



COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

STATEMENT OF UTILITY PROVISIONS
FOR PUD REZONE REQUEST

APPLICANT CONTACT INFORMATION

Name of Applicant(s): Arthrex, Inc.
Address: 1370 Creekside Boulevard city: Naples State: FL ZIP: 34108
Telephone: 239.403.6804 Cell: _____ Fax: _____
E-Mail Address: dgenson@barroncollier.com
Address of Subject Property (If available): Creekside Commerce Park CPUD
City: _____ State: _____ ZIP: _____

PROPERTY INFORMATION

Section/Township/Range: 27 / 48S / 25E
Lot: _____ Block: _____ Subdivision: _____
Metes & Bounds Description: Please see Exhibit 2
Plat Book: _____ Page #: _____ Property I.D. Number: Please see Exhibit 3

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

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Provide Name: _____
(GPD Capacity): _____

TYPE OF WATER SERVICE TO BE PROVIDED

Check applicable system:

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

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Provide Name: _____

Total Population to be Served: Please see Exhibit 5

Peak and Average Daily Demands:

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

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



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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.

Collier 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.

Exhibit 2

Creekside Commerce Park CPUD Legal Description

All that part of Section 27, Township 48 South, Range 25 East, Collier County, Florida being more particularly described as follows;

COMMENCING at the northwest corner of said Section 27;

thence along the north line of said Section 27 South $89^{\circ}45'21''$ East 1869.61 feet;

thence leaving said line South $00^{\circ}14'39''$ West 125.00 feet to a point on the south right of way line of Immokalee Road (S.R. 846) and the POINT OF BEGINNING of the parcel herein described;

thence along said right of way line in the following Six (6) described courses;

1) South $89^{\circ}45'21''$ East 485.99 feet;

2) South $00^{\circ}14'39''$ West 10.00 feet;

3) South $89^{\circ}45'21''$ East 150.19 feet;

4) South $89^{\circ}48'33''$ East 716.81 feet;

5) North $05^{\circ}34'33''$ West 10.05 feet;

6) South $89^{\circ}48'33''$ East 486.21 feet to a point on the west right of way line of Goodlette Road as recorded in Plat Book 3, page 58, Public Records of Collier County, Florida;

thence along said line South $05^{\circ}33'48''$ East 1767.02 feet;

thence leaving said line South $89^{\circ}20'53''$ West 51.18 feet;

thence North $23^{\circ}55'53''$ West 13.07 feet;

thence northwesterly, 30.71 feet along the arc of a circular curve concave to the northeast, having a radius of 80.00 feet, through a central angle of $21^{\circ}59'52''$ and being subtended by a chord which bears North $12^{\circ}55'57''$ West 30.53 feet;

thence North $05^{\circ}00'53''$ West 31.56 feet;

thence North $36^{\circ}19'20''$ West 32.02 feet;

thence North $56^{\circ}04'35''$ West 35.11 feet;

thence North $80^{\circ}39'15''$ West 32.53 feet;

thence North $88^{\circ}39'12''$ West 97.78 feet;

thence North $86^{\circ}04'40''$ West 45.79 feet;

thence North $89^{\circ}49'48''$ West 132.77 feet;

thence North $69^{\circ}40'10''$ West 37.23 feet;

thence South $89^{\circ}20'53''$ West 142.47 feet;

thence South $84^{\circ}59'26''$ West 24.66 feet;

thence South $74^{\circ}56'50''$ West 121.32 feet;

thence South $79^{\circ}49'59''$ West 45.93 feet;

thence westerly and northwesterly, 45.51 feet along the arc of a circular curve concave to the northeast, having a radius of 66.00 feet, through a central angle of $39^{\circ}30'16''$ and being subtended by a chord which bears North $80^{\circ}24'53''$ West 44.61 feet to a point of compound curvature;

Exhibit 2

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thence northwesterly, 52.92 feet along the arc of a circular curve concave to the southwest, having a radius of 150.00 feet, through a central angle of 20°12'57" and being subtended by a chord which bears North 70°46'13" West 52.65 feet;
thence North 80°52'42" West 36.59 feet;
thence westerly and southwesterly, 46.18 feet along the arc of a circular curve concave to the southeast, having a radius of 80.00 feet, through a central angle of 33°04'14" and being subtended by a chord which bears South 82°35'11" West 45.54 feet to a point of compound curvature;
thence southwesterly and westerly, 38.16 feet along the arc of a circular curve concave to the northwest, having a radius of 60.00 feet, through a central angle of 36°26'19" and being subtended by a chord which bears South 84°16'14" West 37.52 feet to a point of compound curvature;
thence westerly and northwesterly, 68.85 feet along the arc of a circular curve concave to the southwest, having a radius of 305.00 feet, through a central angle of 12°55'59" and being subtended by a chord which bears North 83°58'36" West 68.70 feet;
thence South 89°33'25" West 18.36 feet;
thence South 89°39'19" West 71.63 feet;
thence North 89°34'56" West 36.03 feet;
thence South 86°06'41" West 42.94 feet;
thence South 83°44'16" West 26.23 feet;
thence South 51°01'13" West 27.49 feet;
thence South 33°25'50" West 19.95 feet;
thence South 15°40'05" West 20.54 feet;
thence South 10°54'39" West 34.64 feet;
thence South 89°20'14" West 101.06 feet;
thence North 10°46'06" East 101.42 feet;
thence North 89°20'53" East 65.45 feet;
thence North 00°39'07" West 100.64 feet;
thence South 89°20'53" West 503.78 feet;
thence North 00°39'07" West 27.71 feet;
thence North 72°58'55" West 131.30 feet;
thence North 02°08'56" West 1473.29 feet to a point on the south right of way line of said Immokalee Road (S.R. 846) and the POINT OF BEGINNING of the parcel herein described;

Containing 69.48 acres more or less;

Subject to easements and restrictions of record.

