



COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Pre-Application Meeting Notes

Petition Type: CU
Date and Time: 3/29/2018 10:30AM

Assigned Planner: JAMES SABO

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

Project Information

Project Name: RATTLESNAKE HAMMOCK ROAD BUS FACILITY - CU

PL #: 20180001030

Property ID #: 00432880005 Current Zoning: PUD

6585-6623 RATTLESNAKE HAMMOCK RD, NAPLES FL 34113
Project Address: _____ City: _____ State: _____ Zip: _____

Applicant: GRADY MINOR & ASSOCIATES, P.A. D. WAYNE ARNOLD

Agent Name: GRADY MINOR & ASSOCIATES, PA. Phone: 239-947-1144

Agent/Firm Address: 3800 VIA DEL RAY City: BONITA SPRINGS, FL 34134
State: _____ Zip: _____

Property Owner: SCHOOL DISTRICT-VAC%SUPERINTENDENT

Please provide the following, if applicable:

- i. Total Acreage: 11.26
- ii. Proposed # of Residential Units: _____
- iii. Proposed Commercial Square Footage: _____
- iv. For Amendments, indicate the original petition number: _____
- v. If there is an Ordinance or Resolution associated with this project, please indicate the type and number: _____
- vi. If the project is within a Plat, provide the name and AR#/PL#: _____



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Meeting Notes

ASSUMING NOT CONSIDERED FACILITY W/ FUEL PUMPS
LANDSCAPE: 'D' BUFFER ALONG NORTH. AND WITH ASPECT THAT
PRESERVE WEST BUFFER REQUIREMENT AFTER REMOVAL
OF EXOTICS OR SUPPLEMENTAL PLANTING WILL BE PROVIDED
IN ACCORDANCE WITH SECTION 3.05. TO WEST
BUFFER REQUIREMENTS FOR A TYPE 'B' BUFFER,
PROPERTY ADJACENT CONSERVATION TRAIL FOR SIERRA MEANSWY
TO THE EAST, NO BUFFER REQUIRED FOR THE EAST.

TRANSPORTATION - FOLLOW UP W/ TRANSPORTATION FOR METHODOLOGY REBUI

ZONING:

CLARIFY REQUIREMENTS OF FUEL FACILITIES ON AG
PANELS AS PART OF CONDITIONAL USE.

Disclaimer: Information provided by staff to applicant during the Pre-Application Meeting is based on the best available data at the time of the meeting and may not fully inform the applicant of issues that could arise during the process. The Administrative Code and LDC dictates the regulations which all applications must satisfy. Any checklists provided of required data for an application may not fully outline what is needed. It is the applicant's responsibility to provide all required data.



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Meeting Notes

As of 10/16/2017 all Zoning applications have revised applications, and your associated Application is included in your notes; additionally a *new Property Ownership Disclosure Form is required for all applications. A copy of this new form is included in your pre-app Note – link is <https://www.colliergov.net/Home/ShowDocument?id=75093>.

Environmental - Preserve required. See attached environmental checklist.

Comp Planning - No apparent issues. Address as applicable: Compliance w/ Urban Resid Subdistrict in FLUE; FLUE ch. 5, esp. Policies 5.3 & 5.6; FLUE Policies 7.1 through 7.4. - CA

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Environmental Checklist - Conditional Use
Project Name Collier Schools Bus Facility

1. Is the project in compliance with the overlays, districts and/or zoning on the subject site and/or the surrounding properties? (CON, ST, PUD, RLSA, RFMU, etc.) (LDC 2.03.05-2.03.08; 4.08.00) Not in CV Library
2. Clearly identify the location of all preserves and label each as "Preserve" on all plans. (LDC 3.05.07.A.2). Preserve Label- P546
3. Provide calculations on site plan showing the appropriate acreage of native vegetation to be retained, the max. amount and ratios permitted to be created on-site or mitigated off-site. Exclude vegetation located within utility and drainage easements from the preserve calculations (LDC 3.05.07.B-D; 3.05.07.F; 3.05.07.H.1.d-e). Preserve Calculation - P547
4. Created and retained preserve areas shall meet the minimum width requirements per LDC 3.05.07.H.1.b. Preserve Width - P603
5. Retained preservation areas shall be selected based on the criteria defined in LDC 3.05.07.A.3, include all 3 strata, be in the largest contiguous area possible and shall be interconnected within the site and to adjoining off-site preservation areas or wildlife corridors. (LDC 3.05.07.A.1-4) Preserve Selection- P550
6. Principle structures shall be located a minimum of 25' from the boundary of the preserve boundary. No accessory structures and other site alterations, fill placement, grading, plant alteration or removal, or similar activity shall be permitted within 10' of the boundary unless it can be shown that it will not affect the integrity of the preserve (i.e. stem wall or berm around wetland preserve). Provide cross-sections for each preserve boundary identifying all site alterations within 25'. (LDC 3.05.07.H.3; 6.01.02.C.) Preserve Setback – New
7. Provide Environmental Data identifying author credentials, consistency determination with the GMPs, off-site preserves, seasonal and historic high water levels, and analysis of water quality. For land previously used for farm fields or golf course, provide soil sampling/groundwater monitoring reports identifying any site contamination. (LDC 3.08.00) Environmental Data Required – SEE DETAILED CHECKLIST BELOW
8. Master Plan shall state the minimum acreage required to be preserved. (LDC 10.02.13.A.2) Master Plan Contents-P626
9. Master plan notes: Where preserves occur adjacent to development off site and will be used in lieu of landscape buffers, include the following condition in the environmental commitments section of the PUD document.

Preserves may be used to satisfy the landscape buffer requirements after exotic vegetation removal in accordance with LDC sections 4.06.02 and 4.06.05.E.1. Supplemental plantings with native plant materials shall be in accordance with LDC section 3.05.07. A note needs to be added to the MCP and preserve as a buffer needs to be added to the commitments.

Environmental Data Checklist

The Environmental Data requirements can be found in LDC Section 3.08.00

1. Provide the EIS fee if PUD or CU.
2. WHO AND WHAT COMPANY PREPARED THE ENVIRONMENTAL DATA REPORT? Preparation of Environmental Data. Environmental Data Submittal Requirements shall be prepared by an individual with academic credentials and experience in the area of environmental sciences or natural resource management. Academic credentials and experience shall be a bachelor's or higher degree in one of the biological sciences with at least two years of ecological or biological professional experience in the State of Florida.
3. Identify on a current aerial, the location and acreage of all SFWMD jurisdictional wetlands according to the Florida Land Use Cover and Forms Classification System (FLUCFCS) and include this information on the SDP

- d. Indicate wetlands to be impacted and the effects of the impact to their functions and how the project's design compensates for wetland impacts. Address each one.
 - e. Indicate how the project design minimizes impacts to listed species. Describe the measures that are proposed as mitigation for impacts to listed species.
11. PUD zoning and CU petitions. For PUD rezones and CU petitions, applicants shall collate and package applicable Environmental Data Submittal Requirements into a single Environmental Impact Statement (EIS) document, prior to public hearings and after all applicable staff reviews are complete. Copies of the EIS shall be provided to the County Manager or designee prior to public hearings.
 12. Is EAC Review (by CCPC) required? **TO BE DETERMINED AT REVIEW 1**
 13. Additional comments
 14. Stipulations for approval (Conditions)



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Pre-Application Meeting Sign-In Sheet
 PL# 20180001030

Collier County Contact Information:

Name	Review Discipline	Phone	Email
<input type="checkbox"/> David Anthony	Environmental Review	252-2497	david.anthony@colliercountyfl.gov
<input checked="" type="checkbox"/> Summer Araque	Environmental Review	252-6290	summer.brownaunque@colliercountyfl.gov
<input type="checkbox"/> Claudine Auclair	GMD Operations and Regulatory Management	252-5887	claudine.auclair@colliercountyfl.gov
<input type="checkbox"/> Steve Baluch	Transportation Planning	252-2361	stephen.baluch@colliercountyfl.gov
<input checked="" type="checkbox"/> Ray Bellows	Zoning, Planning Manager	252-2463	raymond.bellows@colliercountyfl.gov
<input type="checkbox"/> Laurie Beard	PUD Monitoring	252-5782	laurie.beard@colliercountyfl.gov
<input type="checkbox"/> Craig Brown	Environmental Specialist	252-2548	craig.brown@colliercountyfl.gov
<input checked="" type="checkbox"/> Heidi Ashton Cicko	Managing Asst. County Attorney	252-8773	heidi.ashton@colliercountyfl.gov
<input checked="" type="checkbox"/> Thomas Clarke	Operations Coordinator	252-2584	thomas.clarke@colliercountyfl.gov
<input type="checkbox"/> Kay Deselem	Zoning Services	252-2586	kay.deselem@colliercountyfl.gov
<input type="checkbox"/> Dale Fey	North Collier Fire	597-9227	dfey@northcollierfire.com
<input type="checkbox"/> Eric Fey, P.E.	Utility Planning	252-1037	eric.fey@colliercountyfl.gov
<input type="checkbox"/> Tim Finn, AICP	Zoning Division	252-4312	timothy.finn@colliercountyfl.gov
<input type="checkbox"/> Sue Faulkner	Comprehensive Planning	252-5715	sue.faulkner@colliercountyfl.gov
<input type="checkbox"/> Paula Fleishman	Impact Fee Administration	252-2924	paula.fleishman@colliercountyfl.gov
<input type="checkbox"/> James French	Growth Management Deputy Department Head	252-5717	james.french@colliercountyfl.gov
<input type="checkbox"/> Michael Gibbons	Structural/Residential Plan Review	252-2426	michael.gibbons@colliercountyfl.gov
<input type="checkbox"/> Storm Gewirtz, P.E.	Engineering Stormwater	252-2434	storm.gewirtz@colliercountyfl.gov
<input type="checkbox"/> Nancy Gundlach, AICP, PLA	Zoning Division	252-2484	nancy.gundlach@colliercountyfl.gov
<input type="checkbox"/> Shar Hingson	Greater Naples Fire District	774-2800	shingson@gnfire.org
<input type="checkbox"/> John Houldsworth	Engineering Subdivision	252-5757	john.houldsworth@colliercountyfl.gov
<input type="checkbox"/> Jodi Hughes	Transportation Pathways	252-5744	jodi.hughes@colliercountyfl.gov
<input type="checkbox"/> Alicia Humphries	Right-Of-Way Permitting	252-2326	alicia.humphries@colliercountyfl.gov
<input type="checkbox"/> Marcia Kendall	Comprehensive Planning	252-2387	marcia.kendall@colliercountyfl.gov
<input type="checkbox"/> John Kelly	Zoning Senior Planner	252-5719	john.kelly@colliercountyfl.gov
<input type="checkbox"/> Thomas Mastroberto	Greater Naples Fire	252-7348	thomas.mastroberto@colliercountyfl.gov
<input type="checkbox"/> Jack McKenna, P.E.	Engineering Services	252-2911	jack.mckenna@colliercountyfl.gov
<input type="checkbox"/> Matt McLean, P.E.	Development Review Director	252-8279	matthew.mclean@colliercountyfl.gov
<input type="checkbox"/> Michele Mosca, AICP	Capital Project Planning	252-2466	michele.mosca@colliercountyfl.gov



