



ORDINANCE NO. 2005- 19

~~AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, AMENDING ORDINANCE NUMBER 04-41, AS AMENDED, THE COLLIER COUNTY LAND DEVELOPMENT CODE, WHICH INCLUDES THE COMPREHENSIVE ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA, BY AMENDING THE APPROPRIATE ZONING ATLAS MAP OR MAPS TO CHANGE THE ZONING CLASSIFICATION OF THE SUBJECT REAL PROPERTY FROM RURAL AGRICULTURAL "A" TO MIXED USE PLANNED UNIT DEVELOPMENT "MPUD" FOR A DEVELOPMENT TO BE KNOWN AS CAROLINA VILLAGE PUD CONSISTING OF 150,000 SQUARE FEET OF COMMERCIAL USES AND UP TO 64 RESIDENTIAL UNITS, FOR PROPERTY LOCATED ON THE NORTH SIDE OF VANERVILT BEACH ROAD ABOUT 1/4 MILE WEST OF COLLIER BOULEVARD, IN SECTION 34, TOWNSHIP 48 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, CONSISTING OF 15.88+ ACRES; AND PROVIDING FOR AN EFFECTIVE DATE.~~

FILED
TALLAHASSEE, FLORIDA
2005 MAY -3 PM 3:03

FILED

~~WHEREAS, William Hoover of Hoover Planning and Development Inc., representing Catalina Plaza, LLC, petitioned the Board of County Commissioners to change the zoning classification of the subject real property in Petition PUDZ-2004-AR-6383.~~

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

SECTION ONE:

~~The Zoning Classification of the subject real property described in Section 1.2 of the PUD Document, attached hereto as Exhibit "A," and incorporated by reference herein, located in Section 34, Township 48 South, Range 26 East, Collier County, Florida, is changed from "A" Rural Agricultural to "MPUD" Mixed Use Planned Unit Development in accordance with the Carolina Village PUD. The appropriate zoning atlas map or maps as described in Ordinance Number 04-41, as amended, the Collier County Land Development Code, hereby amended accordingly.~~

SECTION TWO:

~~This Ordinance shall become effective upon filing with the Florida Department of State.~~

~~PASSED AND DULY ADOPTED~~ by super majority vote of the Board of County Commissioners of Collier County, Florida, this 26 day of April, 2005.

ATTEST:
~~DWIGHT E. BROCK, CLERK~~

~~BOARD OF COUNTY COMMISSIONERS~~
~~COLLIER COUNTY, FLORIDA~~

~~by: Ann Jennings, D.C.~~
~~Attest as to form and~~
~~signature only.~~

BY: Fred W. Coyle
FRED W. COYLE, CHAIRMAN

~~Approved as to form and~~
~~legal sufficiency:~~

Patrick G. White
Patrick G. White
Assistant County Attorney

This ordinance filed with the Secretary of State's Office the 3rd day of May, 2005 and acknowledgement of that filing received this 4th day of May, 2005.
By: Ann Jennings, D.C.
Deputy Clerk

~~CAROLINA VILLAGE MIXED USE PUD~~

~~A MIXED USE PLANNED UNIT DEVELOPMENT~~

~~REGULATIONS AND SUPPORTING MASTER PLAN GOVERNING THE CAROLINA VILLAGE MIXED USE PUD, A MIXED USE PLANNED UNIT DEVELOPMENT PURSUANT TO PROVISIONS OF THE COLLIER COUNTY LAND DEVELOPMENT CODE.~~

~~PREPARED FOR:~~

~~WILLIAM L. HOOVER
CATALINA PLAZA, LLC
3785 AIRPORT ROAD N., SUITE B-1
NAPLES, FLORIDA 34105~~

~~PREPARED BY:~~

~~RICHARD D. YOVANOVICH
GOODLETTE, COLEMAN & JOHNSON, P.A.
4001 N. TAMiami TRAIL, SUITE 300
NAPLES, FLORIDA 34103~~

~~and~~

~~NORMAN J. TREBILCOCK, P.E., AICP
Q. GRADY MINOR & ASSOCIATES, INC.
3800 VIA DEL REY
BONITA SPRINGS, FLORIDA 34134~~

~~and~~

~~WILLIAM L. HOOVER, AICP
HOOVER PLANNING & DEV., INC.
3785 AIRPORT ROAD N., SUITE B-1
NAPLES, FLORIDA 34105~~

~~DATE FILED~~ August 9, 2004
~~DATE REVISED~~ April 9, 2005
~~DATE REVIEWED BY CCPC~~ April 7, 2005
~~DATE APPROVED BY BCC~~ April 26, 2005
~~ORDINANCE NUMBER~~ 2005-19
~~AMENDMENTS AND REPEAL~~ _____

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~~LIST OF EXHIBITS AND TABLES~~

EXHIBIT "A"	PUD MASTER PLAN/UTILITIES/WATER MANAGEMENT PLAN
EXHIBIT "B"	CROSS SECTIONS FOR PUD MASTER PLAN
EXHIBIT "C"	CAROLINA VILLAGE LEGAL DESCRIPTION
EXHIBIT "D"	LOCATION MAP
EXHIBIT "E"	BOUNDARY SURVEY
TABLE I	DEVELOPMENT STANDARDS

STATEMENT OF COMPLIANCE

The development of approximately 15.88± acres of property in Collier County, as a Mixed Use Planned Unit Development to be known as Carolina Village Mixed Use PUD will be in compliance with the planning goals and objectives of Collier County as set forth in the Collier County Growth Management Plan. The commercial and residential facilities of the Carolina Village Mixed Use PUD will be consistent with the growth policies, land development regulations, and applicable comprehensive planning objectives for the following reasons:

1. The subject property is within the Vanderbilt Beach/Collier Boulevard Commercial Subdistrict land use designation as identified on the Future Land Use Map and as described in the Vanderbilt Beach/Collier Boulevard Commercial Sub-District of the Urban Mixed Use District in the Future Land Use Element. The Future Land Use Element permits commercial and residential land uses in this area and this Mixed Use PUD complies with both the commercial and residential development standards within the Vanderbilt Beach/Collier Boulevard Commercial Subdistrict.
2. The subject property's location in relation to existing or proposed community facilities and services permits the development's commercial intensity as described in Objective 2 of the Future Land Use Element.
3. The project development is compatible and complimentary to surrounding land uses as required in Policy 5.4 of the Future Land Use Element.
4. Improvements are planned to be in compliance with applicable sections of the Collier County Land Development Code as set forth in Objective 3 of the Future Land Use Element.
5. The project development will result in an efficient and economical allocation of community facilities and services as required in Policy 3.1.G of the Future Land Use Element.
6. The project development is planned to protect the functioning of natural drainage features and natural groundwater aquifer recharge areas as described in Objective 1.5 of the Drainage Sub-Element of the Public Facilities Element.
7. The project is located within the Urban Mixed Use District, Vanderbilt Beach/Collier Boulevard Commercial Subdistrict, on the Future Land Use Map. The 64 proposed units over commercial uses and resultant density of 4.03 dwelling units per acre is in compliance with the Future Land Use Element of the Growth Management Plan based on the following relationships to required criteria:

~~15.88 Acres for a Mixed Use Project With Residential Uses Over Commercial
Uses Within the Vanderbilt Beach/Collier Boulevard Commercial Subdistrict~~

~~Maximum Permitted Density~~

~~16 dwelling units/acre~~

~~Maximum permitted units = 15.88 acres x 16 dwelling units/acre = 254 as
the maximum number of dwelling units at a maximum density of 15.99
dwelling units/acre.~~

