRINT CLEARLY



Collier County
GROWTH MANAGEMENT
COMMUNITY DEVELOPMENT

Agenda Item No.: _____

Agenda Item Topic: _____

Home-Based Occupation

Meeting Date: 5/20/2025

(For Public Comment, list topic)

Name: William Mares

Address: 3891 11TH AVE SW

Representing/Petitioner: SELF

Other: _____

COLLIER COUNTY ORDINANCE NO. 2003-53, AS AMENDED BY ORDINANCE 2004-05 AND 2007-24, REQUIRES THAT ALL LOBBYISTS SHALL, BEFORE ENGAGING IN ANY LOBBYING ACTIVITIES (INCLUDING, BUT NOT LIMITED TO, ADDRESSING THE BOARD OF COUNTY COMMISSIONERS), REGISTER WITH THE CLERK TO THE BOARD AT THE BOARD MINUTES AND RECORDS DEPARTMENT.

YOU ARE LIMITED TO THREE (3) MINUTES FOR YOUR COMMENTS AND ARE TO ADDRESS ONLY THE CHAIR.

PUBLIC COMMENT IS NOT INTENDED TO BE A FORUM FOR SELF-PROMOTION. PUBLIC COMMENT SPEAKERS WHO ENGAGE IN ADVERTISING THEIR BUSINESS, PERSONAL POLITICKING, OR OTHER FORMS OF SELF-PROMOTION, WILL BE ASKED TO LEAVE THE PODIUM.

PLEASE GIVE THE COMPLETED FORM TO THE STAFF LIAISON.

PLEASE PRINT CLEARLY



Collier County
GROWTH MANAGEMENT
COMMUNITY DEVELOPMENT

Agenda Item No.: 1

Agenda Item Topic: _____

HOME BASED BUSINESS

Meeting Date: 5-20-25

(For Public Comment, list topic)

Name: Timothy MALONEY

Address: PO BOX 8312 NAPLES FL 34101

Representing/Petitioner: _____

Other: _____

COLLIER COUNTY ORDINANCE NO. 2003-53, AS AMENDED BY ORDINANCE 2004-05 AND 2007-24, REQUIRES THAT ALL LOBBYISTS SHALL, BEFORE ENGAGING IN ANY LOBBYING ACTIVITIES (INCLUDING, BUT NOT LIMITED TO, ADDRESSING THE BOARD OF COUNTY COMMISSIONERS), REGISTER WITH THE CLERK TO THE BOARD AT THE BOARD MINUTES AND RECORDS DEPARTMENT.

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PLEASE PRINT CLEARLY



Collier County

GROWTH MANAGEMENT
COMMUNITY DEVELOPMENT

Agenda Item No.: 4D

Agenda Item Topic: Solar Facilities

Meeting Date: 5-20

(For Public Comment, list topic)

Name: Jean Fritz

Address: 28100 Bonita Grande Dr. #305, Bonita Springs

Representing/Petitioner: FPL

Other: _____

COLLIER COUNTY ORDINANCE NO. 2003-53, AS AMENDED BY ORDINANCE 2004-05 AND 2007-24, REQUIRES THAT ALL LOBBYISTS SHALL, BEFORE ENGAGING IN ANY LOBBYING ACTIVITIES (INCLUDING, BUT NOT LIMITED TO, ADDRESSING THE BOARD OF COUNTY COMMISSIONERS), REGISTER WITH THE CLERK TO THE BOARD AT THE BOARD MINUTES AND RECORDS DEPARTMENT.

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PLEASE GIVE THE COMPLETED FORM TO THE STAFF LIAISON.

PLEASE PRINT CLEARLY



Collier County

GROWTH MANAGEMENT
COMMUNITY DEVELOPMENT

Agenda Item No.: PL2015000 4689

Agenda Item Topic: HOME BASED BUSINESS UPDATE

Meeting Date: 5/20

(For Public Comment, list topic)

Name: MARK TEADERS

Address: 140 WILSON BLVD S NAPLES 34117

Representing/Petitioner: ASSN of 751 AD HOC

Other: _____

COLLIER COUNTY ORDINANCE NO. 2003-53, AS AMENDED BY ORDINANCE 2004-05 AND 2007-24, REQUIRES THAT ALL LOBBYISTS SHALL, BEFORE ENGAGING IN ANY LOBBYING ACTIVITIES (INCLUDING, BUT NOT LIMITED TO, ADDRESSING THE BOARD OF COUNTY COMMISSIONERS), REGISTER WITH THE CLERK TO THE BOARD AT THE BOARD MINUTES AND RECORDS DEPARTMENT.

YOU ARE LIMITED TO THREE (3) MINUTES FOR YOUR COMMENTS AND ARE TO ADDRESS ONLY THE CHAIR.

PUBLIC COMMENT IS NOT INTENDED TO BE A FORUM FOR SELF-PROMOTION. PUBLIC COMMENT SPEAKERS WHO ENGAGE IN ADVERTISING THEIR BUSINESS, PERSONAL POLITICKING, OR OTHER FORMS OF SELF-PROMOTION, WILL BE ASKED TO LEAVE THE PODIUM.

PLEASE GIVE THE COMPLETED FORM TO THE STAFF LIAISON.



Collier County Government

Communications, Government & Public Affairs
3299 Tamiami Trail E., Suite 102
Naples, Florida 34112-5746

April 10, 2025

FOR IMMEDIATE RELEASE

Notice of Public Meeting Development Services Advisory Committee Land Development Review Subcommittee Collier County, Florida

**May 20, 2025
3:00 p.m.**

Notice is hereby given that the **Collier County Development Services Advisory Committee - Land Development Review Subcommittee (DSAC-LDR)** will meet on **Tuesday, May 20, 2025, at 3:00 p.m.** in Conference Room 609/610 of the Growth Management Community Development Department building, 2800 N. Horseshoe Drive, Naples, Florida.

Individuals who would like to participate in person must complete and submit a speaker form prior to the beginning of the discussion about the item.

About the public meeting:

Two or more members of the Board of County Commissioners may be present and may participate in the meeting. The subject matter of this meeting may be an item for discussion and action at a future Board of County Commissioners meeting.

All interested parties are invited to attend, and to register to speak. All registered public speakers will be limited to three minutes unless changed by the chairman.

Collier County Ordinance No. 2004-05 requires that all lobbyists shall, before engaging in any lobbying activities (including, but not limited to, addressing the Board of County Commissioners, an advisory board or quasi-judicial board), register with the Clerk to the Board at the Board Minutes and Records Department.

Anyone who requires an auxiliary aid or service for effective communication, or other reasonable accommodations in order to participate in this proceeding, should contact the Collier County Facilities Management Division, located at 3335 Tamiami Trail E., Suite 101, Naples, Florida 34112, or (239) 252-8380 as soon as possible, but no later than 48 hours before the scheduled event. Such reasonable accommodations will be provided at no cost to the individual.

For more information, call Eric Johnson at (239) 252-2931.

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