

2017 DRI/PUD MONITORING FORM
LELY RESORT PUD
SECTION 21, 22, 27, 28, 33, 34, TOWNSHIP 50 SOUTH, RANGE 26 EAST
SECTION 3 TOWNSHIP 51 SOUTH, RANGE 26 EAST
REPORT DUE DATE: May 31, 2017

APPROVAL DATE: May 21, 1985

ORDINANCE NUMBER: 85-17

AMENDED: March 26, 1991, ORDINANCE 91-29

AMENDED: March 10, 1992, ORDINANCE 92-15

AMENDED: November 13, 2007, ORDINANCE 07-72

AMENDED: July 7, 2015, ORDINANCE 15-39

DEVELOPMENT ORDER: 85-3, May 21, 1985

AMENDED: Resolution 85-249, November 26, 1985

AMENDED: Resolution 91-5, January 8, 1991

AMENDED: Resolution 92-166, March 10, 1992

HEX 17-03

APPLICANT INFORMATION:

Name and Address of the owner/developer, successor or assigns of persons, firms, or other entity responsible for implementing this development order. Update address and telephone number as necessary, sign and date.

Stock Development, LLC

~~2647 Professional Circle, #1201~~

~~Naples, FL 34119~~

2639 Professional Circle, Suite 101
Naples, FL 34119

Name:

Keith Gelder, Vice President

Signature:



Date: May 2, 2017

E-Mail: Kgelder@stockdevelopment.com

If during the past year, the PUD or a parcel(s) within the PUD has been sold to a subsequent owner(s), provide the following information for each parcel that has been sold (attach additional sheets if needed):

Owner entity:

Tract and folio number:

Allocation of development rights and PUD commitments:

Contact's name:

Address:

Telephone number:

Email address:

AUTHORIZED DENSITY/INTENSITY:

All properties designated for residential uses may be developed at the maximum number of dwelling units as assigned under Section 2.05, provided that the total number of dwelling units shall not exceed 8,946. The Development Services Director shall be notified of such an increase and the resulting reduction in the corresponding residential land use or other categories so that the total number of dwelling units shall not exceed 8,946. Approximately 1,850 single family units and 8300 multi-family units have been planned.

List the total number of single family dwelling units constructed to date:

2,755

List the total number of multi-family units constructed to date:

