

DEVELOPMENT ORDER NO. 2000-04

RESOLUTION NO. 2000-190

A RESOLUTION AMENDING DEVELOPMENT ORDER 90-3, AS AMENDED FOR THE GREY OAKS DEVELOPMENT OF REGIONAL IMPACT BY PROVIDING FOR: SECTION ONE, AMENDING THE FINDINGS OF FACT SECTION FOR THE PURPOSE OF REVISING ACREAGE AND DENSITY OF LAND USES AND TO REPLACE THE GREY OAKS MASTER PLAN ILLUSTRATING A REVISED LAYOUT OF THE LAND USES FOR THE NORTHWEST QUADRANT OF THE PROJECT SITUATED ON AIRPORT ROAD AND GOLDEN GATE PARKWAY AND REVISIONS TO INTERNAL ROAD ACCESS POINTS AND GRADE SEPARATION; SECTION TWO, FINDINGS OF FACT; SECTION THREE, CONCLUSIONS OF LAW; AND SECTION FOUR, EFFECT OF PREVIOUSLY ISSUED DEVELOPMENT ORDER, TRANSMITTAL TO DEPARTMENT OF COMMUNITY AFFAIRS AND EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Collier County, Florida, approved Development Order 90-3 (the Development Order) on June 6, 1990, which approved a Development of Regional Impact (DRI) known as the Grey Oaks Development Order; and

WHEREAS, subsequent to the approval of Development Order No. 90-3, the Board of County Commissioners of Collier County, Florida, approved several amendments to said Development Order; and

WHEREAS, "Grey Oaks" through its authorized agent, has filled its application and notice of proposed change to Development Order No. 90-3, as amended, which is attached hereto and incorporated herein as Exhibit "A"; and

WHEREAS, the Board of County Commissioners as the governing body of the unincorporated area of Collier County, Florida, with jurisdiction pursuant to Section 380.06, *Florida Statutes*, is authorized and empowered to consider proposed changes to the Grey Oaks DRI Development Order No. 90-3, as amended; and

WHEREAS, the Collier County Board of County Commissioners passed Ordinance No. 2000-46 on June 27, 2000, which had the effect of amending the PUD zoning district for the Grey Oaks development previously approved in Ordinance No. 98-94; and

WHEREAS, on June 27, 2000, the Board of County Commissioners of Collier County, Florida, in accordance with Section 380.06, *Florida Statutes*, having considered the Grey Oaks application and Notice of Proposed Change to the Grey Oaks DRI Development Order No. 90-3, as amended, and record made at said hearing, and having considered the record of

Words ~~struck through~~ are deleted; words underlined are added.

the documentary and oral evidence presented to the Collier County Planning Commission, the report and recommendation of Collier County Planning Staff and Advisory Boards, the report and recommendations of the Southwest Florida Regional Planning Council, the Board of County Commissioners hereby approves the following Grey Oaks DRI Development Order amendments.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Collier County, Florida that:

SECTION ONE: AMENDMENTS TO DEVELOPMENT ORDER AND MASTER PLAN:

A. Paragraph 4 of the Findings of Fact Section of Development Order 90-3, as amended, for the Grey Oaks DRI is hereby amended to read as follows:

4: The applicant proposes the development of Grey Oaks Planned Unit Development for 1,601 acres which includes: ~~120.4~~ 104.8 acres of commercial uses to include 250 hotel rooms, 653,453 square feet (gross floor area) of office commercial, 649,638 square feet (gross leasable area) of retail commercial, ~~1,900~~ 1,600 residential dwelling units, 72 holes of golf, and ~~323.38~~ 367.88 acres of conservation, lakes and water management, which includes preservation acres.

B. Paragraph 5 of the Conclusions of Law Section of Development Order 90-3, as amended, for the Grey Oaks DRI is hereby amended to read as follows:

5.a. The applicant or his successors shall be fully responsible for site-related roadway and intersection improvements required within the DRI. The applicant shall be required to pay the full cost for any site-related intersection improvements (including but not limited to, signalization, turn-lanes and additional through lanes) found to be necessary by Collier County for the project's access intersections onto Airport Road (C.R. 31), Golden Gate Parkway (C.R. 886) and the future Livingston Road. Attached hereto as Exhibit "E" is a list of access intersections approved for the project and changes that are or may be necessary in order to meet the long-range transportation plans for the area. A copy of the signal progression analysis requested by the County Transportation Department is incorporated by reference and copies have been submitted to the SWFRPC, Collier County, and the City of Naples. ~~The proposed site overpass linking the quadrants of the project over Airport Road will be designed so as not to interfere with the eventual widening of that roadway.~~

C. Exhibit "B" (Map H, Master Plan) of Development Order 90-3, as amended for the Grey Oaks DRI is hereby amended by replacing said Map H, with Exhibit "C" hereto, a new Master Plan depicted as Map H-1 attached and incorporated herein by reference, reflecting the amendments herein described.

SECTION TWO: FINDINGS OF FACT

1. The proposed changes to the previously approved DRI do not meet or exceed any of the criteria listed in the DRI Development Order or in Subsection 380.06(19)(b), *Florida Statutes*.

2. The applicant submitted to the County, the Regional Planning Council and the State Land Planning Agency Form BRM-08-86, said form being entitled "Notification of a Proposed Change to a Previously Approved Development of Regional Impact" (DRI) Subsection 380.06(19), *Florida Statutes*.

3. The application is in accordance with Section 380.06(19).

4. The proposed changes to the previously approved Development Order are consistent with the report and recommendation of the SWFRPC.

5. A comprehensive review of the impact generated by the proposed changes to the previously approved development has been conducted by the County's departments and the SWFRPC, and has established that the changes result in a reduction of the project's impacts.

6. The development is not in an area designated an Area of Critical State Concern pursuant to the provisions of Section 380.06, *Florida Statutes*, as amended.

7. No increase in development intensity is authorized by this Development Order No. ~~2000-04~~.

SECTION THREE: CONCLUSIONS OF LAW

1. The proposed changes to the previously approved Development Order do not constitute a substantial deviation requiring further Development of Regional Impact review.

2. The proposed changes to the previously approved development will not unreasonably interfere with the achievement of the objectives of the adopted State Land Development Plan applicable to the area.

3. The proposed changes to the previously approved development are consistent with the Collier County Growth Management Plan and the Land Development Regulations adopted pursuant thereto.

4. The proposed changes to the previously approved Development Order are consistent with the State Comprehensive Plan.

SECTION FOUR: EFFECT OF PREVIOUSLY ISSUED DEVELOPMENT ORDER, TRANSMITTAL TO DCA AND EFFECTIVE DATE

1. Except as amended hereby, Development Order 90-03, as amended, shall remain in full force and effect, binding in accordance with its terms on all parties thereto.

2. Copies of this Development Order ~~2000-04~~ shall be transmitted immediately upon execution to the Department of Community Affairs, Bureau of Land and Water Management, and the Southwest Florida Regional Planning Council.

3. This Development Order shall take effect as provided by law.

BE IT FURTHER RESOLVED that this Resolution be recorded in the minutes of this Board.

This Resolution adopted after motion, second and majority vote.

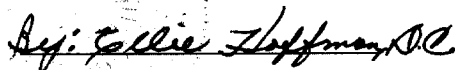
Done this 27th day of June, 2000.

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

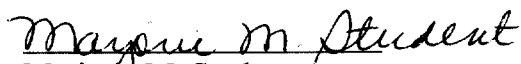
Attest as to Chairman's
signature only.


TIMOTHY J. CONSTANTINE, CHAIRMAN

ATTEST:
DWIGHT E. BROCK, Clerk


Collie Hoffman, D.C.

Approved as to Form and Legal Sufficiency


Marjorie M. Student
Assistant County Attorney

g/admin/DOA-90-03/RN/im

FORM RPM-BSP-PROPCHANGE-1

STATE OF FLORIDA
DEPARTMENT OF COMMUNITY AFFAIRS
DIVISION OF COMMUNITY PLANNING
BUREAU OF LOCAL PLANNING
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100
850-487-4545

**NOTIFICATION OF A PROPOSED CHANGE TO A PREVIOUSLY APPROVED
DEVELOPMENT OF REGIONAL IMPACT (DRI)
SUBSECTION 380.06(19), FLORIDA STATUTES**

Subsection 380.06(19), Florida Statutes, requires that submittal of a proposed change to a previously approved DRI be made to the local government, the regional planning agency, and the state land planning agency according to this form.

1. I, **George Varnadoe**, the undersigned authorized representative of **Halstatt Partnership and Naples Golf Course Holdings, Ltd.**, hereby gives notice of a proposed change to a previously approved Development of Regional Impact in accordance with Subsection 380.06(19), Florida Statutes. In support thereof, I submit the following information concerning the **Halstatt DRI/Grey Oaks PUD** development, which information is true and correct to the best of my knowledge. I have submitted today, under separate cover, copies of this completed notification to the following: Collier County, City of Naples, Southwest Florida Regional Planning Council, and Bureau of Local Planning, Department of Community Affairs.

3/10/00
(Date)


(Signature)

2. Applicants: **Halstatt Partnership**
2600 Golden Gate Parkway
Naples, Florida 34105
(941) 262-2600

Naples Golf Course Holdings, Ltd.
4200 Gulfshore Blvd. N.
Naples, FL 34103
3. Authorized Agent: **George L. Varnadoe, Esquire**
Young, van Assenderp, Varnadoe & Anderson, P.A.
801 Laurel Oak Drive, Suite 300
Naples, Florida 34108
(941) 597-2814
4. Location (City, County, Township/Range/Section) of approved DRI and proposed change. **Sections 24, 25 and 26, Township 49 South, Range 25 East, Collier County, Florida.**
5. Provide a complete description of the proposed change. Include any proposed changes to the plan of development, phasing, additional lands, commencement date, build-out date, development order conditions and requirements, or to the representations contained in either the development order of the Application for Development Approval.