~~Requested dwelling units = 64.~~

~~Requested density = 4.03 dwelling units/acre.~~

8. ~~All final local development orders for this project are subject to Division 6.02,
Adequate Public Facilities Requirements, of the Collier County Land
Development Code.~~

~~SECTION I~~

~~PROPERTY OWNERSHIP AND DESCRIPTION~~

~~1.1 PURPOSE~~

~~The purpose of this Section is to set forth the location and ownership of the property, and to describe the existing conditions of the property proposed to be developed under the project name of Carolina Village Mixed Use PUD.~~

~~1.2 LEGAL DESCRIPTION~~

~~The subject property being 15.88± acres, is located in Section 34, Township 48 South, Range 26 East, and is fully described on Exhibit "C".~~

~~1.3 PROPERTY OWNERSHIP~~

~~The subject property is owned by:~~

~~The Vanderbilt Beach Road Land Trust, c/o Mark L. Lindner, Trustee, Naples Realty Services, 4980 N. Tamiami Trail, 2nd Floor, Naples, Florida 34103.~~

~~The subject property is under purchase contract by:~~

~~William L. Hoover, President of Catalina Land Group, Inc., as the Manager of Catalina Plaza, LLC, 3785 Airport Road North, Suite B-1, Naples, Florida 34105.~~

~~1.4 GENERAL DESCRIPTION OF PROPERTY AREA~~

- ~~A. The subject property is located on the north side of Vanderbilt Beach Road approximately one-quarter mile west of Collier Boulevard (unincorporated Collier County), Florida.~~
- ~~B. The zoning classification of the subject property prior to the date of this approved Mixed Use PUD Document was Rural Agricultural.~~

~~1.5 PHYSICAL DESCRIPTION~~

~~The Project site is located within the Harvey Drainage Basin according to the Collier County Drainage Atlas. The proposed outfall for the Project is to the Vanderbilt Canal.~~

~~Natural ground elevation varies from 12.3 to 13.2 NGVD; average site elevation is about 12.6 NGVD. The entire site is located within FEMA Flood Zone "X" with no base flood elevation specified.~~

~~The water management system of the Project will include the construction of a perimeter berm with crest elevation set at or above the 25 year, 3 day peak flood stage. Water quality pretreatment will be accomplished by an on-site lake system prior to discharge south into the Vanderbilt Canal or discharge north into the Black Bear Ridge Subdivision water management system and eventual southerly discharge into the Vanderbilt Canal.~~

~~The water management system will be permitted by the South Florida Water Management District (SFWMD) through the Environmental Resource Permit process. All rules and regulations of SFWMD will be imposed upon this Project including, but not limited to: storm attenuation with a peak discharge rate per Collier County and SFWMD Rules, minimum roadway centerline, perimeter berm and finished floor elevations, water quality pre treatment, and wetland hydrology maintenance.~~

~~Per the Natural Resource Conservation Service Soils Mapping for Collier County dated January 1990, the soil type found within the limits of the property is #2 – Holopaw Fine Sand, Limestone Substratum.~~

~~Site vegetation consists predominantly of improved pasture grasses, except a narrow strip of native vegetation along the north property line which is pine-cypress cabbage palm forest.~~

~~1.6~~ PROJECT DESCRIPTION

~~The Carolina Village Mixed Use PUD is a project comprised of 15.88 acres designated for commercial and residential land uses and the commercial uses are limited to a maximum of 150,000 square feet of gross leasable area and the residential land uses are limited to a maximum of 64 dwelling units. All residential dwelling units shall be located in mixed use buildings with commercial uses situated on at least the first floor. Commercial and residential land uses and signage are designed to be harmonious with one another in a natural setting by using common architecture, quality screening/buffering, and native vegetation, whenever feasible.~~

~~1.7~~ SHORT TITLE

~~This Ordinance shall be known and cited as the "Carolina Village Mixed Use Planned Unit Development Ordinance".~~

~~SECTION II~~

~~PROJECT DEVELOPMENT REQUIREMENTS~~

~~2.1 PURPOSE~~

~~The purpose of this Section is to delineate and generally describe the project plan of development, relationships to applicable County ordinances, the respective land uses of the tracts included in the project, as well as other project relationships.~~

~~2.2 GENERAL~~

- ~~A. Regulations for development of the Carolina Village Mixed Use PUD shall be in accordance with the contents of this document, MPUD Mixed Use Planned Unit Development District and other applicable sections and parts of the Collier County Land Development Code and Growth Management Plan in effect at the time of building permit application. Where these regulations fail to provide developmental standards, then the provisions of the most similar district in the Land Development Code shall apply.~~
- ~~B. Unless otherwise noted, the definitions of all terms shall be the same as the definitions set forth in the Collier County Land Development Code in effect at the time of building permit application.~~
- ~~C. All conditions imposed and graphic material presented depicting restrictions for the development of the Carolina Village Mixed Use PUD shall become part of the regulations, which govern the manner in which the MPUD site may be developed.~~
- ~~D. Unless modified, waived or excepted by this MPUD the provisions of other land development codes where applicable remain in full force and effect with respect to the development of the land which comprises this MPUD.~~
- ~~E. Development permitted by the approval of this petition will be subject to a concurrency review under the provisions of Division 6.02 Adequate Public Facilities Requirements of the Collier County Land Development Code at the earliest, or next, to occur of either Final Site Development Plan approval, Final Plat approval, or building permit issuance applicable to this development.~~

~~2.3 DESCRIPTION OF PROJECT DENSITY OR INTENSITY OF LAND USES~~

~~Commercial uses are limited to 15.88 acres with a maximum of 150,000 square feet of gross leasable area and residential uses are limited to a maximum of 64~~

~~dwelling units and must be located on the second and/or third floors of mixed-use buildings with commercial uses on at least the first floor. Carolina Village Mixed Use PUD is intended to create a pedestrian friendly atmosphere that encourages area residents to work and shop there and on site workers to walk to other services, such as having lunch within the project.~~

~~The maximum of 64 residential units will not exceed a density of 4.03 units/per acre.~~

~~The project is shown as 2 tracts, a "North Tract" located north of Carolina Way (the east-west roadway splitting the site) and a "South Tract" located south of Carolina Way. The South Tract is expected to be more retail oriented with a sit-down restaurant, a bank, and a few residential uses. The North Tract is expected to be more office and service oriented. The North Tract will likely have both medical and professional offices and some residential uses.~~

~~2.4 RELATED PROJECT PLAN APPROVAL REQUIREMENTS~~

- ~~A. Prior to the recording of a Record Plat, and/or Condominium Plat for all or part of the MPUD, final plans of all required improvements shall receive approval of the appropriate Collier County governmental agency to insure compliance with the PUD Master Plan, the Collier County Subdivision Code and the platting laws of the State of Florida.~~
- ~~B. Exhibit "A", PUD Master Plan, constitutes the required PUD Development Plan. Subsequent to or concurrent with PUD approval, a Preliminary Subdivision Plat if applicable shall be submitted for the entire area covered by the PUD Master Plan. Any division of the property and the development of the land shall be in compliance with the PUD Master Plan, Division 4.03 Subdivision Design and Layout of the Land Development Code, and the platting laws of the State of Florida.~~
- ~~C. The provisions of Section 10.02.03, Site Development Plans of the Land Development Code, when applicable, shall apply to the development of all platted tracts, or parcels of land as provided in said Section 10.02.03 prior to the issuance of a building permit or other development order.~~
- ~~D. Appropriate instruments will be provided at the time of infrastructural improvements regarding any dedications to Collier County and the methodology for providing perpetual maintenance of common facilities.~~

