



COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

2800 NORTH HORSESHOE DRIVE
NAPLES, FLORIDA 34104
(239) 252-2400

Pre-Application Meeting Notes

Petition Type: PUDA
Date and Time: 9/28/2016

Assigned Planner: Daniel James Smith

Engineering Manager (for PPL's and FP's): _____

Project Information

Project Name: Pine Ridge Commons PUD
PL #: PL20160002306
Property ID #: _____ Current Zoning: Pine Ridge Commons PUD
Project Address: _____ City: _____ State: _____ Zip: _____
Applicant: _____
Agent Name: _____ Phone: _____
Agent/Firm Address: _____ City: _____ State: _____ Zip: _____
Property Owner: _____

Please provide the following, if applicable:

- i. Total Acreage: _____
- ii. Proposed # of Residential Units: _____
- iii. Proposed Commercial Square Footage: _____
- iv. For Amendments, indicate the original petition number: _____
- v. If there is an Ordinance or Resolution associated with this project, please indicate the type and number: _____
- vi. If the project is within a Plat, provide the name and AR#/PL#: _____



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Meeting Notes

Comp Plan - This project site is designated Urban, Urban Commercial District, Goodlette / Pine Ridge Commercial Infill Subdistrict as shown in the Future Land Use Map & the Future Land Use Element of the GMP. This will require a GMPA to amend the Pine Ridge Commercial Infill Subdistrict to add residential. If the proposed density is greater than 16 DUs / acre, you need to submit a ^{density} justification for the need for higher density. Please address FLUE Policies 5.4 & 7.1-7.4 in your application.

UBCS - Reg Specs provided for SW collections per Multi-Family added provisions of Specs per enclosures dimensions + ingress & egress

Stormwater Runoff Reviews (Muel & Rich): Identify outfalls, drainage easements & ultimate point of discharge on plans. Account for off-site flows into the site (11-01950-P; 040310-No) Preserve area #1.

* TRANSPORTATION - ADDRESS ALL TRANSPORTATION AND TRAFFIC, METHODOLOGY MEETING DUE TO # OF UNITS.

* ZONING - NEIGHBORHOOD INFO. MEETING REQUIRED AFTER 1ST REVIEW. SHOW PERMUTER BOXERS ON MASTER PLAN IF DIFFERENT FROM LDC.



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Meeting Notes

- PROVIDE APPLICABLE ENVIRONMENTAL DATA PURSUANT TO CDC SECTION 3.08.00, IF PRESERVES ARE TO BE IMPACTED.
- PROVIDE COPY OF ORIGINAL FLUCKES CODE MAP FOR PRESERVES.
- INCLUDE ACREAGE OF PRESERVE ON PUD MASTER PLAN.
- IDENTIFY MINIMUM ACREAGE OF PRESERVE REQUIRED BY PUD DOCUMENT AND GMP, IN ENVIRONMENTAL COMMITMENTS SECTION OF PUD DOCUMENT AND ON PUD MASTER PLAN.
- Public Transit - Three Routes utilize the road within the project, with a single stop. Stop improvements is being requested as part of project.





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Pre-Application Meeting and Final Submittal Requirement Checklist for:

- ☐ PUD Rezone- Ch. 3 G. 1 of the Administrative Code
☐ Amendment to PUD- Ch. 3 G. 2 of the Administrative Code
☐ PUD to PUD Rezone- Ch. 3 G. 1 of the Administrative Code

The following Submittal Requirement checklist is to be utilized during the Pre-Application Meeting and at time of application submittal. At final submittal, the checklist is to be completed and submitted with the application packet. Please provide the submittal items in the exact order listed below, with cover sheets attached to each section. **Incomplete submittals will not be accepted.**

