



Applicant/Agent may also send site plans or conceptual plans for review in advance if desired.

PL# 20180001030 PRE-APP INFORMATION

Assigned Ops Staff:
Camden Smith, (insert tech)

STAFF FORM FOR SUPPLEMENTAL PRE-APPLICATION MEETING INFORMATION

- **Name and Number of who submitted pre-app request**

Sharon Umpenhour, 239.947.1144

- **Agent to list for PL#**

Q. Grady Minor & Associates, P.A., D. Wayne Arnold

- **Owner of property (all owners for all parcels)**

- List individually and by parcel - 00432880005, School District-VAC, c/o Superintendent, 5775 Osceola Trl, Naples, FL 34109

- **Confirm Purpose of Pre-App: (Rezone, etc.)**

Conditional Use

- **Please list the density request of the project if applicable and number of homes/units/offices/docks (any that apply):**

Proposed conditional use to allow an educational plant (bus fleet facility)

- **Details about Project (choose type that applies):**

PUD or PUD-A – is this a phased development and if so what schedule is being proposed? Is the proposal for a specific Tract or addition of a Tract/Use?

Variance – What are you seeking a variance of: zoning, primary use, etc.? Provide details.

BDE – include any measurements of watercraft (boats), dock extensions measurements from shorelines etc. here and return with a site plan if such exists.

REQUIRED Supplemental Information provided by:

Name – Sharon Umpenhour

Title – Senior Planning Technician

Email – sumpenhour@gradymenor.com

Phone – 239.947.1144



Collier County Property Appraiser Property Summary

Parcel No.	00432880005	Site Adr.	
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Name / Address	SCHOOL DISTRICT-VAC				
	% SUPERINTENDENT				
	5775 OSCEOLA TRL				
City	NAPLES	State	FL	Zip	34109

Map No.	Strap No.	Section	Township	Range	Acres <u>*Estimated</u>
5B22	000100 010 5B22	22	50	26	11.26

Legal	22 50 26 WLY 400FT OF E3/4 OF N1/2 OF N1/2 LESS RD R/W LESS OR 3789 PG 1133
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<u>Millage Area</u> ⓘ	53	<u>Millage Rates</u> ⓘ <u>*Calculations</u>		
Sub./Condo	100 - ACREAGE HEADER	School	Other	Total
<u>Use Code</u> ⓘ	83 - PUBLIC COUNTY SCHOOLS	5.122	6.3384	11.4604

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
06/04/01	<u>2835-2460</u>	\$ 500,000
06/04/01	<u>2835-2458</u>	\$ 0
10/01/86	<u>1225-2079</u>	\$ 163,875
01/01/65	<u>182-265</u>	\$ 0

2017 Certified Tax Roll

(Subject to Change)

Land Value	\$ 957,100
(+) Improved Value	\$ 0
(=) Market Value	\$ 957,100
(-) 10% Cap	\$ 132,812
(=) Assessed Value	\$ 824,288
(=) School Taxable Value	\$ 0
(=) Taxable Value	\$ 0

If all Values shown above equal 0 this parcel was created after the Final Tax Roll

Collier County Property Appraiser Property Detail

Parcel No.	00432880005	Site Adr.	
Name / Address	SCHOOL DISTRICT-VAC		
	% SUPERINTENDENT		
	5775 OSCEOLA TRL		
City	NAPLES	State	FL
		Zip	34109

Permits

Tax Yr	Issuer	Permit #	CO Date	Tmp CO	Final Bldg	Type
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Land

#	Calc Code	Units
10	ACREAGE	11.26

Building/Extra Features

#	Year Built	Description	Area	Adj Area
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Collier County Property Appraiser Property Aerial

Parcel No. **00432880005**Site Adr. 

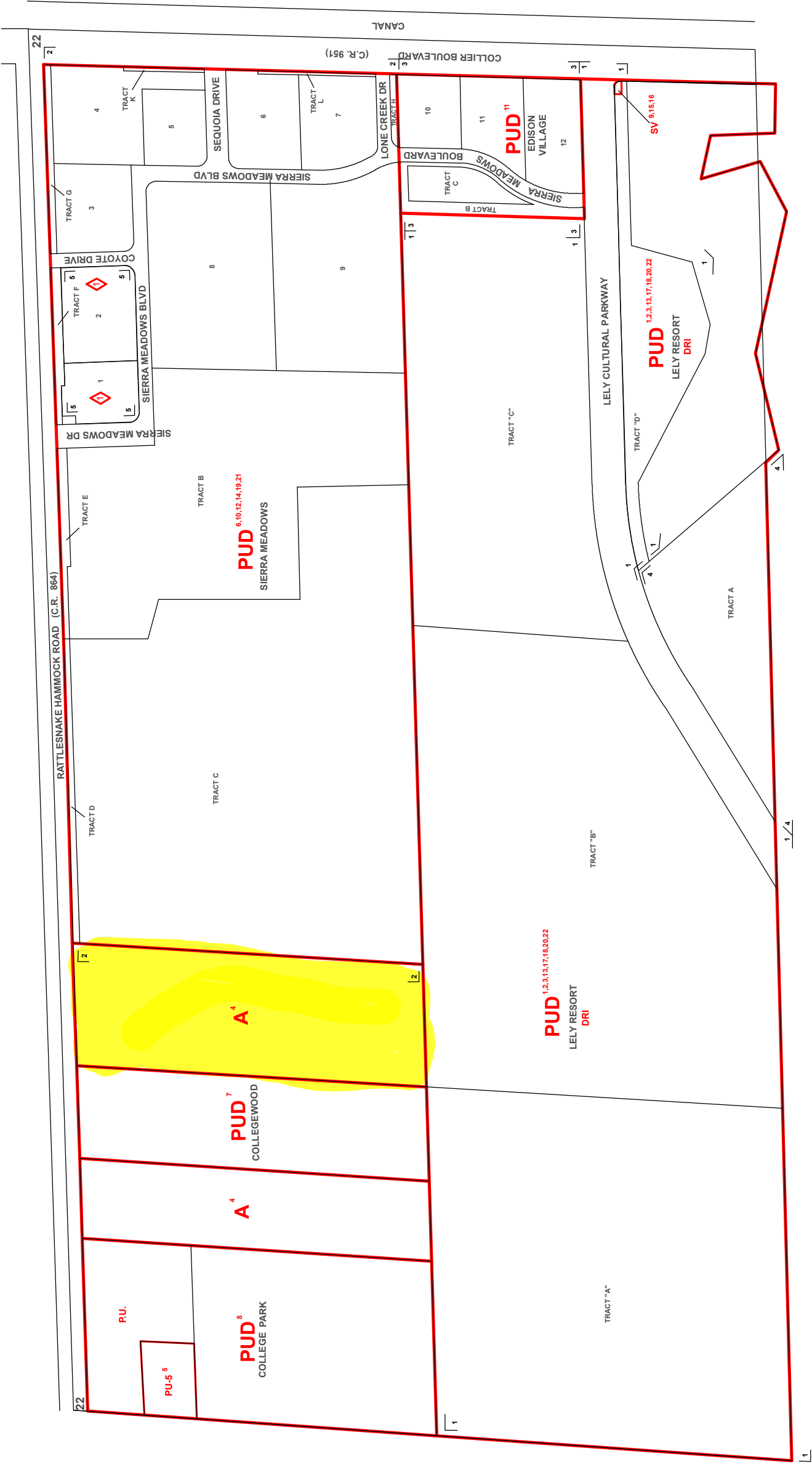
[Open GIS in a New Window with More Features.](#)

0615S

0622S

0621N

0623N



THIS IS TO CERTIFY THAT THIS IS A PAGE OF THE
OFFICIAL ZONING ATLAS REFERRED TO AND ADOPTED
BY REFERENCE BY ORDINANCE NO. 04-41 OF THE
COUNTY OF COLLIER, FLORIDA, ADOPTED JUNE 22, 2004,
AS AMENDED BY THE ZONING NOTES AND SUBDIVISION
INDEX REFERENCED HEREON.

BY _____ CHAIRMAN
ATTEST _____ CLERK

COLLIER COUNTY, FLORIDA	
COMMUNITY DEVELOPMENT DIVISION	
TWP 50S R1NG 26E SEC(S) 22 NO 1/2	
SCALE 0 400	MAP NUMBER: 0622N

ZONING NOTES	
1	R-84-20C 85-17
2	DA-90-7 91-5
3	DA-90-11 91-29
4	LDC-91
5	PJ-81-12C EXPIRED
6	PJ-81-12C EXPIRED
7	PJ-81-12C EXPIRED
8	PJ-81-12C EXPIRED
9	PJ-81-12C EXPIRED
10	PJ-81-12C EXPIRED
11	PJ-81-12C EXPIRED
12	PJ-81-12C EXPIRED
13	PJ-81-12C EXPIRED
14	PJ-81-12C EXPIRED
15	PJ-81-12C EXPIRED
16	PJ-81-12C EXPIRED
17	PJ-81-12C EXPIRED
18	PJ-81-12C EXPIRED
19	PJ-81-12C EXPIRED
20	PJ-81-12C EXPIRED
21	PJ-81-12C EXPIRED
22	PJ-81-12C EXPIRED

DEVELOPMENT STANDARDS MODIFICATIONS	
1	PJ-81-12C EXPIRED
2	PJ-81-12C EXPIRED
3	PJ-81-12C EXPIRED
4	PJ-81-12C EXPIRED
5	PJ-81-12C EXPIRED
6	PJ-81-12C EXPIRED
7	PJ-81-12C EXPIRED
8	PJ-81-12C EXPIRED
9	PJ-81-12C EXPIRED
10	PJ-81-12C EXPIRED
11	PJ-81-12C EXPIRED
12	PJ-81-12C EXPIRED
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14	PJ-81-12C EXPIRED
15	PJ-81-12C EXPIRED
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21	PJ-81-12C EXPIRED
22	PJ-81-12C EXPIRED

