

SECTION 22;
THENCE LEAVING THE SAID EAST-WEST QUARTER (1/4) LINE N. 00°45'01" W., A
DISTANCE OF 1334.03 FEET;
THENCE N. 89°56'17" E., A DISTANCE OF 653.36 FEET TO THE POINT OF
BEGINNING OF THE PARCEL DESCRIBED HEREIN.
CONTAINING 2,563,283.4 SQUARE FEET OR 58.84 ACRES MORE OR LESS.
SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

1.3 PROPERTY OWNERSHIP

The subject property is owned by:

~~Thomas S. Monaghan (Tree Farm Land Trust)~~ TBC Tree Farm 2, LLC (Folio: 00187400000,
and 00187400002, and 00188040005)
TBC Tree Farm 1, LLC (Folio: 00188040005)

Collier County (Folio: 00190041403, 7.42 ac property conveyed fee simple to Collier County
– OR4413 PG 3834)

1.4 DEVELOPER

The Tree Farm property is intended to be developed by the Tree Farm Land Trust or assignee. All reference to the “developer” as may be contained in this MPUD Document shall mean the Tree Farm Land Trust, unless, and until the subject property described and depicted in this MPUD Document is conveyed, or assigned. It is the responsibility of the Tree Farm Land Trust to notify Collier County, in writing, of the land conveyance, or assignment of the subject property described and depicted in this MPUD Document within six months from the actual conveyance, or assignment.

1.5 PHYSICAL DESCRIPTION

The development property is located in Section 22, Township 48 South, Range 26 East, Collier County. It consists of ±58.84 acres located in the northwest corner of the intersection of Immokalee Road (CR 846) and Collier Boulevard (C.R. 951). The property was previously used as a tree nursery. Improvements on the property consist of a small maintenance shed and the property is generally without topographic relief, with the average elevation at approximately 13 feet above mean sea level.

The water management system will consist of approximately ±6.4 acres of water management areas that will receive runoff from structures and parking areas. Run-off is collected by catch basins and culvert systems for conveyance to the project’s internal lake system. The project outfall will be at the project’s eastern boundary. Discharge will be into the Cocohatchee Canal that runs along Immokalee Road. Allowable discharge rates will be in accordance with applicable County ordinances.

The water management system will be permitted by the South Florida Water Management District (SFWMD) through the Environmental Resource Permit (ERP) process. All rules and regulations of SFWMD will be imposed upon this project including, but not limited to: storm attenuation with a peak discharge rate per Collier County and SFWMD Rules,

TABLE III
DEVELOPMENT STANDARDS FOR COMMERCIAL DISTRICT

	PRINCIPAL USES		ACCESSORY USES
MINIMUM LOT AREA	10,000 sq. ft.		N/A
AVERAGE LOT WIDTH	100 ft.		N/A
MINIMUM YARDS (External)			
From Immokalee Road Canal ROW	25 ft.		SPS
From Future Extension of Collier Blvd.	25 ft.		SPS
From Western Project Boundary ^{*****}	25 ft.		15 ft.
MINIMUM YARDS (Internal)			
Internal Drives/ROW	15 ft.		10 ft.
Rear	10 ft.		10 ft.
Side	10 ft.		10 ft.
Lakes	25 ft.		20 ft.*
Preserves	25 ft.		10 ft.
MIN. DISTANCE BETWEEN STRUCTURES	10 ft. or 1/2 the sum of building heights**		10 ft.
MAXIMUM HEIGHT	ZONED	ACTUAL	
Retail Buildings (with or without residential uses)	50 ft.	62 ft.	35 ft.
Office Buildings (with or without residential uses)	65 ft.	77 ft.	35 ft.
MINIMUM FLOOR AREA	1,000 sq. ft.***		N/A
MAX. GROSS LEASABLE COMMERCIAL AREA	120,000 sq. ft. ****		N/A

- * No structure may be located closer than 20 feet to the top of bank of a lake (allowing for the required minimum 20 foot wide lake maintenance easement).
- ** Whichever is greater.
- *** Per principal structure, kiosk vendor, concessions, and temporary or mobile sales structures shall be permitted to have a minimum floor area of twenty-five (25) square feet and shall be subject to the accessory structure standards set forth in the LDC.
- **** Total allowable commercial square footage is 120,000 square feet; however no more than 100,000 may be retail or office and the balance, above 100,000 square feet, if developed, shall be office.
- ***** In the event the property is developed as a unified development with the Addie's Corner PUD, a zero foot setback shall be allowed along the common property PUD boundary and no landscape buffer shall be required.

