LAND DEVELOPMENT CODE AMENDMENT

PETITION
PL20260008757

ORIGIN
Growth Management Community Department (GMCDD)

HEARING DATES

Board	TBD
CCPC	TBD
DSAC	08/05/2026
DSAC-LDR	07/21/2026

SUMMARY OF AMENDMENT
This amendment corrects scrivener's errors, omissions, and updates cross-references related to various Land Development Code (LDC) sections. LDC amendments are reviewed by the Board of County Commissioners (BCC), Collier County Planning Commission (CCPC), Development Services Advisory Committee (DSAC), and the Land Development Review Subcommittee of the DSAC (DSAC-LDR).

LDC SECTION TO BE AMENDED

1.08.02	Definitions
2.01.03	Essential Services
2.03.01	Agricultural Districts
2.03.03	Commercial Zoning Districts
2.03.07	Overlay Zoning Districts
3.05.10	Littoral Shelf Planting Area (LSPA)
4.02.01	Dimensional Standards for Principal Uses in Base Zoning Districts
4.02.03	Specific Standards for Location of Accessory Buildings Structures
4.02.05	Specific Design Standards for Waterfront lots
4.02.06	Standards for Development within the Airport Overlay (APO)
4.02.16	Design Standards for Development in the Bayshore Gateway Triangle Community Redevelopment Area
4.06.05	General Landscaping Requirements
5.05.08	Architectural and Site Design Standards
5.05.09	Wireless Communication Facilities
5.05.17	Floating Solar Facilities
5.06.02	Development Standards for Signs within Residential Districts
6.01.02	Easements
6.06.01	Street System Requirements
9.03.03	Types of Nonconformities
10.02.01	Pre-Application Conference Required
10.02.03	Requirements for Site Development, Site Improvement Plans and Amendments thereof
10.02.06	Requirements for Permits
10.02.13	Planned Unit Development (PUD) Procedures
10.04.01	Determination of Completeness
10.04.03	Application Subject to Type II Review
APPENDIX C	FINAL SUBDIVISON PLAT, REQURIED CERTIFICATIONS AND SUGGESTED TEXT AND FORMATS FOR OTHER REQURIED INFORMATION

ADVISORY BOARD RECOMMENDATIONS

DSAC-LDR	DSAC	CCPC
Approval	Approval	TBD

BACKGROUND

This LDC amendment corrects scrivener's errors and updates various citations, references, and inadvertent omissions, throughout the LDC. This staff-led effort required collaboration between the Zoning and Development Review Divisions in the GMCDD. These changes are necessary to keep statutory citations current and text appropriate. Research into relevant codes was applied for validity. This amendment makes corrections in the following LDC sections:

A) Typographical, Department Name, and Director Title Corrections:
- LDC section 1.08.02 rectify the definition for "Landowner" & "Transit oriented development"
- LDC section 2.01.03 G.2, rectify the abbreviation for "RFLA" to "RLSA"
- LDC section 2.03.07.F.5.b Table 1, under commercial uses category 2 replace the letter "C" with "CU
- LDC section 4.02.16.D.5.d.ii.i, change the word "wainscoating" to "wainscoting"
- LDC section 4.02.16.D.6.c.ii.i change the word "wainscoating" to "wainscoting"
- LDC section 4.02.16.D.7.g.i, change the word "wainscoating" to "wainscoting"
- LDC section 4.02.16.8.f.i, change the word "wainscoating" to "wainscoting"
- LDC section 6.01.02.C change the word "principle" to "principal"

Department name changes from "development services" to "development review":
- LDC section 2.03.03.F.5.b
- LDC section 10.02.06.D.3.a.(i)

Director name change from "development services director" to Development Review Director":
- LDC section 2.03.01.B.8.i
- LDC section 2.03.01.B.9.i
- LDC section 2.03.07.D.4.vii
- LDC section 4.06.05.G.3
- LDC section 9.03.03.B.2

B) Upper and Lower Case Letter Corrections:
From "Site Improvement Plan" to "site improvement plan":
- LDC section 2.03.07.G.3.g.iii
- LDC section 10.02.03.A.3
- LDC section 4.02.05 from "Specific Design Standards for Waterfront lots" to Specific Design Standards for Waterfront Lots"

From "Site Development Plan" to "site development plan":
- LDC section 4.02.06.M.2
- LDC section 5.08.08.G.1
- LDC section 5.08.05.07.A.3
- LDC section 5.05.09.F.1.a
- LDC section 10.02.03.A.3

From "small scale development to "Small Scale Development"
- LDC section 10.04.03

C) Sectional Reference and Textual Corrections:
- LDC section 3.05.10.A.1, from "F.4.b" to "F.3.g.ii
- LDC section 10.02.03.A.a., from "4.02.02" to "4.02.04"
- LDC section 10.02.13.B.6, from "2.03.06" to "10.02.08 D"

Text Removals:

- LDC section 1.08.02, for *Restaurant, fast food* delete the word "an"
- LDC section 4.02.01.A.Table 2, delete the word "table"
- LDC section 4.02.01.A.Table 2.1, delete the words "table of" and "for that district in chapter 4"
- LDC section 5.06.02.11.a, delete the word "are"

Text Added:

- LDC section 3.05.10.A.1.a., the word "mitigation"
- LDC section 10.02.03.5.i., the word "are"
- Various LDC sections, include the abbreviation "LDC"

D) Omission Corrections:

- LDC section 4.02.03 D, Under accessory uses-utility buildings, correct the side and rear setbacks from "10 feet" and "SPS" to "SPS' and "10 feet"
- Illustration 10.04.03 Type II Chart
- Appendix C - When Appendix C-Final Subdivision plat, Required Certifications and Suggested Text and For Other Required Information was amended by Ordinance 25-63 to allow the administrative review and approval by the County's Administrative Official, per Resolution 2025-131, staff had intended to include an update pursuant to F.S. 177.081(1) that stipulates " …*the plat shall be reviewed for conformity by a professional surveyor and mapper either employed by or under contract to the local governing body*,…". See Exhibit A. Within LDC section 10.02.04 -Appendix C , this omission is being rectified by inserting, Under County Approvals between the County Engineer and County Attorney plat approvals.
- LDC Section 6.06.01.N and 10.02.01 A.1.b.v, when Ordinance 24-35 was adopted, the removal of abbreviation and terminology for Preliminary Subdivision Plat (PSP) was replaced by "Conceptual Plat with Deviations" (CPD), which staff had inadvertently missed.