Bearings are assumed and based on the north line of said Section 27 being South 89°49'40" East.

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Creekside Commerce Park CPUD Legal Description

All that part of Section 27, Township 48 South, Range 25 East, Collier County, Florida being more particularly described as follows;

Commencing at the northeast corner of said Section 27;

thence along the east line of said Section 27, South 01°09'43" East 125.00 feet to a point on the south right of way line of Immokalee Road (S.R. 846) and the POINT OF BEGINNING of the parcel herein described;

thence continue along said east line South 01°09'43" East 1189.62 feet;

thence leaving said line South 89°48'50" West 677.35 feet;

thence South 05°35'39" East 886.02 feet;

thence South 89°48'50" West 400.00 feet to a point on the easterly right of way line of Goodlette Frank Road as Recorded in Plat Book 13, page 58, Public records of Collier County, Florida;

thence along said line North 05°35'39" West 2088.10 feet to a point of the south right of way line of said Immokalee Road (S.R. 846);

thence along said line South 89°49'40" East 1168.55 feet;

thence continue along said line South 89°12'58" East 1.85 feet to the POINT OF BEGINNING of the parcel herein described;

Containing 38.9 acres more or less;

Subject to easements and restrictions of record.

Bearings are assumed and based on the north line of said Section 27 being South 89°46'26" East.

LESS

A PORTION OF TRACTS "R" AND "L1" CREEKSIDE COMMERCE PARK WEST-UNIT ONE AS RECORDED IN PLAT BOOK 29 AT PAGES 57 THROUGH 58 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWESTERLYMOST CORNER OF TRACT "R" (CREEKSIDE WAY) CREEKSIDE COMMERCE PARK WEST-UNIT ONE AS RECORDED IN PLAT BOOK 29 AT PAGES 57 THROUGH 58 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE RUN SOUTH 89°45'00" EAST, ALONG THE SOUTH RIGHT-OF-WAY OF IMMOKALEE ROAD FOR A DISTANCE OF 249.45 FEET; THENCE RUN SOUTH 00°25'51" WEST FOR A DISTANCE OF 107.22 FEET; THENCE RUN SOUTH 60°02'56" EAST FOR A DISTANCE OF 117.20 FEET; THENCE RUN SOUTH 82°32'14" EAST FOR A DISTANCE OF 119.17 FEET TO A POINT ON THE EAST LINE OF TRACT "L1" OF SAID CREEKSIDE COMMERCE PARK WEST-UNIT ONE, ALSO BEING THE WEST LINE OF LOT 3 OF SAID CREEKSIDE COMMERCE PARK WEST-UNIT ONE; THENCE RUN SOUTH 00°07'39" EAST,

Exhibit 2

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ALONG SAID EAST LINE FOR A DISTANCE OF 111.93 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF SAID TRACT "R"; THENCE RUN NORTH 89°58'01" WEST, ALONG SAID NORTH RIGHT-OF-WAY FOR A DISTANCE OF 456.64 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF SAID TRACT "R"; THENCE RUN NORTH 02°19'57" WEST, ALONG SAID WEST RIGHT-OF-WAY FOR A DISTANCE OF 294.20 FEET TO THE **POINT OF BEGINNING**; CONTAINING 2.32 ACRES, MORE OR LESS.



