COLLIER COUNTY
Collier County Hearing Examiner

AGENDA

Growth Management Department
Conference Rooms 609/610
2800 Horseshoe Drive North
Naples, FL 34104

May 25, 2023

9: 00 AM

Andrew W. J. Dickman, Esq., AICP
Hearing Examiner

Note: Individual speakers will be limited to 5 minutes unless otherwise waived by the Hearing Examiner. Persons Wishing to have written or graphic materials included in the hearing report packets must have that material submitted to County staff at Ailyn.Padron@CollierCountyFL.gov 10 days prior to the Hearing. All materials used during presentation at the hearing will become a permanent part of the record.

Any person who decides to appeal a decision of the Hearing Examiner will need a record of the proceedings pertaining thereto, and therefore may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Decisions of the Hearing Examiner are final unless appealed to the Board of County Commissioners.

Hearing Procedures will provide for presentation by the Applicant, presentation by staff, public comment and applicant rebuttal. The Hearing Examiner will render a decision within 30 days. Persons wishing to receive a copy of the decision by mail may supply County staff with their name, address, and a stamped, self-addressed envelope for that purpose. Persons wishing to receive an electronic copy of the decision may supply their email address.

1. Pledge of Allegiance

2. Review of Agenda

3. Advertised Public Hearing

A. Petition No. PDI-PL20230000465 – US 41/ Creative Drive - Request for an insubstantial change to Ordinance No. 18-29, the Torres Family Trust CPUD, to allow an access point on US 41 subject to closure and replacement with up to two access points on Creative Drive, to provide that no wall is required along the eastern and southern CPUD boundaries adjacent only to Tract P, Preserve, and to amend the master plan. The subject property is located on the south side of US 41, approximately one-half mile southeast of Manatee Road and, opposite and southeast from Naples Reserve Boulevard, in Section 12, Township 51 South, Range 26 East, Collier County, Florida. [Sean Sammon, Planner III] Commissioner District 1

B. Petition No. PDI-PL20220008309 - Creekside Commerce Park - Request for an insubstantial change to Creekside Commerce Park Commercial Planned Unit Development (CPUD) by requesting a modification to a deviation to allow Tracts 2 and 3 to qualify for the alternative architectural compliance process contained within section 5.05.08.G of the Land Development Code (LDC). The subject tracts comprise 8.67 acres located south of Immokalee Road and East of Arthrex Way at 1255 and 1265 Creekside Parkway and 1284 Innovation Drive in Section 27, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: John Kelly, Planner III] Commission District 2

4. Other Business

5. Public Comments

6. Adjourn

05/25/2023

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.A
Doc ID: 25408
Item Summary: Petition No. PDI-PL20230000465 – US 41/ Creative Drive - Request for an insubstantial change to Ordinance No. 18-29, the Torres Family Trust CPUD, to allow an access point on US 41 subject to closure and replacement with up to two access points on Creative Drive, to provide that no wall is required along the eastern and southern CPUD boundaries adjacent only to Tract P, Preserve, and to amend the master plan. The subject property is located on the south side of US 41, approximately one-half mile southeast of Manatee Road and, opposite and southeast from Naples Reserve Boulevard, in Section 12, Township 51 South, Range 26 East, Collier County, Florida. [Sean Sammon, Planner III] Commissioner District 1

Meeting Date: 05/25/2023

Prepared by:
Title: Principal Planner – Zoning
Name: Sean Sammon
05/02/2023 8:45 AM

Submitted by:
Title: Zoning Director – Zoning
Name: Mike Bosi
05/02/2023 8:45 AM

Approved By:

Review:

Operations & Regulatory Management	Michael Stark	Review Item	Completed	05/08/2023 8:17 AM
Zoning	Sean Sammon	Review Item	Skipped	05/02/2023 8:44 AM
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	05/12/2023 3:20 PM
Zoning	Sean Sammon	Review Item	Skipped	05/02/2023 8:44 AM
Zoning	Ray Bellows	Review Item	Completed	05/12/2023 4:12 PM
Zoning	Mike Bosi	Division Director	Completed	05/17/2023 10:32 AM
Hearing Examiner	Andrew Dickman	Meeting Pending	05/25/2023 9:00 AM	

STAFF REPORT

TO: HEARING EXAMINER

FROM: ZONING DIVISION – ZONING SERVICES SECTION
GROWTH MANAGEMENT COMMUNITY DEVELOPMENT DEPARTMENT

HEARING DATE: MAY 25, 2023

SUBJECT: PDI-PL20230000465, TORRES FAMILY TRUST CPUD (PUD)

APPLICANT:

Torres Family Holdings, LLC
7742 Alico Rd
Ft. Myers, FL 33912

AGENT:

Josephine Medina, AICP, LEED Green Assoc.
RVi Planning + Landscape Architecture
28100 Bonita Grande Dr., Ste 305
Bonita Springs, FL 34135

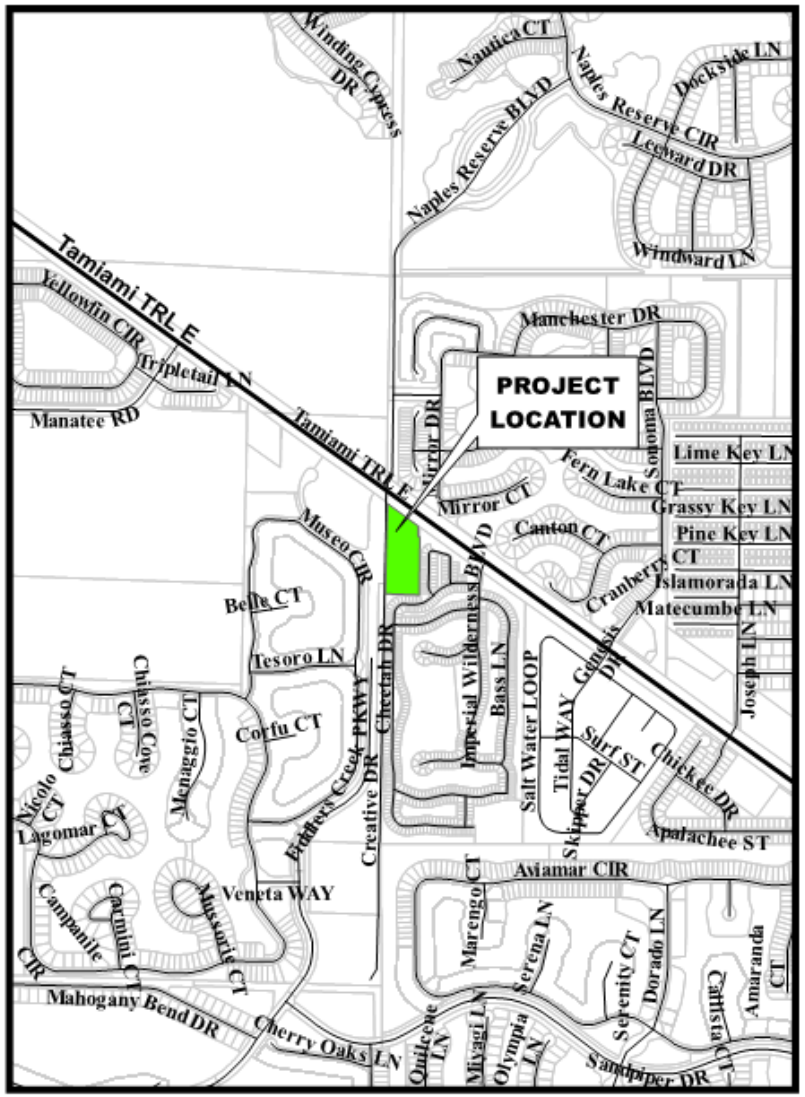
REQUESTED ACTION:

The petitioner requests for an insubstantial change to Ordinance No. 18-29, the Torres Family Trust CPUD, to allow an access point on US 41 subject to closure and replacement with up to two access points on Creative Drive, to provide that no wall is required along the eastern and southern CPUD boundaries adjacent only to Tract P, Preserve, and to amend the Master Plan.

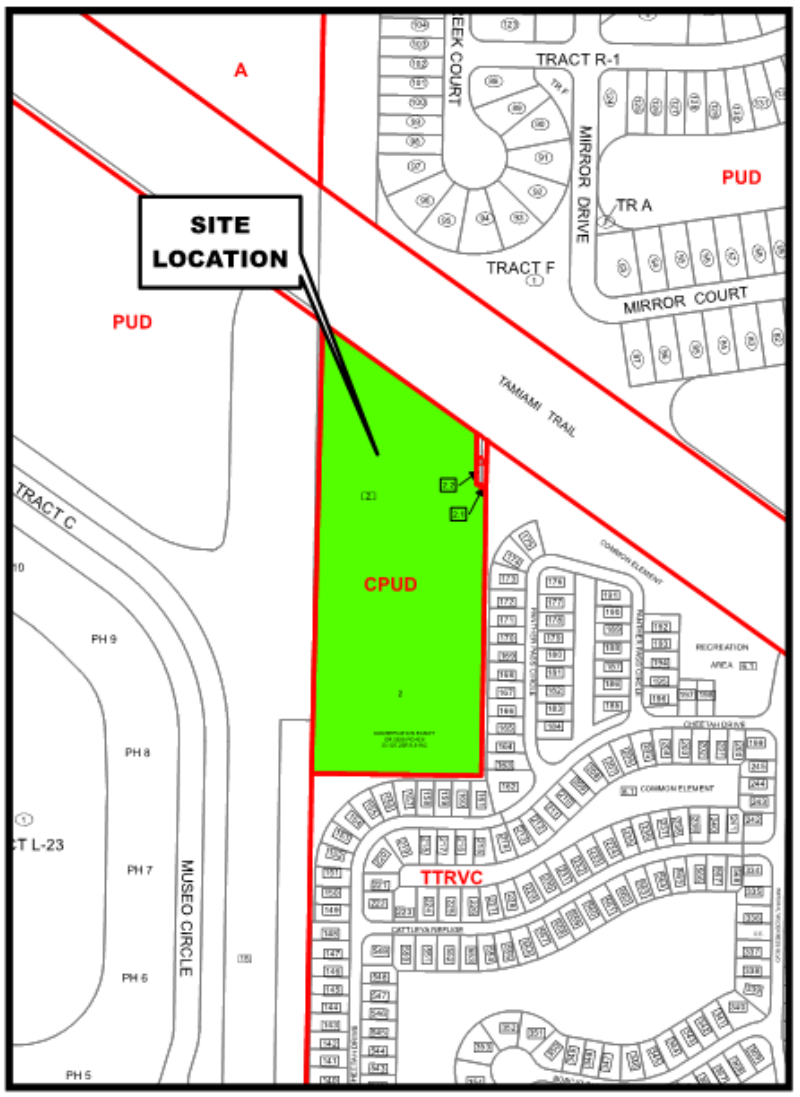
GEOGRAPHIC LOCATION:

The subject property is located on the south side of US 41, approximately one-half mile southeast of Manatee Road and, opposite and southeast from Naples Reserve Boulevard, in Section 12, Township 51 South, Range 26 East, Collier County, Florida, consisting of ±5.8 acres *(see the location map on page 2).*

Attachment: Staff Report - PL20230000465 - Torres Family Trust CPUD (PDI) (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)



Location Map

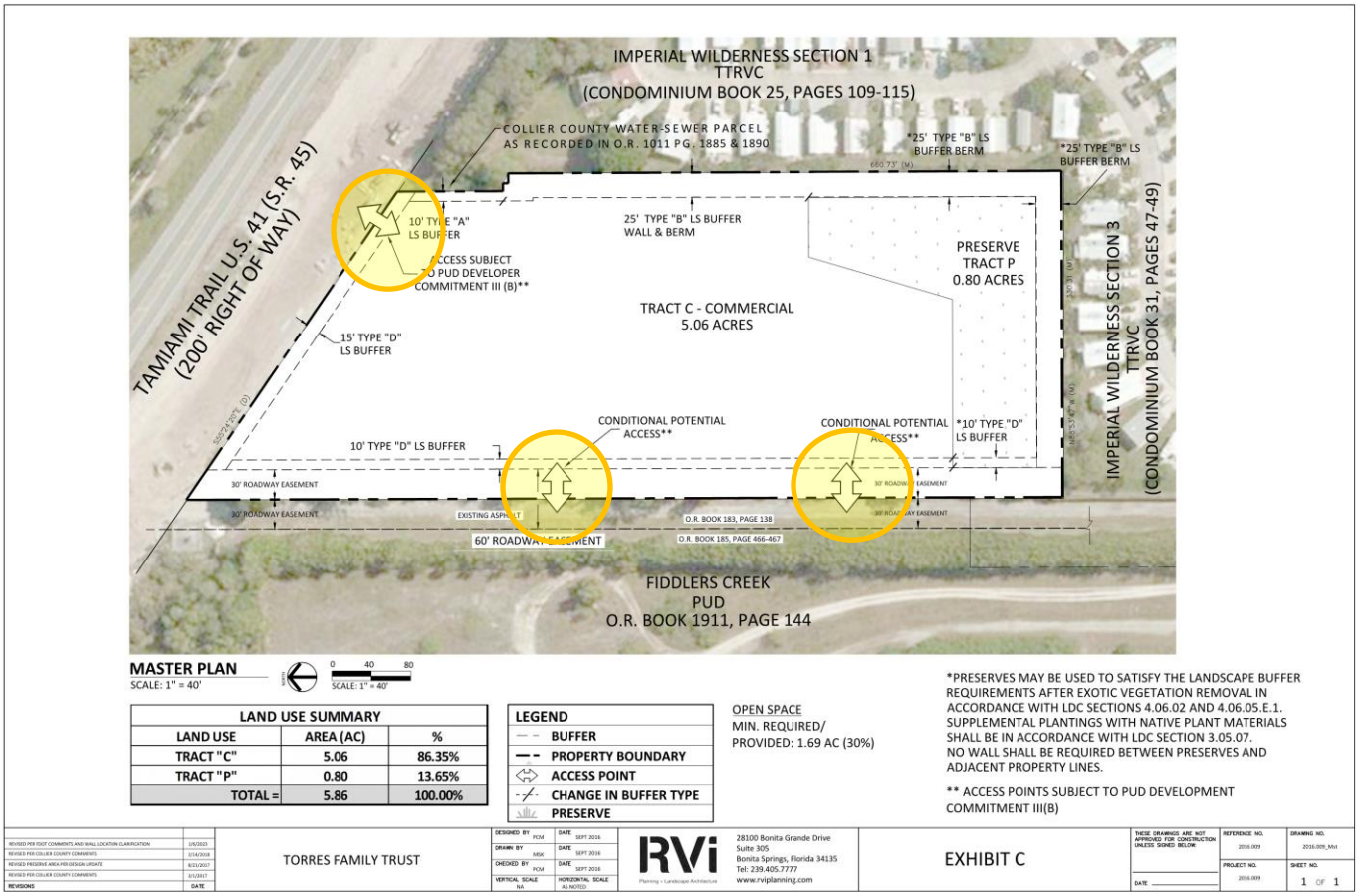


Zoning Map

Petition Number: PL20230000465

PURPOSE/DESCRIPTION OF PROJECT:

The applicant is requesting to relocate the access point to the CPUD from Creative Drive to US 41. The applicant is also requesting clarity on the Master Plan that no wall is required along the eastern and southern CPUD boundaries adjacent to Tract P, the on-site preserve area (*see image below).*



In 2018, the Torres Family Trust was rezoned by the Board of County Commissioners per Ordinance 2018-29 from Rural Agriculture (A) to a Commercial Planned Unit Development (CPUD). It was allowed to develop a maximum of 60,000 square feet of commercial uses ranging from mini self-storage warehousing and group housing facilities and including a minimum of ±0.8 acre (34,848 SF) preserve area near the south and southeastern boundary. Nothing has been developed to date.

Bordering the western boundary of the CPUD is Creative Drive, a private road, which is a 60-foot-wide easement according to OR Book 183, Pages 138-139 & OR Book 185, Pages 466-467. Half of the easement is located within the CPUD boundary, and the other half, an asphalt portion, is bisected by the CPUD boundary *(see images below).*

Attachment: Staff Report - PL20230000465 - Torres Family Trust CPUD (PDI) (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

60-FOOT-WIDE EASEMENT

The applicant, Creative Commons ILF, LLC, requests approval from Staff for an insubstantial change to the Torres Family Trust CPUD by modifying the PUD Master Plan, Exhibit C, approved per the Ordinance 2018-29. The approved Master Plan provided two (2) access points on the west property boundary along Creative Drive. The modification will allow for one (1) access point along US 41, one (1) access point along Creative Drive, clarification that there is no wall requirement along the south and southeastern property boundary adjacent to Tract P, Preserve, and access points identified on the Master Plan subject to the PUD Developer Commitment III(B).

During a re-application meeting with the Florida Department of Transportation (FDOT), FDOT offered two options to assure public safety and engineering best practices. The first option was to relocate one of the access points west along US-41 to align the road with Naples Reserve Boulevard, located north of US-41. However, this location is outside the easement and will interfere with a lift station. The second option was recommending relocating one access point as far east on US-41 as possible, providing a more restrictive right-in and right-out only. The applicant is preserving the possibility that if Creative Drive is adjusted to align with Naples Reserve Boulevard, this will allow the alternative secondary access point along Creative Drive. The secondary access point along Creative Drive is consistent with Transportation Development Commitment B, outlined in Exhibit F. Lastly, Exhibit C-1, the Conceptual Perimeter Berm Cross-Sections portrays that no wall is within Section B-B and Section C-C since there will be a perimeter berm running along the property boundary and the preserve area. Staff confirms that a wall is required only along the eastern property line where there is no preserve area; a wall is not required along the southern and eastern property line where it is adjacent to the preserve area.

Therefore, in summary, the PUD Insubstantial Change request is subject to: "*Access to the project site shall be provided by one (1) access point on Tamiami Trail East. However, if Creative Drive is realigned to meet FDOT standards, then access to the project site shall be provided for by up to two (2) access points on Creative Drive, and the access point along Tamiami Trail shall be extinguished within six (6) months of the realigned Creative Drive receiving certification. Additionally, at this time, applicable access point(s) on Creative Drive shall be aligned with access points to the adjacent Fiddler's Creek Business Tract, as determined by the County Manager or designee.*"

SURROUNDING LAND USE AND ZONING (related to the subject site location)

This section of the staff report identifies the land uses, zoning classifications, and maximum approved densities for properties surrounding the boundaries of the Torres Family Trust CPUD:

North: Tamiami Trail East, a six-lane arterial roadway, and then single and multi-family homes with a current zoning designation of Walnut Lakes PUD (3.0 dwelling units per acre [DU/AC]) and is approved for single and multi-family homes.

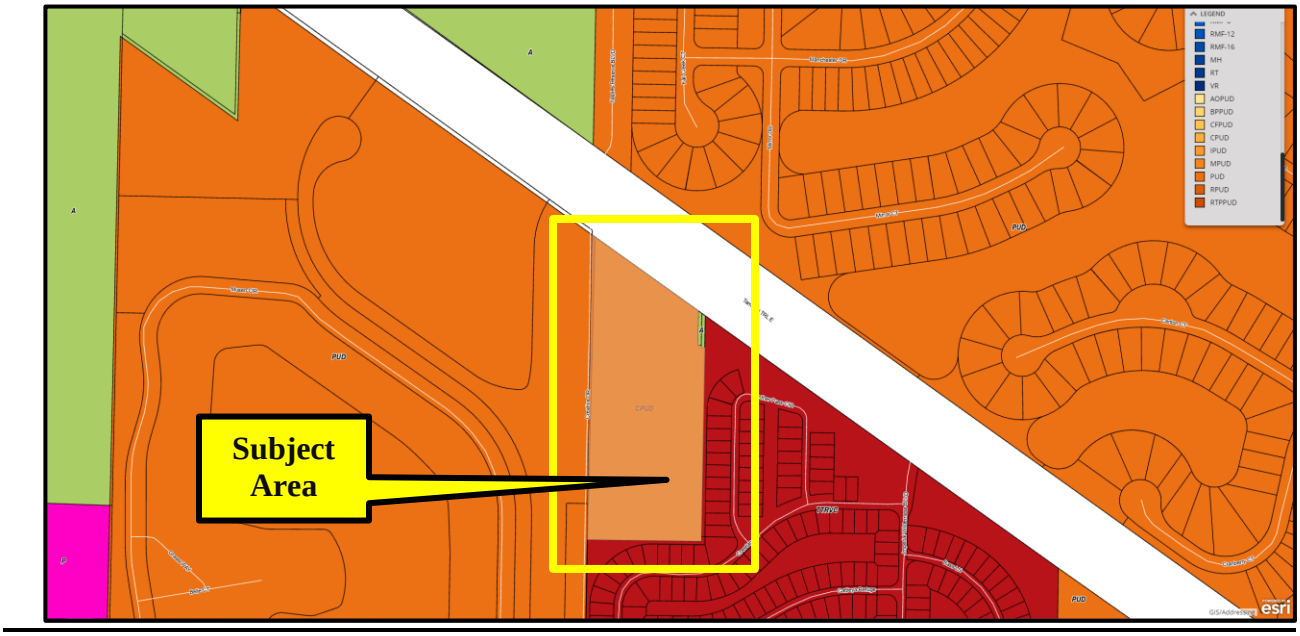
East: Developed with travel trailers and recreational vehicles, with a current zoning designation of Travel-Trailer Recreational Vehicle Campground (TTRVC) District (12 DU/AC) known as Imperial Wilderness R.V. Resort.

Attachment: Staff Report - PL20230000465 - Torres Family Trust CPUD (PDI) (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

South: Developed with travel trailers and recreational vehicles, with a current zoning designation of Travel-Trailer Recreational Vehicle Campground (TTRVC) District (12 DU/AC) known as Imperial Wilderness R.V. Resort.

West: Developed residential, with a current zoning designation of Marco Shores/Fiddlers Creek PUD (2.08 DU/AC) and is approved for single and multi-family residential units, churches, and group care facilities.

Collier County GIS



Attachment: Staff Report - PL20230000465 - Torres Family Trust CPUD (PDI) (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

STAFF ANALYSIS:

Comprehensive Planning: According to the current Future Land Use Map (FLUM) the subject property is located within the East Tamiami Trail Commercial Infill Subdistrict which was approved in 2018 under Ord. 18-30. The proposed changes to the Master Plan to relocate the access point to the CPUD from Creative Drive to US 41 and remove the wall requirement along the eastern and southern CPUD boundaries adjacent to Tract P, will not affect the consistency with the current comprehensive plan designation. Therefore, staff finds that the proposed changes are consistent with the Future Land Use Designation.

Transportation Element: Transportation Planning staff reviewed the application and found this project consistent with Policy 5.1 of the Transportation Element of the Growth Management Plan (GMP). The applicant is requesting access to US-41 instead of the current location on Creative Drive. Staff coordinated this request with FDOT which approved the revised location with a developer commitment that requires the removal of the US-41 access to be replaced with a Creative Drive access when/if Creative Drive is realigned to meet FDOT standards. A developer agreement has been added to the PUD document in Exhibit F.III. B.

The proposed access change does not change the traffic impacts or the distribution patterns resulting from this development. The number of residential dwelling units also does not change. Therefore, there are no additional impacts proposed, and as noted above, Transportation Planning staff find the request consistent with the Transportation Element of the Growth Management Plan (GMP) and are recommending approval.

Zoning Review: As previously stated, the applicant is proposing to relocate one access point from Creative Drive to the furthest east location along US 41. The relocation is subject to the closure of the relocated access point along US 41 and replacement with up to two access points on Creative Drive if Creative Drive is realigned to meet FDOT standards. If it meets the FDOT standards, the access point along US 41 will be closed within 6 months. Also, the County Manager or designee will determine that the access points on Creative Drive will be aligned with access points to the adjacent Fiddler's Creek Business Tract. Furthermore, all LDC Section 10.02.13 E.1 criteria are compliant with this access point relocation being an insubstantial change to the PUD. Staff has also determined that no wall is required along the eastern and southern CPUD boundaries adjacent only to Tract P, Preserve since there is an existing preserve and a berm that replaces the need for a will in the site-specific location. Because of these changes, the Master Plan has been updated. Therefore, staff is recommending approval for this PUD Insubstantial Change petition.

Landscape Review: The buffers labeled on the updated Master Plan are consistent with the previously approved Master Plan and are consistent with the LDC.

Conservation and Coastal Management Element (CCME): Conservation and Coastal Management Element (CCME): Environmental review staff has found this project to be consistent with the Conservation & Coastal Management Element (CCME). No revisions to the environmental portions of the PUD are being requested.

Attachment: Staff Report - PL20230000465 - Torres Family Trust CPUD (PDI) (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

Environmental Review: Environmental Planning staff has reviewed this petition. The preserve requirement is 0.80 acres. The request is to amend Ordinance 2018-29 to modify the PUD to allow two access points along US 41, and Creative Drive, and clarify a wall is not required along the east and south boundary of the preserve. This project does not require Environmental Advisory Council (EAC) review, as this project did not meet the EAC scope of land development project reviews as identified in Section 2-1193 of the Collier County Codes of Laws and Ordinances. Environmental Services staff recommends approval of the proposed petition.