Indicate such changes on the project master site plan, supplementing with other detailed maps, as appropriate. Additional information may be requested by the Department or any reviewing agency to clarify the nature of the change or the resulting impacts.

The Grey Oaks DRI (formerly known as Halstatt DRI) consists of 1,601 acres located within the northeast, southeast and northwest quadrants formed by the intersection of Golden Gate Parkway and Airport Road. The intersection forms the center of a designed "Activity Center" in the Collier County Comprehensive Plan. The northwest quadrant of the Grey Oaks DRI, consisting of 354 acres, is within the jurisdiction of the City of Naples. The northeast and southeast quadrants of Grey Oaks, consisting of 1,247 acres, are located in unincorporated Collier County.

The initial Grey Oaks DRI Development Order (DO 90-3) was issued by Collier County Resolution 90-292 on June 6, 1990. The City of Naples approved the portion of Grey Oaks within its jurisdiction on October 17, 1990, in Resolution 90-6211. Subsequent amendments to the County and City DRI Development Orders for Grey Oaks are described in response to question 7 below. A copy of

the currently approved Master Plan for the Grey Oaks DRI is included as Exhibit A to this NOPC.

The changes proposed in this NOPC for the Grey Oaks DRI/PUD are depicted on Exhibit B. The changes will not result in increases to any of the approved land uses currently authorized within the project. The proposed changes will shift some of the approved commercial (office and retail) use from the northwest quadrant to the northeast quadrant. This redistribution of commercial use will result in a reduction in the acreage devoted to office and retail use in the northwest quadrant, accompanied by an increase in the amount of golf/open space acreage in that quadrant. However, no increase is requested beyond the approved total of 18 golf holes in the northwest quadrant. The only proposed change to the amounts of approved uses within Grey Oaks is a reduction of the number of residential units from 1900 to 1600, a decrease of 300 units.

The proposed shifting of land uses from one area to another dictates minor relocations of the access points to Grey Oaks from both Airport Road and Golden Gate Parkway, and elimination of the internal project overpass crossing Airport Road. The changes to the Grey Oaks Master Plan are depicted in the proposed Master Plan attached as Exhibit B. The following is a narrative description of changes proposed in this NOPC, within the City (northwest quadrant) and County (northeast quadrant) jurisdictions.

Changes To The Northwest Quadrant

- (a) A reduction in the number of residential units from 764 units to 464 units, a decrease of 300 units. The developer shall have the ability to shift up to 200 of the approved multi-family units from the northwest quadrant to the northeast quadrant. The acreage of residential use is being reduced by 14 acres, to a total of 108 acres.
- (b) A reduction in the amount of retail commercial use from 219,000 gross square feet (GLA) of floor area to 40,000, a decrease of 179,000 square feet (GLA), which will be shifted to the northeast quadrant.
- (c) A reduction in the amount of office use from 128,000 square feet (GFA) to 60,000 square feet, a decrease of 68,000 square feet, which will be shifted to the northeast quadrant.
- (d) A reduction in the amount of designated commercial (retail and office use) acreage from 30 acres to 14.4 acres, a decrease of 15.6 acres.
- (e) A reduction in the golf course acreage from 115.4 acres to 100.5 acres, a decrease of 14.9 acres, with no change to the 18 approved golf holes.

- (f) An increase in the acreage designated for lakes, water management and preservation from 86.6 acres to 131.1 acres, an increase of 44.5 acres.
- (g) A change of the location of the access points to Grey Oaks from Golden Gate Parkway and Airport Road, as depicted on the revised Master Plan, Exhibit "B".
- (h) The deletion of the internal project overpass across Airport Road between the northwest and northeast quadrants.

The Changes To The Northeast Quadrant

- (a) An increase in the amount of office space by 68,000 square feet (shifted from the northwest quadrant).
- (b) An increase in the amount of retail use by 179,000 square feet (shifted from the northwest quadrant).
- (c) Deletion of the internal project overpass between the northwest and northeast quadrants.
- (d) Relocation of project access points from Airport Road and Golden Gate Parkway, as depicted on the revised Master Plan, Exhibit "B".
- (e) The developer shall have the flexibility of relocating up to 200 multi-family residential units from the northwest quadrant to the northeast quadrant, so long as the total number of residential units in Grey Oaks does not exceed 1600 units.

It should be emphasized that there is no increase in commercial or office uses in the Grey Oaks DRI, simply an internal relocation of the approved uses. The only change to the approved land uses within the project is the deletion of 300 residential units.

A transportation analysis report prepared by David Plummer & Associates is attached to the NOPC as Exhibit C. The report establishes that the traffic impacts of Grey Oaks DRI, with the proposed changes, as depicted on Exhibit B, will be reduced in comparison to the impacts of the current DRI, as depicted on Exhibit A.

The two charts below marked Tables 1 and 2, show the proposed land uses within the City of Naples and Collier County quadrants, respectively, of the Grey Oaks DRI, in comparison to uses approved in both the original 1990 Development Orders issued by those jurisdictions and the changes they approved in the 1998 NOPC. Table 3 shows land use changes for the entire Grey Oaks DRI since 1990, including this NOPC.

TABLE 1
COMPARISON OF APPROVED DEVELOPMENT TO THE PROPOSED LAND USES
FOR PORTIONS OF GREY OAKS DRI LOCATED IN THE CITY OF NAPLES
(WEST OF AIRPORT ROAD)

| | ORIGINAL 1990 DEVELOPMENT ORDER | 1998 NOPC | INCREASE OR DECREASE | 2000 NOPC | INCREASE OR DECREASE | CUMULATIVE INCREASE OR DECREASE SINCE 1990 |
|--|---------------------------------------|------------------------|-------------------------|--------------------------|--------------------------|---|
| ACRES | 354 | 354 | 0 | 354 | 0 | 0 |
| RESIDENTIAL UNITS and ACREAGE | 764 D.U.s 122 Acres | 764 D.U.s 122 Acres | 0 0 Acres | 464 D.U.s * 108 Acres | -300 D.U.s - 14 Acres | -300 D.U.s - 14 Acres |
| COMMERCIAL ACREAGE | 30 | 30 | 0 | 14.4 Acres | -15.6 Acres | -15.6 Acres |
| OFFICE (Gross Floor Area) | 128,000 S.F. (GFA) | 128,000 S.F. (GFA) | 0 | 60,000 S.F. (GFA) | -68,000 S.F. (GFA) | -68,000 S.F. (GFA) |
| RETAIL (Gross Leasable Area) | 219,000 S.F. (GLA) | 219,000 S.F. (GLA) | 0 | 40,000 S.F. (GLA) | -179,000 S.F. (GLA) | -179,000 S.F. (GLA) |
| HOTEL ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| GOLF HOLES and GOLF COURSE ACREAGE | 9 115.4± Acres | 18 115.4 Acres | +9 Holes 0 Acres | 18 100.5 Acres | 0 -14.9 Acres | +9 Holes -14.9 Acres |
| LAKES, WATER MANAGEMENT and PRESERVATION | 86.6± Acres | 86.6 Acres | 0 Acres | 131.1 Acres | +44.5 Acres | +44.5 Acres |

*The developer may relocate up to 200 multi-family units from the northwest quadrant to the northeast quadrant so long as the total number of residential units in Grey Oaks does not exceed 1600 units.

TABLE 2
COMPARISON OF APPROVED DEVELOPMENT TO THE PROPOSED LAND USES
FOR PORTIONS OF GREY OAKS DRI LOCATED IN COLLIER COUNTY
(EAST OF AIRPORT ROAD)

| | ORIGINAL 1990 DEVELOPMENT ORDER | 1998 NOPC | INCREASE OR DECREASE | 2000 NOPC | INCREASE OR DECREASE | CUMULATIVE INCREASE OR DECREASE SINCE 1990 |
|--|---------------------------------------|---------------------------|---------------------------|-----------------------------|---|---|
| ACRES | 1247 | 1247 | 0 | 1247 | 0 | No Change |
| RESIDENTIAL UNITS and ACREAGE | 1936 D.U.s 399.8 Acres | 1136 D.U.s 310.9 Acres | -800 D.U.s -88.9 Acres | 1136 D.U.s * 310.9 Acres | 0 0 | -800 D.U.s -88.9 Acres |
| COMMERCIAL ACREAGE | 90.4 | 90.4 | 0 Acres | 90.4 Acres | 0 | No Change |
| OFFICE (Gross Floor Area) | 525,453 S.F. (GFA) | 525,453 S.F. (GFA) | 0 | 593,453 S.F. (GFA) | +68,000 S.F. (Shifted from West) | +68,000 S.F. |
| RETAIL (Gross Leasable Area) | 430,638 S.F. (GLA) | 430,638 S.F. (GLA) | 0 | 609,638 S.F. (GLA) | +179,000 S.F. (Shifted From West) | +179,000 S.F. |
| HOTEL ROOMS | 250 | 250 | 0 | 250 | 0 | No Change |
| GOLF HOLES and GOLF COURSE ACREAGE | 45 577.1± Acres | 54 609.32 Acres | +9 Holes +32.22 Acres | 54 Holes 609.32 Acres | 0 0 | +9 Holes +32.22 Acres |
| LAKES, WATER MANAGEMENT and PRESERVATION | 180.1± Acres | 236.78 Acres | +56.68 Acres | 236.78 Acres | 0 | +56.68 Acres |

*The developer may relocate up to 200 multi-family units from the northwest quadrant to the northeast quadrant so long as the total number of residential units in Grey Oaks does not exceed 1600 units.