REQUIREMENTS	# OF COPIES	REQUIRED	NOT REQUIRED
Cover Letter with Narrative Statement including a detailed description of why amendment is necessary	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Completed Application with required attachments	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Pre-application meeting notes	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Affidavit of Authorization, signed and notarized	2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Notarized and completed Covenant of Unified Control	2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Completed Addressing Checklist	2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Warranty Deed(s)	3	<input checked="" type="checkbox"/>	<input type="checkbox"/>
List Identifying Owner and all parties of corporation	2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Signed and sealed Boundary Survey	4	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Architectural Rendering of proposed structures	4	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Current Aerial Photographs (available from Property Appraiser) with project boundary and, if vegetated, FLUCFCS Codes with legend included on aerial.	5	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Statement of Utility Provisions	4	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental Data Requirements pursuant to LDC section 3.08.00	4	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental Data Requirements collated into a single Environmental Impact Statement (EIS) packet at time of public hearings. Coordinate with project planner at time of public hearings.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Listed or Protected Species survey, less than 12 months old. Include copies of previous surveys.	4	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Traffic Impact Study	7	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Historical Survey	4	<input checked="" type="checkbox"/>	<input type="checkbox"/>
School Impact Analysis Application, if applicable	2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electronic copy of all required documents	2	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Completed Exhibits A-F (see below for additional information) ⁺	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
List of requested deviations from the LDC with justification for each (this document is separate from Exhibit E)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Revised Conceptual Master Site Plan 24" x 36" and One 8 1/2" x 11" copy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Original PUD document/ordinance, and Master Plan 24" x 36" – Only if Amending the PUD	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Checklist continued onto next page...			



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Revised PUD document with changes crossed thru & underlined	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Copy of Official Interpretation and/or Zoning Verification	1	<input type="checkbox"/>	<input type="checkbox"/>
*If located in Immokalee or seeking affordable housing, include an additional set of each submittal requirement			

*The following exhibits are to be completed on a separate document and attached to the application packet:

- ☐ Exhibit C: Master Plan- See Chapter 3 E. 1. of the Administrative Code
- ☐ Exhibit D: Legal Description
- ☐ Exhibit E: List of Requested LDC Deviations and justification for each
- ☐ Exhibit F: List of Development Commitments

If located in RFMU (Rural Fringe Mixed Use) Receiving Land Areas

Pursuant to LDC subsection 2.03.08.A.2.a.2.(b).i.c., the applicant must contact the Florida Forest Service at **239-690-3500** for information regarding "Wildfire Mitigation & Prevention Plan."

PLANNERS – INDICATE IF THE PETITION NEEDS TO BE ROUTED TO THE FOLLOWING REVIEWERS:

<input checked="" type="checkbox"/> School District (Residential Components): Amy Lockheart	<input type="checkbox"/> Conservancy of SWFL: Nichole Ryan
<input checked="" type="checkbox"/> Utilities Engineering: Kris VanLengen	<input type="checkbox"/> Parks and Recreation: Vicky Ahmad
<input type="checkbox"/> Emergency Management: Dan Summers	<input type="checkbox"/> Immokalee Water/Sewer District:
<input type="checkbox"/> City of Naples: Robin Singer, Planning Director	<input type="checkbox"/> Other:

FEE REQUIREMENTS

- ☐ Pre-Application Meeting: \$500.00
- ☐ PUD Rezone: \$10,000.00* plus \$25.00 an acre or fraction of an acre
- ☐ PUD to PUD Rezone: \$8,000.00* plus \$25.00 an acre or fraction of an acre
- ☒ PUD Amendment: \$6,000.00* plus \$25.00 an acre or fraction of an acre
- ☒ Comprehensive Planning Consistency Review: \$2,250.00
- ☐ Environmental Data Requirements-EIS Packet (submittal determined at pre-application meeting): \$2,500.00 *IF PRELIMINARY ARE TO BE IMPACTED*
- ☐ Listed or Protected Species Review (when an EIS is not required): \$1,000.00
- ☒ Transportation Review Fees:
 - ☒ Methodology Review: \$500.00, to be paid directly to Transportation at the Methodology Meeting*
 - *Additional fees to be determined at Methodology Meeting.
 - ☐ Minor Study Review: \$750.00
 - ☐ Major Study Review \$1,500.00
- ☒ Legal Advertising Fees:
 - ☒ CCPC: \$925.00 *1225.00*
 - ☒ BCC: \$500.00
- ☐ School Concurrency Fee, if applicable:



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- Mitigation Fees, if application, to be determined by the School District in coordination with the County

**Additional fee for the 5th and subsequent re-submittal will be assessed at 20% of the original fee.
All checks may be made payable to: Board of County Commissioners*



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EXHIBIT A

(To be completed in a separate document and attached to the application packet.)

