

# Reflection Lakes at Naples Master Association, Inc.

14020 Mirror Drive, Naples FL 34114

## Architectural Review Board Design Standards

The Design Standards detail what is permissible and what is **prohibited** for our landscapes and the exterior of our homes. The standards also specify what changes require ARB approval. **Any change to a home exterior or landscape that is not described in the Design Standards requires Master Board approval. If any of these Design Standards are in conflict with the Declaration and/or the Rules & Regulations, the Master Association Declaration and/or Rules & Regulations will prevail.**

**\*\*Note: revision dated & approved 6/20/23 supersedes all other revisions and changes to this document are effective as of this date.**

Revised 6/19/2018

Revised 9/30/2019

Revised 3/16/2021

Revised 6/21/2022

Revised 6/20/2023

## Introduction

The role of the ARB is to review homeowner applications and ensure that requested modifications meet the design standards approved by the ARB & Master Board. Most exterior modifications require an ARB application

Design Standards: The ARB established these standards in order to avoid harsh concepts in the landscape and architectural themes of Reflection Lakes at Naples and to foster compatible design so that there is a harmony between neighboring residences. The ARB intends to be objective in the design review process and to maintain reasonableness to the individual aspects of design. The ARB does not seek to restrict individual taste or preferences.

Vendor requirements: Vendors must be licensed as required by the State or by Collier County. Vendors must carry liability insurance and must carry workers compensation insurance or have an exemption from the state of Florida. ARB applications require documentation of the foregoing **prior** to the start of any project.

Permits: For projects that require ARB approval and require a Collier County permit, permits must be obtained and provided to the ARB **prior** to the start of the project.

ARB Applications: Applications are located at the clubhouse and on the RLN website. A complete application package, including a check for the ARB fee, must be received by the management staff no later than 3 PM on the second Thursday of each month in order to be considered at the ARB meeting held on the third Thursday of the month. If management has a complete application package as of 3PM on the second Thursday of the month, any applications not approved or rejected by the ARB within 45 days thereafter are deemed approved. Applications may be hand delivered to the management office or emailed to [manager@reflectionlakesatnaples.com](mailto:manager@reflectionlakesatnaples.com). Residents are welcome and encouraged to attend ARB meetings.

Noncompliance with ARB Design Standards: Owners who start or complete projects without ARB approval may be required to rectify or remove whatever has been done and may incur fines imposed by the Master Board until the issue is resolved. At a minimum, when work is done without an ARB application the owner must submit a completed application retroactively within ten days of receiving a notice of non-compliance from the ARB or Property Manager. Owners will be responsible to pay the application fee of \$25.00 and an additional \$25.00 late fee with the application submission. Owners that fail to complete a project in conformance with an approved ARB application may be required to rectify or remove the modification and may incur fines or other remedies imposed by the Master Board

## **Projects that require ARB approval**

Not all projects require ARB approval. ARB approval is required on any project that is listed below or that is NOT described in this Design Standards document. Projects requiring ARB approval must have an ARB application submitted and approved **before** the work begins. Projects that do not require ARB approval must conform with these Design Standards.

### **Projects that require ARB approval:**

#### **Home exterior:**

- Architectural trim color or style changes
- Awnings & Canopies
- Front door color or style changes
- Gutter color or style changes
- Lanai/Pool extensions
- Lanai/Pool cage installs/replacements
- Pool/Spa installs, except for hot tubs on existing lanais
- Paint color changes
- Patios
- Roof replacements
- Stone or other veneers
- Storm shutter & screen installs
- Windows & exterior decorative shutters

#### **Landscaping:**

- Catch Basins & Drainage Lines that affect others property or common areas
- Edging
- Flowerpots & ornaments larger than 24" in height and 14" in diameter, and Garden Ornaments
- Mulch bed size changes`
- Plant & Shrub additions (outside the mulch bed)
- Tree removal and/or new tree plantings

#### **Miscellaneous:**

- A/C & Heat Pump Compressors (new units, not replacements)
- Driveways, Walkways & Pavers - widening, installing, etc.
- Flagpole installs (outside of existing mulch bed) - see page 6
- Generators - installation of new exterior unit

## Design Standards

**Home Exterior, Appearance & Modifications:** Home exteriors that do not conform to the Design Standards must be brought into conformity ASAP. The Master Board enforces compliance through the imposition of ongoing fines and other actions, including legal action.

1. **Architectural Trim:** ARB approval is required to change the color or style of trim. Damaged architectural trim must be repaired or replaced to maintain the current architectural motif and exterior themes of the homes in the community - ARB approval is not required when there is no change to color or style.
2. **Awnings & Canopies:** ARB approval is required to install an awning or canopy.
3. **Cameras:** Camera installs do not require ARB approval; however cameras cannot be intrusive to a neighbor's property and cannot record or view any windows or doors of other homes.
4. **Front Doors:** ARB approval is required to install a new style or color door. ARB approval is not needed to install glass panels in an existing front door or to replace a front door if the wood part of the door matches the original house color or trim color.
5. **Garage door screens:** ARB approval is not required to install a garage door screen. The frame must be white or match the color of the house or trim and the screen must be either **solid** white, light gray or black. Any other screen colors must seek approval from the ARB. All other screen motifs (i.e.: designs or patterns) are **prohibited**.
6. **Garage door hardware:** ARB approval is not required to apply 1 set of decorative "carriage style" garage hardware with or without handles or faux window appliques. Hardware must be black. See example exhibit A.
7. **Gutters:** ARB approval is required to change the color or style of gutters. ARB approval is not required to add, replace, or extend gutters provided there is no change in color or style, however, downspouts must be angled toward back or front of property or buried. Downspouts should never be directed towards neighboring properties to avoid pooling between homes with possible seepage into homes especially during rainy season.
8. **Lanai/Pool cages.** ARB approval & Collier permits are required to install or replace a lanai/pool cage. ARB approval is not needed to rescreen an existing cage. Lanai/pool cages must have a **white** aluminum frame and the screen must be black. Florida glass is allowed for privacy. Please indicate if you are using. Keep in mind that Florida glass does limit ventilation.
9. **Lanai/Pool extensions:** ARB approval & Collier permits are required to extend any lanai or pool area.
10. **Lighting:** ARB approval is required for additional exterior lighting on the front or sides of a home. Except for existing garage façade lighting, all light sources must be directed only at the side of the building or the ground. Other lighting projects do not need ARB approval providing they meet the following criteria:
  - a. Floodlights and spotlights are **prohibited**.
  - b. Lighting is restricted to the first habitable floor of structures unless it was originally installed by the builder.
  - c. All lighting fixtures must be black and be consistent with the lighting fixtures already in use in the community.

