EXHIBIT A

ENBROOK RPUD
PERMITTED USES

A maximum of 526 multi-family residential dwelling units or 265 single family residential dwelling units or any combination of dwelling unit types permitted in the PUD, not to exceed the trip cap specified in Exhibit F, item 4.a, shall be permitted within the RPUD. For purposes of calculating density two-family attached dwelling units are considered multi-family dwellings. No building or structure, or part thereof, shall be erected, altered or used, or land used, in whole or in part, for other than the following:

RESIDENTIAL:

A. Principal Uses:

Dwelling Units – Multi-family, townhouse, two-family attached, and single-family detached.

B. Accessory Uses, for use by residents and guests of this PUD:

1. Accessory uses and structures customarily associated with the principal uses permitted in this RPUD, including but not limited to garages, carports, swimming pools, spas, open space or passive park, screen enclosures and utility buildings.

2. Model homes and model home centers including sales trailers and offices for project administration, construction, sales and marketing.

3. Any other accessory use, which is comparable in nature with the foregoing uses and consistent with the permitted accessory uses of this RPUD as determined by the Board of Zoning Appeals or the Hearing Examiner.

AMENITY AREA:

A. Principal Uses:

1. Clubhouse with cafes, snack bars and similar uses intended to serve residents and guests.

2. Community administrative and recreation facilities. Outdoor/indoor recreation facilities, such as a community swimming pool, tennis/pickle ball courts and basketball courts, fitness/spa, parks, playgrounds, pedestrian/bikeways, and passive and/or active water features intended to serve residents and guests.

3. Open space uses and structures such as, but not limited to, boardwalks, nature trails, bikeways, landscape nurseries, gazebos, boat and canoe docks, fishing piers, picnic areas, fitness trails and shelters to serve residents and their guests.

B. Accessory Uses:

1. Model homes and model home centers including sales trailers and offices for project administration, construction, sales and marketing.

2. Any other accessory use, which is comparable in nature with the foregoing uses and consistent with the permitted accessory uses of this RPUD as determined by the Board of Zoning Appeals or Hearing Examiner.

PRESERVE:

A. Allowable Uses:

1. Nature trails and boardwalks that do not reduce the amount of required preserve area to be retained.
2. Preservation.
3. Passive uses, as per LDC requirements.
4. Water management as allowed by the LDC.
5. Uses subject to LDC section Allowable uses within County required preserves.

EXHIBIT B

ENBROOK RPUD
DEVELOPMENT STANDARDS

The table below sets forth the development standards for land uses within the Enbrook RPUD Subdistrict. Standards not specifically set forth herein shall be those specified in applicable sections of the LDC in effect as of the date of approval of the SDP or subdivision plat.

STANDARDS	SINGLE FAMILY DETACHED	TWO-FAMILY ATTACHED	TOWNHOUSE	MULTI-FAMILY	AMENITY AREA
PRINCIPAL STRUCTURE					
Minimum Floor Area (per Unit)	1,000 SF	1,000 SF	1,000 SF Per Unit	700 SF	10,000 SF
Minimum Lot Area	4,000 SF	3,500 SF	1,600 SF Per Unit	N/A	10,000 SF
Minimum Lot Width	40 feet	35 feet	16 feet	N/A	N/A
Minimum Lot Depth	100 feet	100 feet	100 feet	N/A	N/A
Maximum Height Zoned Actual	 35 feet 40 feet	 35 feet 40 feet	 35 feet 40 feet	 35 feet 2 stories 40 feet 2 stories	 35 feet 40 feet
Minimum Distance Between Structures ~~*3~~	10 feet	0 or 10 feet*3	0 or 10 feet*3	20 feet	½ sum of BH
SETBACKS (MINIMUM)					
Front Yard *1,*2	15 feet	15 feet	15 feet	15 feet	15 feet
Side Yard	5 feet	0 or 5 feet	0 or 5 feet	10 feet	½ BH
Rear Yard *4	10 feet	10 feet	10 feet	10 feet	10 feet
PUD Boundary	15 feet	15 feet	15 feet	15 feet	15 feet
Preserve	25 feet	25 feet	25 feet	25 feet	25 feet
ACCESSORY STRUCTURE*5					
Maximum Height Zoned Actual	 35 feet 40 feet	 35 feet 40 feet	 35 feet 40 feet	 35 feet 40 feet	 35 feet 40 feet
SETBACKS (MINIMUM)					
Front Yard	SPS	SPS	SPS	SPS	SPS
Side Yard	SPS	SPS	SPS	SPS	SPS
Rear Yard*4	5 feet	5 feet	5 feet	5 feet	5 feet
PUD Boundary	15 feet	15 feet	15 feet	15 feet	15 feet
Preserve	10 feet	10 feet	10 feet	10 feet	10 feet