PERMITTED USES:

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. _____

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") by the process outlined in the LDC.

B. Accessory Uses:

1. _____

Accessory uses and structures customarily associated with the permitted principal uses and structures, including, but not limited to:

CONDITIONAL USES (Optional)

1. _____

DEVELOPMENT STANDARDS

Table _____ below sets forth the development standards for land uses within the (type of PUD) PUD Residential Subdistrict. 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.

EXHIBIT B

(To be completed in a separate document and attached to the application packet.)

**TABLE I
RESIDENTIAL DEVELOPMENT STANDARDS**

DEVELOPMENT STANDARDS	SINGLE FAMILY	SINGLE FAMILY ATTACHED & TOWNHOUSE	TWO-FAMILY, PATIO & ZERO LOT LINE	MULTI-FAMILY	CLUBHOUSE/ RECREATION BUILDINGS
PRINCIPAL STRUCTURES					
MINIMUM LOT AREA	S.F. PER UNIT	S.F. PER UNIT	S.F. PER UNIT	S.F. PER UNIT	S.F. PER UNIT
MINIMUM LOT WIDTH	FEET	FEET	FEET	FEET	FEET
MINIMUM FLOOR AREA	S.F	S.F	S.F	S.F./D.U.	N/A
MIN FRONT YARD	FEET	FEET	FEET	FEET	N/A
MIN SIDE YARD	FEET	FEET	FEET	FEET	N/A
MIN REAR YARD	FEET	FEET	FEET	FEET	N/A
MIN PRESERVE SETBACK	FEET	FEET	FEET	FEET	FEET
MIN. DISTANCE BETWEEN STRUCTURES	FEET	FEET	FEET	FEET or BH, whichever is greater	N/A
MAX. BUILDING HEIGHT NOT TO EXCEED	FEET	FEET	FEET	FEET	FEET
ACCESSORY STRUCTURES					
FRONT	FEET	FEET	FEET	FEET	FEET
SIDE	FEET	FEET	FEET	FEET	BH
REAR	FEET	FEET	FEET	FEET	FEET
PRESERVE SETBACK	FEET	FEET	FEET	FEET	FEET
DISTANCE BETWEEN PRINCIPAL STRUCTURE					
MAX. BUILDING HEIGHT NOT TO EXCEED		SPS	SPS	SPS or FEET	FEET

S.P.S. = Same as Principal Structures

BH = Building Height

Footnotes as needed

GENERAL: Except as provided for herein, all criteria set forth below shall be understood to be in relation to individual parcel or lot boundary lines, or between structures. Condominium, and/or homeowners' association boundaries shall not be utilized for determining development standards.

Setback may be either _____ feet (_____) on one side or _____ feet (_____) on the other side in order to provide a minimum separation between principal structures of _____ feet (_____. Alternatively, if the _____ foot (_____) setback option is not utilized, then the minimum setback shall not be less than _____ feet (_____) and the combined setback between principal structures shall be at least _____ feet (_____. At the time of the application for subdivision plat approval for each tract, a lot layout depicting minimum yard setbacks and the building footprint shall be submitted.