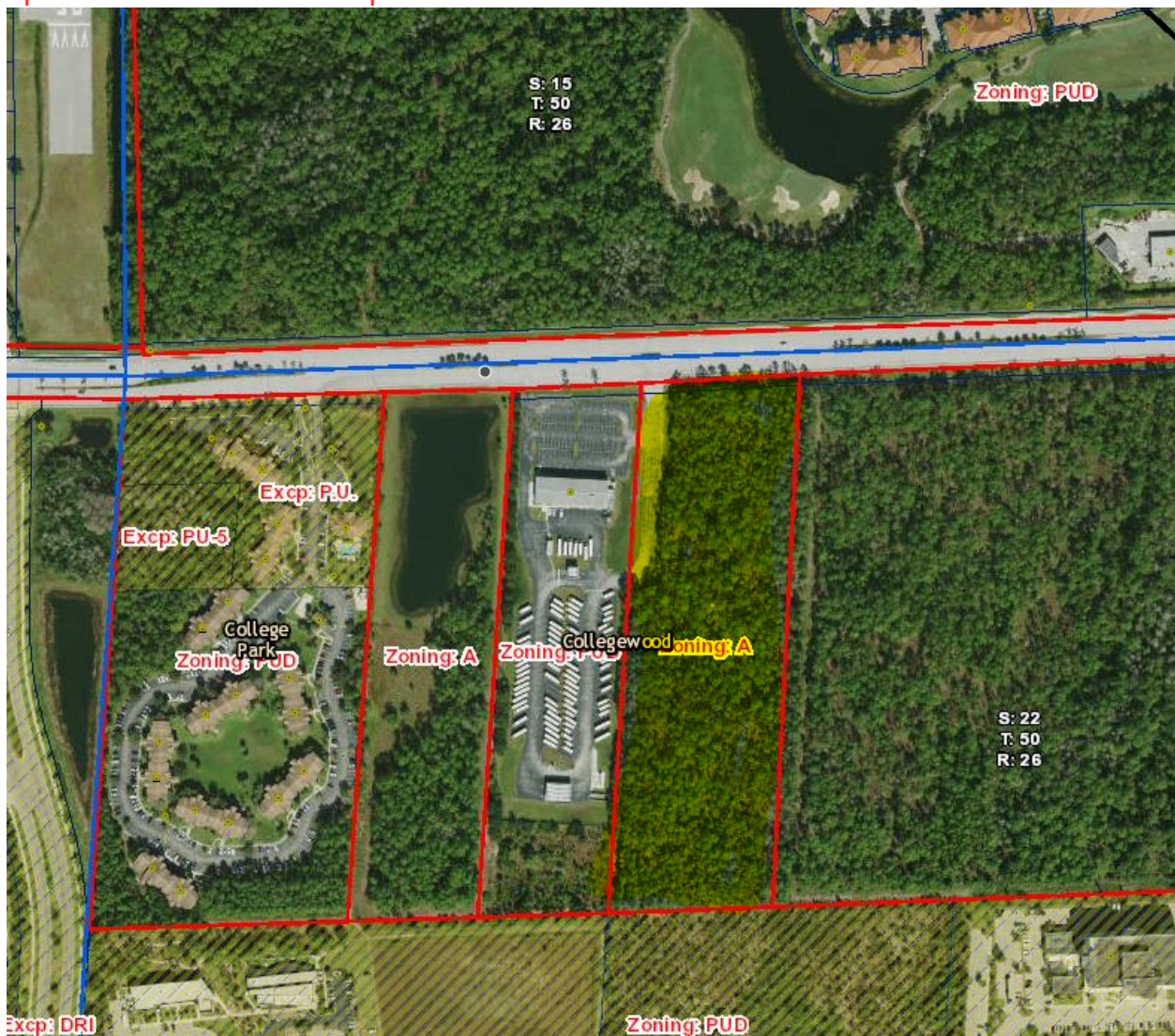
SUBDIVISION INDEX

NO.	NAME	P.B.	Pg.
1	LELY RESORT PHASE 2	18	43-45
2	SIERRA MEADOWS	39	11-12
3	EDISON VILLAGE	43	76-77
4	ARLINGTON OF NAPLES	60	91-93
5	SIERRA MEADOWS 1 & 2	63	42-43
6			
7			
8			
9			
10			

NO.	NAME	P.B.	Pg.
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

ZONING NOTES

1	5-21-85	R-84-20C	85-17
2	1-8-90	DOA-90-7	91-5
3	3-26-91	PDA-90-11	91-29
4	LDC-91		
5	9-15-81	PU-81-12C	EXPIRED
6	12-20-94	PUD-94-1	94-64
7	11-14-95	PUD-95-9	95-65
8	10-8-96	PUD-96-7	96-59
9	1-27-98	SV-97-2	98-26
10	12-14-99	PUD-94-1(1)	99-91
11	12-12-00	PUD-00-18	00-83
12	11-15-05	PUDEX-05-AR-7832	05-402
13	11-13-07	PUDA-06-AR-10333	07-72
14	11-27-07	PUDEX-07-AR-12177	07-333
15	1-23-14	SV-PL-13-387	HEX 14-04
16	10-23-14	SV-PL-14-1193	HEX 14-32
17	3-10-92	PUD-84-20(2)	92-15
18	3-10-92	DOA-91-5	92-966
19	3-26-15	PDI-PL-14-859	HEX 15-14
20	7-7-15	PUDA-PL-14-2040	15-39
21	1-16-17	PDI-PL-16-997	HEX 17-01
22	2-6-17	PDI-PL-16-1963	HEX-17-03



Zoning General: A

ZONE NOTE: LDC-91

PAO Parcels: 432880005

Commissioner District: Donna Fiala

2.03.01 - Agricultural Districts.

- A. Rural Agricultural District (A). The purpose and intent of the rural agricultural district (A) is to provide lands for agricultural, pastoral, and rural land uses by accommodating traditional agricultural, agricultural related activities and facilities, support facilities related to agricultural needs, and conservation uses. Uses that are generally considered compatible to agricultural uses that would not endanger or damage the agricultural, environmental, potable water, or wildlife resources of the County, are permissible as **conditional uses** in the A district. The A district corresponds to and implements the Agricultural/Rural land use designation on the future land use map of the Collier County GMP, and in some instances, may occur in the designated urban area. The maximum **density** permissible in the rural agricultural district within the urban mixed use district shall be guided, in part, by the **density** rating system contained in the future land use element of the GMP. The maximum **density** permissible or permitted in A district shall not exceed the **density** permissible under the **density** rating system. The maximum **density** permissible in the A district within the agricultural/rural district of the future land use element of the Collier County GMP shall be consistent with and not exceed the **density** permissible or permitted under the agricultural/rural district of the future land use element.
1. The following subsections identify the uses that are permissible by right and the uses that are allowable as **accessory** or **conditional uses** in the rural agricultural district (A).
 - a. *Permitted uses.*
 1. **Single-family dwelling .**
 2. Agricultural activities, including, but not limited to: Crop raising; horticulture; fruit and nut production; forestry; groves; nurseries; ranching; beekeeping; poultry and egg production; milk production; livestock raising, and **aquaculture** for native species subject to Florida Fish and Wildlife Conservation Commission permits.
 - i. The following permitted uses shall only be allowed on **parcels** 20 acres in size or greater:
 - a) dairying;
 - b) ranching;
 - c) poultry and egg production;
 - d) milk production;
 - e) livestock raising; and
 - f) animal breeding, raising, training, stabling or **kenneling** .
 - ii. On parcels less than 20 acres in size, individual property owners are not precluded from the keeping of the following for personal use and not in association with a commercial agricultural activity provided there are no open feed lots:
 - a) Fowl or poultry, not to exceed 25 in total number; and
 - b) Horses and livestock (except for hogs) not to exceed two such animals for each acre.
 - i. Notwithstanding the above, hog(s) may be kept for a 16 week period in preparation for showing and sale at the annual Collier County Fair and/or the Immokalee Livestock show. The following standards shall apply:
 - a) One hog per child enrolled in a 4-H Youth Development Program, Collier County Fair Program or similar program is permitted. In no case shall there be more than 2 hogs per acre.

- b) Premises shall be fenced and maintained in a clean, healthful, and sanitary condition.
 - c) Premises or roofed **structure** used for the sheltering, feeding, or confinement of such animals shall be **setback** a minimum of 30 feet from **lot lines** and a minimum of 100 feet from any **dwelling unit** on an **adjacent parcel** of land.
 - d) Hog(s) shall not be returned to the property once removed for showing and/or sale.
- 3. Wholesale reptile breeding and raising (non-venomous), subject to the following standards:
 - i. Minimum 20 acre **parcel** size;
 - ii. Any roofed structure used for the shelter and/or feeding of such reptiles shall be located a minimum of 100 feet from any **lot line**.
- 4. Wildlife management, plant and wildlife conservancies, wildlife refuges and sanctuaries.
- 5. Conservation uses.
- 6. **Oil and gas exploration** subject to state drilling permits and Collier County site **development plan** review procedures.
- 7. **Family care facilities**, subject to section 5.05.04.
- 8. Communications towers up to specified height, subject to section 5.05.09.
- 9. **Essential services**, as set forth in section 2.01.03.
- 10. Schools, public, including "**Educational plants**."
- b. **Accessory uses.**
 - 1. Uses and **structures** that are accessory and incidental to the uses permitted as of right in the A district.
 - 2. Farm labor housing, subject to section 5.05.03.
 - 3. Retail sale of fresh, unprocessed **agricultural products**, grown primarily on the property and subject to a review of traffic circulation, parking, and safety concerns pursuant to the submission of a site improvement plan as provided for in section 10.02.03.
 - 4. Packinghouse or similar agricultural processing of farm products produced on the property subject to the following restrictions:
 - i. Agricultural packing, processing or similar facilities shall be located on a major or minor **arterial street**, or shall have **access** to an **arterial street** by a public **street** that does not **abut** properties zoned RSF-1 thru RSF-6, RMF-6, RMF-12, RMF-16, RT, VR, MH, TTRVC and PUD or are residentially used.
 - ii. A **buffer yard** of not less than 150 feet in width shall be provided along each boundary of the site which **abuts** any residentially zoned or used property, and shall contain an Alternative B type **buffer** as defined within section 4.06.00. Such **buffer** and **buffer yard** shall be in lieu of front, side, or rear **yards** on that portion of the lot which **abuts** those districts and uses identified in subsection 2.03.01 A.1.b. 4. i. above.
 - iii. The facility shall emit no noxious, toxic, or corrosive dust, dirt, fumes, vapors, or gases which can cause damage to human health, to animals or vegetation, or to other forms of property beyond the **lot line** of the use creating the emission.