~~2.5 SALES/RENTAL/CONSTRUCTION FACILITIES~~

~~Temporary sales/rental trailers and construction trailers can be placed on the site after Site Development Plan approval and prior to the recording of Subdivision~~

~~Plats, subject to the other requirements of Section 5.04.04 of the Land Development Code.~~

~~2.6 AMENDMENTS TO PUD DOCUMENT OR PUD MASTER PLAN~~

~~Amendments may be made to the PUD as provided in the Collier County Land Development Code, Section 10.02.13E.~~

~~2.7 PROPERTY OWNERS ASSOCIATION FOR COMMON AREA MAINTENANCE~~

~~Whenever the developer elects to create land area and/or amenities whose ownership and maintenance responsibility is a common interest to all of the subsequent purchasers of property within said development in which the common interest is located, that developer entity shall provide appropriate legal instruments for the establishment of a Property Owners Association whose function shall include provisions for the perpetual care and maintenance of all common facilities and open space.~~

~~SECTION III~~

~~MIXED USE AREA PLAN~~

~~3.1 PURPOSE~~

~~The purpose of this Section is to identify specific development standards for the Mixed Use Areas as shown on Exhibit "A", PUD Master Plan.~~

~~3.2 GENERAL DESCRIPTION~~

~~Areas designated as Mixed Use Areas on the PUD Master Plan are intended to provide a variety of retail uses and office uses while providing for the opportunity of having residential uses on the second and/or third floor of mixed use buildings that have commercial uses on at least the first floor. Commercial Areas are limited to a maximum gross leasable area of 150,000 square feet and residential uses are limited to a maximum of 64 dwelling units.~~

~~3.3 PERMITTED USES~~

~~No building, structure or part thereof, shall be erected, altered or used, or land used, in whole or part, for other than the following:~~

~~A. Permitted Commercial Principal Uses and Structures:~~

- ~~1. Amusement and Recreation Services (groups 7911, 7991, 7993 only for indoor video game arcade and indoor coin operated amusement machine, 7999 only for bicycle rental, ice skating rink operation, indoor slot car track, and miniature golf course).~~
- ~~2. Apparel and Accessory Stores (groups 5611 - 5699).~~
- ~~3. Auto Supply Stores (group 5531 only for automobile accessory dealers and automobile parts dealers, limited to retail sales without any installation).~~
- ~~4. Automobile Parking (group 7521).~~
- ~~5. Paint, Glass, and Wallpaper Stores (group 5231).~~
- ~~6. Business Services (groups 7311, 7313, 7322, 7338, 7361, 7371, 7379, 7384, 7389 only for service of interior decorating/design, mapmaking, notary public, paralegal service, and Postal Service contract stations).~~
- ~~7. Depository and Non-Depository Institutions (groups 6021-6199).~~

- ~~8. Eating Places (group 5812) and Drinking Places (group 5813 only cocktail lounges and on-premise consumption of beer, wine and liquor, in conjunction with a restaurant.) Drinking Places are subject to the locational restrictions described in Section 2.6.10 of the Land Development Code.~~
- ~~9. Educational Services (groups 8211 - 8231 (no regional libraries).~~
- ~~10. Food Stores with 5,000 square feet or less of gross floor area in the principal structure (groups 5411 - 5499).~~
- ~~11. General Merchandise Stores with 5,000 square feet or less of gross floor area in the principal structure (groups 5311 - 5399).~~
- ~~12. Health Services (groups 8011 - 8049, 8082).~~
- ~~13. Home Furniture, Furnishings and Equipment Stores (groups 5712 - 5736).~~
- ~~14. Insurance Carriers, Agents, Brokers, and Services with 5,000 square feet or less of gross floor area in the principal structure (groups 6311 - 6399, 6411).~~
- ~~15. Legal Services (group 8111).~~
- ~~16. Membership Organizations (groups 8611, 8621, 8641 - 8661).~~
- ~~17. Miscellaneous Repair (groups 7622, 7629, 7631, 7699 but only bicycle repair, camera repair, locksmiths, luggage repair, medical/dental instrument repair, musical instrument repair, piano repair, saw/knife sharpening service, and custom picture framing).~~
- ~~18. Miscellaneous Retail (groups 5912, 5921, 5932 (antiques only), 5941 - 5949, 5961, 5962, 5992 - 5999 (except auction rooms, awning shops, fireworks, gravestones, hot tubs, monuments, sales barns, swimming pools, tombstones and whirlpool baths). (The sale of swimming pool accessories and supplies is allowable under 5999, but not the sale of swimming pools.)~~
- ~~19. Motion Picture Theaters and Video Tape Rental (groups 7832 and 7841).~~
- ~~20. Museums and Art Galleries (group 8412).~~

- ~~21. Personal Services (group 7212 dry-cleaning and laundry pickup stations only, 7221 - 7291, 7299 (only car title and tag service, diet workshops, tuxedo rental, massage parlor, and tanning salon).~~
- ~~22. Professional Offices, Research, and Management Consulting Services (groups 8711 - 8743, 8748).~~
- ~~23. Public Administration (groups 9111 - 9199, 9229, 9311, 9411 - 9451, 9511 - 9532, 9611 - 9661, 9221).~~
- ~~24. Real Estate Agents and Managers (groups 6512, 6531 - 6552).~~
- ~~25. Security and Commodity Dealers (groups 6211 - 6289).~~
- ~~26. Social Services (groups 8322 (only adult day care services, counseling services, and senior citizens associations), 8351).~~
- ~~27. Travel Agencies (group 4724).~~
- ~~28. Any other use which is comparable in nature with the foregoing list of permitted principal and the accessory uses by the Board of Zoning Appeals (BZA).~~

~~B. Permitted Residential Principal Uses and Structures:~~

- ~~1. Multi family dwellings.~~
- ~~2. Any other use which is comparable in nature with the foregoing list of permitted principal and the accessory uses by the Board of Zoning Appeals (BZA).~~

~~G. Accessory Commercial Uses:~~

- ~~1. Uses and structures that are accessory and incidental to the Permitted Uses within this PUD Document.~~
- ~~2. Drinking Places (group 5813 only cocktail lounges and on premise consumption of beer, wine, and liquor in conjunction with a restaurant.)~~
- ~~3. Caretaker's residences subject to Section 5.03.05 of the Collier County Land Development Code.~~

~~D. Accessory Residential Uses:~~

- ~~1. Customary residential accessory uses and structures including carports, garages, and storage buildings.~~
- ~~2. Recreational uses and facilities including swimming pools, hot tubs, volleyball courts, children's playground areas, tot lots, walking paths, picnic areas, clubhouse, verandahs, and basketball/shuffle board courts.~~
- ~~3. Manager's residences and offices, temporary sales trailers, and model units.~~
- ~~4. Gatehouse.~~
- ~~5. Essential services, including interim and permanent utility and maintenance facilities.~~
- ~~6. Carports are permitted within parking areas.~~

~~3.4 DEVELOPMENT STANDARDS~~

- ~~A. Table I sets forth the development standards for land uses within the Carolina Village Mixed Use PUD. Front yard setbacks in Table I shall be measured as follows:~~
- ~~1. If the parcel is served by a public or private right of way, the setback is measured from the adjacent right-of-way line.~~
 - ~~2. If the parcel is served by a non-platted private drive, the setback is measured from the back of curb or edge of pavement. If the parcel is served by a platted private drive, the setback is measured from the road easement or property line.~~