DSAC-LDR Subcommittee recommendation: On July 21, 2026, the Subcommittee recommended approval of the changes to the Land Development Code.

DSAC recommendation: On August 5, 2026, the DSAC recommended approval of the LDC amendment.

FISCAL & OPERATIONAL IMPACTS	**GMP CONSISTENCY**
There are no anticipated fiscal or operational impacts associated with this amendment.	The proposed LDC amendment has been reviewed by Comprehensive Planning staff and may be deemed consistent with the GMP.

EXHIBITS: A) F.S. 177.081 Dedication and Approval

Amend the LDC as follows:

1.08.02 – Definitions

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Landowner*:* Any owner of a legal or equitable interest in real property, and includes the heirs, successors and assigns of such ownership interest, including ~~developer's holding~~ developers that hold development rights susceptible to claims of vested rights or takings.

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Restaurant, fast food*:* An establishment where food is prepared and served to the costumers in a ~~an~~ ready to consume state for consumption either within the restaurant building, outside the building but on the same premises, or off the premises and having any combination of two or more of the following characteristics:

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Transit oriented development: A project or projects, in areas identified in the GMP, that is or will be served by existing or planned ~~Collier Area Transit~~ public transit service. TODs are subject to standards that require the development to be compact, interconnected with other land uses, and pedestrian oriented, and dwelling units are required to be multi-family.

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2.01.03 – Essential Services

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G. Conditional Uses. The following uses require approval pursuant to LDC section 10.08.00conditional uses:

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2. Conditional essential services in RFMU sending lands, NRPAs, CON districts, and RLSA designated HSAs and FSAs. Within RFMU District Sending Lands, NRPAs, CON districts, and the ~~RFLA~~ RLSA designated HSAs and FSAs subject to the limitations set forth in LDC section 4.08.05 H.3, the following additional essential services are allowed as conditional uses:

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2.03.01 – Agricultural Districts

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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).

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b. **Accessory uses.**

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8. Use of mobile home as a temporary residence while a permanent single-family dwelling is being constructed, subject to the following:

i. Receipt of a temporary use permit from the ~~Development Services~~ Development Review Director, pursuant to section 5.04.04, that allows for use of a mobile home while a permanent single-family dwelling is being built;

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9. Use of a mobile home as residence in conjunction with bona fide agricultural activities subject to the following:

i. The applicant shall submit a completed application to the ~~site development review director~~ County Manager or ~~his~~ designee, for approval of a temporary use permit to utilize a mobile home as a residence in conjunction with a bona fide commercial agricultural activity as described in sub 2.03.01 A.1.2. Included with this application shall be a conceptual plot plan of the subject property depicting the location of the proposed mobile home; the distance of the proposed mobile home to all property lines and existing or proposed structures; and, the location, acreage breakdown, type and

any intended phasing plan for the bona fide agricultural activity.

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2.03.03 – Commercial Zoning Districts

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F. Travel Trailer- Recreational Vehicle Campground District (TTRVC)

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5. Required facilities for campsites and TTRV lots.

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b. Potable water supply as approved by the Collier County Health Department and/or the ~~director of development services~~ County Manager or designee pursuant to Chapter 10.

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2.03.07 – Overlay Zoning Districts

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D. Special Treatment Overlay (ST).

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4. Transfer of Development Rights (TDR).

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b. Transfer of development rights from urban areas to urban areas. An owner of land located within areas designated as urban on the Future Land Use Map, including agriculturally zoned properties, which may or may not be identified with the ST overlay, may elect to transfer some or all of the residential development rights from one parcel of land to another parcel, as an alternative to the development of the sending lands. The lands to which the development rights are to be transferred shall be referred to as receiving lands and those lands from which development rights are transferred shall be referred to as sending lands, as provided herein and shall be located within the urban designated areas of the county.

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vii. Procedure for obtaining transfer of residential development rights. Any owner of eligible land may apply for a transfer

of development rights either separately or concurrently with rezoning, zoning ordinance amendments, subdivision plat or development plan. Prior to the approval of any transfer of development rights or the issuance of any building permits in connection with the use of any transfer of development rights, the petitioner shall submit the following information and data, as applicable to the petition to the ~~development services director~~ Growth Management Community Development Department for ~~his~~ review and subsequent action by the Board of County Commissioners.

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F. Golden Gate Parkway Overlay District (GGPOD).

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5. Table uses.

a. The table of uses identifies uses as permitted uses (P) or conditional uses (CU). Conditional uses shall require approval in accordance with the procedures set forth in LDC section 10.08.00.

b. Table 1.