PLANNED UNIT DEVELOPMENT INSUBSTANTIAL CHANGE CRITERIA:

There are three types of changes to a PUD Ordinance: Substantial, Insubstantial, and Minor. An insubstantial change includes any change that is not considered a substantial or minor change. An insubstantial change to an approved PUD Ordinance shall be based upon an evaluation of LDC subsection 10.02.13 E.1.

LDC Section 10.02.13 E.1 Criteria:

a. Is there a proposed change in the boundary of the Planned Unit Development (PUD)?

No, the request will not impact the existing PUD boundary

b. Is there a proposed increase in the total number of dwelling units or intensity of land use or height of buildings within the development?

No, the request will not increase the approved density or intensity, or the height of proposed buildings.

c. Is there a proposed decrease in preservation, conservation, recreation, or open space areas within the development in excess of five (5) percent of the total acreage previously designated as such, or five (5) acres in area?

No, the request will not result in a decrease in the preserve, conservation, recreation, or open space areas. The request simply relocates an access point and provides clarification of where the wall is required along the project boundaries.

d. Is there a proposed increase in the size of areas used for non-residential uses, to include institutional, commercial, and industrial land uses (excluding preservation, conservation, or open space), or a proposed relocation of nonresidential land uses?

No, the request does not impact the size of non-residential areas or propose to relocate such areas within the PUD boundary.

e. Is there a substantial increase in the impacts of the development which may include, but are not limited to increases in traffic generation; changes in traffic circulation; or impacts on other public facilities?

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No, the request will not result in an impact on the development in terms of traffic and public facilities. The approved Master Plan provided for two (2) access points to Creative Drive which would provide access to US-41 via a driveway. The proposed modification will allow for direct access to the site via US-41 instead of Creative Drive in-line with one of the recommended options provided by FDOT. No change in land use activities or intensities is being requested.

f. Will the change result in land use activities that generate a higher level of vehicular traffic based upon the Trip Generation Manual published by the Institute of Transportation Engineers?

No, the request will not generate a higher level of vehicular traffic. No change in land use activities or intensities is being requested.

g. Will the change result in a requirement for increased stormwater retention, or otherwise increase stormwater discharge?

No, the request will not result in increased requirements for stormwater retention or increased stormwater discharges.

h. Will the proposed change bring about a relationship to abutting land use that would be incompatible with adjacent land use?

No, the request will not modify any existing uses or intensities that would impact any surrounding land uses or that would be incompatible. The clarification to being added to the Master Plan indicates where the wall is not required as was already identified in the approved PUD Document, Exhibit C-1. Furthermore, the clarification is for the area adjacent to the on-site preserve, only and this area is still subject to the 25' Type B Buffer requirement or preserve area buffer equivalency per Planning Developer Commitment B, Exhibit F of the PUD Document. The preserve use is already a compatible use to the Travel Trailer Recreational Vehicle Campground (TTRVC) use located on the adjacent properties to the south and east.

i. Are there any modifications to the PUD Master Plan or PUD document or amendment to a PUD ordinance that is inconsistent with the Future Land Use Element or other elements of the Growth Management Plan or which modification would increase the density of intensity of the permitted land uses?

No, the request does not impact the project's compliance with the Growth Management Plan (GMP).

j. The proposed change is to a PUD District designated as a Development of Regional Impact (DRI) and approved pursuant to Chapter 380.06, Florida Statues, where such change requires a determination and public hearing by Collier County pursuant to Sec. 380.06 (19), F.S. Any change that meets the criterion of Sec. 380.06 (19)(e)2., F.S. and any changes to a DRI/PUD Master Plan that clearly do not create a substantial deviation shall be reviewed and approved by Collier County under Section 10.02.13 of the LDC.

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No, the CPUD is not within a Development of Regional Impact.

k. Are there any modifications to the PUD Master Plan or PUD document or amendment to a PUD ordinance which impact(s) any consideration deemed to be a substantial modification as described under Section(s) 10.02.13 E.?

No, the request is not a substantial modification to the CPUD and may be processed as a PDI pursuant to the LDC and Administrative Code.

The request complies with the thresholds for insubstantial changes to PUDs as outlined in LDC Sec. 10.02.13.E.2 as follows:

a. Does this petition change the analysis of findings and criteria used for the original application?

As outlined on pages 7-12 of the original Staff Report for the PUD Rezoning of the subject CPUD the proposed petition has not modified the original analysis of findings and criteria. No change to the permitted land uses, intensities, or design standards is being requested as part of the petition. The clarification that there is no wall required along the eastern and southern property boundary adjacent to the on-site preserve area is just identifying what was already approved for the CPUD as clearly identified within Exhibit C-1 – Conceptual Perimeter Berm Cross-Sections, Section B-B of the approved PUD Document.

NEIGHBORHOOD INFORMATION MEETING (NIM):

The NIM was advertised and held on March 6, 2023, at 5:00 pm at the Collier County South Regional Library, Meeting Room A, at 8065 Lely Cultural Parkway #9005, Naples, FL 34113. There were thirteen (13) members of the public present and one (1) participated remotely on Zoom. A copy of the transcript has been made available as an attachment. A copy of the NIM advertising is included in the Backup Package attachment.

PETITION APPEAL TO HEARING EXAMINER

As to any petition upon which the Hearing Examiner takes action, an aggrieved petitioner may appeal such final action. Such appeal shall be filed per Section 2-89 of the Collier County Code of Ordinances within 30 days of the Decision by the Hearing Examiner. In the event that the petition has been approved by the Hearing Examiner, the applicant shall be advised that he/she proceeds with construction at his/her own risk during this 30-day period. Any construction work completed ahead of the approval authorization shall be at their own risk.

COUNTY ATTORNEY OFFICE REVIEW:

The County Attorney's Office reviewed the staff report for this petition on April 28, 2023.

Attachment: Staff Report - PL20230000465 - Torres Family Trust CPUD (PDI) (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

STAFF RECOMMENDATION:

Staff recommends that the Hearing Examiner **APPROVE** Petition PDI-PL20230000465, Torres Family Trust CPUD PDI subject to the following condition:

1. Access to the project site shall be provided by one (1) access point on Tamiami Trail East. However, if Creative Drive is realigned to meet FDOT standards, then access to the project site shall be provided for by up to two (2) access points on Creative Drive, and the access point along Tamiami Trail shall be extinguished within six (6) months of the realigned Creative Drive receiving certification. Additionally, at this time, applicable access point(s) on Creative Drive shall be aligned with access points to the adjacent Fiddler's Creek Business Tract, as determined by the County Manager or designee.

Attachments A and B are to be included with the final HEX Decision:

Attachments:

Attachment A – *PUD Language Changes*
Attachment B – *Revised Master Concept Plan*
Attachment C – *Backup Package*
Attachment D – *Signs & Notification*

Attachment: Staff Report - PL20230000465 - Torres Family Trust CPUD (PDI) (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

EXHIBIT A
TORRES FAMILY TRUST CPUD

LIST OF PERMITTED USES

PERMITTED USES:

No building or structure, or part thereof, shall be erected, altered, or used, or land used, in whole or in part, within the Torres Family Trust CPUD, for other than the following:

TRACT C — COMMERCIAL DEVELOPMENT

I. Principal Uses

A. Up to 60,000 square feet of gross floor area of the following commercial uses, as identified with a number from the Standard Industrial Classification Manual (1987), subject to the restrictions in I.B and 111. No single use may exceed 45,000 square feet of gross leasable area.

1. Accounting, auditing, and bookkeeping (872 l).
2. Advertising agencies (7311).
3. Animal specialty services, except veterinary (0752, excluding animal shelters; artificial insemination services: animal specialties; breeding of animals; dog pounds; honey straining on the farm; training horses, except racing; outside kenneling and horse boarding).
4. Apparel and accessory stores (561 l —5699).
5. Architectural services (8712).
6. Auto and home supply stores (5531).
7. Banks, credit unions and trusts (6011-6091).
8. Barber shops (7241, except for barber schools).
9. Beauty shops (7231, except for beauty schools).
10. Business associations (8611).
11. Business consulting services (8748).
12. Business credit institutions (6153-6159).
13. Business services—miscellaneous (7389, excluding auctioneering service; automobile recovery; automobile repossession; bartering services for businesses; batik work; bondspersons; bottle exchanges; bronzing; cloth cutting; contractors' disbursement; convention decorators; cosmetic kits; cotton inspection; cotton sampler; directories, telephone; drawback service, customs; drive-a-way automobile; exhibits, building; filling pressure containers; field warehousing; fire extinguishers; firefighting service; floats, decoration; folding and refolding; gas systems; inspection of commodities; labeling bottles; liquidation services; metal slitting and shearing; mounting merchandise on cars; music distribution systems; packaging and labeling; patrol of electric transmission or gas lines; pipeline or powerline inspection; pre-sorting mail service; press clipping service; produce weighing service; product sterilization service; racetrack cleaning; radio

Attachment: ATTACHMENT A - PUD Language Changes (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

broadcasting music checkers; recording studios; repossession service; rug binding; salvaging of damaged merchandise; sampling of commodities; scrap steel cutting and slitting; shrinking textiles; solvent recovery; sponging textiles; styling of fashions, apparel, furniture, and textiles; swimming pool cleaning; tape slitting; textile designers; textile folding; tobacco sheeting; weighing foods and other commodities; window trimming; and yacht brokers).

14. Child day care services (8351).
15. Churches.
16. Civic, social, and fraternal associations (8641).
17. Commercial art and graphic design (7336).
18. Commercial photography (7335).
19. Computer and computer software stores (5734).
20. Credit reporting services (7323).
21. Direct mail advertising services (7331).
22. Drug stores (5912).
23. Eating and drinking places (5812 restaurants only). All establishments engaged in the retail sale of alcoholic beverages for on-premise consumption are subject to the locational requirements of section 5.05.01 of the LDC.
24. Educational plants and services (821 1, 8221-8222).
25. Engineering services (8711).
26. Essential services, subject to section 2.01.03 of the LDC.
27. Federal and federally-sponsored credit agencies (6111).
28. Food stores (groups 5411-5499).
29. Garment pressing and agents for laundries and drycleaners (7212, excluding truck route laundry and dry cleaning, not operated by laundries).
30. General merchandise stores (5331—5399).
31. Glass, Paint, and Wallpaper stores (5231).
32. Group care facilities limited to persons 55 and over (category I and II, except for homeless shelters); care units, except for homeless shelters; nursing homes; independent or assisted living facilities pursuant to F.S. § 429 and ch. 58A-5 F.A.C.; and continuing care retirement communities pursuant to F.S. § 651 and ch. 4-193 F.A.C.; all subject to section 5.05.04. of the LDC (hereinafter collectively or singularly referred to as "Assisted Living Facility"). Assisted Living Facilities are not subject to the limitation on square footage.
33. Hardware stores (5251).
34. Health services, offices and clinics (8011-8049, 8092, and 8099).
35. Home furniture and furnishings stores (5712—5719).
36. Home health care services (8082).
37. Household appliance stores (5722).
38. Insurance carriers, agents and brokers (6311----6399, 6411).
39. Labor unions (8631).
40. Landscape architects, consulting and planning (0781).
41. Legal services (8111).
42. Libraries (8231).
43. Loan brokers (6163, excluding pay day loans).
44. Management services (8741, 8742).

Attachment: ATTACHMENT A - PUD Language Changes (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

45. Membership organizations, miscellaneous (8699).
46. Motor freight transportation and warehousing (4225, air conditioned and mini-and self-storage warehousing only).
47. Mortgage bankers and loan correspondents (6162).
48. Museums and art galleries (8412).
49. Musical instrument stores (5736).
50. Personnel supply services (736 l & 7363).
51. Personal services, miscellaneous (7299 — limited to babysitting bureaus, clothing rental, costume rental, debt counseling, depilatory salons, diet workshops, dress suit rental, electrolysis, genealogical investigation service, and hair removal only) with 5,000 square feet or less of gross floor area in the principal structure.
52. Photographic studios, portrait (7221).
53. Physical fitness facilities (7991; 7997).
54. Professional membership organizations (8621).
55. Public administration (groups 9111—9199, 9229, 9311, 9411, 9451, 9511—9532, 9611—9661).
56. Public relations services (8743).
57. Radio, television and consumer electronics stores (5731).
58. Radio, television and publishers advertising representatives (7313).
59. Real Estate (6531-----6552).
60. Religious organizations (8661).
61. Repair services - miscellaneous (7629, excluding appliance repair; business machine repair; office machine repair - except typewriters, computers; and washing machine repair; 7631, 7699 — limited to bicycle repair, binocular repair, camera repair, key duplicating, lawnmower repair, leather goods repair, locksmith shop, picture framing, and pocketbook repair only).
62. Retail nurseries, lawn and garden supply stores (5261).
63. Retail services - miscellaneous (5921—5963 except pawnshops and building materials; 5992-5999 except auction rooms, awning shops, gravestones, hot tubs, monuments, swimming pools, tombstones and whirlpool baths).
64. Security and commodity brokers, dealer, exchanges and services (6211-6289).
65. Shoe repair shops and shoeshine parlors (7251).
66. Surveying services (8713).
67. Tax return preparation services (7291).
68. Travel agencies (4724, no other transportation services).
69. United States Postal Service (431 1, except major distribution center).
70. Veterinary services (0742, excluding outdoor kenneling).
71. Any other principal and related use that is determined to be comparable and compatible to the foregoing by the Board of Zoning Appeals or Hearing Examiner pursuant to the process outlined in the LDC.

B. The following commercial uses, as identified with a number from the Standard Industrial Classification Manual (1987), are prohibited within 60 feet of the southern or eastern property line:
   1. Animal specialty services, except veterinary (0752, excluding animal shelters; artificial insemination services: animal specialties; breeding of animals; dog

Attachment: ATTACHMENT A - PUD Language Changes (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

pounds; honey straining on the farm; training horses, except racing; outside kenneling and horse boarding).

2. Apparel and accessory stores (561 l—5699).
3. Auto and home supply stores (5531).
4. Banks, credit unions and trusts (6011-6091).
5. Barber shops (7241, except for barber schools).
6. Beauty shops (7231, except for beauty schools).
7. Business credit institutions (6153-6159).
8. Business services—miscellaneous (7389, excluding auctioneering service; automobile recovery; automobile repossession; bartering services for businesses; batik work; bondspersons; bottle exchanges; bronzing; cloth cutting; contractors' disbursement; convention decorators; cosmetic kits; cotton inspection; cotton sampler; directories, telephone; drawback service, customs; drive-a-way automobile; exhibits, building; filling pressure containers; field warehousing; fire extinguishers; firefighting service; floats, decoration; folding and refolding; gas systems; inspection of commodities; labeling bottles; liquidation services; metal slitting and shearing; mounting merchandise on cars; music distribution systems; packaging and labeling; patrol of electric transmission or gas lines; pipeline or powerline inspection; pre-sorting mail service; press clipping service; produce weighing service; product sterilization service; racetrack cleaning; radio broadcasting music checkers; recording studios; repossession service; rug binding; salvaging of damaged merchandise; sampling of commodities; scrap steel cutting and slitting; shrinking textiles; solvent recovery; sponging textiles; styling of fashions, apparel, furniture, and textiles; swimming pool cleaning; tape slitting; textile designers; textile folding; tobacco sheeting; weighing foods and other commodities; window trimming; and yacht brokers).
9. Child day care services (8351).
10. Churches.
11. Computer and computer software stores (5734).
12. Drug stores (5912).
13. Eating and drinking places (5812 restaurants only). All establishments engaged in the retail sale of alcoholic beverages for on-premise consumption are subject to the locational requirements of section 5.05.01 of the LDC.
14. Educational plants and services (8211, 8221-8222).
15. Federal and federally-sponsored credit agencies (6111).
16. Food stores (groups 541 I -5499).
17. Garment pressing and agents for laundries and drycleaners (7212, excluding truck route laundry and dry cleaning, not operated by laundries).
18. General merchandise stores (5331 —5399).
19. Glass, Paint, and Wallpaper stores (5231).
20. Hardware stores (5251).
21. Home furniture and furnishings stores (5712—5719).
22. Household appliance stores (5722).
23. Libraries (823 I).
24. Loan brokers (6163).

Attachment: ATTACHMENT A - PUD Language Changes (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

25. Motor freight transportation and warehousing (4225, air conditioned and mini-and self-storage warehousing only).
26. Mortgage bankers and loan correspondents (6162).
27. Museums and art galleries (8412).
28. Musical instrument stores (5736).
29. Photographic studios, portrait (7221).
30. Physical fitness facilities (7991 ; 7997).
31. Radio, television and consumer electronics stores (5731).
32. Religious organizations (8661).
33. Repair services - miscellaneous (7629, excluding appliance repair; business machine repair; office machine repair - except typewriters, computers; and washing machine repair; 7631, 7699 — limited to bicycle repair, binocular repair, camera repair, key duplicating, lawnmower repair, leather goods repair, locksmith shop, picture framing, and pocketbook repair only).
34. Retail nurseries, lawn and garden supply stores (5261).
35. Retail services - miscellaneous (5921—5963 except pawnshops and building materials; 5992-5999 except auction rooms, awning shops, gravestones, hot tubs, monuments, swimming pools, tombstones and whirlpool baths).
36. Shoe repair shops and shoeshine parlors (7251).
37. United States Postal Service (4311, except major distribution center).
38. Veterinary services (0742, excluding outdoor kenneling).

II. Accessory Uses:

Accessory uses and structures customarily associated with the permitted principal uses and structures permitted by right in this CPUD, including, but not limited to:

1. Outside storage or display of merchandise when specifically permitted by the LDC for a use, subject to LDC Section 4.02.12.
2. One caretakers residence, subject to LDC Section 5.03.05.
3. Temporary outdoor display of merchandise during business hours provided it does not adversely affect pedestrian or vehicular traffic or public health or safety as determined by the County. Merchandise storage and display is prohibited within any front yard but allowed within the side and rear yards of lots.
4. Signage in accordance with LDC Section 5.06.00 et seq.

III. **Restrictions on Certain** Uses:

Within 60 feet of the eastern and southern perimeter boundaries of the PUD, and subject to the square footage limitations in I.A., only the following uses and/or improvements shall be permitted:

1. Conservation/Preserve areas;
2. Landscape buffers;
3. Stormwater management areas (dry or wet detention);
4. Essential services;

Attachment: ATTACHMENT A - PUD Language Changes (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

5. Professional office or other professional service uses not otherwise prohibited in Section I.B., above; and
6. Accessory uses and structures customarily associated with any of the permitted principal uses, including parking, except outdoor storage and display.

IV. Prohibited Use:

Any use meeting the definition of a sexually oriented business, as set forth in Ordinance No. 91-83, as amended, is prohibited.

TRACT P — PRESERVE:

PERMITTED USES:

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:

A. Principal Uses:

1. Preservation of native habitat.

B. Accessory Uses, allowed only if additional acreage above the required minimum is provided in Tract P:

1. Storm water management structures.
2. Pervious and impervious pathways and boardwalks, consistent with LDC Section 3.05.07 H.l .h.i.
3. Shelters without walls.
4. Educational signage and bulletin boards located on or immediately adjacent to the pathway.
5. Benches for seating.
6. Viewing platforms.
7. Any other use which is comparable in nature with the forgoing list of permitted accessory uses, as determined by the Hearing Examiner by the process outlined in the LDC.

Attachment: ATTACHMENT A - PUD Language Changes (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

EXHIBIT B
TORRES FAMILY TRUST CPUD

DEVELOPMENT STANDARDS

The table below sets forth the development standards for commercial land uses (including Assisted Living Facilities) within Tract C of the Torres Family Trust CPUD. 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.

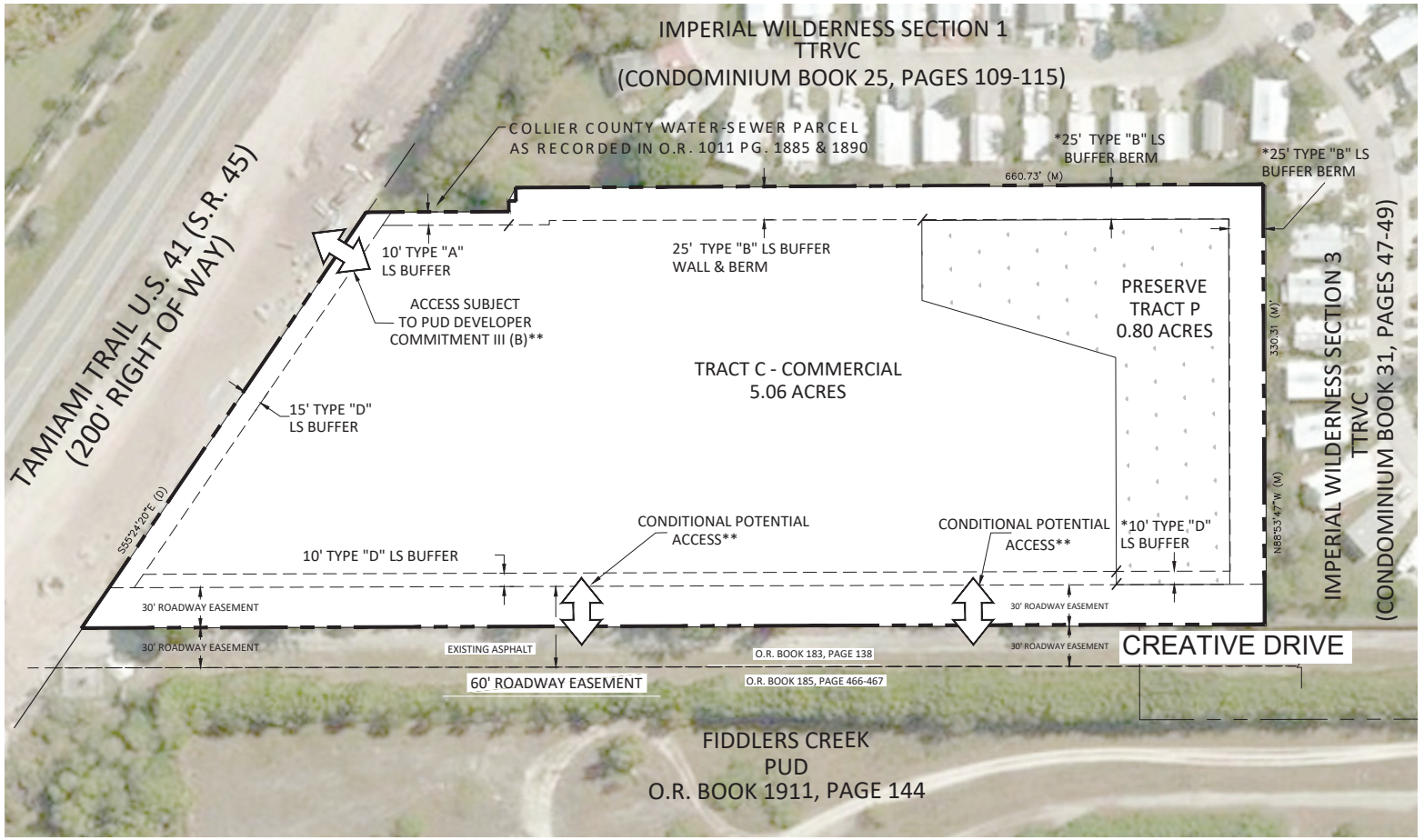
I. COMMERCIAL DEVELOPMENT STANDARDS

	PRINCIPAL STRUCTURES	ACCESSORY STRUCTURES
MIN. LOT AREA	10,000 S.F.	N/A
MIN. LOT WIDTH	100 FEET	N/A
MIN. FLOOR AREA	1,000 S.F. [1]	N/A
MINIMUM YARDS [2]		
From Tamiami Trail	35 FEET	SPS
From adjacent TTRVC zoned property	25 FEET if no preserve or 25 FEET from preserve boundary	10 FEET if no preserve or 10 FEET from preserve boundary
From adjacent PUD zoned property	25 FEET	10 FEET
Min. Front Yard	10 FEET	SPS
Min. Side Yard	10 FEET	5 FEET
Min. Rear Yard	10 FEET	5 FEET
Min. Preserve Setback	25 FEET	10 FEET
Min. Lake Setback [3]	20 FEET	10 FEET
MIN. DISTANCE BETWEEN STRUCTURES	20 FT or ½ sum of BH, whichever is greater	10 FEET
MAX. BUILDING HEIGHT NOT TO EXCEED (ZONED)	45 FEET	SPS
MAX. BUILDING HEIGHT NOT TO EXCEED (ACTUAL)	52 FEET	SPS

1. Per principal structure, on the finished first floor.
2. Landscape buffers shall be separately platted or separate tracts on the SDP.
3. As measured from the Control Elevation.