SPS – Same as Principal Structure
BH – Building Height (zoned height)
LBT – Landscape Buffer Tract

LMT – Lake Maintenance Tract

*1 –The minimum front yard setback may be reduced to 12’ where the unit has a recessed or side entry garage. Front-entry garages shall be set back a minimum of 23 feet from back of sidewalk.

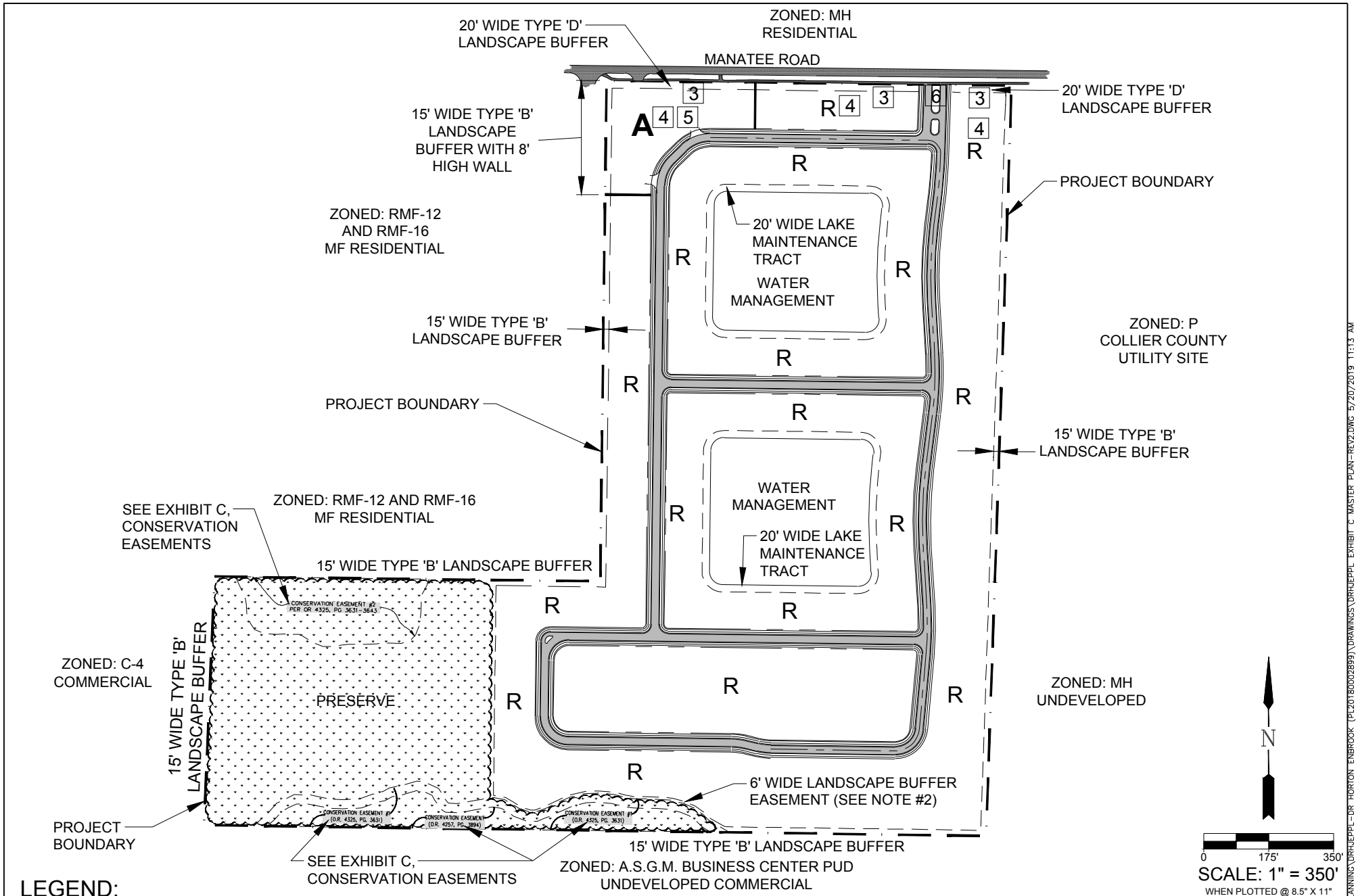
*2 – For corner lots, only one front yard setback shall be required. The yard that does not contain the vehicle access shall provide a minimum 10’ setback.