- iv. A site **development plan** shall be provided in accordance with section 10.02.03.
- 5. Excavation and related processing and production subject to the following criteria:
 - i. The activity is clearly incidental to the agricultural **development** of the property.
 - ii. The affected area is within a surface water management system for agricultural use as permitted by the South Florida Water Management District (SFWMD).
 - iii. The amount of excavated material removed from the site cannot exceed 4,000 cubic yards. Amounts in excess of 4,000 cubic yards shall require **conditional use** approval for earthmining, pursuant to the procedures and conditions set forth in LDC section 10.08.00 and the Administrative Code.
- 6. Guesthouses, subject to section 5.03.03.
- 7. Private **boathouses** and **docks** on lake, canal or waterway lots, subject to section 5.03.06.
- 8. Use of a **mobile home** as a temporary residence while a permanent **single-family dwelling** is being constructed, subject to the following:
 - i. Receipt of a temporary use permit from the Development Services Director, pursuant to section 5.04.04, that allows for use of a **mobile home** while a permanent **single-family dwelling** is being built;
 - ii. Assurance that the temporary use permit for the **mobile home** will expire at the same time of the **building** permit for the **single-family** dwelling, or upon the completion of the **single-family** dwelling, whichever comes first;
 - iii. Proof that prior to the issuance of a final certificate of occupancy for the **single-family** dwelling, the **mobile home** is removed from the premises; and
 - iv. The **mobile home** must be removed at the termination of the permitted period.
- 9. Use of a **mobile home** as a residence in conjunction with bona fide agricultural activities subject to the following:
 - i. The applicant shall submit a completed application to the site **development** review director, or his designee, for approval of a temporary use permit to utilize a **mobile home** as a residence in conjunction with a bona fide commercial agricultural activity as described in subsection 2.03.01 A.1.2. Included with this application shall be a conceptual plot plan of the subject property depicting the location of the proposed **mobile home** ; the distance of the proposed **mobile home** to all property lines and existing or proposed **structures** ; and, the location, acreage breakdown, type and any intended phasing plan for the bona fide agricultural activity.
 - ii. The receipt of any and all local, state, and federal permits required for the agricultural use and/or to place the **mobile home** on the subject site including, but not limited to, an agricultural clearing permit, **building** permit(s), ST permits, and the like.
 - iii. The use of the **mobile home** shall be permitted on a temporary basis only, not to exceed the duration of the bona fide commercial agricultural activity for which the **mobile home** is an **accessory use** . The initial temporary use permit may be issued for a maximum of three years, and may, upon submission of a written request accompanied by the applicable fee, be renewed annually thereafter provided that there is continuing operation of the bona fide commercial agricultural activities.
 - iv. The applicant utilizing, for the bona fide commercial agricultural activity, a tract of land a minimum of five acres in size. Any property lying within public road **rights-of-way** shall not be included in the minimum acreage calculations.

- v. A **mobile home** , for which a temporary use permit in conjunction with a bona fide commercial agricultural activity is requested, shall not be located closer than 100 feet from any county highway **right-of-way** line, 200 feet from any state highway **right-of-way** , or 500 feet from any federal highway **right-of-way** line.
 10. Recreational facilities that serve as an integral part of a residential **development** and have been designated, reviewed and approved on a site **development plan** or **subdivision** master plan for that **development** . Recreational facilities may include but are not limited to golf course, clubhouse, community center **building** and tennis facilities, **parks** , playgrounds and playfields.
- c. *Conditional uses.* The following uses are permitted as conditional uses in the rural agricultural district (A), subject to the standards and procedures established in LDC section 10.08.00 and the Administrative Code.
 1. Extraction or earthmining, and related processing and production not incidental to the agricultural **development** of the property. NOTE: "Extraction related processing and production" is not related to "Oil extraction and related processing" as defined in this Code.
 2. Sawmills.
 3. Zoo, aquarium, aviary, botanical garden, or other similar uses.
 4. Hunting cabins.
 5. **Aquaculture** for nonnative or exotic species, subject to Florida Fish and Wildlife Conservation Commission permits.
 6. Wholesale reptile breeding or raising (venomous) subject to the following standards;
 - i. Minimum 20 acre **parcel** size.
 - ii. Any roofed structure used for the shelter and/or feeding of such reptiles shall be located at a minimum of 100 feet away from any **lot line** .
 7. **Churches** .
 8. Private landing strips for general aviation, subject to any relevant state and federal regulations.
 9. Cemeteries.
 10. Schools, private.
 11. **Child care centers** and **adult day care centers** .
 12. Collection and transfer sites for resource recovery.
 13. Communication towers above specified height, subject to section 5.05.09.
 14. Social and fraternal organizations.
 15. Veterinary clinic.
 16. **Group care facilities (category I and II); care units** ; nursing homes; **assisted living facilities** pursuant to § 400.402 F.S. and ch. 58A-5 F.A.C.; and continuing care retirement communities pursuant to § 651 F.S. and ch. 4-193 F.A.C., all subject to section 5.05.04 when located within the Urban Designated Area on the Future Land Use Map to the Collier County Growth Management Plan.
 17. Golf courses and/or golf driving ranges.
 18. **Oil and gas field development and production** subject to state field **development** permits.
 19. Sports instructional schools and camps.

20. Sporting and recreational camps.
21. Retail plant nurseries subject to the following conditions:
 - i. Retail sales shall be limited primarily to the sale of plants, decorative products such as mulch or stone, fertilizers, pesticides, and other products and tools accessory to or required for the planting or maintenance of said plants.
 - ii. Additionally, the sale of fresh produce is permissible at retail plant nurseries as an incidental use of the property as a retail plant nursery.
 - iii. The sale of large power equipment such as lawn mowers, tractors, and the like shall not be permitted in association with a retail plant nursery in the rural agricultural district.
22. Asphaltic and concrete batch making plants subject to the following conditions:
 - i. Asphaltic or concrete batch making plants may be permitted within the area designated agricultural on the future land use map of the future land use element of the growth management plan.
 - ii. The minimum site area shall not be less than ten acres.
 - iii. Principal **access** shall be from a **street** designated **collector** or higher classification.
 - iv. Raw materials storage, plant location and general operations around the plant shall not be located or conducted within 100 feet of any exterior boundary.
 - v. The height of raw material storage facilities shall not exceed a height of fifty (50) feet.
 - vi. Hours of operation shall be limited to two (2) hours before sunrise to sunset.
 - vii. The minimum **setback** from the principal road **frontage** shall be 150 feet for operational facilities and seventy-five (75) feet for supporting administrative offices and associated parking.
 - viii. An earthen **berm** achieving a vertical height of eight feet or equivalent vegetative screen with eighty (80) percent opacity one (1) year after issuance of certificate of occupancy shall be constructed or created around the entire perimeter of the property.
 - ix. The plant should not be located within the Greenline Area of Concern for the Florida State Park System as established by the Department of Environmental Protection (DEP); within the Area of Critical State Concern as depicted on the Future Land Use Map GMP; within 1,000 feet of a **natural reservation** ; or within any County, State or federal jurisdictional **wetland** area.
23. Cultural, ecological, or recreational facilities that provide opportunities for educational experience, eco-tourism or agri-tourism and their related modes of transporting participants, viewers or patrons where applicable, subject to all applicable federal, state and local permits. Tour operations, such as, but not limited to airboats, swamp buggies, horses and similar modes of transportation, shall be subject to the following criteria:
 - i. Permits or letters of exemption from the U.S. Army Corps of Engineers, the Florida Department of Environmental Protection, and the South Florida Water Management District shall be presented to the planning services director prior to site **development plan** approval.
 - ii. The petitioner shall post the property along the entire property line with no trespassing **signs** approximately every 300 yards.

- iii. The petitioner shall utilize only trails identified and approved on the site **development plan** . Any existing trails shall be utilized before the establishment of new trails.
- iv. Motor vehicles shall be equipped with engines which include spark arrestors and mufflers designed to reduce noise.
- v. The maximum size of any vehicle, the number of vehicles, and the passenger capacity of any vehicle shall be determined by the board of zoning appeals during the **conditional use** process.
- vi. Motor vehicles shall be permitted to operate during daylight hours which means, one hour after sunrise to one hour before sunset.
- vii. Molestation of wildlife, including feeding, shall be prohibited.
- viii. Vehicles shall comply with state and United States Coast Guard regulations, if applicable.
- ix. The board of zoning appeals shall review such a **conditional use** for tour operations, annually. If during the review, at an advertised public hearing, it is determined by the board of zoning appeals that the tour operation is detrimental to the environment, and no adequate corrective action has been taken by the petitioner, the board of zoning appeals may rescind the **conditional use** .

24. Agricultural activities on parcels less than 20 acres in size:

- i. animal breeding, raising, training, stabling, or kenneling.
- ii. dairying;
- iii. livestock raising;
- iv. milk production;
- v. poultry and egg production; and
- vi. ranching.

25. The commercial production, raising or breeding of exotic animals, other than animals typically used for agricultural purposes or production, subject to the following standards:

- i. Minimum 20 acre **parcel** size.
- ii. Any roofed **structure** used for the shelter and/or feeding of such animals shall be located a minimum of 100 feet from any **lot line** .

26. **Essential services** , as set forth in subsection 2.01.03 G.

27. Model homes and model sales centers, subject to compliance with all other LDC requirements, to include but not limited to section 5.04.04.

28. **Ancillary plants** .

d. *Prohibited uses.*

- 1. Owning, maintaining or operating any facility or part thereof for the following purposes is prohibited:
 - a) Fighting or baiting any animal by the owner of such facility or any other person or entity.
 - b) Raising any animal or animals intended to be ultimately used or used for fighting or baiting purposes.

- c) For purposes of this subsection, the term baiting is defined as set forth in § 828.122(2)(a), F.S., as it may be amended from time to time.

B. **Estate District (E).** The purpose and intent of the estates district (E) is to provide lands for low **density** residential **development** in a semi-rural to rural environment, with limited agricultural activities. In addition to low **density** residential **development** with limited agricultural activities, the E district is also designed to accommodate as **conditional uses** , **development** that provides services for and is compatible with the low **density** residential, semi-rural and rural character of the E district. The E district corresponds to and implements the estates land use designation on the future land use map of the Collier County GMP, although, in limited instances, it may occur outside of the estates land use designation. The maximum **density** permissible in the E district shall be consistent with and not exceed the **density** permissible or permitted under the estates district of the future land use element of the Collier County GMP as provided under the Golden Gate Master Plan.

1. The following subsections identify the uses that are permissible by right and the uses that are allowable as **accessory** or **conditional uses** in the estates district (E).

a. *Permitted uses.*

1. Single-family **dwelling** .
2. **Family care facilities** , subject to section 5.05.04.
3. **Essential services** , as set forth in section 2.01.03.
4. **Educational plants** , as an **essential service** .

b. **Accessory Uses.**

1. Uses and **structures** that are accessory and incidental to uses permitted as of right in the (E) district.
2. Fruits, vegetables, and nursery plants grown for both personal consumption and off-site retail sale, such as farmer's markets. Farm operations that grow fruits, vegetables, and nursery plants for off-site retail sale shall be subject to LDC section 5.02.00 Home Occupations, as amended, and the following standards:
 - i. Farm operations shall not occupy more than 50 percent of the lot.
 - ii. Farm operations shall conform to minimum setbacks established in LDC sections 2.03.01 B.2 and 4.02.01 A. Table 2.1, however, no side, rear or front setbacks are required greater than 30 feet.
 - iii. Vegetation removal for farm operations shall be subject to LDC section 3.05.05 F, as amended.
3. Keeping of fowl or poultry, not to exceed 25 in total number, provided such fowl or poultry are kept in an enclosure located a minimum of 30 feet from any **lot line** , and a minimum of 100 feet from any residence on an **adjacent parcel** of land.
4. Keeping of horses and livestock (except for hogs), not to exceed two such animals for each acre, and with no open feedlots. Any roofed structure for the shelter and feeding of such animals shall be a minimum of 30 feet from any lot line and a minimum of 100 feet from any residence on an **adjacent parcel** of land.
 - i. Notwithstanding the above, hog(s) may be kept for a 16 week period in preparation for showing and sale at the annual Collier County Fair and/or the Immokalee Livestock show. The following standards shall apply:
 - a) One hog per child enrolled in a 4-H Youth Development Program, Collier County Fair Program or similar program is permitted. In no case shall there be more than 2 hogs per acre.

