

**EXHIBIT A
FOR
RUSSELL SQUARE RPUD**

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

PERMITTED USES:

A maximum of 230 multi-family residential dwelling units types shall be permitted within the RPUD. No building or structure, or part thereof, shall be erected, altered or used, or land used, in whole or in part, for other than the following:

RESIDENTIAL

A. Principal Uses:

1. Multi-family dwelling units

B. Accessory Uses:

1. Accessory uses and structures customarily associated with the principal uses permitted in this RPUD, including but not limited to garages, carports, swimming pools, spas, screen enclosures and utility buildings.
2. Model homes and model home centers including sales trailers and offices for project administration, construction, sales and marketing.
3. Any other accessory use, which is comparable in nature with the foregoing uses and consistent with the permitted accessory uses of this PUD as determined by the Board of Zoning Appeals or the Hearing Examiner.

AMENITY AREA

A. Principal Uses:

1. Clubhouse with cafes, snack bars and similar uses intended to serve residents and guests.
2. Community administrative and recreation facilities. Outdoor/indoor recreation facilities, such as a community swimming pool, tennis/pickle ball courts and basketball courts, fitness/spa, parks, playgrounds, pedestrian/bikeways, dog parks and passive and/or active water features intended to serve residents and guests.

3. Open space uses and structures such as, but not limited to, boardwalks, nature trails, bikeways, landscape nurseries, gazebos, boat and canoe docks, fishing piers, picnic areas, fitness trails and shelters to serve residents and their guests.
- B. Accessory Uses:
1. Model homes and model home centers including sales trailers and offices for project administration, construction, sales and marketing.
 2. Any other accessory use, which is comparable in nature with the foregoing uses and consistent with the permitted accessory uses of this PUD as determined by the Board of Zoning Appeals or Hearing Examiner.

PRESERVE

- A. Allowable Uses:
1. Nature trails and boardwalks that do not reduce the amount of required preserve area to be retained.
 2. Mitigation for environmental permitting.
 3. Passive uses, as per LDC requirements.
 4. Water management as allowed by the LDC.
- B. Any other use, which is comparable in nature with the foregoing uses and consistent with the permitted accessory uses of this PUD as determined by the Board of Zoning Appeals or the Hearing Examiner.

**EXHIBIT B
FOR
RUSSELL SQUARE RPUD
DEVELOPMENT STANDARDS**

DEVELOPMENT STANDARDS

Exhibit B sets forth the development standards for land uses within the Russell Square RPUD 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.

1. Guardhouses, gatehouses, access control structures, clock towers, fences, walls, columns, decorative hardscaping or architectural embellishments associated with the project's entrance features are permitted within the "R" and "A" designated areas abutting the project's entrance, or within the private roadway as depicted on the PUD Master Plan, and shall have no required setbacks; however, such structures cannot be located where they create vehicular stacking or sight distance issues for motorists and pedestrians, and cannot exceed 35 feet in zoned height and 40 feet in actual height.

**EXHIBIT B
FOR
RUSSELL SQUARE RPUD
DEVELOPMENT STANDARDS**

STANDARDS	MULTI-FAMILY	AMENITY AREA
PRINCIPAL STRUCTURE		
Minimum Floor Area	1,000 S.F.	N/A
Minimum Lot Area	N/A	10,000
Minimum Lot Width	N/A	N/A
Minimum Lot Depth	N/A	N/A
Maximum Height Zoned Actual	35 feet 45 feet	35 feet 45 feet
SETBACKS		
Minimum Front Yard	15 feet (1)	15 feet
Minimum Side Yard	10 feet	10 feet
Minimum Rear Yard (2)	10 feet from Perimeter Buffer or 0 feet from LMT	10 feet from Perimeter Buffer or 0 feet from LMT
Minimum Preserve	25 feet	25 feet
Minimum Distance Between Principal Structures	20 feet	10 feet
ACCESSORY STRUCTURE		
Maximum Height Zoned Actual	35 feet 40 feet	35 feet 40 feet
SETBACKS		
Minimum Front Yard	SPS	SPS
Minimum Side Yard	SPS	SPS
Minimum Rear Yard (3)	0 feet from Perimeter Buffer or LMT	0 feet from Perimeter Buffer or LMT
Minimum Preserve	10 feet	10 feet

