

## EXHIBIT A LIST OF PERMITTED USES

Regulations for development of the Immokalee One-Stop MPUD shall be in accordance with the contents of this document and all applicable sections of the Growth Management Plan (GMP), the Land Development Code (LDC), and the Administrative Code in effect at the time of approval of the first Site Development Plan (SDP) or Plat. Where a PUD Ordinance does not provide development standards, then the provision of the specific sections of the LDC that are otherwise applicable shall apply.

### **PERMITTED USES**

This MPUD shall be limited to a maximum of 40,000 gross square feet of commercial uses or a maximum density of sixteen (16) residential dwelling units per acre, for a total of 61 residential dwelling units. No building or structure, or part thereof, shall be erected, altered, or used, or land used, in whole or in part, for other than the following:

#### **A. PRINCIPAL USES – RESIDENTIAL:**

1. Multi-family residential dwelling units
2. Any other principal use, which is comparable in nature with the foregoing list of permitted principal uses, as determined by the Hearing Examiner (HEX) or the Board of Zoning Appeals (“BZA”) by the process outlined in the LDC.

#### **B. PRINCIPAL USES – COMMERCIAL:**

1. Amusement and recreation services, indoor only (SIC 7999)
3. Ancillary plants
4. Animal specialty services, except veterinary (SIC 0752, excluding outside kenneling)
5. Banks, credit unions and trusts (SIC 6011-6099)
6. Barber shops (SIC 7241)
7. Beauty shops (SIC 7231)
8. Business credit institutions (SIC 6153-6159)
9. Business services - miscellaneous (SIC 7311-7389, except auctioneering service, automobile recovery, automobile repossession, batik work, bottle exchanges, bronzing, cloth cutting, contractors' disbursement, cosmetic kits, cotton inspection, cotton sampler, directories-telephone, drive-away automobile, exhibits-building, filling pressure containers, field warehousing, fire extinguisher, floats-decoration, folding and refolding, gas systems, bottle labeling, liquidation services, metal slitting and shearing, packaging and labeling, patrol of electric transmission or gas lines, pipeline or powerline inspection, press clipping service, recording studios, repossession service, rug binding, salvaging of damaged merchandise, scrap steel cutting and slitting, shrinking textiles, solvent recovery, sponging textiles, swimming pool cleaning, tape slitting, textile designers, textile folding, tobacco sheeting, and window trimming service)
10. Cable and other pay television services (SIC 4841) including communication towers up to a specified height, subject to LDC Section 5.05.09
11. Commercial printing (SIC 2752, excluding newspapers)
12. Computer and computer software stores (SIC 5734)
13. Dance studios, schools and halls (SIC 7911)
14. Educational plants and public schools, subject to LDC Section 5.05.14

15. Educational services (SIC 8221-8222)
16. Engineering services (SIC 8711)
17. Essential services, subject to LDC Section 2.01.03
18. Facilities support management services (SIC 8744)
19. Federal and federally-sponsored credit agencies (SIC 6111)
20. Group care facilities (Categories II and II)
21. Health services (SIC 8011-8099)
22. Insurance carriers, agents and brokers (SIC 6311-6399, 6411)
23. Landscape architects, consulting and planning (SIC 0781)
24. Legal services (SIC 8111)
25. Libraries (8231)
26. Loan brokers (SIC 6163)
27. Management services (SIC 8741, 8742)
28. Membership organizations (SIC 8611-8699)
29. Membership sports and recreation clubs (SIC 7997)
30. Mortgage bankers and loan correspondents (SIC 6162)
31. Museums and art galleries (SIC 8412)
32. Personal credit institutions (SIC 6141)
33. Physical fitness facilities (SIC 7991)
34. Public Administration (SIC 9111-9199, 9229, 9311, 9411-9451, 9511-9532, 9611-9661)
35. Public or private parks and playgrounds
36. Public relations services (SIC 8743)
37. Real Estate (SIC 6512, 6531-6552)
38. Research, development and testing services (SIC 8731-8734)
39. Security and commodity brokers, dealer, exchanges and services (SIC 6211-6289)
40. Social services, individual and family (SIC 8322-8399, except homeless shelters and soup kitchens)
41. Surveying services (SIC 8713)
42. Tax return preparation services (SIC 7291)
43. Telephone communications (SIC 4812 and 4813) including communication towers up to a specified height and subject to LDC Section 5.05.09
44. Travel agencies (SIC 4724, no other transportation services)
45. United States Postal Service (SIC 4311, except major distribution center)
46. Veterinary services (SIC 0741, 0742, excluding outside kenneling)
47. Vocational schools (8243-8299)
48. Any other principal use, which is comparable in nature with the foregoing list of permitted principal uses, as determined by the Hearing Examiner (HEX) or the Board of Zoning Appeals ("BZA") by the process outlined in the LDC.