Attachment: ATTACHMENT A - PUD Language Changes (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

Attachment: ATTACHMENT A - PUD Language Changes (25408 : PL20230000465 - Torres Family Trust



MASTER PLAN

SCALE: 1" = 40'

NORTH

0 40 80

SCALE: 1" = 40'

LAND USE SUMMARY		
LAND USE	AREA (AC)	%
TRACT "C"	5.06	86.35%
TRACT "P"	0.80	13.65%
TOTAL =	5.86	100.00%

LEGEND	
	BUFFER
	PROPERTY BOUNDARY
	ACCESS POINT
	CHANGE IN BUFFER TYPE
	PRESERVE

OPEN SPACE
MIN. REQUIRED/
PROVIDED: 1.69 AC (30%)

*PRESERVES MAY BE USED TO SATISFY THE LANDSCA IFFER REQUIREMENTS AFTER EXOTIC VEGETATION REMOVA 1. ACCORDANCE WITH LDC SECTIONS 4.06.02 AND 4.06 LS SUPPLEMENTAL PLANTINGS WITH NATIVE PLANT MA SHALL BE IN ACCORDANCE WITH LDC SECTION 3.05.0 NO WALL SHALL BE REQUIRED BETWEEN PRESERVES ADJACENT PROPERTY LINES. SUBJECT TO PUD DEVEL NT COMMITMENT IV(B)

** ACCESS POINTS SUBJECT TO PUD DEVELOPMENT COMMITMENT III(B)

REVISIONS	DATE
REVISED PER FDOT COMMENTS AND WALL LOCATION CLARIFICATION	1/6/2023
REVISED PER COLLIER COUNTY COMMENTS	2/14/2018
REVISED PRESERVE AREA PER DESIGN UPDATE	8/21/2017
REVISED PER COLLIER COUNTY COMMENTS	3/1/2017

TORRES FAMILY TRUST

DESIGNED BY PCM	DATE SEPT 2016		
DRAWN BY MSK	DATE SEPT 2016		
CHECKED BY PCM	DATE SEPT 2016		
VERTICAL SCALE NA	HORIZONTAL SCALE AS NOTED		

RVi Planning + Landscape Architecture

28100 Bonita Grande Drive
Suite 305
Bonita Springs, Florida 34135
Tel: 239.405.7777
www.rviplanning.com

EXHIBIT C

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW:

DATE

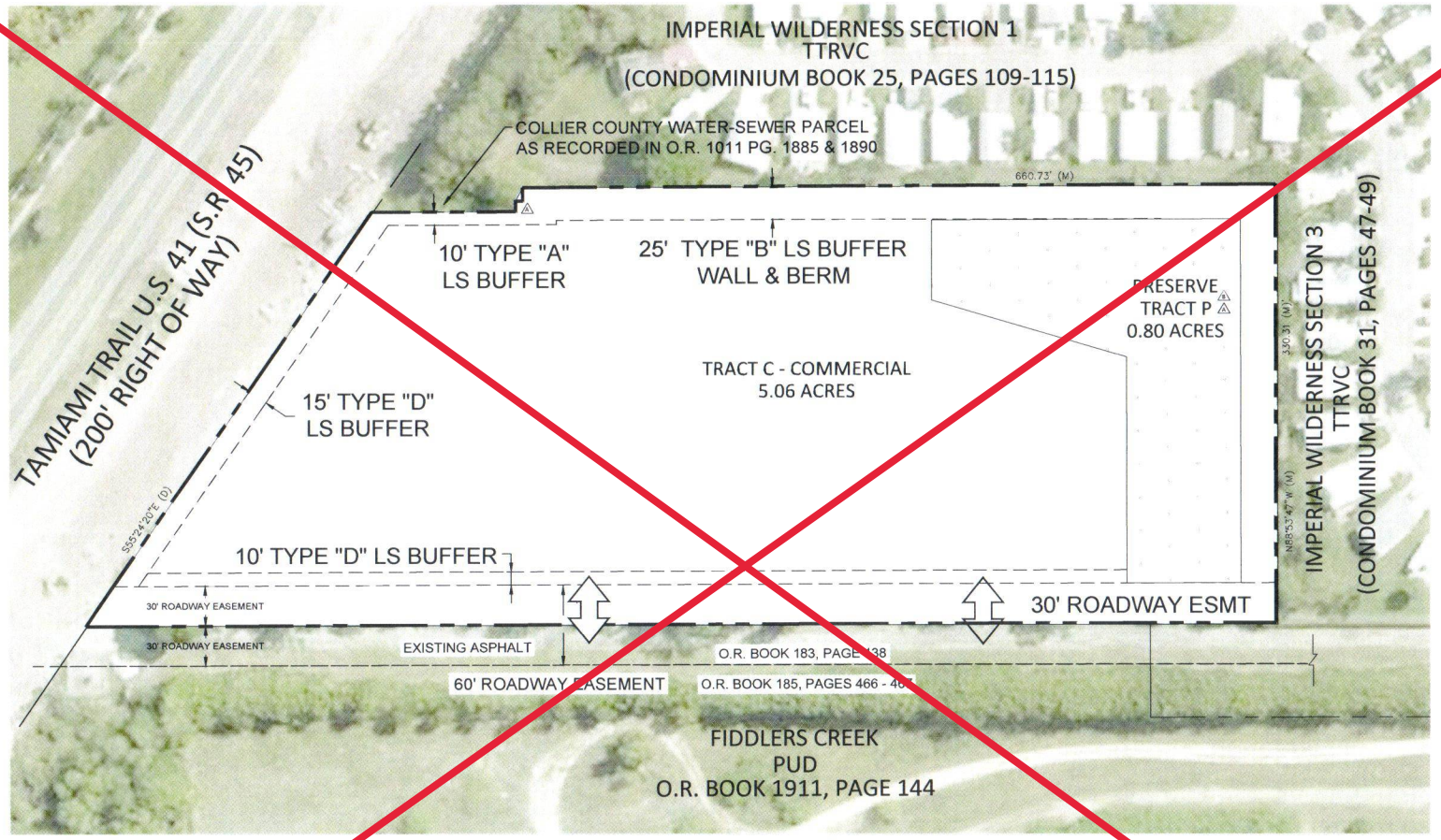
REFERE

PROJE

DRAWING NO. 2016.009_Mst

SHEET NO. 1 OF 1

F:\Projects_GG\Mst-2016\2016.009 Torres Family Trust\Dwg\2016.009_Mst.dwg Tab: Master Plan 1 of 1 Feb 14, 2018 - 12:26pm Plotted by: Matt



MASTER SITE PLAN

SCALE: 1" = 40'

NORTH

0 20 40

SCALE: 1" = 40'

LAND USE SUMMARY		
LAND USE	AREA (AC)	%
TRACT "C"	5.06	86.35%
TRACT "P"	0.80	13.65%
TOTAL =	5.86	100.00%

*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.

OPEN SPACE

MIN. REQUIRED/PROVIDED: 1.79 AC (30%)

LETTER	REVISIONS	DATE
A		
B	REVISED PER COLLIER COUNTY COMMENTS	2/14/2018
C	REVISED PRESERVE AREA PER DESIGN UPDATE	8/21/2017
D	REVISED PER COLLIER COUNTY COMMENTS	3/1/2017

TORRES FAMILY

DESIGNED BY PCM DATE SEPT 2016
DRAWN BY MSK DATE SEPT 2016
CHECKED BY PCM DATE SEPT 2016
VERTICAL SCALE NA HORIZONTAL SCALE AS NOTED

HOLE MONTES
ENGINEERS-PLANNERS-SURVEYORS
950 Encore Way
Naples, FL 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

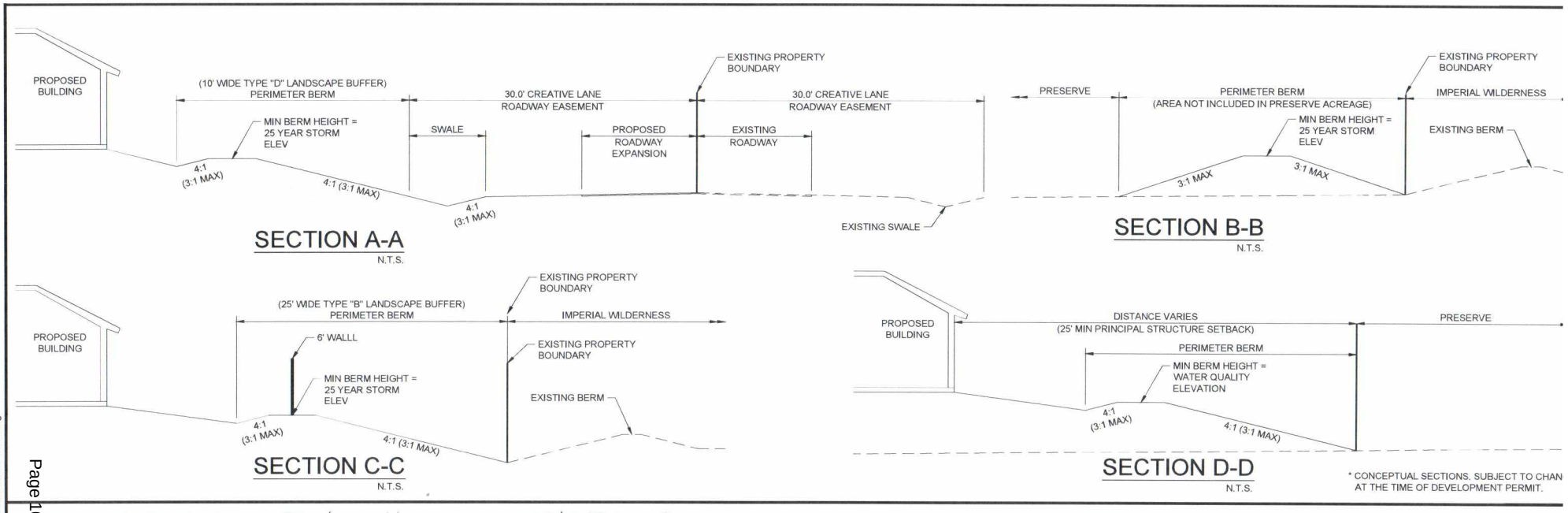
EXHIBIT C

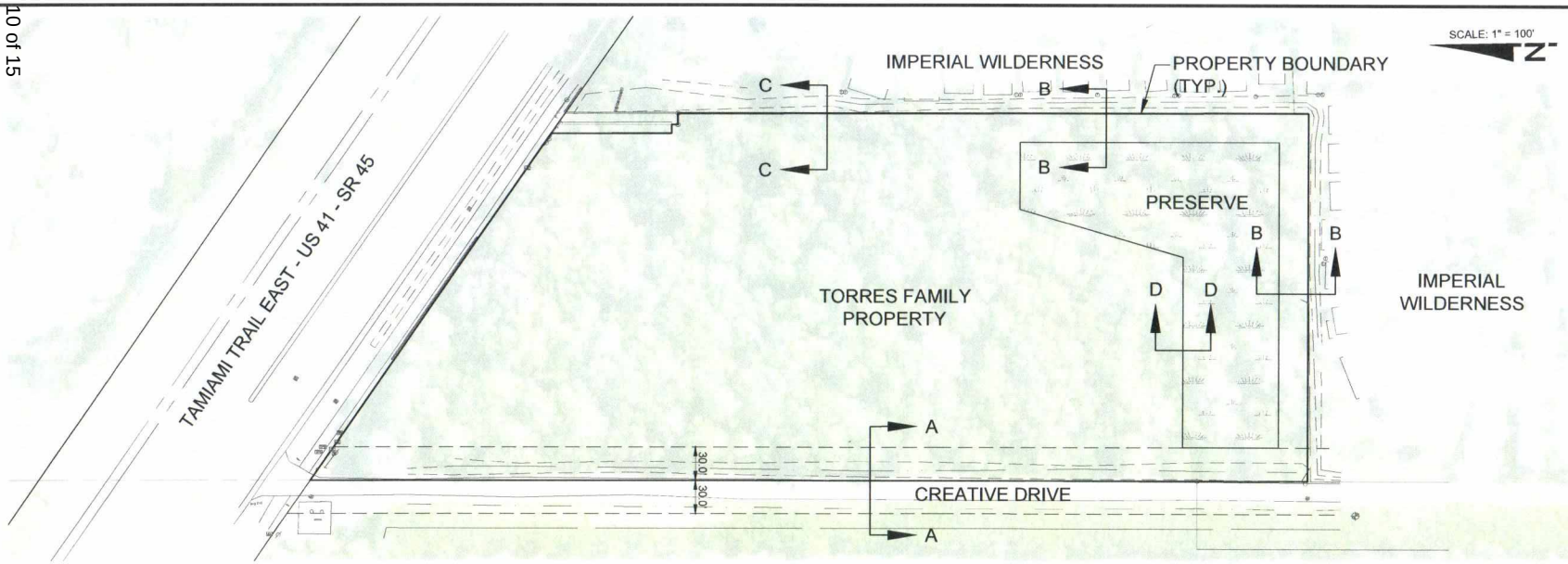
THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW:

DATE

REFERENCE NO. 2016.009
DRAWING NO. 2016.009_Mst
PROJECT NO. 2016.009
SHEET NO. 1 OF 1

Attachment: ATTACHMENT A - PUD Language Changes (25408 : PL20230000465 - Torres Family Trust





WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
28100 BONITA GRANDE DRIVE - SUITE 305
BONITA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7899
EMAIL: info@waldropengineering.com
FLORIDA CERTIFICATE OF AUTHORIZATION #86

TORRES FAMILY TRUST PROPERTY
EXHIBIT C-1 - CONCEPTUA
PERIMETER BERM
CROSS-SECTIONS

SCALE AS SHOWN

FILE NAME: 65201E0
UPDATED: 2018/02

B:\Projects\652-01 Torres Family Trust Property\Drawings-Exhibits\652-01-E03 Perimeter Berm Zoning Exhibit\Current Plans\65201E0306.dwg

Attachment: ATTACHMENT A - PUD Language Changes (25408 : PL20230000465 - Torres Family Trust

EXHIBIT D
TORRES FAMILY TRUST CPUD

LEGAL DESCRIPTION

Starting at the Northwest Corner of the property at the intersection of the South Right-of-way of U.S. 41 and the West line of Section 12, Township 51 South, Range 26 East Collier County, Florida, and proceeding Southerly along the Section Line for approximately 870 feet, thence Easterly for 330 feet, thence Northerly for 660 feet, thence Westerly along U.S. 41 Southerly Right-of-way for approximately 390 feet to the point of beginning, less and except the following described parcel: Commencing at the intersection of the west line of Section 12, Township 51 South, Range 26 East Collier County, Florida, and the Southeasterly Right-of-way of U.S. 41; run South 54°24'20" East 377.86 feet along said Right-of-way line to the point of beginning; Continue along said Right-of-way Line 12.14 feet; thence South l°01'20" West 100.00 feet, thence North 88°58'40" West 10.00 feet; thence North 1°0l'20" East 106.89 feet to the point of beginning.

Attachment: ATTACHMENT A - PUD Language Changes (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

EXHIBIT E
TORRES FAMILY TRUST CPUD

LIST OF REQUESTED DEVIATIONS FROM LDC

Deviation 1: From LDC Section 5 05.04.D.1 *Group Housing*, which establishes a maximum floor area ratio of 0.45 for care units, assisted living units, continuing care retirement communities, nursing homes, and dwelling units that are part of an aging-in-place living environment, to allow a maximum floor area ratio of 0.60 for an Assisted Living Facility, consistent with the East Tamiami Trail Infill Subdistrict.

Attachment: ATTACHMENT A - PUD Language Changes (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

EXHIBIT F
TORRES FAMILY TRUST CPUD

LIST OF DEVELOPER COMMITMENTS

I. 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 MPUD. At the time of this PUD approval, the Managing Entity is Torres Family Holdings, LLC. 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, 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 will 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.

II. ENVIRONMENTAL

The site contains approximately 5.33 acres of native vegetation. For a commercial or industrial project within the Coastal High Hazard Area, 15 percent of existing native vegetation must be retained (15% of 5.33 acres = 0.80 acres). The preserve as depicted on the Master Plan contains a minimum of 0.80 acres.

III. TRANSPORTATION

A. Intensity of uses under any development scenario for the PUD is limited to the two-way, unadjusted, average weekday, pm peak hour trip entering/exiting generation of 425 total trips utilized in the TIS dated May 2016 (gross trips).

B. ~~Vehicular connection and shared Tamiami Trail access with the adjacent Fiddler' s Creek Business Tract is encouraged, as practicable, utilizing a portion of the existing roadway easement to the west of the project site.~~ Access to the project site shall be provided by one (1) access point on Tamiami Trail East. However, if Creative Drive is realigned to meet FDOT standards, then access to the project site shall be provided for by up to two (2) access points on Creative Drive, and the access point along Tamami Trail shall be extinguished within six (6) months of the realigned Creative Drive receiving certification. Additionally, at this time, applicable access point(s) on Creative Drive shall be aligned with access points to the adjacent Fiddler's Creek Business Tract, as determined by the County Manager or designee.

Attachment: ATTACHMENT A - PUD Language Changes (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

IV. PLANNING

A. The developer of any group housing or retirement community, its successors or assigns, shall provide the following services and be subject to the following operational standards for the units in the retirement community, including, but not limited to, independent living units, assisted living units, or skilled nursing units:

Operational Characteristics for Senior Housing

Senior housing may be composed of one or more types of care/housing facilities. These care/housing types are limited to independent living, assisted living, and skilled nursing units, each of which can have varying operational characteristics. The following characteristics of senior housing care units distinguish them from residential land uses, and all of the characteristics must be provided for and maintained to be considered a senior housing care unit:

- The facility shall be for residents 55 years of age and older;
- There shall be on-site dining facilities to the residents, with food service being on-site, or catered;
- Group transportation services shall be provided for the residents for the purposes of grocery and other types of shopping. Individual transportation services shall be coordinated for the residents needs, including but not limited to medical office visits;
- There shall be an onsite manager/activities coordinator to assist residents who shall be responsible for planning and coordinating stimulating activities for the residents;
- An on-site wellness facility shall provide exercise and general fitness opportunities for the residents;
- Each unit shall be equipped with devices provided to notify emergency service providers in the event of a medical or other emergency;
- Independent living units shall be designed so that a resident is able to age in place. For example, kitchens may be easily retrofitted by lowering the sink to accommodate a wheelchair bound resident or bathrooms may be retrofitted by adding grab bars.
- Nursing homes or assisted living facilities shall be constructed to have a core area to shelter residents and staff on site in the event of a hurricane. The core area will be constructed to meet the Public Shelter Design Criteria that are required for new public schools and public community colleges and universities ("State Requirements for Educational Facilities, 2014") and shall be capable of ventilation or air conditioning provided by back-up generator for a period of no less than 96 hours.

B. Tract P, Preserve, where it is dense enough to provide equivalent buffering perthe LDC, may count towards minimum Type B buffering requirements. 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.

Attachment: ATTACHMENT A - PUD Language Changes (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

C. The Master Plan is conceptual in nature and is subject to modifications at time of Plans and Plat (PPL) or Site Development Plan (SDP) approval due to agency permitting requirements.

D. Lighting shall be fully shielded and directed so as to prevent glare on adjacent residential or TTRVC zoned properties.

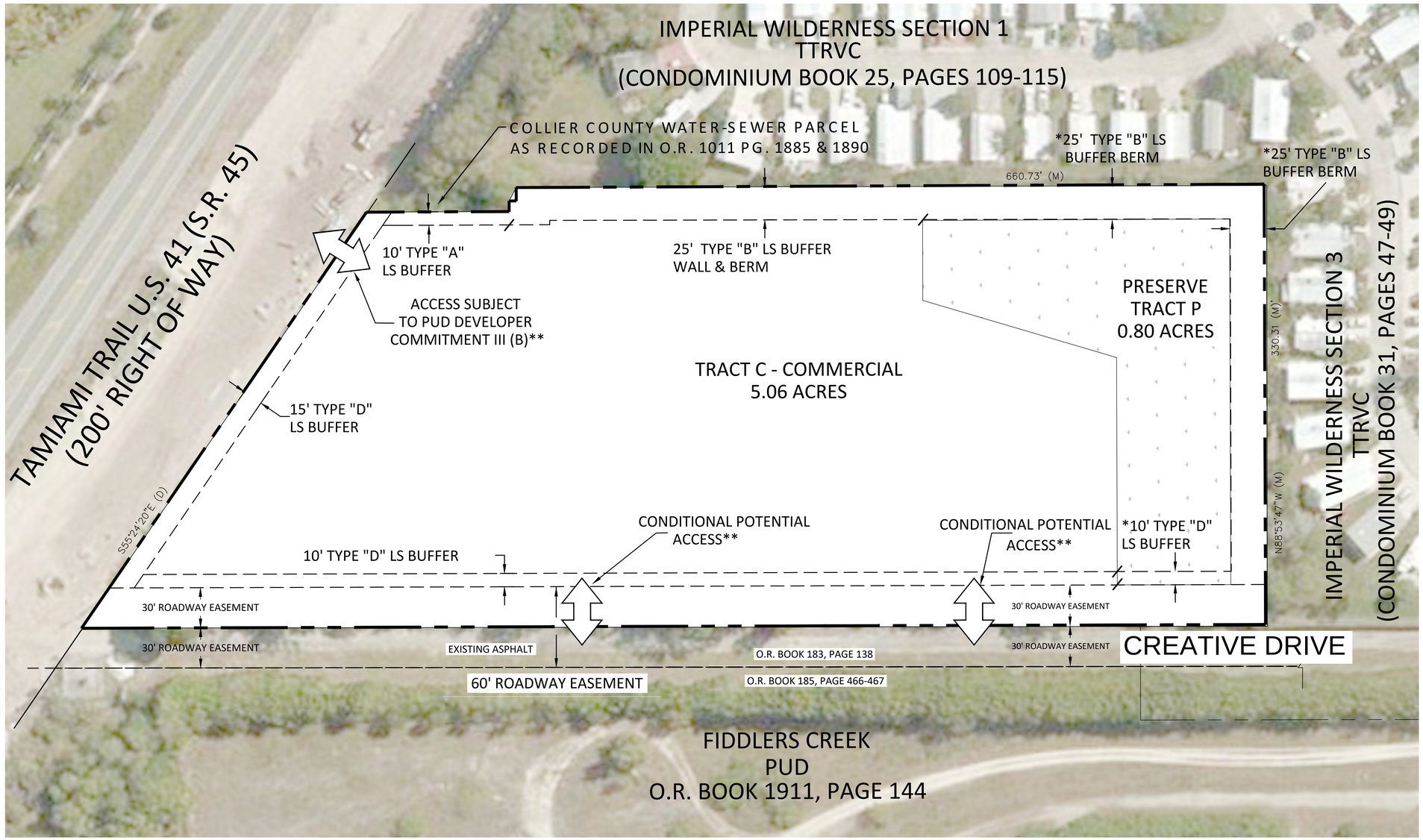
E. Outdoor amplified sound is prohibited, except in conjunction with an approved temporary use permit and in such limited cases shall be restricted to the hours of 11:00 a.m. to 8:00 p.m.

F. 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.

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

H. An Enhanced 15 foot wide Type D buffer shall be provided along US 41 (Tamiami Trail East). In addition to the required canopy trees, spaced 25’ on center, the buffer shall include a continuous undulating double hedgerow spaced 3' on center. Plantings shall be 3 gallon and at least 24" in height at time of planting for first row hedges (closest to the right-of-way) and 4 gallon and at least 24" in height at the time of planting for the second row of hedges.

Attachment: ATTACHMENT A - PUD Language Changes (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)



MASTER PLAN

SCALE: 1" = 40'

NORTH

0 40 80

SCALE: 1" = 40'

LAND USE SUMMARY		
LAND USE	AREA (AC)	%
TRACT "C"	5.06	86.35%
TRACT "P"	0.80	13.65%
TOTAL =	5.86	100.00%

LEGEND

- BUFFER
- PROPERTY BOUNDARY
- ACCESS POINT
- CHANGE IN BUFFER TYPE
- PRESERVE

OPEN SPACE
MIN. REQUIRED/
PROVIDED: 1.69 AC (30%)

*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. NO WALL SHALL BE REQUIRED BETWEEN PRESERVES AND ADJACENT PROPERTY LINES. SUBJECT TO PUD DEVELOPMENT COMMITMENT IV(B)

** ACCESS POINTS SUBJECT TO PUD DEVELOPMENT COMMITMENT III(B)

REVISIONS	DATE
REVISED PER FDOT COMMENTS AND WALL LOCATION CLARIFICATION	1/6/2023
REVISED PER COLLIER COUNTY COMMENTS	2/14/2018
REVISED PRESERVE AREA PER DESIGN UPDATE	8/21/2017
REVISED PER COLLIER COUNTY COMMENTS	3/1/2017

TORRES FAMILY TRUST

DESIGNED BY	PCM	DATE	SEPT 2016
DRAWN BY	MSK	DATE	SEPT 2016
CHECKED BY	PCM	DATE	SEPT 2016
VERTICAL SCALE	NA	HORIZONTAL SCALE	AS NOTED

RVi Planning + Landscape Architecture
28100 Bonita Grande Drive
Suite 305
Bonita Springs, Florida 34135
Tel: 239.405.7777
www.rviplanning.com

EXHIBIT C

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW:

DATE _____

REFERENCE NO. 2016.009	DRAWING NO. 2016.009_Mst
PROJECT NO. 2016.009	SHEET NO. 1 OF 1

F:\Project_GD\Mst-2016\2016.009 Torres Family Trust\Dwg\2016.009_Mst.dwg Tab: Master Plan 1 of 1 Feb 14, 2018 - 12:26pm Plotted by: Matt

Attachment: ATTACHMENT B - Revised Master Concept Plan (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

HEARING PACKAGE CHECKLIST Return this form with printed materials

A. Backup provided by the County Planner

The Planner is responsible for all required data included in the printed packets of information for the Hearing Examiner (Hex) or the Collier County Planning Commission (CCPC). DO NOT ACCEPT DUPLICATES OF ANY DOCUMENTS. MAKE SURE ONLY THE LATEST, ACCEPTED/APPROVED COPY OF THE BELOW DOCUMENTATION. PLEASE CONFIRM THE DOCUMENTS ARE IN THE ORDER DESCRIBED IN "BACKUP PROVIDED BY APPLICANT."