~~TABLE 1~~

~~MIXED USE DEVELOPMENT STANDARDS~~

STANDARDS	COMMERCIAL USES	RESIDENTIAL USES
Minimum Lot Area	10,000 Sq. Ft.	SCU on First Floor
Minimum Lot Width	75' (1)	SCU on First Floor
Front Yard Setback	20	SCU on First Floor
Side Yard Setback (2)		
1 Story	6'	SCU on First Floor
2 Story	7.5'	SCU on First Floor
3 Story	10'	SCU on First Floor
Rear Yard Setback		
Principal Structure	15'	SCU on First Floor
Accessory Structure	10'	10'
PUD Boundary Setback		
Principal Structure	BH	BH
Accessory Structure	10' or buffer width	10' or buffer width
Lake Setback (3)	20' or 0'	20' or 0'
Preserve Area Setback		
Principal Structure	25'	25'
Accessory Structures or Other Site Alterations	10'	10'
Distance Between Structures		
Main/Principal		
1 Story to 1 Story	12'	12'
1 Story to 2 Story	13.5'	13.5'
2 Story to 2 Story	15'	16'
2 Story to 3 Story	17.5'	17.5'
3 Story to 3 Story	20'	20'
Accessory Structures	Same as principal structure	Same as principal structure
Maximum Height: (4)		
Retail Building	35' and 1 story	NA
Office Building	42' and 3 stories	NA
Mixed Use Building (4)	45' and 3 stories	45' and 3 stories
Accessory Building	35'	35'
Minimum Floor Area	700 Sq. Ft. of principal structure on first habitable floor	500 Sq. Ft. per dwelling unit

~~(1) May be reduced on cul-de-sac lots and lots along the inside and outside of curved streets by 25%.~~

~~(2) Where fee simple lots are created for each building unit, no side yard shall be required between interior units of a unified principal structure, and the side yard shall be measured from the exterior wall(s) of the unified principal structure.~~

~~(3) Lake setbacks are measured from the control elevation established for the lake. Lake setbacks can be reduced from 20' to 0' where a stemwall, bulkhead, or pier is constructed and the requirements of Section 4.02.05 of the LDC are met.~~

~~(4) Retail uses are limited to the first floor of any building. Residential uses are limited to the second and third floors of mixed-use buildings (structures with retail or office uses on the first floor and office or residential uses on the second and third floors).~~

~~Note: "BH" refers to building height and "SCU" refers to same as the commercial use on the first floor of the mixed-use building the residential use is located in.~~

~~B. Off-Street Parking and Loading Requirements:~~

~~As required by Division 4.05 Off Street Parking and Loading of the Land Development Code in effect at the time of building permit application. Off site parking is permitted where a shared parking facility is located within 300 feet of the building requiring such parking.~~

~~C. Buffering Requirements:~~

~~A minimum twenty (20) foot wide Type "D" Buffer shall be provided along Vanderbilt Beach Road, with the landscaping as required in Section 4.06.02 of the Collier County Land Development Code.~~

~~D. Commercial Design Standards~~

~~The project shall meet the commercial design standards within Division 5.05.08 of the Collier County Land Development Code.~~

~~E. Deviations~~

- ~~1. Deviation from Land Development Code (LDC) Section 5.06.04A.6.a. c., in order to permit approximately half, of one double faced sign a maximum of 8 feet in height and 64 square feet in area, located in a median in the road between the Wolf Creek PUD and the Carolina Village Mixed Use PUD (labeled Pristine Drive on Exhibit "A") and on the west side of the Carolina Village property line with the advertising limited exclusively to no more than 3 residential developments within the abutting Wolf Creek PUD. The proposed sign must meet all vehicular safety sight distance standards for Collier County and have a minimum 10 foot setback from the Vanderbilt Beach Road right of way, as described in Section 5.06.04A.6.a. of the LDC. The proposed sign must be externally lighted and not internally lighted. This deviation allows a better quality sign to be constructed for the 3 residential projects, without having the sign looking out of balance if it were located solely on the western half of the median in the road, and also minimizes confusion for visitors and deliveries to the 3 residential projects.~~

~~SECTION IV~~

~~PRESERVE AREA PLAN~~

~~4.1 PURPOSE~~

~~The purpose of this Section is to identify specific development standards for the Preserve Areas as shown on Exhibit "A," PUD Master Plan, as may be amended pursuant to Section 5.3.~~

~~4.2 PERMITTED USES~~

~~No building, structure or part thereof, shall be erected, altered or used, or land used, in whole or part, for other than the following:~~

~~A. Permitted Principal Uses and Structures:~~

- ~~1. Passive recreational areas.~~
- ~~2. Biking, hiking, and nature trails, and boardwalks.~~
- ~~3. Water management structures.~~
- ~~4. Native preserves and wildlife sanctuaries.~~

~~SECTION V~~

~~DEVELOPMENT COMMITMENTS~~

~~5.1 PURPOSE~~

~~The purpose of this Section is to set forth the commitments for the development of this project.~~

~~5.2 GENERAL~~

~~All facilities shall be constructed in strict accordance with Final Site Development Plans, Final Subdivision Plans and all applicable State and local laws, codes, and regulations applicable to this MPUD, in effect at the time of building permit application. Except where specifically noted or stated otherwise, the standards and specifications of the Collier County Land Development Code shall apply to this project even if the land within the MPUD is not to be platted. The developer, his successor and assigns, shall be responsible for the commitments outlined in this document.~~

~~The developer, his successor or assignee, shall follow the PUD Master Plan and the regulations of this MPUD as adopted and any other conditions or modifications as may be agreed to in the rezoning of the property. In addition, any successor in title or assignee is subject to the commitments within this Agreement.~~

~~5.3 PUD MASTER PLAN~~

~~A. Exhibit "A", PUD Master Plan illustrates the proposed development and is conceptual in nature. Proposed tract, lot or land use boundaries or special land use boundaries shall not be construed to be final and may be varied at any subsequent approval phase such as Final Platting or Site Development Plan approval. Subject to the provisions of Section 10.02.13E. of the Collier County Land Development Code, amendments may be made from time to time.~~

~~B. All necessary easements, dedications, or other instruments shall be granted to insure the continued operation and maintenance of all service utilities and all common areas in the project.~~

~~5.4 SCHEDULE OF DEVELOPMENT/MONITORING REPORT~~

~~A Site Development Plan shall be submitted per County regulations in effect at time of site plan submittal. The project is expected to be completed in one (1) or two (2) phases.~~

- ~~A. The landowners shall proceed and be governed according to the time limits pursuant to Section 10.02.13D. of the Land Development Code. The third anniversary date of this MPUD shall be computed from the earlier of October 1, 2007 or the substantial completion (new traffic lanes are open to traffic) of the 6-laning projects on both Collier Boulevard, between Immokalee Road and Golden Gate Boulevard, and Vanderbilt Beach Road, between Logan Boulevard and Collier Boulevard.~~
- ~~B. Monitoring Report: An annual monitoring report shall be submitted pursuant to Section 10.02.13F. of the Collier County Land Development Code.~~

~~5.5 ENGINEERING~~

- ~~A. This project shall be required to meet all County Ordinances in effect at the time final construction documents are submitted for development approval.~~
- ~~B. Design and construction of all improvements shall be subject to compliance with appropriate provisions of the Collier County Land Development Code, Division 4.03 Subdivision Design and Layout.~~

~~5.6 WATER MANAGEMENT~~

- ~~A. A copy of the South Florida Water Management District (SFWMD) Surface Water Permit Application shall be sent to Collier County Development Services with the SDP submittal.~~
- ~~B. A copy of the SFWMD Surface Water Permit, SFWMD Right-of-Way Permit, and SFWMD Discharge Permit shall be submitted prior to Final Site Development Plan Approval.~~
- ~~C. An Excavation Permit will be required for any proposed lake(s) in accordance with Collier County and SFWMD rules.~~
- ~~D. Lake setbacks from the perimeter of the MPUD may be reduced to twenty-five (25) feet where a six (6) foot high fence or suitable substantial barrier is erected.~~