*3 – The minimum distance between buildings may be reduced to 0’ ~~where attached garages are provided~~with a shared wall. However, the principal structures shall maintain a 10’ minimum separation.

*4 – LBTs and LMTs will be platted or shown as separate tracts on the SDP or Plat. Where a lot abuts a LBT or LMT, the setback may be reduced to 5 feet for principal structures and zero feet for accessory structures.

*5 – Guardhouses, gatehouses, access control structures, clock towers, fences, walls, columns, decorative hardscaping or architectural embellishments associated with the project’s entrance features are permitted within the “R” and “A” designated areas abutting the project’s entrance, or within the private roadway as depicted on the RPUD Master Plan, and shall have no required setbacks; however, such structures cannot be located where they create vehicular stacking or sight distance issues for motorists and pedestrians, and cannot exceed 35 feet in zoned height and 40 feet in actual height.

Note: Nothing in this RPUD document shall be deemed to approve a deviation from the LDC unless it is expressly stated in a list of deviations.



LEGEND:

 # = DEVIATION
A = AMENITY AREA
R = RESIDENTIAL AREA

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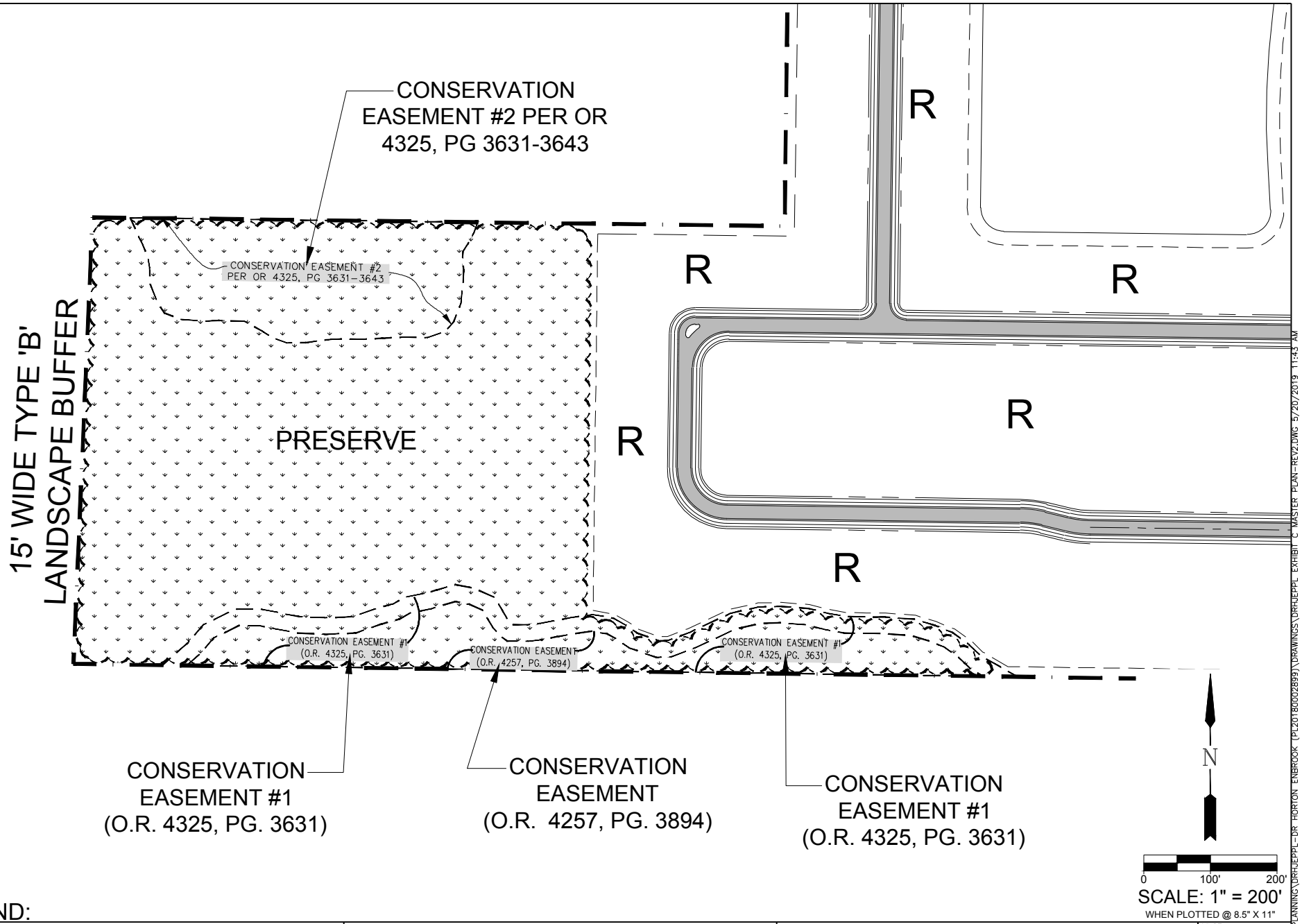
ENBROOK RPUD

EXHIBIT C
MASTER PLAN

REVISION 2: 05/20/2019

SCALE:	1" = 350'
JOB CODE:	DRHJEPPL
DATE:	NOVEMBER 2018
FILE NAME:	DRHJEPPL EXHIBIT C MASTER PLAN-REV2
SHEET	1 OF 3

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LEGEND:

R = RESIDENTIAL AREA

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ENBROOK RPUD

EXHIBIT C
CONSERVATION EASEMENTS
REVISION 2: 05/20/2019

SCALE:	1" = 200'
JOB CODE:	DRHJEPPL
DATE:	MAY 2019
FILE NAME:	DRHJEPPL EXHIBIT C MASTER PLAN-REV2
SHEET	2 OF 3

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SITE SUMMARY

TOTAL SITE AREA: 65.88± ACRE

MAXIMUM DWELLING UNITS: 526 (7.9 DU/AC X 65.88 ACRES)

PRESERVE:
- REQUIRED: 2.91± ACRES (11.62± ACRES NATIVE VEGETATION X 0.25)
- PROVIDED: 12.84± ACRES

OPEN SPACE:
- REQUIRED: 39.58± ACRES (65.88± ACRES X .60)
- PROVIDED: 39.58± ACRES

DEVIATIONS:

1. STREET SYSTEM REQUIREMENTS AND APPENDIX B*
2. ON-PREMISES DIRECTIONAL SIGNS*
3. FENCES AND WALLS
4. ARCHITECTURAL AND SITE DESIGN STANDARDS
5. PARKING SPACE REQUIREMENTS
6. ON-PREMISES SIGN WITHIN RESIDENTIAL DISTRICTS