TABLE 3
COMPARISON OF PROPOSED LAND USES TO APPROVED DEVELOPMENT
ORDERS FOR GREY OAKS DRI

| | ORIGINAL 1990 | 1998 NOPC | INCREASE OR DECREASE | 2000 NOPC | INCREASE OR DECREASE | CUMULATIVE INCREASE OR DECREASE |
|--|---------------------------|---------------------------|---------------------------|-----------------------------|--------------------------|---------------------------------|
| ACRES | 1601 | 1601 | 0 | 1601 | 0 | No Change |
| RESIDENTIAL UNITS and ACREAGE | 2700 D.U.s 521.8 Acres | 1900 D.U.s 432.9 Acres | -800 D.U.s -88.9 Acres | 1600 D.U.s * 418.9 Acres | -300 D.U.s -14 Acres | -1100 D.U.s -102.9 Acres |
| RESIDENTIAL DENSITY (GROSS) | 1.68U/Ac | 1.18 U/Ac | -0.5 U/Ac | 0.99 U/Ac | -0.19 U/Ac | -0.69 U/Ac |
| COMMERCIAL ACREAGE | 120.4 | 120.4 | No Change | 104.8 Acres | -15.6 Acres | -15.6 Acres |
| OFFICE (Gross Floor Area) | 653,453 Sq. Ft. (GFA) | 653,453 Sq. Ft. (GFA) | No Change | 653,453 Sq. Ft. | No Change | No Change |
| RETAIL (Gross Leasable Area) | 649,638 Sq. Ft. (GLA) | 649,638 Sq. Ft. (GLA) | No Change | 649,638 Sq. Ft. (GLA) | No Change | No Change |
| HOTEL ROOMS | 250 | 250 | No Change | 250 | No Change | No Change |
| GOLF HOLES and GOLF COURSE ACREAGE | 54 692.5 Acres | 72 724.72 Acres | +18 +32.22 Acres | 72 709.82 Acres | No Change -14.9 Acres | +18 Holes +17.32 Acres |
| LAKES, WATER MANAGEMENT and PRESERVATION | 266.7 Acres | 323.38 Acres | +56.7 Acres | 367.88 Acres | +44.5 Acres | +101.18 Acres |

*The developer may relocate up to 200 multi-family units from the northwest quadrant to the northeast quadrant so long as the total number of residential units in Grey Oaks does not exceed 1600 units.

- (6) Complete the attached Substantial Deviation Determination Chart for all land use types approved in the development. If no change is proposed or has occurred, indicate no change.

See Substantial Deviation Determination Chart, below.

- (7) List all the dates and resolution numbers (or other appropriate identification numbers) of all modifications or amendments to the originally approved DRI development order that have been adopted by the local government, and provide a brief description of the previous changes (i.e., any information not already addressed in the Substantial Deviation Determination Chart). Has there been a change in local government jurisdiction for any portion of the development since the last approval or development order was issued? If so, has the annexing local government adopted a new DRI development order for the project?

- A. Pursuant to an agreement reached between Collier County and the Department of Community Affairs, Collier County issued an amended Development Order (D.O. 90-5) in Resolution No. 90-498 on October 16, 1990.**
- B. To correct a scrivener's error in Development Order 90-5, Collier County adopted Resolution 90-571 in order to add the words "apply for or" to the third sentence of Section 5, Subsection d. (4) of Development Order 90-5. This action was taken on November 27, 1990.**
- C. In response to Halstatt's NOPC, the Board of County Commissioners of Collier County on November 24, 1998, issued Development Order 98-2 (Resolution 98-472) amending the Grey Oaks Development Order and Master Plan to reduce the number of residential units to 1,900; to increase the number of golf holes to 72; shift the site of the hotel use to the southeast quadrant; and increase the conservation, lakes and preservation areas from 180.1 acres to 236.78 acres.**
- D. The City Council of the City of Naples adopted Resolution 98-8372 on October 7, 1998 amending the Grey Oaks Master Plan and approving a total of 18 golf holes located within the northwest quadrant of Grey Oaks DRI.**

- (8) Describe any lands purchased or optioned within ¼ mile of the original DRI site subsequent to the original approval or issuance of the DRI development order. Identify such land, its size, intended use, and adjacent non-profit land uses within ½ mile on a project master site plan or other map.

None.

- (9) Indicate if the proposed change is less than 40% (cumulatively with other previous changes) of any of the criteria listed in Paragraph 390.06 (19), Florida Statutes.

Do you believe this notification of change proposes a change which meets the criteria of Subparagraph 380.06 (19) (e) 2., Florida Statutes.

YES _____ NO XX

- (10) Does the proposed change result in a change to the buildout date or any phasing date of the project? If so, indicate the proposed new buildout or phasing dates.

The phasing and build-out dates are not being changed.

- (11) Will the proposed change require an amendment to the local government comprehensive plan? No.
- (12) An updated master plan or other map of the development portraying and distinguishing the proposed changes to the previously approved DRI or development order conditions.

See attached revised Master Plan attached as Exhibit B.

- (13) Pursuant to Subsection 380.06(19) (f), Florida Statutes, include the precise language that is being proposed to be deleted or added as an amendment to the development order. This language should address and quantify:

See attached Exhibits D and E, revised Grey Oaks DRI Development Orders with new language indicated by underlining and deleted language by strike-throughs.

- a. All proposed specific changes to the nature, phasing, and build-out date of the development; to development order conditions and requirements; to commitments and representations in the Application for Development Approval; to the acreage attributable to each described proposed change of land use, open space, areas for preservation, green belts; to structures or to other improvements including locations, square footage, number of units; and other major characteristics or components of the proposed change.

There are no proposed changes to the phasing or build-out dates of the Grey Oaks DRI/PUD, nor to any development order conditions in requirements, nor to any of the commitments and representations in the ADA. For changes to the acreage of each described land use, including open space and areas for preservation and to the amount and location of residential units and other major characteristics or components of the

Grey Oaks DRI, please refer to (1) the Land Use Chart contained in response to question 5 above; (2) the revised Grey Oaks Master Plan attached as Exhibit B, and (3) the amended County and City Development Orders attached as Exhibit D and E, respectively.

- b. An updated legal description of the property, if any project acreage is/has been added or deleted to the previously approved plan of development; See page iv, Exhibit "A" attached to Consent, above.

There is no change to the legal description of the Grey Oaks DRI.

- c. A proposed amended development order deadline for commencing physical development of the proposed changes, if applicable;

Development of the northeast and southeast quadrants of the Grey Oaks DRI have already commenced. Therefore, there is no proposed change to commencement of physical development date.

- d. A proposed amended development order termination date that reasonably reflects the time required to complete the development;

No change is proposed for the termination date of the Development Order.

- e. A proposed amended development order date until which the local government agrees that the changes to the DRI shall not be subject to down-zoning; unit density reduction, or intensity reduction, if applicable; and

No change.

- f. Proposed amended development order specifications for the annual report, including the date of submission, contents, and parties to whom the report is submitted as specified in Subsection 9J-2.025 (7), F.A.C.

No change.

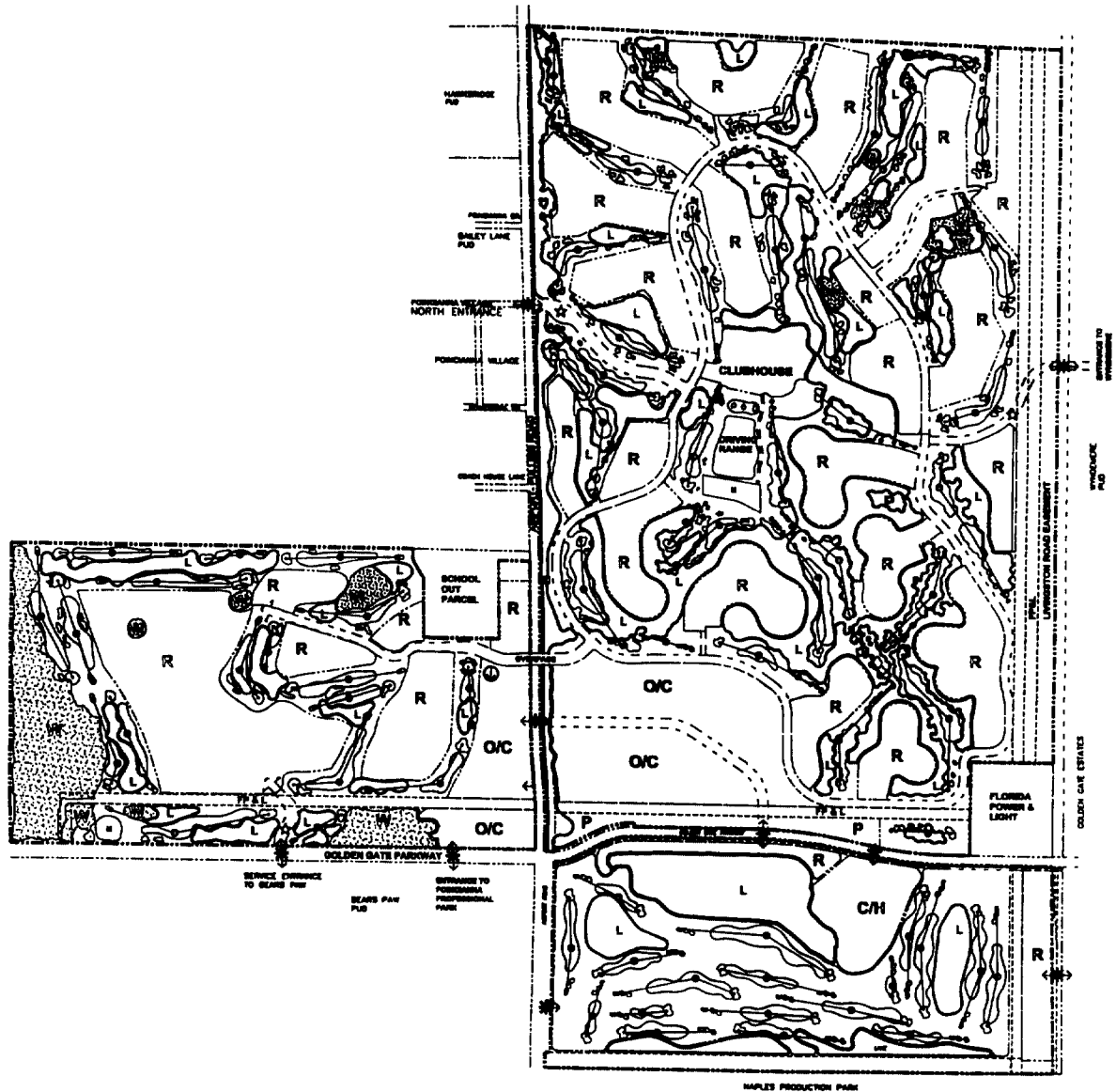
SUBSTANTIAL DEVIATION DETERMINATION CHART