- d. Light bulbs are limited to 800 Lumens & 3000 Kelvin per fixture (LED lighting is recommended). Lanai & pool lighting should use only enough light to provide for safety and comfortable occupation of the area.
  - e. Landscaping and pathway lights must be low voltage rope or low voltage shielded lights. See Exhibit B, lighting.
11. **Paint:** ARB approval is required to change the color. The new color must match a color in the ARB color pallet adopted 11/15/22. The official pallet will be posted on the website and books are available displaying all colors and trims for sign out at the manager's office. ARB approval is not required if you are painting your home the same color. Other requirements are:
- a. Single family homes may not be painted the same color as properties on either side.
  - b. Twin villas must be painted the same color but not the same as properties on either side of the villas.
  - c. Condominiums must be painted the same color within their association.
12. **Patios:** ARB approval is required for patio installations. Patios must include privacy plantings at a minimum of three feet tall and must obscure the view of the patio from the outside.
13. **Pools & Spas:** ARB approval & Collier permits are required for new pools and spas.
14. **Roofs:** ARB approval & Collier permits are required for roof replacements. ARB approval is not required for roof repairs; however, the color of the replacement tile must closely match the existing roof color. The tile color for a replacement roof must be compatible with existing tile colors within RLN. Tile cannot remain in the driveway for more than thirty (30) days.
15. **Stone veneer:** ARB approval is required to add stone veneer.
16. **Storm Shutters & Screens:** ARB approval & Collier permits are required for the addition & replacement of storm/hurricane shutters & screens. Per Section 8.31 of the Declaration, hurricane shutters may remain in place throughout the year if they are either white, or of the same color of the trim of the home, and are approved, prior to installation, by the ARB. **All** other hurricane shutters may not be installed or be in a closed position unless a hurricane watch has been issued by the National Hurricane Center encompassing the Reflection Lakes at Naples location, in which case hurricane shutters may be installed or be in a closed position but shall be removed no later than seventy-two (72) hours after the cessation of a hurricane watch or warning for same ("Hurricane Shutter Time Period"). The Hurricane Shutter Time Period will be strictly enforced, and any offenders will be fined in accordance with the Florida Statutes, and will be subject to all other legal remedies available to the Association to enforce this section. Permanently installed storm shutters must be consistent with existing shutters throughout the community. See Exhibit C for examples of acceptable & unacceptable shutters.
17. **Windows, window screens & decorative shutters:** ARB approval is required for additions and replacements of windows & exterior decorative shutters. Window screen additions & replacements do not require ARB approval, but the screens must be compatible with existing screens within RLN.

**Landscaping:** Landscape additions could subject the homeowner to additional monthly landscape charges if the cost to maintain the additions exceeds normal standards. Only the Master Board can authorize removal or planting on common grounds.

1. **Artificial Vegetation:** Artificial grass, plants, other artificial vegetation, and sculptural landscape décor like topiaries, are **prohibited**.
2. **Cameras:** see House Exterior above
3. **Catch Basins & Drainage Lines:** ARB approval is required for the installation of catch basins & drainage lines that affect common areas, a neighbor's property or require heavy equipment. ARB approval is not required for catch basins & drainage lines that are installed entirely on the owner's property if the use of heavy equipment is not required. Owners must contact the county location services to verify the location of utilities prior to any digging and the owner is responsible for any resulting damage.
4. **Driveways, Walkways & Pavers:** See miscellaneous items section
5. **Edging:** ARB approval is required for installation of edging. Edging and blocks must be **maintained** and kept clean of mold.
  - a. Reference Exhibit D for acceptable edging materials.
  - b. Mulch beds adjacent to a walkway can use any material in Exhibit D.
  - c. Mulch beds adjacent to grass cannot use plastic edging and are restricted to two levels of block.
  - d. Edging must not interfere with any landscape maintenance services.
6. **Fences & Protective Cages:** Fences of any kind including electric are **prohibited**. Protective cages/screens around plants & trees are **prohibited**.
7. **Flower pots & garden ornaments:** **ARB approval is required for flowerpots & ornaments larger than 24" in height and 14" in diameter, and for garden ornaments.** ARB approval is **not** required for smaller flowerpots. Placement of pots and garden ornaments must conform to emergency access safety codes. Pots and ornaments are only allowed in mulch beds.
8. **Mulch Beds & Material:** ARB approval is required to alter or increase the size of mulch beds. Increasing the size of a mulch bed could subject the homeowner to charges for the cost of additional mulch. Changes to the size of mulch beds require a sketch of the changes with the application and an irrigation modification plan. The owner is responsible for any costs for irrigation associated with mulch bed enlargement. The addition of mulch for the enlargement must match the color and grade of HOA installed mulch. Acceptable material for mulch bed must be organic shredded bark mulch either red or brown, rubber mulch, red lava rock, washed river rock or white stone. Rocks must have a boarder to keep the rock(s) out of the grass. Rocks of any kind must be maintained and kept clean of mold.
9. **Plants & Shrubs:** ARB approval is required for planting or removal of shrubbery or ground cover outside the mulch beds and for new types of plants within the mulch beds. Replacement of plants within the currently defined mulch beds does not require ARB approval provided the plants are of similar size and style to existing or previous plantings and meet the requirements of this section. **Prohibited** plantings: exotic, nuisance and invasive plants as defined by Collier County and the state of Florida and any vegetation climbing against the home.

- a. Annuals and perennials are acceptable in mulch beds
- b. All plantings must meet the most current Collier County requirements, including any replacement requirements.
- c. Plants and hedges shall be maintained to no more than eight feet high
- d. Villa owners shall work with their neighbors to ensure the landscaping maintains a sense of harmony and balance by using plantings mirroring each side. Authorization for landscaping work requires approval\* from the mirroring unit and submission of a landscaping plan. (\*Their name and signature on the plans is acceptable)
- e. Plantings that are added to surround transformers must adhere to FPL guidelines. See Exhibit E.

9. **Trees:** ARB approval is required to plant or remove trees.

- a. Plantings and removals must adhere to the most current Collier County planting requirements, which may require the addition of a canopy tree. Palm trees do not count as a canopy tree within RLN. See Exhibit F – pay close attention to the size requirement and appropriate trees in the mid zone.
- b. When trees are removed in a mulch area, they can be flush cut. If the removal was in a mulch area, new mulch must be added. If the removal was in a grassy area, they may be ground down six (6”) inches below the ground and either sod or grass seed must be added.
- c. Fruit & Ficus trees are **prohibited** in outside landscapes of homes and villas. If residents wish to have either of these types of trees they must be maintained in pots **inside** a screened lanai. Please be aware that fruit trees can attract vermin.
- d. Planting of new coconut palms is **prohibited**.

**Miscellaneous Items:**

- 1. **Air Conditioning / Heat Pump Compressors:** ARB approval is required to add an additional HVAC compressor. ARB approval is not needed to replace an existing HVAC compressor that meets the following criteria:
  - a. Permits must be submitted to the ARB if they are required by the county.
  - b. The installation must conform to all local ordinances.
  - c. The location of the unit must be on the side of the house.
  - d. The cement pad must be surrounded by at least 6 inches of river rock or mulch.
  - e. Metal conduit shields must be white or painted to match the house color.
  - f. Owners must obtain an irrigation check to verify any effect on existing irrigation and are responsible for any irrigation modifications related to the project.