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<input type="checkbox"/>	Annis Moxam	Addressing	252-5519	annis.moxam@colliercountyfl.gov
<input type="checkbox"/>	Stefanie Nawrocki	Development Review - Zoning	252-2313	stefanie.nawrocki@colliercountyfl.gov
<input type="checkbox"/>	Richard Orth	Stormwater Planning	252-5092	richard.orth@colliercountyfl.gov
<input type="checkbox"/>	Brandy Otero	Transit	252-5859	brandy.otero@colliercountyfl.gov
<input type="checkbox"/>	Brandi Pollard	Utility Impact fees	252-6237	brandi.pollard@colliercountyfl.gov
<input type="checkbox"/>	Todd Riggall	North Collier Fire	597-9227	triggall@northcollierfire.com
<input type="checkbox"/>	Daniel Roman, P.E.	Engineering Utilities	252-2538	daniel.roman@colliercountyfl.gov
<input type="checkbox"/>	Brett Rosenblum, P.E.	Development Review Principal Project Manager	252-2905	brett.rosenblum@colliercountyfl.gov
<input checked="" type="checkbox"/>	James Sabo, AICP	Zoning Principal Planner		james.sabo@colliergo.net
<input type="checkbox"/>	Michael Sawyer	Transportation Planning	252-2926	michael.sawyer@colliercountyfl.gov
<input checked="" type="checkbox"/>	Corby Schmidt, AICP	Comprehensive Planning	252-2944	corby.schmidt@colliercountyfl.gov
<input type="checkbox"/>	Chris Scott, AICP	Development Review - Zoning	252-2460	chris.scott@colliercountyfl.gov
<input type="checkbox"/>	Peter Shawinsky	Architectural Review	252-8523	peter.shawinsky@colliercountyfl.gov
<input type="checkbox"/>	Camden Smith	Zoning Division Operations	252-1042	camden.smith@colliercountyfl.gov
<input type="checkbox"/>	Scott Stone	Assistant County Attorney	252-5740	scott.stone@colliercountyfl.gov
<input type="checkbox"/>	Mark Strain	Hearing Examiner/CCPC	252-4446	mark.strain@colliercountyfl.gov
<input type="checkbox"/>	Mark Templeton	Landscape Review	252-2475	mark.templeton@colliercountyfl.gov
<input checked="" type="checkbox"/>	Jessica Velasco	Zoning Division Operations	252-2584	jessica.velasco@colliercountyfl.gov
<input type="checkbox"/>	Jon Walsh, P.E.	Building Review	252-2962	jonathan.walsh@colliercountyfl.gov
<input type="checkbox"/>	David Weeks, AICP	Comprehensive Planning Future Land Use Consistency	252-2306	david.weeks@colliercountyfl.gov
<input type="checkbox"/>	Kirsten Wilkie	Environmental Review	252-5518	kirsten.wilkie@colliercountyfl.gov
<input type="checkbox"/>	Christine Willoughby	Development Review - Zoning	252-5748	christine.willoughby@colliercountyfl.gov

Additional Attendee Contact Information:

Name	Representing	Phone	Email
JIM BANKS	JMB TRANSPORTATION	919-2761	JMBsuite@MSN.COM
Michael Delate	AGM	977-1144	mdelate@qudyminor.com
Wayne Arnold	"	"	warnold@qudyminor.com
MARCO A. ESPINOSA	Collier Environmental	263-2687	MARCOE@prodigy.NET
TOM EASTMAN	CCPS	377-0245	eastmathe@collierschools.com
RICH YRANOVICH	CYLL LAW FIRM	435-3636	RYRANOVICH@CYLAWFIRM.COM



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**APPLICATION FOR PUBLIC HEARING FOR:
CONDITIONAL USE**

LDC Section 10.08.00 & Code of Laws section 2-83 – 2-90
Chapter 3 C.1 of the Administrative Code

**PETITION NO (PL)
PROJECT NAME
DATE PROCESSED**

To be completed by staff

- A CONDITIONAL USE TO BE HEARD BY THE PLANNING COMMISSION AND BOARD OF ZONING APPEALS
- A MINOR CONDITIONAL USE TO BE HEARD BY THE OFFICE OF THE HEARING EXAMINER

APPLICANT CONTACT INFORMATION

Name of Property Owner(s): _____

Address: _____ **City:** _____ **State:** _____ **ZIP:** _____

Telephone: _____ **Cell:** _____ **Fax:** _____

E-Mail Address: _____

Name of Applicant/Agent: _____

Firm: _____

Address: _____ **City:** _____ **State:** _____ **ZIP:** _____

Telephone: _____ **Cell:** _____ **Fax:** _____

E-Mail Address: _____

BE AWARE THAT COLLIER COUNTY HAS LOBBYIST REGULATIONS. GUIDE YOURSELF ACCORDINGLY AND ENSURE THAT YOU ARE IN COMPLIANCE WITH THESE REGULATIONS.



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ASSOCIATIONS

Required: List all registered Home Owner Association(s) that could be affected by this petition. Provide additional sheets if necessary. Information can be found on the Board of County Commissioner's website at <http://www.colliergov.net/Index.aspx?page=774>.

Name of Homeowner Association: _____

Mailing Address: _____ **City:** _____ **State:** _____ **ZIP:** _____

Name of Homeowner Association: _____

Mailing Address: _____ **City:** _____ **State:** _____ **ZIP:** _____

Name of Homeowner Association: _____

Mailing Address: _____ **City:** _____ **State:** _____ **ZIP:** _____

Name of Homeowner Association: _____

Mailing Address: _____ **City:** _____ **State:** _____ **ZIP:** _____

Name of Homeowner Association: _____

Mailing Address: _____ **City:** _____ **State:** _____ **ZIP:** _____

PROPERTY INFORMATION

On separate page, provide a detailed legal description of the property covered by the application:

- If the request involves changes to more than one zoning district, the applicant shall include separate legal description for property involved in each district;
- The applicant shall submit 4 copies of a recent survey (completed within the last six months, maximum 1" to 400' scale), if required to do so at the pre-application meeting; and
- The applicant is responsible for supplying the correct legal description. If questions arise concerning the legal description, an engineer's certification or sealed survey may be required.

Property I.D. Number: _____ **Plat Book:** _____ **Page #:** _____

Section/Township/Range: _____ / _____ / _____

Subdivision: _____ **Lot:** _____ **Block:** _____

Metes & Bounds Description: _____

Size of Property: _____ ft. X _____ ft. = _____ **Total Sq. Ft. Acres:** _____

Address/ General Location of Subject Property:



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ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N		
S		
E		
W		

If the owner of the subject property owns contiguous property please provide a detailed legal description of the entire contiguous property: (If space is inadequate, attach on a separate page)

Section/Township/Range: ____/____/____

Lot: ____ Block: ____ Subdivision: _____

Plat Book: ____ Page #: ____ Property I.D. Number: _____

Metes & Bounds Description: _____

CONDITIONAL USE REQUEST DETAIL

Type of Conditional Use:

This application is requesting a conditional use as allowed, pursuant to LDC section 2.03.00, of the _____ zoning district for _____ (type of use).

Present Use of the Property: _____



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EVALUATION CRITERIA

Pursuant to LDC section 10.08.00 and Chapter 3 C.1 of the Administrative Code, staff's recommendation to the reviewing body shall be based upon a finding that the granting of the conditional use will not adversely affect the public interest and that the specific requirements governing the individual conditional use, if any, have been met. Further, satisfactory provision and arrangement have been made concerning the following matters, where applicable.

On a separate page, provide a narrative statement describing a request for a conditional use and a detailed response to the criteria listed below. Specify how and why the request is consistent with each of the criteria.

- a. Describe how the project is consistent with the Collier County Land Development Code and Growth Management Plan. Include information on how the request is consistent with the applicable section or portions of the Future Land Use Element.
- b. Describe the existing or planned means of ingress and egress to the property and proposed structure thereon with particular reference to automotive and pedestrian safety and convenience, traffic flow and control, and access in case of fire or catastrophe.
- c. Describe the effect the conditional use will have on neighboring properties in relation to noise, glare, economic impact, and odor.
- d. Describe the site's and the proposed use's compatibility with adjacent properties and other properties in the district.
- e. Please provide any additional information which you may feel is relevant to this request.

Deed Restrictions: The County is legally precluded from enforcing deed restrictions; however, many communities have adopted such restrictions. You may wish to contact the civic or property owners association in the area for which this use is being requested in order to ascertain whether or not the request is affected by existing deed restrictions.

Previous land use petitions on the subject property: To your knowledge, has a public hearing been held on this property within the last year? If so, what was the nature of that hearing?

Official Interpretations or Zoning Verifications: To your knowledge, has there been an official interpretation or zoning verification rendered on this property within the last year?