**TABLE II
DEVELOPMENT STANDARDS FOR COMMERCIAL DISTRICT**

	PRINCIPAL USES	ACCESSORY USES
MINIMUM LOT AREA	Sq. Ft.	N/A
MINIMUM LOT WIDTH	_____ Ft.	N/A
MINIMUM YARDS (External)		
From Immokalee Road Canal ROW	_____ Ft.	SPS
From Future Extension of Collier Blvd.	_____ Ft.	SPS
From Western Project Boundary	_____ Ft.	_____ Ft.
MINIMUM YARDS (Internal)		
Internal Drives/ROW	_____ Ft.	_____ Ft.
Rear	_____ Ft.	_____ Ft.
Side	_____ Ft.	_____ Ft.
MIN. DISTANCE BETWEEN STRUCTURES	Ft. or sum of Building heights *	_____ Ft.
MAXIMUM HEIGHT		
Retail Buildings	_____ Ft.	_____ Ft.
Office Buildings	_____ Ft.	_____ Ft.
MINIMUM FLOOR AREA	_____ Sq. Ft. **	N/A
MAX. GROSS LEASABLE AREA	_____ Sq. Ft.	N/A

* Whichever is greater

** Per principal structure, on the finished first floor.



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Pre-Application Meeting Sign-In Sheet

PL #: PL20160002306

Collier County Contact Information:

Name	Review Discipline	Phone	Email
<input type="checkbox"/> Richard Anderson	Environmental Specialist	252-2483	richardanderson@colliergov.net
<input type="checkbox"/> David Anthony	Environmental Review	252-2497	davidanthony@colliergov.net
<input type="checkbox"/> Summer Araque	Environmental Review	252-6290	summerbrownaraque@colliergov.net
<input type="checkbox"/> Steve Baluch, P.E.	Transportation Planning	252-2361	StephenBaluch@colliergov.net
<input type="checkbox"/> Laurie Beard	Transportation Pathways	252-5782	Lauriebeard@colliergov.net
<input checked="" type="checkbox"/> Rachel Beasley	Planner	252-8202	rachelbeasley@colliergov.net
<input type="checkbox"/> Marcus Berman	County Surveyor	252-6885	MarcusBerman@colliergov.net
<input type="checkbox"/> Madelin Bunster	Architectural Review	252-8523	madelinbunster@colliergov.net
<input type="checkbox"/> Mark Burtchin	ROW Permitting	252-5165	markburtchin@colliergov.net
<input type="checkbox"/> George Cascio	Utility Billing	252-5543	georgecascio@colliergov.net
<input type="checkbox"/> Heidi Ashton Cicko	Managing Asst. County Attorney	252-8773	heidiashton@colliergov.net
<input checked="" type="checkbox"/> Sue Faulkner	Comprehensive Planning	252-5715	suefaulkner@colliergov.net
<input type="checkbox"/> Eric Fey, P.E.	Site Plans Reviewer	252-2434	ericfey@colliergov.net
<input type="checkbox"/> Paula Fleishman	Impact Fee Administration	252-2924	paulafleishman@colliergov.net
<input type="checkbox"/> Nancy Gundlach, AICP, PLA	Zoning Services	252-2484	nancygundlach@colliergov.net
<input type="checkbox"/> Shar Hingson	East Naples Fire District	687-5650	shingson@ccfco.org
<input type="checkbox"/> John Houldsworth	Engineering Services	252-5757	johnhouldsworth@colliergov.net
<input type="checkbox"/> Jodi Hughes	Transportation Pathways	252-5744	jodihughes@colliergov.net
<input type="checkbox"/> Alicia Humphries	Site Plans Reviewer/ROW	252-2326	aliciahumphries@colliergov.net
<input type="checkbox"/> Eric Johnson, AICP,CFM	Zoning Services	252-2931	ericjohnson@colliergov.net
<input type="checkbox"/> Marcia Kendall	Comprehensive Planning	252-2387	marciakendall@colliergov.net
<input checked="" type="checkbox"/> Stephen Lenberger	Environmental Review	252-2915	stevelenberger@colliergov.net
<input type="checkbox"/> Paulo Martins	Utilities	252-4285	paulomartins@colliergov.net
<input type="checkbox"/> Thomas Mastroberto	Fire Safety	252-7348	Thomasmastroberto@colliergov.net
<input type="checkbox"/> Jack McKenna, P.E.	Engineering Services	252-2911	jackmckenna@colliergov.net
<input type="checkbox"/> Matt McLean, P.E.	Principal Project Manager	252-8279	matthewmclean@colliergov.net
<input type="checkbox"/> Gilbert Moncivaiz	Utility Impact Fees	252-4215	gilbertmoncivaiz@colliergov.net
<input type="checkbox"/> Annis Moxam	Addressing	252-5519	annismoxam@colliergov.net
<input type="checkbox"/> Stefanie Nawrocki	Planning and Zoning	252-2313	StefanieNawrocki@colliergov.net
<input type="checkbox"/> Mariam Ocheltree	Graphics	252-2315	mariamocheltree@colliergov.net
<input type="checkbox"/> Brandy Otero	Transit	252-5859	brandyotero@colliergov.net