2. **Driveways, Walkways & Pavers:** ARB approval is required for changes to color or type of pavers, additions or deletions to existing walkways, driveways and interlocking pavers. ARB approval is not needed to repair, level or seal pavers.
  - a. Driveways cannot be any wider than the garage and must extend to the street. Widening a driveway will require saw cutting of the sidewalk. Replacements and/or extensions must be consistent with the original driveway. If original driveway pavers cannot be matched a contrasting color may be used on both sides matching the existing pattern. A sample of color must be submitted with application. See exhibit G for examples.
  - b. Complete driveway replacements must be consistent with color and type of existing driveways in neighboring homes.
  - c. Walkways that are disconnected from the driveway are not required to match the driveway pavers.
  - d. Driveways must flair either in the sidewalk or immediately after the sidewalk but before the street.
  - e. Poured concrete and stamped concrete for driveways and walkways are **prohibited**.
3. **Flagpoles:** ARB approval is required to install a flagpole outside an existing mulch bed. ARB approval is not required when the flagpole is within the maximum of 20 feet tall and is installed inside an existing mulch bed. Lighting for flagpoles cannot be mounted to the home. The flagpole light must be installed at the base of the pole and must be the type of light that directs the light straight up to illuminate only the flag.
4. **Generators:** ARB approval is required to add an external generator. County permits are required and the installation must conform to all local ordinances. No part of the installation can be on common ground. Any fuel storage must be underground. The cement pad must be surrounded by at least 6 inches of river rock or approved mulch. Any metal conduit shield installed must be white or painted to match the house color. An irrigation check is required to verify location. Owner is responsible for any irrigation modifications required for the project
5. **Mailboxes:** Owners are responsible for maintaining, repairing & replacing the mailbox. Villa owners share the responsibility and cost for the pole. Replacement mailboxes must be consistent with those already in the community.
  - a. Mailboxes must be-gloss black in color with a red flag
  - b. Numbers can be on the sides, front or both. Numbers must be gold or silver.
  - c. Names on mailboxes are **prohibited**.
6. **Satellite Dishes & TV/Radio Antennas:** Federal law allows satellite dishes & TV/radio antennas but also allows the HOA to impose guidelines regarding placement as long as reception is not impaired. ARB approval is required for dishes/antennas that do not meet the following conditions – ARB approval is not required when the conditions are met.
  - a. The satellite dish-is located in the rear half of the home and should not be any higher than the fascia on the home. The top of the fascia is where the first row of tiles is installed. Homes on a corner lot must install the dish between their house and that of a neighbor so it is not visible from the street. The dish size must be one meter or less in diameter per Federal law.



- b. The tv/radio antenna is located in the rear half of your home and should not exceed 15' from the ground. It may not interfere with landscape maintenance. It must mount to the home or mount on a single pole located close to the house in an existing mulch bed. It cannot be a tower.
- c. A dish or antenna that is not being used must be removed.

## Design Standards Exhibits

**EXHIBIT A** garage door hardware

**EXHIBIT B** lighting

**EXHIBIT C** storm shutters

**EXHIBIT D** edging examples

**EXHIBIT E** planting shrubs

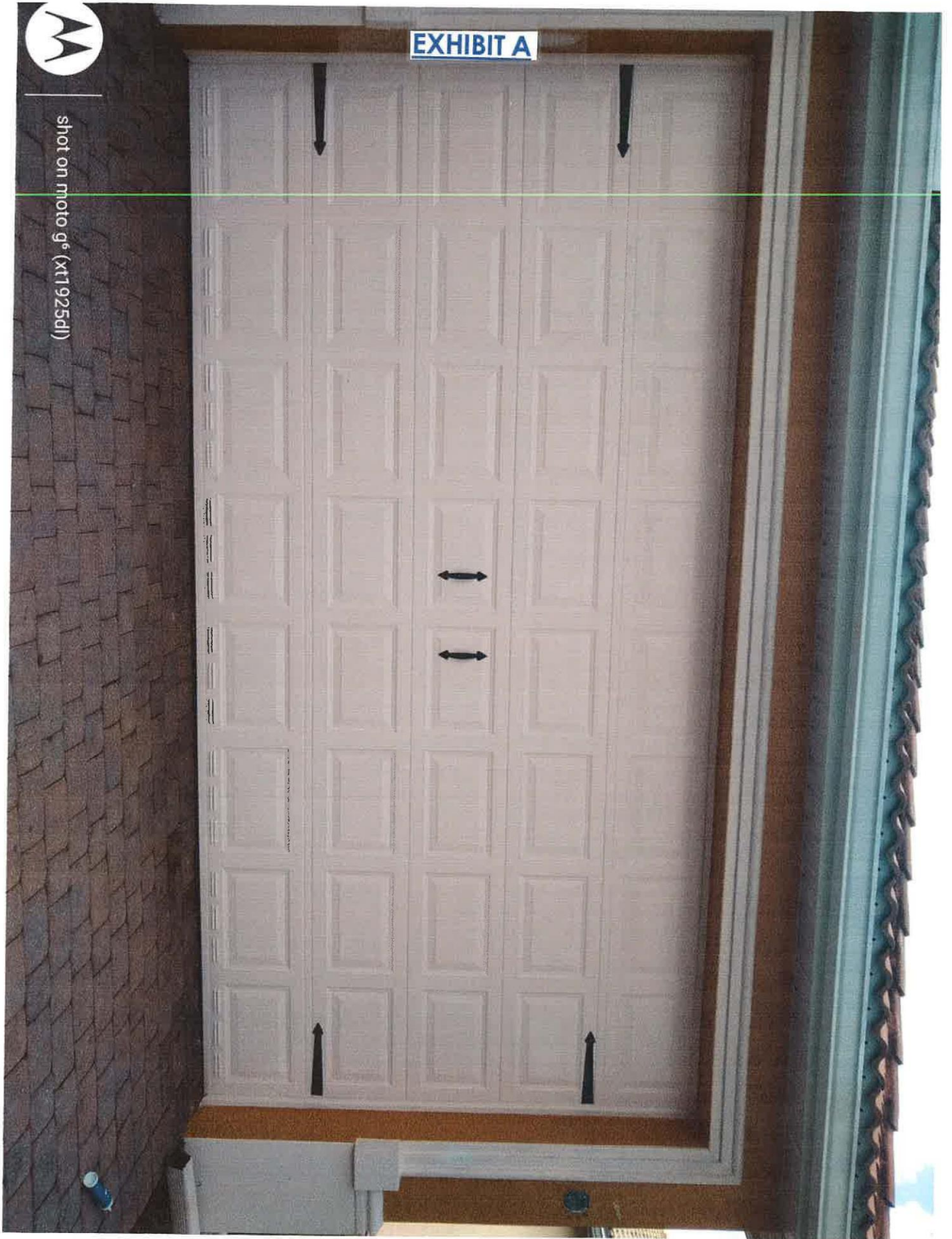
**EXHIBIT F** Collier County tree requirements

**EXHIBIT G** driveway modifications



shot on moto g6 (x11925dl)

EXHIBIT A



REFLECTION LAKES OF NAPLES  
ARCHITECTURAL REVIEW BOARD

WHY LIGHTING CHOICES MATTER

OUTDOOR LIGHTING SHOULD BE CAREFULLY DESIGNED WITH REGARD TO PLACEMENT, INTENSITY, TIMING, DURATION, AND COLOR. GOOD LIGHTING WILL:

1. **BE BETTER NEIGHBORS** -- Excessive or misdirected lighting can intrude on the privacy of others when light glare trespasses over property lines.
2. **PROMOTE SAFETY** -- "More light" is not necessarily "better". If not designed and installed correctly, unsafe glare can result, reducing the effect of lighting which can contribute to accidents and hinder visibility. Lighting that is too bright interferes with the eye's ability to adapt to darker areas.
3. **RETAIN COMMUNITY'S CHARACTER** -- Our clear view of the dark starry night sky is a resource to be preserved and protected. Stray and excessive lighting contributes to "light pollution", clutter and unnatural "sky glow".
4. **REDUCE HEALTH RISKS** -- Light at night not only disrupts sleep but also interferes with circadian rhythms. Recent research indicates that intrusive lighting may reduce the production of melatonin, a beneficial hormone.
5. **PROTECT ECOLOGY OF FLORA AND FAUNA** -- Studies indicate that artificial night lighting disrupts the migrating, feeding and breeding habits of many wildlife species, as well as growth patterns of trees