Portions of the DCA Standard Form NOPC Substantial Deviation Chart are not relevant or applicable because the following uses listed on the Chart are not included within the Grey Oaks DRI: Attractions, Airports, Hospitals, Industrial, Mining, Petroleum Storage, Ports and R.V. Parks. The non-applicable sections of the standard chart form are omitted. The chart below addresses all approved and proposed land uses within the Grey Oaks DRI.

| TYPE OF LAND USE | CHANGE CATEGORY | PROPOSED PLAN | ORIGINAL PLAN | 1998 NOPC |
|-----------------------------------|---|---------------------------|---------------------------|---------------------------|
| Office | Acreage, including drainage, ROW, easements, etc. | 104.8 AC. "Commercial" | 120.4 AC. "Commercial" | 120.4 AC. "Commercial" |
| | Building (gross sq.ft.) | 653,453 (GFA) | 653,453 (GFA) | 653,453 (GFA) |
| | # Parking spaces | | | |
| | # Employees | | | |
| | Site locational changes | See EXH. "B" | | See EXH. "A" |
| | # External vehicle trips | See EXH. "C" | | |
| | D. O. conditions | No Change | | |
| | ADA representations | No Change | | |
| Residential | # Dwelling units Type of dwelling units | 1,600 D.U. | 2,700 D.U. | 1,900 D.U. |
| | # Lots | | | |
| | Acreage, inc. drainage, ROW, easements, etc. | 418.9 AC. | 521.8 AC. | 432.9 AC. |
| | Site locational changes | See EXH. "B" | | See EXH. "A" |
| | # External vehicle trips | See EXH. "C" | | |
| | D.O. conditions | No Change | | |
| Wholesale, Retail, Service | Acreage, including drainage, ROW, easements, etc. | 104.8 AC. "Commercial" | 120.4 AC. "Commercial" | 120.4 AC. "Commercial" |
| | Floor space (gross sq.ft.) | 649,638 S.F. (GLA) | 649,638 S.F. (GLA) | 649,638 S.F. (GLA) |
| | # Parking spaces | | | |
| | # Employees | | | |
| | Site locational changes | See EXH. "B" | | See EXH. "A" |
| | # External vehicle trips | See EXH. "C" | | |
| | D. O. conditions | See EXH. "D" | | |
| | ADA Representations | No Change | | |

| TYPE OF LAND USE | CHANGE CATEGORY | PROPOSED PLAN | ORIGINAL PLAN | 1998 NOPC |
|---|--|-----------------------|-----------------------|------------------------|
| Hotel/Motel | # Rental Units | 250 RM. | 250 RM. | 250 RM. |
| | Floor space (gross sq.ft.) | | | |
| | # Parking places | | | |
| | # Employees | | | |
| | Site locational changes | NO CHANGE | | See EXH. "A" |
| | Acreage, including drainage, ROW, easements, etc. | | | |
| | # External vehicle trips | See EXH. "C" | | |
| | D.O. conditions | See EXH. "D" | | |
| | ADA representations | No Change | | |
| | | | | |
| Open Space (all natural and vegetated) | Acreage Golf, Recreation Park, ROW | 793.0 AC. 72 Holes | 692.5 AC. 54 Holes | 724.72 AC. 72 Holes |
| | Site locational changes | See EXH. "B" | | See EXH. "A" |
| | Type of open space | | | |
| | ADA representations | | | |
| Reservation, Buffer or Special Protection Areas | Acreage for lakes, water management and preservation | 367.88 AC. | 266.7 AC. | 323.38 AC. |
| | Site locational changes | See EXH. "B" | | See EXH. "A" |
| | Development of site proposed | | | |
| | D. O. conditions | No Change | | |
| | ADA representations | No Change | | |

ers\Valarie\wp8\grey oaks\misc\NOPC ENTIRE FINAL.wpd



LEGEND

| | |
|-----|----------------------------|
| R | RESIDENTIAL |
| O/C | OFFICE / COMMERCIAL |
| L | LAKE |
| W | WETLAND PRESERVATION AREAS |
| P | PARK |
| C | COMMERCIAL |
| O | OFFICE |
| C/H | COMMERCIAL / HOTEL |
| M | MARITIME FACILITY |

➔ FULL GEOMETRY INTERSECTIONS WITH TURNING LANES AND SIGNALIZATION.

- ➔ RIGHT IN AND RIGHT OUT GEOMETRY INTERSECTION.
- ⊕ RESIDENTIAL ACCESS ONLY
- ☆ SECURITY GATEHOUSE

• WETLAND PRESERVATION AREAS ARE APPROXIMATE AND WILL BE REFINED DURING THE PERMITTING PROCESS.

LAND USE SUMMARY

| NORTHEAST AND SOUTHEAST QUADRANTS | | UNITS/ACFT. | ACRES |
|---|-------------|-------------|-------|
| RESIDENTIAL | 1,128 UNITS | 316.9 | |
| OFFICE / COMMERCIAL - 8PA | 247,889 SF | 76.49 | |
| HOTEL | 288 ROOMS | 38.89 | |
| GOLF COURSE/RECREATION/PARTY/RIGHT-OF-WAY | 54 HOLES | 886.32 | |
| CONSERVATION/LAKE/WATER MANAGEMENT | | 235.73 | |
| SUB-TOTAL | | 1367.3 | |
| NORTHWEST QUADRANT | | | |
| RESIDENTIAL | 794 UNITS | 123.9 | |
| COMMERCIAL/OFFICE | 347,889 SF | 86.9 | |
| GOLF COURSE/RECREATION/PARTY/RIGHT-OF-WAY | 18 HOLES | 115.4 | |
| CONSERVATION/LAKE/WATER MANAGEMENT | | 86.9 | |
| SUB-TOTAL | | 393.1 | |
| TOTAL COMMERCIAL/OFFICE & HOTEL (NE & SE QUADRANTS) | | 164.4 | |
| TOTAL COMMERCIAL/OFFICE & HOTEL (ALL QUADRANTS) | | 164.4 | |

ALL ACRES ARE APPROXIMATE AND ARE SUBJECT TO CHANGE AND VARIATION.