- No Yes (If yes please provide copies.)



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**STATEMENT OF UTILITY PROVISIONS
FOR CONDITIONAL USE REQUEST**

APPLICANT INFORMATION

Name of Applicant(s): _____

Address: _____ City: _____ State: _____ ZIP: _____

Telephone: _____ Cell: _____ Fax: _____

E-Mail Address: _____

Address of Subject Property (If available): _____

City: _____ State: _____ ZIP: _____

LEGAL DESCRIPTION

Section/Township/Range: ____/____/____

Lot: ____ Block: ____ Subdivision: _____

Plat Book: ____ Page #: ____ Property I.D. Number: _____

Metes & Bounds Description: _____

TYPE OF SEWAGE DISPOSAL TO BE PROVIDED

Check applicable system:

- a. County Utility System
- b. City Utility System
- c. Franchised Utility System
- d. Package Treatment Plant
- e. Septic System

Provide Name: _____
(GPD Capacity): _____

TYPE OF WATER SERVICE TO BE PROVIDED

- a. County Utility System
- b. City Utility System
- c. Franchised Utility System
- d. Private System (Well)

PROVIDE NAME _____

Total Population to be served: _____

Peak and Average Daily Demands:

- A. Water-Peak: _____ Average Daily: _____
- B. Sewer-Peak: _____ Average Daily: _____



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If proposing to be connected to Collier County Regional Water System, please provide the date service is expected to be required: _____

Narrative statement: Provide a brief and concise narrative statement and schematic drawing of sewage treatment process to be used as well as a specific statement regarding the method of affluent and sludge disposal. If percolation ponds are to be used, then percolation data and soil involved shall be provided from tests prepared and certified by a professional engineer.

County Utility Dedication Statement: If the project is located within the service boundaries of Collier County's utility service system, a notarized statement shall be provided agreeing to dedicate the water distribution and sewage collection facilities within the project area to the Collier County Utilities. This shall occur upon completion of the construction of these facilities in accordance with all applicable County ordinances in effect at that time. This statement shall also include an agreement that the applicable system development charges and connection fees will be paid to the County Utilities Division prior to the issuance of building permits by the County. If applicable, the statement shall contain an agreement to dedicate the appropriate utility easements for serving the water and sewer systems.

Statement of Availability Capacity from other Providers: *Unless waived or otherwise provided for at the pre-application meeting, if the project is to receive sewer or potable water services from any provider other than the County, a statement from that provider indicating adequate capacity to serve the project shall be provided.*



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RECORDING OF DEVELOPER COMMITMENTS

Within 30 days of adoption of the Ordinance, the owner or developer at their expense shall record in the Public Records of Collier County a Memorandum of Understanding of Developer Commitments or Notice of Developer Commitments that contains the legal description of the property that is the subject of the land use petition and contains each and every commitment of the owner or developer specified in the Ordinance. The Memorandum or Notice shall be in form acceptable to the County and shall comply with the recording requirements of F.S. §695. A recorded copy of the Memorandum or Notice shall be provided to the assigned Principal Planner, Zoning Services Department, within 15 days of recording of said Memorandum or Notice.

Chapter 8 of the Administrative Code requires that the applicant must remove their public hearing advertising sign(s) after final action is taken by the Board of County Commissioners. Based on the Board's final action on this item, please remove all public hearing advertising sign(s) immediately.



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Pre-Application Meeting and Final Submittal Requirement Checklist for:

A Conditional Use to be heard by the Planning Commission and Board of Zoning Appeals

A Minor Conditional Use to be heard by the Office of the Hearing Examiner

Chapter 3 C.1. of the Administrative Code

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

Requirements for Review	# Of Copies	Required	Not Required
Completed Application (download current form from County website)	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cover letter briefly explaining the project	1	<input type="checkbox"/>	<input type="checkbox"/>
Pre-Application Notes	1	<input type="checkbox"/>	<input type="checkbox"/>
Affidavit of Authorization , signed and notarized	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Completed Addressing Checklist	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property Ownership Disclosure Form	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Warranty Deed(s)	1	<input type="checkbox"/>	<input type="checkbox"/>
Boundary Survey	1	<input type="checkbox"/>	<input type="checkbox"/>
Conceptual Site Plan 24" X 36" plus (one 8 1/2 X 11 copy)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plans showing proposed location for utilities, if required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plans for screening and buffering the use with reference as to type, dimensions, and character, if required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plans showing the proposed landscaping and provisions for trees protected by County regulations, if required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plans showing the proposed signs and lighting, including type, dimensions, and character, if required	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Architectural Rendering of Proposed Structure(s), if applicable	1	<input type="checkbox"/>	<input type="checkbox"/>
Current aerial photographs (available from Property Appraiser) with project boundary and, if vegetated, FLUCFCS Codes with legend included on aerial.	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Statement of utility provisions (with all required attachments & sketches)	1	<input type="checkbox"/>	<input type="checkbox"/>
Environmental Data Requirements, pursuant to LDC section 3.08.00	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Environmental Data Requirements collated into a single Environmental Impact Statement (EIS) at time of public hearings. Coordinate with project planner at time of public hearing.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Listed Species Survey; less than 12 months old. Include copies of previous surveys.	1	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Traffic Impact Study (TIS) or waiver	1	<input type="checkbox"/>	<input type="checkbox"/>
Historical and Archeological Survey, or waiver	1	<input type="checkbox"/>	<input type="checkbox"/>
Electronic copy of all documents and plans * Please advise: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.	1	<input type="checkbox"/>	<input type="checkbox"/>
* If located in the Bayshore/Gateway Triangle Redevelopment Area, include an additional set of each submittal requirement			



COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

2800 NORTH HORSESHOE DRIVE
NAPLES, FLORIDA 34104
(239) 252-2400 FAX: (239) 252-6358

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

- Following the completion of the review process by County review staff, the applicant shall submit all materials electronically to the designated project manager.
- Please contact the project manager to confirm the number of additional copies required.

Planners: Indicate if the petition needs to be routed to the following additional reviewers:

<input type="checkbox"/>	Bayshore/Gateway Triangle Redevelopment: Executive Director	<input type="checkbox"/>	Emergency Management: Dan Summers; and/or EMS: Artie Bay
<input type="checkbox"/>	Conservancy of SWFL: Nichole Johnson	<input type="checkbox"/>	GMD Graphics
<input type="checkbox"/>	City of Naples: Robin Singer, Planning Director	<input type="checkbox"/>	Utilities Engineering: Eric Fey
<input type="checkbox"/>	Parks and Recreation: Barry Williams	<input type="checkbox"/>	Immokalee Water/Sewer District:
<input type="checkbox"/>	Other:	<input type="checkbox"/>	School District (Residential Components): Amy Lockheart

Communication Towers:

<input type="checkbox"/>	Mosquito Control	<input type="checkbox"/>	Collier County Airport Authority
<input type="checkbox"/>	Naples Airport Authority		

Commercial Mining:

<input type="checkbox"/>	Impact Fees
--------------------------	-------------



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FEE REQUIREMENTS

All checks payable to: Board of County Commissioners

- Pre-Application Meeting:** \$500.00 (to be credited towards the application fee if the application is filed within 9 months of pre-application meeting)
- Conditional Use Application Fee:** \$4,000.00
 - o When filed with Rezone Petition: \$1,500.00
 - o Additional fee for 5th and subsequent reviews: 20% of original fee
- Comprehensive Planning Consistency Review:** \$300.00
- Environmental Data Requirements-EIS Packet (submittal determined at pre-application meeting):** \$2,500.00
- N/A* **Listed or Protected Species survey review fee (when an EIS is not required):** \$1,000.00
- Transportation Fee, if required:**
 - o Methodology Review Fee: \$500.00
 - o Minor Study Review Fee: \$750.00
 - o Major Study Review Fee: \$1,500.00
- Estimated Legal Advertising Fee for the Hearing Examiner or CCPC:** \$1,125.00
- Estimated Legal Advertising Fee for the BZA, if required:** \$500.00

Fire Code Plans Review Fees are collected at the time of application submission and those fees are set forth by the Authority having jurisdiction. The Land Development Code requires Neighborhood Notification mailers for Applications headed to hearing, and this fee is collected prior to hearing.

As the authorized agent/applicant for this petition, I attest that all of the information indicated on this checklist is included in this submittal package. I understand that failure to include all necessary submittal information may result in the delay of processing this petition.

All checks payable to: Board of County Commissioners.

The completed application, all required submittal materials, and fees shall be submitted to:

Growth Management Department
ATTN: Business Center
2800 North Horseshoe Drive
Naples, FL 34104

Agent/Owner Signature

Date

Agent/Owner Name (please print)



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Public Participation Requirements
LDC Section 10.03.06 B. or C.
Chapter 8 of the [Administrative Code](#)

Notice for Minor Conditional Use Petitions

Neighborhood Information Meeting (NIM) Requirements: Applicant must conduct a NIM at least 15 days prior to the Hearing Examiner's receipt of the staff report and application materials in accordance with the applicable sections of the Administrative Code. The NIM shall be advertised and a mailed written notice shall be given to the property owners in the notification area at least 15 days prior to the NIM meeting.

Mailed Notice: Written notice shall be sent to property owners in the notification area at least 15 days before the advertised Hearing Examiner hearing.

Newspaper Advertisements: The legal advertisement shall be published at least 15 days before the advertised Hearing Examiner hearing in a newspaper of general circulation. The advertisement shall include at a minimum:

- Date, time, and location of the hearing;
- Description of the proposed land uses; and
- 2 in. x 3 in. map of the project location.

Sign: A sign shall be posted at least 15 days before the advertised Hearing Examiner hearing date.

Public Hearing for Minor Conditional Use Petitions

Hearing Examiner: The Hearing Examiner shall hold at least 1 advertised public hearing. See Chapter 9 of the Administrative Code for the Office of the Hearing Examiner procedures.