[illegible]



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ADDRESSING CHECKLIST

Please complete the following and email to GMD_Addressing@colliergov.net or fax to the Operations Division at 239-252-5724 or submit in person to the Addressing Section at the above address. Form must be signed by Addressing personnel prior to pre-application meeting, **please allow 3 days for processing.**

Not all items will apply to every project. Items in **bold type** are required. **FOLIO NUMBERS MUST BE PROVIDED.** Forms older than 6 months will require additional review and approval by the Addressing Section.

PETITION TYPE (*Indicate type below, complete a separate Addressing Checklist for each Petition type*)

- | | |
|---|--|
| <input type="checkbox"/> BL (Blasting Permit) | <input type="checkbox"/> SDP (Site Development Plan) |
| <input type="checkbox"/> BD (Boat Dock Extension) | <input type="checkbox"/> SDPA (SDP Amendment) |
| <input type="checkbox"/> Carnival/Circus Permit | <input type="checkbox"/> SDPI (Insubstantial Change to SDP) |
| <input type="checkbox"/> CU (Conditional Use) | <input type="checkbox"/> SIP (Site Improvement Plan) |
| <input type="checkbox"/> EXP (Excavation Permit) | <input type="checkbox"/> SIPI (Insubstantial Change to SIP) |
| <input type="checkbox"/> FP (Final Plat) | <input type="checkbox"/> SNR (Street Name Change) |
| <input type="checkbox"/> LLA (Lot Line Adjustment) | <input type="checkbox"/> SNC (Street Name Change – Unplatted) |
| <input type="checkbox"/> PNC (Project Name Change) | <input type="checkbox"/> TDR (Transfer of Development Rights) |
| <input type="checkbox"/> PPL (Plans & Plat Review) | <input type="checkbox"/> VA (Variance) |
| <input type="checkbox"/> PSP (Preliminary Subdivision Plat) | <input type="checkbox"/> VRP (Vegetation Removal Permit) |
| <input type="checkbox"/> PUD Rezone | <input type="checkbox"/> VRSFP (Vegetation Removal & Site Fill Permit) |
| <input type="checkbox"/> RZ (Standard Rezone) | <input checked="" type="checkbox"/> OTHER <u>PUD Amendment</u> |
-

LEGAL DESCRIPTION of subject property or properties (*copy of lengthy description may be attached*)

See attached Legal S10 T49 R25

FOLIO (Property ID) NUMBER(s) of above (*attach to, or associate with, legal description if more than one*)

See attached Parcel List

STREET ADDRESS or ADDRESSES (*as applicable, if already assigned*)

See attached Parcel List

- **LOCATION MAP** must be attached showing exact location of project/site in relation to nearest public road right-of-way
- **SURVEY** (copy - needed only for unplatted properties)

CURRENT PROJECT NAME (*if applicable*)

Pine Ridge Commons PUD

PROPOSED PROJECT NAME (*if applicable*)

PROPOSED STREET NAMES (*if applicable*)

SITE DEVELOPMENT PLAN NUMBER (*for existing projects/sites only*)

SDP ___ - ___ or AR or PL # _____



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Project or development names proposed for, or already appearing in, condominium documents (if application; indicate whether proposed or existing)

Please Return Approved Checklist By: ☒ Email ☐ Fax ☐ Personally picked up

Applicant Name: Sharon Umpenhour

Phone: 239.947.1144 Email/Fax: sumpenhour@gradyminor.com

Signature on Addressing Checklist does not constitute Project and/or Street Name approval and is subject to further review by the Operations Division.