## EXTERIOR LIGHTING

- (a) Permitted exterior lighting. Exterior lighting or light fixtures may be utilized at grade and at the first habitable floor of multifamily structures, provided that:
  - (1) The lighting is confined to a front yard facing a public street, or to that portion of the façade facing a public street; and
  - (2) The light source is directed only at the façade of the building. The lighting may also be utilized at grade to enhance landscape features. Exterior lighting shall be designed, arranged or shielded in such manner that all adjacent properties and the public roadways are protected from direct glare.
- (b) Prohibited lighting. The use of exterior lighting or light fixtures on any portion of the façade or roof of a multistory structure above the 1<sup>st</sup> habitable floor shall not be permitted.
- (c) Flood and Spot Lights Prohibited
- (d) Nonconforming garage entry outdoor wall lamps must be brought into compliance upon replacement.

## ADDITIONAL GUIDELINES

**Lumen level of 800 & 3000 Kelvin per fixture for garage and front entry lights**

800 lumens recommended LED

White light bulbs only

Garage light fixtures should be black but other metals may be approved

**Landscaping, Pathway, Pool Area and Lanai area, fully shielded or full cut off (but not necessarily limited to those depicted in Exhibit B ("acceptable criteria"))**

Low voltage in mulch area

White light bulbs only

Pathway lights at a distance of 6-foot minimum between lights

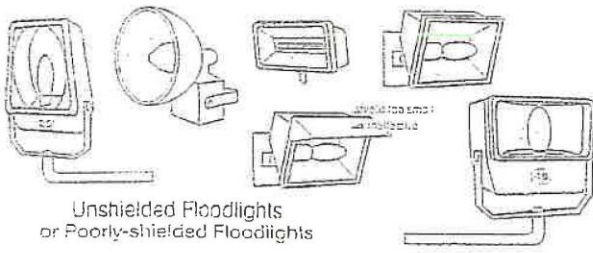
Pool and Lanai areas should use only enough light for safety and occupation

Pool area and Lanai lighting shall be designed arranged or shielded in such a manner that surrounding properties are protected from direct glare and/or reflection

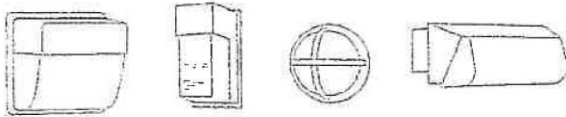
# Examples of Acceptable / Unacceptable Lighting Fixtures

## Unacceptable / Discouraged

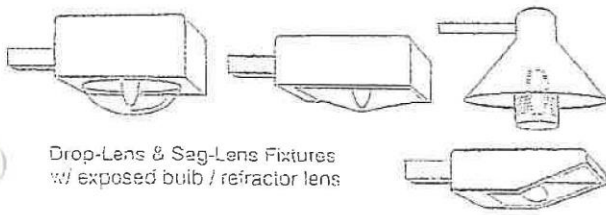
Fixtures that produce glare and light trespass



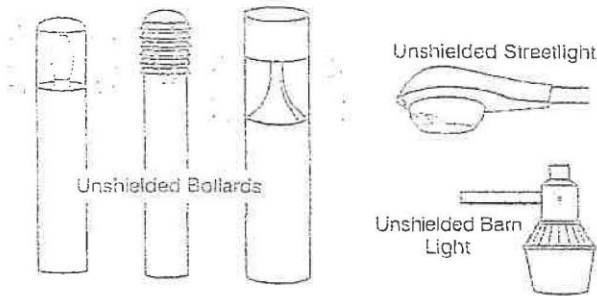
Unshielded Floodlights or Poorly-shielded Floodlights



Unshielded Wallpacks & Unshielded or Poorly-shielded Wall Mount Fixtures



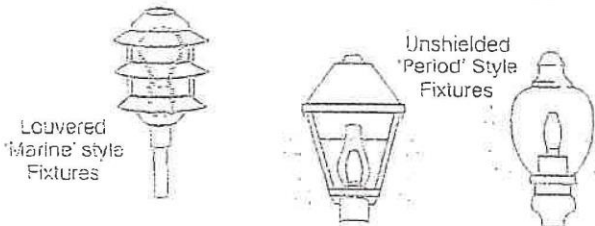
Drop-Lens & Sag-Lens Fixtures w/ exposed bulb / refractor lens



Unshielded Streetlight

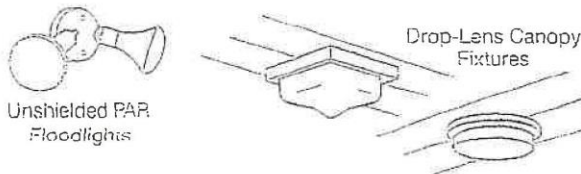
Unshielded Bollards

Unshielded Barn Light



Louvered 'Marine' style Fixtures

Unshielded 'Period' Style Fixtures

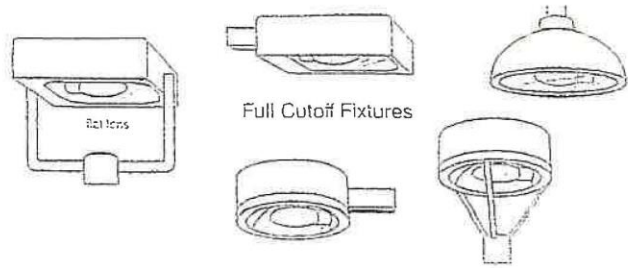


Unshielded PAR Floodlights

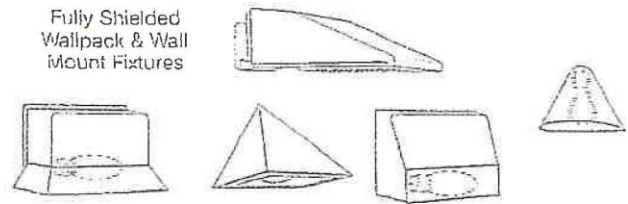
Drop-Lens Canopy Fixtures

## Acceptable

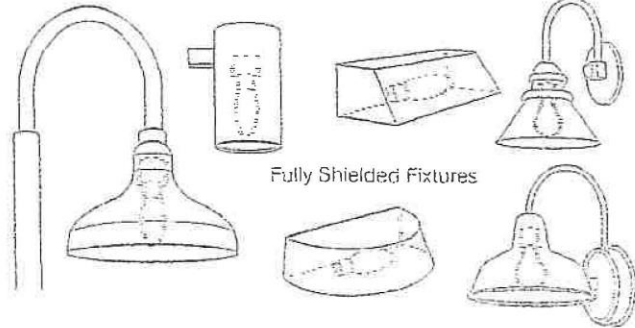
Fixtures that shield the light source to minimize glare and light trespass and to facilitate better vision at night