- b) Premises shall be fenced and maintained in a clean, healthful, and sanitary condition.
 - c) Premises or roofed **structure** used for the sheltering, feeding, or confinement of such animals shall be **setback** a minimum of 30 feet from **lot lines** and a minimum of 100 feet from any **dwelling unit** on an **adjacent parcel** of land.
 - d) Hog(s) shall not be returned to the property once removed for showing and/or sale.
- 5. One guesthouse, subject to section 5.03.03.
- 6. Recreational facilities that serve as an integral part of a residential **development** and have been designated, reviewed and approved on a site **development plan** or preliminary **subdivision** plat for that **development** . Recreational facilities may include but are not limited to golf course, clubhouse, community center **building** and tennis facilities, **parks** , playgrounds and playfields.
- 7. Excavation and related processing and production subject to the following criteria:
 - i. These activities are incidental to the permitted used onsite.
 - ii. The amount of excavated material to be removed from the site cannot exceed 4,000 cubic yards total. Amounts in excess of 4,000 cubic yards shall require **conditional use** approval for earth mining, pursuant to the procedures and conditions set forth in section 10.08.00.
- c. **Conditional uses.** For Estates zoning within the Golden Gate Estates subdivision, the Golden Gate Area Master Plan in the GMP restricts the location of **conditional uses** . The following uses are permissible as **conditional uses** in the estates district (E), subject to the standards and procedures established in LDC section 10.08.00:
 - 1. **Churches** .
 - 2. Social and fraternal organizations.
 - 3. **Child care centers and adult day care centers** .
 - 4. Schools, private.
 - 5. **Group care facilities (category I); care units** , subject to the provisions of subsection 2.03.01 B.3.f; nursing homes; **assisted living facilities** pursuant to § 400.402 F.S. and ch. 58A-5 F.A.C.; and continuing care retirement communities pursuant to § 651 F.S. and ch. 4-193 F.A.C.; all subject to section 5.05.04.
 - 6. **Group care facilities (category II) care units** subject to section 5.05.04 only when tenancy of the person or persons under care would not:
 - i. Constitute a direct threat to the health or safety of other individuals;
 - ii. Result in substantial physical damage to the property of others; or
 - iii. Result in the housing of individuals who are engaged in the current, illegal use of or addiction to a controlled substance, as defined in section 802 of title 21, U.S. Code.
 - 7. Extraction or earthmining, and related processing and production not incidental to the development of the property subject to the following criterion and subsection 4.02.02 C.
 - i. The site area shall not exceed 20 acres
 - 8. Essential services, as set forth in subsection 2.01.03 G.

9. Model homes and model sales centers, subject to compliance with all other LDC requirements, to include but not limited to section 5.04.04.

10. **Ancillary plants** .

11. Public schools without an agreement with Collier County, as described in LDC section 5.05.14. Additional standards in LDC section 5.05.14 shall also apply.

d. *Prohibited uses.*

1. Owning, maintaining or operating any facility or part thereof for the following purposes is prohibited:

- i. Fighting or baiting any animal by the owner of such facility or any other person or entity.
- ii. Raising any animal or animals intended to be ultimately used or used for fighting or baiting purposes.
- iii. For purposes of this subsection, the term baiting is defined as set forth in F.S. § 828.122(2)(a), as it may be amended from time to time.

2. Minimum **yard** Requirements. See subsection 4.02.01 A. Table 2.1 for the general requirements. The following are exceptions to those requirements:

a. **Conforming Corner lots** . Conforming corner **lots** , in which only one full depth **setback** shall be required along the shorter lot line along the **street** . The **setback** along the longer lot line may be reduced to 37.5 feet, so long as no **right-of-way** or **right-of-way** easement is included within the reduced **front yard** . (See Exhibit A)

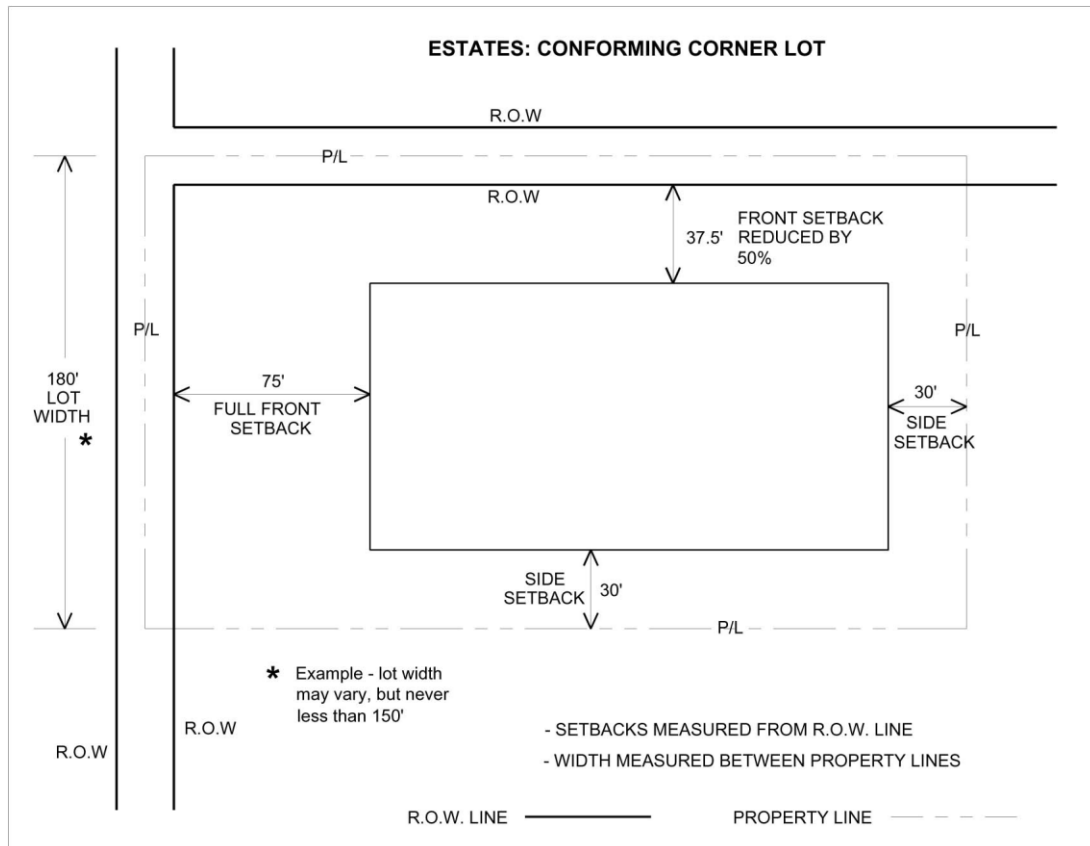
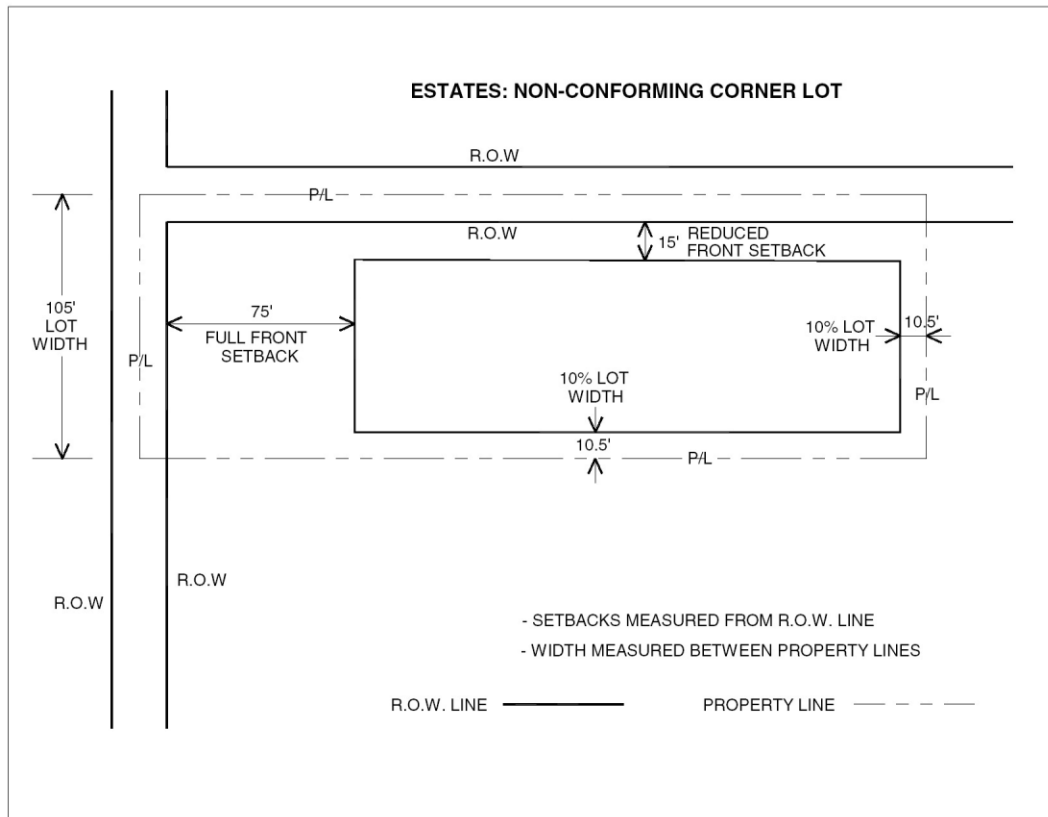


Exhibit A

b. **Nonconforming Corner lots** . Nonconforming corner **lots** of record, in which only one full depth **setback** shall be required along the shorter **lot line** along the **street** . The **setback**

along the longer **lot line** may be reduced to 15 feet, so long as no **right-of-way** or **right-of-way** easement is included within the reduced **front yard** . (See Exhibit B)



- c. **Nonconforming through lots** , i.e. double **frontage lots** , **nonconforming lots of record** with double road **frontage** , which are **nonconforming** due to inadequate **lot** depth, in which case, the **front yard** along the local road portion shall be computed at the rate of 15 percent of the depth of the **lot** , as measured from edge of the **right-of-way** .
- i. The **nonconforming** through **lot** utilizing the reduced **frontage** shall establish the **lot frontage** along the local road only. Reduced **frontage** along a collector or arterial roadway to serve such **lots** is prohibited. **Front yards** along the local road shall be developed with **structures** having an average **front yard** with a variation of not more than six feet; no **building** thereafter erected shall project beyond the average line so established.
- d. **Nonconforming lots of record** , which are **nonconforming** due to inadequate **lot width** , in which case the required side **yard** shall be computed at the rate of ten (10) percent of the width of the **lot** .