Use Category	Mixed Use Activity Center Subdistrict (GGPOD-AC)[1]	Downtown Center Commercial Subdistrict (GGPOD-DT)[1]
Residential Uses		
1) Artist village.	P	P
2) Dwelling, Multi-Family, including townhouses.	P	P
3) Live-work units.	P	P
4) Any use listed as permitted in the underlying zoning.	P	P
5) Any use listed as a conditional use in the underlying zoning district.	CU	CU
Commercial Uses[2]		
1) Any use listed as permitted in the underlying zoning district.	P	P
2) Any use listed as a conditional use in the underlying zoning district.	~~C~~ CU	~~C~~ CU
3) Any use listed as a permitted use in any of the C-1, C-2, or C-3 zoning districts, without size limitations.	P	P
4) Any use listed as a conditional use in any of the C-1, C-2, or C-3 zoning districts, without size limitations.	P	CU[4]
5) Any use listed as a permitted use in the C-4 or C-5 zoning districts.	P	
6) Any use listed as a conditional use in the C-4 or C-5 zoning districts.	CU[4]	

7) Hotels and motels (7011, 7021, and 7041).	P	P

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G. Immokalee Urban Area Overlay District (IUAOD)

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3. Establishment of subdistricts.

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g. Nonconforming Mobile Home Site Overlay Subdistrict.

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iii. Property owners shall file an application as provided for in the Administrative Code, Chapter 4, Section I.3.a. – Immokalee Nonconforming Mobile Home Sites – Existing Conditions ~~Site Improvement Plan~~ site improvement plan and shall only be subject to the criteria, requirements and process expressly in the Administrative Code and this LDC section.

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3.05.10 – Littoral Shelf Planting Area (LSPA)

The purpose and intent of a littoral shelf planting area (LSPA) is to establish a planted area within an excavated lake serving as a wet detention pond as part of a stormwater management system that will support wetland plants, improves the water quality within the lake and provides habitat for a variety of aquatic species including wading birds and other waterfowl. Contained within such a lake, this area will typically function as a freshwater marsh. Accordingly, the following requirements have been established in order for the LSPA to be designed and maintained to accomplish this stated purpose and function

A. *Design requirements.*

1. Area requirements. The total area of the LSPA shall be calculated as a percentage of the total area of the lake at control elevation. Area requirements vary within the County and are as follows:

a. Rural Fringe Mixed Use District – 30 percent. This requirement may be reduced subject to the mitigation incentives identified in LDC section 3.05.07 ~~F.4.b~~ F.3.g.ii.

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4.02.01 – Dimensional Standards for Principal Uses in Base Zoning Districts

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A. The following tables describe the dimensional standards pertaining to base zoning districts. Site design requirements apply to the principal building on each side.

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Table 2. Building Dimension Standards for Principal uses in Base Zoning Districts.

Zoning District	Maximum Building Height (feet)	Minimum Distance Between Buildings	Minimum Floor Area of Buildings (square feet)		Floor Area Ratio (%)
GC	35	None	None		None
A	35	None	550		None
E	30	None	1,000		None
RSF-1	35	None	1-story 1,500	2-story 1,800	None
RSF-2	35	None	1,500	1,800	None
RSF-3	35	None	1,000	1,200	None
RSF-4	35	None	800	1,200	
RSF-5	35	None	600	1,200	None
RSF-6	35	None	600	800	None
RMF-6	35	A	750		None
RMF-12	50	A	Efficiency 450 1 BR 600 2+ BR 750		None
RMF-16	75	A	Efficiency 450 1 BR 600 2+ BR 750		None
RT	10 stories, not to exceed 100'	A	300 (max. for hotel units = 500')		None
VR	S.F. 30 MH 30 Duplex 30 M.F. 35	None None None B	None		None
MH	30	None	None		None
TTRVC	30	10	None		None
C-1	35	None	1,000 (ground floor)		None
C-2	35	A	1,000 (ground floor)		None
C-3	50	None	700 (ground floor)		None
C-4	75	A	700 (ground floor)		Hotels .60 Destination resort .80
C-5	35	A	700 (ground floor)		Hotels .60 Destination resort .80
I	50	A	1,000		None

BP	35	A	1,000	None
CON	35	None	None	None
P	C	None	None	None
CF	Towers/antennas 40 Other 30	D	1,000 (ground floor)	None
Overlay Districts	See ~~table of~~ special design requirements applicable to overlay districts.			

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Table 2.1 -TABLE OF MINIMUM YARD REQUIREMENTS (SETBACKS) FOR BASE ZONING DISTRICTS

Note as to setback line measurement: minimum setback lines are typically measured from the legal boundary of a lot, regardless of all easements burdening a lot, with exceptions of easements that comprise a road right-of-way where the minimum setback line is to be measured from the road right-of-way easement line.

Zoning district	Minimum Front Yard (feet)	Minimum Side Yard (feet)		Minimum Rear Yard (feet)	Public School Requirements
GC	None	None		None	
A	50	30		50	x
E	75	30		75	x
RSF-1	50	30		50	x
RSF-2	40	20		30	x
RSF-3	30	Waterfront 10	Non-waterfront 7.5	25	x
RSF-4	25	10	7.5	25	x
RSF-5	25	10	7.5	20	x
RSF-6	25	10	7.5	20	x
RMF-6	S.F. 25	10	7.5	20	x
	Duplex 25 3 + units 30	10 15	10 15	20 20	
RMF-12	30	a		30	x
RMF-16	b	a		b	x
RT	b	a		b	x
VR	SF./MH 20 Duplex 35 M.F. 35	Waterfront 10 15 15	Non-waterfront 5 15 15	20 30 30	x

MH[1]	25	Waterfront 10	Non-waterfront 7.5	10		x
TTRVC[2]	10	Waterfront 10	Non-waterfront 5	Waterfront 10	Non-waterfront 8	-
C-1	25	Residential 25	Non-residential 15	Residential 25	Non-residential 15	x
C-2	25	25	15	25	15	x
C-3[3]	c	25	a	25	a	x
C-4[4]	d	25	a	25	a	x
C-5[4]	25	25	15	25	15	x
I[4]	25	50	e	50	15	x
BP	50	50	10	50	25	-
CON[5]	50	50	50	50	50	-
P	f	f	f	f	f	x
CF	25	Residential 25	Non-residential 15	Residential 25	Non-residential 15	x
Overlay Districts	See ~~table of~~ special design requirements for the applicable overlay district located in the appropriate section ~~for that district in chapter 4.~~					