~~5.7 UTILITIES~~

- ~~A. Water distribution, sewage collection and transmission and interim water and/or sewage treatment facilities to serve the project are to be designed, constructed, conveyed, owned and maintained in accordance with Collier County Ordinance No. 88-76, as amended, and other applicable County rules and regulations.~~

5.8 TRAFFIC

- ~~A. All traffic control devices, signs, pavement markings and design criteria shall be in accordance with Florida Department of Transportation (FDOT) Manual of Uniform Minimum Standards (MUMS), current edition, FDOT Design Standards, current edition, and the Manual on Uniform Traffic Control Devices (MUTCD), current edition. All other improvements shall be consistent with and as required by the Collier County Land Development Code (LDC).~~
- ~~B. Arterial level street lighting must be provided at all development access points. Access lighting must be in place prior to the issuance of the first Certificate of Occupancy.~~
- ~~C. Access points, including both driveways and proposed streets, shown on the PUD Master Plan are considered to be conceptual. Nothing depicted on any such PUD Master Plan shall vest any right of access at any specific point along any property frontage. All such access issues shall be approved or denied during the review of required subsequent site plan or final plat submissions. All such accesses shall be consistent with the Collier County Access Management Policy (Res. 01 247), as it may be amended from time to time, and with the Collier County Long Range Transportation Plan. The number of access points constructed may be less than the number depicted on the PUD Master Plan; however, no additional access points shall be considered unless a PUD Amendment is processed.~~
- ~~D. Site-related improvements (as opposed to system-related improvements) necessary for safe ingress and egress to this project, as determined by Collier County, shall not be eligible for impact fee credits. All required improvements shall be in place and available to the public prior to the issuance of the first Certificate of Occupancy.~~
- ~~E. Road Impact Fees shall be paid in accordance with Collier County Ordinance 01 13, as amended.~~
- ~~F. All work within Collier County rights-of-way shall require a Right-of-Way Permit.~~
- ~~G. All proposed median openings shall be in accordance with the Collier County Access Management Policy (Resolution 01 247), as amended, and the LDC, as it may be amended. Collier County reserves the right to modify or close any median openings existing at the time of approval of this MPUD which is found to be adverse to the health, safety and welfare~~

~~of the public. Any such modifications shall be based on, but are not limited to, safety, operational circulation, and roadway capacity.~~

- ~~H. Nothing in any development order shall vest a right of access in excess of a right in/right out condition at any access point. Neither will the existence of a point of ingress, a point of egress or a median opening, nor the lack thereof, shall be the basis for any future cause of action for damages against Collier County by the developer, its successor in title, or assignee.~~
- ~~I. All internal roads, driveways, alleys, pathways, sidewalks, and interconnections to adjacent developments, with possible exceptions for Buckstone Drive and Pristine Drive, shall be operated and maintained by an entity created by the developer and Collier County shall have no responsibility for maintenance of any such facilities.~~
- ~~J. If any required turn lane improvement requires the use of existing County right of way or easement, compensating right of way, shall be provided without cost to Collier County as a consequence of such improvement.~~
- ~~K. If in the sole opinion of Collier County, a traffic signal, or other traffic control device, sign or pavement marking improvement within a public right of way or easement is determined to be necessary, the cost of such improvement shall be borne by the developer and by neighboring property owners within the shared road agreement, and shall be paid to Collier County before the issuance of the first Certificate of Occupancy.~~
- ~~L. Adjacent developments have been designed to provide shared access or interconnections with this development. The PUD Master Plan indicates these locations. The developer, or assigns, shall assure that any such shared access or interconnection is utilized and shall accommodate the perpetual use of such access by incorporating appropriate language into the development covenants or plat.~~
- ~~M. The developer shall provide a copy of a shared road agreement for both Pristine Drive and Buckstone Drive and documentation showing that he has made any required "fair share" payments on each prior to the issuance of the first Certificate of Occupancy.~~
- ~~N. The project may commence construction of infrastructure, site work, and buildings upon receiving all applicable permits, however Certificates of Occupancy for any buildings shall not be issued until the earlier of October 1, 2007 or until the substantial completion (new traffic lanes are open to traffic) of the 6-laning projects of both Collier Boulevard, between Immokalee Road and Golden Gate Boulevard, and Vanderbilt Beach Road, between Logan Boulevard and Collier Boulevard.~~

5.9 PLANNING

- ~~A. Pursuant to Section 2.03.07E. of the Land Development Code, if during the course of site clearing, excavation or other construction activity a historic or archaeological artifact is found, all development within the minimum area necessary to protect the discovery shall be immediately stopped and the Collier County Code Enforcement Department contacted.~~

5.10 ENVIRONMENTAL

- ~~A. Environmental permitting shall be in accordance with the State of Florida Environmental Resource Permit Rules and be subject to review and approval by Environmental Services Staff.~~
- ~~B. All conservation/preservation areas shall be designated as Preserve on all construction plans, and shall be recorded on the plat as a separate tract or easement with protective covenants per or similar to Section 704.06 of the Florida Statutes. Preserve areas shall be dedicated on the plat to the project's homeowners association or like entity for ownership and maintenance responsibilities and to Collier County with no responsibility for maintenance. Buffers shall be provided in accordance with Section 3.05.07 of the Collier County Land Development Code.~~

~~In the event the project does not require platting, all conservation areas shall be recorded as conservation/preservation tracts or easements dedicated to Collier County with no responsibility for maintenance and subject to the uses and limitations similar to or as per Section 704.06 of the Florida Statutes.~~

- ~~C. An exotic vegetation removal, monitoring, and maintenance (exotic free) plan for the site, with emphasis on the conservation/preservation areas, shall be submitted to Current Planning Environmental Staff for review and approval prior to Final Site Development Plan/Construction Plan approval.~~
- ~~D. Any perimeter berms, shall be entirely outside of all upland and wetland preserve areas.~~
- ~~E. A minimum of 0.17 acres of native vegetation shall be preserved on site, including all 3 strata, and emphasizing the largest contiguous area possible. If created preserves will be used to make up any of the acreage, the landscape plans shall re-create the native plant community (in accordance with Section 3.05.07 of the Collier County Land Development Code) shall be submitted with the First Development Order submittal for review and approval.~~

- ~~F. All Category I invasive exotic plants, as defined by the Florida Exotic Pest Plant Council, shall be removed from within preserve areas and subsequent annual removal of these plants (in perpetuity) shall be the responsibility of the property owner.~~
- ~~G. A Preserve Area Management Plan shall be provided to Environmental Staff for approval prior to site/construction plan approval identifying methods to address treatment of invasive exotic species, fire management, and maintenance.~~
- ~~H. This MPUD shall be consistent with the Environmental Section of the GMP Conservation and Coastal Management Element and the Land Development Code at the time of final development order approval.~~
- ~~I. This MPUD shall comply with the guidelines of the USFWS and FFWCC for impacts to protected species. A Habitat Management Plan for those species shall be submitted to environmental review staff for review and approval prior to Site Plan approval.~~
- ~~J. All approved Agency (SFWMD, ACOE, FFWCC) permits shall be submitted prior to final Site Plan/Construction Plan approval.~~

~~5.11 ACCESSORY STRUCTURES~~

~~Accessory structures shall be constructed simultaneously with or following the construction of the principal structure except for a temporary construction site office or temporary sales/rental facility.~~

~~5.12 SIGNS~~

~~Signs for this mixed use project shall be permitted as described in Section 5.06 of the Collier County Land Development Code.~~