(Ord. No. 06-63, § 3.C; Ord. No. 07-67, § 3.C; Ord. No. 08-11, § 3.D; Ord. No. 08-63, § 3.C; Ord. No. 10-23, § 3.E; Ord. No. 12-38, § 3.B; Ord. No. 13-56, § 3.B; Ord. No. 14-40, § 2.A; Ord. No. 16-27, § 3.B)

PROJECT: Rattlesnake Hammock Road
 PARCELS NO: 120, 720-A, 720-B, 121 and 721
 FOLIOS NO: 00432720000 and 00432880005

AGREEMENT

THIS AGREEMENT (hereinafter referred to as the "Agreement") is made and entered into on this 8TH day of FEBRUARY, 2005, by and between **THE DISTRICT SCHOOL BOARD OF COLLIER COUNTY, FLORIDA**, a public agency of the State of Florida, whose mailing address is 5775 Osceola Trail, Naples, FL 34109 (hereinafter referred to as "Owner"), to **COLLIER COUNTY**, a political subdivision of the State of Florida, whose mailing address is 3301 Tamiami Trail East, Naples, Florida 34112 (hereinafter referred to as "County").

WITNESSETH:

WHEREAS, County has requested that Owner convey to County a fee simple interest over, under, upon and across the lands identified as Parcels 120 and 121, and more particularly described in Exhibit "A", which is attached hereto and made a part hereof (hereinafter referred to as the "Property"); and

WHEREAS, in lieu of compensation, Owner has requested that County remove the existing entrance and construct a new entrance and driveway for Owner's Bus Facility situated at 6543 Rattlesnake Hammock Road, as generally depicted by the Drawing attached hereto as Exhibit "B" and made a part of this Agreement (hereinafter referred to as "the Work"); and

WHEREAS, Owner has agreed to grant to County Temporary Construction Easements over, under, upon and across the lands described in Exhibit "C", which is attached hereto and made a part of this Agreement (hereinafter collectively referred to as "Temporary Construction Easements" or "TCEs") in order that County may remove the existing entrance and construct the new entrance and driveway; and

WHEREAS, in recognition of the mutual benefits to be obtained, Owner desires to convey the Property to the County for the stated purposes, and County desires to carry out the Work, on the terms and conditions set forth herein, said terms including that no compensation shall be due and payable for the Property or for the Work.

NOW, THEREFORE, in consideration of these premises, payment of the sum of Ten Dollars (\$10.00) by County, and other good and valuable consideration, the receipt and sufficiency of which is hereby mutually acknowledged, it is agreed by and between the parties as follows:

1. All of the above RECITALS are true and correct and are hereby expressly incorporated herein by reference as if set forth fully below, and all Exhibits referenced herein are made a part of this Agreement.
2. Owner shall convey good and marketable title to the Property and shall grant the Temporary Construction Easements to County, in a form acceptable to County and at no cost to the County, unless otherwise stated herein. Said conveyance (Owner's delivery to County of a properly executed Warranty Deed in respect of the fee simple interests and a properly executed easement instrument in respect to the Temporary Construction Easements to be acquired) is hereinafter referred to as the "Closing."
3. Prior to Closing, Owner shall obtain from the holders of any liens, exceptions and/or qualifications encumbering the Property, the execution of such instruments which will remove, release or subordinate such encumbrances from the Property upon their

recording in the public records of Collier County, Florida. Owner shall provide such instruments, properly executed, to County on or before the date of Closing.

4. Time is of the essence, and Closing shall occur within sixty (60) days from the date County executes this Agreement; provided, however, that County shall have the unilateral right to extend the term of this Agreement pending receipt of such instruments, properly executed, which either remove, release or subordinate any and all such liens, encumbrances or qualifications affecting County's enjoyment of the Property or Temporary Construction Easements.
5. Owner represents that the Property and the TCEs and all uses of the same have been and presently are in compliance with all Federal, State and Local environmental laws; that no hazardous substances have been generated, stored, treated or transferred on the Property or the TCEs except as specifically disclosed to the County; that the Owner has no knowledge of any spill or environmental law violation on any property contiguous to or in the vicinity of the Property and TCEs to be conveyed to the County, that the Owner has not received notice and otherwise has no knowledge of a) any spill on the Property or TCEs, b) any existing or threatened environmental lien against the Property or TCEs or c) any lawsuit, proceeding or investigation regarding the generation, storage, treatment, spill or transfer of hazardous substances on the Property or TCEs.
6. To the extent permitted by law, Owner shall indemnify, defend, save and hold harmless the County against and from, and shall reimburse the County with respect to, any and all damages, claims, liabilities, laws, costs and expenses (including without limitation reasonable paralegal and attorney fees and expenses whether in court, out of court, in bankruptcy or administrative proceedings or on appeal), penalties or fines incurred by or asserted against the County by reason or arising out of the breach of Owner's representation under Section 5. This provision shall survive Closing and is not deemed satisfied by conveyance of title.
7. County shall pay all fees to record any curative instruments required to clear title, all recording fees, and any and all costs and/or fees associated with securing and recording a Release or Subordination of any mortgage, lien or other encumbrance recorded against the Property and the Temporary Construction Easements; provided, however, that any compensation and/or attorney's fees required by any lien or judgment holders to secure releases or satisfactions, shall be the responsibility of the Owner.
8. County shall carry out the Work at its own expense, except as otherwise stated herein, as part of the expansion of Rattlesnake Hammock Road (Collier County Project No. 60169) (hereinafter referred to as "the Project") and within the confines of the TCEs described in Exhibit "C." The Work will include construction of an access drive as generally depicted in Exhibit "B," extending no more than 525 feet southerly from the northern boundary of Parcels 120 and 121 (the Property) and providing two separate entrances to the employee and maintenance parking areas. In constructing the new driveway connection, County agrees to replicate the Owner's existing entrance. Prior to commencement of the Work, County will be responsible for obtaining a modification to Owner's existing South Florida Water Management District permit for construction of the Work and may include, as part of the permit modification, any development proposed and designed by the Owner of an existing wetland area located to the south of the Bus Facility (hereinafter "additional site development"). Provided, however, that Owner shall bear any design costs associated with this additional site development and all costs of any wetland mitigation imposed by South Florida Water Management District as a result of the Work and the additional site development. County shall pay the permitting fees and the construction costs for the Work only and will have no responsibility regarding any additional site development. The parties recognize that in the event the Owner wishes to include the additional site development as part of the SFWMD permit modification, coordination between the parties is critical to avoid unnecessary delays in the permit submittal and thereby avoid delays in commencement of the Work. County will not be responsible for any delays brought about by Owner's failure to submit proposed plans for additional site development as

requested by County. The County agrees further to coordinate all design, construction and permitting efforts relating to the Work to the fullest extent possible and will cooperate with Owner regarding the design specifications of the Work.

9. To the fullest extent permitted by law, County shall indemnify, defend, save and hold harmless Owner, Owner's officers, agents, invitees, guests and/or employees from and against any construction liens, suits, demands, claims, liability, losses, penalties, damages, judgments, orders, decrees, and costs and expenses (including attorneys' fees and all costs of litigation) for property damage, construction lien, liability, or death which may result from or arise out of any willful misconduct or negligent act of County which occurred or is alleged to have occurred with respect to County's use of the Temporary Construction Easements. This indemnification provision shall not be construed as a waiver of sovereign immunity or any limitation of liability to which County may be entitled under Section 768.28, Fla. Stat. This provision shall survive Closing and shall not be deemed satisfied upon conveyance of title.
10. County or its agents will provide Owner with at least ten days' advance, written notice of commencement of the Work, which notice shall identify the work to be done and the estimated number of weeks to complete the Construction Works.
11. The parties are aware and understand that this Agreement is subject to acceptance and approval by the Board of County Commissioners of Collier County, Florida, and The District School Board of Collier County, Florida. This Agreement shall be effective as of the date of the last party's execution.
12. This Agreement and the terms and provisions hereof shall be effective as of the date this Agreement is executed by both parties and shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, personal representatives, successors, successor trustees, and/or assignees, whenever the context so requires or admits.
13. Conveyance of the Property by Owner is contingent upon no other provisions, conditions, or premises other than those so stated above; and this written Agreement, including all exhibits attached hereto, shall constitute the entire Agreement and understanding of the parties, and there are no other prior or contemporaneous written or oral agreements, undertakings, promises, warranties, or covenants not contained herein.
14. This Agreement is governed and construed in accordance with the laws of the State of Florida.
15. This Agreement may be executed by both parties in counterparts, each of which shall be deemed an original, but all of such counterparts taken together shall constitute one and the same Agreement.

IN WITNESS WHEREOF, the parties have caused these presents to be executed the date and year first above written.

AS TO COUNTY:

DATED: 2 - 8 - 2005

ATTEST:
DWIGHT E. BROOK, Clerk


Fred W. Coyle
Deputy Clerk
Attest as to Chairman's
signature only.

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

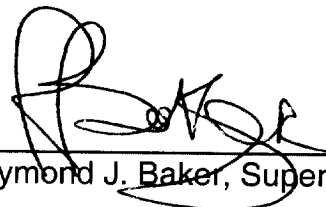
BY: *Fred W. Coyle*
Fred W. Coyle, Chairman

AS TO OWNER:


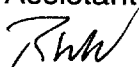
THE DISTRICT SCHOOL BOARD OF
COLLIER COUNTY

BY: 
Patricia J. Carroll, Chairman

ATTEST:


Raymond J. Baker, Superintendent

Approved as to form and
legal sufficiency:


Ellen T. Chadwell
Assistant County Attorney


SECTION 22, TOWNSHIP 50 SOUTH, RANGE 26 EAST
COLLIER COUNTY, FLORIDA

LEGAL DESCRIPTION OF PARCEL 120

ALL THAT PART OF THE SCHOOL BOARD OF COLLIER COUNTY, PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2209 PAGE 1073 PUBLIC RECORDS OF COLLIER COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHERLY 25.00 FEET OF THE SCHOOL BOARD OF COLLIER COUNTY, PROPERTY BEING THE EAST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 50 SOUTH, RANGE 26 EAST COLLIER COUNTY FLORIDA LESS THE NORTHERLY 50.00 FEET FOR RATTLESNAKE HAMMOCK ROAD RIGHT OF WAY;

CONTAINING 7629 SQUARE FEET OF LAND MORE OR LESS;

FEE SIMPLE
INTEREST

EXHIBIT A
Page 2 of 4

FOLIO NO. 00432720000

LEGAL DESCRIPTION AND SKETCH SHEET 2 OF 2

THIS LEGAL DESCRIPTION AND SKETCH PREPARED BY:

DESCRIPTION: PARCEL 120

CLIENT: COLLIER COUNTY TRANSPORTATION DIVISION

REVISION:

1/15/04

BY:

GEORGE W. HACKNEY, P.S.M. NO. 5606

SCALE: N.T.S.