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4.02.03 – Specific Standards for Location of Accessory Buildings and Structures

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D. Table of dimensional standards for accessory buildings and structures in zoning districts other than Rural Agricultural (A) and Estates (E):

Location	Accessory Building/Structure	Setbacks			
		Front	Side	Rear	Structure to Structure (If Detached)

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	One-story and multi-story parking structures	SPS	SPS	SPS	1/1[2] with a minimum of 10 feet
	Parking garage (one- and two-family)	SPS	SPS	SPS	10 feet
	Permanent emergency generators[1]	Not permitted in front of building	SPS	10 feet	N/A

	Satellite dish antennas	Not permitted in front of building	SPS	15 Feet	10 feet
	Swimming pool and/or screen enclosure (one- and two-family) where swimming pool decks are: • In Isles of Capri: Seven feet in height or less above the top of seawall with a maximum of four feet of stem wall exposure • In all other areas: Four feet in height or less above top of seawall or top of bank	SPS	SPS	10 feet	None
	Swimming pool and/or screen enclosure (one- and two-family) where swimming pool decks are: • In Isles of Capri: More than seven feet in height above the top of seawall or with more than four feet of stem wall exposure • In all other areas: More than four feet in height above top of seawall or top of bank	SPS	SPS	20 Feet	None
	Swimming pool (multi-family and commercial)	SPS	15 feet	20 feet	None
	Tennis courts (private) (one- and two-family)	SPS	SPS	15 feet	10 feet
	Tennis courts (multi-family and commercial)	SPS	SPS	35 feet	20 feet
	Trellises, arbors, and similar structures that do not exceed the maximum fence height in LDC section 5.03.02	None	None	None	None
	Trellises, arbors, and similar structures that exceed the maximum fence height in LDC section 5.03.02	SPS	SPS	10 feet	None

	Unlisted accessory	SPS	SPS	SPS	10 feet
	Utility buildings	SPS	~~10 feet~~ SPS	~~SPS~~ 10 feet	10 feet

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4.02.05 – Specific Design Standards for Waterfront ~~lots~~ Lots

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4.02.06 – Standards for Development within the Airport Overlay (APO)

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M. Requirements for airspace obstructions.

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2. Airspace obstruction review materials. The Administrative Code shall establish the submittal requirements for an airspace obstruction review during the ~~Site Development Plan~~ site development plan review process. When an airspace obstruction review is required at the time of building permit, the following items shall be submitted for review:

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4.02.16 – Design Standards for Development in the Bayshore Gateway Triangle Community Redevelopment Area

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D. Building Types and Architectural Standards

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5. Building Type: ROWHOUSE.

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d. Facade Details:

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i. All rowhouse buildings are encouraged to provide design and architectural features to provide visual interest. The types of features may vary on adjacent rowhouse façade that share a common wall, and may include:

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h) Balconies.

i) Decorative finish, such as ~~wainscoating~~ wainscoting.

j) Decorative cornices and rooflines (for flat roofs).

k) Window trim (minimum 4 inches wide).

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6. Building Type: APARTMENT.

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c. Facade Details:

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ii. All apartment buildings are encouraged to provide design details and architectural features to provide visual interest, which may include the following:

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h) Balconies.

i) Decorative finish, such as ~~wainscoating~~ wainscoting.

j) Decorative cornices and rooflines (for flat roofs).

k) Window trim (minimum 4 inches wide).

l) Canopies, porticos, or porte-cocheres (integrated with the building's massing and scale)

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7. Building Type: MIXED-USE.

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g. Facade Details:

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i. All mixed-use buildings shall provide a minimum of 4 of the following design details and architectural features:

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h) Balconies.

i) Decorative finish, such as ~~wainscoating~~ wainscoting.

j) Decorative cornices and rooflines (for flat roofs).

k) Window trim (minimum 4 inches wide).

l) Canopies, porticos, or porte-cocheres (integrated with the building's massing and scale)

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8. Building Type: COMMERCIAL

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f. Facade Details:

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i. All commercial buildings shall provide a minimum of 4 of the following design details and architectural features:

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h) Balconies.

i) Decorative finish, such as ~~wainscoating~~ wainscoting.

j) Decorative cornices and rooflines (for flat roofs).

k) Window trim (minimum 4 inches wide).

l) Canopies, porticos, or porte-cocheres (integrated with the building's massing and scale)

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4.06.05 – General Landscaping Requirements

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G. Prohibited Plant Materials.

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3. Prohibited exotic plants. All prohibited exotic plants, as defined in this Chapter as well as Chapter 3, shall be removed during each phase of construction from development areas, open space areas, and preserve areas pursuant to this Chapter as well as Chapter 3. Following site development**,** a maintenance program shall be implemented to prevent reinvasion of the site by prohibited exotic species. This plan shall describe control techniques and inspection intervals, shall be filed with, and be approved by the ~~development services~~ County Manager or designee prior to approval of the improvement plans, and final subdivision plat. Flexibility, in the form of area tradeoffs or mitigation, may be allowed in the determination of areas within developments to be preserved.

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5.05.08 – Architectural and Site Design Standards

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G. Deviations and alternate compliance. The following alternative compliance. The following alternate compliance process is established to allow deviations from the requirements of this section as approved by the County Manager or designee.

1. Review and approval procedure. Upon request by the applicant, the County Manager or designee may administratively approve a ~~Site Development Plan~~ site development plan application that includes an alternative architectural design and site development plan that may be substituted in a whole or in part for a plan meeting the standards of the LDC section 5.05.08. Approved deviations are allowed only as to the specific design and plan reviewed. Any modification to an approved design shall necessitate re-review and approval by the County Manager or designee.