CLIFTON, EZELL & CLIFTON

TEAM PLAN, INC

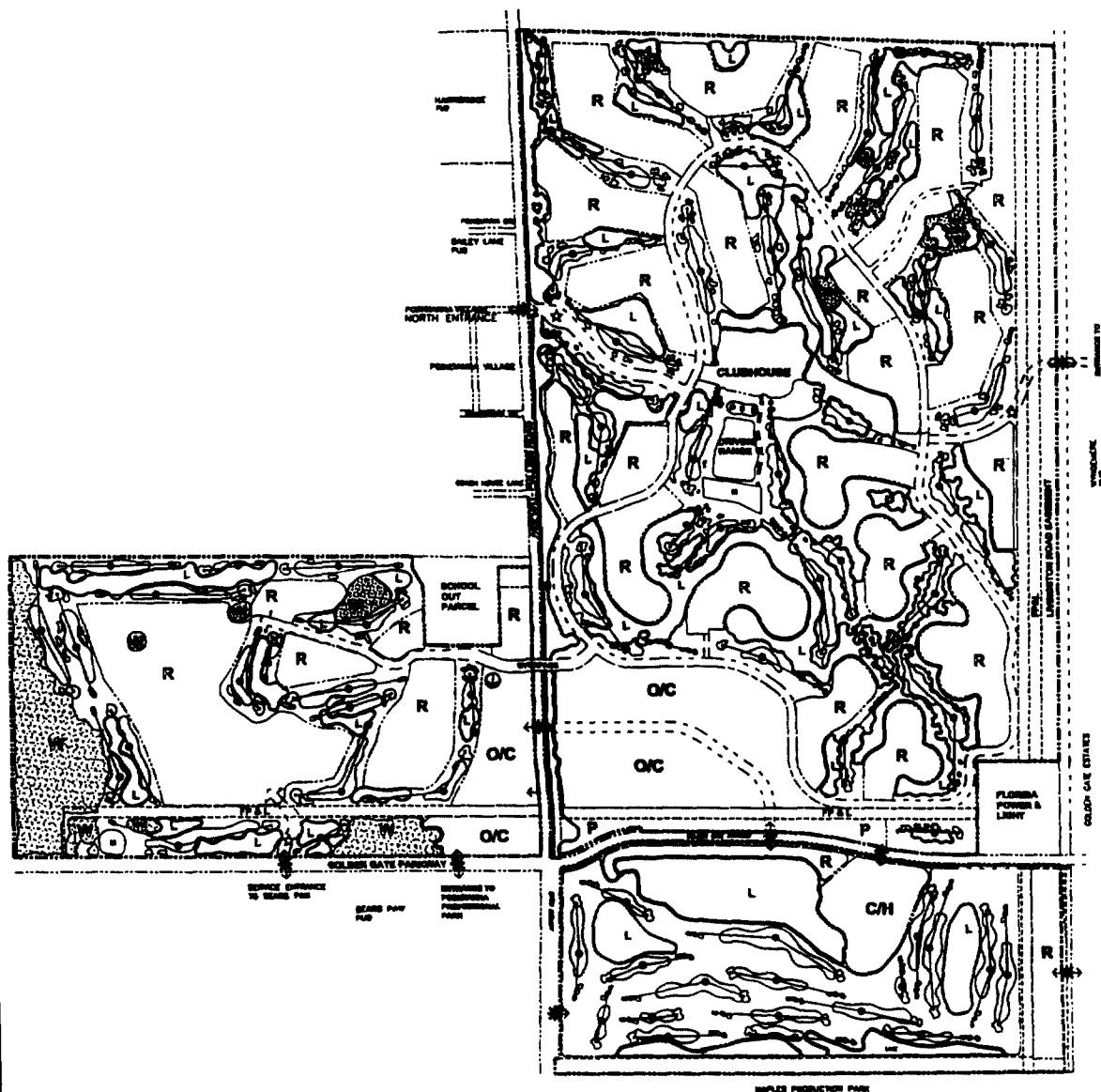
MISSIMER AND ASSOCIATES, INC

DAVID PLUMMER
& ASSOC.

W. ROSS McWILLIAMS

WILSON, MILLER, BARTON
SOLL & PEEK, INC.

HALSTATT PARTNERSHIP



LEGEND

| | |
|-----|----------------------------|
| R | RESIDENTIAL |
| O/C | OFFICE / COMMERCIAL |
| L | LAKE |
| P | WETLAND PRESERVATION AREAS |
| C | COMMERCIAL |
| O/C | OFFICE / COMMERCIAL |
| D | OFFICE |
| CH | COMMERCIAL / HOTEL |
| M | MARITIME FACILITY |

←→ FULL CROSSSTREET INTERSECTIONS WITH TURNING LANES AND SIGNALIZATION.

- ← RIGHT IN AND RIGHT OUT CROSSSTREET INTERSECTION.
 ⊕ RESIDENTIAL ACCESS ONLY
 ☆ SECURITY GATEHOUSE

* WETLAND PRESERVATION AREAS ARE APPROXIMATE AND WILL BE REFINED DURING THE PERMITTING PROCESS.

LAND USE SUMMARY

| NORTHEAST AND SOUTHEAST QUADRANTS | | UNITS/SQ. FT. | ACRES |
|--|-------------|---------------|-------|
| RESIDENTIAL | 1,100 UNITS | 916.0 | |
| OFFICE / COMMERCIAL - 4FA | 800,000 SF | 18.4 | |
| NOTE: GOLF COURSE/RECREATION/PARKING/STAY | 200 ROADS | 20.0 | |
| CONSERVATION/LAND/WATER MANAGEMENT | 54 HOLES | 20.0 | |
| SUB-TOTAL | | 954.4 | |
| NORTHWEST QUADRANT | | | |
| RESIDENTIAL | 700 UNITS | 120.0 | |
| OFFICE / COMMERCIAL | 300,000 SF | 30.0 | |
| GOLF COURSE/RECREATION/PARKING/STAY | 10 HOLES | 110.0 | |
| CONSERVATION/LAND/WATER MANAGEMENT | | 30.0 | |
| SUB-TOTAL | | 180.0 | |
| TOTAL COMMERCIAL/OFFICE & HOTEL (O/C & D) QUADRANTS | | 90.0 | |
| TOTAL COMMERCIAL/OFFICE & HOTEL (ALL QUADRANTS) | | 180.0 | |
| ALL ACRES ARE APPROXIMATE AND ARE SUBJECT TO CHANGE AND VARIATION. | | | |

CLIFTON, EZELL & CLIFTON

TEAM PLAN, INC.

MASTER DEVELOPMENT PLAN

GREY OAKS
P.U.D./D.R.I.



DATE: Jan 23, 1988
 REVISION: 1-1-1988



MISSIMER AND ASSOCIATES, INC.

DAVID PLUMMER
& ASSOC.

W. ROSS McWILLIAMS

WILSON, MILLER, BARTON
SOLL & PECK, INC.

HALSTATT PARTNERSHIP

Legend:

xxx Added Language~~xxx~~ Deleted Language

5/03/90

5/23/90

6/11/90

Revised 5/25/00REVISED EXHIBIT EHALSTATT DRI/GREY OAKS PUD/DRI

DEVELOPMENT ORDER ACCESS CONDITIONS

1. The Grey Oaks DRI shall construct at no cost to Collier County all site-related improvements providing direct access to the Project as deemed necessary by the Collier County Transportation Division including all project access points on Airport Road, Golden Gate Parkway and Livingston Road and all site-related improvements required within the DRI.

The developer's obligation for these improvements shall include the full costs of design and engineering, utility relocation, right-of-way acquisition and dedication (if any), construction of turn lanes, acceleration and deceleration lanes, construction inspection, contract administration, testing and signalization (as needed and warranted). The alignment, design, signalization and construction schedule for these improvements shall be approved by the Collier County Transportation Division.

2. Access to Golden Gate Parkway, Airport Road and Livingston Road shall be limited to those access points and lane configurations as schematically depicted in the drawing titled Project Access Locations, Golden Gate Parkway Conceptual Roadway Master Plan, Lane Arrangements For Site Access with Interchanges, Sheet 1 of 2 and dated 4/11/89 and revised 5/23/90, and 6/11/90, and 5/25/00 and included as Revised Exhibit 1, and ~~The phasing of those access points, general lane configurations and signal requirements are more fully described in Revised Exhibit 2 titled Grey Oaks DRI Project Access Conditions.~~

The modified Project access is presented in Revised Exhibit 1 and Revised Exhibit 2. Changes from the original approved access are summarized below.

Revised Access Plan

| <u>Driveway</u> | <u>Original Plan</u> | <u>Revised Plan</u> |
|-----------------|--|--|
| <u>1</u> | <u>Full Access</u> | <u>No Change</u> |
| <u>2</u> | <u>Full Access, (Later Right In/Out)</u> | <u>No Change</u> |
| <u>3</u> | <u>Full Access (T Intersection)</u> | <u>Full Access (Four Way -3A & 3B, Shifted East)</u> |

REVISED EXHIBIT E (continued)

| | | |
|--------------------|-------------------------------------|---|
| <u>3C</u> | <u>Not Included</u> | <u>Right-In/Out</u> |
| <u>4</u> | <u>Full Access (T Intersection)</u> | <u>Full Access (T Intersection, Shifted East)</u> |
| <u>5</u> | <u>Full Access (T Intersection)</u> | <u>Full Access (T Intersection, Shifted East)</u> |
| <u>6</u> | <u>Full Access</u> | <u>No Change</u> |
| <u>7</u> | <u>Full Access</u> | <u>No Change</u> |
| <u>8A & 8B</u> | <u>Full Access</u> | <u>Full Access (Shifted North)</u> |
| <u>8C</u> | <u>Right In/Out</u> | <u>No Change</u> |
| <u>8D</u> | <u>Not Included</u> | <u>Directional Access</u> |
| <u>9</u> | <u>Full Access</u> | <u>Eliminated</u> |
| <u>10</u> | <u>Right In/Out</u> | <u>Eliminated</u> |
| <u>11</u> | <u>Right In/Out</u> | <u>Eliminated</u> |
| <u>12</u> | <u>Full Access</u> | <u>No Change</u> |
| <u>13</u> | <u>Right In/Out</u> | <u>Eliminated</u> |

It is recognized that ultimate access control is available to local government through exercise of its police powers based on health, safety and welfare considerations. In addition to such ultimate access control, and the access controls identified in Revised Exhibit 2, additional controls could include signal system directional phasing (decreasing side street green) and additional turn lanes. Median closures and restricted turn lanes, if needed, may be applied to Project Entrances #4 and #5 on Golden Gate Parkway. In the event that turn restrictions are applied, those driveways could be combined into one driveway to provide for a "T" intersection at the Town Center Entrance and one four way intersection approximately midpoint between the Town Center and Livingston Road intersections.