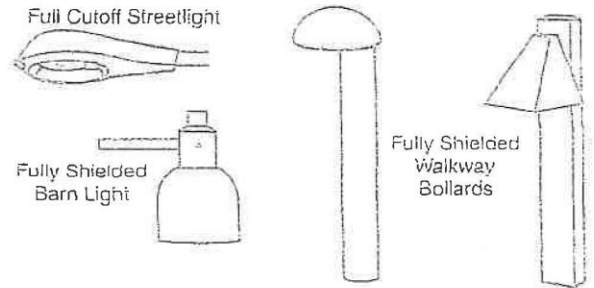
Full Cutoff Fixtures



Fully Shielded Wallpack & Wall Mount Fixtures



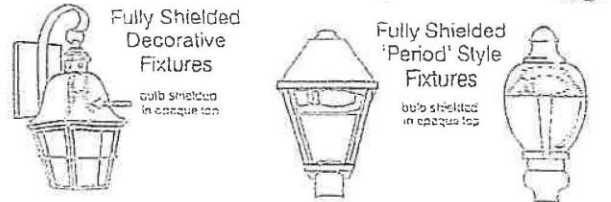
Fully Shielded Fixtures



Full Cutoff Streetlight

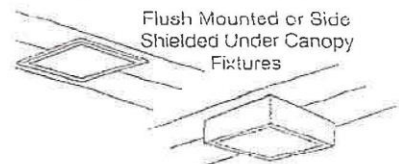
Fully Shielded Barn Light

Fully Shielded Walkway Bollards



Fully Shielded Decorative Fixtures

Fully Shielded 'Period' Style Fixtures



Flush Mounted or Side Shielded Under Canopy Fixtures

# Check the label before buying!

Let's break down the main parts of the label so you will feel more confident standing in that light bulb aisle.

**Brightness:** Most people equate watts with brightness – a 40 watt bulb is not very bright, but a 150 watt bulb is very bright. But watts really tell you how much energy the bulb is using. **The number of lumens produced by a bulb is actually the figure that explains how bright a bulb burns.** With new energy-saving light bulbs you can't rely on watts to tell you how bright a bulb is. The higher the lumens, the brighter the bulb. This chart shows the average lumens for a traditional incandescent bulb:

150w = 2,600 lm

<b>Lighting Facts</b> Per Bulb	
<b>Brightness</b>	<b>820 lumens</b>
<b>Estimated Yearly Energy Cost \$7.23</b>	
Based on 3 hrs/day, 11¢/kWh Cost depends on rates and use	
<b>Life</b>	
Based on 3 hrs/day	<b>1.4 years</b>
<b>Light Appearance</b>	
Warm <span style="display: inline-block; width: 100px; border-bottom: 1px solid black; position: relative; top: -5px;"><div style="position: absolute; left: 0; top: -5px; width: 10px; height: 10px; border: 1px solid black; border-radius: 50%;"></div></span> Cool	
2700 K	
<b>Energy Used</b>	<b>60 watts</b>

100w = 1,600 lm

75w = 1,100 lm

60w = 800 lm

40w = 450 lm

**Estimated Yearly Energy Cost:** This is pretty straightforward, but you should look at the values used to calculate the cost (3 hours a day and 11 cents per kWh) and change them for your circumstances to get an accurate number for you. Despite your specific values, this is a good comparison tool to see which light bulb at the same lumens costs the least to operate.

**Life:** Based on using a bulb for three hours a day, this number will give you the bulb's life expectancy. Lifespan can be affected in many ways. For example, CFLs don't perform as long

when they are exposed to extreme temperatures, moisture or movement or if they are turned on and off repeatedly for short periods.

**Light Appearance:** The color of the light emitted by the bulb is listed in Kelvins. Incandescent bulbs give off a warm, soft light we are familiar with and fall in the 2,700-3,000K range. Bulbs of this color are best for relaxed settings, such as the family room or bedroom. The 3,500-4,100K range gives off a bright, cool white light best for the kitchen and office, and the 5,000-6,500K range gives off light that best imitates bluish daylight, which is good for reading or task lighting.

**Energy Used:** This number will be listed in watts – and the lower the number the less energy it uses. You may be used to buying 75 watt bulbs for your home, but now the average watt bulb you bring home may be closer to 20 watts!

If possible, look for a store where you can test various bulbs to see how bright and what color they are. Since some of the newer, most energy-efficient bulbs are rather expensive, and you want to make sure you know what you're getting before you buy.

## LUMEN COMPARISON CHART

The terminology used to describe light bulbs is changing as incandescent bulbs are phased out by law. Lumens measure the amount of light created by a bulb, whereas watts measure the energy used by the bulb to produce lumens.

Traditionally, we've referred to light bulbs by their watts because most people used incandescent light bulbs and knew difference between a 60 and 100 watt bulb. Through the increased use of fluorescent and LED bulbs we use less watts to produce the same amount of lumens, saving us money on energy bills.

We want the correct amount of light for each setting in our homes. Therefore, we need to know the right amount of lumens and find the light bulb that will generate that light. The chart below shows the watts needed for each type of light bulb to achieve the lumens desired.

**Lumen & Watt Comparison Chart**

Actual Light Generated	Incandescent Bulbs	Fluorescent Bulbs (CFL)	LED Bulbs (Light Emitting Diode)
Lumens	Watts	Watts	Watts
250	25	4-9	3
450	40	9-13	4-5
800	60	13-15	6-8
1,100	75	18-25	9-13
1,600	100	23-30	16-20
2,000	125	28-40	20-25
2,600	150	30-55	25-28



Exhibit C  
ACCEPTABLE STORM SHUTTER EXAMPLES



Clear Polycarbonate



Roll Down



Unpainted Steel  
Screen



Painted



Accordion



Roll Down

UNACCEPTABLE STORM SHUTTER EXAMPLES



# Exhibit D

## EDGING MATERIAL EXAMPLES



CAN ONLY BE USED BETWEEN  
SIDEWALK & MULCH AREA



# EXHIBIT E



## Electric Service Standards

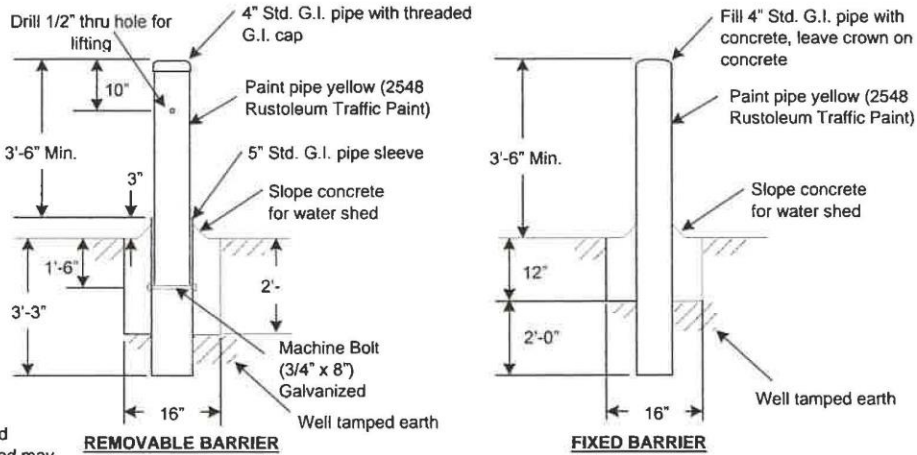
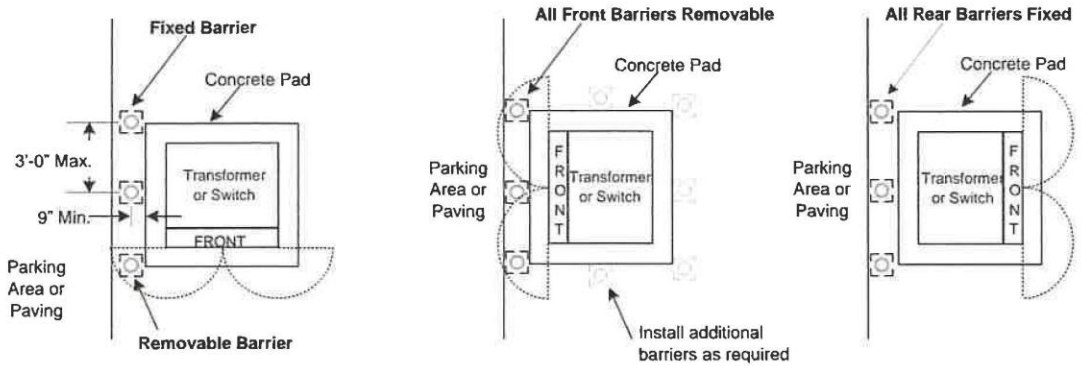
DATE  
**11-02-20**