Notice for Conditional Use Petitions

Neighborhood Information Meeting (NIM) Requirements: Applicant must conduct a NIM at least 15 days prior to the advertised public hearing. The NIM shall be advertised and a mailed written notice shall be given to the property owners in the notification area at least 15 days prior to the NIM meeting.



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NAPLES, FLORIDA 34104
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Mailed Notice: Written notice shall be sent to property owners in the notification area at least 15 days before the advertised public hearing.

Newspaper Advertisements: The legal advertisement shall be published at least 15 days before the advertised public hearing in a newspaper of general circulation. The advertisement shall include at a minimum:

- Date, time, and location of the hearing;
- Description of the proposed land uses; and
- 2 in. x 3 in. map of the project location.

Sign: A sign shall be posted at least 15 days before the advertised public hearing date.

Public Hearing for Conditional Use Petitions

Environmental Advisory Committee (EAC): The EAC shall hold at least 1 advertised public hearing, if required.

Collier County Planning Commission (CCPC): The CCPC shall hold at least 1 public hearing.

Board of Zoning Appeals (BZA): The BZA shall hold at least 1 advertised public hearing.



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PROPERTY OWNERSHIP DISCLOSURE FORM

This is a required form with all land use petitions, except for Appeals and Zoning Verification Letters.

Should any changes of ownership or changes in contracts for purchase occur subsequent to the date of application, but prior to the date of the final public hearing, it is the responsibility of the applicant, or agent on his behalf, to submit a supplemental disclosure of interest form.

Please complete the following, use additional sheets if necessary.

- a. If the property is owned fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest:

Name and Address	% of Ownership

- b. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each:

Name and Address	% of Ownership

- c. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with the percentage of interest:

Name and Address	% of Ownership



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- d. If the property is in the name of a GENERAL or LIMITED PARTNERSHIP, list the name of the general and/or limited partners:

Name and Address	% of Ownership

- e. If there is a CONTRACT FOR PURCHASE, with an individual or individuals, a Corporation, Trustee, or a Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners:

Name and Address	% of Ownership

Date of Contract: _____

- f. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust:

Name and Address

- g. Date subject property acquired _____

Leased: Term of lease _____ years /months

If, Petitioner has option to buy, indicate the following:



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Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

Any petition required to have Property Ownership Disclosure, will not be accepted without this form. Requirements for petition types are located on the associated application form. Any change in ownership whether individually or with a Trustee, Company or other interest-holding party, must be disclosed to Collier County immediately if such change occurs prior to the petition's final public hearing.

As the authorized agent/applicant for this petition, I attest that all of the information indicated on this checklist is included in this submittal package. I understand that failure to include all necessary submittal information may result in the delay of processing this petition.

The completed application, all required submittal materials, and fees shall be submitted to:

Growth Management Department
ATTN: Business Center
2800 North Horseshoe Drive
Naples, FL 34104

Agent/Owner Signature

Date

Agent/Owner Name (please print)

Collier County
Growth Management Division

2800 Horseshoe Drive N.
Naples, FL 34104
239-252-2400

RECEIPT OF PAYMENT

Receipt Number: 2018487732
Transaction Number: 2018-026480
Date Paid: 03/29/2018
Amount Due: \$500.00

Payment Details:	<u>Payment Method</u>	<u>Amount Paid</u>	<u>Check Number</u>
	Check	\$500.00	213716

Amount Paid: \$500.00
Change / Overage: \$0.00
Contact: SCHOOL DISTRICT OF COLLIER COUNTY FLORIDA
5775 OSCEOLA TRAIL
Naples, FL 34109

FEE DETAILS:

<u>Fee Description</u>	<u>Reference Number</u>	<u>Original Fee</u>	<u>Amount Paid</u>	<u>GL Account</u>
Pre-application Meeting	PL20180001030	\$500.00	\$500.00	131-138326-341276

Cashier Name: AlinaHarris
Batch Number: 7206
Entered By: ThomasClarke



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GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

2800 NORTH HORSESHOE DRIVE
NAPLES, FLORIDA 34104
(239) 252-2400 FAX (239) 252-5724

ADDRESSING CHECKLIST

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

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

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

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

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

S22 T50 R26 400FT OF E3/4 OF N1/2 OF N1/2

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

00432880005

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

Not applicable

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

CURRENT PROJECT NAME (*if applicable*)

PROPOSED PROJECT NAME (*if applicable*)

PROPOSED STREET NAMES (*if applicable*)

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

SDP ___ - ___ or AR or PL # _____



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

Please Return Approved Checklist By: Email Fax Personally picked up

Applicant Name: _____

Phone: _____ Email/Fax: _____

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

FOR STAFF USE ONLY

Folio Number 00432880005

Folio Number _____

Folio Number _____

Folio Number _____

Folio Number _____

Folio Number _____

Approved by:  Date: 3/20/2018

Updated by: _____ Date: _____

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

Collier County Property Appraiser Property Summary

Parcel No. 00432880005	Site Adr.
-------------------------------	-----------

Name / Address	SCHOOL DISTRICT-VAC		
	% SUPERINTENDENT		
	5775 OSCEOLA TRL		
City	NAPLES	State	FL
		Zip	34109

Map No.	Strap No.	Section	Township	Range	Acres *Estimated
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
-------	--

Millage Area ● 53	Millage Rates ● *Calculations		
Sub./Condo 100 - ACREAGE HEADER	School	Other	Total
Use Code ● 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	2835-2460	\$ 500,000
06/04/01	2835-2458	\$ 0
10/01/86	1225-2079	\$ 163,875
01/01/65	182-265	\$ 0

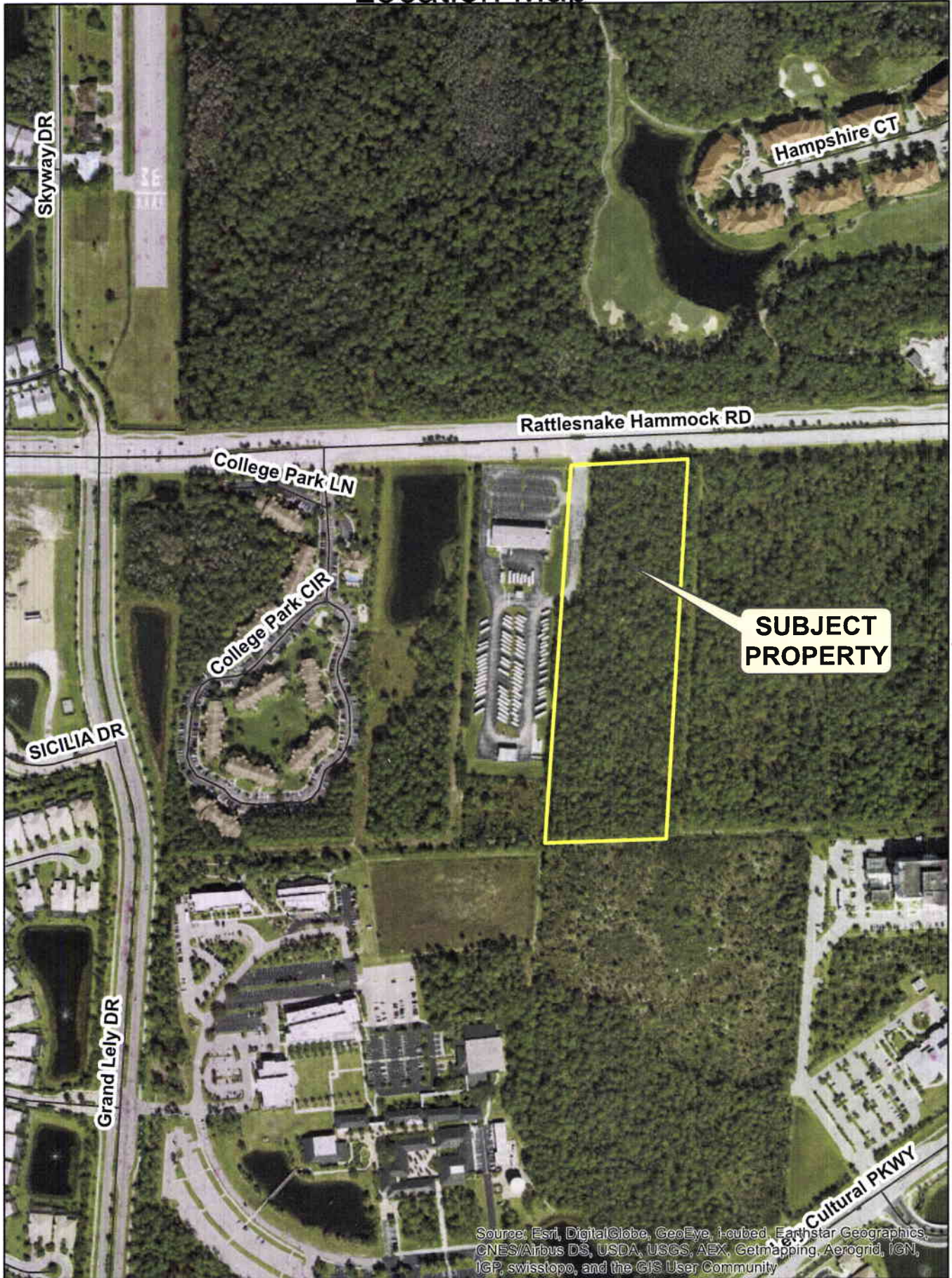
2017 Certified Tax Roll

(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

Rattlesnake Hammock Rd. Bus Facility Location Map



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community





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.	
-------------------	--------------------	------------------	--

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
--------------	--

<u>Millage Area</u> ①	53	<u>Millage Rates</u> ① <u>*Calculations</u>		
Sub./Condo	100 - ACREAGE HEADER	School	Other	Total
<u>Use Code</u> ①	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
---	------------	-------------	------	----------