DATE: SEPT. 26, 2003

DRAWN BY: JAN

PROJECT NO.: 8315

ACAD NO: 8668-SD5

FILE NO: 8668



AGNOLI

BARBER &

BRUNDAGE, INC.

Professional engineers, planners, & land surveyors

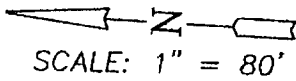
Collier County: Suite 200, 7400 Tamiami Trail, North Naples, FL 34108 (941)597-3111

Lee County: Suite 101, 1626 Hendry Street, Fort Myers, FL 33901 (941)537-3111

Certificate of Authorization Nos. LB 5864 and LB 5866 Fax: (941)568-2203

SECTION 22, TOWNSHIP 50 SOUTH, RANGE 26 EAST COLLIER COUNTY, FLORIDA

PARCEL NO. 121
PROPERTY OWNER: SCHOOL BOARD OF COLLIER COUNTY
REFERENCE: O.R. 2835, PG. 2460
STRAP NO.: 502622010.0005B22
AREA OF TAKE: 0.231 ACRES
AREA OF REMAINDER: XXX ACRES ±



**FEE SIMPLE
INTEREST**

NO. 00432880025

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY

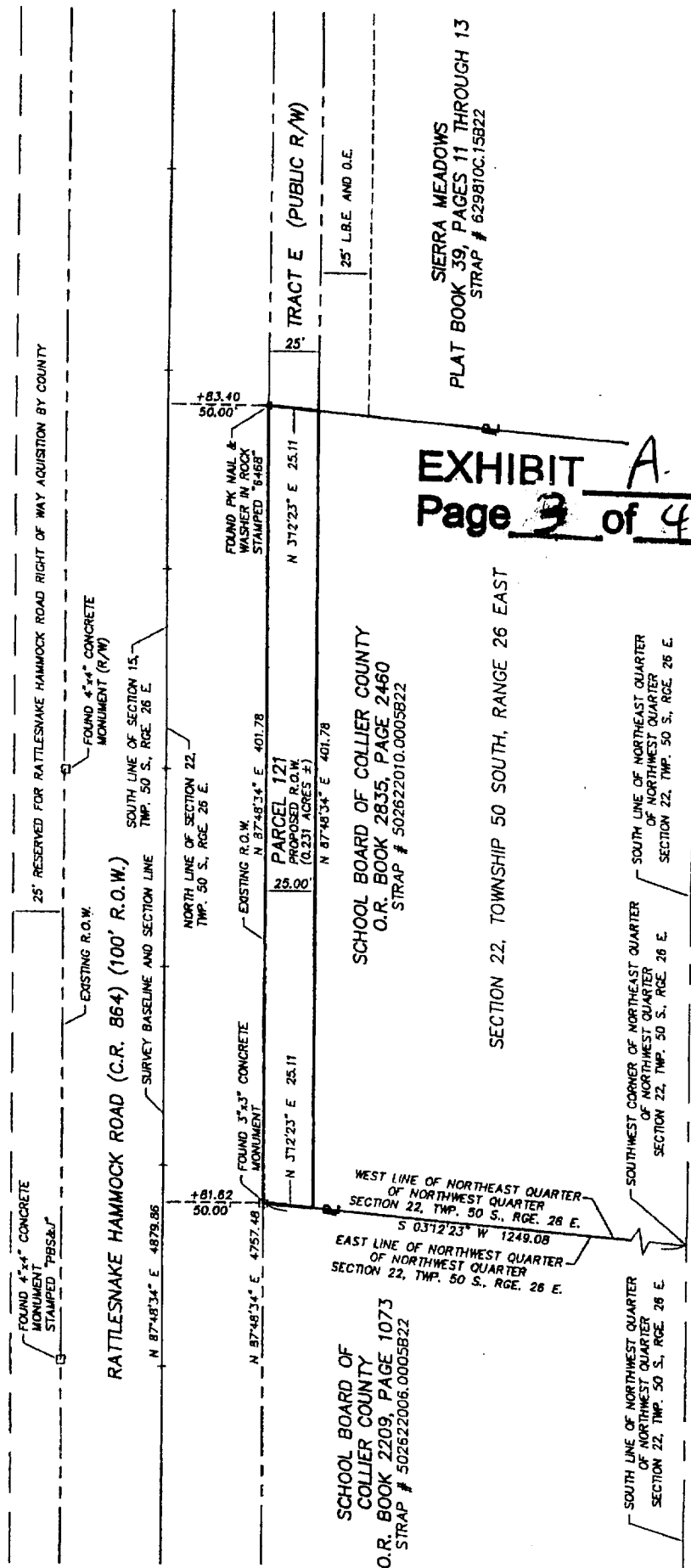


EXHIBIT A
Page 3 of 4

LEGAL DESCRIPTION AND SKETCH SHEET 1 OF 2

THIS LEGAL DESCRIPTION AND SKETCH PREPARED BY:

DESCRIPTION: PARCEL 121

CLIENT: COLLIER COUNTY TRANSPORTATION DIVISION

REVISION:

1/15/04

BY:

GEORGE W. HACKNEY, P.S.M. NO. 5606

SCALE: 1" = 80'

DATE: SEPT. 26, 2003

DRAWN BY: JAN

PROJECT NO.: 8315

ACAD NO: 8668-SD6

FILE NO: 8668



Professional engineers, planners, & land surveyors

Collier County: Suite 200, 7400 Tamiami Trail, North, Naples, FL 34108 (941)357-3111
Lee County: Suite 101, 1825 Broadway Street, Fort Myers, FL 33901 (941)357-3111
Certificate of Authorization Nos. LB 3564 and LB 3564 Fax: (941)668-2203

SECTION 22, TOWNSHIP 50 SOUTH, RANGE 26 EAST
COLLIER COUNTY, FLORIDA

LEGAL DESCRIPTION OF PARCEL 121

ALL THAT PART OF THE SCHOOL BOARD OF COLLIER COUNTY, PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2835 PAGE 2460 PUBLIC RECORDS OF COLLIER COUNTY FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTHERLY 25.00 FEET OF THE SCHOOL BOARD OF COLLIER COUNTY, PROPERTY BEING THE WEST 400.00 FEET OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 50 SOUTH, RANGE 26 EAST COLLIER COUNTY FLORIDA LESS THE NORTHERLY 50.00 FEET FOR RATTLESNAKE HAMMOCK ROAD RIGHT OF WAY;

CONTAINING 0.231 OF AN ACRES OF LAND MORE OR LESS;

EXHIBIT A
Page 4 of 4

FEE SIMPLE
INTEREST

FOLIO NO. 00432880025

LEGAL DESCRIPTION AND SKETCH SHEET 2 OF 2

THIS LEGAL DESCRIPTION AND SKETCH PREPARED BY:

AGNOLI

BARBER &

BRUNDAGE, INC.

Professional engineers, planners, & land surveyors

Collier County: Suite 200, 7400 Tamiami Trail, North Naples, FL 34108 (941)597-3111

Lee County: Suite 101, 1636 Hendry Street, Fort Myers, FL 33901 (941)837-3111

Certificate of Authorization Nos. LB 3864 and EB 3864

Fax: (941)866-2205

DESCRIPTION: PARCEL 121

CLIENT: COLLIER COUNTY TRANSPORTATION DIVISION

REVISION:

1/15/04

BY:

GEORGE W. HACKNEY, P.S.M. NO. 5606

SCALE: N.T.S.