SPS – Same as Principal Structure

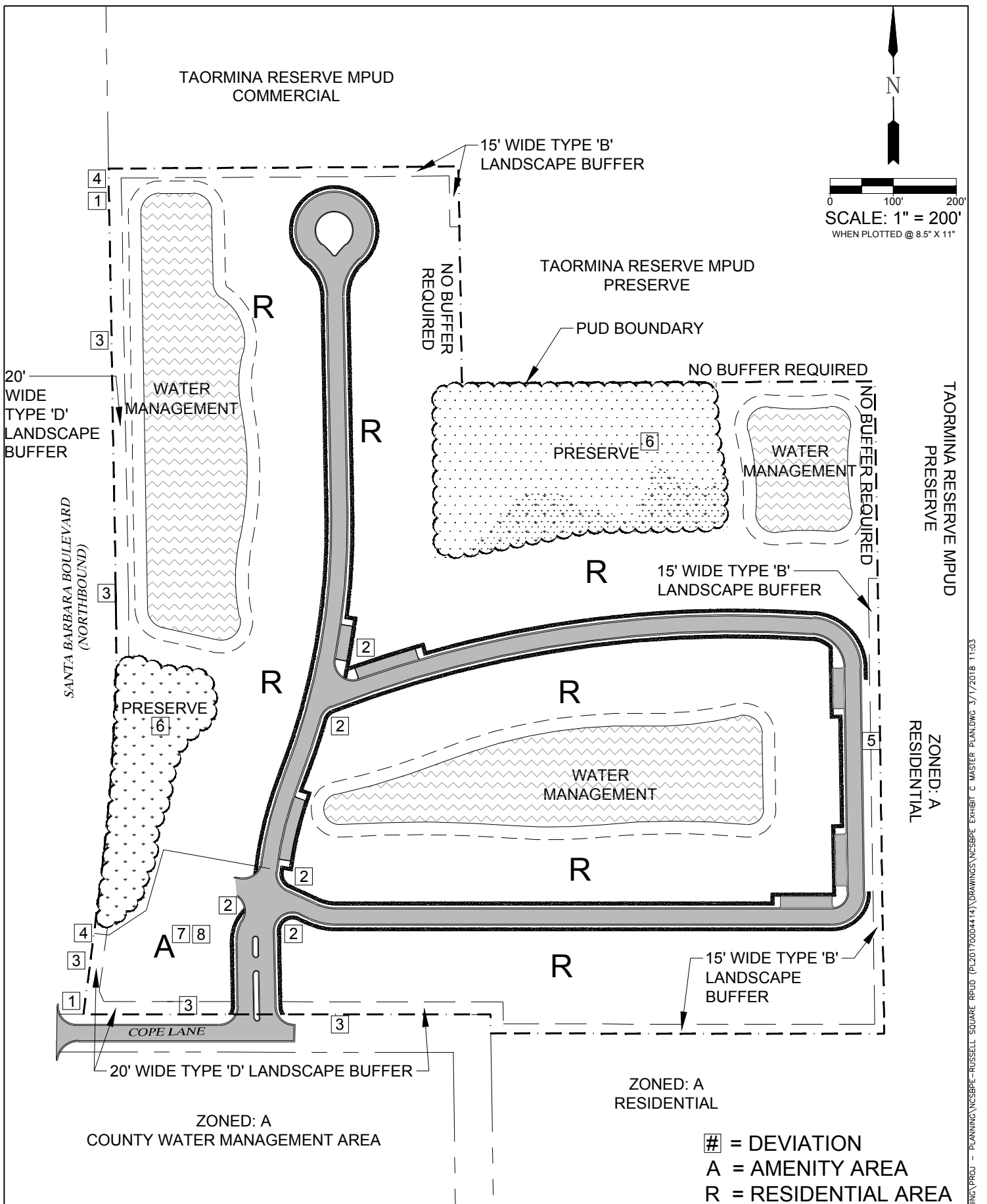
LBT – Landscape Buffer Tract

LMT – Lake Maintenance Tract

(1) Front setback is measured from back of curb, or edge of pavement if not curbed, for private roads. The minimum 15-foot front setback may be reduced to 10 feet where the unit has a recessed or side-entry garage. Front-loading garages shall be setback a minimum of 23 feet from the edge of sidewalk for private roads.

(2) No structures may be located within the county drainage easement shown on the master plan.

Note: Nothing in this RPUD document shall be deemed to approve a deviation from the LDC unless it is expressly stated in a list of deviations.



GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects
 Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266
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O. Grady Minor and Associates, P.A.
 3800 Via Del Rey
 Bonita Springs, Florida 34134

RUSSELL SQUARE RPUD

EXHIBIT C1
 MASTER PLAN

SCALE:
 1" = 200' @ 8.5 X 11
 JOB CODE:
 NCSBPE
 DATE:
 FEBRUARY 2018
 FILE NAME:
 NCSBPE EXHIBIT C MASTER PLAN
 SHEET 1 OF 2

SITE SUMMARY

TOTAL SITE AREA: 32.9± ACRE

MAXIMUM DWELLING UNITS: 230 (7 DU/AC X 32.9 ACRES)

PRESERVE:

REQUIRED: 3.61± ACRES (14.42± ACRES NATIVE VEGETATION X 0.25)

PROVIDED: 3.61± ACRES

OPEN SPACE:

REQUIRED: 19.74± ACRES (32.9± ACRES X .60)

PROVIDED: 19.74± ACRES

NOTES

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MODIFICATION DUE TO AGENCY PERMITTING REQUIREMENTS.
2. ALL ACREAGES, EXCEPT PRESERVE ACREAGE, ARE APPROXIMATE AND SUBJECT TO MODIFICATION AT THE TIME OF AGENCY PERMITTING, SDP OR PLAT APPROVAL IN ACCORDANCE WITH THE LDC.
3. PRESERVES MAY BE USED TO SATISFY THE LANDSCAPE BUFFER REQUIREMENTS AFTER EXOTIC REMOVAL IN ACCORDANCE WITH LDC SECTION 4.06.02 AND LDC SECTION 4.06.05.E.1. SUPPLEMENTAL PLANTINGS WITH NATIVE PLANT MATERIALS SHALL BE IN ACCORDANCE WITH LDC SECTION 3.05.07. HOWEVER, IF THE PRESERVE AFTER REMOVAL OF EXOTIC VEGETATION CANNOT MEET THE 80% OPACITY REQUIREMENT AS SPECIFIED IN THE LDC FOR A TYPE B LANDSCAPE BUFFER (WHERE REQUIRED) WITHIN 6 MONTHS OF THE ISSUANCE OF THE FIRST RESIDENTIAL CERTIFICATE OF OCCUPANCY, THEN A MINIMUM 6 FOOT WIDE LANDSCAPE BUFFER MUST BE RESERVED FOR ADDITIONAL LANDSCAPE MATERIAL WHICH SHALL BE ADDED OUTSIDE OF THE PRESERVE TO ACHIEVE THE 80% OPACITY REQUIREMENT WITHIN 6 MONTHS OF THE ISSUANCE OF THE FIRST RESIDENTIAL CERTIFICATE OF OCCUPANCY.



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Bonita Springs, Florida 34134

RUSSELL SQUARE RPUD

EXHIBIT C2
MASTER PLAN NOTES

SCALE:
1" = 200' @ 8.5 X 11
JOB CODE:
NCSBPE
DATE:
FEBRUARY 2018
FILE NAME:
NCSBPE EXHIBIT C MASTER PLAN
SHEET 2 OF 2

**EXHIBIT D
FOR
RUSSELL SQUARE RPUD**

LEGAL DESCRIPTION

PARCEL A:

THE SOUTH ONE-HALF (1/2) OF THE SOUTHWEST ONE QUARTER (1/4) OF THE SOUTHWEST ONE-QUARTER OF THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, RESERVING THEREFROM THE EAST THIRTY (30) FEET FOR ROAD RIGHT-OF-WAY PURPOSES ONLY.

PARCEL B:

THE NORTH ONE-HALF (1/2) OF THE NORTHWEST ONE QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, RESERVING THEREFROM THE EAST THIRTY (30) FEET FOR ROAD RIGHT-OF-WAY PURPOSES ONLY; ALSO KNOWN AS TRACT 40 OF UNRECORDED PLAT.

PARCEL C:

THE SOUTH ONE-HALF (1/2) OF THE NORTHWEST ONE QUARTER (1/4) OF THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (1/4) OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, LESS 30 FEET FOR EASEMENT ON THE SOUTH LINE AND 30 FEET FOR EASEMENT ON THE EAST LINE FOR ROAD RIGHT-OF-WAY PURPOSES ONLY. ALSO KNOWN AS TRACT 39, ENCHANTED ACRES, COLLIER COUNTY, FLORIDA.

PARCEL D:

THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, RESERVING THEREFROM THE EAST 30 FEET FOR ROAD RIGHT OF WAY; ALSO DESCRIBED AS TRACT 42, ENCHANTED ACRES.