#### **C. ACCESSORY USES**

1. Accessory uses and structures customarily associated with the permitted principal uses and structures.

#### **D. CONDITIONAL USES**

1. Conditional uses of the General Commercial (C-4) District, subject to the conditional use process outlined in the Land Development Code.

**EXHIBIT B  
LIST OF DEVELOPMENT STANDARDS**

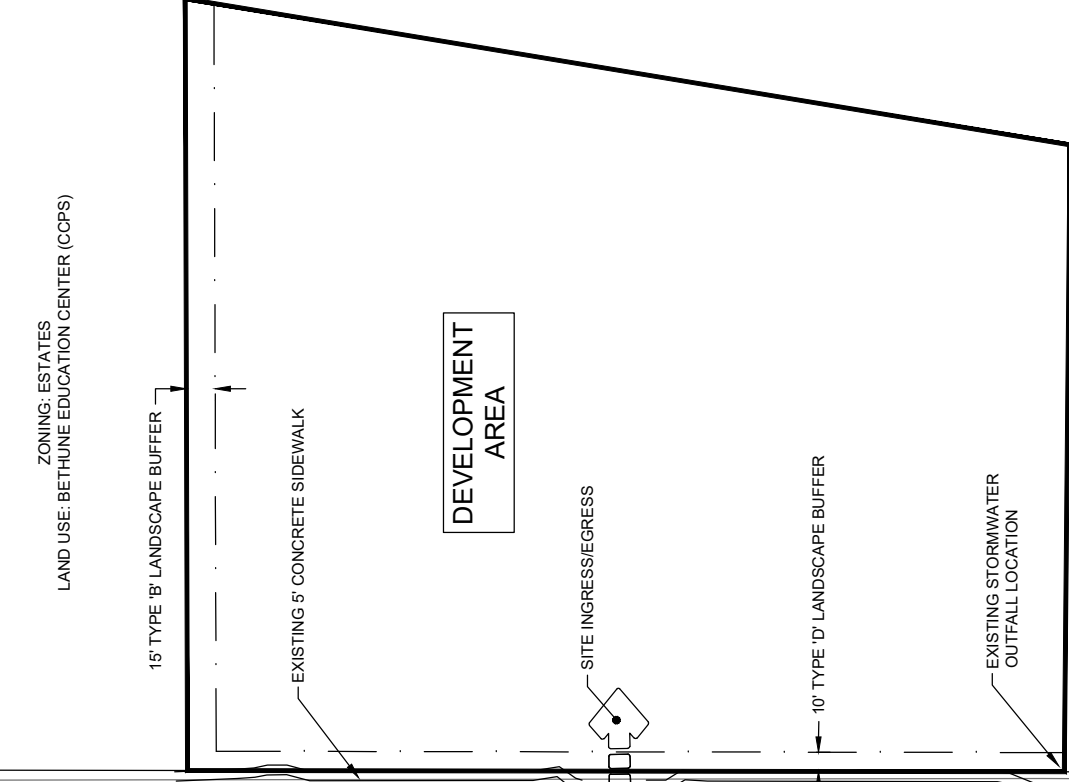
The standards for land uses within the Immokalee One-Stop MPUD shall be as stated in this development standards table. Standards not specifically set forth herein shall be those specified in applicable sections of the LDC in effect as of the date of approval of the SDP or subdivision plat.