PREPARED BY  
**Delivery Assurance – Design Support**

SUBJECT  
**V. REQUIREMENTS FOR TRANSFORMERS SITUATED ON CUSTOMER PROPERTY**

SECTION: PAGE  
**V: 3 of 6**

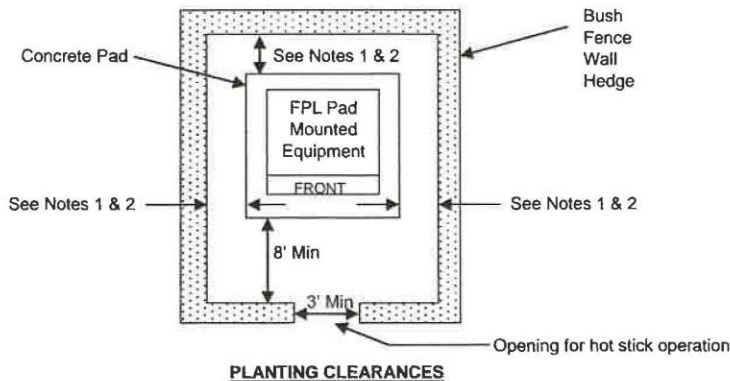
**FIGURE V-1  
Protective Barrier and Planting Clearances for Padmounted Transformers and Switches**



**Note 1:** Padmounted Transformers and pad may be located minimum 3' on both sides and back side only. An 8' minimum is required on the front side for access and hot stick operation.

**Note 2:** Padmounted Switches and Cap Banks require 8 feet of clearance on all sides.

**Note 3:** FPL requires a minimum easement of 10' for conductor, 10' x 10' for pad mount transformers and 20' x 20' for switchgear.



# Cultivated Tree Removal Permit Information



## Cultivated Landscapes

Cultivated landscapes are lands that have been altered by humans through the removal and/or addition of vegetation, which changes the land from its natural condition to a condition requiring routine maintenance. Trees in cultivated landscapes may not have adequate room to grow resulting in conflicts with the built environment

## Who needs a permit?

ALL trees on commercial developments and trees planted in common areas within residential developments require a Cultivated Tree Removal Permit. A permit is not required for a single-family residence on a single-family zoned parcel. However, residences established as part of a Homeowners Association (HOA) or as part of a Master Association, should consult with the association before tree removal, relocation, or replanting occurs. Clearing over 1 acre on a developed single-family parcel requires a Vegetation Removal Permit (VRP).

## Reasons for Removal

Collier County considers the following when evaluating Cultivated Tree Removal Permits:

- Are the trees causing damage to structures, such as roots lifting foundations, sidewalks or parking areas?
- Are the trees damaging utilities, such as roots invading the sewer lines?

## Determine The Number Of Trees Required For Your Property

Pervious Lot Area (square foot)	# of Trees Required	Minimum # of Native Trees	Maximum # of Palms
5,999 or less	1	1	0
6,000 – 8,999	2	2	0
9,000 – 11,999	3	2	1
12,000 – 14,999	4	3	1
15,000 – 17,999	5	4	1
18,000 – 20,999	6	5	1
21,000 – 23,999	7	5	2
24,000 – 26,999	8	6	2
27,000 – 29,999	9	7	2
30,000 – 32,999	10	7	3
33,000 – 35,999	11	8	3
36,000 – 38,999	12	9	3
39,000 – 41,999	13	10	3
42,000 – 44,999	14	10	4
45,000 or more	15	11	4

**A minimum of 1 canopy tree per 3,000 square feet of pervious lot area is required for single-family, duplex and mobile home lots. A canopy tree must be a species that attains a minimum 15' height and greater than 20' spread at maturity.**

**100% of required trees must be native to Florida for lots South or West of Hwy. 41. In all other locations, 75% of the required trees must be native to Florida. Royal Palms and Date Palms (other than pygmy date) count as 1 canopy tree. All other palms in groupings of 3 count as 1 canopy tree. Palms may count as a required tree once a minimum of 3 canopy trees are required as per the above table.**

## Tree Specifications

All canopy trees required, at time of installation, shall be a minimum of 25 gallon size, 10 feet in height, have a 1¾-inch caliper (at 12 inches above the ground) and a 4-foot canopy spread.

Existing native trees preserved on the property can be credited for the landscape requirements. Preserved trees shall be protected during construction with barriers installed prior to commencement and remain until construction is completed.



Newly planted trees shall be staked for 6 to 12 months until the tree has established itself. Leaving the braces on longer than this can seriously damage the tree.

In order to prevent future problems with roots and branches damaging the foundation or roof of the home, large canopy trees must be planted a minimum of 15 feet away from any structures and 10 feet away from drives, sidewalks, and/or hardscapes, or an approved root barrier system shall be installed.

# Choosing the Right Tree

## Tree or Shrub?

A woody plant with a distinct main stem or trunk is defined as a tree. At maturity, trees are usually the tallest of plants, and their height and single main stem differentiate them from shrubs, which are shorter and have many stems. Trees are perennials, plants that live for at least three years. Perhaps the most important ecological function of trees is protecting the land against the wearing away of topsoil by wind and water. The trunks and branches of trees provide protection from the wind, and tree roots help solidify soil in times of heavy rain. Additionally, trees and forests store water reserves that act as buffers for the ecosystem during periods of drought.

## Why Are Trees Important?

Trees are an important part of the aesthetic appearance and environment of Collier County. Trees screen and buffer the harsher aspects of urban development and provide physical and psychological benefits to persons by reducing noise and glare. Trees also reduce heat gain in buildings and in parking lots through the creation of shade, promote water conservation, and prevent soil erosion. Additionally, trees provide habitat, protection, and food for many plant and animal species.

## Choosing the Right Tree

Selecting a tree should be based on the location of the property in relation to the coast or in the coastal zone. Areas east and north of US 41 are slightly cooler than the coastal zone. Areas east of Airport Road experience even cooler temperatures. Therefore, it is recommended that temperature-hardy species of trees are planted according to their location in Collier County.