* APPLIES TO ENTIRE PROJECT, SEE EXHIBIT E

NOTES

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MODIFICATION DUE TO AGENCY PERMITTING REQUIREMENTS.
2. 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. IN ORDER TO PROVIDE THE REQUIRED TYPE B BUFFER, A MINIMUM 6-FOOT-WIDE LANDSCAPE BUFFER EASEMENT LOCATED OUTSIDE OF THE PRESERVE WILL BE CONVEYED BY OWNER TO A HOMEOWNER'S ASSOCIATION OR CONDOMINIUM ASSOCIATION AT TIME OF SDP OR PLAT APPROVAL. IN THE EVENT THAT THE PRESERVE DOES NOT MEET THE BUFFER REQUIREMENT AFTER REMOVAL OF EXOTICS AND ADDITION OF SUPPLEMENTAL PLANTING IN ACCORDANCE WITH 3.05.07, LANDSCAPE MATERIAL WILL BE PROVIDED BY OWNER IN THE 6' WIDE LANDSCAPE BUFFER EASEMENT OUTSIDE OF THE PRESERVE TO MEET THE SIZE AND SPACING STANDARDS OF A TYPE 'B' BUFFER.

EXHIBIT D

ENBROOK RPUD
LEGAL DESCRIPTION

ALL THAT PART OF SECTION 10, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; THENCE RUN ALONG THE EAST LINE OF SAID FRACTION, SOUTH 01°57'46" WEST, A DISTANCE OF 684.81 FEET; THENCE RUN ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID FRACTION, NORTH 89°13'01" WEST, A DISTANCE OF 1,369.16 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID SECTION 10; THENCE RUN ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10, NORTH 89°12'47" WEST, A DISTANCE OF 739.18 FEET TO A POINT ON THE BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1927, PAGE 924, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE RUN ALONG SAID BOUNDARY, NORTH 02°26'10" EAST, A DISTANCE OF 671.07 FEET TO A POINT ON THE BOUNDARY OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3908, PAGE 2101, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE RUN ALONG SAID BOUNDARY FOR THE FOLLOWING TWO (2) COURSES AND DISTANCES, 1) SOUTH 89°16'21" EAST, A DISTANCE OF 1,039.52 FEET; 2) THENCE, NORTH 00°43'39" EAST, A DISTANCE OF 1,350.15 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF MANATEE ROAD (STATE ROAD 31); THENCE RUN ALONG SAID RIGHT-OF-WAY, SOUTH 89°17'55" EAST, A DISTANCE OF 1,091.83 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE EAST HALF OF SAID SECTION 10; THENCE RUN ALONG SAID EAST LINE, SOUTH 01°56'12" WEST, A DISTANCE OF 1,339.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 65.88 ACRES, MORE OR LESS.

EXHIBIT E

ENBROOK RPUD
LIST OF DEVIATIONS

DEVIATION 1: From Section 6.06.01 N., "Street System Requirements", which requires a 60 foot right-of-way width for Local/Private roads to instead allow a 50 foot right-of-way width.

DEVIATION 2: From LDC Section 5.06.02.B.5.a, "On-premises Directional Signs", which requires that each sign shall be setback a minimum of 10 feet from edge of the roadway paved surface or back of curb, to instead allow a setback of 5 feet from edge of roadway, paved surface or back of curb. This deviation excludes public roads.