2,318

<p>Variations from these numbers without an adjustment to the maximum number of units within the project shall be permitted provided that the maximum number of dwelling units by type shall not vary by more than twenty (20) percent. The maximum number of dwelling units shall include all caretakers' units but does not include the designated hotel rooms. The project may exceed the variation of twenty (20) percent of the unit types set forth in this section provided that for every single family unit permitted in excess of 2220, the maximum number of dwelling units shall be reduced by 1.667 units.</p> <p>The Resort Center tract is intended to provide a mix of uses including 350 transient lodging rooms and 315,000 square feet of related commercial spaces</p> <p>820,000 square feet of retail/office space on 84 acres.</p> <p>A 46.5 acre cultural center site</p> <p>A 44.0 acre Community College site</p>	<p>List the total number of transient lodging rooms constructed to date:</p> <p>150</p> <p>List the total amount of commercial square footage constructed in the Resort Center tract constructed to date:</p> <p>N/A</p> <p>List the total amount of retail/office square footage constructed to date:</p> <p>See Attached</p> <p>List the total amount of square footage constructed within the cultural center site:</p> <p>157,294</p> <p>List the total amount of square footage constructed within the Community College site:</p> <p>193,000</p>				
<p><u>DEVELOPER COMMITMENTS:</u> <u>Check the box that indicates the status of each commitment.</u></p> <p><u>If the commitment has been completed, attach documentation to this report (copy of permit, copy of Preserve Management Plan, copy of receipt or canceled check, etc.). For dedications, list O.R. Book and Page Number.</u></p> <p><u>If the commitment has not been completed, please list the estimated completion date.</u></p>	<p>Commitments deleted from the report and considered fulfilled are no longer monitored through the PUD Annual Monitoring process but are subject to compliance through ongoing maintenance and upkeep. Examples of these types of commitments include exotic vegetation removal, littorals and landscaping.</p> <p>Land Development Code and County Ordinance commitments have been removed from the monitoring report but compliance will still be required at development review, inspection, certificate of occupancy, etc.</p>				
<p><u>ENGINEERING:</u> All other commitments have been fulfilled or removed.</p>					
<p>Contingent upon acquiring appropriate permits, developer shall be responsible for the following along its entire US 41 frontage:</p> <p>1. Construct necessary improvements to the borrow canal along the northerly side of US 41.</p>	<table> <tr> <th>COMPLETE</th><th>INCOMPLETE</th></tr> <tr> <td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr> </table>	COMPLETE	INCOMPLETE	<input checked="" type="checkbox"/>	<input type="checkbox"/>
COMPLETE	INCOMPLETE				
<input checked="" type="checkbox"/>	<input type="checkbox"/>				
<p>During Phase I, developer shall be responsible for the following along Rattlesnake Hammock Road:</p> <p>a. Clean-out of the two crossings under the road near the N ¼ post of Section 21, Township 50 South, Range 26 East.</p> <p>b. Improvements to the swale along the south side of the road along the entire development frontage to serve as a spreader facility in the adjoining low lying wetlands.</p>	<table> <tr> <th>COMPLETE</th><th>INCOMPLETE</th></tr> <tr> <td><input checked="" type="checkbox"/></td><td><input type="checkbox"/></td></tr> </table>	COMPLETE	INCOMPLETE	<input checked="" type="checkbox"/>	<input type="checkbox"/>
COMPLETE	INCOMPLETE				
<input checked="" type="checkbox"/>	<input type="checkbox"/>				

	COMPLETE	INCOMPLETE
The "B-3 & 4" Canal (from northwest corner of Naples Manor across US 41 to sufficient outlet in wetlands in Section 3, Township 50 South, Range 26 East) shall be subject to developer/County negotiations at the time of involvement with that outfall.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	COMPLETE	INCOMPLETE
An on-going maintenance and monitoring program that regularly inspects, maintains and samples the stormwater drainage system shall be implemented by the applicant, or his successors, through project lifetime.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	COMPLETE	INCOMPLETE
Fifteen multi-capacity bike racks will be provided to the County by June 1, 2004.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>ENVIRONMENTAL:</u>		
All commitments have been fulfilled or removed.		
<u>PLANNING:</u>		
	COMPLETE	INCOMPLETE
Prior to final inspection, the developer shall install the Code required foundation plantings at the base of the sign at US41 and Triangle Boulevard, plus a minimum of 20 percent additional (non-sod) plantings.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<u>EMERGENCY SERVICES:</u>		
All other commitments have been fulfilled or removed.		
	COMPLETE	INCOMPLETE
The applicant's commitments to provide shelter space at pace with its development build out, consistent with the standards contained (as minimums) on page 8 of the ADA, First Sufficiency Response.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	COMPLETE	INCOMPLETE
As further provisions, shelters shall have water and sanitation, an emergency power supply, and protection of interior shelter areas from exposed glass or other openings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<u>TRANSPORTATION:</u>		
All other commitments have been fulfilled or removed.		
	COMPLETE	INCOMPLETE
Developer will contribute 33.33% of all costs associated with signalization at the time traffic data warrants.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
		DCA Commitment
	COMPLETE	INCOMPLETE
Stock Development, or its successor, agrees that, at its sole cost and expense, it shall complete the following projects:	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Tract 4, tract 26 and tract 54 will provide a 20' x 20' foot easement for bus shelters. Locations of said		Easement recorded at OR Book _____, Page _____ Or Plat Book _____, Page _____
3 Updated 03/30/17 lb		DCA Commitment