Planner responsible for providing the County Attorney-drafted Ordinance for PUDs and placing in backup materials. AGENTS DO NOT INCLUDE THE PUD DOCUMENT – STAFF PROVIDES THIS TO THE COUNTY ATTORNEY WHEN THE ORDINANCE IS DRAFTED FOR A PUD. THE FINAL PUD ORDINANCE/RESOLUTION IS THE FIRST ITEM AFTER THE STAFF REPORT. [FOR HEX, THE REQUESTED LANGUAGE/ PROPOSED PLAN IS THE FIRST ITEM AFTER THE STAFF REPORT]

B. Backup provided by Applicant:

PLEASE PROVIDE THE DOCUMENTS IN THE ORDER DESCRIBED BELOW. DO NOT PROVIDE DUPLICATES OF ANY DOCUMENTS. PROVIDE ONLY THE LATEST, ACCEPTED/APPROVED COPY OF THE BELOW DOCUMENTATION. IF THE BACKUP PROVIDED BY APPLICANT IS IN DISARRAY-MEANING IT IS NOT IN THE PROPER ORDER AND/OR THE APPLICANT PROVIDES MULTIPLE DUPLICATES-THE APPLICANT COULD LOSE ITS HEARING DATE.

- x Application, to include but not limited to the following:
  - x Narrative of request
  - x Property Information
  - x Property Ownership Disclosure Form
  - x Any other documents required by the specific petition type; such as a variance, a boat dock extension; PUD amendment, rezone request, etc.
- n/a Disclosure of Property Ownership Interest (if there is additional documentation aside from disclosure form)
- n/a Affidavit of Unified Control
- n/a Affidavit of Representation
- n/a Drawings (may include Cross-Section (for BDEs generally), proposed Boat Dock(s) with Water depth, location maps etc.)
- x NIM Information (Sign in sheet, notes, minutes and transcript/or summary)
  - ✓ Include 3 thumbnail drives of video and/or audio
- n/a Traffic Impact Study (TIS)
- n/a Environmental Data
- n/a Historical/Archeological Survey or Waiver
- n/a Utility Letter
- n/a Deviation Justifications

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

n/a Boundary Survey

x Other documents, as needed, on a case-by-case basis such as relevant prior Ordinances, Conditional Uses, historical documents, any "private or legal" agreements affecting the PUD etc.

n/a Submerged Resource Surveys may be included here if required.

x **CD with *only one* pdf file for all documents in the same order as the packets are put together. They must be in the same order.**

I understand that by submitting the above materials, it is the agent's/applicant's responsibility to ensure all materials are in the same order for all copies of backup materials to provide to the Hex/CCPC and the CD must contain the documents in one pdf file (not multiple files) in the same order as the printed materials. It is the agent's responsibility to ensure no documentation is left out.

Signature of Agent Representative

04/28/2023
Date

Josephine Medina
Printed Name of Signing Agent Representative

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

Torres Family Trust CPUD
Collier County Insubstantial Change to a PUD Application (PDI)

PDI-PL20230000465

COLLIER COUNTY
HEARING EXAMINER
PACKAGE

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

COVERSHEET & NARRATIVE

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

March 8, 2023

Mr. Sean Sammon, Planner III
Planning and Zoning Division
Zoning Section
2800 North Horseshoe Drive
Naples, Florida 34104

RE: Torres Family Trust CPUD
Insubstantial Change to a Planned Unit Development (PDI)

Dear Mr. Sammon:

Enclosed for your review is an application for an Insubstantial Change to a PUD in regards to the Torres Family Trust CPUD, a 5.8+/- acre commercial project generally located on the south side of US 41, approximately ½ mile southeast of Manatee Road and opposite and southeast from Naples Reserve Boulevard in unincorporated Collier County. The Applicant is requesting to relocate the access point to the CPUD from Creative Drive to US 41. Additionally, the Applicant is requesting to provide clarity on the Master Plan that there is no wall required along the eastern and southern CPUD boundaries adjacent to Tract P, the onsite- preserve area. Staff has also requested for Transportation, PUD Developer Commitment III(B) be revised.

BACKGROUND/EXISTING CONDITIONS

The Torres Family Trust CPUD was originally rezoned by the Board of County Commissioners on June 12, 2018, from Rural Agricultural (A) to Commercial Planned Unit Development (CPUD) per Ordinance No. 2018-29. The CPUD allowed the development of up to 60,000 SF of commercial uses including airconditioned mini self-storage warehousing, and group housing facilities at a floor area ratio of 0.60, none of which have been developed to date. The CPUD approval also included a minimum 0.80 acre preserve located near the south and southeastern property boundary as identified in the PUD Master Plan.

Along the western boundary of the CPUD and extending further to the west along Creative Drive is a 60-foot-wide easement per OR BOOK 183, PAGES 138-139 & OR BOOK 185, PAGES 466-467 provided as part of this application. The 60-foot easement encompasses 30 feet located within the CPUD's western boundary and the other 30 feet further west outside of the CPUD boundary. Currently the asphalted portion of Creative Drive, a private road, straddles the western boundary of the CPUD.

REQUEST

Creative Commons ILF, LLC ("Applicant") is requesting Staff's approval of an insubstantial change to the Torres Family Trust CPUD to allow for the modification the PUD Master Plan "Exhibit C" approved per Ordinance 18-29. The approved PUD Master Plan for the CPUD identifies two (2) access points on the west side of the property along Creative Drive, an asphalted private road.

The Applicant requests a modification to the PUD Master Plan to allow for:

- One (1) access point along US 41,
- One (1) access point onto the Creative Drive; and

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- Clarification that no wall is required along the eastern and southern CPUD boundaries adjacent to Tract P, Preserve.
- Add note identifying access points shown on the PUD Master Plan are subject to PUD Developer Commitment III(B).

During a recent pre-application meeting with the Florida Department of Transportation (FDOT) it was understood that the interest was to align the Creative Drive access from US 41 with the Naples Reserve Boulevard access across US-41, to the north. However, due to the geometry of the two access points in relationship to each other, the intersection alignment configuration along US-41 would be less than optimal. FDOT provided two (2) recommendations to address the development's access to US 41, while still assuring that public safety and best engineering practices were addressed. One of the recommendations was to move the access from Creative Drive to US-41 further west to allow for the better alignment with Naples Reserve Boulevard across from US-41. This recommendation, however, is not practical as it goes beyond the existing forementioned roadway easement and is the current location of a lift station. The second recommendation provided was for the Applicant to pursue a more restrictive, right in and right out only, access point for the development directly to US 41 along the subject property's frontage as far east as possible. The Applicant has chosen to go with the latter and of the recommendations due to the practicality of being able to make recommendation work.

The Applicant is maintaining a possible access point to the Creative Drive roadway easement in recognition that should the adjustment of Creative Drive happen in the future, this would allow for an alternative secondary access point. This possible access point along Creative Drive would also be consistent with Transportation Development Commitment B outlined in Exhibit F of the CPUD Ordinance which encourages, as practical, the vehicular connection and shared Tamiami Trail access with the adjacent Fiddler's Creek Business Tract to the west of the subject property.

Exhibit C-1 - Conceptual Perimeter Berm Cross-Sections of the PUD Document graphically illustrates no wall within Section B-B which identifies the perimeter berm in between the preserve area and the Imperial Wilderness property boundary as adopted. Exhibit C-1 of the PUD Document does, however, graphically illustrate a 6-foot wall within Section C-C, which identifies the perimeter berm running along the eastern property line where no preserve exists. Therefore, it was the intent of the PUD to only require a wall along the eastern property line where there is no preserve area and for the southern and eastern property line which is adjacent to the preserve area to not require a wall. The Applicant is simply making clear where the wall is required on the Master Plan, consistent with Exhibit C-1. This request is not reducing the open space or buffer requirements, or enhancements already approved as part of this CPUD.

Staff has requested for Transportation, PUD Developer Commitment III(B) to be revised to the following which would also allow for the County Manager or designee to reasonably determine the practicality of alignment to the adjacent Fiddler's Creek Business Tract access points, if any.

"*Access to the project site shall be provided by one (1) access point on Tamiami Trail East. However, if Creative Drive is realigned to meet FDOT standards, then access to the project site shall be provided for by up to two (2) access points on Creative Drive, and the access point along Tamami Trail shall be extinguished within six (6) months of the realigned Creative Drive receiving certification. Additionally, at this time, applicable access point(s) on Creative Drive shall be aligned with access points to the adjacent Fiddler's Creek Business Tract, as determined by the County Manager or designee*."

JUSTIFICATION/COMPLIANCE WITH LDC §10.02.13.E.1:

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The request complies with the thresholds for insubstantial changes to PUDs as outlined in LDC§ 10.02.13.E.1 as follows:

a. A proposed change in the boundary of the PUD;

No, the request will not impact the existing PUD boundary.

b. A proposed increase in the total number of dwelling units or intensity of land use or height of buildings within the development;

No, the request will not increase the approved density or intensity, or the height of proposed buildings.

c. A proposed decrease in preservation, conservation, recreation or open space areas within the development not to exceed 5 percent of the total acreage previously designated as such, or 5 acres in area;

No, the request will not result in a decrease of preserve, conservation, recreation, or open space areas. The request simply relocates an access point and provides clarification of where the wall is required along the project boundaries.

d. A proposed increase in the size of areas used for nonresidential uses, to include institutional, commercial and industrial land uses (excluding preservation, conservation or open spaces), or a proposed relocation of nonresidential land uses;

No, the request does not impact the size of non-residential areas or propose to relocate such areas within the PUD boundary.

e. A substantial increase in the impacts of the development which may include, but are not limited to, increases in traffic generation; changes in traffic circulation; or impacts on other public facilities;

No, the request will not result in an impact to the development in terms of traffic and public facilities. The approved Master Plan provided for two (2) access points to Creative Drive which would provide access to US-41 via a driveway. The proposed modification will allow for direct access of the site via US 41 instead of Creative Drive in-line with one of the recommendation options provided by FDOT. No change in land use activities or intensities is being requested.

f. A change that will result in land use activities that generate a higher level of vehicular traffic based upon the Trip Generation Manual published by the Institute of Transportation Engineers;

No, the request will not generate a higher level of vehicular traffic. No change in land use activities or intensities is being requested.

g. A change that will result in a requirement for increased stormwater retention, or will otherwise increase stormwater discharges;

No, the request will not result in increased requirements for stormwater retention or increase stormwater discharges.

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h. A change that will bring about a relationship to an abutting land use that would be incompatible with an adjacent land use;

No, the request will not modify any existing uses or intensities that would impact any surrounding land uses or that would be incompatible. The clarification to being added to the Master Plan indicates where the wall is not required as was already identified in the approved PUD Document, Exhibit C-1. Furthermore, the clarification is for the area adjacent to the on-site preserve, only and this area is still subject to the 25' Type B Buffer requirement or preserve area buffer equivalency per Planning Developer Commitment B, Exhibit F of the PUD Document. The preserve use is already a compatible use to the Travel Trailer Recreational Vehicle Campground (TTRVC) use located on the adjacent properties to the south and east.

i. Any modification to the PUD master plan or PUD document or amendment to a PUD ordinance which is inconsistent with the Future Land Use Element or other element of the Growth Management Plan or which modification would increase the density or intensity of the permitted land uses;

No, the request does not impact the project's compliance with the Growth Management Plan (GMP).

j. The proposed change is to a PUD district designated as a development of regional impact (DRI) and approved pursuant to F.S. § 380.06, where such change requires a determination and public hearing by Collier County pursuant to F.S. § 380.06(19). Any change that meets the criterion of F.S. § 380.06(19)(e)2, and any changes to a DRI/PUD master plan that clearly do not create a substantial deviation shall be reviewed and approved by Collier County under this LDC section 10.02.13; or

No, the CPUD is not within a Development of Regional Impact.

k. Any modification in the PUD master plan or PUD document or amendment to a PUD ordinance which impact(s) any consideration deemed to be a substantial modification as described under this LDC section 10.02.13.

No, the request is not a substantial modification to the CPUD and may be processed as a PDI pursuant to the LDC and Administrative Code.

The request complies with the thresholds for insubstantial changes to PUDs as outlined in LDC§ 10.02.13.E.2 as follows:

1. Does this petition change the analysis of findings and criteria used for the original application?

As outlined in pages 7-12 of the original Staff Report for the PUD Rezoning of the subject CPUD the proposed petition has not modified the original analysis of findings and criteria. No change to the permitted land uses, intensities or design standards are being requested as part of the petition. The clarification that there is no wall required along the eastern and southern property boundary adjacent to the on-site preserve area is just identifying what was already approved for the CPUD as clearly identified within Exhibit C-1 – Conceptual Perimeter Berm Cross-Sections, Section B-B of the approved PUD Document.

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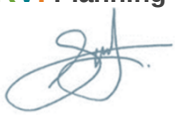
CONCLUSION:

In summary, the proposed Insubstantial Change will revise the two (2) access points for the development along Creative Drive, maintaining one (1) possible future access point along Creative Drive and allowing for one (1) access point directly to US-41, as recommended by FDOT. The petition also clarifies no wall is required along the eastern and southern CPUD boundary adjacent to Tract P, Preserve as already identified in Exhibit C-1 of the PUD Document. The This application will not negatively impact public health, safety or welfare, and the CPUD will remain consistent with the LDC and GMP.

Should you require additional information or have any questions, please feel free to contact me directly at 239-908-3421 or JMedina@RViPlanning.com.

Sincerely,

RVi Planning + Landscape Architecture



Josephine Medina, AICP, LEED Green Assoc.
Project Manager

Enclosures

cc: Jason Tomassetti, Creative Commons ILF, LLC
Norman Trebilcock, Trebilcock Consulting Solutions, PA

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PDI APPLICATION

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

INSUBSTANTIAL CHANGE TO A PUD (PDI)

LDC subsection 10.02.13 E & Code of Laws section 2-83 – 2-90
Ch. 3 G.3 of the Administrative Code

Pursuant to LDC subsection 10.02.13 E.2, a PUD insubstantial change includes any change that is not considered a substantial or a minor change. A PUD insubstantial change to an approved PUD ordinance shall be based upon an evaluation of LDC subsection 10.02.13 E.1 and shall require the review and approval of the Hearing Examiner. The Hearing Examiner's approval shall be based on the findings and criteria used for the original application.

PETITION NO
PROJECT NAME
DATE PROCESSED

To be completed by staff

APPLICANT CONTACT INFORMATION

Name of Property Owner(s): Torres Family Holdings, LLC

Name of Applicant if different than owner: Creative Commons ILF, LLC

Address: 7742 Alico Road **City:** Fort Myers **State:** FL **ZIP:** 33912

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

E-Mail Address: jtomassetti@fl-star.com

Name of Agent: Josephine Medina, AICP

Firm: RVi Planning + Landscape Architecture, Inc.

Address: 28100 Bonita Grande Dr **City:** Bonita Springs **State:** FL **ZIP:** 34135

Telephone: 239-908-3421 **Cell:** 954-376-0378 **Fax:** _____

E-Mail Address: JMedina@RViPlanning.com

DETAIL OF REQUEST

On a separate sheet, attached to the application, describe the insubstantial change request. Identify how the request does not meet the PUD substantial change criteria established in LDC subsection 10.02.13 E.1.

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(239) 252-2400 FAX: (239) 252-6358

PROPERTY INFORMATION

PUD NAME: Torres Family Trust CPUD **ORDINANCE NUMBER:** 2018-19
FOLIO NUMBER(S): 00737000001

Provide a legal (if PUD is recorded) or graphic description of area of amendment (this may be graphically illustrated on Amended PUD Master Plan). If applying for a portion of the PUD, provide a legal description for subject portion.

Attach on a separate sheet, a written description of the map or text change.

Does amendment comply with the Growth Management Plan? ■ Yes ☐ No

If no, please explain: _____

Has a public hearing been held on this property within the last year? ☐ Yes ■ No

If yes, in whose name? _____

Has any portion of the PUD been ☐ SOLD and/or ☐ DEVELOPED?

Are any changes proposed for the area sold and/or developed? ☐ Yes ■ No
If yes, please describe on an attached separate sheet.

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NAPLES, FLORIDA 34104
(239) 252-2400 FAX: (239) 252-6358

Pre-Application Meeting and Final Submittal Requirement Checklist for: PUD Insubstantial Change Chapter 3 G.3 of the Administrative Code

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

REQUIREMENTS FOR REVIEW	# OF COPIES	REQUIRED	NOT REQUIRED
Completed Application (download current form from County website)	1	☒	
Pre-Application Meeting notes	1	☐	☐
Project Narrative, including a detailed description of proposed changes and why amendment is necessary	1	☑	☐
Detail of request	1	☒	
Current Master Plan & 1 Reduced Copy	1	☒	
Revised Master Plan & 1 Reduced Copy	1	☒	
Revised Text and any exhibits	☐	☐	☐
PUD document with changes crossed through & underlined	☐	☑	☐
PUD document as revised with amended Title Page with Ordinance #	☐	☐	☐
Warranty Deed	☐	✔	☐
Legal Description	1		☐
Boundary survey, if boundary of original PUD is amended	☐	☐	☐
If PUD is platted, include plat book pages	☐	☐	☐
List identifying Owner & all parties of corporation	1	☐	☐
Affidavit of Authorization, signed & notarized	1	☒	
Completed Addressing Checklist	1	☒	
Property Ownership Disclosure Form	1	☒	
Copy of 8 ½ in. x 11 in. graphic location map of site	1	✔	☐
Electronic copy of all documents and plans *Please advise: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.	☐	☐	☐
***If located in Immokalee or seeking affordable housing, include an additional set of each submittal requirement.**			

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

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NAPLES, FLORIDA 34104
(239) 252-2400 FAX: (239) 252-6358

PLANNERS – INDICATE IF THE PETITION NEEDS TO BE ROUTED TO THE FOLLOWING REVIEWERS:

☐	School District (Residential Components): Amy Lockheart	☐	Bayshore/Gateway Triangle Redevelopment: Executive Director
☐	Utilities Engineering: Eric Fey	☐	Parks and Recreation: Barry Williams and David Berra
☐	Emergency Management: Dan Summers	☐	Naples Airport Authority:
☐	Conservancy of SWFL: Nichole Johnson	☐	Other:
☐	City of Naples: Robin Singer, Planning Director	☐	Other:

FEE REQUIREMENTS

- ☐ **PUD Amendment Insubstantial (PDI):** $1,500.00
- ☐ **Pre-Application Meeting:** $500.00
- ☐ **Estimated Legal Advertising fee for the Office of the Hearing Examiner**: $1,125.00
  Same fee applies if the petition is referred to the Collier County Planning Commission, where the CCPC serves as the deciding authority instead of the HEX.

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

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

All checks payable to: Board of County Commissioners.

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

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

_____ 1/6/2023

Agent/Owner Signature Date

Josephine Medina

Applicant/Owner Name (please print)

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

WARRANTY DEED

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

INSTR 4780016 OR 4869 PG 2269 RECORDED 12/27/2012 11:15 AM PAGES 3
DWIGHT E. BROCK, CLERK OF THE CIRCUIT COURT, COLLIER COUNTY FLORIDA
DOC@.70 $525.00 REC $27.00
CONS $75,000.00

THIS INSTRUMENT PREPARED BY:
James D. Vogel, Esq.
Fla. Bar No. 0051373
Vogel Law Office, P.A.
Suite B, Midwest Title Bldg.
3936 Tamiami Trail North
Naples, Florida 34103
(239) 262-2211
PREPARATION ONLY WITHOUT OPINION

NOT CERTIFIED COPY

WARRANTY DEED

THIS WARRANTY DEED made the 20th day of December, 2012, by **TUCKER P. ROONEY and MARIE D. ROONEY**, husband and wife, hereinafter called the GRANTOR, to **TORRES FAMILY HOLDINGS, LLC**, a Florida limited liability company, hereinafter called the GRANTEE, whose post office address is 3921 Prospect Avenue, Naples, Florida 34104.

(Wherever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of the individuals, and the successors and assigns of corporations).

WITNESSETH: That the grantor, for and in consideration of the sum of $10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Collier County, Florida, viz:

SEE ATTACHED EXHIBIT "A"

Property I.D.: 00737000001

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2012; zoning, building code and other restrictions imposed by governmental authority; outstanding oil, gas and mineral interests of record, if any; and restrictions and easements of record.

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IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:
Witnesses:

(Sign) _____
(Print Name) JEANNE PARKINSON

(Sign) _____
(Print Name) DEBBIE A PEARSALL

TUCKER P. ROONEY

(Sign) _____
(Print Name) JEANNE PARKINSON

(Sign) _____
(Print Name) DEBBIE A PEARSALL

MARIE D. ROONEY

STATE OF ~~FLORIDA~~ New Jersey
COUNTY OF ~~COLLIER~~ ocean

The foregoing Warranty Deed was acknowledged before me this 20th day of December, 2012, by **TUCKER P. ROONEY**, who is personally known to me or who has produced Florida Drivers License as identification.

Signature of Notary

JEANNE PARKINSON
Notary Public
State of New Jersey
My Commission Expires Jun 10, 2017

STATE OF ~~FLORIDA~~ New Jersey
COUNTY OF ~~COLLIER~~ ocean

The foregoing Warranty Deed was acknowledged before me this 20th day of December, 2012, by **MARIE D. ROONEY**, who is personally known to me or who has produced Florida Drivers License as identification.

Signature of Notary

JEANNE PARKINSON
Notary Public
State of New Jersey
My Commission Expires Jun 10, 2017

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EXHIBIT "A"

STARTING AT THE NORTHWEST CORNER OF THE PROPERTY AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF U.S. 41 AND THE WEST LINE OF SECTION 12, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; AND PROCEEDING SOUTHERLY ALONG THE SECTION LINE FOR APPROXIMATELY 870 FEET, THENCE EASTERLY FOR 330 FEET, THEN NORTHERLY FOR 660 FEET, THENCE WESTERLY ALONG U.S. 41 SOUTHERLY RIGHT-OF-WAY FOR APPROXIMATELY 390 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SECTION 12, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA AND THE SOUTHEASTERLY RIGHT-OF-WAY OF U.S. 41; RUN SOUTH 54°24'20" EAST 377.86 FEET ALONG SAID RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING; CONTINUE ALONG SAID RIGHT-OF-WAY LINE 12.14 FEET; THENCE SOUTH 1°01'20" WEST 100.00 FEET; THENCE NORTH 88°58'40" WEST 10.00 FEET; THENCE NORTH 1°01'20" EAST 106.89 FEET TO THE POINT OF BEGINNING.

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INSTR 5680418 OR 5604 PG 3308 E-RECORDED 3/6/2019 10:54 AM PAGES 5
CLERK OF THE CIRCUIT COURT AND COMPTROLLER, COLLIER COUNTY FLORIDA
REC $44.00

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA CIVIL ACTION

TORRES FAMILY HOLDINGS, L.L.C.,
a Florida limited liability company

Plaintiff(s),

vs.

Case No: **2018-CA-01- 001133**

THE UNKNOWN SUCCESSOR TRUSTEE OF
THAT CERTAIN LAND TRUST AGREEMENT
DATED MARCH 14, 1973,

Defendant(s)
_____/

ORDER GRANTING PLAINTIFF'S MOTION FOR JUDGMENT ON THE PLEADINGS AND FINAL JUDGMENT QUIETING TITLE
(Upon Report and Recommendations of Magistrate)

THIS CAUSE came before the Court upon the Report and Recommendations of the Magistrate entered on the 22nd day of February, 2019, and

[____] Exceptions were waived by the parties, or

[X] No timely exceptions were filed,

the Court hereby approves and adopts the findings and recommendations, and upon the foregoing, it is:

ORDERED AND ADJUDGED:

1. The Motion is:

[X] GRANTED.

[____] DENIED.

[____] GRANTED IN PART as set forth below.

[____] DENIED IN PART as set forth below.

2. Plaintiff Torres Family Holdings, L.L.C., is the sole fee simple title owner of the following described real property in Collier County, Florida:

Starting at the Northwest corner of the property at the intersection of the South right-of-way of U.S. 41 and the west line of Section 12, Township 51 South, Range 26 East, Collier County, Florida; and proceeding Southerly along the

FILED 3/5/19 15:35 Collier Co
BONNA WOODRUFF
FILED IN COMPUTER

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section line for approximately 870 feet, thence Easterly for 330 feet, then northerly for 660 feet, thence Westerly along U.S. 41 Southerly right-of-way for approximately 390 feet to the Point of Beginning, less and except the following described parcel: Commencing at the intersection of the West Line of Section 12, Township 51 South, Range 26 East, Collier County, Florida, and the Southeasterly right-of-way of U.S. 41; run South 54 degrees 24 minutes 20 seconds East 377.86 feet along said right-of-way line to the Point of Beginning; continue along said right-of-way line 12.14 feet; thence South 1 degree 01 minutes 20 seconds West 100.00 feet; thence North 88 degrees 58 minutes 40 seconds West 10.00 feet; thence North 1 degree 01 minutes 20 seconds East 106.89 feet to the point of beginning.