**TABLE I  
DEVELOPMENT STANDARDS**

	COMMERCIAL USES		RESIDENTIAL USES	
	PRINCIPAL	ACCESSORY	PRINCIPAL	ACCESSORY
<b>MINIMUM LOT AREA</b>	10,000 SQUARE FEET	N/A	1-ACRE	N/A
<b>MINIMUM LOT WIDTH</b>	75 FEET	N/A	150 FEET	N/A
<b>MINIMUM FLOOR AREA</b>	1,000 FEET	N/A	EFFICIENCY-450 SQUARE FEET 1 BEDROOM-600 SQUARE FEET 2+ BEDROOM-750 SQUARE FEET	N/A
<b>MINIMUM DISTANCE BETWEEN STRUCTURES</b>	NONE	NONE	20 FEET	N/A
<b>MINIMUM SETBACKS</b>				
FRONT YARD:	25 FEET	15 FEET	25 FEET	15 FEET
SIDE YARD:	15 FEET	10 FEET	15 FEET	10 FEET
REAR YARD:	25 FEET	15 FEET	25 FEET	15 FEET
EASTERN & WESTERN PUD BOUNDARIES	25 FEET	15 FEET	10 FEET	15 FEET
NORTHERN & SOUTHERN PUD BOUNDARIES	15 FEET	10 FEET	15 FEET	10 FEET
<b>MAXIMUM BUILDING HEIGHT</b>				
ZONED	35 FEET	35 FEET	40 FEET	35 FEET
ACTUAL	42 FEET	35 FEET	47 FEET	42 FEET

SPS = Same as Principal Structure

Note: Nothing in this MPUD document shall be deemed to approve a deviation from the LDC unless it is expressly stated in Exhibit E, List of Deviations.



**LEGEND**

SITE INGRESS/EGRESS

REVISIONS:	No.	Revision:	Date:
1	REVISED PER COLLIER COUNTY PAIDATED 3/1/24		3/1/2024

SEC: 9	TWP: 47	RGE: 29
Designed by:	JESSICA HARRELSON	
Drawn by:	DAVID J. STIVERS	
Date:	MARCH 2024	
Drawing Scale:	1" = 100'	
File Name:	P-SFWD-001-001-X01.dwg	
Project Number:	P-SFWD-001-001	
Sheet ID:	X01	
Sheet Number:	01 of 02	

**CLIENT:**  
SOUTHWEST FLORIDA  
WORKFORCE  
DEVELOPMENT BOARD,  
INC.

**TITLE:**  
EXHIBIT C  
PUD MASTER PLAN

**PROJECT:**  
IMMOKALEE  
ONE-STOP  
MPUD

\* CIVIL ENGINEERING \* LANDSCAPE ARCHITECTURE  
 \* PLANNING AND ZONING \* SURVEYING  
 \* ENVIRONMENTAL SERVICES \* LAND DEVELOPMENT  
 2600 Golden Gate Pkwy 239.403.6700  
 Naples, FL 34105 Pen-Eng.com  
 Florida Engineering C.A. #28275  
 Florida Landscape C.A. #C26000632

## PLANNING NOTES:

CURRENT ZONING: ESTATES  
PROPOSED ZONING: IMMOKALEE ONE-STOP MPUD  
CURRENT LAND USE: DEVELOPED COMMERCIAL  
FUTURE LAND USE: URBAN MIXED-USE DISTRICT, COMMERCIAL MIXED-USE SUBDISTRICT

## LAND USE SUMMARY:

USE	ACRES	% OF SITE
DEVELOPABLE AREA	2.47	64.3
OPEN SPACE	1.37	35.7
<b>TOTAL</b>	<b>3.84</b>	<b>100.0</b>

## MAXIMUM INTENSITY:

40,000 SF OF GROSS FLOOR AREA OF COMMERCIAL USES  
OR  
61 RESIDENTIAL DWELLING UNITS (16 RESIDENTIAL DWELLING UNITS PER ACRE)

## OPEN SPACE:

PER LDC SECTION 4.02.01.B.2., SITES LESS THEN FIVE ACRES ARE NOT REQUIRED TO MEET OPEN SPACE REQUIREMENTS.