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5.05.09 – Wireless Communication Facilities

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F. Design and development standards.

1. General standards applicable to all types of wireless communication facilities.

a. Any new WCF or modification to an existing WCF that requires both a ~~Site Development Plan~~ site development plan and building permit review may be processed concurrently but at the applicant's risk.

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5.05.17 – Floating Solar Facilities

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A. Unless a wavier is approved in accordance with LDC section 5.05.07.B, a floating solar facility must comply with all of the following requirements:

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3. Maintenance and inspection. To prevent the occurrence of damage and breakdown of the facility, a maintenance plan shall be submitted at the time of ~~Site Development Plan~~ site development plan approval and an inspection report filed with the County Manager or designee one year after the facility is permitted and operational, and every three years thereafter

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5.06.02 – Development Standards for Signs within Residential Districts

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B. Applicability. Signs within residential zoning districts, and in designated residential portions of PUD zoned properties shall be permitted as provided for in this section.

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11. Flags & Flagpoles. Residential properties including Estates, Con & Agricultural zoned districts with residential uses that have been issued a certificate of occupancy are permitted up to three flags on a single flagpole.

a. On single-family and duplex lots a flagpole shall not exceed 30 feet in height above finished grade or extend more than 20 feet from any building to which it is ~~are~~ attached.

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6.01.02 – Easements

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C. Protected/preserve area and easements. A nonexclusive easement of tract in favor of Collier County, without any maintenance obligation, shall be provided for all "protected/preserve" areas required to be designated on the subdivision plat. Any buildable lot or parcel subject to abutting a protected/preserve area required to be designated on the subdivision plat shall have a minimum setback as required by the LDC, or other setback that may be approved as deviation through the PUD approval process by the Board of County Commissioners from the boundary of such protected/preserve area in which no ~~principle~~ principal structure may be constructed. The required preserve principal structure setback line and the accessory structure setback lines shall be clearly indicted and labeled on the final plat where applicable. Further, the subdivision plat shall require that no alteration, including accessory structures, fill placement, grading, plat

alteration or removal, or similar activity shall be permitted within such setback area without the prior written consent of the County Manager or designee; provided, in no event shall these activities be permitted in such setback area within ten feet of the protected/preserve area boundary. Additional regulations regarding preserve setbacks and buffers are located in Chapter 4 and 10, and shall be applicable for all preserves, regardless if they are platted or simply identified by a recorded conservation easement. The boundaries of all required easements shall be dimensioned on the final subdivision plat. Required protected/preserve areas shall be identified as separate tracts or easements having access to them from a platted right-of-way. No individual residential or commercial lot or parcel lines may project into them when platted as a tract. If the protected/preserve area is determined to be jurisdictional in nature, verification must be provided which documents the approval of the boundary limits from the appropriate local, state or federal agencies having jurisdiction and when applicable pursuant to the requirements and provisions of the growth management plan. All required easements or tracts for protected/preserve areas shall be dedicated and also establish the permitted uses for said easement(s) and/or tracts on the final subdivision plat to Collier County without the responsibility for maintenance and/or to a property owner's association or similar entity with maintenance responsibilities. An applicant who wishes to set aside, dedicate or grant additional protected preserve areas not otherwise required to be designated on the subdivision plat may do so by grant or dedication without being bound by the provisions of this section.

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6.06.01 – Street System Requirements

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N. The minimum right-of-way widths to be utilized shall be as follows and, where applicable, shall be classified by the cross-sections contained in Appendix B, and will directly related to traffic volume as indicated in the definition of each street contained herein and, where applicable, clarified by the cross-sections contained in Appendix B. Private street right-of-way widths and design may be determined on a case-by-case basis in accordance with Chapter 10. In the event that the applicant does not apply for a ~~preliminary subdivision plat~~ conceptual plat with deviations, the applicant's engineer may request that the County Manager of his designee approve an alternate private right-of-way cross-section. The request shall be in writing and accompanied with documentation and justification for the alternate section based on sound engineering principles and practices.

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9.03.03 – Type of Nonconformities

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B. Nonconforming structures. Where a structure lawfully exists at the effective date of the adoption of this ordinance or relevant amendment that could not be built under the LDC by reason of restrictions on lot area, lot coverage, height yards, location on the lot, or requirements other than use concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

* * * * * * * * * * * * *

2. Should such nonconforming structure or nonconforming portion of a structure be destroyed by any means to an extent of more than fifty (50) percent of its actual replacement cost at time of destruction, as determined by a cost estimate submitted to the ~~site development review director~~ County Manager or designee, it shall not be reconstructed expected in conformity with provisions of the LDC.

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10.02.01 – Pre-Application Conference Required

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A. Subdivision review procedures.

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1. Preapplication conference. Prior to formal filing of a subdivision plat, an applicant shall confer with the County Manager or his designee to obtain information and guidance. The purpose of such a conference is to permit the applicant and the County Manager or his designee to review informally a proposed development and determine the most efficient method of development review before substantial commitments of time and money are made in the preparation and submission of the improvement plans, subdivision plat, and related documents.

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b. Issues of discussion. Issues that shall be discussed at the preapplication conference shall include but are not limited to the following:

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v. Application copies and fees. The County Manager of his designee shall identify the number of copies of the ~~preliminary~~ conceptual plat with deviations or final subdivision plat application that are required to be submitted for the proposed development, along with the amount of the fees needed to defray the cost of processing the application.

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

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A. Generally.

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3. Exemptions from ~~Site Development Plans~~ site development plans and ~~Site Improvement Plans~~ site improvement plans. While the following land use activities shall be exempt from the provisions of LDC section 10.02.03, they are not exempt from other provisions of the LDC such as, but not limited to, landscaping, tree removal, development standards, and the submission requirements attendant to obtaining temporary use and building permits, unless otherwise stated in LDC subsection 10.02.03 A.3

a. Single-family detached and two-family housing structure(s) on a lot(s) of record except as otherwise provided at LDC section ~~4.02.02~~ 4.02.04 (cluster development).