TABLE IV
RESIDENTIAL DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS	SINGLE-FAMILY DETACHED	SINGLE-FAMILY ATTACHED & TOWNHOUSE	TWO FAMILY, PATIO ^{1,2} & ZERO LOT LINE	MULTI FAMILY ⁵
PRINCIPAL STRUCTURES				
MINIMUM LOT AREA	2,250 S.F. PER UNIT	2,250 S.F. PER UNIT	2,250 S.F. PER UNIT	10,000 S.F.
MINIMUM FLOOR AREA	1,000 S.F.	1,000 S.F.	1,000 S.F.	1,000 <u>750</u> S.F./D.U.
MIN FRONT YARD ^{3,4}	15 FEET	15 FEET	15 FEET	15 FEET
MIN SIDE YARD	5 FEET	0 FEET or 5 FEET	0 FEET or 5 FEET	10 FEET
MIN REAR YARD	7.5 FEET	7.5 FEET	7.5 FEET	20 FEET
MIN PRESERVE SETBACK	25 FEET	25 FEET	25 FEET	25 FEET
MIN. DIST. BETWEEN STRUCTURES	10 FEET	10 FEET	10 FEET	20 FEET or ½ ZONED BH, WHICHEVER IS GREATER
MAX. ZONED HEIGHT	2 STORIES NTE 42 FEET	2 STORIES NTE 42 FEET	2 STORIES NTE 42 FEET	3 STORIES NTE 50 FEET
ACTUAL HEIGHT	54 FEET	54 FEET	54 FEET	62 FEET
ACCESSORY STRUCTURES				
FRONT	10 FEET	10 FEET	10 FEET	10 FEET
SIDE	5 FEET	5 FEET	5 FEET	5 FEET
REAR	5 FEET	5 FEET	5 FEET	5 FEET
PRESERVE SETBACK	10 FEET	10 FEET	10 FEET	10 FEET
MAX. BLDG. HT. NOT TO EXCEED	SPS	SPS	SPS	3 STORIES NTE 42 FEET

S.P.S.: Same as Principal Structures. NTE: Not To Exceed
BH: Building Height

General Notes:

Front yards shall be measured as follows: If the parcel is served by a public or private right-of-way, setback is measured from the adjacent right-of-way line.

If the parcel is served by a private road, setback is measured from the back of curb (if curbed) or edge of pavement (if not curbed).

Setback from lake easements for all accessory uses and structures may be zero feet (0').

No structure, other than those permitted within the LDC to be located within a required landscape buffer tract or easement, shall encroach into a required landscape buffer tract or easement.

Footnotes

- 1) *A patio home is a detached or semi-detached single-family unit from ground to roof wherein each dwelling unit lot is enclosed by a wall located at the lot line, thus creating a private yard between the house and the wall.*
- 2) *Setback may be either zero feet (0') on one side and five feet (5') on the other side in order to provide a minimum separation between principal structures of ten feet (10'). At the time of application for subdivision plat approval for each tract, a lot layout depicting minimum yard setbacks and building footprint shall be submitted.*
- 3) *Front loading garages shall have a minimum front yard setback of twenty-three feet (23'), as measured from the back of sidewalk. Side loaded garages may be located less than twenty-three feet (23') feet from the back of sidewalk provided that the driveway design allows for parking of vehicles so as not to interfere with or block the sidewalk. These provisions apply to a garage whether attached to the principal structure or detached.*
- 4) *For corner lots, only one (1) front yard setback shall be required. The yard that does not contain the driveway shall provide a 10' setback.*
- 5) *In the event the property is developed as a unified development with the Addie's Corner PUD, a zero foot setback shall be allowed along the common property PUD boundary and no landscape buffer shall be required.*

Services Staff for review and approval prior to site plan/construction plan approval. Where protected species are observed on site, a Habitat Management Plan for those protected species, or their habitats shall be submitted to Environmental Services Staff for review and approval prior to site plan/construction plan approval.

6.6 AFFORDABLE-WORKFORCE HOUSING:

- A. The applicant shall provide 15% of the total units built in the project in the affordable housing price range or workforce housing, i.e., for those who earn up to 150% of the median income as calculated annually using the Collier County median income figure for a family of four as determined by the United States Housing and Urban Development Department (HUD). The applicant will use the most current median income figure as defined above at the time of sale to determine if that unit falls into the 150% median income or below. Currently, that would allow a sales price of up to \$321,000. The applicant will provide verification of the sales prices to Collier County's Housing and Human Services Department. The form of verification shall be determined between the applicant and the Collier County Housing and Human Services Division.

6.7 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 TBC Tree Farm 1, LLC, 14004 Roosevelt Boulevard, Suite 601, Clearwater, Florida 33762. 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.

6.8 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. (Section 125.022, FS)
- B. All other applicable state or federal permits must be obtained before commencement of the development.

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