## PRESERVE:

NO PRESERVE REQUIRED



PROJECT:  
**IMMOKALEE  
ONE-STOP  
MPUD**

TITLE:  
**EXHIBIT C  
PUD MASTER PLAN**

CLIENT:  
**SOUTHWEST FLORIDA  
WORKFORCE  
DEVELOPMENT BOARD,  
INC.**

REVISIONS:	No:	Revision:	Date:
	1	REVISED PER COLLIER COUNTY PAIDATED 3/1/24	03/01/24

SEC: 9 TWP: 47 RGE: 29  
Designed by: JESSICA HARRELSON  
Drawn by: DAVID J. STIVERS  
Date: MARCH 2024  
Drawing Scale: 1" = 100'  
File Name: P-SFWD-001-001-X01A.dwg  
Project Number: P-SFWD-001-001  
Sheet ID: X01  
Sheet Number: 02 of 02

EXHIBIT D  
LEGAL DESCRIPTION

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST QUART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 47 SOUTH, RANGE 29 EAST, COLLIER COUNTY, FLORIDA; THENCE RUN S. 89°42'38" E. ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, FOR A DISTANCE OF 30.00 FEET TO A POINT 30.00 EASTERLY OF, AS MEASURED AT RIGHT ANGLES TO, THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, THENCE RUN N. 00°26'00" E., PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, FOR A DISTANCE OF 145.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED: THENCE CONTINUE N. 00° 26' 00" E. FOR A DISTANCE OF 456.50 FEET; THENCE RUN S. 89°49'15" E. FOR A DISTANCE OF 402.00 FEET; THENCE RUN S. 09°44'21" W. FOR A DISTANCE OF 466.94 FEET; THENCE RUN N. 89°07'32" W. FOR A DISTANCE OF 326.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.84 ACRES MORE OR LESS.

EXHIBIT E  
LIST OF DEVIATIONS

There are no requested deviations.

## EXHIBIT F LIST OF DEVELOPMENT COMMITMENTS

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

### 1. GENERAL

- A. One entity (hereinafter the Managing Entity) shall be responsible for PUD monitoring until close-out of the PUD, and this entity shall also be responsible for satisfying all PUD commitments until close-out of the PUD. At the time of this PUD approval, the Managing Entity is Southwest Florida Workforce Development Board, Inc. Should the Managing Entity desire to transfer the monitoring and commitments to a successor entity, then it must provide a copy of a legally binding document that needs to be approved for legal sufficiency by the County Attorney. After such approval, the Managing Entity will be released of their/its obligations upon written approval of the transfer by County staff, and the successor entity shall become the Managing Entity. As Owner and Developer sell off tracts, the Managing Entity shall provide written notice to County that includes an acknowledgement of the commitments required by the PUD by the new owner and the new owner's agreement to comply with the Commitments through the Managing Entity, but the Managing Entity shall not be relieved of its responsibility under this Section. When the PUD is closed-out, then the Managing Entity is no longer responsible for the monitoring and fulfillment of PUD commitments.
- B. Issuance of a development permit by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law. (Section 125.022, FS)
- C. All other applicable state or federal permits must be obtained before commencement of the development.
- D. The developer, successor or assign of the Immokalee One-Stop MPUD acknowledges the property's proximity to the Immokalee Regional Airport and the potential for noises created by and incidental to the operation of the airport. Notice shall be provided to potential homeowners and/or renters through the provision of the following disclosure statement on any plat, and in association documents for condominium, property owner and homeowner associations, or lease document:  
  
"The Immokalee Regional Airport is in proximity to the Immokalee One-Stop MPUD. There is potential for noises created by and incidental to the operation of the airport that may be objectionable."

### 2. TRANSPORTATION

- A. The maximum total daily trip generation for the MPUD shall not exceed 172 two-way PM peak hour net trips based on the use codes in the ITE Manual on trip generation rates in effect at the time of application for SDP/SDPA or subdivision plat approval.



3. LIGHTING

A. Newly installed lighting shall be Dark Skies compliant.

4. ENVIRONMENTAL

A. The Developer shall adhere to the Florida Fish and Wildlife Conservation Commission Black Bear Management Plan, as applicable. The informational brochure created by the Florida Fish and Wildlife Conservation Commission (FFWCC) and titled "A Guide to Living in Bear Country" will be distributed to future residents and construction/maintenance personnel. Residents will be provided with information on how to secure their garbage containers to discourage bears from foraging in trash receptacles and the project will utilize bear-proof dumpsters in locations to be determined at the time of Site Development Plan (SDP) approval.