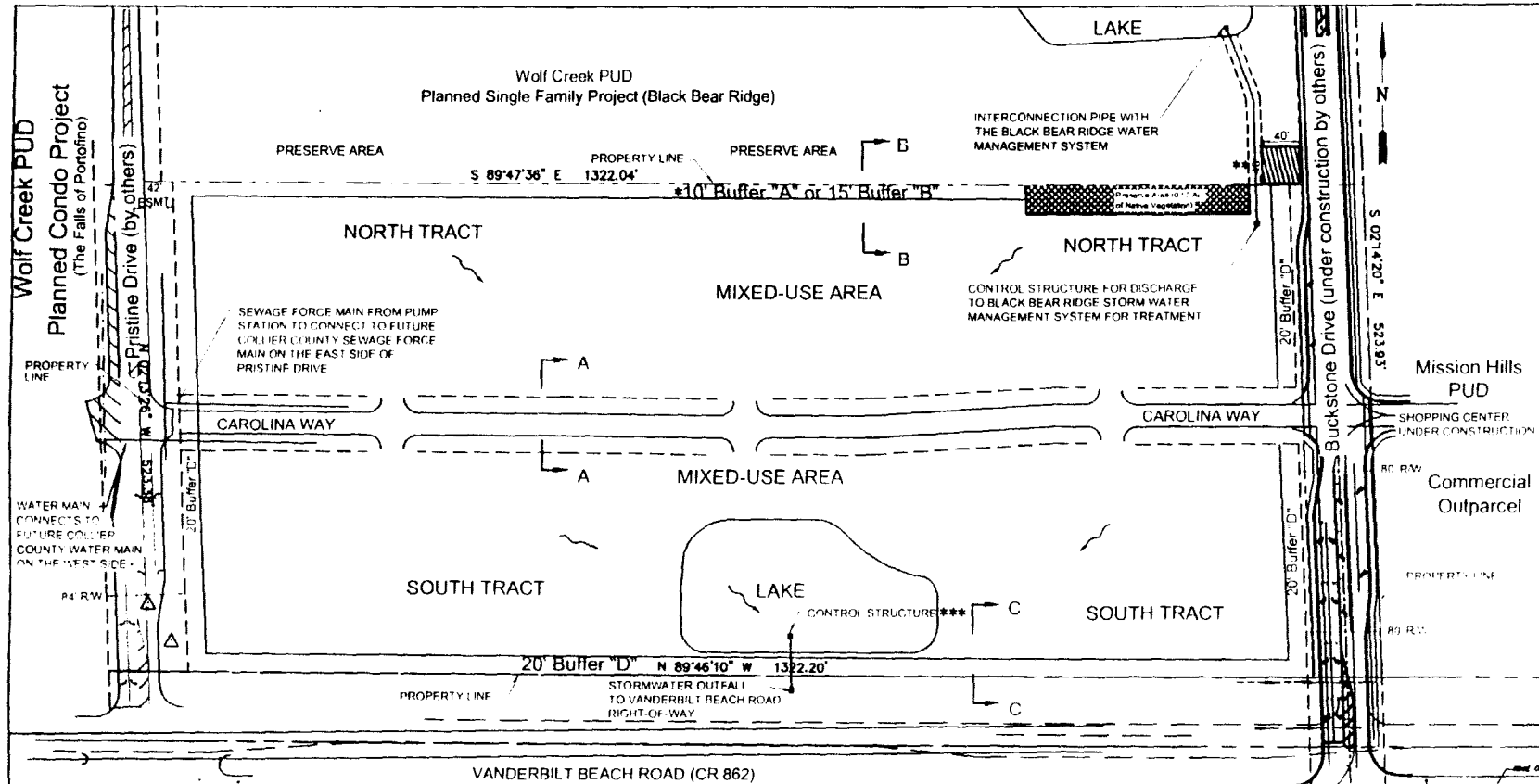
~~5.13 LANDSCAPING FOR OFF STREET PARKING AREAS~~

~~All landscaping for off street parking areas shall be in accordance with Chapter 4 of the Collier County Land Development Code in effect at the time of building permit application.~~

~~5.14 POLLING PLACES~~

~~Pursuant to Section 4.07.06 of the Land Development Code provision shall be made for the future use of building space within common areas for the purposes of accommodating the function of an electoral polling place.~~

~~An agreement recorded in the official records of the Clerk of the Circuit Court of Collier County, which shall be binding upon any and all successors in interest that acquire ownership of such common areas including, but not limited to: condominium associations, homeowners associations, or tenants associations. This agreement shall provide for said community recreation/public building/public room or similar common facility to be used for a polling place if determined to be necessary by the Supervisor of Elections.~~



PROPERTY DESCRIPTION

THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 48 EAST, COLLIER COUNTY, FLORIDA, LING AND EJECT VANDERBILT BEACH ROAD RIGHT-OF-WAY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 48 SOUTH, RANGE 48 EAST, COLLIER COUNTY, FLORIDA; THENCE RUN NORTH 89°46'10" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34, FOR A DISTANCE OF 1,322.24 FEET TO THE SOUTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE RUN NORTH 02°14'20" WEST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 34, FOR A DISTANCE OF 143.13 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF VANDERBILT BEACH ROAD, A 175 FOOT WIDE RIGHT-OF-WAY, AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE NORTH 02°14'20" WEST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 34, FOR A DISTANCE OF 323.83 FEET TO THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE RUN NORTH 89°46'10" WEST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 34, FOR A DISTANCE OF 1,322.04 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID VANDERBILT BEACH ROAD; THENCE RUN SOUTH 89°46'10" EAST, ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID VANDERBILT BEACH ROAD, FOR A DISTANCE OF 1,322.20 FEET TO THE POINT OF BEGINNING, CONTAINING 15.878 ACRES, MORE OR LESS.

NOTES

- 1) THE CONFIGURATION, ALIGNMENT AND SIZE OF ALL TRACTS, LAKES, NATIVE VEGETATION RETENTION AREAS, ACCESS POINTS, AND RIGHT-OF-WAY (INCLUDING CAROLINA WAY) ARE CONCEPTUAL IN NATURE AND SUBJECT TO MODIFICATION DUE TO LOCAL STATE AND FEDERAL PERMITTING REQUIREMENTS, OR MINOR SITE PLAN MODIFICATIONS.
- 2) THE PROJECT SHALL MEET THE REQUIREMENTS OF SECTION 3.05.07 OF THE LAND DEVELOPMENT CODE, REGARDING RETAINING AND/OR PRESERVING A MINIMUM OF 10% (8.17 ACRES) OF THE MARLE NATURALLY OCCURRING VEGETATION ON-SITE, INCLUDING BOTH UNDERSTORY AND THE GROUND COVER, EMPHASIZING THE LARGEST CONTIGUOUS AREA POSSIBLE.
- 3) PRESERVE AREAS MAY SERVE AS BUFFERS OR BE SUPPLEMENTED WITH ADDITIONAL NATIVE PLANT MATERIALS, AS APPLICABLE TO MEET REQUIRED BUFFER CRITERIA.
- 4) ALL UTILITY FACILITIES CONSTRUCTED IN CONJUNCTION WITH THIS PROJECT AND UPON APPROVAL AND ACCEPTANCE OF SUCH BY COLLIER COUNTY SHALL BE DEDED TO THE COUNTY FOR OWNERSHIP AND MAINTENANCE.
- 5) EASEMENTS REQUIRED BY PUBLIC AND QUAS- PUBLIC UTILITIES SHALL BE CREATED AND DEDICATED AS PART OF THE PLAT TO ALL APPLICABLE PARTIES.
- 6) ALL IMPROVEMENTS MADE AS PART OF THIS DEVELOPMENT SHALL COMPLY WITH THE COLLIER COUNTY LAND DEVELOPMENT CODE UNLESS OTHERWISE STATED WITHIN THE P.U.D. DOCUMENT OR AS AMENDED DURING THE PRELIMINARY PLAT APPROVAL PROCESS.
- 7) THIS DEVELOPMENT IS CONSISTENT WITH THE COLLIER COUNTY GROWTH MANAGEMENT PLAN.
- 8) CAROLINA VILLAGE PUD IS PAYING A "SHARE" OF THE CONSTRUCTION COSTS OF BOTH PRISTINE DRIVE AND BUCKSTONE DRIVE.