3. The interests, if any, of Defendant the Unknown Successor Trustee of That Certain Land Trust Agreement Dated March 14, 1973, in the aforementioned property is hereby declared null and void, thereby quieting title to said property owned by the Plaintiff against the Defendant.

DONE AND ORDERED in Chambers, Naples, Florida this 4 day of ~~February~~ March, 2019.

Hugh D. Hayes

Circuit Judge

CC:

Stacie Vecchione, Esq.
200 SE 6th Street, Suite 506
Ft. Lauderdale, FL 33301
stacie@vecchionelegal.com

Charles s. McCall, Esq
7650 W. Courtney Campbell Cswy.
Ste 1150
Tampa, Fl 33607
chmccall@firstam.com

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Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR COLLIER COUNTY, FLORIDA **CIVIL ACTION**

TORRES FAMILY HOLDINGS, L.L.C.,
a Florida limited liability company

Plaintiff,

vs.

Case Number: **2018-CA-01- 001133**

THE UNKNOWN SUCCESSOR TRUSTEE OF THAT CERTAIN LAND TRUST AGREEMENT DATED MARCH 14, 1973,
Defendants.

_____/

NOT A CERTIFIED COPY

RECOMMENDED ORDER GRANTING PLAINTIFF'S MOTION FOR JUDGMENT ON THE PLEADINGS

ATTENDANCE:

☐ Plaintiff	☒ Attorney for Plaintiff
☐ Defendant	☐ Attorney for Defendant
x Court Reporter ECR	☐ Clerk of Court

This cause has come on to be heard before Magistrate David C. Friedman on **February 14, 2019,** pursuant to the Plaintiff/Defendant's **Motion for Judgment on the Pleadings**. The Magistrate has jurisdiction pursuant to the Florida Rules of Civil Procedure, 1.490, *et seq*. The Court finds that an Order of Referral for the matters heard by the Magistrate was served upon the parties and that no party made a timely objection to the referral. This Court being otherwise advised, the following Findings of Fact and Conclusions of Law are made:

FINDINGS OF FACT AND CONCLUSIONS OF LAW

1. The Motion for Judgment on the Pleadings filed by Plaintiff is well taken, and should be granted. No factual disputes have been raised or defenses framed in any pleadings which dispute the factual allegations in the complaint.

2. Final judgment quieting title as requested in Plaintiff's Amended Complaint should be entered by the Court.

EXCEPTION PERIOD REVIEWED 3-5-19

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

RECOMMENDED ORDER OF THE MAGISTRATE

Based upon the above-stated Findings of Fact and Conclusions of Law, the Magistrate submits the following Recommended Order for the approval of the Court:

A. Magistrate recommends that the Court enter an Order granting the Plaintiff's Motion for Judgment on the Pleadings.

B. Magistrate recommends that the Court enter final judgment pursuant to the Motion for Judgment on the Pleadings quieting title as requested in the Plaintiff's Amended Complaint.

NOT SERVED BY CLERK

PLEASE READ CAREFULLY (Language in Bold is Required by Fla. R. Civ. P. 1.490):

IF YOU WISH TO SEEK REVIEW OF THE REPORT AND RECOMMENDATIONS MADE BY THE MAGISTRATE, YOU MUST FILE EXCEPTIONS IN ACCORDANCE WITH FLORIDA RULE OF CIVIL PROCEDURE 1.490(i). YOU WILL BE REQUIRED TO PROVIDE THE COURT WITH A RECORD SUFFICIENT TO SUPPORT YOUR EXCEPTIONS OR YOUR EXCEPTIONS WILL BE DENIED. A RECORD ORDINARILY INCLUDES A WRITTEN TRANSCRIPT OF ALL RELEVANT PROCEEDINGS. THE PERSON SEEKING REVIEW MUST HAVE THE TRANSCRIPT PREPARED IF NECESSARY FOR THE COURT'S REVIEW.

The hearing before the Magistrate was electronically recorded by the Court. A party may request an electronic certified copy of the proceeding on CD, at that party's expense, and may then have the recording transcribed, at that party's expense. Providing the Court with a copy of the CD, instead of a certified written transcript, is insufficient for review by the Court of exceptions. Media request forms, procedures, and fees, and a list of approved Transcriptionists are available on the Court's website, www.ca.cjis20.org , or by calling the Court's Electronic Court Reporting Department at 239-533-8207. However, if the below box is checked, one of the parties elected to retain, at that party's own expense, a live Court Reporter who was present for the purpose of creating the official record of the proceeding. Accordingly, any request for a transcript of the proceeding must be submitted to that Court Reporter.

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

☐ A live Court Reporter created the official record of the proceeding, and that Court Reporter's name and address is as follows:

_____

_____

All parties ☐ have ☒ have not waived the ten day period in which to file exceptions to the Report and Recommendations of the General Magistrate.

Dated: February 22, 2019.

BY: _____
Honorable David C. Friedman
Magistrate, Twentieth Judicial Circuit

cc:
✓Stacie Vecchione, Esq.
200 SE 6th Street, Suite 506
Ft. Lauderdale, FL 33301
stacie@vecchionelegal.com

✓Charles s. McCall, Esq
7650 W. Courtney Campbell Cswy.
Ste 1150
Tampa, Fl 33607
chmccall@firstam.com

NOT A CERTIFIED COPY

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

ADDRESS CHECKLIST

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

Collier County
Growth Management
Community Development Department

ADDRESSING CHECKLIST

Please complete the following and upload via the CityView Portal with your submittal. Items marked with (*) are required for every application, other items are optional and may not apply to every project.

Forms are valid for 6 months following their submittal; an updated form will be required for a new submittal after that timeframe and any time the properties within the project boundary are modified.

Additional documents may be attached to this form and can include:

- * LOCATION MAP and/or SURVEY showing the proposed project boundary.
- List of additional folio numbers and associated legal descriptions.
- E-mail from Addressing Official for any pre-approved project and/or street names.

LOCATION INFORMATION

***FOLIO (Property ID) Number(s)** of subject property or properties. [Attach list if necessary]

00737000001

***LEGAL DESCRIPTION** of subject property or properties. [Attach list if necessary]

See Survey Attached

STREET ADDRESS(ES) where applicable, if already assigned.

N/A

PROJECT INFORMATION

Acceptance of this form does not constitute project and/or street name approval and is subject to further review by the Addressing Official. Pre-Approval may be requested by contacting us at GMD_Addressing@colliercountyfl.gov or 239-252-2482 prior to your submittal.

CURRENT PROJECT NAME

Torres Family Trust CPUD

PROPOSED PROJECT NAME

N/A

PROPOSED STREET NAME(s)

N/A

LATEST APPROVED PROJECT NUMBER [e.g., SDP-94-##, PPL-2002-AR-####, PL2017000####]

PL20160000226

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

Operations & Regulatory Management Division ● 2800 North Horseshoe Drive ● Naples, FL 34104 ● 239-252-2400
www.colliercountyfl.gov

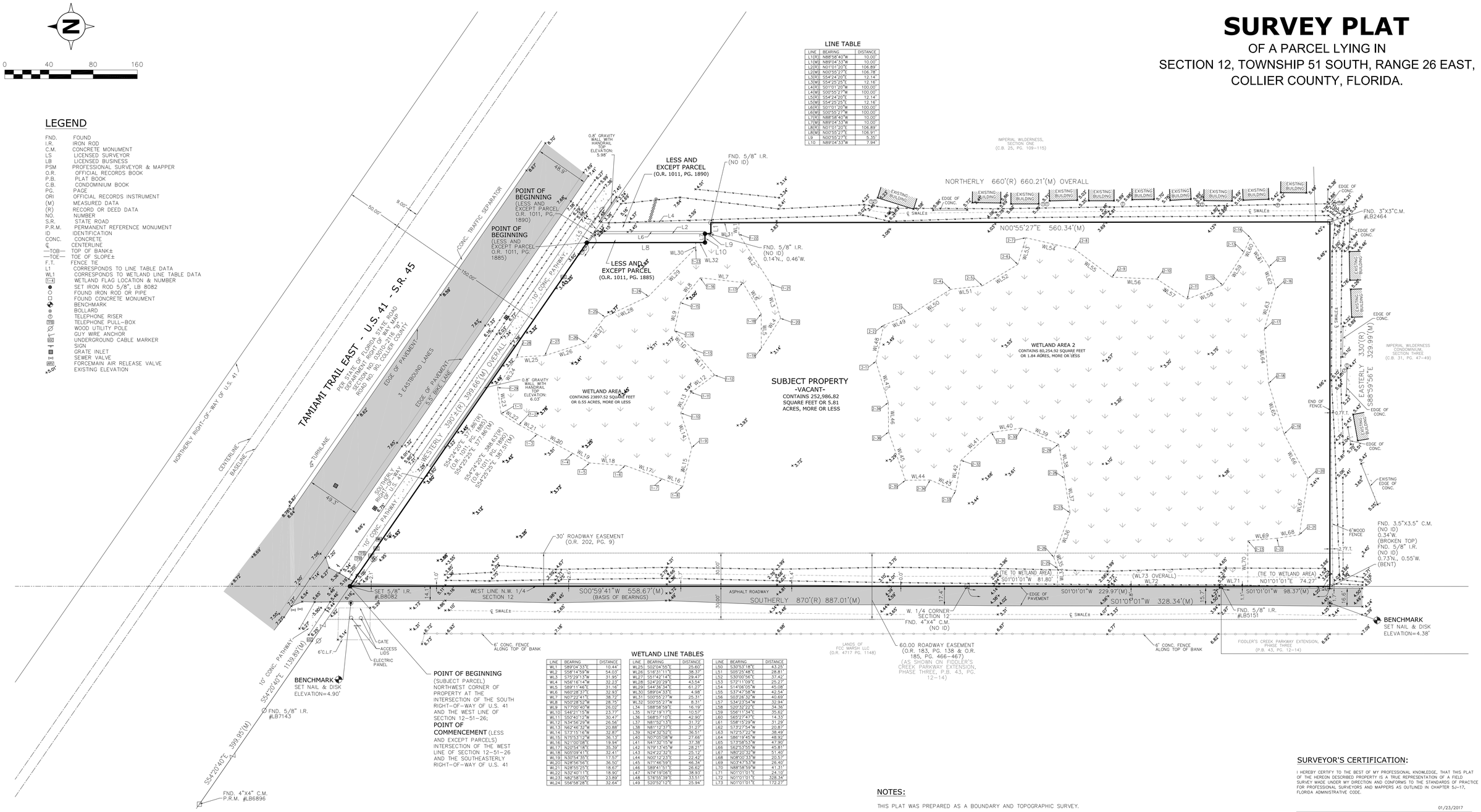
SURVEY PLAT

OF A PARCEL LYING IN
SECTION 12, TOWNSHIP 51 SOUTH, RANGE 26 EAST,
COLLIER COUNTY, FLORIDA.

0 40 80 160

LEGEND

FND.	FOUND
I.R.	IRON ROD
C.M.	CONCRETE MONUMENT
LS	LICENSED SURVEYOR
LB	LICENSED BUSINESS
PSM	PROFESSIONAL SURVEYOR & MAPPER
O.R.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
C.B.	CONDOMINIUM BOOK
PG.	PAGE
ORI	OFFICIAL RECORDS INSTRUMENT
(M)	MEASURED DATA
(R)	RECORD OR DEED DATA
NO.	NUMBER
S.R.	STATE ROAD
P.R.M.	PERMANENT REFERENCE MONUMENT
ID	IDENTIFICATION
CONC.	CONCRETE
℄	CENTERLINE
—TOB—	TOP OF BANK±
—TOE—	TOE OF SLOPE±
F.T.	FENCE TIE
L1	CORRESPONDS TO LINE TABLE DATA
WL1	CORRESPONDS TO WETLAND LINE TABLE DATA
1-4	WETLAND FLAG LOCATION & NUMBER
●	SET IRON ROD 5/8", LB 8082
○	FOUND IRON ROD OR PIPE
□	FOUND CONCRETE MONUMENT
	BENCHMARK
⊗	BOLLARD
Ⓣ	TELEPHONE RISER
TPB	TELEPHONE PULL-BOX
	WOOD UTILITY POLE
	GUY WIRE ANCHOR
UGM	UNDERGROUND CABLE MARKER
	SIGN
	GRATE INLET
	SEWER VALVE
ARV	FORCEMAIN AIR RELEASE VALVE
+5.00'	EXISTING ELEVATION



LINE TABLE

LINE	BEARING	DISTANCE
L1(R)	N88°58'40"W	10.00'
L1(M)	N89°04'33"W	10.00'
L2(R)	N01°01'20"E	106.89'
L2(M)	N00°55'27"E	106.78'
L3(R)	S54°24'20"E	12.14'
L3(M)	S54°25'25"E	12.16'
L4(R)	S01°01'20"W	100.00'
L4(M)	S00°55'27"W	100.00'
L5(R)	S54°24'20"E	12.14'
L5(M)	S54°25'25"E	12.16'
L6(R)	S01°01'20"W	100.00'
L6(M)	S00°55'27"W	100.00'
L7(R)	N88°58'40"W	10.00'
L7(M)	N89°04'33"W	10.00'
L8(R)	N01°01'20"E	106.89'
L8(M)	N00°55'27"E	106.91'
L9	N00°55'27"E	5.35'
L10	N89°04'33"W	7.94'

WETLAND LINE TABLES

LINE	BEARING	DISTANCE
WL1	S89°04'33"E	10.44'
WL2	S58°14'59"W	54.03'
WL3	S75°29'13"W	31.95'
WL4	N56°16'14"W	32.23'
WL5	S89°11'46"E	31.16'
WL6	N60°28'37"E	32.93'
WL7	N07°22'47"E	38.72'
WL8	N50°28'52"W	28.75'
WL9	N77°00'40"W	26.02'
WL10	S48°21'15"W	23.77'
WL11	S50°40'12"W	30.47'
WL12	N34°56'29"W	26.56'
WL13	N62°46'32"W	20.88'
WL14	S73°15'16"W	32.87'
WL15	N79°53'12"W	36.13'
WL16	N21°00'08"E	19.94'
WL17	N20°54'18"E	35.39'
WL18	N05°09'41"E	32.41'
WL19	N30°54'35"E	17.53'
WL20	N28°56'56"E	36.50'
WL21	N28°55'25"E	18.67'
WL22	N32°40'11"E	18.90'
WL23	N82°58'05"E	23.89'
WL24	S56°58'28"E	32.64'
WL25	S02°04'55"E	25.60'
WL26	S16°31'11"E	38.33'
WL27	S51°42'14"E	29.47'
WL28	S24°20'29"E	43.54'
WL29	S44°36'34"E	61.27'
WL30	S89°04'33"E	4.98'
WL31	S00°55'27"W	25.31'
WL32	S00°55'27"W	8.31'
L34	S88°58'59"E	16.19'
L35	N72°19'17"E	10.57'
L36	S68°57'10"E	42.90'
L37	N81°52'13"E	31.72'
L38	N81°12'37"E	31.27'
L39	N24°32'52"E	36.51'
L40	N07°05'08"W	27.66'
L41	N41°32'15"W	37.38'
L42	N79°13'45"W	28.21'
L43	N24°22'32"E	25.12'
L44	N60°12'23"E	22.42'
L45	N71°46'59"E	46.34'
L46	S89°41'51"E	26.62'
L47	N74°19'06"E	38.93'
L48	S76°55'39"E	33.51'
L49	S20°52'12"E	25.94'
L50	S30°53'18"E	43.25'
L51	S05°25'48"E	26.81'
L52	S30°00'56"E	37.42'
L53	S72°11'09"E	25.27'
L54	S14°06'05"W	45.08'
L55	S37°47'58"W	42.54'
L56	S03°26'32"W	40.69'
L57	S34°23'54"W	32.94'
L58	S20°32'22"E	34.36'
L59	S56°11'34"E	25.62'
L60	S65°27'47"E	14.33'
L61	S58°15'29"W	31.29'
L62	S73°27'54"W	20.87'
L63	N72°57'22"W	38.40'
L64	S86°19'45"W	48.92'
L65	S73°58'53"W	47.90'
L66	S62°53'55"W	45.81'
L67	N80°20'32"W	51.40'
L68	N08°00'33"W	20.57'
L69	N03°47'53"W	26.40'
L70	N88°58'59"W	41.31'
L71	N01°01'01"E	24.10'
L72	N01°01'01"E	328.34'
L73	N01°01'01"E	172.27'

DESCRIPTION:

(AS FURNISHED IN FIRST AMERICAN TITLE INSURANCE COMPANY SEARCH UPDATE DOCUMENT FILE NO.: 2060-3514663, PREPARED: JANUARY 10, 2017)

STARTING AT THE NORTHWEST CORNER OF THE PROPERTY AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF U.S. 41 AND THE WEST LINE OF SECTION 12, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; AND PROCEEDING SOUTHERLY ALONG THE SECTION LINE FOR APPROXIMATELY 870 FEET, THENCE EASTERLY FOR 330 FEET, THENCE NORTHERLY FOR 660 FEET, THENCE WESTERLY ALONG U.S. 41 SOUTHERLY RIGHT-OF-WAY FOR APPROXIMATELY 390 FEET TO THE POINT OF BEGINNING, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SECTION 12, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, AND THE SOUTHEASTERLY RIGHT-OF-WAY OF U.S. 41; RUN SOUTH 54 DEGREES 24 FEET 20 INCHES EAST 377.86 FEET ALONG SAID RIGHT-OF-WAY LINE OF THE POINT OF BEGINNING; CONTINUE ALONG SAID RIGHT-OF-WAY LINE 12.14 FEET; THENCE SOUTH 1 DEGREE 01 FOOT 20 INCHES WEST 100.00 FEET, THENCE NORTH 88 DEGREES 58 FEET 40 INCHES WEST 10.00 FEET; THENCE NORTH 1 DEGREE 1 FEET 20 INCHES EAST 106.89 FEET TO THE POINT OF BEGINNING.

NOTES:

THIS PLAT WAS PREPARED AS A BOUNDARY AND TOPOGRAPHIC SURVEY.

THIS SURVEY PREPARED BASED ON THE DESCRIPTION OF RECORD, PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, AND EXISTING MONUMENTATION.

BEARINGS ARE PLANE COORDINATE FLORIDA WEST ZONE, NORTH AMERICAN DATUM OF 1983, THE WEST LINE OF THE N.W. 1/4 OF SECTION 12, AS BEARING S00°59'41"W.

ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM OF 1988, FROM NATIONAL GEODETIC SURVEY BENCHMARK J250, ELEVATION 4.64 FEET.

PARCEL LIES IN FLOOD ZONE "AE" (BASE FLOOD ELEVATION 7') AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NO. 12021C0616H, EFFECTIVE DATE MAY 16, 2012.

UNDERGROUND IMPROVEMENTS, OTHER THAN THOSE SHOWN, IF ANY, WERE NOT LOCATED.

WETLAND AREAS AS FIELD LOCATED AND SHOWN HEREON WERE FLAGGED BY: PASSARELLA & ASSOCIATES, INC.

LAST DATE OF FIELD WORK: JANUARY 19, 2017.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, THAT THIS PLAT OF THE HEREON DESCRIBED PROPERTY IS A TRUE REPRESENTATION OF A FIELD SURVEY MADE UNDER MY DIRECTION AND CONFORMS TO THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS AS OUTLINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

01/23/2017

KENNETH E. TRASK — DATE
PROFESSIONAL LAND SURVEYOR
FLORIDA LICENSE NO. LS4684

NOTICE:

THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS, OR FREEDOM OF ENCUMBRANCES.

PROPERTY ADDRESS:

14050 TAMIAMI TRAIL EAST
NAPLES, FL 34114

NO.	DATE	REVISION DESCRIPTION	BY
1	2-1-17	SHOW ADDITIONAL EXISTING TOPOGRAPHY	KT

Trask Surveying, P.A.
Land Surveyors
Florida Licensed Business No. LB8082
12345 Blasingim Road
Fort Myers, Florida 33966
(239) 980-1495

date	dwg	scale	job#	sheet
01/23/2017	16-24SR_BDRY	1"=40'	16-24	1 of 1

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

Copywrite RVI

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

28100 Bonita Grande Drive
Suite 305
Bonita Springs, FL 34135
Tel: 239.405.7777
www.rviplanning.com

TORRES FAMILY TRUST CPUD PDI • AERIAL LOCATION MAP

- Naples, FL
- Date: 1/6/2023
- 22007289
- Creative Commons ILF, LLC

0 200

FE

Information furnished regarding this propert from sources deemed reliable. RVi has not m an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and approval.

PROPERTY OWNERSHIP DISCLOSURE FORM

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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

Name and Address	% of Ownership
Torres Family Holdings, LLC - 7742 Alico Rd Ft Myers, FL 33912	100%
David E. Torres Revocable Trust (David E. Torres 100% Beneficiary)	33.3%
Sergio F. Torress	33.3%
Andres F. Torres	33.3%

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

Name and Address	% of Ownership

Date of Contract: _____

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

Name and Address

g. Date subject property acquired 12/20/2012

☐ **Leased: Term of lease** _____ **years /months**

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

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COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

The completed application, all required submittal materials, and fees shall be submitted to:
Growth Management Department
ATTN: Business Center
2800 North Horseshoe Drive
Naples, FL 34104

Agent/Owner Signature

1-4-23
Date

David E. Torres
Agent/Owner Name (please print)

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AFFIDAVIT OF AUTHORIZATION

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20220015397

I, David E. Torres (print name), as Managing Member (title, if applicable) of Torres Family Holdings, LLC (company, If applicable), swear or affirm under oath, that I am the (choose one) owner [✔] applicant [ ] contract purchaser [ ] and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Collier County to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application; and that
4. The property will be transferred, conveyed, sold or subdivided subject to the conditions and restrictions imposed by the approved action.
5. We/I authorize RVi Planning + Landscape Architecture, Inc. to act as our/my representative in any matters regarding this petition including 1 through 2 above.

**Notes:*

- *If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.*
- *If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."*
- *If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.*
- *If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.*
- *If the applicant is a trust, then they must include the trustee's name and the words "as trustee".*
- *In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, and then use the appropriate format for that ownership.*

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

_____ 1-4-23.
Signature **Date**

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of [☑] physical presence or [ ] online notarization this 4 day of Jan, 2023 by (printed name of owner or qualifier) David E Torres.

Such person(s) Notary Public must check applicable box:

[☒] Are personally known to me

[ ] Has produced a current drivers license _____

[ ] Has produced _____ as identification.

TAMELA M. SCHRODER
MY COMMISSION # HH 121444
EXPIRES: April 25, 2025
Bonded Thru Notary Public Underwriters

Notary Signature: Tamela M Schroder

CP\08-COA-00115\155
REV 3/4/2020

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

Detail by Entity Name

Florida Limited Liability Company
TORRES FAMILY HOLDINGS, LLC

Filing Information

Document Number	L12000155550
FEI/EIN Number	46-1606992
Date Filed	12/13/2012
Effective Date	12/10/2012
State	FL
Status	ACTIVE

Principal Address

1877 NW 94TH AVE
#109B
CORAL SPRINGS, FL 33071

Changed: 06/25/2021

Mailing Address

7742 Alico Rd
Ft Myeres, FL 33912

Changed: 02/18/2014

Registered Agent Name & Address

TORRES, DAVID E
7742 Alico Rd
Ft Myeres, FL 33912

Address Changed: 02/18/2014

Authorized Person(s) Detail

Name & Address

Title MGR

TORRES, DAVID E
7742 Alico Rd
Ft Myeres, FL 33912

Annual Reports

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

NEIGHBORHOOD INFORMATION MEETING

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

Memorandum

To: Sean Sammon, Collier County Zoning Division

From: Josephine Medina, AICP, RVi Planning + Landscape Architecture, Inc.

Date: March 08, 2023

Subject: Torres Family Trust CPUD PDI (PL20230000465)
Neighborhood Information Meeting Summary

RVI Planning + Landscape Architecture, Inc. and Creative Commons ILF, LLC conducted a neighborhood informational meeting (NIM) for the Torres Family Trust Commercial Planned Unit Development (CPUD) Insubstantial Change to a PUD (PDI). The meeting was held on Monday, March 3, 2023, at 5:00 p.m. at the Collier County South Regional Library, 8065 Lely Cultural Pkwy #9005, Naples, FL 34113, Meeting Room A.

The sign-in sheets are attached as "Exhibit A" and demonstrate approximately 13 attendees came to the meeting, including Collier County Staff, the applicant and the applicant's project team. Additionally, one (1) attendee participated via Zoom. A copy of the legal notice, affidavit of publication, a copy of the letter sent to surrounding property owners, and a list of the surrounding property owners are attached as Exhibit "B".