AND ALSO LESS THAT PORTION OF SAID PARCELS A, B, C AND D, TAKEN BY EMINENT DOMAIN PROCEEDING BETWEEN COLLIER COUNTY, FLORIDA AND C&T PROPERTIES UNLIMITED AS EVIDENCED BY ORDER OF TAKING RECORDED MARCH 10, 2008 IN OFFICIAL RECORDS BOOK 4337, PAGE 541, CASE NUMBER 07-4923-CA REFERENCED TO AS PARCEL 126FEE AND BEING MORE PARTICULARLY DESCRIBED AS:

A PARCEL OF LAND LYING IN THE SOUTHWEST AND NORTHWEST QUARTERS OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE WEST QUARTER CORNER OF SAID SECTION 9; THENCE SOUTH 00°50'29" EAST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9 A DISTANCE OF 653.41 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF COPE LANE; THENCE SOUTH 89°57'32" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 38.83 FEET; THENCE LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE NORTH 07°21'18" EAST, A DISTANCE OF 207.06 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 3,100.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°20'02" AN ARC DISTANCE OF 450.91 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9; THENCE NORTH 00°58'38" WEST, A DISTANCE OF 685.18 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF A PARCEL OF LAND AS DESCRIBED IN O.R. 3283, PAGE 524, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE SOUTH 89°39'02" WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 100.01 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE SOUTH 00°58'38" EAST ALONG SAID WEST LINE, A DISTANCE OF 686.37 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

PARCEL E:

THE SOUTH ONE-HALF (S 1/2) OF THE NORTHEAST ONE-QUARTER (NE 1/4) OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF THE SOUTHWEST ONE-QUARTER (SW 1/4) OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, LESS THE WEST THIRTY (30') FEET THEREOF, TO BE USED FOR ROAD RIGHT-OF-WAY PURPOSES ONLY (TRACT 50 OF UNRECORDED PLAT)

PARCEL F:

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA. LESS ROAD EASEMENTS ON THE WEST SIDE OF 30-FOOT PARCEL ALSO KNOWN AS TRACT 49 ENCHANTED ACRES.

PARCEL G:

SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, AND ALSO KNOWN AS LOT 48 OF ENCHANTING ACRES.

PARCEL H:

(1) THE EAST 30 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA;

(2) THE EAST 30 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA;

(3) THE EAST 30 FEET OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; LESS THE SOUTH 30 FEET THEREOF CONVEYED TO COLLIER COUNTY, FLORIDA, BY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 1091, PAGES 1110 AND 1119, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA;

(4) THE EAST 30 FEET OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA;

(5) THE WEST 30 FEET OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; AND

(6) THE WEST 30 FEET OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA.

CONTAINING 32.89 ACRES, MORE OR LESS.

**EXHIBIT E
FOR
RUSSELL SQUARE RPUD**

LIST OF DEVIATIONS

1. Deviation 1 seeks relief from LDC Section 5.04.06.A.3.e, which allows temporary signs on residentially zoned properties up to 4 square feet in area or 3 feet in height, to allow a temporary banner sign up to a maximum of 32 square feet in area and 8 feet in height. The temporary banner sign shall be limited to a maximum of 90 days during season defined as November 1 to April 30 per calendar year. This Deviation will remain valid until 90% of the units are sold. At such time, the Deviation will be void.
2. Deviation 2 seeks relief from LDC Section 5.06.02.B.5.a, which requires on-premises directional signs to be setback a minimum of 10' from edge of roadway paved surface or back of curb, to allow a setback of 5' from edge of roadway paved surface or back of curb.
3. Deviation 3 seeks relief from LDC Section 5.03.02.C.1.a and 5.03.02.C, Fences and Walls, Excluding Sound Walls, which requires fences or walls in a residential PUD to be 6 feet or less in height, to permit an 8-foot high wall on top of berm along Cope Lane right-of-way and 12 foot high wall on top of berm along the Santa Barbara boulevard right-of-way.
4. Deviation 4 seeks relief from LDC Section 5.06.02.B.6 and 5.06.02.B.6 (b), On-premises Sign Within Residential Districts, which permits signage at each project entrance, to permit an additional boundary marker sign of up to 80 square feet (per sign face) to be located along the Santa Barbara Boulevard frontage of the property and to exceed the maximum sign height of 8 feet for a maximum of 12 feet in height measured from the adjacent roadway centerline elevation.
5. Deviation 5 seeks relief from LDC Section 6.06.02.A.2, Sidewalks, Bike Lane and Pathway Requirements, which requires dual sidewalks on local roads internal to the site, to allow a sidewalk on one side of the roadway where the property is permitted with single loaded home sites. Appropriate crosswalks shall be provided at crossing locations.
6. Deviation 6 seeks relief from LDC Section 3.05.07.A.5, Preservation Standards, which requires preservation areas shall be interconnected within the site and to adjoining off-site preservation areas or wildlife corridors, to allow the onsite preserves to be non-contiguous.
7. Deviation 7 seeks relief from LDC Section 5.05.08.B.2.a.i and 5.05.08.B.2.c.i, Architectural and Site Design Standards, which requires where a proposed project site located within 150 to 300 feet of an arterial or collector road , including all rights-of-way , shall be required to comply with LDC sections 5.05.08 D.4., D.10., D.13., D.15., E, and F. Compliance shall be limited to the building façades facing the arterial or collector road to allow the buildings behind a wall to not be subject to this LDC requirement.
8. Deviation 8 seeks relief from LDC Section 4.05.04.G, Parking Space Requirements, which requires Where small-scale recreation facilities are accessory to a single-family or multifamily project and