LIST OF DEVIATIONS FROM L.D.C.

△ DEVIATION FOR A PORTION OF A SIGN FOR THE WOLF CREEK PUD TO BE LOCATED ALONG THE CORNER OF CAROLINA VILLAGE PUD.

* BUFFER ALONG NORTH BOUNDARY DETERMINED AT TIME OF PLAT OR SDP.

** OFFSITE WELL LOCATION (WITHIN WOLF CREEK PUD) AS REQUESTED BY COLLIER COUNTY UTILITIES.

*** CONTROL STRUCTURE ALTERNATE LOCATION IS TO BE INTO PRISTINE DRIVE DRAINAGE OUTFALL SYSTEM.

ESTIMATED LAND USE BREAKDOWN

Paved Area =	8.11 acres	51%
Buildings =	3.00 acres	19%
Total Impervious Area	11.11 acres	70%
Landscaping =	3.80 acres	20%
Native Vegetation =	0.17 acres	1%
Lakes =	0.80 acres	9%
Total Open Space	4.77 acres	30%

Total Site 15.88 acres 100.00%

The site shall have a minimum of 30% open space and a maximum of 70% impervious area, per section 4.02.01.8.2 of the Land Development Code.

EXISTING ZONING: AGRICULTURAL

PROPOSED ZONING: CAROLINA VILLAGE MIXED-USE PUD.
(UP TO 150,000 SF. OF RETAIL/OFFICE USES
AND UP TO 64 RESIDENTIAL UNITS)

LEGEND

- PREPARED AREA AT ADDRESS OF EXISTING NATIVE VEGETATION
- ASAP LAYOUT ELEMENT

OTHER DEVELOPERS

WILLIAM HOOVER
CATALINA PLAZA LLC
1785 N AIRPORT RD SUITE 800 FL 13 FL
34109 PHONE (772) 461-9999 FAX (772) 461-9998

Revision	Date	Description	By
1	4/2/08	Revised Boundaries	JL

DESIGNED BY W.A.G.

DRAWN BY: W.A.G.

APPROVED: N.J.T.

JOB CODE: BHCAAT

SCALE: 1" = 60'

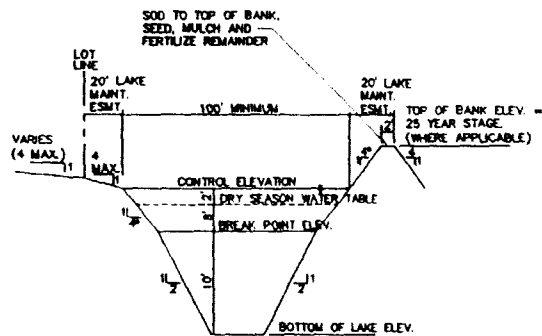
Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS & LAND SURVEYORS - PLANNERS
8000 W. 14th ST.
SUITE 1000, FLORIDA 33411
PHONE: (202) 847-1444 FAX: (202) 847-0975
E-MAIL: QGRADY@QGRADY.COM
REGISTERED PROFESSIONAL ENGINEER IN FLORIDA
REGISTERED PROFESSIONAL LAND SURVEYOR IN FLORIDA

CAROLINA VILLAGE

EXHIBIT "A"

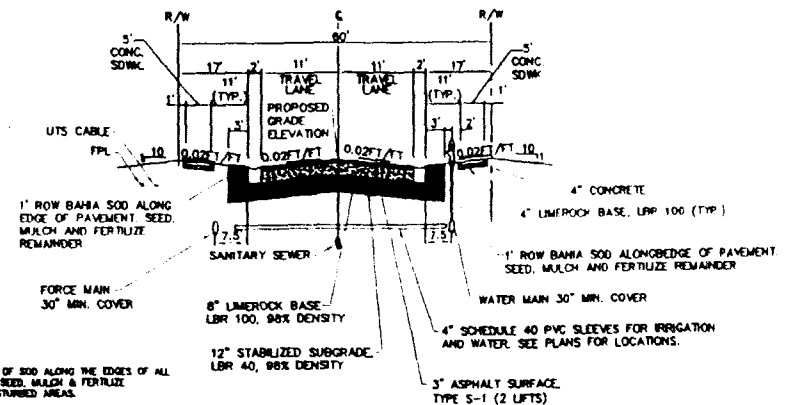
PUD MASTER PLAN & UTILITY/WATER MANAGEMENT PLAN

DATE	FILE NAME	DRAWING NUMBER
March 2005	BHCAAT	01



* USE 8:1 SLOPE IN LIEU OF 4:1 IN LITTORAL PLANTING AREAS, AS APPLICABLE.

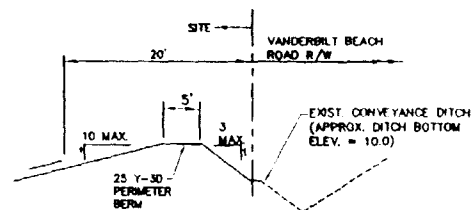
TYPICAL LAKE SECTION
N.T.S.



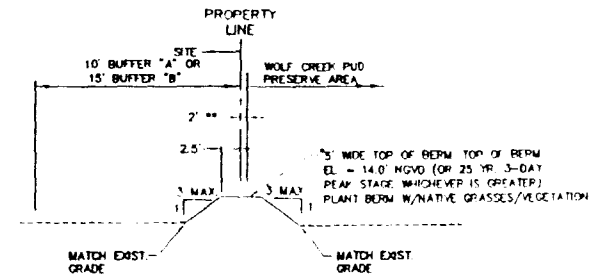
NOTES:

- 1) PLACE ONE STRIP OF SOD ALONG THE EDGES OF ALL HARD SURFACES. SEED, MULCH & FERTILIZE REMANDER OF DISTURBED AREAS.
- 2) GREEN AREA GRADING MAY VARY BUT SHALL BE NO LESS THAN THE ELEVATIONS SHOWN, AND SLOPES WITHIN THE R/W SHALL NOT EXCEED 8:1.

60' WIDE RIGHT-OF-WAY SECTION
SECTION A
N.T.S.



SECTION C
N.T.S.



NOTE: INSTALL SILT FENCE 7' ON EACH SIDE OF PROPERTY LINE
* WHERE FILL HEIGHT EXCEEDS 2.0 FT, USE 4:1 MAX. SLOPE
** REQUIRED WALL TO BE INSTALLED IN WOLF CREEK PUD

SECTION B
N.T.S.

LEGEND

- PRESERVE AREA (CONTAINMENT OF EXISTING NATIVE VEGETATION)
- ACTIVE UTILITY EASEMENT

OWNER/DEVELOPER

WILLIAM H. HUNTER
CATALINA PLAZA, LLC
1780 N. AIRPORT RD. SUITE 100, FT. P.
MIAMI, FLORIDA 33160
TEL: (305) 400-1000 FAX: (305) 400-1001

Revision	Date	Description	By

DESIGNED BY: W.A.G.