DATE: SEPT. 26, 2003

DRAWN BY: JAN

PROJECT NO.: 8315

ACAD NO: 8668-SD6

FILE NO: 8668

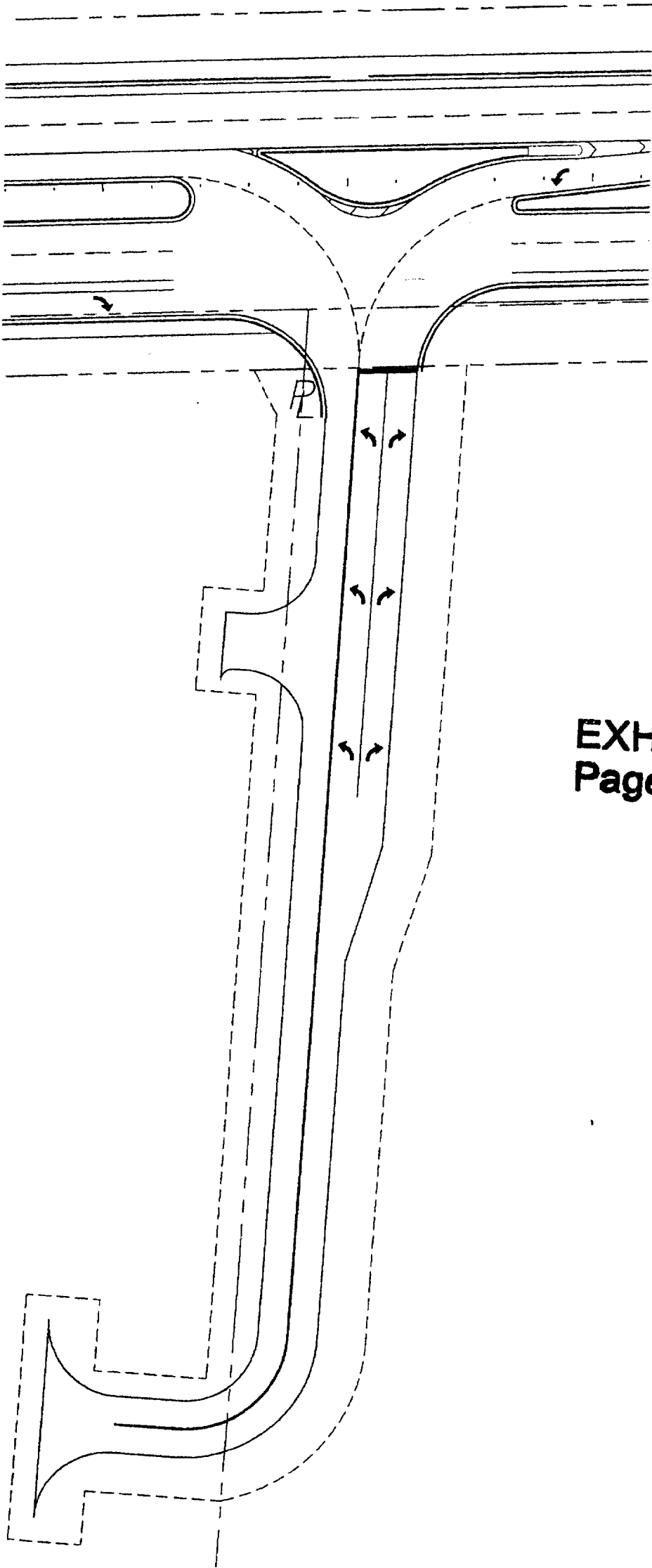


EXHIBIT B
Page 1 of 1

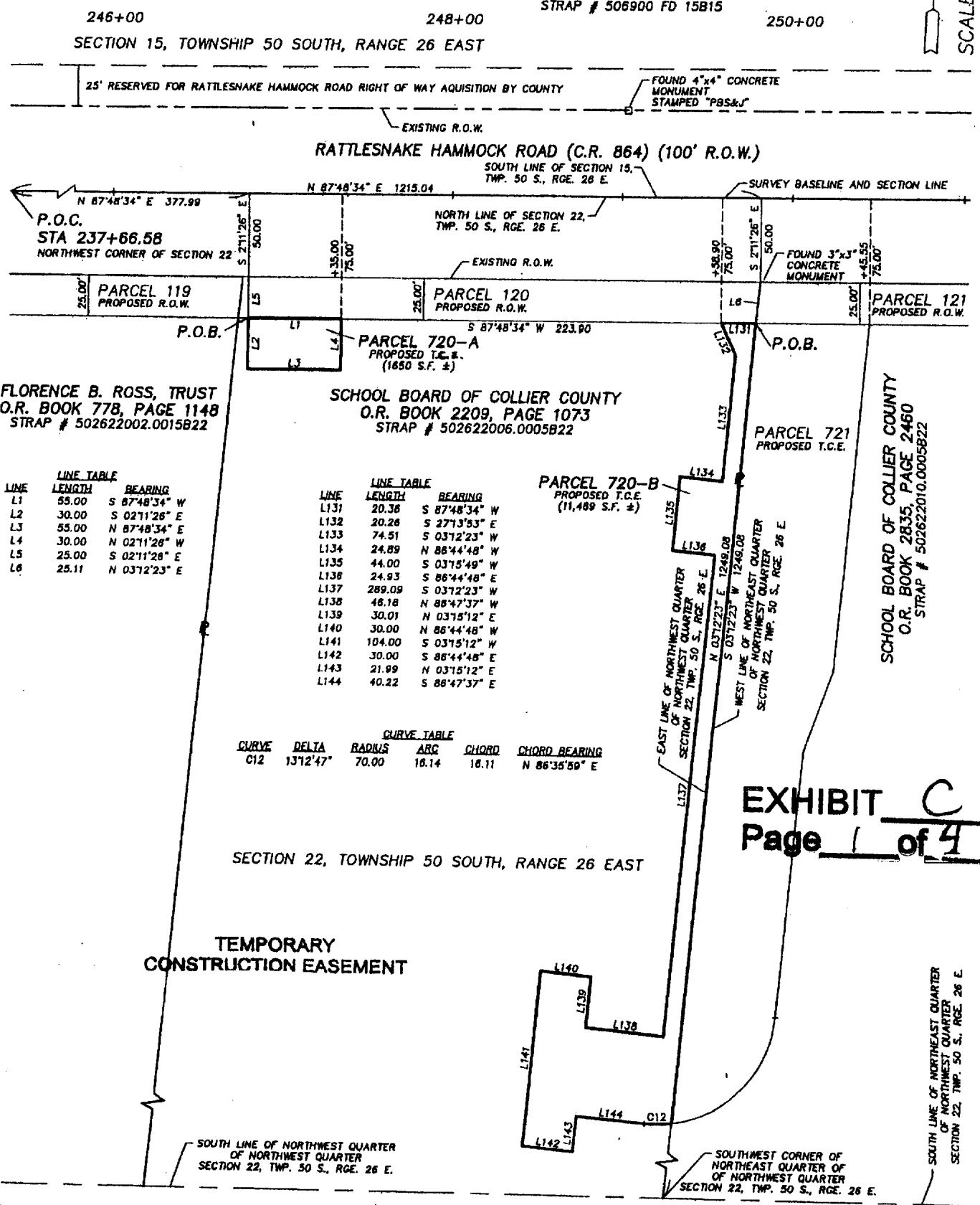
SECTION 22, TOWNSHIP 50 SOUTH, RANGE 26 EAST
COLLIER COUNTY, FLORIDA

PARCEL NO. 720-A AND 720-B
PROPERTY OWNER: SCHOOL BOARD OF COLLIER
COUNTY
REFERENCE: O.R. 2209, PG. 1703
STRAP NO.: 502622006.0005B22

FUTURE DEVELOPMENT D.E., M.E. & A.E.
NAPLES LAKES COUNTRY CLUB
PLAT BOOK 33, PAGES 7 THRU 15

TBI/NAPLES LIMITED PARTNERSHIP
STRAP # 506900 FD 15B15

SCALE: 1" = 80'




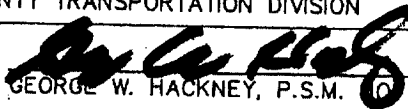
LINE TABLE		
LINE	LENGTH	BEARING
L1	55.00	S 87°48'34" W
L2	30.00	S 02°11'26" E
L3	55.00	N 87°48'34" E
L4	30.00	N 02°11'26" W
L5	25.00	S 02°11'26" E
L6	25.11	N 03°12'23" E

LINE TABLE		
LINE	LENGTH	BEARING
L131	20.36	S 87°48'34" W
L132	20.26	S 27°13'53" E
L133	74.51	S 03°12'23" W
L134	24.89	N 86°44'48" W
L135	44.00	S 03°15'49" W
L136	24.93	S 86°44'48" E
L137	289.09	S 03°12'23" W
L138	46.18	N 88°47'37" W
L139	30.01	N 03°15'12" E
L140	30.00	N 86°44'48" W
L141	104.00	S 03°15'12" W
L142	30.00	S 86°44'48" E
L143	21.99	N 03°15'12" E
L144	40.22	S 88°47'37" E

CURVE TABLE				
CURVE	DELTA	RADIUS	ARC	CHORD
C12	137°12'47"	70.00	16.14	16.11
				CHORD BEARING
				N 86°35'50" E

EXHIBIT C
Page 1 of 4

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY

THIS LEGAL DESCRIPTION AND SKETCH PREPARED BY:		LEGAL DESCRIPTION AND SKETCH SHEET 1 OF 2	
 AGNOLI BARBER & BRUNDAGE, INC. Professional engineers, planners, & land surveyors Collier County: Suite 200, 7400 Tamiami Trail, North Naples, FL 34108 (941) 997-8111 Lee County: Suite 101, 1826 Hendry Street, Fort Myers, FL 33901 (941) 997-8111 Certificate of Authorization Nos. LB 5684 and MB 5984 Fax: (941) 966-8208		DESCRIPTION: PARCELS 720-A AND 720-B	
		CLIENT: COLLIER COUNTY TRANSPORTATION DIVISION	
		REVISION:	
		1/15/04	BY: 
		12/08/04	GEORGE W. HACKNEY, P.S.M. ID 5606
		SCALE: 1" = 80'	DATE: OCT. 2, 2003
		DRAWN BY: JAN	PROJECT NO.: 8315
		ACAD NO: 8672-SQ6	FILE NO: 8672

SECTION 22, TOWNSHIP 50 SOUTH, RANGE 26 EAST COLLIER COUNTY, FLORIDA

LEGAL DESCRIPTION OF T.C.E. PARCELS

ALL THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA LYING SOUTHERLY OF RATTLESNAKE HAMMOCK ROAD (C.R. 864) (100' RIGHT OF WAY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

PARCEL 720-A

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 22;
THENCE NORTH 87°48'34" EAST ALONG THE NORTH LINE OF SAID SECTION AND THE SURVEY BASELINE OF SAID RATTLESNAKE HAMMOCK ROAD A DISTANCE OF 377.99 FEET;
THENCE SOUTH 2°11'26" EAST A DISTANCE OF 50.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID RATTLESNAKE HAMMOCK ROAD;
THENCE CONTINUE SOUTH 2°11'26" EAST A DISTANCE OF 25.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN BEING DESCRIBED;
THENCE CONTINUE SOUTH 2°11'26" EAST A DISTANCE OF 30.00 FEET;
THENCE NORTH 87°48'34" EAST ALONG A LINE 55.00 FEET SOUTHERLY OF AND PARALLEL WITH SAID RIGHT OF WAY LINE A DISTANCE OF 55.00 FEET;
THENCE LEAVING SAID LINE NORTH 2°11'26" WEST A DISTANCE OF 30.00 FEET;
THENCE SOUTH 87°48'34" WEST ALONG A LINE 25.00 FEET SOUTHERLY OF AND PARALLEL WITH SAID RIGHT OF WAY LINE A DISTANCE OF 55.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

CONTAINING 1,650 SQUARE FEET OF LAND MORE OR LESS;
AND

PARCEL 720-B

ALL THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA LYING SOUTHERLY OF RATTLESNAKE HAMMOCK ROAD (C.R. 864) (100' RIGHT OF WAY) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 22;
THENCE NORTH 87°48'34" EAST ALONG THE NORTH LINE OF SAID SECTION AND THE SURVEY BASELINE OF RATTLESNAKE HAMMOCK ROAD (C.R. 864) (100' R.O.W.) A DISTANCE OF 1215.04 FEET;
THENCE LEAVING SAID NORTH LINE AND SAID SURVEY BASELINE SOUTH 2°11'26" EAST A DISTANCE OF 50.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID RATTLESNAKE HAMMOCK ROAD AND THE NORTHEASTERLY CORNER OF THE OF THE SCHOOL BOARD OF COLLIER COUNTY PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2209, PAGE 1073, OF THE PUBLIC RECORDS OF COLLIER COUNTY FLORIDA;
THENCE SOUTH 3°12'23" WEST ALONG THE EASTERLY BOUNDARY OF THE ABOVE MENTIONED PROPERTY A DISTANCE OF 25.11 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN BEING DESCRIBED;

THENCE SOUTH 87°48'34" WEST ALONG A LINE 25.00 FEET SOUTHERLY FROM AND PARALLEL WITH THE AFOREMENTIONED RIGHT OF WAY LINE A DISTANCE OF 20.36 FEET;
THENCE LEAVING SAID LINE SOUTH 27°13'53" EAST A DISTANCE OF 20.26 FEET;
THENCE SOUTH 3°12'23" WEST A DISTANCE OF 74.51 FEET;
THENCE NORTH 86°44'48" WEST A DISTANCE OF 24.89 FEET;
THENCE SOUTH 3°15'49" WEST A DISTANCE OF 44.00 FEET;
THENCE SOUTH 86°44'48" EAST A DISTANCE OF 24.93 FEET;
THENCE SOUTH 3°12'23" WEST A DISTANCE OF 289.09 FEET;
THENCE NORTH 86°47'37" WEST A DISTANCE OF 46.18 FEET;
THENCE NORTH 03°15'12" EAST A DISTANCE OF 30.01 FEET;
THENCE NORTH 86°44'48" WEST A DISTANCE OF 30.00 FEET;
THENCE SOUTH 3°15'12" WEST A DISTANCE OF 104.00 FEET;
THENCE SOUTH 86°44'48" EAST A DISTANCE OF 30.00 FEET;
THENCE NORTH 3°15'12" EAST A DISTANCE OF 21.99 FEET;
THENCE SOUTH 86°47'37" EAST A DISTANCE OF 40.22 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 70.00 FEET;
THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°12'47" AN ARC DISTANCE OF 16.14 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF THE AFOREMENTIONED PROPERTY;
THENCE NORTH 3°12'23" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 1249.08 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