shelters are shown on Exhibit “E” of the Developers Contribution Agreement. The construction, design, and permitting will be the responsibility of Collier County.	
	COMPLETEINCOMPLETE
(4) The developer shall provide a fair share contribution toward the capital cost of traffic signals at accesses to Rattlesnake Hammock Road, Isles of Capri Road and Tamiami Trail when deemed warranted by the County Engineer. The signals shall be owned, operated and maintained by Collier County.	<input checked="" type="checkbox"/> <input type="checkbox"/>
	COMPLETEINCOMPLETE
Prior to SDP approval of improvements on the C-2 parcel that has frontage on US 41, the owner shall post a performance guarantee such as a bond or letter of credit in the amount of \$50,000 in order to secure owner’s fair share of transportation improvements to Triangle Boulevard including but not limited to, turn lanes, median modifications and/or a traffic circle along Triangle Boulevard. The performance guarantee shall be released by County upon execution of a developer’s contribution agreement by owner or upon creation of a commercial municipal service taxing district and/or benefit unit by County. The amount of the contribution shall be determined at time of execution of the developer’s contribution agreement or calculated in accordance with the taxing district.	<input type="checkbox"/> <input type="checkbox"/> This committment has been replaced by the new Triangle Boulevard MSTU to be created by Collier County.
	COMPLETEINCOMPLETE
During the site development phase, the County shall review the proposed additional access points identified in Exhibit A to this Amendment in accordance with the County’s current access management policy. The County reserves the right in its sole and absolute discretion to accept to reject any or all of these requested additional access points, and may modify or limit both the manner and the location of the proposed access points, including but not limited to requiring that these access point be right in/right out with no median opening. Developer acknowledges that it has no right to any of these access points, and that current access to the Development is legally sufficient.	<input checked="" type="checkbox"/> <input type="checkbox"/> DCA Commitment
<u>UTILITIES:</u> All commitments have been fulfilled or removed.	

LELY RESORT

Residential Units Built to Date

RESIDENTIAL USES

<u>Project</u>	<u>Type</u>	<u>Tract</u>	<u>Proposed Units</u>	<u>Built To Date</u>	<u>Remaining Units</u>
Sunstone	MF	32	120	120	0
Mystic Greens	MF	6	104	104	0
Twelve Oaks	MF	7	52	52	0
Saratoga	MF	11	96	96	0
The Verandas at Tiger Island	MF	12	84	84	0
Hidden Sanctuary at the Verandas	MF	13	108	108	0
Coral Falls	MF	13C	64	64	0
The Champions	MF	34	60	60	0
Ascot	MF	35	84	84	0
Green Links	MF	10	200	200	0
Legacy	MF	40	88	88	0
Hawthorne	MF	23-24	76	76	0
Hawthorne II	MF	25	56	32	24
Ole	MF	13	623	623	0
Players Cove	MF	20-21	96	96	0
Alden Woods	MF	59	116	116	0
The Arlington	MF	26	400	400	0
Aster	MF	26	308	308	0
Signature Club	MF	10	76	44	32
Inspira	MF	54	304	0	304
Multi-Family		Subtotal	3,115	2,755	360

LELY RESORT

Residential Units Built to Date

RESIDENTIAL USES

<u>Project</u>	<u>Type</u>	<u>Tract</u>	<u>Proposed Units</u>	<u>Built To Date</u>	<u>Remaining Units</u>
Chatam Pointe	SF	36	36	36	0
Mustang Island	SF	48-49	185	185	0
Pinnacle Cove	SF	5	21	21	0
Lely Island Estates	SF	9	191	191	0
Falcons Glen Villas	SF	7	88	88	0
Tiger Island Estates	SF	9	145	145	0
The Majors	SF	43	142	142	0
Indian Wells Golf Villas	SF	33	44	44	0
Mustang Villas	SFA	32	60	60	0
Chase Preserve	SFA	13	44	44	0
Palomino Village	SFA	36	56	56	0
Calumet Reserve	SFA	39	84	84	0
Masters Reserve	SF	37	135	135	0
Prestwick Place	SF	44-45	97	97	0
Ashton Place	SF	28	78	78	0
Sussex Place	SF	27	20	20	0
The Classics - Phase I & II	SF	29	99	99	0
The Classics - Phase III	SF	30	49	49	0
Martinique	SF	30	28	28	0
Covington	SF	30	38	38	0
Avonlea	SF	30	34	34	0
Cottesmore	SF	56	57	57	0
Caldecott	SF	61	63	63	0
Lakoya	SF	64-65	365	360	5
Canwick Cove	MF	60	38	38	0
Cordoba	SFA	57	50	42	8
Moorgate	SFA	55	84	84	0
Singly Family		Subtotal	2,331	2,318	13