DRAWN BY: W.A.G.

APPROVED: M.J.T.

JOB CODE: BHCA1

SCALE: 1" = 60'

Q. GRADY MINOR AND ASSOCIATES, P.A.
CIVIL ENGINEERS & LAND SURVEYORS - PLANNERS
8000 W. LA. BLVD. SUITE 100
BOATTA, FLORIDA 33428
PHONE: (888) 847-3144 FAX: (888) 847-0875
UNIVERSITY OF FLORIDA
SCHOOL OF CIVIL & ENVIRONMENTAL ENGINEERING

CAROLINA VILLAGE

EXHIBIT "B"

CROSS SECTIONS FOR PUD MASTER PLAN

DATE	FILE NAME	DRAWING NUMBER
AUG. 2004	BHCA1	

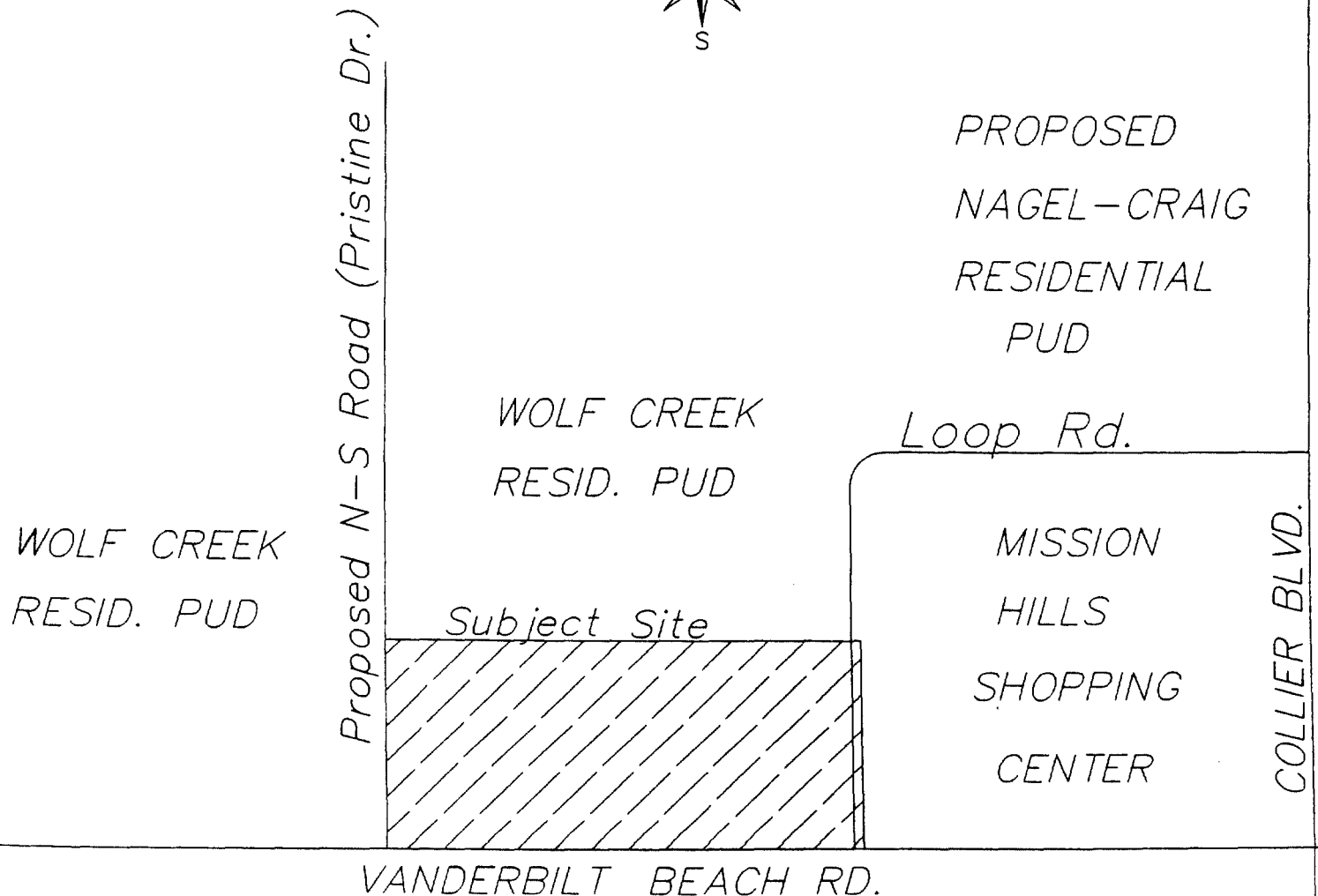
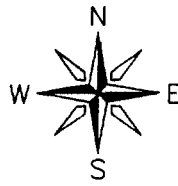
~~Exhibit "C"~~

~~Carolina Village
Legal Description~~

~~THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34,
TOWNSHIP 48 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, LESS AND EXCEPT
VANDERBILT BEACH ROAD RIGHT OF WAY, BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS:~~

~~COMMENCE AT THE SOUTHEAST CORNER OF SECTION 34, TOWNSHIP 48 SOUTH,
RANGE 26 EAST, COLLIER COUNTY, FLORIDA; THENCE RUN NORTH 89°46'10" WEST,
ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34, FOR A
DISTANCE OF 1,322.24 FEET TO THE SOUTHEAST CORNER OF THE SOUTH 1/2 OF THE
SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE RUN NORTH
02°14'20" WEST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST
1/4 OF SAID SECTION 34, FOR A DISTANCE OF 145.13 FEET TO A POINT ON THE NORTH
RIGHT OF WAY LINE OF VANDERBILT BEACH ROAD, A 175 FOOT WIDE RIGHT OF WAY,
AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE
CONTINUE NORTH 02°14'20" WEST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF
THE SOUTHEAST 1/4 OF SAID SECTION 34, FOR A DISTANCE OF 523.93 FEET TO THE
NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST
1/4 OF SAID SECTION 34; THENCE RUN NORTH 89°47'36" WEST, ALONG THE NORTH LINE
OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION
34, FOR A DISTANCE OF 1,322.04 FEET TO THE NORTHWEST CORNER OF THE SOUTH
1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE RUN
SOUTH 02°13'26" EAST, ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF THE
SOUTHEAST 1/4 OF SAID SECTION 34, FOR A DISTANCE OF 523.38 FEET TO A POINT ON
THE NORTH RIGHT OF WAY LINE OF SAID VANDERBILT BEACH ROAD; THENCE RUN
SOUTH 89°46'10" EAST, ALONG THE NORTH RIGHT OF WAY LINE OF SAID VANDERBILT
BEACH ROAD, FOR A DISTANCE OF 1,322.20 FEET TO THE POINT OF BEGINNING;
CONTAINING 15.879 ACRES, MORE OR LESS.~~

EXHIBIT "D"
LOCATION MAP



~~STATE OF FLORIDA)~~

~~COUNTY OF COLLIER)~~

~~I, DWIGHT E. BROCK, Clerk of Courts in and for the
Twentieth Judicial Circuit, Collier County, Florida, do
hereby certify that the foregoing is a true and correct
copy of:~~

~~ORDINANCE 2005 19~~

~~Which was adopted by the Board of County Commissioners
on the 26th day of April 2005, during Regular Session.~~

~~WITNESS my hand and the official seal of the Board of
County Commissioners of Collier County, Florida, this 2nd
day of May, 2005.~~

DWIGHT E. BROCK
Clerk of Courts and Clerk
Ex-officio to Board of
County Commissioners

Ann Jennejohn D.C.

By: Ann Jennejohn
Deputy Clerk