Josephine Medina started the meeting by introducing herself and Jeremy Frantz with RVI Planning + Landscape Architecture, along with the property owner/applicant David Torres with Creative Commons ILF, LLC, and the project traffic engineer Norman Trebilcock. She introduced Collier County staff Sean Sammon. Exhibit boards were provided for the audience depicting Torres Family Trust CPUD location Exhibit "D" and proposed RPUD Master Plan Exhibit "E". A Project Information Handout was provided Exhibit "F". For the meeting, the applicant had prepared a 10-slide presentation Exhibit "C" that included a map and aerial of the area, development in the surrounding area. Ms. Medina explained the request was to move the access point of the site from Creative Drive to US-41 and to provide clarification on the Master Plan that there is no wall required between the preserve area and the adjacent property lines. It was explained that notification to the Hearing Examiner meeting will be provided similar to this Neighborhood Information Meeting.

Public Comment Summary:

1. Do the access points on Creative Drive currently exist now?

RESPONSE: No

2. Which road is creative drive? Is it the road with a fence around it?

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

RESPONSE: Location of the access point on 41. There is no fence around the road there is a fence around the lift station near Creative Drive.

3. Will the lot be cleared again?

RESPONSE: Previous clearing was for geotechnical boring. The lot will be cleared again but will include silt fencing when clearing takes place. Timing for clearing is probably October or November and this summer at best.

4. What will be built on the property? Are you required to prepare meals on-site?

RESPONSE: 4-story, 55+ ILF with maximum FAR of 0.60 and Floor Area Ratio was explained. Approximately 107 units. Will include prepared meals in a designated dining area.

5. What does the note on the MCP mean that there is no requirement for a wall?

RESPONSE: Clarifying the preserve requirement because the record was not clear. The area where the wall would be required was identified.

6. How high will the wall be?

RESPONSE: 6 foot

7. Will there be school children associated with the development?

RESPONSE: We will comply with the LDC for group housing regarding families and children

8. How will parking be addressed? Will there be a parking garage?

RESPONSE: Surface parking

9. How many bedrooms will the ILF have?

RESPONSE: Approximately 107 units with 140 beds. A mix of one and two bedrooms with studios.

10. Will there be a wall on US41?

RESPONSE: No wall, only a buffer

11. Will there be a concrete wall on US41 like other developments in the area?

RESPONSE: No

12. Where will the water from the development go?

RESPONSE: We will have a berm around the property and a surface water system to address stormwater.

13. How tall is the berm?

RESPONSE: Has not been designed yet but will meet the stormwater design requirement.

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

14. Multiple questions about the number of access points

RESPONSE: FDOT's reasons and process for re-establishing access points on Creative Drive was explained.

15. Comments/concerns expressed about the need for a signal on US41

RESPONSE: The process for signalization was explained.

16. Will the berm cause flooding around the project?

RESPONSE: We will be required to obtain permits showing we won't flood our neighbors.

17. Where does the water go that is from neighboring properties?

RESPONSE: Into the stormwater system associated with those properties.

18. Are we changing the speed limit?

RESPONSE: FDOT will study speeds. We cannot make that change.

19. Will there be a turn lane into the development?

RESPONSE: Turn lanes are based on traffic volumes and this use typically generates less traffic so it may not include a turn lane.

20. How will we prevent sinkholes?

RESPONSE: Geotechnical engineers will determine appropriate footings for buildings.

There were no further comments and the meeting concluded at approximately 5:55 p.m.

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

TORRES FAMILY TRUST CPUD (PDI)
NEIGHBORHOOD INFORMATION MEETING
March 6, 2023 – 5:00 p.m.

Name	Address	E-Mail Address (PLEASE PRINT CLEARLY)
Commissioner Sam Saunn	2800 N Horseshoe Dr	Sam.Saunn@colliercountyfl.gov
JOE LAROSÉ	14 LAKESIDE TER. HARWICH, MA 02645	JOELAROSÉ@AOL.COM
Ron & Sheila Wahl	14704 Cranberry Ct, Naples, FL	rkwahl98@msn.com
Stan & Cleo Cenatus	14701 Cranberry Ct, Naples	stancleo1@yahoo.com
Mary Ann Smallwood	923 Tesoro Ln #101 Fid Glk.	maryann109@gmail.com
MARY	VISITOR	
David Torres.	12600 Biscayne Ct Naples FL 34105	david@torrescompanies.com
GARY Hains	2777 Horn St, Naples	hains.gary@gmail.com
Jason Tomassetti	8451 Volen Way Naples, FL	JASONTOMASSETTI@GMAIL.COM

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD

TORRES FAMILY TRUST CPUD (PDI)
NEIGHBORHOOD INFORMATION MEETING
March 6, 2023 – 5:00 p.m.

Name	Address	E-Mail Address (PLEASE PRINT CLEARLY)
Sharon Warner	9271 Muse Cir 101	Sharon@maplegatemedia.com
Marion Connelly	9283 Muse Circle	MCBCRN68@gmail.com

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD

Naples Daily News
PART OF THE USA TODAY NETWORK
Published Daily
Naples, FL 34110

RVI PLANNING INC
28100 BONITA GRANDE DR #305
BONITA SPRINGS, FL 34135
ATTN

Affidavit of Publication
STATE OF WISCONSIN
COUNTY OF BROWN

Before the undersigned they serve as the authority, personally appeared who on oath says that they serve as **legal clerk** of the Naples Daily News, a daily newspaper published at Naples, in Collier County, Florida; distributed in Collier and Lee counties of Florida; that the attached copy of the advertising was published in said newspaper on dates listed. Affiant further says that the said Naples Daily News is a newspaper published at Naples, in said Collier County, Florida, and that the said newspaper has heretofore been continuously published in said Collier County, Florida; distributed in Collier and Lee counties of Florida, each day and has been entered as second class mail matter at the post office in Naples, in said Collier County, Florida , for a period of one year next preceding the first publication of the attached copy of advertisement and affiant further says that he has neither paid nor promised any person, or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

2/17/2023

Subscribed and sworn to before on February 17th, 2023

Notary, State of WI, County of Brown

My commission expires: 1-7-25

PUBLICATION COST: $470.40
AD NO: GCI1018911
CUSTOMER NO: 507176
PO#: PUBLIC NOTICE
AD SIZE: DISPLAY AD 2X7

KATHLEEN ALLEN
Notary Public
State of Wisconsin

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

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Monday, March 6, 2023, at 5:00 p.m.
Collier County South Regional Library
8065 Lely Cultural Pkwy #9005, Naples, FL 34113
Meeting Room A

Attending Virtually is also available using Zoom Meeting ID: 842 4247 4923, Passcode: 0000.

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The Torres Family Trust CPUD Property totals 5.86+/- acres and is generally located on the south side of US 41, approximately ½ mile southeast of Manatee Road and opposite and south from Naples Reserve Boulevard in unincorporated Collier County, Florida.

WE VALUE YOUR INPUT

Business and property owners and residents are welcome to attend the presentation and discuss the project with the owners' representatives and Collier County staff. If you are unable to attend this meeting, but have questions or comments, they can be directed to:

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Josephine Medina
28100 Bonita Grande Dr., Suite 305, Bonita Springs, FL 34135
(239) 908-3421 OR Jmedina@RViPlanning.com

ND-GCI1018911-01

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

Angie Beer and her chihuahua Bella glance at each other in Beer's new electric wheelchair as Salvation Army program manager Lisa Loren watches at the Salvation Army in Naples on Wednesday.
JONAH HINEBAUGH/NAPLES DAILY NEWS

Chair

Continued from Page 3A

supplies. From there, she was put into contact with Salvation Army program manager Lisa Loren.

Loren said she was "struck by (Beer's) attitude of gratitude."

"She was so upbeat and pleasant with her little dog," said Loren when referencing their first time meeting.

Partnering with the Collier Community Foundation, they secured a new mobilized wheelchair for Beer using funds from the Hurricane Ian Transportation Needs Program.

In addition to giving her the freedom to roam where she wants, the chair also raises and lowers to get her to eye level with the countertops, and it will allow her to lean back if she is in pain.

"I think you brought more joy to us, than we did to you," Loren said.

Beer hopes more people like herself won't fall to the wayside as the response to Hurricane Ian continues.

"People like me aren't thought about unless they have someone like me in their family or as a friend," she said. "Other than that, I don't think anyone gives people like my situation a second thought, because it just doesn't occur to them. I understand, but they do need to kind of start thinking about these people."

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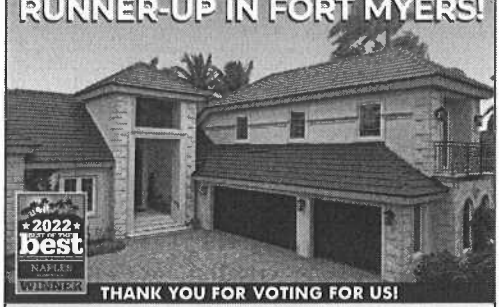
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February 17, 2023

RE: Torres Family Trust CPUD PDI
PL20230000465

Dear Property Owner:

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In compliance with the Land Development Code requirements, a Neighborhood Information Meeting will be held to provide you an opportunity to hear a presentation about this application and ask questions. **The Neighborhood Information Meeting will be held on Monday, March 6, 2023, at 5:00 p.m. at the Collier County South Regional Library, 8065 Lely Cultural Pkwy #9005, Naples, FL 34113, Meeting Room A.**

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Should you have questions prior to the meeting, please contact me directly at (239) 908-3421 or JMedina@RViPlanning.com

Thank you,

RVi Planning + Landscape Architecture

Josephine Medina, AICP
Project Manager

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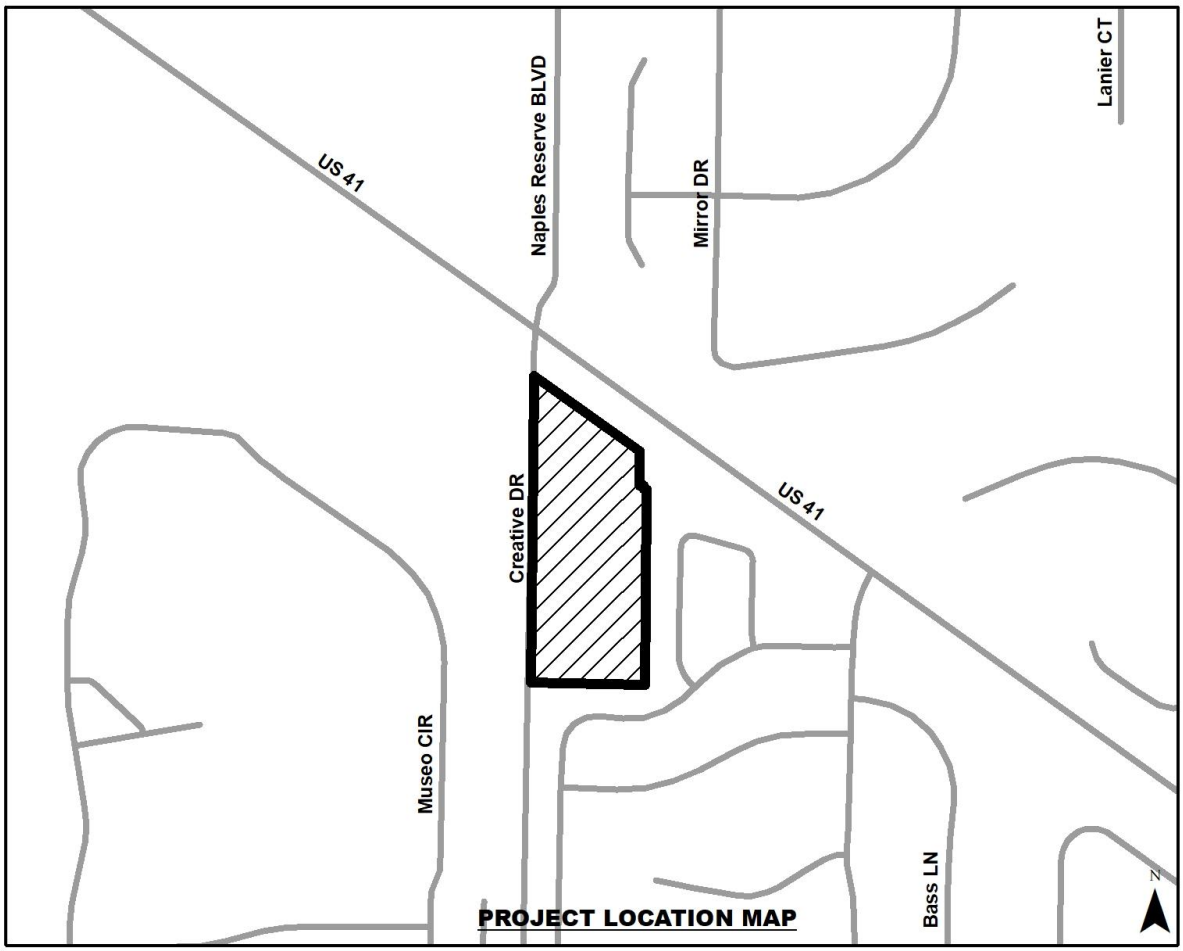

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9239 TESORO LANE SPE LLC
22 POST ROAD
HOOKSETT, NH 05106---0

ADAMS, SHELBY J
190 PANTHER PASS CIRCLE
NAPLES, FL 34114---0

ADANI, FREDERICK M & BRYNA L
BRENT M ADANI
248 MAINCENTRE
NORTHVILLE, MI 48167---0

ALEXANDER, LYNN & SHIRLEY
14100 TAMIAMI TRL E #235
NAPLES, FL 34114---0

ALLIN TRUST NO 1 JT TRUST
14100 TAMIAMI TRL E #236
NAPLES, FL 34114---0

AMORE, LEONARD E
CAROL ANN RAGUSA-AMORE
577 GRAND STREET
APT F-1604
NEW YORK, NY 10002---0

BACK LAND TRUST
9287 MUSEO CIR #102
NAPLES, FL 34114---9511

BAKER, CECIL GREGORY
LAURA M BAKER
14100 TAMIAMI TRL E#446
NAPLES, FL 34114---0

BELL, CONRAD A & CYNTHIA J
9275 MUSEO CIR #103
NAPLES, FL 34114---9514

BERARDI, TERESA & JOSEPH
14100 TAMIAMI TRAIL E #225
NAPLES, FL 34114---0

BIEN, THOMAS
KAITLYN BALL
14187 FALL CREEK COURT
NAPLES, FL 34114---0

BINA, SHABAB & SHIDEH SEDGH
482 GYPSY LANE
KING OF PRUSSIA, PA 19406---0

BITTON, RHODA
9239 TESORO LN #104
NAPLES, FL 34114---0

BONACCI, EDWARD L
ROBERTA B LANG
51 FREEMEN LANE
ORLEANS, MA 02653---0

BORGESEN, PAUL R
HELENA BORGESEN
9267 MUSEO CIR UNIT 201
NAPLES, FL 34114---9516

BOULOS, RIAD N & MARGARET H
9271 MUSEO CIR UNIT 201
NAPLES, FL 34114---9515

BRODEL TR, JAMES H & PATRICIA
BRODEL FAMILY TRUST
14100 TAMIAMI TRL E LOT 565
NAPLES, FL 34114---8497

BROWN FAMILY TRUST
14100 TAMIAMI TRL E #159
NAPLES, FL 34114---8479

BROWN, ALLAN M
418 W 1ST AVE
CLEARFIELD, PA 16830---1806

BUCKLEY, RICHARD D & ANGLEA M
111 STURBRIDGE RD
CLARKS SUMMIT, PA 18411---0

CANTOR, ABRAHAM & ELLEN E
481 BARRINGTON RIDGE RD
PAINESVILLE, OH 44077---1507

CANTWELL, VERONICA E
185 PRIVATE ROAD
EAST PATCHOGUE, NY 11772---0

CARD REALTY INVESTMENTS LLC
RICHARD E GRAY
9263 MUSEO CIRCLE, #203
NAPLES, FL 34114---0

CASE, DANA B
SHANNON LUPPINO
14100 TAMIAMI TRL E LOT 187
NAPLES, FL 34114---8480

CASEY, WILLIAM J & LISA JEAN
61 NORWICH CIRCLE
MEDFORD, MA 02155---0

CATTANI, ROBERT & FRANCINE
150 S BROAD ST #328
RIDGEWOOD, NJ 07450---0

CHAMBEAU, WILLIAM P
GERALDINE M CHAMBEAU
48 NOSTRAND DR
TOMS RIVER, NJ 08757---0

CHAMBERS FAMILY TRUST
63 CRESTVIEW DR
OSWEGO, IL 60543---0

CHESS, SARA J
14100 TAMIAMI TRL E LOT 180
NAPLES, FL 34114---8452

CHRISTIANSEN JR, EDWARD
100 SEAGOIN RD
BRICK, NJ 08723---0

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CIRELLO, ANTHONY P
9271 MUSEO CIR #204
NAPLES, FL 34114---0

CLAGGETT TR, NANCY J
LARRY W CLAGGETT TR, NANCY J
CLAGGETT TR, LARRY W CLAGGETT TR
297 HAWTHORNE BLVD
DELAWARE, OH 43015---3329

CLARE CAMERON & BEVERLY M
WHITE TRUST
14056 MIRROR COURT
NAPLES, FL 34114---0

CLARKE, CAROL A & ALASTAIR K
10328 RIDGECREST POINT
WEXFORD, PA 15090---0

COLEBANK, GARY WEBSTER
DELORES LEA COLEBANK
14171 FALL CREEK CT
NAPLES, FL 34114---0

COLLINGS, ROBERT L
14100 TAMIAMI TRAIL #195
NAPLES, FL 34114---0

COLLINS, ROBERT F & JEANNE A
308 OLD COUNTRY RD
WENHAM, MA 01984---0

COLLINSGROVE, GEORGE C
NICOLE J COLLINSGROVE
9255 MUSEO CIR #101
NAPLES, FL 34114---0

COLTON, DAVID K & MICHELLE
14100 TAMIAMI TR E #555
NAPLES, FL 34114---0

CONNELL, GLENN
KATHERINE ELAINE CONNELL
14100 TAMIAMI TRAIL E
LOT 553
NAPLES, FL 34114---0

CONNELLY, MARION
9283 MUSEO CIR #101
NAPLES, FL 34114---0

CONTINENZA, ANTHONY T
DANEEN M CONTINEZA
11495 SUTTON PL
CHARDON, OH 44024---0

COSTA, ANTHONY J & BETH E
9231 TESORO LN #102
NAPLES, FL 34114---0

COUNTY WATER-SEWER DISTRICT
UTILITY DIV, COLLIER CTHSE
3301 TAMIAMI TRL E BLDG F
NAPLES, FL 34112---4902

CROTTS, TIMOTHY J & DEBORAH A
14191 FALL CREEK CT
NAPLES, FL 34114---0

CWM JOINT TRUST
4833 N OLCOTT AVE #208
HARWOOD HEIGHTS, IL 60706---0

D H & M J WISE LIVING TRUST
4293 WIEMAN ROAD
BEAVERTON, MI 48612---0

DAFOE, WAYNE
3361 NOTTINGHILL DR E
PLAINFIELD, IN 46168---0

DAHME, ELIZABETH
17 PINE HILL ROAD
ANNANDALE, NJ 08801---0

DEGEETER TR, GREGORY S
ELIZABETH DEGEETER TR ,GREGORY S
DEGEETER TR, ELIZABETH DEGEETER TR
9243 TESORO LN UNIT 203
NAPLES, FL 34114---9509

DEHANAS, DAVID ALAN & APRIL J
14182 FALL CREEK CT
NAPLES, FL 34114---0

DEMARIA, ROBERT
9296 BELLE CT #102
NAPLES, FL 34114---9508

DENAUT, RICHARD & SHERRI DUFFY
14100 TAMIAMI TRAIL E LOT 566
NAPLES, FL 34114---0

DENTON, ROBERT J & JANE L
9296 BELLE CT #1103
NAPLES, FL 34114---0

DEWEY, DONALD A & CAROL A
MARC D DEWEY
29168 CEDARAMA DRIVE
MARCELLUS, MI 49067---0

DICOSOLA, PHILIP
4N494 MOUNTAIN ASH DR
WAYNE, IL 60184---2415

DILLMAN'S BAY PROPERTIES LLC
PO BOX 98
LAC DU FLAMBEAU, WI 54538---98

DISTASI, RICHARD D & KATHY A
10 LAUREL LANE
COMMACK, NY 11725---0

DOHERTY, JOHN K & ALLISON R
10 SCOUT TRAIL
DARIEN, CT 06820---0

DONALD J POSHAK REV TRUST
DORIS N POSHAK REV TRUST
8920 83RD ST #23
PLEASANT PRAIRIE, WI 53158---0

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DONNA M BELLIVEAU REV TRUST
14100 TAMIAMI TRL E #143
NAPLES, FL 34114---8451

DUSKY, RICHARD & PHYLLIS
54219 BRADSHAW DR
NEW BALTIMORE, MI 48047---1029

ELIZABETH CACCARATO TRUST
732 EDINBURGH COURT
BARRINGTON, IL 60010---0

ETTER, GREG R & JEANNE L
14100 TAMIAMI TRL E #568
, NAPLES, FL 34114---8497

EVERMAN REVOCABLE LIVING TRUST
7401 100TH STREET SW
STEWARTVILLE, MN 55976---8344

EVERTS, MICHAEL & GLORIA
3522 COLLINGWOOD AVE SW
WYOMING, MI 49519---0

EVETTE Y MASTERS REV TRUST
9271 MUSEO CIR #102
NAPLES, FL 34114---0

FABRICATORE, ALAN
61 SQUIRES AVE
, EAST QUOGUE, NY 11942---0

FACCIOLLA, THOMAS J
MARY R SFERRA
463 JEFFERSON AVE
HAWORTH, NJ 07641---0

FAGER JR, RICHARD F & JOY D
2850 MYRTLE DRIVE
HAMPDEN, PA 17055---0

FAZIO SR, JOHN A & MARIE
96-17 72ND RD
FOREST HILLS, NY 11375---0

FAZIO, GINO & PAULA
130 HOLLYWOOD AVE
DOUGLASTON, NY 11363---1110

FAZIO, JOHN A & MICHELE
9 EAST HIGH ROAD
PORT WASHINGTON, NY 11050---0

FC COMMERCIAL LLC
8156 FIDDLERS CREEK PKWY
NAPLES, FL 34114---0

FCC MARSH LLC
8156 FIDDLERS CREEK PKWY
NAPLES, FL 34114---9430

FERENCE, JAMES G
CATHERINE KAYLOR
45 KIDDER BROOK RD
ASHFORD, CT 06278---1015

FIDDLERS CREEK COMMUNITY
DEVELOPMENT DISTRICT 2
WOODWARD PIRES & LOMBARDO PA
3200 TAMIAMI TRL N # 200
NAPLES, FL 34103---0

FIDDLER'S CREEK COMMUNITY
DEVELOPMENT DISTRICT 2
8156 FIDDLERS CREEK PKWY
NAPLES, FL 34114---0

FIDDLERS TREASURE LLC
6 FRANKLIN ST
WESTERLY, RI 02891---0

FIORE, ANTONIO L
JESSICA A SHAUKLAS
14179 FALL CREEK CT
NAPLES, FL 34114---0

FRANCOIS, MARY JO
2123 ROCK RIVER CT
DE PERE, WI 54115---4145

FRANK FAMILY REV TRUST
719 KERLEY CT
BALLWIN, MO 63011---1786

FRANZEN, PERRY A & KATHRYN L
1691 W WHITE ASH DR
BALSAM LAKE, WI 54810---0

FREY, JERIN J & PATRICIA A
W 6812 BLUE HERON BLVD #10
FOND DU LAC, WI 54937---0

FULGINITI, ANTHONY J & NANCY
9296 BELLE CT #201
NAPLES, FL 34114---0

GALLACCIO JR, NICHOLAS W
916 LAFAYETTE STREET
CAPE MAY, NJ 08204---0

GARDINEER, SHEILA
14100 TAMIAMI TRL E #158
NAPLES, FL 34114---0

GATES, JOLYNN
9259 MUSEO CIR #103
NAPLES, FL 34113---0

GB PENINSULA LTD
3470 CLUB CENTER BLVD
NAPLES, FL 34114---816

GEILL, JOHN C & DEBORAH A
14100 TAMIAMI TRL E LOT 154
NAPLES, FL 34114---0

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GIBSON, JAMES C
THOMAS L GIBSON
4329 MARSHALL RD
KETTERING, OH 45429---0