3. Traffic signals at the Project access points, as warranted, shall be interconnected and coordinated with the adjacent signalized intersections along Airport Road and Golden Gate Parkway. In an effort to ensure the maximum signal progression possible along Golden Gate Parkway and Airport Road, certain green bands for progression purposes have been identified and evaluated by the Collier County Transportation Division. The signal progression bands identified by Collier County reflect Collier County's operational decision to provide preferential treatment to thru movements. This condition means that east/west Golden Gate Parkway thru movements and north/south Airport Road thru movements will be given preference over the Project's intersecting side street movements.
4. ~~The Grey Oaks DRI has identified two internal residential roadway grade separation overpasses interconnecting the various development "Quads". Those internal overpasses are summarized as follows:~~

Internal Overpass Description

| <u>Internal Overpass</u> | <u>Location</u> | <u>Comment</u> |
|--------------------------|-----------------|----------------|
|--------------------------|-----------------|----------------|

REVISED EXHIBIT E (continued)

| | | |
|------------------------|---|--|
| Airport Road | ± 2000' north of Golden Gate Parkway. | Connects residential north quad with west quad. |
| Golden Gate Parkway | ± 4100' east of Airport Road. | Connects residential north quad with south quad. |

The timing for the construction of the internal residential overpasses are as follows:

Internal Overpass Construction Schedule

| Internal Overpass | Timing |
|----------------------|---|
| Golden Gate Parkway | Construction: Completion coincident with opening of the golf course in the south quad. |
| Airport Road | Construction: Completion coincident with the opening of the golf course in the west quad. |

The internal residential overpasses shall be located and designed so as to not preclude the widening of Golden Gate Parkway and Airport Road to their ultimate six lane cross sections. The design of the overpasses shall be reviewed by the Collier County Transportation Administrator to ensure that the arterial cross section can be accommodated under the design.

4. 5. Permanent access to Project maintenance buildings shall be reviewed and approved by the Collier County Transportation Division.

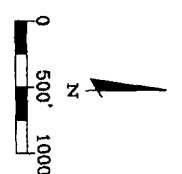
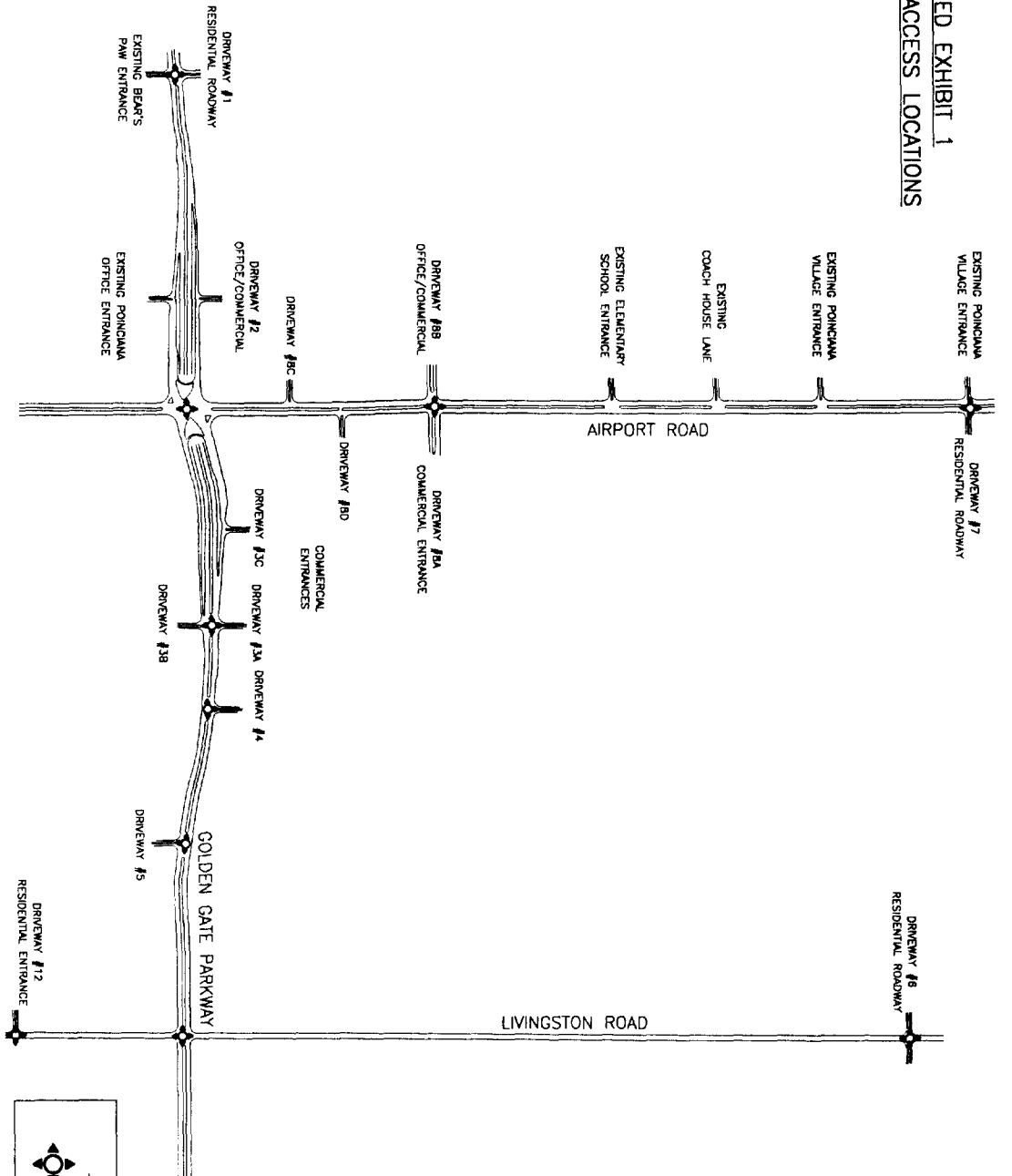
Access to the maintenance building in the North Quad shall be via Livingston Road. Full or partial access onto Livingston Road shall be dependent on the driveway location, level of service operations on Livingston Road and cross section of Livingston Road. Provided that proper turn lanes are installed and level of service standards are maintained on Livingston Road, full access shall be provided under a two, four and six lane cross section.

It is recognized that ultimate access control is available to local government through exercise of its police powers based on health, safety and welfare considerations. In addition to such ultimate access control, additional controls could include signal system directional phasing, additional turn lanes and median closures and restricted turn lanes.

REVISED EXHIBIT E (continued)

Construction access shall be reviewed on a case by case basis by the Collier County Transportation Division.

REVISED EXHIBIT 1
PROJECT ACCESS LOCATIONS

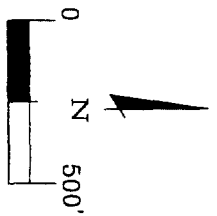
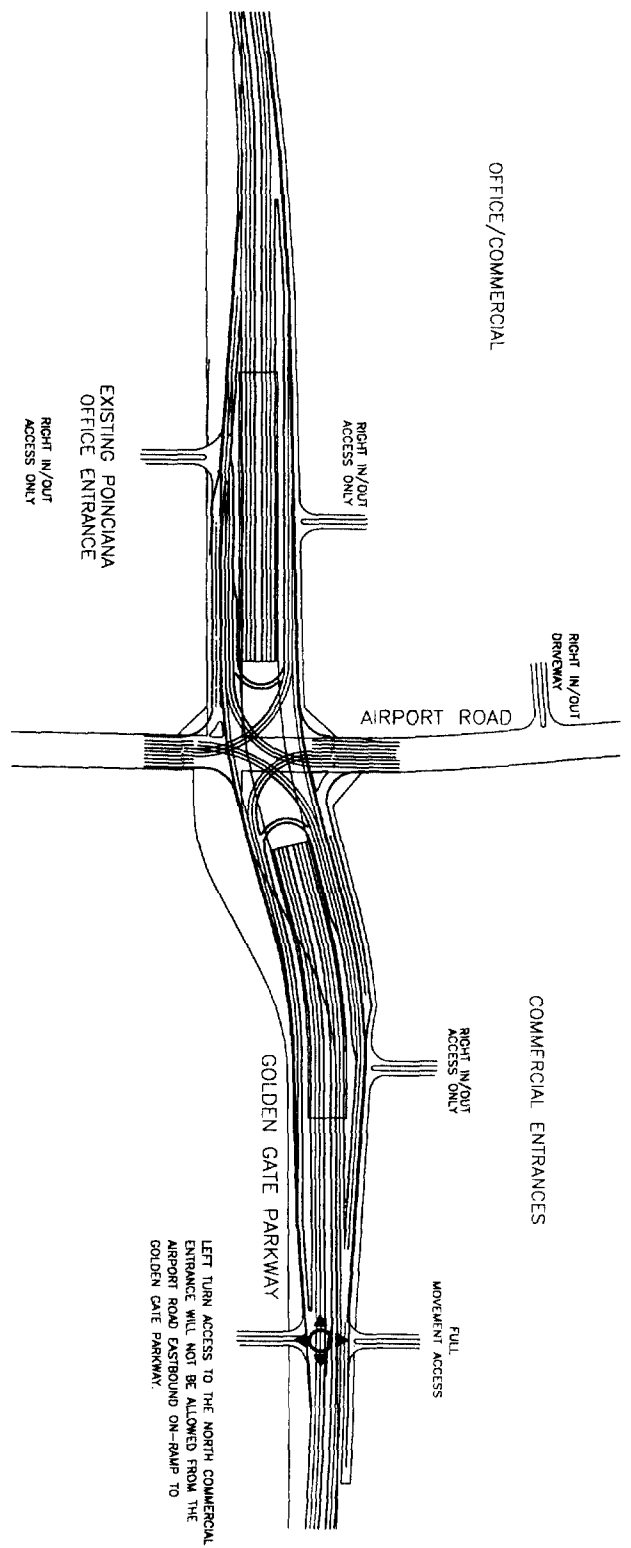


LEGEND

SIGNAL

| | | | |
|--|----------------------|---|---|
| | <p>GREY OAKS DRI</p> | <p>GOLDEN GATE PARKWAY CONCEPTUAL ROADWAY MASTER PLAN</p> | <p>LANE ARRANGEMENTS FOR SITE ACCESS WITH INTERCHANGE</p> |
| <p>99587/098/0500 Revised 5/25/00 1 of 2</p> | | | |

REVISED EXHIBIT 1
(CONTINUED)



Golden Gate/Airport Road interchange geometric layout
developed and prepared by Wilson Miller, Inc.
Exhibit produced by David Flummer & Associates, Inc.