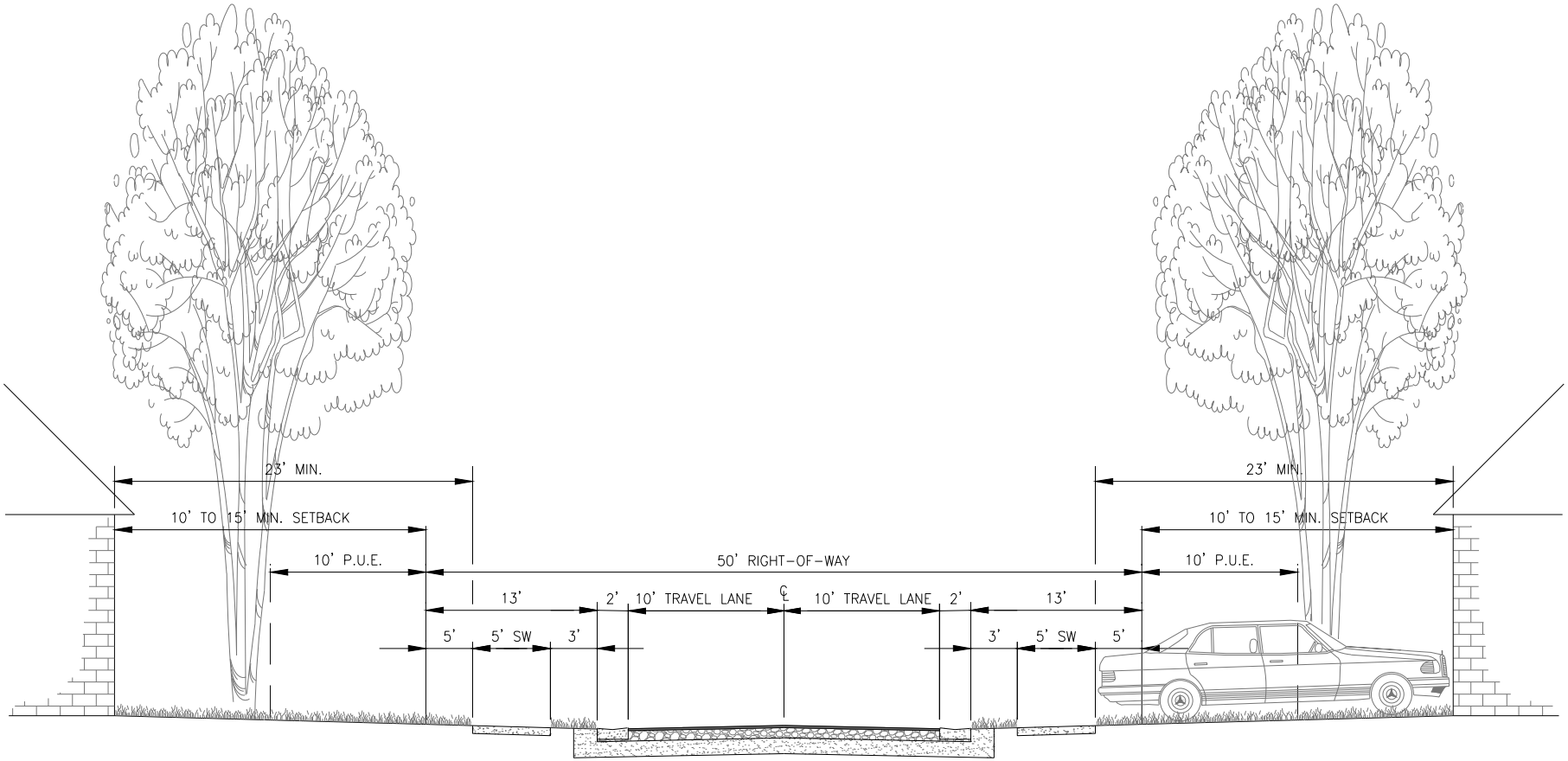
DEVIATION 3: From LDC Section 5.03.02.C.1.a and 5.03.02.C, "Fences and Walls", Excluding Sound Walls, which requires fences or walls in a residential PUD to be 6 feet or less in height, to instead allow an 8-foot high wall on top of a 4-foot high berm along Manatee Road right-of-way and adjacent to the amenity area.

DEVIATION 4: From LDC Section 5.05.08.B.2.a.i and 5.05.08.B.2.c.i, "Architectural and Site Design Standards", which requires where a proposed project site located within 150 to 300 feet of an arterial or collector road , including all rights-of-way , shall be required to comply with LDC sections 5.05.08 D.4., D.10., D.13., D.15., E, and F. Compliance shall be limited to the building façades facing the arterial or collector road to instead allow the buildings behind a wall to not be subject to this LDC requirement.