## Right Tree in the Right Place

COASTAL TOLERANT (West of US 41): Buttonwood, Sea Grape, Royal Palm and Gumbo Limbo.

MARGINALLY COASTAL (Between US-41 and I-75): Live Oak, Mahogany, Royal Palm and Bald Cypress.

COLD TOLERANT (East of I-75): Bald Cypress, Live Oak, Red Maple, Slash Pine, Cabbage Palm and Magnolia.

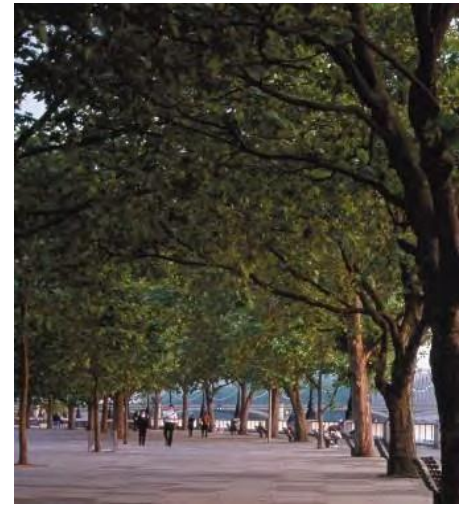
For a partial list of native trees and shrubs of Collier County by zone, or for the Cultivated Tree Removal Permit Application, please visit the County's website: [www.colliergov.net](http://www.colliergov.net) or contact Staff from the Production Review Team as shown below.



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## Make the Grade: Tree Quality

It is important to make sure trees planted around the home are of good quality. The tree quality grades acceptable to the county for planting are Florida #1 or better. Florida Fancy grade has a single dominant trunk and evenly-spaced alternating branches. A tree matching this description is of top quality or grade and is called a Florida Fancy. Sometimes a tree will have a co-dominant leader. If the V-notch is in the top half of the tree it is labeled a Florida #1, and downgraded to a Florida #2 if the V-notch is in the lower half of the tree.

A stable healthy tree is one with a single trunk. Trees with more than one leader are more likely to have large limbs that give away during high winds or storms and can cause property damage. For safety, Collier County requires landscaped trees to be Florida #1 or better.

Brochure created by the Collier County  
Growth Management Division

Planning and Regulation  
2800 North Horseshoe Drive, Naples FL 34104

Revised: May 2018



### Collier County Native Plant List

Plant	Coastal Zone	Mid Zone	Inland Zone
<b>Trees- Large</b>			
<a href="#">Bald Cypress</a> ( <i>Taxodium distichum</i> )	X	X	X
<a href="#">Fiddlewood</a> ( <i>Citharexylum fruiticosum</i> )	X	X	
<a href="#">Gumbo Limbo</a> ( <i>Bursera simaruba</i> )	X		
<a href="#">Sugarberry</a> ( <i>Celtis laevigata</i> )	X	X	X
<a href="#">Jamaican Dogwood</a> ( <i>Piscidia piscipula</i> )	X		
<a href="#">Laurel Oak</a> ( <i>Quercus laurifolia</i> )	X	X	X
<a href="#">Live Oak</a> ( <i>Quercus virginiana</i> )	X	X	X
<a href="#">Mahogany</a> ( <i>Swietenia mahogany</i> )	X	X	
<a href="#">Mastic</a> ( <i>Mastichdendron foetidissimum</i> )	X	X	
<a href="#">Paradise Tree</a> ( <i>Simarouba glauca</i> )	X		
<a href="#">Red Maple</a> ( <i>Acer rubrum</i> )	X	X	X
<a href="#">Royal Palm</a> ( <i>Roystonea elata</i> )	X	X	
<a href="#">Seagrape</a> ( <i>Coccoloba uvifera</i> )	X	X	
<a href="#">Slash Pine</a> ( <i>Pinus elliotii</i> )	X	X	X
<a href="#">Sweetbay</a> ( <i>Magnolia virginiana</i> )	X	X	X
<a href="#">Sweetgum</a> ( <i>Liquidambar styraciflua</i> )	X	X	X
<a href="#">Sycamore</a> ( <i>Platanus occidentalis</i> )	X	X	X
<a href="#">West Indian Laurelcherry</a> ( <i>Prunus myrtifolia</i> )	X		
<a href="#">Wild Tamarind</a> ( <i>Lysiloma latisiliquum</i> )	X	X	
<a href="#">Willow Bustic</a> ( <i>Sideroxylon salicifolium</i> )	X	X	
<a href="#">Wingleaf Soapberry</a> ( <i>Sapindus saponaria</i> )	X	X	
<b>Trees- Medium to Small</b>			
<a href="#">Black Ironwood</a> ( <i>Krugiodendron ferreum</i> )	X	X	
<a href="#">Blolly</a> ( <i>Guapira discolor</i> )	X		
<a href="#">Cabbage Palm</a> ( <i>Sabal palmetto</i> )*	X	X	X
<a href="#">Dahoon Holly</a> ( <i>Ilex cassine</i> )	X	X	X
<a href="#">Florida Elm</a> ( <i>Ulmus americana</i> )	X	X	X
<a href="#">Green Buttonwood</a> ( <i>Conocarpus erectus</i> )	X	X	
<a href="#">Milkbark</a> ( <i>Drypetes diversifolia</i> )	X		
<a href="#">Pigeon Plum</a> ( <i>Coccoloba diversifolia</i> )	X		
<a href="#">Pitch Apple</a> ( <i>Clusia rosea</i> )	X		
<a href="#">Satinleaf</a> ( <i>Chrysophyllum oliviforme</i> )	X	X	
<a href="#">Scrub Hickory</a> ( <i>Carya floridana</i> )	X	X	X
<a href="#">Scrub Live Oak</a> ( <i>Quercus geminata</i> )	X	X	X
<a href="#">Silver Buttonwood</a> ( <i>Conocarpus erectus</i> 'Sericeous')	X		
<a href="#">Simpson Stopper</a> ( <i>Myrcianthes fragrans</i> )	X	X	X
<a href="#">Soldierwood</a> ( <i>Colubrina elliptica</i> )	X		
<b>Shrubs- Large ('B' Buffers)</b>			
<a href="#">Bahama Strongbark</a> ( <i>Boufferia succulenta</i> )	X		
<a href="#">Buttonwood</a> ( <i>Conocarpus erectus</i> )	X	X	
<a href="#">Catclaw</a> ( <i>Pithecellobium unguis-cati</i> )	X		
<a href="#">Cinnamon Bark</a> ( <i>Canella winterana</i> )	X	X	
<a href="#">Crabwood</a> ( <i>Gymnanthes lucida</i> )	X		
<a href="#">Darling Plum</a> ( <i>Reynosia septentrionalis</i> )	X	X	