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5. School Board Review Exemption.

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b. The expedited site plan for school board review, as referenced in section 10.02.03 A.3.a. of the Land Development Code, will consist of the following areas of review:

* * * * * * * * * * * * *

ix. Off-Site Impacts. In accordance with Section 6 of the Interlocal Agreement for Public Facility Planning, the school district and the County will jointly determine the need for, and timing of, on-site and off-site infrastructure improvement in conjunction with the determination of the consistency of the site location with the GMP and the code, and will enter into a written agreement at the preapplication stage, as to the timing and location, and the entity or entities responsible for the cost, construction, operation and maintenance of the required improvements. In reaching a determination regarding responsibility for improvements, the parties will be guided as follows:

* * * * * * * * * * * * *

(i) In the event School District proposes to expand an existing school site, Collier County Transportation Staff shall make its recommendations as to improvements required to mitigate the off-stie transportation impacts, but only as they are related to such expansion.

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10.02.06 – Requirements for Permits

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D. Enforcement and penalties.

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3. Corrective measures for environmental violations.

a. Mitigation

i. The person(s) responsible for violations of the environmental sections of the Land Development Code shall be notified according to section 8.08.00 and shall have 30 days to prepare a mitigation plan that is acceptable to the county to resolve the violation. The mitigation plan shall be submitted to ~~development services staff~~ the County Manager or designee for review and comment. Once the plan is accepted by ~~development services~~ the County Manager or designee, the responsible party shall have 15 days to complete the mitigation unless other arrangements are specified and agreed upon in the mitigation plan.

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10.02.13. – Planned Unit Development (PUD) Procedures

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B. Procedures for planned unit development zoning. Petitions for rezoning to PUD in accordance with LDC section 10.02.08, shall be submitted and processed as for a rezoning amendment generally pursuant to LDC section 10.02.08 and in accordance with the following special procedures:

* * * * * * * * * * * * *

6. Action by Board of County Commissioners. Unless the application is withdrawn by the applicant or deemed “closed” pursuant to LDC section ~~2.03.06~~ 10.02.08 D, the Board of County Commissioners shall, upon receipt of the Planning Commission ‘s recommendation, advertise and hold a public hearing on the application. The notice and hearing shall be on the PUD rezone application, PUD master plan of development and PUD ordinance, as recommended by the Planning Commission to the Board of County Commissioners. The Board of County Commissioners shall either approve the proposed rezoning to PUD; with conditions or modifications; or deny the application for PUD rezoning.

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10.04.01 – Determination of Completeness

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B. Approval of regulated development and certificates to operate for wellfield operations.

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5. Administrative review. Certificates to operate shall be processed and shell be administratively approved, approved with conditions, or denied by the County Manager as provided in this section. Application for certificate to operate shall be made on a form prepared by the County Manager.

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b. Substantive review

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ii. Within 30 days of a determination of issuance of a determination of completeness, the County Manager shall render a written evaluation of the application in accordance with the standards of LDC section 3.06.12 and 3.06.13 hereof and render a notice of intent to issue or deny the application, a copy of which shall be sent to the owner/operator by ~~regular U.S~~ electronic mail.

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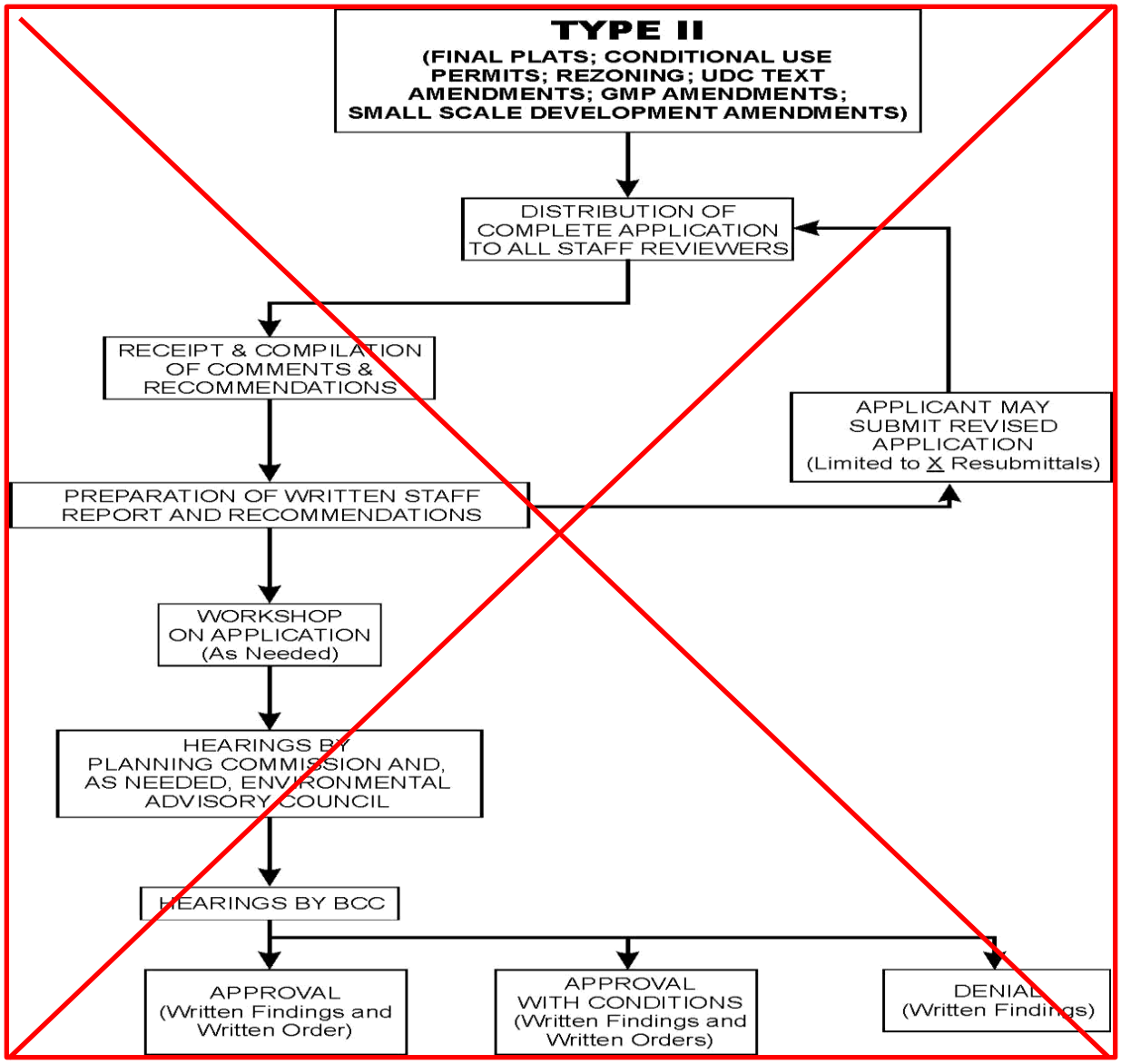
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10.04.03 – Application Subject to Type II Review