GMR PERFORMANCE DVLPMNT LLC
7240 LESLEY AVENUE
INDIANAPOLIS, IN 46250---0

GONZALES, JENNIFER
9292 BELLE CT #101
NAPLES, FL 34114---0

GOODWIN, MICHAEL & JUDITH
9279 MUSEO CIR #101
NAPLES, FL 34114---0

GORDON, PAUL & MARION J
9235 TESORO LN #4-102
NAPLES, FL 34114---0

GRANGER, WILLIAM J
PO BOX 148
BETHALTO, IL 62010---0

GREER, HOWARD J & JANE A
33 SUMMIT AVE
NORTH DARTMOUTH, MA 02747---2442

GREER, ROBERT E
14100 TAMIAMI TRL E LOT 186
NAPLES, FL 34114---8480

GRIBBIN JOHN F & TERESA M
9279 MUSEO CIR #12-202
NAPLES, FL 34114---0

GRIFFIN, PATRICK T & LIAH RAE
3321 QUILCENE LN
NAPLES, FL 34114---0

GRINDSTAFF, TERRY L & WENDY S
6960 LAKEBROOK BLVD
COLUMBUS, OH 43235---0

GROSS, MYRA & BERNARD
9263 MUSEO CIR UNIT 103
NAPLES, FL 34114---9517

HARDING, MARGARET ANN
49925 AIREDELE RD
RIDGE, MD 20680---3307

HAYIAS, NEAL
JOAN HAYIAS
77 SHADY LANE
WESTBURY, NY 11590---0

HERRERA, CAROLINA BARRAGAN
14186 FALL CREEK CT
NAPLES, FL 34114---0

HERRMANN, JOHN H & LYNDA
14100 TAMIAMI TRL E LOT 227
NAPLES, FL 34114---8481

HOEFNER, JIM
CHRISTINE NEWHALL
49 KENNEY RD
MIDDLETON, MA 01949---0

HOFF, DOUGLAS A & NELLIE
6714 HIGHBURY RD
DAYTON, OH 45424---0

HOFFMAN, JOYCE E
14100 TAMIAMI TRL E LOT 203
NAPLES, FL 34114---0

HORN, TED BARRETT
14100 TAMIAMI TR E
LOT 170
NAPLES, FL 34114---0

HUBBERT, DONNA
14100 TAMIAMI TRAIL #369
NAPLES, FL 34114---0

HUGHES, KEVIN R & MELISSA J
1107 ASHFIELD WAY N
GREENSBURG, PA 15601---0

HUTCHISON, RONALD & LISA
9283 MUSEO CIR #104
NAPLES, FL 34114---0

ILDIZ, RIZA BULENT & FABIANA M
9271 MUSEO CIR #103
NAPLES, FL 34114---0

INGLEE, JONATHAN & KATRIN
14064 MIRROR CT
NAPLES, FL 34114---0

IRELAND JR, SAMUEL JOSEPH
ERNEST D=& ADELE T FUCHS
PO BOX 791
EASTON, MD 21601---0

IRIZARRY ET AL, FRANK
9288 GRASSI WAY UNIT 104
NAPLES, FL 34114---9510

ISBELL, JERI L
9271 MUSEO CIRCLE #104
NAPLES, FL 34114---9515

JASON BACK 2021 FAMILY TRUST
LAUREN JOHNSON 2021 FAM TRUST
3014 N50TH ST
PHOENIX, AZ 85018---0

JEROME, DAVID R & NORENE
14100 TAMIAMI TRL E #200
NAPLES, FL 34114---0

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JERRY W BROWN REV TRUST
14100 TAMIAMI TRL E #220
NAPLES, FL 34114---0

JERVIS, LARRY ROSS & LOIS JEAN
5510 WEST HILLS RD
FORT WAYNE, IN 46804---0

JOHN M KOYNOCK TRUST
ANITA K LONG-KOYNOCK TRUST
9287 MUSEO CIR #204
NAPLES, FL 34114---0

JOHN ROTOLO LIVING TRUST
6005 FLAG CREEK LN
WESTERN SPRINGS, IL 60558---0

JOHN T TRETER TRUST
7338 E LAKEVIEW HILLS RD
TRAVERSE CITY, MI 49684---0

JOHNNIE J STEWART LIVING TRUST
BETTY A STEWART LIVING TRUST
9288 GRASSI WAY UNIT 201
NAPLES, FL 34114---9510

JOY, ROBERT S
SHIRLEY COFFMAN JOY
23 N GRAND AVE
JACKSONVILLLE, IL 62650---0

JOYCE REALTY TRUST
9259 MUSEO CIR UNIT 201
NAPLES, FL 34114---9518

KANE, DAVID B
PO BOX 929
BLOCK ISLAND, RI 02807---0

KINDLE, TRUDY A
MARGARET V SMITH
14100 TAMIAMI TRAIL E #239
NAPLES, FL 34114---0

KORPELA, JON E & SUZANNE H
187 SPRINGWOOD WAY
MANCHESTER, NH 03102---0

KULL, RALPH E & MARILYN K
4583 HEDGEWOOD DRIVE
TROY, MI 48098---4635

L C HOWARD & L M HOWARD TRUST
14100 TAMIAMI TR E LOT 155
NAPLES, FL 34114---0

LAROSE III, JOSEPH A
CATHERINE M LAROSE
14 LAKESIDE TER
HARWICH, MA 02645---0

LAVALLEY, GERALD F
MICHELLE L LAVALLEY
148 RIDGEVIEW TERR
WESTFIELD, MA 01085---0

LAWLEY, DANIEL J
14100 TAMIAMI TRL E LOT 234
NAPLES, FL 34114---8454

LEES, BARBARA S
14100 EAST TAMIAMI TRAIL
LOT 149
NAPLES, FL 34114---0

LEVY, JEANNETTE L
9275 MUSEO CIRCLE #201
NAPLES, FL 34114---0

LICHLYTER, JAMES C
JENNIFER A LICHLYTER
9267 MUSEO CIRCLE #203
NAPLES, FL 34114---0

LINDA LORRINE FARLEY REV TRUST
9235 TESORO LN #101
NAPLES, FL 34114---9505

LINK, DENNIS R & JANEL F
3899 NOTTINGHAM COURT
CLEVES, OH 45002---0

LITTLETON, TIMOTHY WARREN
JODY ANN LITTLETON
14100 TAMIAMI TRAIL EAST #560
NAPLES, FL 34114---0

LIY, ANADENIA
LIANNE DIAZ
14060 MIRROR CT
NAPLES, FL 34114---0

LIZOTTE, ALFRED & JUDITH
5 SCHOOL ST
WESTBOROUGH, MA 01581---2018

LIZOTTE, ALFRED J & JUDITH A
5 SCHOOL ST
WESTBOROUGH, MA 01581---0

LOCRICCHIO, JOSEPH & MARY
56405 SCOTLAND BLV
SHELBY TOWNSHIP, MI 48316---0

LUCE, NORMAN L & SARA M
9243 TESORO LN #103
NAPLES, FL 34114---0

M H HOCH & B J HOCH TRUST
12824 WEST DEER MEADOW LANE
HUNTLEY, IL 60142---0

MALLEY TR, GENE P & JEAN T
GENE & JEAN MALLEY REV TRUST
UTD 07/14/98
14100 E TAMIAMI TRL #192
NAPLES, FL 34114---0

MAREN VOS TRUST
KEITH B CARPENTER
5897 ORION RD
ROCHESTER, MI 48306---0

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MARGARET W CAMPBELL 2006 TRUST
9259 MUSEO CIR #203
NAPLES, FL 34114---0

MARINO, LAUREEN D
14194 FALL CREEK CT
NAPLES, FL 34114---8623

MARK W OECHLER & STACY A
OECHLER REV TRUST
4936 107TH PLACE
PLEASANT PRAIRIE, WI 53158---0

MARRONE, GERALD C & SHEILA J
7714 MULBERRY LN
NAPLES, FL 34114---0

MARSHALL, ROBERT B & LORI A
40 ANGELS PATH
WEBSTER, NY 14580---0

MARTINDALE, JOHN N
AMY L TRUEMAN
330 SIENA DRIVE
ITHACA, NY 14850---0

MARTINO DICICCO, FRED & KIM
DANIEL & COLEEN FELSTOW
57015 WILLOW CT
WASHINGTON, MI 48094---0

MATTEI, ANTHONY
KAROL LUCILA TERESITA MATTEI
LILIA MERCEDES MACHADO
22009 SEASHORE CIR
ESTERO, FL 33928---0

MAURER, ROBERT J & RICHELLE G
3820 LILAC CT
WOODBURY, MN 55129---0

MAVES TRUSTEE, DOUGLAS P
DOUGLAS P MAVES LIV TRUST
UTD 11-29-93
9384 NEWBURG RD
TECUMSEH, MI 49286---9758

MCALINDIN, TIMOTHY J
MICHELLE A MCALINDIN
6 E FLORIDA AVE
LONG BEACH TWNSH, NJ 08008---0

MCALLISTER, MARION A
9231 TESORO LANE #5-204
NAPLES, FL 34114---0

MCCAULEY, KEVIN M & KIMBERLY M
525 E 61ST ST
INDIANAPOLIS, IN 46220---0

MCDONAGH, WILLIAM & THERESA
9292 BELLE CT #201
NAPLES, FL 34114---0

MCKANE, LESLIE A & DONNA M
14628 MORNINGSIDE RD
ORLAND PARK, IL 60462---7411

MCKESSON, RYAN C & KRISTIE K
9288 GRASSI WAY #202
NAPLES, FL 34114---0

MEJIA, MYRIAM
14199 FALL CREEK CT
NAPLES, FL 34114---8619

MESSMANN, DALE H & THERESA S
14100 TAMIAMI TRL E LOT 562
NAPLES, FL 34114---8497

MEYER, PETER & BIBIANA
14523 MANCHESTER DR
NAPLES, FL 34114---0

MICHAEL W CLANCY & MARCIA L
FITZGERALD REV TRUST
9288 GRASSI WAY #204
NAPLES, FL 34114---0

MICHAELS, ROBERT A
2516 EDINBROOK TER
BROOKLYN PARK, MN 55443---3739

MICHALEC, RALPH J
JEANINE L MICHALEC
3710 BIRKDALE DR
CARMEL, IN 46033---0

MIDNIGHT FOUNDATION TRUST
14052 MIRROR CT
NAPLES, FL 34114---8653

MITCHELL TR, RALPH W
DONELDA A MITCHELL TR
3520 TENTH AVENUE
PORT HURON, MI 48060---2015

MONTANARI FAMILY TRUST
9288 GRASSI WAY UNIT 102
NAPLES, FL 34114---0

MURPHY, EDWARD T & CHRISTINA M
14100 TAMIAMI TRL E #183
NAPLES, FL 34114---0

MUSA, DANIEL M & ANN F
9287 MUSEO CIR #101
NAPLES, FL 34114---0

NAEDEL, DIANE LANGLEY
9263 MUSEO CIR #104
NAPLES, FL 34114---0

NAGER, DAVID E & ELLEN P
886 HARDWOOD COURT
GATE MILLS, OH 44040---0

NANCY VANDERMEER LIVING TRUST
9267 MUSEO CIR UNIT 104
NAPLES, FL 34114---9516

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NATHAN L CRAIGHEAD II & CINDI
L CRAIGHEAD JT REV LIV TRUST
31548 64TH AVE
LAWTON, MI 49065---0

NORTHERN ESCAPE LLC
2909 MARBURY PLACE
OAKTON, VA 22124---0

O'BRIEN TR, MICHAEL J &BETHEL
O'BRIEN FAMILY TRUST
14100 E TAMIAMI TRAIL
#353, NAPLES, FL 34114---0

ODELL, PETER & MELINDA
9243 TESORO LN #202
NAPLES, FL 34114---0

O'HARA, MARTIN
14100 E TAMIAMI TRAIL
LOT #191
NAPLES, FL 34114---0

OPPENBERG, JEROME E
GERALDINE OPPENBERG
9283 MUSEO CIRCLE #204
NAPLES, FL 34114---0

OTTEN REV LIVING TRUST
8178 HEIRLOOM BLVD
COLLEGE GROVE, TN 37046---0

PAPIA, ONOFRIO & JOSEPHINE
C/O FAZIO TILE, INC
10523 METROPOLITAN AVE
FOREST HILLS, NY 11375---6737

PARFITT, JAMES
14100 TAMIAMI TRL E LOT168
NAPLES, FL 34114---0

PARKER, PATRICIA L
14100 TAMIAMI TRL E
LOT 390
NAPLES, FL 34114---0

PARSON, RICKIE A
ALBERT J FAZIO
172 PANTHER PASS CIR #172
NAPLES, FL 34114---0

PAUL L CHAN & LYNNE J
CHAN TRUST
9235 TESORO LANE #104
NAPLES, FL 34114---0

PAYNE, JAMES R & MARY L
1965 SHALLOW SHORES DR
GAYLORD, MI 49735---0

PELLETIER, NORMAN R & DEBRA L
14100 TAMIAMI TRL E LOT 188
NAPLES, FL 34114---0

PENNAZ, THOMAS
4539 NIAGARA LANE N
PLYMOUTH, MN 55446---0

PHILLIPS, PAUL E & BONNIE A
1917 KENTWOOD CT
DARIEN, IL 60561---5366

PILCHER, MICHELE L
DARLENE M LANZANO
93 LAKE VIEW RD
PETERSBURG, NY 12138---0

PROUDLOCK, AMANDA
DENISE PROUDLOCK
31850 LYNNE DR
ROCKWOOD, MI 48173---0

PROVOST JR, ALBERT G
KATHLEEN PROVOST
13 CANTON ST
NORTH EASTON, MA 02356---1344

PRZYBYLO, CHARLES
EILEEN F HERZOG
31639 HAZEL
ROCKWOOD, MI 48173---0

PRZYBYLO, MARK
29738 AILANTHUS DR
FLAT ROCK, MI 48134---0

PUSKAR, MICHAEL J
LULU MODEAN PUSKAR
9263 MUSEO CIRCLE #201
NAPLES, FL 34114---0

QUALLS, CURT W & ESTHER C
3519 SUNRISE CIRCLE
JEFFERSONVILLE, IN 47130---0

R E & K T PLACZKIEWICZ TRUST
5916 CRESTHAVEN LN #103A
TOLEDO, OH 43614---0

RAINFORTH, VINCENT S
MELISSA M RAINFORTH
9288 GRASSI WAY #101
NAPLES, FL 34114---0

REFLECTION LAKES AT NAPLES
MASTER ASSN INC
R&P PROPERTY MANAGEMENT
265 AIRPORT RD S
NAPLES, FL 34104---3518

REFLECTION LKS AT NAPLES
MASTER ASSOCIATION INC
R & P PROPERTY MANAGEMENT
14020 MIRROR DR
NAPLES, FL 34114---8612

REPAR, MARK A & BOBBIEJO
14100 TAMIAMI TRAIL E
LOT 150
NAPLES, FL 34114---0

RICKSGERS ET AL, CATHY
8480 ENGLEWOOD DRIVE
CLARSTON, MI 48346---0

RILEY, STEVEN L & MARY A
332 KIRKSWAY LN
LAKE ORION, MI 48362---0

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RIPPLE, PAUL W & LORI S
873 SHAFTSBURY TRAIL
BOILING SPRINGS, SC 29316---0

RITA D HOULIHAN TRUST
9287 MUSEO CIR #203
NAPLES, FL 34114---0

ROBERT & JOANNE GRANT FM TRUST
1089 BLUE HERON CIRCLE
FOREST, VA 24551---1991

ROBERT C STRADER R/L TRUST
14100 TAMIAMI TRAIL LOT #224
NAPLES, FL 34114---0

ROBERT J LANEY II R/L TRUST
25743 LARAMIE DRIVE
NOVI, MI 48374---0

ROCHLER, EUGENE C & NANCY
9243 TESORO LN #201
NAPLES, FL 34114---0

ROSE, DON & LAURA
48245 MORNING STAR RD
RACINE, OH 45771---0

ROTOLO, RAYMOND & CYNTHIA
1034 HICKORY DRIVE
WESTERN SPRINGS, IL 60558---0

ROUBAL, CHARLES J
NOELLE DEVILLE
9292 BELLE CT #203
NAPLES, FL 34114---0

RYAN, JOHN J & MARY G
9267 MUSEO CIR UNIT 202
NAPLES, FL 34114---9516

RYBURN, CHARLES A
PMB# 12135
14100 TAMIAMI TRAIL #153
NAPLES, FL 34114---0

SCHMALZRIED, JOSEPH P & LINDA
134 MINGO CIRCLE DR
FINLEYVILLE, PA 15332---3605

SCHMIDT REV TRUST
ANN GUMINA
14100 TAMIAMI TR #171
NAPLES, FL 34114---0

SCHRIFFERT, DENNIS
14175 FALL CREEK CT
NAPLES, FL 34114---8619

SCHUDEL, GLENN
1219 W RIVER RD N #C3
ELYRIA, OH 44035---2838

SCOT A JENKINS FAMILY TRUST
70 RIVERSIDE CIRCLE
MARSHFIELD, MA 02050---0

SEARS, STEVEN W & SUE ANN
56255 N CEDAR RD
MISHAWAKA, IN 46545---0

SHARON E WARNER REV TRUST
9271 MUSEO CIR #101
NAPLES, FL 34114---0

SHAW, CHRISTOPHER R
CHRISTINE E SHAW
15430 FREMONT AVE S
BURNSVILLE, MN 55306---5551

SHLYAPINTOKH, GENNADY
TATYANA N BATOVA
N1819 NUESTRO DR
OOSTBURG, WI 53070---0

SHOUP, PETER E & ELIZABETH G
132 SHARWOOD DR
NAPLES, FL 34110---5720

SIMONS, DIANE M
14100 TAMIAMI TRL E LOT 238
NAPLES, FL 34114---8454

SLAUGHTER, DAVID
DONNA FITZGERALD
54 EILEEN DR
MAHWAH, NJ 07430---0

SMALLWOOD, MARY ANN B
9239 TESORO LANE #101
NAPLES, FL 34114---0

SMITH, GREGORY & JOAN
170 LOCUST LN
IRVINGTON, NY 10533---0

SMITH, JAMES C
500 HEATHER DR
ELKVIEW, WV 25071---9209

SMITH, KENNETH A
9235 TESORO LN #103
NAPLES, FL 34114---0

SMITH, NANCY JEAN
CHRISTINE ELAINE SEARS
1906 DIVISION ST
MISHAWAKA, IN 46545---0

SOMERS SR , GLEN S & CATHY J
9292 BELLE CT #104
NAPLES, FL 34114---0

SPENCER, RICHARD G
KATHLEEN S SPENCER
9296 BELLE CT #101
NAPLES, FL 34114---0

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ST GERMAIN, BARETT A
FARZANA SIDDIQUI
14059 MIRROR CT
NAPLES, FL 34114---8654

STORK, JAMES PHILIP
16 LEE ST
HUNTINGTON, NY 11743---0

STROHM, LARRY W & JEANNE H
1102 RYAN DR
MARSHALL, IL 62441---0

STROHM, LARRY W & JEANNE K
1102 RYAN DR
MARSHALL, IL 62441---0

SULCAJ, ILIR
1241 CARPAZI CT #2
NAPLES, FL 34105---0

SUMAMPOW, RICHARD & SUSAN
10428 FAIRGRIEVE RD
JOHANNESBURG, MI 49751---0

TAYLOR, GEORGE V & CONNIE K
14100 TAMIAMI TRAIL EAST
LOT 548
NAPLES, FL 34114---0

TAYLOR, GEORGE V & CONNIE K
14100 TAMIAMI TRAIL EAST #548
NAPLES, FL 34114---0

TENUTA, KAREN
1340 45TH AVE
KENOSHA, WI 53144---1174

TERRANCE BYRNE REV LIV TRUST
CAROL LYNN BYRNE REV LIV TRUST
6941 N MENDOTA
CHICAGO, IL 60646---0

THOMAS R RYDER II LIVING TRUST
9231 TESORO LN #201
NAPLES, FL 34114---0

THOMAS, MICHAEL W & DENISE M
JASON M THOMAS
8518 ANCHOR BAY DR
ALGONAC, MI 48001---0

THOMPSON, KATHLEEN
14100 TAMIAMI TRAIL E LOT 209
NAPLES, FL 34114---0

TIITF /DEP-REC & PARKS
ROOKERY BAY
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399---3000

TODD HED DECLARATION OF TRUST
SANDRA S HED DEC OF TRUST
9263 MUSEO CIR #202
NAPLES, FL 34114---0

TORRES FAMILY HOLDINGS LLC
7742 ALICO RD
FT MYERS, FL 33912---0

TSAKIRIS, DONNA J
216 CHEETAH DR #216
NAPLES, FL 34114---0

TUBILLAS, MICHAEL A
JAHAIRA L ANCAJIMA
14195 FALL CREEK CT
NAPLES, FL 34114---0

TUREK, JOHN & BARBARA
14100 TAMIAMI TRL E LOT 179
NAPLES, FL 34114---8452

VAN LANKVELT, THEODORE J
JANICE L VAN LANKVELT
10641 JACKSON SQUARE DR
ESTERO, FL 33928---0

VANDER BOLL, THEODORE
GERALDINE VANDER BOLL
14100 TAMIAMI TRAIL EAST
LOT 228
NAPLES, FL 34114---0

VELASQUEZ, JUANA
DAVIDE VALENTI
9279 MUSEO CIR #103
NAPLES, FL 34114---0

VIGGIANO LIVING TRUST
9243 TESORO LN #2-204
NAPLES, FL 34114---0

VOS, VIVIAN C
1052 AMBERWOOD WEST DR SW
BYRON CENTER, MI 49315---8315

VROOM, STEVEN G
167 PANTHER PASS CIR #167
NAPLES, FL 34114---0

VROOM, STEVEN G
300 N BRIDGE ST
BRIDGEWATER, NJ 08807---2824

W & C WELTER REV TRUST
9279 MUSEO CIR #203
NAPLES, FL 34114---0

WACIEGA FLORIDA TRUST
3 RED OAK DR
PALINESBORO, NJ 08536---0

WALCOTT, CLIVE A & WANJIKU J
190 FAIRVIEW RD
GLENCOE, IL 60022---0

WEBSTER, TIMOTHY M & MARY J
602 CROASDALE DR
LANGHORNE, PA 19047---1418

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WERTH, THOMAS M & MARIBETH J
17205 60TH ST
BRISTOL, WI 53104---0

