

EXHIBIT A LIST OF PERMITTED USES

Regulations for development of the Miceli Residential Planned Unit Development (RPUD) 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 Site Development Plan (SDP) or Plat.

MAXIMUM DENSITY:

This RPUD shall be limited to a maximum of sixty-three (63) residential dwelling units. The uses are subject to a trip cap identified in Exhibit F of this RPUD. 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

1. Multi-Family
2. Townhomes
3. Any other principal use, which is comparable in nature with the foregoing list of permitted principal uses, as determined by the Board of Zoning Appeals (BZA) of the Hearing Examiner (HEX), as applicable, by the process outlined by the Land Development Code (LDC).

B. ACCESSORY USES

1. Model Homes and Sales Center
2. Customary accessory uses and structures that are incidental to the list of permitted principal uses, such as but not limited to, a clubhouse, indoor and outdoor recreational facilities and uses intended for residents and their guests.

EXHIBIT B

LIST OF DEVELOPMENT STANDARDS

The standards for land uses within the development 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

DEVELOPMENT STANDARDS	MULTI-FAMILY	TOWNHOMES	ACCESSORY USES
MINIMUM LOT AREA	N/A	1,800 SF	N/A
MINIMUM LOT WIDTH	N/A	20'	N/A
MINIMUM LOT DEPTH	N/A	90'	N/A
MINIMUM FLOOR AREA	700 SF PER UNIT	1,000 SF PER UNIT	N/A
MINIMUM SETBACKS (EXTERNAL)			
FRONT YARD- (FROM US 41)	50'	50'	SPS
SIDE YARD- (FROM NORTHERN PUD BOUNDARY)	10' ¹	10' ¹	SPS
SIDE YARD- (FROM SOUTHERN PUD BOUNDARY)	25'	25'	SPS
REAR YARD- (FROM WESTERN PUD BOUNDARY)	40'	40'	SPS
MINIMUM SETBACKS (INTERNAL)			
FRONT YARD	N/A	20' or 10' ^{2, 4}	SPS
SIDE YARD	N/A	0' or 5' ³	SPS
REAR YARD	N/A	10'	5'
MAXIMUM HEIGHT			
ZONED	35', limited to two stories	35', limited to two stories	SPS
ACTUAL	42'	42'	SPS
MINIMUM DISTANCE BETWEEN PRINCIPAL STRUCTURES	10'	10'	10'

SPS – Same as Principal Structure

¹ Where the 30' County Easement exists along the northern and western property lines, as depicted on Exhibit C "PUD Master Plan", the 10' setback shall be measured from the internal easement line.

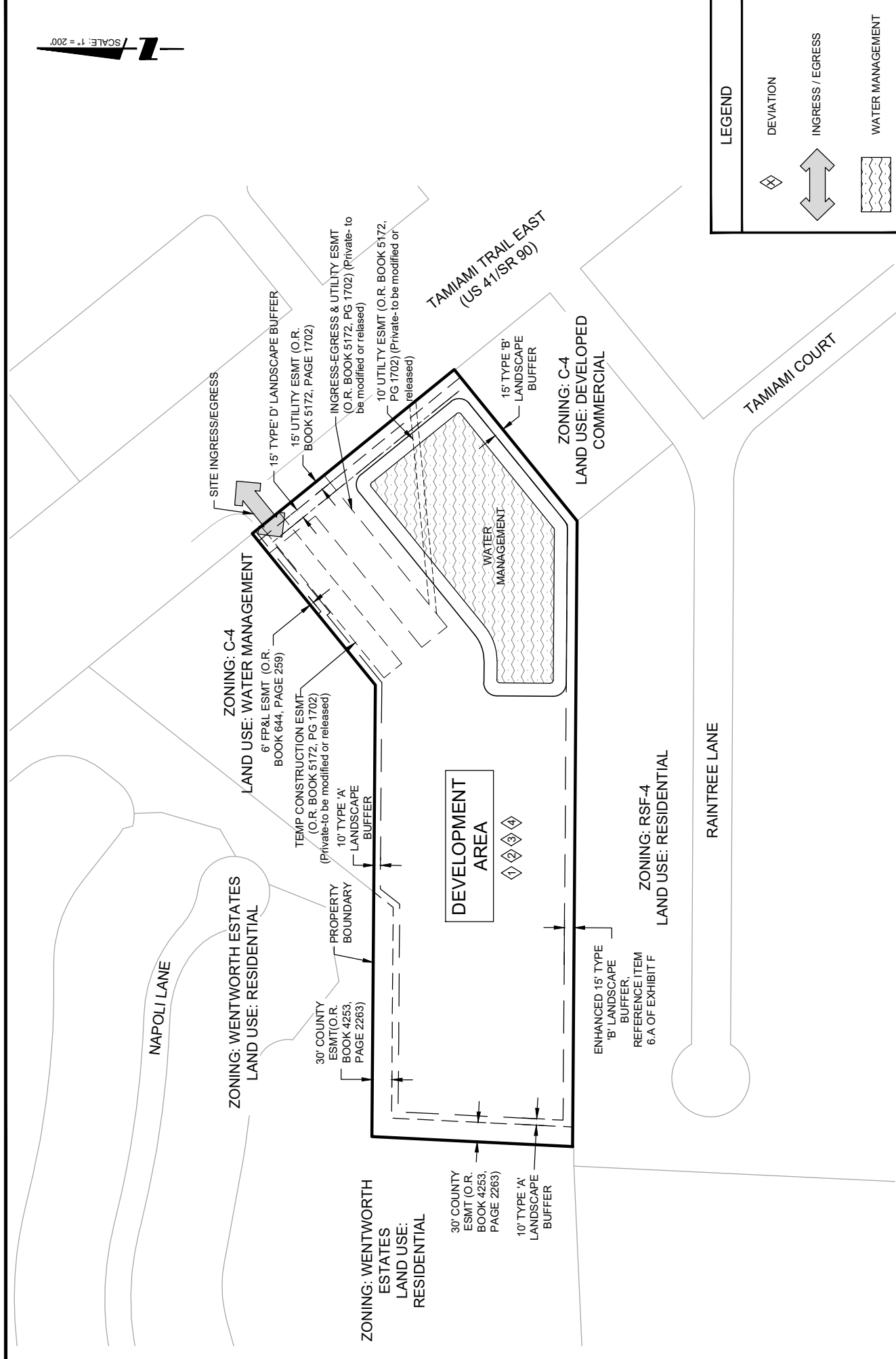
² Front entry garages shall be set back a minimum of 23 feet from the edge of any sidewalk.