CONTAINING 11,489 SQUARE FEET OF LAND MORE OR LESS;

EXHIBIT C
Page 2 of 4

TEMPORARY
CONSTRUCTION EASEMENT

LEGAL DESCRIPTION AND SKETCH SHEET 2 OF 2

THIS LEGAL DESCRIPTION AND SKETCH PREPARED BY:

DESCRIPTION: PARCELS 720-A AND 720-B	
CLIENT: COLLIER COUNTY TRANSPORTATION DIVISION	
REVISION:	BY: <u>George W. Hackney</u>
1/15/04	GEORGE W. HACKNEY, P.S. NO. 3606
12/08/04	SCALE: <u>N.T.S.</u> DATE: <u>OCT. 2, 2003</u>
	DRAWN BY: <u>JAN</u> PROJECT NO.: <u>8315</u>
	ACAD NO: <u>8672-SD6</u> FILE NO: <u>8672</u>

**AGNOLI
BARBER &
BRUNDAGE, INC.**
Professional engineers, planners, & land surveyors
Collier County: Suite 200, 7400 Tamiami Trail, North, Naples, FL 34106 (941) 597-8111
Lee County: Suite 101, 1985 Hendry Street, Fort Myers, FL 33901 (941) 387-3111
Certificate of Authorization Nos. LB 3684 and BB 3684 Fax: (941) 596-8203

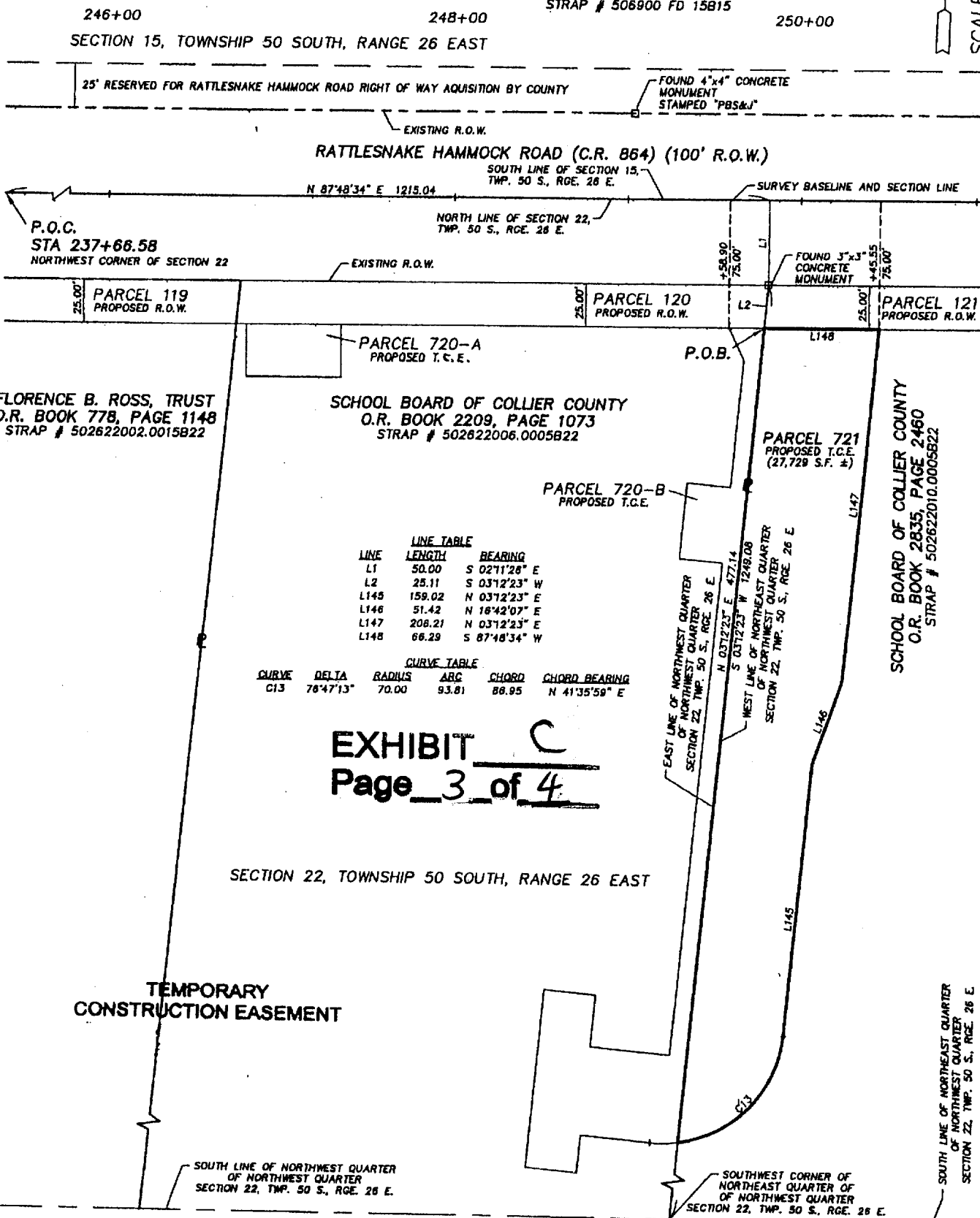
SECTION 22, TOWNSHIP 50 SOUTH, RANGE 26 EAST
COLLIER COUNTY, FLORIDA

PARCEL NO. 721
PROPERTY OWNER: SCHOOL BOARD OF COLLIER COUNTY
REFERENCE: O.R. 2835, PG. 2460
STRAP NO.: 502622010.0005B22

FUTURE DEVELOPMENT D.E., M.E. & A.E.
NAPLES LAKES COUNTRY CLUB
PLAT BOOK 33, PAGES 7 THRU 15

TBI/NAPLES LIMITED PARTNERSHIP
STRAP # 506900 FD 15B15

SCALE: 1" = 80'



P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
R.O.W. = RIGHT-OF-WAY

LEGAL DESCRIPTION AND SKETCH SHEET 1 OF 2

THIS LEGAL DESCRIPTION AND SKETCH PREPARED BY:

DESCRIPTION: PARCEL 721

CLIENT: COLLIER COUNTY TRANSPORTATION DIVISION

REVISION:

BY: George W. Hackney
GEORGE W. HACKNEY, P.S.M. NO. 5606

SCALE: 1" = 80' DATE: DEC. 14, 2004

DRAWN BY: JAN PROJECT NO.: 8315

ACAD NO: 8672-SQ29 FILE NO: 8672

AGNOLI
BARBER &
BRUNDAGE, INC.

Professional engineers, planners, & land surveyors
Collier County: Suite 800, 7400 Tamiami Trail, North Naples, FL 34108 (941) 597-5111
Lee County: Suite 101, 1825 Broadway Street, Fort Myers, FL 33901 (941) 257-5111
Certificate of Authorization Nos. LB 9864 and SB 9864 Fax: (941) 598-2295

SECTION 22, TOWNSHIP 50 SOUTH, RANGE 26 EAST
COLLIER COUNTY, FLORIDA

LEGAL DESCRIPTION OF PARCEL 721

A PARCEL OF LAND LYING IN SECTION 22, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

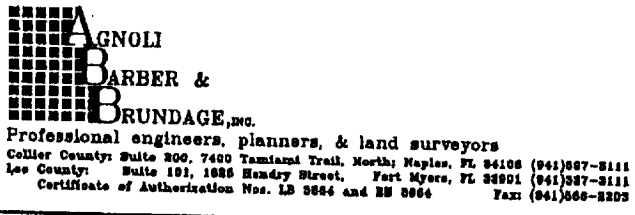

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 22;
THENCE NORTH 87°48'34" EAST ALONG THE NORTH LINE OF SAID SECTION AND THE SURVEY BASELINE OF RATTLESNAKE HAMMOCK ROAD (C.R. 864) (100' R.O.W.) A DISTANCE OF 1215.04 FEET;
THENCE LEAVING SAID NORTH LINE AND SAID SURVEY BASELINE SOUTH 2°11'26" EAST A DISTANCE OF 50.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID RATTLESNAKE HAMMOCK ROAD AND THE NORTHWESTERLY CORNER OF THE PROPERTY OF THE SCHOOL BOARD OF COLLIER COUNTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2835, PAGE 2460, OF THE PUBLIC RECORDS OF COLLIER COUNTY FLORIDA;
THENCE SOUTH 3°12'23" WEST ALONG THE WESTERLY BOUNDARY OF THE ABOVE MENTIONED PROPERTY A DISTANCE OF 25.11 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN BEING DESCRIBED;
THENCE CONTINUING SOUTH 3°12'23" WEST ALONG SAID WESTERLY BOUNDARY A DISTANCE OF 1249.08 FEET TO AN INTERSECTION WITH THE ARC OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY AND WHOSE RADIUS POINT BEARS NORTH 10°00'24" WEST A DISTANCE OF 70.00 FEET;
THENCE EASTERLY NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF 76°47'13" AN ARC DISTANCE OF 93.81 FEET;
THENCE NORTH 3°12'23" EAST A DISTANCE OF 159.02 FEET;
THENCE NORTH 16°42'07" EAST A DISTANCE OF 51.42 FEET;
THENCE NORTH 3°12'23" EAST A DISTANCE OF 206.21 FEET;
THENCE SOUTH 87°48'34" WEST ALONG A LINE 25.00 FEET SOUTHERLY FROM AND PARALLEL WITH THE SOUTHERLY RIGHT OF WAY OF SAID RATTLESNAKE HAMMOCK ROAD A DISTANCE OF 66.29 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED;

CONTAINING 0.636 ACRES OF LAND, MORE OR LESS;
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

EXHIBIT C
Page 4 of 4

TEMPORARY
CONSTRUCTION EASEMENT

LEGAL DESCRIPTION AND SKETCH SHEET 2 OF 2

	THIS LEGAL DESCRIPTION AND SKETCH PREPARED BY:		DESCRIPTION: PARCEL 721	
			CLIENT: COLLIER COUNTY TRANSPORTATION DIVISION	
			REVISION:	BY: 
				GEORGE W. HACKNEY, P.S.M. NO. 5606
				SCALE: <u>N.T.S.</u> DATE: <u>DEC. 14, 2004</u>
			DRAWN BY: <u>JAN</u> PROJECT NO.: <u>8315</u>	
			ACAD NO: <u>8672-SD29</u> FILE NO: <u>8672</u>	