Plant	Coastal Zone	Mid Zone	Inland Zone
<a href="#">Florida Privet</a> ( <i>Forestiera segregata</i> )	X		
<a href="#">Jamaica Caper</a> ( <i>Quadrella jamaicensis</i> )	X	X	?
<a href="#">Maiden Bush</a> ( <i>Heterosavia bahamensis</i> )	X	X	
<a href="#">Myrsine</a> ( <i>Myrsine cubana</i> )	X		
<a href="#">Redberry Stopper</a> ( <i>Eugenia confusa</i> )	X	X	?
<a href="#">Seagrape</a> ( <i>Coccoloba uvifera</i> )	X		
<a href="#">Wild Lime</a> ( <i>Zanthoxylum fagara</i> )	X	X	
<a href="#">Simpson Stopper</a> ( <i>Myrcianthes fragrans</i> )	X		
<a href="#">Spicewood</a> ( <i>Calypttranthes spp.</i> )	X	X	
<a href="#">Walters Viburnum</a> ( <i>Viburnum obovatum</i> )	X	X	
<a href="#">Wax Myrtle</a> ( <i>Morella cerifera</i> )**	X	X	X
<b>Shrubs- Medium to Small</b>			
<a href="#">Bay Cedar</a> ( <i>Suriana maritima</i> )	X	X	X
<a href="#">Blackbead</a> ( <i>Pithecellobium keyense</i> )	X	X	X
<a href="#">Cocoplum</a> ( <i>Chrysobalanus icaco</i> )	X	X	X
<a href="#">Curacao Bush</a> ( <i>Varronia globosa</i> )	X		
<a href="#">Firebush</a> ( <i>Hamelia patens</i> )	X		
<a href="#">Florida Privet</a> ( <i>Forestiera segregate</i> )	X		
<a href="#">Jamaica caper</a> ( <i>Quadrella jamaicensis</i> )	X		
<a href="#">Leather Fern</a> ( <i>Acrostichum danaeifolium</i> )		X	
<a href="#">Maiden Bush</a> ( <i>Heterosavia bahamensis</i> )	X	X	?
<a href="#">Myrsine</a> ( <i>Myrsine cubana</i> )	X	X	
<a href="#">Necklace Pod</a> ( <i>Sophora tomentosa var. Truncata</i> )	X	X	
<a href="#">Saw Palmetto</a> ( <i>Serenoa repens</i> )	X		
<a href="#">Sea Oxeye Daisy</a> ( <i>Borrichia frutescens</i> )	X	X	?
<a href="#">Seven Year Apple</a> ( <i>Genipa clusiifolia</i> )	X		
<a href="#">Silver Saw Palmetto</a> ( <i>Serenoa repens 'Cinerea'</i> )	X	X	X
<a href="#">Spicewood</a> ( <i>Calypttranthes spp.</i> )	X		
<a href="#">White Indigo Berry</a> ( <i>Randia aculeate</i> )	X		
<a href="#">Wild Coffee</a> ( <i>Psychotria nervosa</i> )	X	X	X

\*Cabbage palms must be used in groupings of 3 to count towards a single canopy tree. Palms can only be used for up to 30% of the required number of canopy trees.

\*\*Not a good buffer shrub, becomes leggy over time.

Note: These are examples of plant material that would meet the native requirement of 4.06.00 of the LDC which requires the plant to be native to Florida and vouchered in Palm Beach County southward on the East Coast and in Counties South of Lake Okeechobee and the Caloosahatchee River on the West Coast.

**Plant Material Cold Tolerance and Native Planting Map**

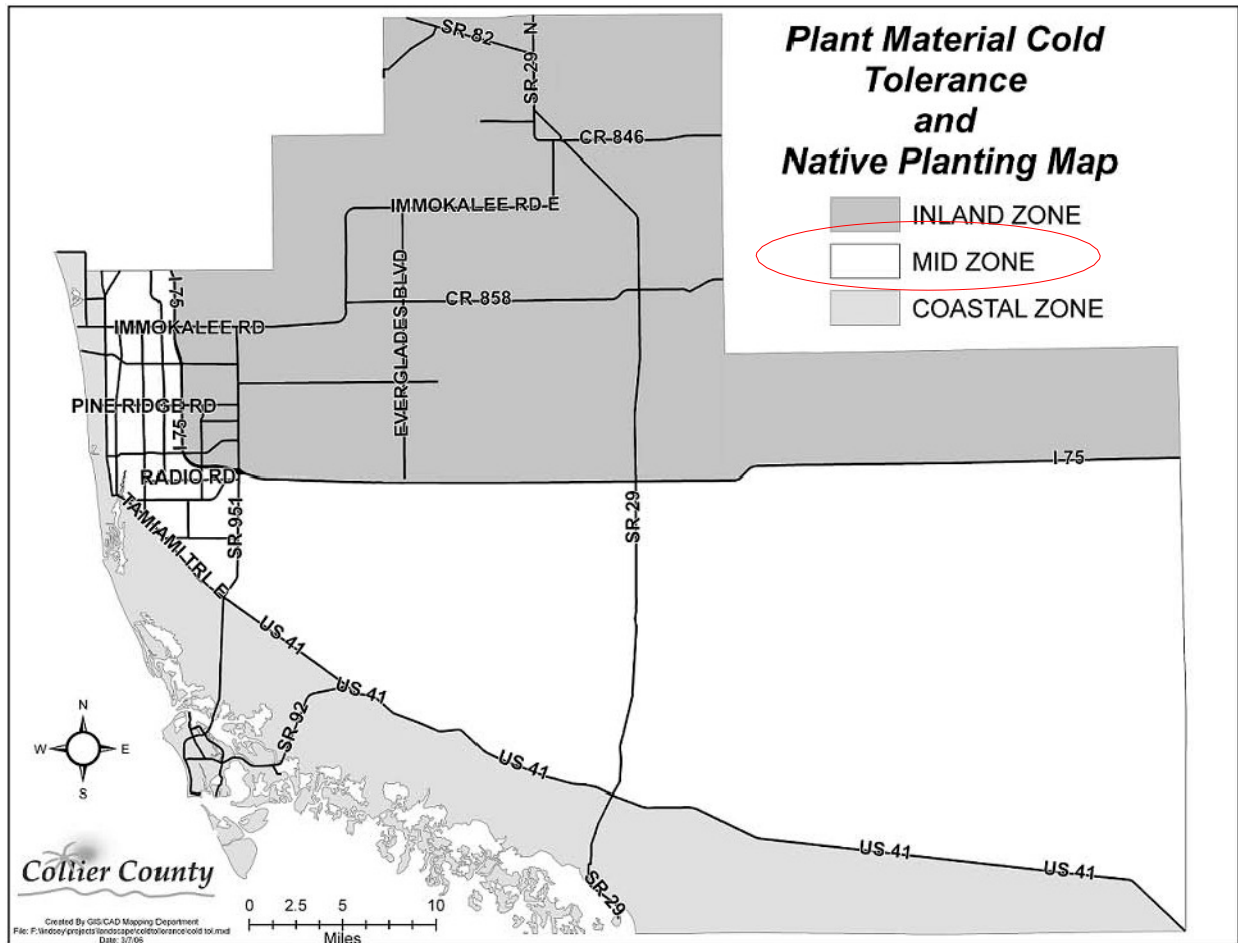


Figure 4.06.05 D of the Collier County Land Development Code



## Exhibit G

### Driveway Modifications

This exhibit provides a visual presentation of the acceptable and unacceptable changes to a driveway.

Sidewalk edging- following are pictures to demonstrate the acceptable and unacceptable outcome of the adjoining sidewalk when a driveway is widened. Failure to modify the sidewalk correctly will result in the project not being approved and the modification will need to be performed.



Acceptable



Acceptable



Unacceptable

Paver matching- following are picture to demonstrate the unacceptable and acceptable outcome of the paver matching requirements when a driveway is widened. Failure to match the pavers will result in the project not being approved and the pavers will need to be replaced.



Unacceptable



Acceptable

