

**EXHIBIT A
FOR
CLEARY RPUD**

Regulations for development of the Cleary Residential Planned Unit Development (RPUD) shall be in accordance with the contents of this RPUD Document and applicable sections of the LDC and Growth Management Plan (GMP) in effect at the time of issuance of any development order to which said regulations relate. Where this RPUD Ordinance does not provide development standards, then the provisions of the specific sections of the LDC that are otherwise applicable shall apply.

PERMITTED USES:

A maximum development intensity of 65 residential dwelling units or 200 units of group housing for seniors shall be permitted within the RPUD. Construction of more than 37 residential dwellings requires the developer to demonstrate that they have transferred 1 dwelling unit per acre from Sending Lands consistent with the infill provisions of the Future Land Use Element and Exhibit F.2 of this PUD document. The FAR shall govern group housing 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:

MIXED USE:

A. Principal Uses:

1. Group housing for seniors including assisted living, continuing care retirement communities, skilled nursing, memory care and independent living facilities at an FAR of up to 0.6 (See Exhibit A Item C, Operational Requirements for Group Housing and Exhibit E, Deviation #1); or
2. Residential Dwelling Units
 - a. Single Family Residential, including detached, attached, zero lot line, two family and duplex;
 - b. Townhouse;
 - c. Multi-family Residential;
3. Any other use, which is comparable in nature with the foregoing uses as determined by the Board of Zoning Appeals (BZA) or the hearing examiner.

B. Accessory Uses:

1. Garages and/or carports
2. Guardhouses, gatehouses, and access control structures.
3. Temporary construction, sales, and administrative offices for the developer and developer's authorized contractors and consultants, including necessary access ways, parking areas, and related uses, subject to the procedures for a temporary use permit provided in the LDC.
4. Landscape features including, but not limited to, landscape buffers, berms, fences and walls.

5. Accessory uses and structures customarily associated with uses permitted in this RPUD, including recreational facilities, such as swimming pool, clubhouse, fitness center and maintenance facilities.
6. Any other use, which is comparable in nature with the foregoing uses, consistent with the permitted uses for this RPUD, as determined by the Board of Zoning Appeals (BZA) or the hearing examiner.

C. Operational Requirements for Group Housing

Group housing for seniors uses shall provide the following services and/or be subject to the following operational standards:

1. The facility shall be for residents 55 years of age and older.
2. There shall be on-site dining for the residents.
3. Group transportation services shall be provided for residents for the purposes of grocery and other types of shopping. Individual transportation services may be provided for the residents' individualized needs including but not limited to medical office visits.
4. There shall be an on-site manager/activities coordinator to assist residents with their individual needs. The manager/coordinator shall also be responsible for arranging trips to off-site events as well as planning for lectures, movies, music and other entertainment for the residents at the on-site clubhouse.
5. A wellness center shall be provided on-site. Exercise and other fitness programs shall be provided for the residents.
6. Each unit shall have the option to be equipped to notify the community staff in the event of medical or other emergency.
7. Each unit shall be designed to accommodate residents with physical impairments (handicaps) as required by the applicable building codes and federal law and regulation.

PRESERVE

A. Allowable Uses:

1. Nature trails and boardwalks that do not reduce the amount of required preserve area to be retained.
2. Mitigation areas.
3. Passive Recreation areas, as per LDC requirements.
4. Water management and water management structures, as per LDC requirements.

**EXHIBIT B
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DEVELOPMENT STANDARDS

Exhibits B sets forth the development standards for land uses within the Cleary RPUD. 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.

STANDARDS	SINGLE FAMILY DETACHED	SINGLE FAMILY ZERO LOT LINE	TOWNHOUSE	TWO FAMILY & DUPLEX	MULTI-FAMILY	GROUP HOUSING
PRINCIPAL STRUCTURES						
Minimum Lot Area	5,000 SF	4,000 SF	1,600 SF	1,600 SF	10,000 SF	N/A
Minimum Lot Width	50 feet	40 feet	16 feet	16 feet	100 feet	N/A
Minimum Lot Depth	100 feet	100 feet	100 feet	100 feet	N/A	N/A
Minimum Front Yard Setback ⁽¹⁾	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet
Minimum Side Yard Setback	6 feet	0/6 feet ⁽²⁾	0 feet	0 or 6 feet	15 feet	15 feet
Minimum Rear Yard Setback ⁽⁴⁾	15 feet	15 feet	15 feet	15 feet	20 feet	20 feet
Maximum Building Height Zoned Actual	30 feet 40 feet	30 feet 40 feet	30 feet 40 feet	30 feet 40 feet	40 feet 50 feet	45 feet 50 feet
Minimum Distance Between Structures	N/A	12 feet	12 feet	12 feet	20 feet or ½ BH	20 feet or ½ BH
Minimum Floor Area	1,250 SF	1,250 SF	1,250 SF	1,250 SF	1,000 SF	N/A
Minimum Preserve Setback	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet
ACCESSORY STRUCTURES⁽³⁾						
Minimum Front Yard Setback ⁽¹⁾	20 feet	20 feet	20 feet	20 feet	15 feet	15 feet
Minimum Side Yard Setback	5 feet	0 feet ⁽²⁾	0 feet ⁽²⁾	0 feet ⁽²⁾	15 feet	15 feet
Minimum Rear Yard Setback ⁽⁴⁾	10 feet	10 feet	10 feet	10 feet	15 feet	15 feet
Minimum Preserve Setback	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet
Minimum Distance Between Structures	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet
Maximum Building Height Zoned Actual	25 feet 30 feet	25 feet 30 feet	25 feet 30 feet	25 feet 30 feet	35 feet 45 feet	35 feet 45 feet

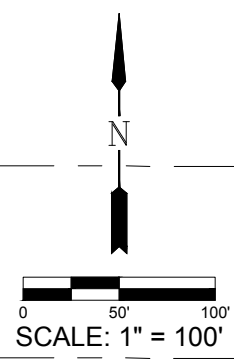
BH: Building Height

⁽¹⁾ Measured to edge of pavement or back of curb (single family front entry garages shall have 23' front setback).