³ 0' setback for shared walls and 5' required for exterior side walls of the units from lot lines.

⁴ Lots with two front yards may reduce the secondary front yard setback to 10'.

Notes: Nothing in this RPUD Document shall be deemed to approve a deviation from the LDC unless it is expressly stated in the list of deviations. Setbacks that conflict with utility standards for the required separation between utility infrastructure and buildings or structures do not constitute an approved deviation

EXHIBIT C
PUD MASTER PLAN



LEGEND

DIAMOND SYMBOL: DEVIATION

DOUBLE ARROW SYMBOL: INGRESS / EGRESS

WAVE LINE SYMBOL: WATER MANAGEMENT

PROJECT:		TITLE:		CLIENT:	
MICELI RPUD		EXHIBIT C PUD MASTER PLAN		11140 TAMAMI LLC	
REVISIONS:					
No.	Revision:	Date:			
1	COLLER COUNTY PAI	5/9/2025			
2	COLLER COUNTY PAI	6/12/2025			
SEC: 29			TWP: 50	RGE: 26	
Designed by:			JESSICA HARRELSON		
Drawn by:			A. SPAGNOLA		
Date:			MARCH 2025		
Drawing Scale:			1" = 200'		
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Sheet Number:			01 of 02		

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PLANNING NOTES

CURRENT ZONING: MICELI PUD
 PROPOSED ZONING: MICELI RPUD
 CURRENT LAND USE: UNDEVELOPED
 FUTURE LAND USE: URBAN MIXED-USE DISTRICT, URBAN COASTAL FRINGE SUBDISTRICT, COASTAL HIGH HAZARD AREA

MAXIMUM DENSITY: 63 RESIDENTIAL UNITS

MAXIMUM ZONED BUILDING HEIGHT: 35' LIMITED TO TWO-STORIES

DEVIATIONS

- 1 DEVIATION #1 SEEKS RELIEF FROM LDC SECTION 6.06.01 N, "STREET SYSTEM REQUIREMENTS," WHICH ESTABLISHES A MINIMUM 6--FOOT-WIDE CUL-DE-SAC STREET, TO INSTEAD ALLOW A MINIMUM 50-FOOT-WIDE CUL-DE-SAC STREET FOR THE INTERNAL RIGHT-OF-WAY.
- 2 DEVIATION #2 SEEKS RELIEF FROM LDC SECTION 4.05.02 F, "OFF-STREET PARKING DESIGN STANDARDS," WHICH REQUIRES PARKING FACILITIES BE DESIGNED SO THAT NO MOTOR VEHICLES BACK ONTO ANY STREET, TO INSTEAD ALLOW PARKING FACILITIES WITHIN THE MICELI RPUD BE DESIGNED TO BACK ONTO THE INTERNAL PLATTED RIGHT-OF-WAY.
- 3 DEVIATION #3 SEEKS RELIEF FROM LDC SECTION 6.06.01 J, "DEAD-END STREETS," WHICH REQUIRES CUL-DE-SACS TO BE PROVIDED AT THE TERMINUS OF DEAD-END STREETS, TO INSTEAD ALLOW A HAMMER HEAD DESIGN AT THE TERMINUS OF THE INTERNAL STREET.
- 4 DEVIATION #4 SEEKS RELIEF FROM LDC SECTION 6.06.02 A.2, "SIDEWALKS AND BIKE LANES," WHICH REQUIRES 5' SIDEWALKS ON BOTH SIDES OF INTERNAL STREETS, TO INSTEAD ALLOW A SIDEWALK ALONG ONE SIDE OF THE INTERNAL STREET WHERE THERE ARE NO DWELLING UNITS.