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The following applications are subject to Type II review: Conditional use Permits; Rezoning; LDC Text Amendments; GMP Amendments; and ~~s~~Small ~~s~~Scale ~~d~~Development Amendments.

For graphic depiction of the review procedure, please see Illustration 10.04.03 A.


TYPE II
(FINAL PLATS; CONDITIONAL USE PERMITS; REZONING; UDC TEXT AMENDMENTS; GMP AMENDMENTS; SMALL SCALE DEVELOPMENT AMENDMENTS)
DISTRIBUTION OF COMPLETE APPLICATION TO ALL STAFF REVIEWERS
RECEIPT & COMPILATION OF COMMENTS & RECOMMENDATIONS
APPLICANT MAY SUBMIT REVISED APPLICATION (Limited to X Resubmittals)
PREPARATION OF WRITTEN STAFF REPORT AND RECOMMENDATIONS
WORKSHOP ON APPLICATION (As Needed)
HEARINGS BY PLANNING COMMISSION AND, AS NEEDED, ENVIRONMENTAL ADVISORY COUNCIL
HEARINGS BY BCC
APPROVAL (Written Findings and Written Order)
APPROVAL WITH CONDITIONS (Written Findings and Written Orders)
DENIAL (Written Findings)

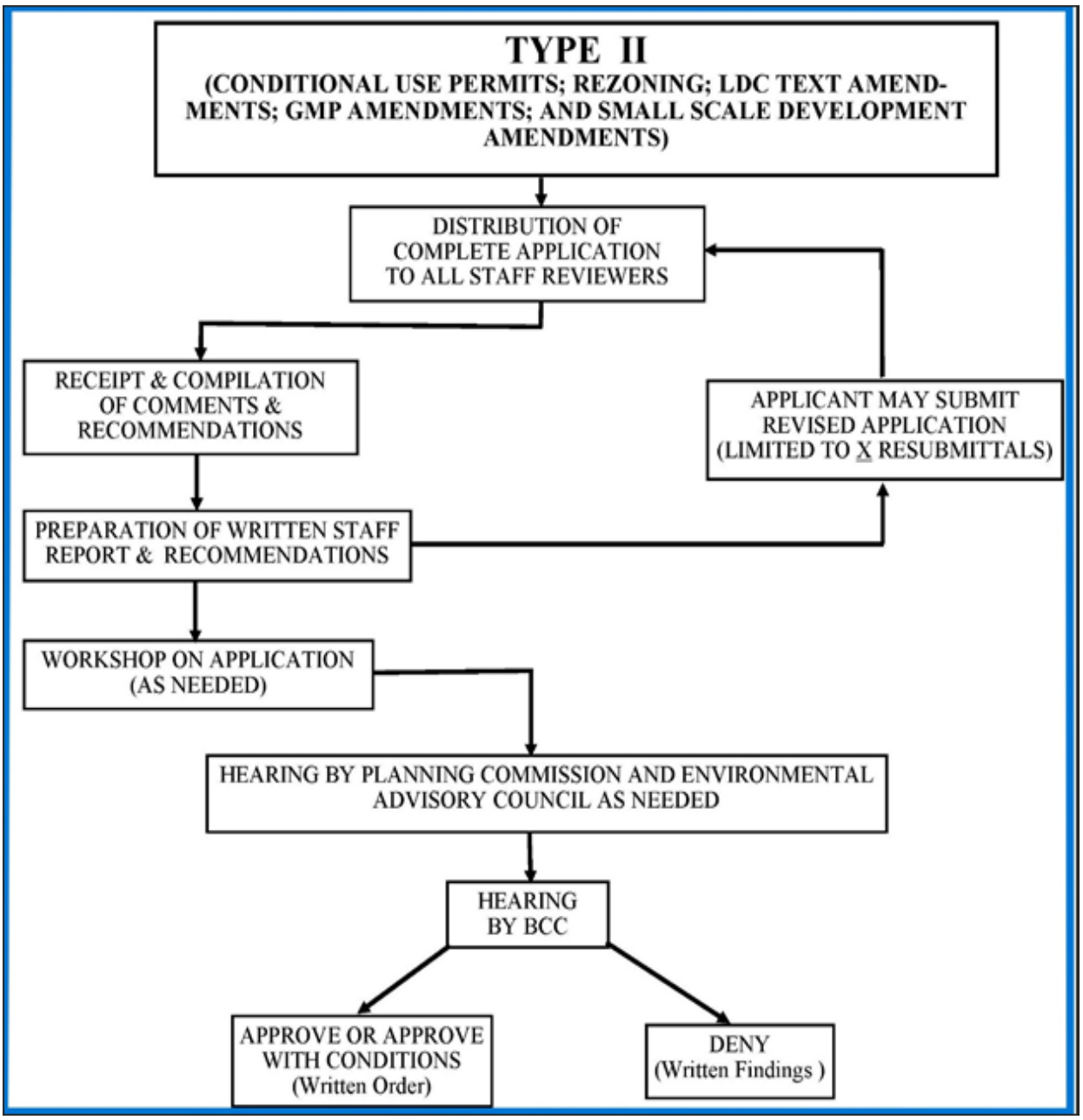


Illustration 10.04.03 A.