Creekside Commerce Park CPUD

Exhibit 3 Property I.D. Numbers

Parcel ID	Owner	Address	
29331190741	ARTHREX INC	1250	CREEKSIDE PKWY
29331190686	RES FLORIDA 1255 HOLDINGS LLC	1255	CREEKSIDE PKWY
29350000029	RES FLORIDA 1265 HOLDINGS LLC	1265	CREEKSIDE PKWY
29350000045	RES FLORIDA 1265 HOLDINGS LLC	1275	CREEKSIDE PKWY
29331193188	RES FLORIDA 1284 HOLDING LLC	1317	CREEKSIDE BLVD
29331193201	RES FLORIDA 1284 HOLDING LLC	1290	CREEKSIDE ST
29338000025	RES FLORIDA 1284 HOLDINGS LLC	1280	CREEKSIDE ST
29338000041	RES FLORIDA 1284 HOLDINGS LLC	1284	CREEKSIDE ST
29331193081	RES FLORIDA 1370 HOLDINGS LLC	1370	CREEKSIDE BLVD
29331193104	RES FLORIDA 1370 HOLDINGS LLC	1370	CREEKSIDE BLVD
29331193120	RES FLORIDA 1370 HOLDINGS LLC	1370	CREEKSIDE BLVD
29331193146	RES FLORIDA 1370 HOLDINGS LLC	1330	CREEKSIDE BLVD
29334000029	RES FLORIDA 1370 HOLDINGS LLC		
29331190628	CREEKSIDE COMMERCE PARK PROPERTY OWNERS ASSOC INC		
29331190644	CREEKSIDE COMMERCE PARK PROPERTY OWNERS ASSOC INC	1126	CREEKSIDE WAY
29331190660	CREEKSIDE COMMERCE PARK PROPERTY OWNERS ASSOC INC	1126	CREEKSIDE WAY
29331193023	CREEKSIDE COMMERCE PARK PROPERTY OWNERS ASSOC INC	1354	CREEKSIDE BLVD
29331193049	CREEKSIDE COMMERCE PARK PROPERTY OWNERS ASSOC INC	1293	CREEKSIDE ST
29331193065	CREEKSIDE COMMERCE PARK PROPERTY OWNERS ASSOC INC	1326	CREEKSIDE BLVD
29331190521	CREEKSIDE COMMERCE PARK PROPERTY OWNERS ASSOC INC	1154	IMMOKALEE RD
23991198024	CREEKSIDE EAST INC		
23991198040	CREEKSIDE EAST INC		
29331180023	CREEKSIDE EAST INC		
29331180049	CREEKSIDE EAST INC	1260	CREEKSIDE BLVD E
29331180544	CREEKSIDE EAST INC		
29331180560	CREEKSIDE EAST INC		
29331180586	CREEKSIDE EAST INC		
29331180609	CREEKSIDE EAST INC	1514	IMMOKALEE RD
29331181103	CREEKSIDE EAST INC		
29331181129	CREEKSIDE EAST INC		
29331181145	CREEKSIDE EAST INC		

Creekside Commerce Park CPUD

Exhibit 3 Property I.D. Numbers

29331181161	CREEKSIDE EAST INC		
29333000046	CREEKSIDE EAST INC		
29331190709	CREEKSIDE WEST INC	1235	CREEKSIDE TRL
29334000045	1336 CREEKSIDE FLEX LLP	1336	CREEKSIDE BLVD
168040106	TRAIL BOULEVARD LLLP	10572	GOODLETTE RD N
168042706	TRAIL BOULEVARD LLLP	10550	GOODLETTE-FRANK RD N

Creekside Commerce Park CPUD

Exhibit 5 Statement of Utility Provisions

Total Population to Be Served

180 Room Hotel
400 Bed ALF and Acute Care (intermediate care)
151,130 s.f. Mini Warehouse
9,000 s.f. General Office
265,000 s.f. Medical Office
535,000 s.f. Business Park
50,000 s.f. Retail

Average and Peak Daily Demands – Water

180 Room Hotel = 100gpd/room
 $180 \times 100 = 18,000 \text{ gpd}$

400 Bed ALF and Acute Care (intermediate care) = 100gpd/bed
 $400 \times 100 = 40,000 \text{ gpd}$

151,130 s.f. Mini Warehouse = 0.15 gpd
 $9,000 \times 0.15 = 22,667 \text{ gpd}$

9,000 s.f. General Office = 0.15 gpd
 $9,000 \times 0.15 = 1,350 \text{ gpd}$

265,000 s.f. Medical Office = .15 gpd
 $265,000 \times 0.15 = 39,750 \text{ gpd}$

535,000 s.f. Business Park = 0.15 gpd
 $9,000 \times 0.15 = 80,250 \text{ gpd}$

50,000 s.f. Retail = 0.1gpd/s.f.
 $0.1 \times 50,000 = 5,000 \text{ gpd}$

Total Daily Water = 289,824 gpd (207,017 x 1.4 (water over sewer factor))
Total Peak Water = 289,824 gpd x 1.5 = 434,736 gpd

Average and Peak Daily Demands – Sewer

180 Room Hotel = 100gpd/room
 $180 \times 100 = 18,000 \text{ gpd}$

Creekside Commerce Park CPUD

Exhibit 5 Statement of Utility Provisions

400 Bed ALF and Acute Care (intermediate care) = 100gpd/bed
 $400 \times 100 = 40,000 \text{ gpd}$

151,130 s.f. Mini Warehouse = 0.15 gpd
 $9,000 \times 0.15 = 22,667 \text{ gpd}$

9,000 s.f. General Office = 0.15 gpd
 $9,000 \times 0.15 = 1,350 \text{ gpd}$

265,000 s.f. Medical Office = .15 gpd
 $265,000 \times 0.15 = 39,750 \text{ gpd}$

535,000 s.f. Business Park = 0.15 gpd
 $9,000 \times 0.15 = 80,250 \text{ gpd}$

50,000 s.f. Retail = 0.1gpd/s.f.
 $0.1 \times 50,000 = 5,000 \text{ gpd}$

Total Daily Sewer = 207,017 gpd

Total Peak Sewer = 207,017 gpd $\times 1.5 = 310,526 \text{ gpd}$