DEVIATION 5: From LDC Section 4.05.04.G, "Parking Space Requirements", which requires where small-scale recreation facilities are accessory to a single-family or multifamily project and intended only for the residents of that project, exclusive of golf courses/clubhouses, the recreation facilities may be computed at 50 percent of normal requirements where the majority of the dwelling units are not within 300 feet of the recreation facilities and at 25 percent of normal requirements where the majority of the dwelling units are within 300 feet of the recreation facilities, to instead allow the parking space for the recreation facilities to be computed at 25 percent where the majority of dwelling units are within 500 feet of the recreation facilities.

DEVIATION 6: ~~From LDC Section 4.06.02, Table 2.4, "Buffer Requirements", which requires a 15 foot wide Type "B" Landscape Buffer to instead allow no buffer along the area adjacent to the commercial development west of the preserve area as depicted on the Master Plan.~~

~~DEVIATION 7:~~ From LDC Section 5.06.02.B.6.b., "On-premises Sign Within Residential Districts", which permits two ground signs at a maximum height of 8 feet with a sign face area not to exceed 64 square feet, to instead allow two signs of up to 80 square feet (per sign face) to be located along the Manatee Road frontage of the property on the project's wall or as free standing monument signs and to exceed the maximum sign height of 8 feet for a maximum of 12 feet in height (8 foot high wall on a 4 foot high berm) measured from the adjacent roadway centerline elevation. ~~The setback, i~~If the sign is on the wall, the wall will be~~a monument sign, will be a minimum of~~ 10 feet from the Manatee Road right-of-way.



50' RIGHT-OF-WAY SECTION

(N.T.S.)

LEGEND

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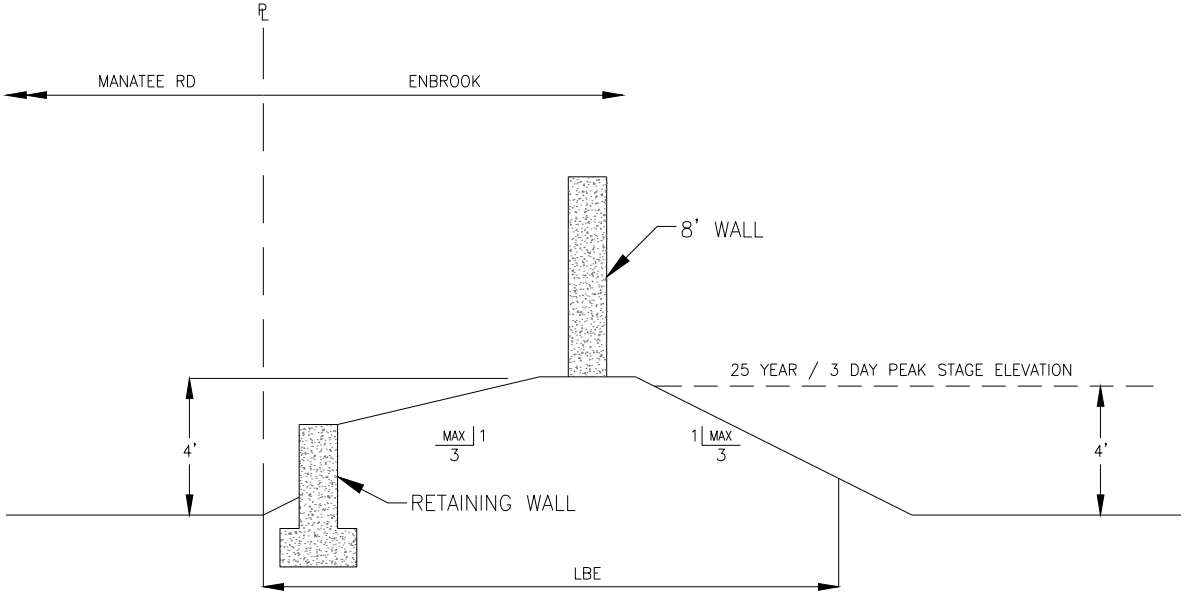
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ENBROOK RPUD

EXHIBIT E1
DEVIATION #1
50' RIGHT-OF-WAY CROSS SECTION
REVISION 2: 05/20/2019

SCALE:	NOT TO SCALE
JOB CODE:	DRHJEPPL
DATE:	APRIL 2019
FILE NAME:	DEV1-ROWXSECTION-REV2
SHEET 1 OF 1	

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BERM EXHIBIT

(N.T.S.)