LEGEND

PROPOSED TRAFFIC
SIGNAL LOCATION

| | | | | |
|--|---------------|--|------------------------------|---|
| | GREY OAKS DRI | GOLDEN GATE PARKWAY CONCEPTUAL ROADWAY MASTER PLAN | URBAN INTERCHANGE DETAILS | 99587/09A/0500 Revised 5/25/00 2 of 2 |
|--|---------------|--|------------------------------|---|

5/03/90
5/23/90
6/11/90
Revised 5/25/2000

REVISED EXHIBIT 2

~~HALSTATT~~/GREY OAKS DRI

PROJECT ACCESS CONDITIONS ⁽¹⁾

| <u>Driveway</u> | <u>Arterial Roadway</u> | <u>Area Served</u> ⁽²⁾ | <u>Development Phase - Opening</u> | <u>Access Conditions</u> |
|-----------------|-------------------------|---|------------------------------------|--|
| 1 | Golden Gate Parkway | West Quad-Residential | 2/3 | <ul style="list-style-type: none"> • Full access, four way intersection under four and six lane divided roadway. Located to align with the Bear's Paw Service Entrance. Project left and right turn lanes. • Signalization subject to signal warrant study and, if warranted, subject to interconnect and signal progression criteria. (3) |
| 2 | Golden Gate Parkway | West Quad - Office/Commercial | 2/3 | <ul style="list-style-type: none"> • Prior to grade separation at Golden Gate Parkway/Airport Road: (4) ₃ • Full access, four way intersection under four and six lane divided roadway and aligned with existing Poinciana Office Park. Project left and right turn lanes. • With grade separation at Golden Gate Parkway/Airport Road: (4) ₃ • Right turn in and out only access. |
| 3A/3B | Golden Gate Parkway | North Quad - Town Center South Quad | + 2/3 | <ul style="list-style-type: none"> • Full access, four "four-way" intersection under four and six lane divided roadway. Project dual inbound and outbound left turn lanes (subject to traffic |

- monitoring) and separate right turn lanes.
- Signalization subject to Collier County Transportation Division approval and subject to interconnect and signal progression criteria, ~~as necessary~~: (3)
- With Golden Gate Parkway/Airport Road grade separation, left turn access from the Airport Road eastbound on-ramp to Golden Gate Parkway will be prohibited. (4)
3
- Right-in/out only.
- Full access, "T" intersection under four and six lane divided roadway. Project dual left turn lanes and separate and right turn lanes.
- Signalization subject to signal warrant study and, if warranted, subject to interconnect and signal progression criteria: (3)
- Full access, "T" intersection under four and six lane divided roadway. Project left and right turn lanes.
- Signalization subject to signal warrant study and, if warranted, subject to interconnect and signal progression criteria: (3)
- With Golden Gate Parkway/Livingston Road grade separation, left turn access from the Livingston Road westbound on-ramp to Golden Gate Parkway will be prohibited. (4)
3
- Full access under two, four and six lane divided roadway. Project left and right turn lanes. Located to align with Wyndemere Entrance.
- Signalization subject to signal warrant study.

| | | | |
|----|----------------------------|---------------------------------|-----------------|
| 3C | <u>Golden Gate Parkway</u> | <u>North Quad - Town Center</u> | <u>2/3</u> |
| 4 | Golden Gate Parkway | North Quad - Office | + <u>2/3</u> |
| 5 | Golden Gate Parkway | South Quad - Residential/Hotel | <u>2/3</u> |
| 6 | Livingston Road | North Quad - | + <u>2/3</u> |

| | | | | |
|----|---------------------|--|----------|--|
| 7 | Airport Road | North Quad - Residential | 1 | <ul style="list-style-type: none"> • Full access under four and six lane divided roadway. Aligned with existing north Poinciana Village Entrance. Project left and right turn lanes. • Signalization subject to signal warrant study and, if warranted, subject to interconnect and signal progression criteria. (3) • Full access, under four and six lane divided roadway. Aligned with future access to West Quad (Driveway 8B). Project dual left turn lanes (subject to traffic monitoring) and right turn lane. • Signalization subject to Collier County Transportation Division approval and subject to interconnect and signal progression criteria, as necessary. (3) • Full access under four and six lane divided roadway. Aligned with North Quad - Town Center Entrance (Driveway 8A). Project <u>dual left turn lanes</u> and right turn lane. • Right in and out only access under six lane divided roadway. (4) • <u>Directional median opening: inbound left and right turn lane, outbound right turn lane.</u> • <u>Driveway eliminated</u> • Full access, "P" intersection under four and six lane divided roadway. Project left and right turn lanes. • Signalization subject to signal warrant study and, if warranted, subject to interconnect and signal progression criteria. (3) |
| 8A | Airport Road | North Quad - Town Center | + 2/3 | |
| 8B | Airport Road | West Quad - Office/Commercial | 2/3 | |
| 8C | Airport Road | West Quad - Office/Commercial | 2/3 | |
| 8D | <u>Airport Road</u> | <u>North Quad</u> | 2/3 | |
| 9 | Airport Road | South Quad - Residential/Office/Commercial | 2 | |
| 10 | Livingston Road | South Quad - Residential | 3 | |

| | | | | |
|----|-----------------|-----------------------------|----------|--|
| 11 | Livingston Road | South Quad - Residential | 3 | <ul style="list-style-type: none"> Right in and out only access under four and six lane divided roadway. : <u>Driveway Eliminated.</u> Right in and out only access under four and six lane divided roadway. • Full access, "T" intersection under two, four and six lane divided roadway. (5) ⁴ • Signalization subject to signal warrant study and, if warranted, subject to interconnect to Golden Gate Parkway. : <u>Driveway Eliminated.</u> Right in and out only access under four and six lane divided roadway. |
| 12 | Livingston Road | South Quad - Residential | 3 2/3 | |
| 13 | Livingston Road | South Quad - Residential | 3 | |

Footnotes:

- 1) See Project Access Locations, Golden Gate Parkway Conceptual Roadway Master Plan, Lane Arrangement For Site Access With Interchanges, Sheet 1 of 2, dated April 11, 1989 and revised January 8, 1990, May 23, 1990, and June 11, 1990, and May 25, 2000
- 2) See Halstat DRI Master Development Plan, Revised Exhibit 11.
- ~~3) See signal progression criteria as identified in Halstat DRI, Access Conditions and dated January 10, 1990.~~
- ~~34) Access conditions identified with east/west Golden Gate Parkway grade separated at Livingston Road and Airport Road. Should the final design and construction of the urban interchange be substantially different than that shown in Exhibit 1 with Livingston Road and/or Airport Road grade separated rather than Golden Gate Parkway, the final improvements may result in modifications to the above access restrictions.~~
- 45) If Livingston Road is grade separated at Golden Gate Parkway, the full median opening identified at Driveway #12 may be shifted north or south at the time of its construction.

LEGEND

- R RESIDENTIAL
- GC GOLF COURSE
- GM GOLF COURSE MAINTENANCE FACILITY
- (M) GOLF COURSE CLUBHOUSE
- (CB) EMERGENCY MEDICAL/FIRE STATION
- E/F OFFICE/RETAIL COMMERCIAL
- GC/H OFFICE/RETAIL COMMERCIAL CANAL
- L LAKE
- W WETLAND (CONSERVATION AREAS)
- P PARK
- INTERSECTION WITH TURN LANES AND SIGNALIZATION
- RIGHT IN AND RIGHT OUT
- RIGHT IN AND RIGHT OUT AND SOUTH BOUND LEFT
- RESIDENTIAL ACCESS ONLY
- SECURITY GATEHOUSE