PRESERVE:

1. PER COLLIER COUNTY LDC SECTION 3.05.07 B.2, THE MICELI RPUD DOES NOT REQUIRE A PRESERVE.

LAND USE SUMMARY

USE	ACRES	% OF SITE
WATER MANAGEMENT LAKES	+/-1.95 ACRES	22.6%
LANDSCAPE BUFFERS	+/-0.83 ACRES	9.6%
DEVELOPMENT AREA	+/-5.24 ACRES	60.7%
FPL AND UTILITY ESMTS	+/-0.16 ACRES	1.9%
30' EASEMENT	+/-0.45 ACRES	5.2%
TOTAL SITE AREA	+/-8.63 ACRES	100%

USABLE OPEN SPACE REQUIREMENT

REQUIRED OPEN SPACE (8.63 ACRES X 60% = 5.18 AC)

*USABLE OPEN SPACE LOCATION WILL BE DETERMINED AT TIME OF SDP PERMITTING

JECT: MICELI RPUD

EXHIBIT C
PUD MASTER PLAN

CLIENT:

[illegible]

SEC: 29	TWP: 50	RGE: 26
Designed by:	JESSICA HARRELSON	
Drawn by:	A SPAGNOLA	
Date:	MARCH 2025	
Drawing Scale:	N.T.S.	
File Name:	P-AJS-002-001-C00-X01-2.dwg	
Project Number:	P-AJS-002-001-C00	
Sheet ID:	X01-2	
Sheet Number:	02	of 02

EXHIBIT D
LEGAL DESCRIPTION

ALL THAT PART OF SECTION 29, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF BLOCK "D", ACCORDING TO THE PLAT OF UNIT NO. 1, MYRTLE COVE ACRES, PLAT BOOK 3, PAGE 38, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA SAID POINT ALSO BEING THE WEST RIGHT OF WAY OF TAMIAMI TRAIL (STATE ROAD NO. 90);

THENCE ALONG SAID WEST RIGHT OF WAY LINE NORTH 39°04'00" WEST FOR 247.15 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID WEST RIGHT OF WAY LINE SOUTH 50°56'00" WEST 300.00 FEET TO A POINT ON THE NORTHERLY BOUNDARY OF BLOCK "G", ACCORDING TO SAID PLAT OF UNIT NO. 1, MYRTLE COVE ACRES;

THENCE ALONG SAID NORTHERLY LINE NORTH 89° 35' 00" WEST 961.97 FEET;

THENCE LEAVING SAID NORTHERLY LINE NORTH 02°48'13" EAST 308.99 FEET;

THENCE SOUTH 89° 35'00" EAST FOR 694.76 FEET;

THENCE RUN NORTH 50°56'00" EAST 300.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF SAID TAMIAMI TRAIL (STATE ROAD 90);

THENCE ALONG SAID WEST RIGHT OF WAY LINE SOUTH 39°04'00" EAST 400.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.63 ACRES MORE OR LESS.

EXHIBIT E

LIST OF DEVIATIONS

1. Deviation #1 seeks relief from LDC Section 6.06.01 N, "Street System Requirements," which establishes a minimum 60-foot-wide cul-de-sac street, to instead allow a minimum 50-foot-wide cul-de-sac street for the internal right-of-way.
2. Deviation #2 seeks relief from LDC Section 4.05.02 F, "Off-Street Parking Design Standards," which requires parking facilities be designed so that no motor vehicles back onto any street, to instead allow parking facilities within the Miceli RPUD be designed to back onto the internal platted right-of-way.
3. Deviation #3 seeks relief from LDC Section 6.06.01 J, "Dead-End Streets," which requires cul-de-sacs to be provided at the terminus of dead-end streets, to instead allow a hammerhead design at the terminus of the internal street.
4. Deviation #4 seeks relief from LDC Section 6.06.02 A.2, "Sidewalks and Bike Lanes," which requires 5' sidewalks on both sides of internal streets, to instead allow a sidewalk along one side of the internal street where there are no dwelling units.

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 11140 Tamiami, LLC. 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.

2. LIGHTING

- A. Site lighting shall be Dark Skies compliant to protect neighboring residential properties from direct glare and light pollution.

3. TRANSPORTATION

- A. The maximum total daily trip generation for the RPUD shall not exceed 48 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.

4. ENVIRONMENTAL

- A. Per Collier County LDC Section 3.05.07 B.2, the Miceli RPUD does not require a preserve.

5. UTILITIES

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

6. LANDSCAPING

- A. An enhanced 15' Type 'B' buffer shall be provided along the southern PUD boundary where adjacent to residential development along Raintree Lane, as depicted in Exhibit C. The buffer shall consist of code-required Type 'B' plantings, with the required trees being a minimum of 14-16 feet in height at the time of planting.