LEGEND

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ENBROOK RPUD

EXHIBIT E2
DEVIATION #3
BERM / WALL EXHIBIT

SCALE:	NOT TO SCALE
JOB CODE:	---
DATE:	DECMBER 2018
FILE NAME:	BERM EXHB 2
SHEET 1 OF 1	

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EXHIBIT F

ENBROOK RPUD
LIST OF DEVELOPER COMMITMENTS

1. PUD MONITORING

One entity (hereinafter the Managing Entity) shall be responsible for PUD monitoring until close-out of the PUD, and this entity shall also be responsible for satisfying all PUD commitments until close-out of the PUD. At the time of this PUD approval, the Managing Entity is D.R. Horton, Inc., 10541 Six Mile Cypress, Fort Myers, FL 33966. Should the Managing Entity desire to transfer the monitoring and commitments to a successor entity, then it must provide a copy of a legally binding document that needs to be approved for legal sufficiency by the County Attorney. After such approval, the Managing Entity will be released of its obligations upon written approval of the transfer by County staff, and the successor entity shall become the Managing Entity. As Owner and Developer sell off tracts, the Managing Entity shall provide written notice to County that includes an acknowledgement of the commitments required by the PUD by the new owner and the new owner's agreement to comply with the Commitments through the Managing Entity, but the Managing Entity shall not be relieved of its responsibility under this Section. When the PUD is closed-out, then the Managing Entity is no longer responsible for the monitoring and fulfillment of PUD commitments.

2. MISCELLANEOUS

a. Issuance of a development permit by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

b. All other applicable state or federal permits must be obtained before commencement of the development

3. ENVIRONMENTAL

a. The RPUD shall be required to preserve 25% of native vegetation. 11.62± acres of native vegetation exists on-site requiring a minimum preservation of 2.91 acres (11.62 x .25 = 2.91). A total of 12.84± acres of native vegetation will be retained.

4. TRANSPORTATION

a. The RPUD shall be limited to a maximum of 259 p.m. peak hour two-way trips based on the use codes in the ITE Manual on trip generation rates in effect at the time of application for SDP/SDPA or subdivision plat approval.

b. Owner, its successors and/or assigns at its expense shall provide turn lanes on Manatee Road in accordance with the LDC at the time of plat or SDP. Compensating right-of-way will be provided per the LDC ~~if required at time of SDP~~.

c. If the Developer constructs more than the project's number of vested dwelling units (i.e., 483 multi-family units) per the PUD's DCA Agreement, dated July 21, 2005 and as amended by COA# 06-0148-09, or either constructs single-family units or a combination of single-family and multi-family units that generate more than the vested trip cap of 240 two-way PM peak hour trips but less than the zoning trip cap of 259 two-way PM peak hour trips, then additional off-site impact analysis may be required at the time of acquiring SDP approval.

5. LANDSCAPING

a. 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. In order to provide the required Type B buffer, a minimum 6-foot-wide landscape buffer easement located outside of the preserve will be conveyed by owner to a homeowner's association or condominium association at time of SDP or plat approval. ~~Owner will plant additional landscape material in the buffer easement to achieve the opacity requirement no later than one year from the issuance of the first residential certificate of occupancy.~~ In the event that the preserve does not meet the buffer requirement after removal of exotics and addition of supplemental planting in accordance with 3.05.07, landscape material will be provided by owner in the 6 foot wide landscape buffer easement outside of the preserve to meet the size and spacing standards of a Type 'B' buffer.

6. UTILITIES

a. The Owner shall provide 8" water main stub-out(s) at the southern boundary and shall convey a County Utility Easement (CUE) to Collier County Water-Sewer District (District) for the stub-out(s). The CUEs shall be 15 feet in width. The CUE shall be conveyed in accordance with Collier County Utilities Standards and Procedures Ordinance at no cost to the County or District, free and clear of all liens and encumbrances, prior to or concurrent with preliminary acceptance of utilities.