FOR STAFF USE ONLY

Folio Number See Attached

Folio Number _____

Folio Number _____

Folio Number _____

Folio Number _____

Folio Number _____

Approved by: J. Voiles Date: 9/7/2016

Updated by: _____ Date: _____

**IF OLDER THAN 6 MONTHS, FORM MUST BE
UPDATED OR NEW FORM SUBMITTED**

Pine Ridge Commons PUD

Property Owners List

Parcel ID: 00240280606
Name: GOODLETTE PINE RIDGE II LLC
Street# & Name: 5980 GOODLETTE RD N

Parcel ID: 00240280703
Name: TRAIL BOULEVARD LLLP
Street# & Name: 1415 PANTHER LN

Parcel ID: 00240280800
Name: TRAIL BOULEVARD LLLP

Parcel ID: 00239880004
Name: SCHOOL DISTRICT-PRM
Street# & Name: 1515 PINE RIDGE RD

Parcel ID: 00240280101
Name: TRAIL BOULEVARD LLLP
Street# & Name: 6170 GOODLETTE RD N

Parcel ID: 00240281003
Name: TRAIL BOULEVARD LLLP
Street# & Name: 5920 GOODLETTE-FRANK RD N

Parcel ID: 00240282002
Name: TRAIL BOULEVARD LLLP
Street# & Name: 1435 PINE RIDGE RD

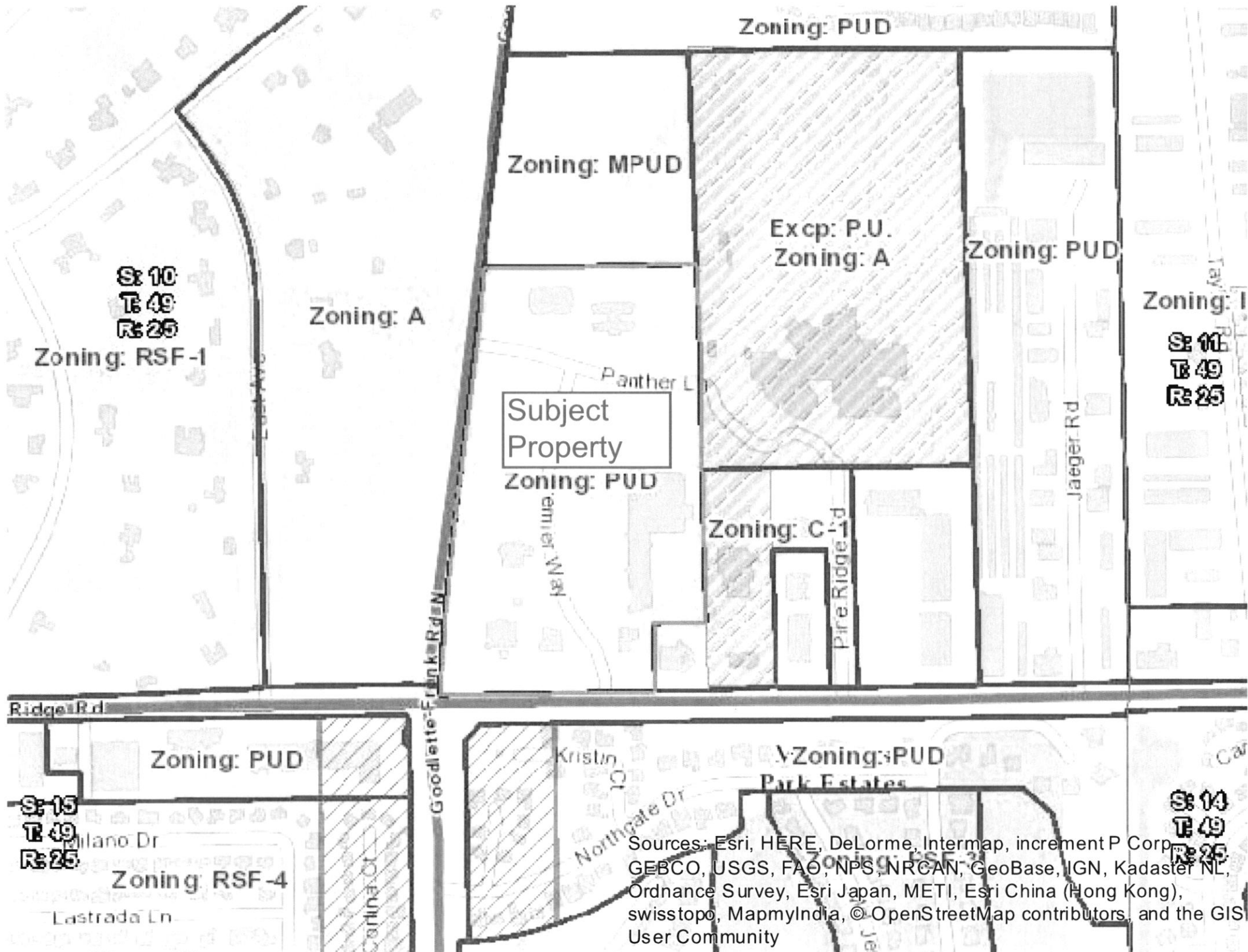
Parcel ID: 00240283001
Name: TRAIL BOULEVARD LLLP
Street# & Name: 5926 PREMIER WAY