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APPENDIX C - FINAL SUBDIVISION PLAT, REQUIRED CERTIFICATIONS AND SUGGESTED TEXT AND FORMATS FOR OTHER REQUIRED INFORMATION

(SEE LDC section 10.02.04 for applicable, specific provisions)

The following text and format are intended as a guide for preparation of those platting materials required to be submitted to reviewing authorities, including the Project Review Services Department, Utilities Division, County Health Department, County Attorney and the Board of County Commissioners. Adherence to this format and text will substantially expedite review. Substantial deviation in substance or form from the suggested text and format may result in delay or disapproval of the submitted plat.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A BOUNDARY SURVEY OF THE PROPERTY PERFORMED BY ME, OR UNDER MY SUPERVISION, AS PROVIDED IN CHAPTER 177.041 FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, AS AMENDED, FLORIDA STATUTES. IT IS FURTHER CERTIFIED THAT ALL PERMANENT REFERENCE MONUMENTS WILL BE SET PRIOR TO THE RECORDING OF THIS PLAT AND THAT THE PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE SET PRIOR TO FINAL ACCEPTANCE OF THE REQUIRED IMPROVEMENTS.

(signature) (TYPED OR PRINTED NAME HERE)	DATE
Include Florida Professional Land Surveyor No.	

ADMINISTRATIVE OFFICIAL APPROVAL

STATE OF FLORIDA
COUNTY OF COLLIER

THIS PLAT APPROVED FOR RECORDING THIS _____ DAY OF _____, 20___, PROVIDED THAT THE PLAT IS FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF COLLIER COUNTY, FLORIDA.

	(Name of Administrative Official), (Title of Administrative Official) ADMINISTRATIVE OFFICIAL PER RESOLUTION 2025-131
	BOARD OF COUNTY COMMISSIONERS COLLIER COUNTY, FLORIDA

FILING RECORD

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS, OF CHAPTER 177, FLORIDA STATUTES. I FURTHER CERTIFY THAT SAID PLAT WAS FILED FOR RECORD AT _____ (a.m. or p.m.) THIS _____ DAY OF _____, 20 ___, AND DULY RECORDED IN PLAT BOOK _____ PAGE(S) _____, INCLUSIVE, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

(Name of Clerk)
CLERK OF CIRCUIT COURT
IN AND FOR COLLIER COUNTY

ENGINEERING SERVICES

THIS PLAT APPROVED BY THE ENGINEERING SERVICES DEPARTMENT OF THE COMMUNITY DEVELOPMENT DIVISION OF COLLIER COUNTY, FLORIDA THIS _____ DAY OF _____, 20___.

(TYPED NAME)

ENGINEERING SERVICES DIRECTOR/COUNTY ENGINEER
COLLIER COUNTY, FLORIDA

COUNTY SURVEYOR
THIS PLAT REVIEWED BY THE COUNTY SURVEYOR THIS _____ DAY OF _____, 20__.

(TYPED NAME)
COLLIER COUNTY SURVEYOR

COUNTY ATTORNEY

THIS PLAT APPROVED BY THE COLLIER COUNTY ATTORNEY THIS _____ DAY OF _____, 20___.

(TYPED NAME)
ASSISTANT COUNTY ATTORNEY

DEDICATIONS

STATE OF FLORIDA
COUNTY OF COLLIER

* * * * * * * * * * * * *
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Exhibit A – F.S. 177.081 Dedication and Approval

The 2025 Florida Statutes

Title XII MUNICIPALITIES | Chapter 177 LAND BOUNDARIES | View Entire Chapter

177.081 Dedication and approval.–

(1) Prior to approval by the appropriate governing body, the plat shall be reviewed for conformity to this chapter by a professional surveyor and mapper either employed by or under contract to the local governing body, the costs of which shall be borne by the legal entity offering the plat for recordation, and evidence of such review must be placed on such plat.

(2) Every plat of a subdivision filed for record must contain a dedication by the owner or owners of record. The dedication must be executed by all persons, corporations, or entities whose signature would be required to convey record fee simple title to the lands being dedicated in the same manner in which deeds are required to be executed. All mortgagees having a record interest in the lands subdivided shall execute, in the same manner in which deeds are required to be executed, either the dedication contained on the plat or a separate instrument joining in and ratifying the plat and all dedications and reservations thereon.

(3) When a tract or parcel of land has been subdivided and a plat thereof bearing the dedication executed by the owners of record and mortgagees having a record interest in the lands subdivided, and when the approval of the governing body has been secured and recorded in compliance with this part, all streets, alleys, easements, rights-of-way, and public areas shown on such plat, unless otherwise stated, shall be deemed to have been dedicated to the public for the uses and purposes thereon stated. However, nothing herein shall be construed as creating an obligation upon any governing body to perform any act of construction or maintenance within such dedicated areas except when the obligation is voluntarily assumed by the governing body.

History.–s. 1, ch. 71-339; s. 2, ch. 79-86; s. 7, ch. 98-20; s. 2, ch. 99-288.

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