Collier County Property Appraiser Property Aerial

Parcel No. **00432880005**

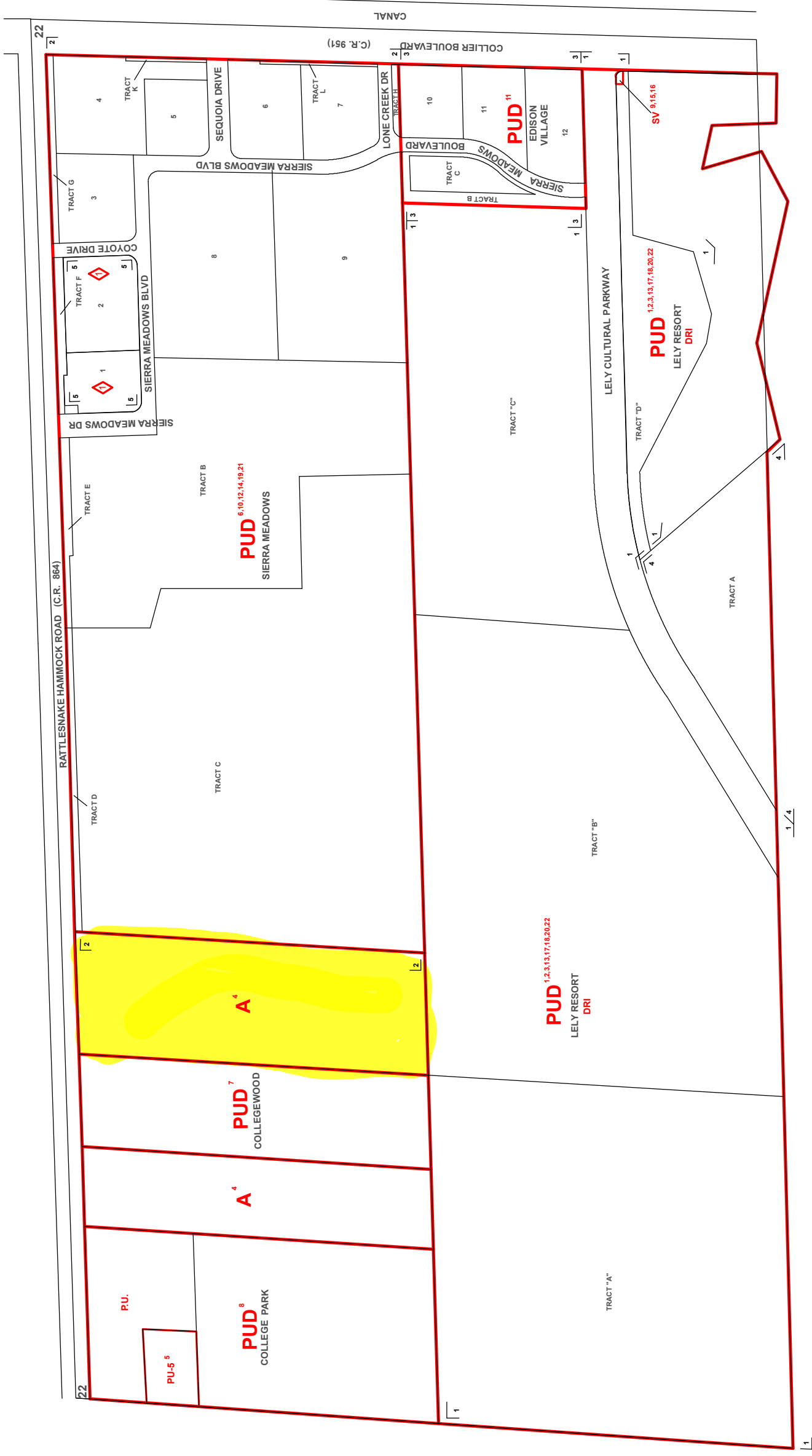
Site Adr.



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

The Historic/Archaeological Probability Maps are the official County source designating historic or archaeological resources.

0615S



0621N

0623N

0622S

LAST REVISION: ZONING OTHER 2/7/2018

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.
1	5-21-85	R-84-20C	85-17
2	1-8-90	DA-90-7	91-5
3	3-26-91	DA-90-11	91-29
4	LDC-91		
5	9-15-81	PJ-81-12C	EXPIRED
6	6-20-94	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	PUD-05-05-AR-7832	05-402
13	11-13-07	PUDA-06-AR-10333	07-72
14	11-27-07	PUD-07-AR-12177	07-333
15	11-23-14	SV-PL-13-387	HEX 14-04
16	10-23-14	SV-PL-14-193	HEX 14-32
17	3-10-92	PUD-84-20(2)	92-15
18	3-10-92	DOA-91-5	92-166
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-16-1163	HEX 17-03

ZONING NOTES

- 1 5-21-85 R-84-20C 85-17
- 2 1-8-90 DA-90-7 91-5
- 3 3-26-91 DA-90-11 91-29
- 4 LDC-91
- 5 9-15-81 PJ-81-12C EXPIRED
- 6 6-20-94 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 PUD-05-05-AR-7832 05-402
- 13 11-13-07 PUDA-06-AR-10333 07-72
- 14 11-27-07 PUD-07-AR-12177 07-333
- 15 11-23-14 SV-PL-13-387 HEX 14-04
- 16 10-23-14 SV-PL-14-193 HEX 14-32
- 17 3-10-92 PUD-84-20(2) 92-15
- 18 3-10-92 DOA-91-5 92-166
- 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-16-1163 HEX 17-03

8-16-16 ZLTR(CUD)-PL-16-898 HEX 16-31
DEVELOPMENT STANDARDS MODIFICATIONS

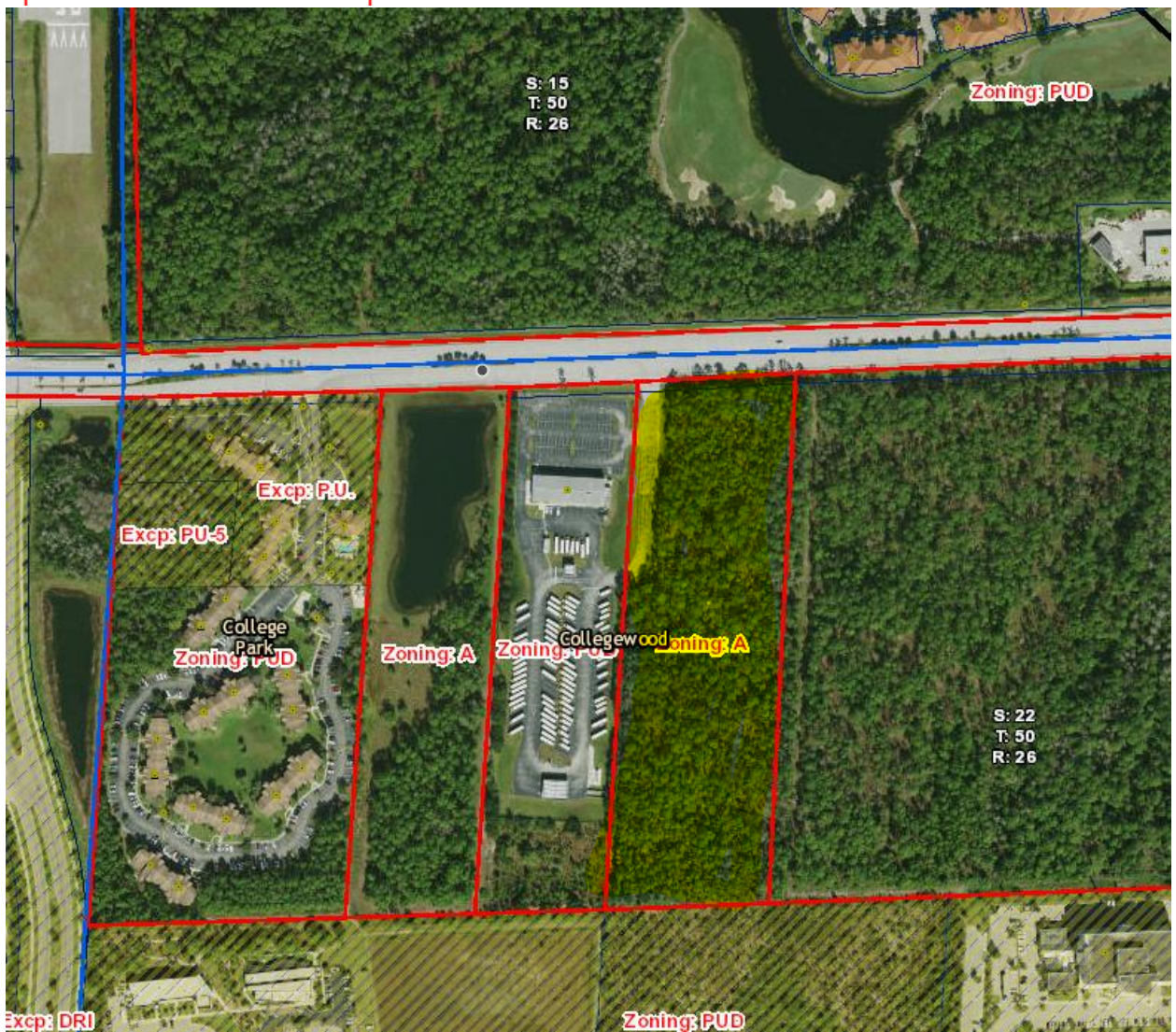
THIS IS TO CERTIFY THAT THIS IS A PAGE OF THE OFFICIAL ZONING ATLAS REFERRED TO AND ADOPTED BY REFERENCE BY ORDINANCE NO. 04-41 OF THE COUNTY OF COLLIER, FLORIDA, ADOPTED JUNE 22, 2004, AS AMENDED BY THE ZONING NOTES AND SUBDIVISION INDEX REFERENCED HEREON.