GENERAL NOTES

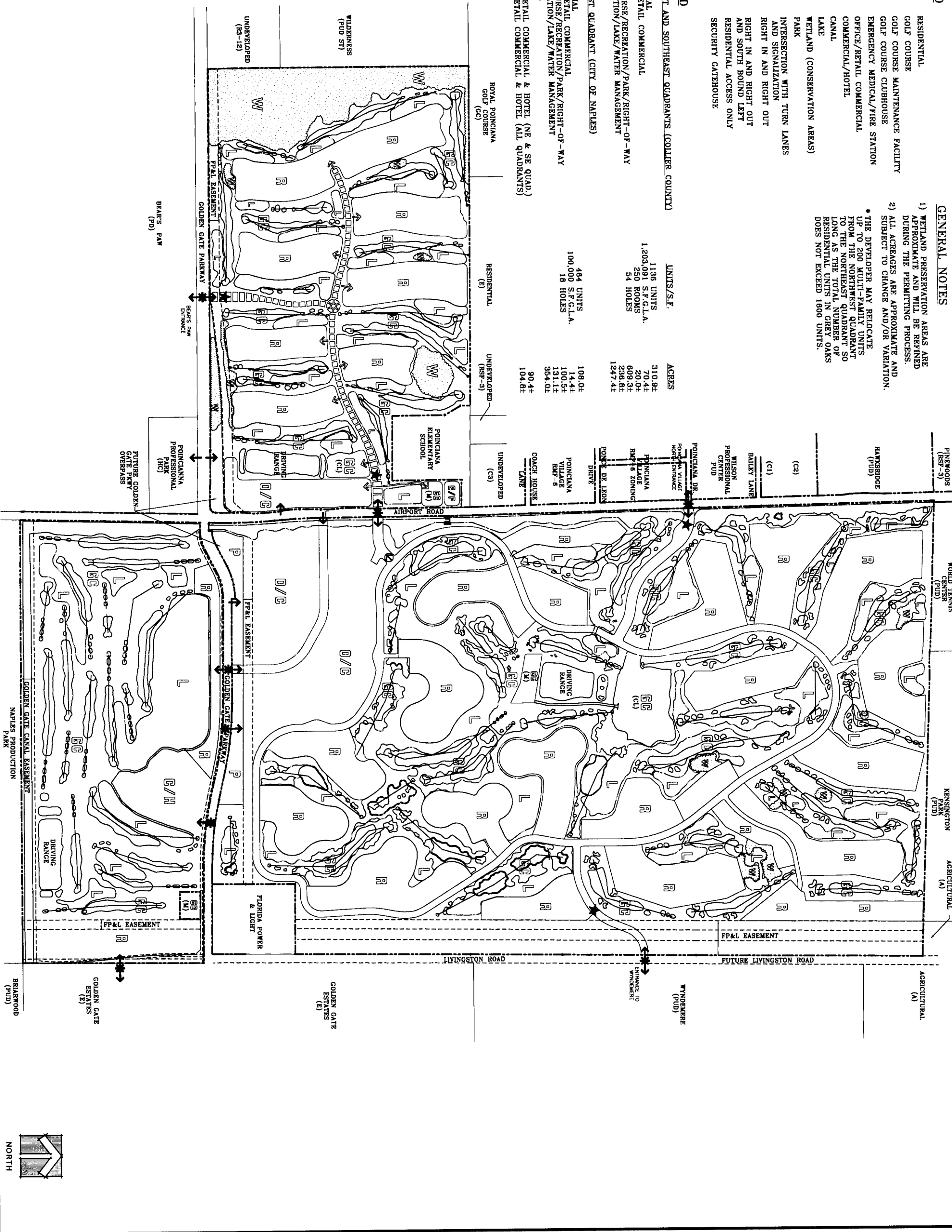
- 1) WETLAND PRESERVATION AREAS ARE APPROXIMATE AND WILL BE REFINED DURING THE PERMITTING PROCESS.
 - 2) ALL ACERAGES ARE APPROXIMATE AND SUBJECT TO CHANGE AND/OR VARIATION.
- * THE DEVELOPER MAY RELOCATE UP TO 200 MULTI-FAMILY UNITS FROM THE NORTHWEST QUADRANT TO THE NORTHEAST QUADRANT SO LONG AS THE TOTAL NUMBER OF RESIDENTIAL UNITS IN GREY OAKS DOES NOT EXCEED 1600 UNITS.

LEGEND

- NORTHEAST AND SOUTHEAST QUADRANTS (COLLIER COUNTY)
- * RESIDENTIAL
- OFFICE/RETAIL COMMERCIAL
- HOTEL
- GOLF COURSE/RECREATION/PARK/RIGHT-OF-WAY
- CONSERVATION/LAKE/WATER MANAGEMENT
- SUBTOTAL
- NORTHWEST QUADRANT (CITY OF NAPLES)
- * RESIDENTIAL
- OFFICE/RETAIL COMMERCIAL
- GOLF COURSE/RECREATION/PARK/RIGHT-OF-WAY
- CONSERVATION/LAKE/WATER MANAGEMENT
- SUBTOTAL
- OFFICE/RETAIL COMMERCIAL & HOTEL (NE & SE QUAD.)
- OFFICE/RETAIL COMMERCIAL & HOTEL (ALL QUADRANTS)

| UNITS/S.F. | ACRES |
|-----------------------|---------|
| 1136 UNITS | 310.8± |
| 1,203,091 S.F. G.L.A. | 70.4± |
| 250 ROOMS | 20.0± |
| 54 HOLES | 609.3± |
| | 236.8± |
| | 1247.4± |

| UNITS/S.F. | ACRES |
|---------------------|--------|
| 464 UNITS | 108.0± |
| 100,000 S.F. G.L.A. | 14.4± |
| 18 HOLES | 100.5± |
| | 131.1± |
| | 354.0± |
| | 90.4± |
| | 104.8± |



GREY OAKS

PUD MASTER PLAN - MAP H-1

PREPARED FOR: THE HALSTATT PARTNERSHIP

WilsonMiller

Planners • Engineers • Ecologists • Surveyors
Landscape Architects • Transportation Consultants
WilsonMiller, Inc.
Naples • Fort Myers • Sarasota • Bradenton • Tampa
3200 Bailey Lane, Suite 200 • Naples, Florida 34106-8507
Phone 941-549-4040 • Fax 941-543-5716
E-mail Naples@WilsonMiller.com • Web Site www.wilsonmiller.com

| | | | |
|--------------|-----------|----|---|
| Sheet | 1 | of | 1 |
| Scale: | 1"=100' | | |
| Date: | 3/00 | | |
| Drawn by: | DWP/686 | | |
| Checked by: | MP/873 | | |
| Approved by: | | | |
| Scale: | NTS | | |
| File #: | 0-0120-73 | | |

June 30, 2000

Mr. Daniel Trescott
DRI Coordinator
SWFRPC
P. O. Box 3455
North Fort Myers, FL 33918-3455

Re: Resolution 2000-190/Development Order 2000-04

Dear Mr. Trescott:

Transmitted herewith is a certified copy of the
above-referenced document, adopted by the Board of County
Commissioners of Collier County, Florida, on Tuesday, June
27, 2000.

Very truly yours,

DWIGHT E. BROCK, CLERK

Karen Schoch,
Deputy Clerk

Enclosure

June 30, 2000

Mr. Steve Atkins, Planner
State of Florida
Department of Community Affairs
Development of Regional Impact Section
Bureau of Land and Water Management
2740 Centerview Drive
Tallahassee, FL 32399

Re: Development Order 2000-04/Resolution 2000-190,
Grey Oaks

Dear Mr. Atkins:

Transmitted herewith is a certified copy of the above-referenced document, adopted by the Board of County Commissioners of Collier County, Florida, on Tuesday, June 27, 2000.

Very truly yours,

DWIGHT E. BROCK, CLERK

Karen Schoch,
Deputy Clerk

Enclosure

Naples Daily News
Naples, FL 34102

Affidavit of Publication
Naples Daily News

BOARD OF COUNTY COMMISSIONERS
ATTN: TONYA PHILLIPS
PO BOX 413016
NAPLES FL 34101-3016

REFERENCE: 001230 000586
58075421 DOA-2000-03 NOTICE 0

State of Florida
County of Collier

Before the undersigned authority, personally appeared B. Lamb, who on oath says that she serves as the Assistant Corporate Secretary of the Naples Daily News, a daily newspaper published at Naples, in Collier County, Florida: that the attached copy of advertising was published in said newspaper on dates listed.

Affiant further says that the said Naples Daily News is a newspaper published at Naples, in said Collier County, Florida, and that the said newspaper has heretofore been continuously published in said Collier County, Florida, each day and has been entered as second class mail matter at the post office in Naples, in said Collier County, Florida, for a period of 1 year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

PUBLISHED ON: 06/11

AD SPACE: 112.000 INCH
FILED ON: 06/12/00

Signature of Affiant B. Lamb

Sworn to and Subscribed before me this 13 day of June 2000

Personally known by me S. D. Flora



Susan D Flora
My Commission CC581717
Expires Dec. 10, 2000

DOA-2000-03
NOTICE OF
PUBLIC HEARING
Notice is hereby given that the Board of County Commissioners of Collier County will hold a public hearing on Tuesday, June 27, 2000, in the Boardroom, 3rd Floor, Administration Building, Collier County Government Center, 3301 East Tamiami Trail, Naples, Florida. The meeting will begin at 9:00 A.M.

The Board will consider Petition DOA-2000-03, George L. Varnadoe, Esq. of Young, van Assenderp, Varnadoe and Anderson, P.A., representing Halstatt Partnership and Naples Golf Course Holdings, Ltd., requesting an amendment to the Grey Oaks Development of Regional Impact (DRI), Development Order (DO-90-3), as amended, for the purposes of relocating authorized commercial development between the northeast and northwest activity nodes while reducing the acreage of total commercial area by 15.6 acres; reducing the number of dwelling units by 300; revisions to golf course acreage and water management facilities; revision to access points and elimination of Airport-Pulling Road overpass, for property located in the northeast, southeast and northwest quadrants of Airport-Pulling Road (C.R. 31) and Golden Gate Parkway (C.R. 886), in Sections 24, 25 and 26, Township 49 South, Range 25 East, Collier County, Florida, consisting of 1601+/- acres.

All interested parties are invited to attend, to register to speak and to submit their objections, if any, in writing to the Board prior to the public hearing.

All persons wishing to have written or graphic materials included in the Board agenda packets must submit said material a minimum of 3 weeks prior to the respective public hearing. In any case, written materials intended to be considered by the Board shall be submitted to the appropriate County staff a minimum of seven days prior to the public hearing. All material used in presentations before the Board will become a permanent part of the record.

Any person who decides to appeal a decision of the Board will need a record of the proceedings pertaining thereto and therefore, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY,
FLORIDA

TIMOTHY J.
CONSTANTINE,
CHAIRMAN
DWIGHT E. BROCK,
CLERK

By: /s/Elle Hoffman,
Deputy Clerk
(SEAL)

June 11 No. 1630107