intended only for the residents of that project, exclusive of golf courses/clubhouses, the recreation facilities may be computed at 50 percent of normal requirements where the majority of the dwelling units are not within 300 feet of the recreation facilities and at 25 percent of normal requirements where the majority of the dwelling units are within 300 feet of the recreation facilities, to allow the parking space for the recreation facilities to be computed at 25 percent where the majority of dwelling units are within 500 feet of the recreation facilities.

**EXHIBIT F
FOR
RUSSELL SQUARE RPUD**

LIST OF DEVELOPER COMMITMENTS

1. PUD MONITORING

One entity (hereinafter the Managing Entity) shall be responsible for PUD monitoring until close-out of the PUD, and this entity shall also be responsible for satisfying all PUD commitments until close-out of the PUD. At the time of this PUD approval, the Managing Entity is Neal Communities of Southwest Florida, LLC, 5800 Lakewood Ranch Blvd. N., Sarasota, FL 34240. Should the Managing Entity desire to transfer the monitoring and commitments to a successor entity, then it must provide a copy of a legally binding document that needs to be approved for legal sufficiency by the County Attorney. After such approval, the Managing Entity will be released of its obligations upon written approval of the transfer by County staff, and the successor entity shall become the Managing Entity. As Owner and Developer sell off tracts, the Managing Entity shall provide written notice to County that includes an acknowledgement of the commitments required by the PUD by the new owner and the new owner's agreement to comply with the Commitments through the Managing Entity, but the Managing Entity shall not be relieved of its responsibility under this Section. When the PUD is closed-out, then the Managing Entity is no longer responsible for the monitoring and fulfillment of PUD commitments.

2. MISCELLANEOUS

- a. Issuance of a development permit by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.
- b. All other applicable state or federal permits must be obtained before commencement of the development

3. ENVIRONMENTAL

- a. The RPUD shall be required to preserve 25% of native vegetation. 14.42± acres of native vegetation exists on-site requiring a minimum preservation of 3.61± acres ($14.42 \times .25 = 3.61$) of native vegetation to be retained.

5. LANDSCAPING

- a. In order to avoid conflicts with utilities and sidewalks, the required canopy tree for an individual lot shall be one from the following list:

Wax Myrtle
Green Buttonwood

Satin Leaf

Simpson Stopper (*Myrcianthes fragrans*) 2:1

Dahoon Holly 2:1

or any other small native tree approved by the County's Landscape Architect.

Where it can be demonstrated that another tree species can be planted without conflict, staff may approve this alternative species.

- b. Preserves may be used to satisfy the landscape buffer requirements after exotic removal in accordance with LDC Section 4.06.02 and LDC Section 4.06.05.E.1. Supplemental plantings with native plant materials shall be in accordance with LDC Section 3.05.07. However, if the preserve after removal of exotic vegetation cannot meet the 80% opacity requirement as specified in the LDC for a Type B landscape buffer (where required) within 6 months of the issuance of the first residential certificate of occupancy, then a minimum 6 foot wide landscape buffer must be reserved for additional landscape material which shall be added outside of the preserve to achieve the 80% opacity requirement within 6 months of the issuance of the first residential certificate of occupancy.