BY _____ CHAIRMAN
ATTEST _____ CLERK

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

ZONING NOTES

- 1 5-21-85 R-84-20C 85-17
- 2 1-8-90 DOA-90-7 91-5
- 3 3-28-91 PDA-90-11 91-29
- 4 LDC-91
- 5 9-15-81 PU-81-12C EXPIRED
- 6 12-20-94 PUD-94-1 94-44
- 7 11-14-95 PUD-95-9 95-85
- 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(5) 99-91
- 11 12-12-00 PUD-00-18 00-83
- 12 11-15-05 PUDEX-05-AR-7832 05-802
- 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-16-897 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)

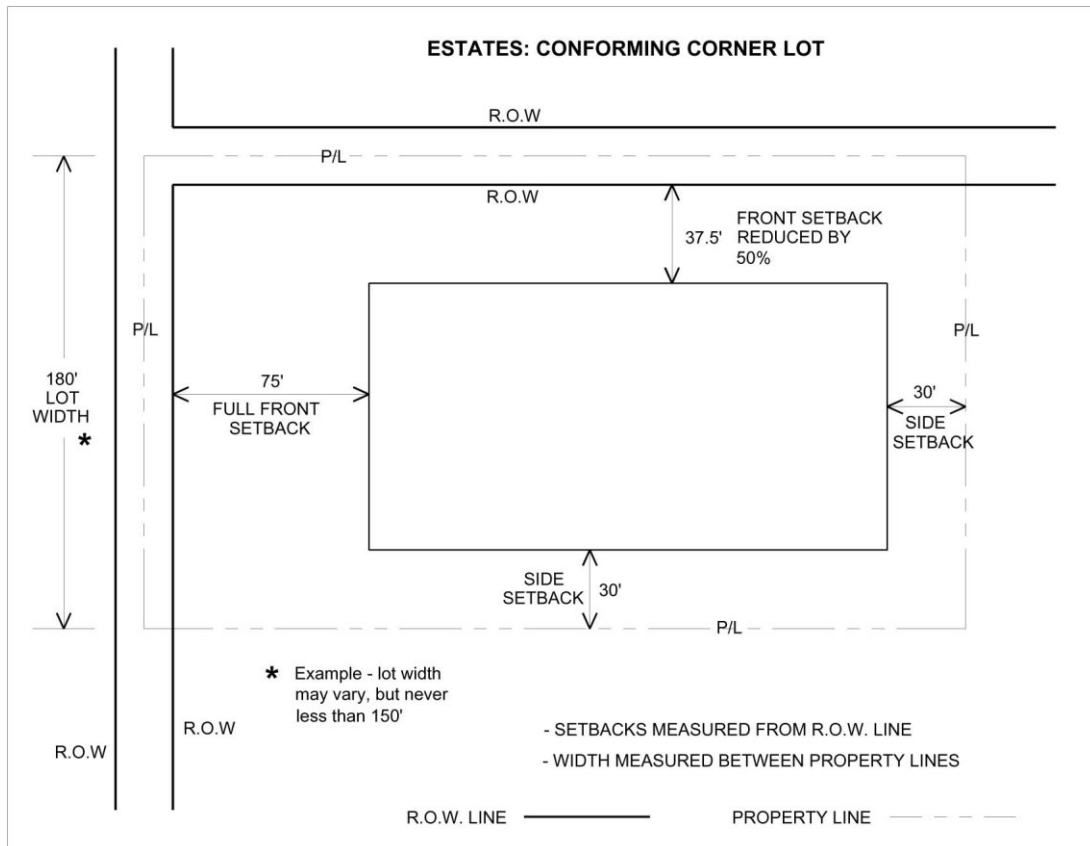
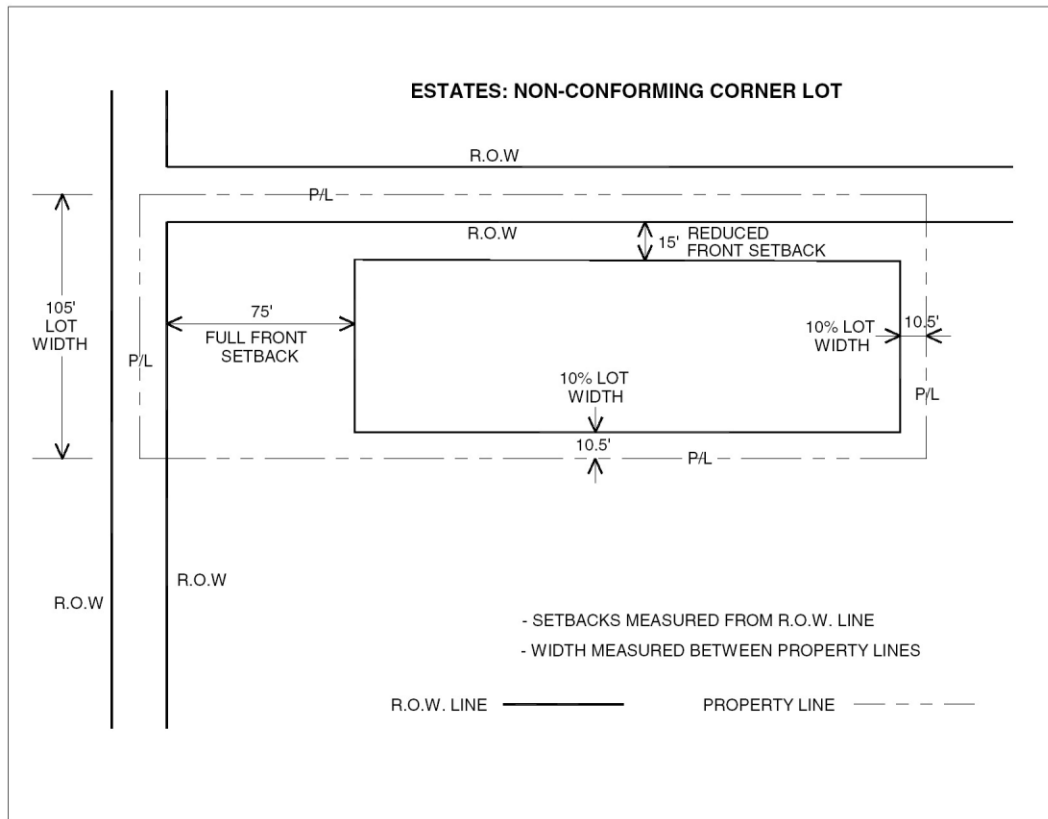


Exhibit A

- 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 of 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 Wor

- 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 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. BROCK, Clerk
Dwight E. Brock
 Deputy Clerk
 Attest as to Chairman's signature only.

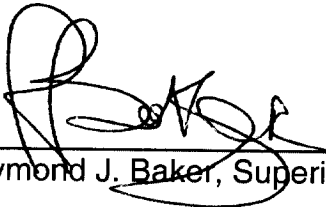
BOARD OF COUNTY COMMISSIONERS
 COLLIER COUNTY, FLORIDA
 BY: *Fred W. Coyle*
 Fred W. Coyle, Chairman

AS TO OWNER:


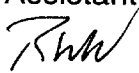
THE DISTRICT SCHOOL BOARD OF
COLLIER COUNTY

BY: 
Patricia J. Carroll, Chairman

ATTEST:

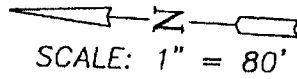

Raymond J. Baker, Superintendent

Approved as to form and
legal sufficiency:


Ellen T. Chadwell
Assistant County Attorney


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

PARCEL NO. 120
PROPERTY OWNER: SCHOOL BOARD OF COLLIER COUNTY
REFERENCE: O.R. 2209, PG. 1073
STRAP NO.: 502622006.0005B22
AREA OF TAKE: 7629 SQ. FT.
AREA OF REMAINDER: XXXX SQ. FT. ±



SECTION 15, TOWNSHIP 50 SOUTH, RANGE 26 EAST

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

TBI/NAPLES LIMITED PARTNERSHIP
STRAP # 506900 FD 15B75

251+00

249+00

247+00

245+00

25' RESERVED FOR RATTLESNAKE HAMMOCK ROAD RIGHT OF WAY ACQUISITION BY COUNTY
FOUND 4"x4" CONCRETE MONUMENT STAMPED "PBS&J"

RATTLESNAKE HAMMOCK ROAD (C.R. 864) (100' R.O.W.)

SURVEY BASELINE AND SECTION LINE

+81.62
50.00

FOUND 3"x3" CONCRETE MONUMENT

SCHOOL BOARD OF COLLIER COUNTY
O.R. BOOK 2835, PAGE 2460
STRAP # 502622010.0005B22

WEST LINE OF NORTHEAST QUARTER OF NORTHWEST QUARTER SECTION 22, TWP. 50 S., RGE. 26 E.
S 03°12'23" W 1249.08
EAST LINE OF NORTHWEST QUARTER OF NORTHWEST QUARTER SECTION 22, TWP. 50 S., RGE. 26 E.

SOUTHWEST CORNER OF NORTHEAST QUARTER OF NORTHWEST QUARTER SECTION 22, TWP. 50 S., RGE. 26 E.

SOUTH LINE OF NORTHEAST QUARTER OF NORTHWEST QUARTER SECTION 22, TWP. 50 S., RGE. 26 E.

SCHOOL BOARD OF COLLIER COUNTY
O.R. BOOK 2209, PAGE 1073
STRAP # 502622006.0005B22

SECTION 22, TOWNSHIP 50 SOUTH, RANGE 26 EAST

SOUTH LINE OF NORTHWEST QUARTER OF NORTHWEST QUARTER SECTION 22, TWP. 50 S., RGE. 26 E.