⁽²⁾ Must be at least 12 feet between structures.

⁽³⁾ Structures such as gate houses, walls and decorative architectural treatments shall have no setback from property line.

⁽⁴⁾ Landscape Buffer Easements and/or Lake Maintenance Easements shall be located within open space tracts or lake tracts and not be within a platted residential lot. Where a home site is adjacent to a Landscape Buffer Easement or Lake Maintenance Easement within open space tracts or lake tracts, the accessory structure setback on the platted residential lot may be reduced to zero (0) feet where it abuts the easement.



IMMOKALEE ROAD (CR846) 100' RIGHT-OF-WAY

20' WIDE TYPE 'D' LANDSCAPE BUFFER

POTENTIAL INTERCONNECTION

WATER MANAGEMENT

TRACT "OS15"
(OPEN SPACE,
D.E. AND A.E.)

SATURNIA LAKES
15' L.B.E.

PUD BOUNDARY

ZONED: A
UNDEVELOPED

15' WIDE
TYPE 'B'
LANDSCAPE
BUFFER

SATURNIA LAKES BOULEVARD
(PB 36, PG 56-65)

RIGAS PUD
RESIDENTIAL

RESIDENTIAL

RESIDENTIAL

10' WIDE TYPE 'A'
LANDSCAPE BUFFER

SITE DATA

TOTAL SITE AREA:	8.99± AC
RESIDENTIAL	5.36± AC
PRESERVE	1.27± AC
WATER MANAGEMENT	1.0± AC
BUFFERS/OPEN SPACE	1.36± AC

MAXIMUM DWELLING UNITS:	65
MAXIMUM GROUP HOUSING UNITS:	200

MAXIMUM DENSITY: 7 DU/AC

PRESERVE:
REQUIRED - 1.27± ACRES (8.46± ACRES NATIVE
VEGETATION X 15%)
PROVIDED - 1.27± ACRES

NOTES

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MINOR MODIFICATION DUE TO AGENCY PERMITTING REQUIREMENTS.
2. ALL ACREAGES, EXCEPT PRESERVE, ARE APPROXIMATE AND SUBJECT TO MODIFICATION AT THE TIME OF SDP OR PLAT APPROVAL IN ACCORDANCE WITH THE LDC.
3. THE EXISTING PRESERVES WILL MEET BUFFER REQUIREMENTS AFTER EXOTICS ARE REMOVED.

30' RIGHT-OF-WAY
EASEMENT
(OR 1097, PG 2181)

30' ROW EASEMENT
(OR 1097, PG 2181)

PRESERVE

15' L.B.E.

RIGAS PUD
RESIDENTIAL
SATURNIA LAKES PLAT ONE
(PB 36, PG 56-65)
TRACT "OS15"
(OPEN SPACE, D.E. AND A.E.)

LEGEND



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

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

CLEARY RPUD

EXHIBIT C
MASTER PLAN

SCALE:	1" = 100'
JOB CODE:	CPRZ
DATE:	OCTOBER 2016
FILE NAME:	CPRZ EXHIBIT C MCP 10-18-2016
SHEET	1 OF 1

**EXHIBIT D
FOR
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PARCEL 1
(OR 2651, PG 2615)

THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 28, TOWNSHIP 48 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA

PARCEL 2
(OR 2216, PG 252)

THE WEST 1/2 OF THE SW 1/4 OF THE NE 1/4 OF THE NW 1/4 OF SECTION 28, TOWNSHIP 48 SOUTH, RANGE 26 EAST, LYING AND BEING IN THE COUNTY OF COLLIER AND STATE OF FLORIDA

PARCELS 1 & 2 CONTAINING 8.99 ACRES MORE OR LESS COMBINED

**EXHIBIT E
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LIST OF REQUESTED DEVIATIONS

1. Deviation 1 seeks relief from LDC Section 5.05.04.D.1 which establishes a maximum FAR of 0.45 for group housing to permit a maximum FAR of 0.6.
2. Deviation 2 seeks relief from LDC Section 4.07.02 G.1, Open Space Requirements, which requires within PUD districts composed entirely of residential dwelling units and accessory uses, at least 60 percent of the gross area shall be devoted to usable open space to permit the PUD to provide 30 percent usable open space if developed with group housing for seniors only.

**EXHIBIT F
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LIST OF DEVELOPER COMMITMENTS

1. ENVIRONMENTAL

- a. The RPUD shall be required to preserve 15% of native vegetation, 28.08± acres of native vegetation exists on-site requiring a minimum preservation of 1.27± acres (28.08 x .15 = 7.02) of native vegetation to be retained. The preservation plans shall meet or exceed the requirements of the LDC.
- b. A management plan for the project shall be submitted in accordance with the requirements and procedures of the LDC for listed species including but not limited to gopher tortoises. The management plan shall be submitted prior to development of the first phase of the project.

2. PLANNING

Any density above 4 units per acre developed on the property must utilize the density bonus provisions by transferring 1 unit per acre from Sending Lands in accordance with the requirements of the infill provisions of the Future Land Use Element.

3. PUD MONITORING

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 Raymond J. Cleary, Jr. or Thomas J Cleary, 3120 60th Street SW, Naples, FL 34116. 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 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.