Parcel ID: 00240284000
Name: TRAIL BOULEVARD LLLP
Street# & Name: 1421 PINE RIDGE RD

Parcel ID: 00240285009
Name: TRAIL BOULEVARD LLLP
Street# & Name: 1427 PINE RIDGE RD

Parcel ID: 00240286008
Name: TRAIL BOULEVARD LLLP
Street# & Name: 5926 PREMIER WAY

Parcel ID: 00240287007
Name: TRAIL BOULEVARD LLLP
Street# & Name: 5926 PREMIER WAY



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp, GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

PINE RIDGE COMMONS PUD

Location Map



All that part of Section 10, Township 49 South, Range 25 East, Collier County Florida, being more particularly described as follows:

COMMENCING at the southerly 1/4 corner of Section 10, Township 49 South, Range 25 East, Collier County, Florida;

thence along the north-south 1/4 section line of said Section 10, North 01°18'35" West 69.79 feet to a point on the northerly boundary of Pine Ridge Road (S.R. 896) and the POINT OF BEGINNING of the parcel herein described;

thence along said boundary, South 89°07'52" West 9.57 feet to a point of curvature on the easterly right of way of Frank Boulevard, 100 foot right-of-way as recorded in Plat Book 13, Page 58 of the Public Records of Collier County, Florida:

thence along said right of way 454.08 feet along the arc of a circular curve concave the east, having a radius of 5679.65 feet, through a central angle of 04°34'51" and being subtended by a chord which bears North 04°48'48" East 453.96 feet;

thence continuing along said right-of-way North 07°06'13" East 1102.02 feet;

thence leaving said right-of-way North 89°29'57" East 783.65 feet to a point on the boundary of the parcel of land described in O.R. Book 503, page 206;

thence along said boundary South 00°46'24" East 1324.29 feet to a point on the boundary of the parcel described in O.R. Book 1037, pages 1602-1605;

thence along said boundary South 89°29'57" West 190.00 feet

thence continuing along said boundary South 00°46'24" East 232.40 feet to the northerly boundary of said Pine Ridge Road;

thence along the northerly boundary of Pine Ridge Road, North 89°35'25" West 779.46 feet to a point on the north/south 1/4 section line of Section 10 and the POINT OF BEGINNING of the parcel herein described;

Parcel contains 30.65 acres more or less.

Subject to easements, restrictions and reservations of record.

Bearings are based on the northerly boundary line of Pine Ridge Road (SR 896) being South 89°35'25" West.