FEE SIMPLE INTEREST

FOLIO NO. 00432720000

EXHIBIT A
Page 1 of 4

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 120

CLIENT: COLLIER COUNTY TRANSPORTATION DIVISION

REVISION:

1/15/04

BY:

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

SCALE: 1" = 80'

DATE: SEPT. 26, 2003

DRAWN BY: JAN

PROJECT NO.: 8315

ACAD NO: 8668-SD5

FILE NO: 8668



Professional engineers, planners, & land surveyors
Collier County: Suite 200, 7400 Tamiami Trail, North Naples, FL 34108 (941)897-3111
Lee County: Suite 101, 1626 Hendry Street, Fort Myers, FL 33901 (941)897-3111
Certificate of Authorization Nos. LB 5864 and EB 5964 Fax: (941)866-2203

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

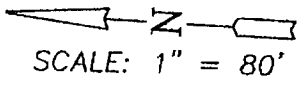
FOLIO NO. 00432720000

LEGAL DESCRIPTION AND SKETCH SHEET 2 OF 2

THIS LEGAL DESCRIPTION AND SKETCH PREPARED BY:		DESCRIPTION: PARCEL 120	
 <p>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)937-3111 Certificate of Authorization Nos. LB 5864 and BB 8866 Fax: (941)568-2203</p>		CLIENT: COLLIER COUNTY TRANSPORTATION DIVISION	
		REVISION:	BY: <i>George W. Hackney</i>
		1/15/04	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	

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: X.XX ACRES ±



FEE SIMPLE INTEREST

NO. 00432880025

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

SECTION 15, TOWNSHIP 50 SOUTH, RANGE 26 EAST

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

249+00 251+00 253+00 255+00

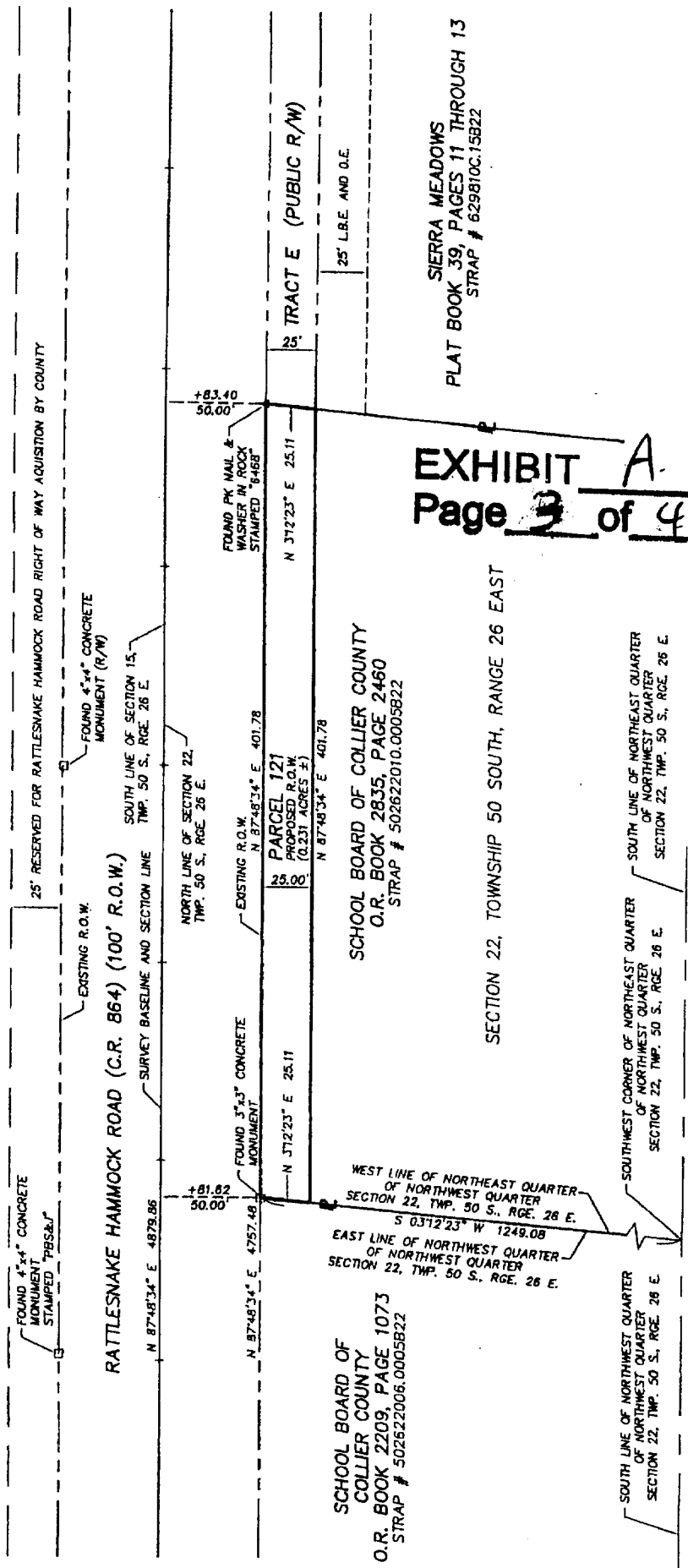


EXHIBIT A
Page 3 of 4

LEGAL DESCRIPTION AND SKETCH SHEET 1 OF 2

THIS LEGAL DESCRIPTION AND SKETCH PREPARED BY:		DESCRIPTION: PARCEL 121	
<p>AGNOLI BARBER & BRUNDAGE, INC. Professional engineers, planners, & land surveyors Collier County: Suite 200, 7400 Tamiami Trail, North, Naples, FL 34108 (941)397-3111 Lee County: Suite 101, 1885 Hensley Street, Fort Myers, FL 33901 (941)337-3111 Certificates of Authorization Nos. LB 3564 and RB 3564 Fax: (941)668-2203</p>		CLIENT: COLLIER COUNTY TRANSPORTATION DIVISION	
		REVISION:	BY: <i>George W. Hackney</i>
		1/15/04	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

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. 00432880005

LEGAL DESCRIPTION AND SKETCH SHEET 2 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
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



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)837-3111
Certificate of Authorization Nos. LB 3864 and EB 3064 Fax: (941)866-2205