	Maximum Density	Built To Date	Remaining Units
Totals	9,150	5,073	4,077

**NOTE: LELY RESORT OVERALL UNITS HAVE BEEN REDUCED FROM 10,150 TO 9,150

**NOTE: PER RESOLUTION 07-72, A CONVERSION FACTOR OF 1.667 WAS ADDED TO THE PUD TO ALLOW SF UNIT TO EXCEED THE MAXIMUM TOTAL NUMBER OF SF UNITS.

LELY RESORT

Commercial SF Built to Date

COMMERCIAL USES

<u>C-1 (max 380,000 SF)</u>	<u>Proposed</u>	<u>Completed</u>	<u>Remaining</u>	
Burger King	3,600	3,600	-	SF
McDonalds	3,170	3,170	-	SF
Freedom Square Shopping Center	216,911	216,911	-	SF
Bank of America	4,000	4,000	-	SF
World Savings Bank	2,160	2,160	-	SF
Carrabbas	6,300	6,300	-	SF
AmSouth Bank	5,000	5,000	-	SF
Texas Roadhouse	7,320	7,320	-	SF
Pollo Tropical	3,505	3,505	-	SF
Starbucks	1,890	1,890	-	SF
T-Mobile	1,188	1,188	-	SF
Chipolte	5,333	5,333	-	SF
Totals	260,377	260,377	-	SF

<u>C-2 (max 160,000 SF)</u>				
Tract 1R (proposed)	20,000	-	20,000	SF
Tract 2 (proposed)	71,500	-	71,500	SF
Totals	91,500	-	91,500	SF

<u>C-3 (max 260,000 SF)</u>				
Tract 4	71,000	65,000	6,000	SF
Tract 12 (proposed)	60,000	-	60,000	SF
Tract 22	60,000	25,000	35,000	SF
Totals	191,000	90,000	101,000	SF

<u>Resort Center (RC)</u>				
Tract 10 (proposed)	315,000	-	315,000	SF
Tract 10 (proposed)	150	-	150	Rooms
Greenlinks	200	200	-	Rooms

LLC AFFIDAVIT

STATE OF Florida)

COUNTY OF Collier) ss:

BEFORE ME, the undersigned officer authorized to administer oaths, on this day personally appeared Brian Stock, the Manager (Title) of Stock Development, a Florida limited liability company (the "LLC"), who upon being duly sworn, deposes and says:

1. The undersigned is over the age of 18 years, understands the obligations of an oath, and has personal knowledge of the facts stated herein the Collier County Annual Monitoring Report.

2. The undersigned is the Manager of the LLC.

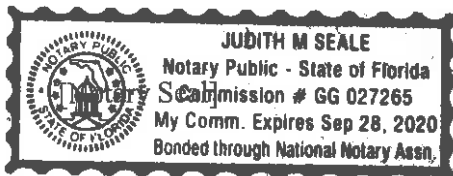
3. The LLC was formed under the laws of the State of Florida, is currently in good standing there under, and has not been dissolved.

FURTHER AFFIANT SAYETH NAUGHT.

Brian Stock Manager
Name, Title

Stock Development,
a, Florida LLC

The foregoing instrument was sworn to, subscribed and acknowledged before me this 24th day of April, 2017, by Brian Stock, the (Title) _____, a Florida LLC, who is personally known to me or has produced _____ as identification.



Judith M. Seale
Notary Public
Printed Name: Judith M. Seale
My Commission Expires: _____