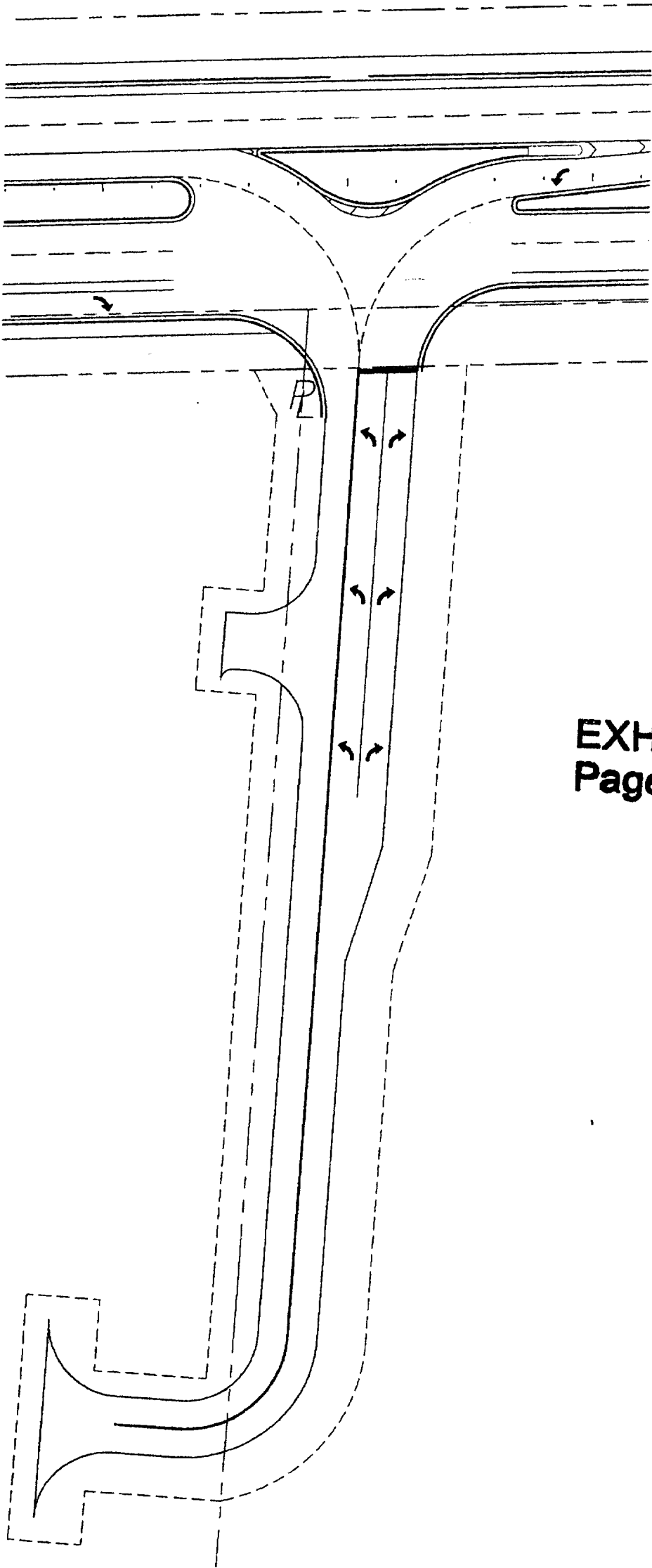


EXHIBIT B
Page 1 of 1

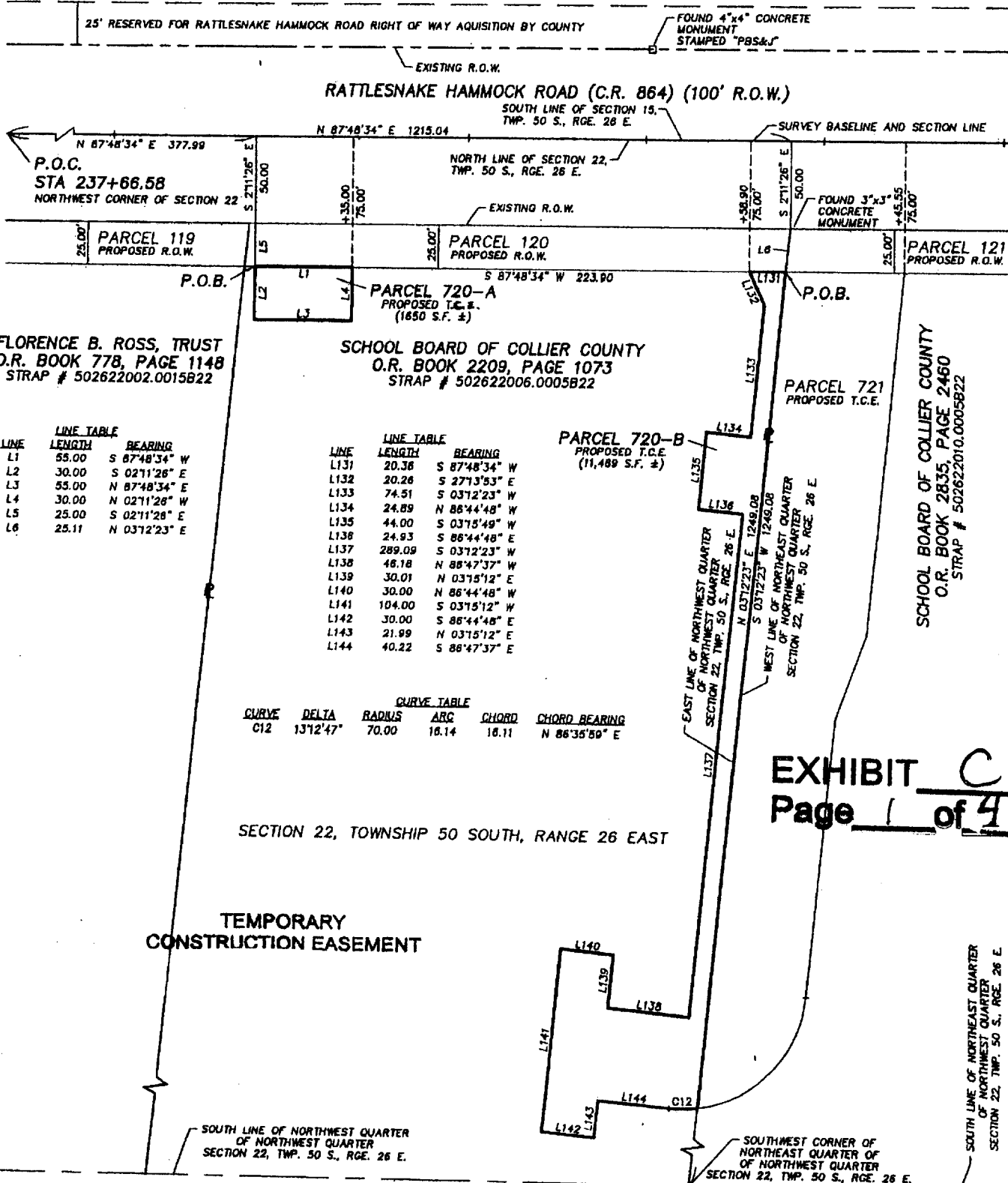
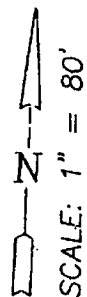
SECTION 22, TOWNSHIP 50 SOUTH, RANGE 26 EAST
COLLIER COUNTY, FLORIDA

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

246+00 248+00 250+00
SECTION 15, TOWNSHIP 50 SOUTH, RANGE 26 EAST



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°11'28" 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	CHORD BEARING
C12	137°24'	70.00	18.14	18.11	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: **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 5884 and MS 5984 Fax: (941)968-8208

LEGAL DESCRIPTION AND SKETCH SHEET 1 OF 2
DESCRIPTION: PARCELS 720-A AND 720-B
CLIENT: COLLIER COUNTY TRANSPORTATION DIVISION
REVISION: 1/15/04, 12/08/04
BY: *George W. Hackney*
GEORGE W. HACKNEY, P.S.M. 5606
SCALE: 1" = 80' DATE: OCT. 2, 2003
DRAWN BY: JAN PROJECT NO.: 8315
ACAD NO: 8672-S06 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: 1/15/04
12/08/04
BY: *George W. Hackney*
GEORGE W. HACKNEY, P.S. NO. 3606

SCALE: N.T.S. DATE: OCT. 2, 2003
DRAWN BY: JAN PROJECT NO.: 8315
ACAD NO: 8672-SD6 FILE NO: 8672

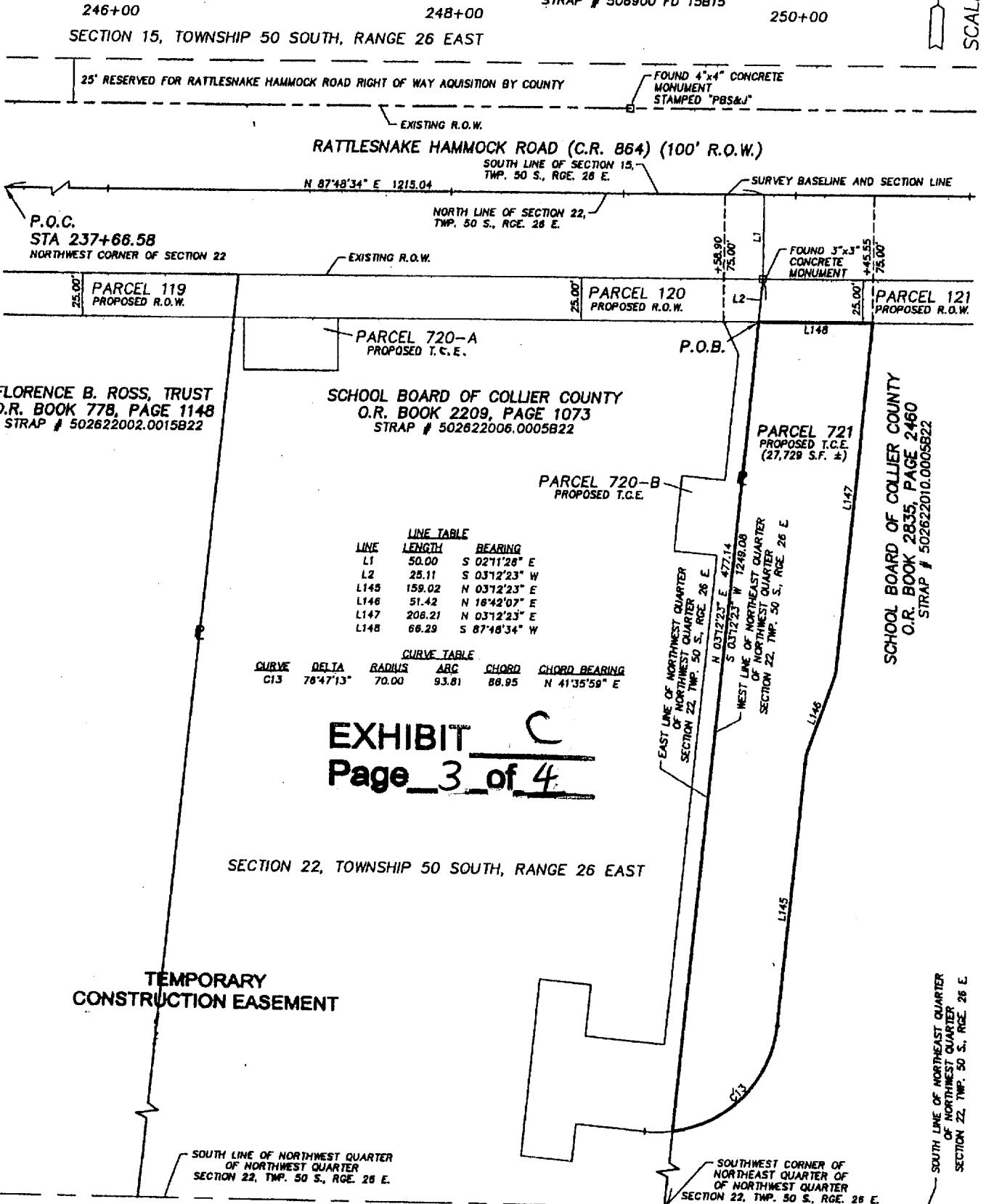
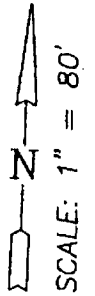
**AGNOLI
BARBER &
BRUNDAGE, INC.**
Professional engineers, planners, & land surveyors
Collier County: Suite 800, 7400 Tamiami Trail, North, Naples, FL 34106 (941)897-8111
Lee County: Suite 101, 1985 Hendry Street, Fort Myers, FL 33901 (941)387-8111
Certificate of Authorization Nos. LB 3684 and BB 3684 Fax: (941)896-8208

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



LINE TABLE

LINE	LENGTH	BEARING
L1	50.00	S 02°11'28" E
L2	25.11	S 03°12'23" W
L145	159.02	N 03°12'23" E
L146	51.42	N 18°42'07" E
L147	208.21	N 03°12'23" E
L148	66.29	S 87°48'34" W

CURVE TABLE

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C13	76°47'13"	70.00	93.81	86.95	N 41°35'59" E

EXHIBIT C
Page 3 of 4

SECTION 22, TOWNSHIP 50 SOUTH, RANGE 26 EAST

TEMPORARY CONSTRUCTION EASEMENT

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	
AGNOLI BARBER & BRUNDAGE, INC.		CLIENT: COLLIER COUNTY TRANSPORTATION DIVISION	
Professional engineers, planners, & land surveyors Collier County: Suite 800, 7400 Tamiami Trail, North Naples, FL 34108 (941)597-5111 Lee County: Suite 101, 1825 Hendry Street, Fort Myers, FL 33901 (941)937-5111 Certificate of Authorization Nos. LB 8864 and SB 8864 Fax: (941)988-2205		REVISION:	BY: <i>[Signature]</i> 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

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:

**AGNOLI
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BRUNDAGE, INC.**
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Certificate of Authorization Nos. LB 8864 and BB 8864 Fax: (941)868-3209

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CLIENT: COLLIER COUNTY TRANSPORTATION DIVISION	
REVISION:	BY: <u>George W. Hackney</u> 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>
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