WILLARD, MARK A
ROBIN DIETLY
111 MILLSTONE LN
PITTSBURGH, PA 15238---1623

WILLIAMS, NANCY LEIGH
9283 MUSEO CIR #103
NAPLES, FL 34114---0

WILSON, ALTON R & JUNE A
784C REED RD
N DARTMOUTH, MA 02747---1565

WILSON, JENNIFER KATHLEEN
9263 MUSEO CIR #204
NAPLES, FL 34114---0

WITT, JANET K & THOMAS A
14055 MIRROR CT
NAPLES, FL 34114---8654

WOOD III, CRESTON CLARK
MICHELE DENISE WOOD
PO BOX 791
MARCO ISLAND, FL 34145---0

WYOMING REPOSE LIVING TRUST
126 FOREST LANE
PAW PAW, IL 61353---0

YORK, PAULA
14100 TAMIAMI TRAIL E#177
NAPLES, FL 34114---0

ZIMMERMAN, EDWARD A
KATHLEEN D ZIMMERMAN
9292 BELLE CT #202
NAPLES, FL 34114---9506

DONNELLY, WILLIAM & ANGELA
20426 PURPLE HILL RD
RR 2
THORNDALE N0M 2P0 CANADA

FERGUSON, GARTH W
JENNIFER LYNN SCOTT
71 SOMERS LANE
PO BOX 878
MONTAGUE C0A 1R0 CANADA

FLOOD, ANTHONY & JOAN
86 HOLLYBERRY DRIVE
PARADISE A1L 0C1 CANADA

MCGRAW, JOEY
FRANCE MIGNAULT
373 4E AVE
TERREBONNE J6Y 1P9 CANADA

TOZSER, AKOS & SHAUNA
208-21 MATCHEDASH ST S
ORILLIA L3V 4 CANADA

LAGUNA A CONDOMINIUM
9263 MUSEO CIR
NAPLES, FL 34114

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NAME1	NAME2	NAME3	NAME4	NAME5	NAME6
9239 TESORO LANE SPE LLC	22 POST ROAD				HOOKSETT, NH 05106---0
ADAMS, SHELBY J	190 PANTHER PASS CIRCLE				NAPLES, FL 34114---0
ADANI, FREDERICK M & BRYNA L	BRENT M ADANI	248 MAINCENTRE			NORTHVILLE, MI 48167---0
ALEXANDER, LYNN & SHIRLEY	14100 TAMIAMI TRL E #235				NAPLES, FL 34114---0
ALLIN TRUST NO 1 JT TRUST	14100 TAMIAMI TRL E #236				NAPLES, FL 34114---0
AMORE, LEONARD E	CAROL ANN RAGUSA-AMORE	577 GRAND STREET	APT F-1604		NEW YORK, NY 10002---0
BACK LAND TRUST	9287 MUSEO CIR #102				NAPLES, FL 34114---9511
BAKER, CECIL GREGORY	LAURA M BAKER	14100 TAMIAMI TRL E#446			NAPLES, FL 34114---0
BELL, CONRAD A & CYNTHIA J	9275 MUSEO CIR #103				NAPLES, FL 34114---9514
BERARDI, TERESA & JOSEPH	14100 TAMIAMI TRAIL E #225				NAPLES, FL 34114---0
BIEN, THOMAS	KAITLYN BALL	14187 FALL CREEK COURT			NAPLES, FL 34114---0
BINA, SHABAB & SHIDEH SEDGH	482 GYPSY LANE				KING OF PRUSSIA, PA 19406---0
BITTON, RHODA	9239 TESORO LN #104				NAPLES, FL 34114---0
BONACCI, EDWARD L	ROBERTA B LANG	51 FREEMEN LANE			ORLEANS, MA 02653---0
BORGESEN, PAUL R	HELENA BORGESEN	9267 MUSEO CIR UNIT 201			NAPLES, FL 34114---9516
BOULOS, RIAD N & MARGARET H	9271 MUSEO CIR UNIT 201				NAPLES, FL 34114---9515
BRODEL TR, JAMES H & PATRICIA	BRODEL FAMILY TRUST	14100 TAMIAMI TRL E LOT 565			NAPLES, FL 34114---8497
BROWN FAMILY TRUST	14100 TAMIAMI TRL E #159				NAPLES, FL 34114---8479
BROWN, ALLAN M	418 W 1ST AVE				CLEARFIELD, PA 16830---1806
BUCKLEY, RICHARD D & ANGLEA M	111 STURBRIDGE RD				CLARKS SUMMIT, PA 18411---0
CANTOR, ABRAHAM & ELLEN E	481 BARRINGTON RIDGE RD				PAINESVILLE, OH 44077---1507
CANTWELL, VERONICA E	185 PRIVATE ROAD				EAST PATCHOGUE, NY 11772---0
CARD REALTY INVESTMENTS LLC	RICHARD E GRAY	9263 MUSEO CIRCLE, #203			NAPLES, FL 34114---0
CASE, DANA B	SHANNON LUPPINO	14100 TAMIAMI TRL E LOT 187			NAPLES, FL 34114---8480
CASEY, WILLIAM J & LISA JEAN	61 NORWICH CIRCLE				MEDFORD, MA 02155---0
CATTANI, ROBERT & FRANCINE	150 S BROAD ST #328				RIDGEWOOD, NJ 07450---0
CHAMBEAU, WILLIAM P	GERALDINE M CHAMBEAU	48 NOSTRAND DR			TOMS RIVER, NJ 08757---0
CHAMBERS FAMILY TRUST	63 CRESTVIEW DR				OSWEGO, IL 60543---0
CHESS, SARA J	14100 TAMIAMI TRL E LOT 180				NAPLES, FL 34114---8452
CHRISTIANSEN JR, EDWARD	100 SEAGOIN RD				BRICK, NJ 08723---0
CIRELLO, ANTHONY P	9271 MUSEO CIR #204				NAPLES, FL 34114---0
CLAGGETT TR, NANCY J	LARRY W CLAGGETT TR	NANCY J CLAGGETT TRUST	LARRY W CLAGGETT TRUST	297 HAWTHORNE BLVD	DELAWARE, OH 43015---3329
CLARE CAMERON & BEVERLY M	WHITE TRUST	14056 MIRROR COURT			NAPLES, FL 34114---0
CLARKE, CAROL A & ALASTAIR K	10328 RIDGECREST POINT				WEXFORD, PA 15090---0
COLEBANK, GARY WEBSTER	DELORES LEA COLEBANK	14171 FALL CREEK CT			NAPLES, FL 34114---0
COLLINGS, ROBERT L	14100 TAMIAMI TRAIL #195				NAPLES, FL 34114---0
COLLINS, ROBERT F & JEANNE A	308 OLD COUNTRY RD				WENHAM, MA 01984---0
COLLINSGROVE, GEORGE C	NICOLE J COLLINSGROVE	9255 MUSEO CIR #101			NAPLES, FL 34114---0
COLTON, DAVID K & MICHELLE	14100 TAMIAMI TR E #555				NAPLES, FL 34114---0
CONNELL, GLENN	KATHERINE ELAINE CONNELL	14100 TAMIAMI TRAIL E	LOT 553		NAPLES, FL 34114---0
CONNELLY, MARION	9283 MUSEO CIR #101				NAPLES, FL 34114---0
CONTINENZA, ANTHONY T	DANEEN M CONTINEZA	11495 SUTTON PL			CHARDON, OH 44024---0
COSTA, ANTHONY J & BETH E	9231 TESORO LN #102				NAPLES, FL 34114---0
COUNTY WATER-SEWER DISTRICT	UTILITY DIV, COLLIER CTHSE	3301 TAMIAMI TRL E BLDG F			NAPLES, FL 34112---4902
CROTTS, TIMOTHY J & DEBORAH A	14191 FALL CREEK CT				NAPLES, FL 34114---0
CWM JOINT TRUST	4833 N OLCOTT AVE #208				HARWOOD HEIGHTS, IL 60706---0
D H & M J WISE LIVING TRUST	4293 WIEMAN ROAD				BEAVERTON, MI 48612---0
DAFOE, WAYNE	3361 NOTTINGHILL DR E				PLAINFIELD, IN 46168---0
DAHME, ELIZABETH	17 PINE HILL ROAD				ANNANDALE, NJ 08801---0
DEGEETER TR, GREGORY S	ELIZABETH H DEGEETER TR	GREGORY S DEGEETER TRUST	ELIZABETH H DEGEETER TRUST	9243 TESORO LN UNIT 203	NAPLES, FL 34114---9509
DEHANAS, DAVID ALAN & APRIL J	14182 FALL CREEK CT				NAPLES, FL 34114---0
DEMARIA, ROBERT	9296 BELLE CT #102				NAPLES, FL 34114---9508
DENAUT, RICHARD & SHERRI DUFFY	14100 TAMIAMI TRAIL E LOT 566				NAPLES, FL 34114---0
DENTON, ROBERT J & JANE L	9296 BELLE CT #1103				NAPLES, FL 34114---0
DEWEY, DONALD A & CAROL A	MARC D DEWEY	29168 CEDARAMA DRIVE			MARCELLUS, MI 49067---0
DICOSOLA, PHILIP	4N494 MOUNTAIN ASH DR				WAYNE, IL 60184---2415
DILLMAN'S BAY PROPERTIES LLC	PO BOX 98				LAC DU FLAMBEAU, WI 54538---98
DISTASI, RICHARD D & KATHY A	10 LAUREL LANE				COMMACK, NY 11725---0
DOHERTY, JOHN K & ALLISON R	10 SCOUT TRAIL				DARIEN, CT 06820---0
DONALD J POSHAK REV TRUST	DORIS N POSHAK REV TRUST	8920 83RD ST #23			PLEASANT PRAIRIE, WI 53158---0
DONNA M BELLIVEAU REV TRUST	14100 TAMIAMI TRL E #143				NAPLES, FL 34114---8451
DUSKY, RICHARD & PHYLLIS	54219 BRADSHAW DR				NEW BALTIMORE, MI 48047---1029
ELIZABETH CACCARATO TRUST	732 EDINBURGH COURT				BARRINGTON, IL 60010---0
ETTER, GREG R & JEANNE L	14100 TAMIAMI TRL E #568				NAPLES, FL 34114---8497

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EVERMAN REVOCABLE LIVING TRUST	7401 100TH STREET SW			STEWARTVILLE, MN 55976---8344
EVERTS, MICHAEL & GLORIA	3522 COLLINGWOOD AVE SW			WYOMING, MI 49519---0
EVETTE Y MASTERS REV TRUST	9271 MUSEO CIR #102			NAPLES, FL 34114---0
FABRICATORE, ALAN	61 SQUIRES AVE			EAST QUOGUE, NY 11942---0
FACCIOLLA, THOMAS J	MARY R SFERRA	463 JEFFERSON AVE		HAWORTH, NJ 07641---0
FAGER JR, RICHARD F & JOY D	2850 MYRTLE DRIVE			HAMPDEN, PA 17055---0
FAZIO SR, JOHN A & MARIE	96-17 72ND RD			FOREST HILLS, NY 11375---0
FAZIO, GINO & PAULA	130 HOLLYWOOD AVE			DOUGLASTON, NY 11363---1110
FAZIO, JOHN A & MICHELE	9 EAST HIGH ROAD			PORT WASHINGTON, NY 11050---0
FC COMMERCIAL LLC	8156 FIDDLERS CREEK PKWY			NAPLES, FL 34114---0
FCC MARSH LLC	8156 FIDDLERS CREEK PKWY			NAPLES, FL 34114---9430
FERENCE, JAMES G	CATHERINE KAYLOR	45 KIDDER BROOK RD		ASHFORD, CT 06278---1015
FIDDLERS CREEK COMMUNITY	DEVELOPMENT DISTRICT 2	WOODWARD PIRES & LOMBARDO PA	3200 TAMIAMI TRL N # 200	NAPLES, FL 34103---0
FIDDLER'S CREEK COMMUNITY	DEVELOPMENT DISTRICT 2	8156 FIDDLERS CREEK PKWY		NAPLES, FL 34114---0
FIDDLERS TREASURE LLC	6 FRANKLIN ST			WESTERLY, RI 02891---0
FIORE, ANTONIO L	JESSICA A SHAUKLAS	14179 FALL CREEK CT		NAPLES, FL 34114---0
FRANCOIS, MARY JO	2123 ROCK RIVER CT			DE PERE, WI 54115---4145
FRANK FAMILY REV TRUST	719 KERLEY CT			BALLWIN, MO 63011---1786
FRANZEN, PERRY A & KATHRYN L	1691 W WHITE ASH DR			BALSAM LAKE, WI 54810---0
FREY, JERIN J & PATRICIA A	W 6812 BLUE HERON BLVD #10			FOND DU LAC, WI 54937---0
FULGINITI, ANTHONY J & NANCY	9296 BELLE CT #201			NAPLES, FL 34114---0
GALLACCIO JR, NICHOLAS W	916 LAFAYETTE STREET			CAPE MAY, NJ 08204---0
GARDINEER, SHEILA	14100 TAMIAMI TRL E #158			NAPLES, FL 34114---0
GATES, JOLYNN	9259 MUSEO CIR #103			NAPLES, FL 34113---0
GB PENINSULA LTD	3470 CLUB CENTER BLVD			NAPLES, FL 34114---816
GEILL, JOHN C & DEBORAH A	14100 TAMIAMI TRL E LOT 154			NAPLES, FL 34114---0
GIBSON, JAMES C	THOMAS L GIBSON	4329 MARSHALL RD		KETTERING, OH 45429---0
GMR PERFORMANCE DVLPMNT LLC	7240 LESLEY AVENUE			INDIANAPOLIS, IN 46250---0
GONZALES, JENNIFER	9292 BELLE CT #101			NAPLES, FL 34114---0
GOODWIN, MICHAEL & JUDITH	9279 MUSEO CIR #101			NAPLES, FL 34114---0
GORDON, PAUL & MARION J	9235 TESORO LN #4-102			NAPLES, FL 34114---0
GRANGER, WILLIAM J	PO BOX 148			BETHALTO, IL 62010---0
GREER, HOWARD J & JANE A	33 SUMMIT AVE			NORTH DARTMOUTH, MA 02747---244
GREER, ROBERT E	14100 TAMIAMI TRL E LOT 186			NAPLES, FL 34114---8480
GRIBBIN JOHN F & TERESA M	9279 MUSEO CIR #12-202			NAPLES, FL 34114---0
GRIFFIN, PATRICK T & LIAH RAE	3321 QUILCENE LN			NAPLES, FL 34114---0
GRINDSTAFF, TERRY L & WENDY S	6960 LAKEBROOK BLVD			COLUMBUS, OH 43235---0
GROSS, MYRA & BERNARD	9263 MUSEO CIR UNIT 103			NAPLES, FL 34114---9517
HARDING, MARGARET ANN	49925 AIREDELE RD			RIDGE, MD 20680---3307
HAYIAS, NEAL	JOAN HAYIAS	77 SHADY LANE		WESTBURY, NY 11590---0
HERRERA, CAROLINA BARRAGAN	14186 FALL CREEK CT			NAPLES, FL 34114---0
HERRMANN, JOHN H & LYNDA	14100 TAMIAMI TRL E LOT 227			NAPLES, FL 34114---8481
HOEFNER, JIM	CHRISTINE NEWHALL	49 KENNEY RD		MIDDLETON, MA 01949---0
HOFF, DOUGLAS A & NELLIE	6714 HIGHBURY RD			DAYTON, OH 45424---0
HOFFMAN, JOYCE E	14100 TAMIAMI TRL E LOT 203			NAPLES, FL 34114---0
HORN, TED BARRETT	14100 TAMIAMI TR E	LOT 170		NAPLES, FL 34114---0
HUBBERT, DONNA	14100 TAMIAMI TRAIL #369			NAPLES, FL 34114---0
HUGHES, KEVIN R & MELISSA J	1107 ASHFIELD WAY N			GREENSBURG, PA 15601---0
HUTCHISON, RONALD & LISA	9283 MUSEO CIR #104			NAPLES, FL 34114---0
ILDIZ, RIZA BULENT & FABIANA M	9271 MUSEO CIR #103			NAPLES, FL 34114---0
INGLEE, JONATHAN & KATRIN	14064 MIRROR CT			NAPLES, FL 34114---0
IRELAND JR, SAMUEL JOSEPH	ERNEST D=& ADELE T FUCHS	PO BOX 791		EASTON, MD 21601---0
IRIZARRY ET AL, FRANK	9288 GRASSI WAY UNIT 104			NAPLES, FL 34114---9510
ISBELL, JERI L	9271 MUSEO CIRCLE #104			NAPLES, FL 34114---9515
JASON BACK 2021 FAMILY TRUST	LAUREN JOHNSON 2021 FAM TRUST	3014 N50TH ST		PHOENIX, AZ 85018---0
JEROME, DAVID R & NORENE	14100 TAMIAMI TRL E #200			NAPLES, FL 34114---0
JERRY W BROWN REV TRUST	14100 TAMIAMI TRL E #220			NAPLES, FL 34114---0
JERVIS, LARRY ROSS & LOIS JEAN	5510 WEST HILLS RD			FORT WAYNE, IN 46804---0
JOHN M KOYNOCK TRUST	ANITA K LONG-KOYNOCK TRUST	9287 MUSEO CIR #204		NAPLES, FL 34114---0
JOHN ROTOLO LIVING TRUST	6005 FLAG CREEK LN			WESTERN SPRINGS, IL 60558---0
JOHN T TRETER TRUST	7338 E LAKEVIEW HILLS RD			TRAVERSE CITY, MI 49684---0
JOHNNIE J STEWART LIVING TRUST	BETTY A STEWART LIVING TRUST	9288 GRASSI WAY UNIT 201		NAPLES, FL 34114---9510
JOY, ROBERT S	SHIRLEY COFFMAN JOY	23 N GRAND AVE		JACKSONVILLLE, IL 62650---0
JOYCE REALTY TRUST	9259 MUSEO CIR UNIT 201			NAPLES, FL 34114---9518
KANE, DAVID B	PO BOX 929			BLOCK ISLAND, RI 02807---0

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KINDLE, TRUDY A	MARGARET V SMITH	14100 TAMIAMI TRAIL E #239			NAPLES, FL 34114---0
KORPELA, JON E & SUZANNE H	187 SPRINGWOOD WAY				MANCHESTER, NH 03102---0
KULL, RALPH E & MARILYN K	4583 HEDGEWOOD DRIVE				TROY, MI 48098---4635
L C HOWARD & L M HOWARD TRUST	14100 TAMIAMI TR E LOT 155				NAPLES, FL 34114---0
LAROSE III, JOSEPH A	CATHERINE M LAROSE	14 LAKESIDE TER			HARWICH, MA 02645---0
LAVALLEY, GERALD F	MICHELLE L LAVALLEY	148 RIDGEVIEW TERR			WESTFIELD, MA 01085---0
LAWLEY, DANIEL J	14100 TAMIAMI TRL E LOT 234				NAPLES, FL 34114---8454
LEES, BARBARA S	14100 EAST TAMIAMI TRAIL	LOT 149			NAPLES, FL 34114---0
LEVY, JEANNETTE L	9275 MUSEO CIRCLE #201				NAPLES, FL 34114---0
LICHLYTER, JAMES C	JENNIFER A LICHLYTER	9267 MUSEO CIRCLE #203			NAPLES, FL 34114---0
LINDA LORRINE FARLEY REV TRUST	9235 TESORO LN #101				NAPLES, FL 34114---9505
LINK, DENNIS R & JANEL F	3899 NOTTINGHAM COURT				CLEVES, OH 45002---0
LITTLETON, TIMOTHY WARREN	JODY ANN LITTLETON	14100 TAMIAMI TRAIL EAST #560			NAPLES, FL 34114---0
LIY, ANADENIA	LIANNE DIAZ	14060 MIRROR CT			NAPLES, FL 34114---0
LIZOTTE, ALFRED & JUDITH	5 SCHOOL ST				WESTBOROUGH, MA 01581---2018
LIZOTTE, ALFRED J & JUDITH A	5 SCHOOL ST				WESTBOROUGH, MA 01581---0
LOCRICCHIO, JOSEPH & MARY	56405 SCOTLAND BLV				SHELBY TOWNSHIP, MI 48316---0
LUCE, NORMAN L & SARA M	9243 TESORO LN #103				NAPLES, FL 34114---0
M H HOCH & B J HOCH TRUST	12824 WEST DEER MEADOW LANE				HUNTLEY, IL 60142---0
MALLEY TR, GENE P & JEAN T	GENE & JEAN MALLEY REV TRUST	UTD 07/14/98	14100 E TAMIAMI TRL #192		NAPLES, FL 34114---0
MAREN VOS TRUST	KEITH B CARPENTER	5897 ORION RD			ROCHESTER, MI 48306---0
MARGARET W CAMPBELL 2006 TRUST	9259 MUSEO CIR #203				NAPLES, FL 34114---0
MARINO, LAUREEN D	14194 FALL CREEK CT				NAPLES, FL 34114---8623
MARK W OECHLER & STACY A	OECHLER REV TRUST	4936 107TH PLACE			PLEASANT PRAIRIE, WI 53158---0
MARRONE, GERALD C & SHEILA J	7714 MULBERRY LN				NAPLES, FL 34114---0
MARSHALL, ROBERT B & LORI A	40 ANGELS PATH				WEBSTER, NY 14580---0
MARTINDALE, JOHN N	AMY L TRUEMAN	330 SIENA DRIVE			ITHACA, NY 14850---0
MARTINO DICICCO, FRED & KIM	DANIEL & COLEEN FELSTOW	57015 WILLOW CT			WASHINGTON, MI 48094---0
MATTEI, ANTHONY	KAROL LUCILA TERESITA MATTEI	LILIA MERCEDES MACHADO	22009 SEASHORE CIR		ESTERO, FL 33928---0
MAURER, ROBERT J & RICHELLE G	3820 LILAC CT				WOODBURY, MN 55129---0
MAVES TRUSTEE, DOUGLAS P	DOUGLAS P MAVES LIV TRUST	UTD 11-29-93	9384 NEWBURG RD		TECUMSEH, MI 49286---9758
MCALINDIN, TIMOTHY J	MICHELLE A MCALINDIN	6 E FLORIDA AVE			LONG BEACH TWNSH, NJ 08008---0
MCALLISTER, MARION A	9231 TESORO LANE #5-204				NAPLES, FL 34114---0
MCCAULEY, KEVIN M & KIMBERLY M	525 E 61ST ST				INDIANAPOLIS, IN 46220---0
MCDONAGH, WILLIAM & THERESA	9292 BELLE CT #201				NAPLES, FL 34114---0
MCKANE, LESLIE A & DONNA M	14628 MORNINGSIDE RD				ORLAND PARK, IL 60462---7411
MCKESSON, RYAN C & KRISTIE K	9288 GRASSI WAY #202				NAPLES, FL 34114---0
MEJIA, MYRIAM	14199 FALL CREEK CT				NAPLES, FL 34114---8619
MESSMANN, DALE H & THERESA S	14100 TAMIAMI TRL E LOT 562				NAPLES, FL 34114---8497
MEYER, PETER & BIBIANA	14523 MANCHESTER DR				NAPLES, FL 34114---0
MICHAEL W CLANCY & MARCIA L	FITZGERALD REV TRUST	9288 GRASSI WAY #204			NAPLES, FL 34114---0
MICHAELS, ROBERT A	2516 EDINBROOK TER				BROOKLYN PARK, MN 55443---3739
MICHALEC, RALPH J	JEANINE L MICHALEC	3710 BIRKDALE DR			CARMEL, IN 46033---0
MIDNIGHT FOUNDATION TRUST	14052 MIRROR CT				NAPLES, FL 34114---8653
MITCHELL TR, RALPH W	DONELDA A MITCHELL TR	3520 TENTH AVENUE			PORT HURON, MI 48060---2015
MONTANARI FAMILY TRUST	9288 GRASSI WAY UNIT 102				NAPLES, FL 34114---0
MURPHY, EDWARD T & CHRISTINA M	14100 TAMIAMI TRL E #183				NAPLES, FL 34114---0
MUSA, DANIEL M & ANN F	9287 MUSEO CIR #101				NAPLES, FL 34114---0
NAEDEL, DIANE LANGLEY	9263 MUSEO CIR #104				NAPLES, FL 34114---0
NAGER, DAVID E & ELLEN P	886 HARDWOOD COURT				GATE MILLS, OH 44040---0
NANCY VANDERMEER LIVING TRUST	9267 MUSEO CIR UNIT 104				NAPLES, FL 34114---9516
NATHAN L CRAIGHEAD II & CINDI	L CRAIGHEAD JT REV LIV TRUST	31548 64TH AVE			LAWTON, MI 49065---0
NORTHERN ESCAPE LLC	2909 MARBURY PLACE				OAKTON, VA 22124---0
O'BRIEN TR, MICHAEL J &BETHEL	O'BRIEN FAMILY TRUST	UTD 11/03/00	14100 E TAMIAMI TRAIL	#353	NAPLES, FL 34114---0
ODELL, PETER & MELINDA	9243 TESORO LN #202				NAPLES, FL 34114---0
O'HARA, MARTIN	14100 E TAMIAMI TRAIL	LOT #191			NAPLES, FL 34114---0
OPPENBERG, JEROME E	GERALDINE OPPENBERG	9283 MUSEO CIRCLE #204			NAPLES, FL 34114---0
OTTEN REV LIVING TRUST	8178 HEIRLOOM BLVD				COLLEGE GROVE, TN 37046---0
PAPIA, ONOFRIO & JOSEPHINE	C/O FAZIO TILE, INC	10523 METROPOLITAN AVE			FOREST HILLS, NY 11375---6737
PARFITT, JAMES	14100 TAMIAMI TRL E LOT168				NAPLES, FL 34114---0
PARKER, PATRICIA L	14100 TAMIAMI TRL E	LOT 390			NAPLES, FL 34114---0
PARSON, RICKIE A	ALBERT J FAZIO	172 PANTHER PASS CIR #172			NAPLES, FL 34114---0
PAUL L CHAN & LYNNE J	CHAN TRUST	9235 TESORO LANE #104			NAPLES, FL 34114---0
PAYNE, JAMES R & MARY L	1965 SHALLOW SHORES DR				GAYLORD, MI 49735---0
PELLETIER, NORMAN R & DEBRA L	14100 TAMIAMI TRL E LOT 188				NAPLES, FL 34114---0

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PENNAZ, THOMAS	4539 NIAGARA LANE N			PLYMOUTH, MN 55446---0
PHILLIPS, PAUL E & BONNIE A	1917 KENTWOOD CT			DARIEN, IL 60561---5366
PILCHER, MICHELE L	DARLENE M LANZANO	93 LAKE VIEW RD		PETERSBURG, NY 12138---0
PROUDLOCK, AMANDA	DENISE PROUDLOCK	31850 LYNNE DR		ROCKWOOD, MI 48173---0
PROVOST JR, ALBERT G	KATHLEEN PROVOST	13 CANTON ST		NORTH EASTON, MA 02356---1344
PRZYBYLO, CHARLES	EILEEN F HERZOG	31639 HAZEL		ROCKWOOD, MI 48173---0
PRZYBYLO, MARK	29738 AILANTHUS DR			FLAT ROCK, MI 48134---0
PUSKAR, MICHAEL J	LULU MODEAN PUSKAR	9263 MUSEO CIRCLE #201		NAPLES, FL 34114---0
QUALLS, CURT W & ESTHER C	3519 SUNRISE CIRCLE			JEFFERSONVILLE, IN 47130---0
R E & K T PLACZKIEWICZ TRUST	5916 CRESTHAVEN LN #103A			TOLEDO, OH 43614---0
RAINFORTH, VINCENT S	MELISSA M RAINFORTH	9288 GRASSI WAY #101		NAPLES, FL 34114---0
REFLECTION LAKES AT NAPLES	MASTER ASSN INC	R&P PROPERTY MANAGEMENT	265 AIRPORT RD S	NAPLES, FL 34104---3518
REFLECTION LKS AT NAPLES	MASTER ASSOCIATION INC	R & P PROPERTY MANAGEMENT	14020 MIRROR DR	NAPLES, FL 34114---8612
REPAR, MARK A & BOBBIEJO	14100 TAMIAMI TRAIL E	LOT 150		NAPLES, FL 34114---0
RICKSGERS ET AL, CATHY	8480 ENGLEWOOD DRIVE			CLARSTON, MI 48346---0
RILEY, STEVEN L & MARY A	332 KIRKSWAY LN			LAKE ORION, MI 48362---0
RIPPLE, PAUL W & LORI S	873 SHAFTSBURY TRAIL			BOILING SPRINGS, SC 29316---0
RITA D HOULIHAN TRUST	9287 MUSEO CIR #203			NAPLES, FL 34114---0
ROBERT & JOANNE GRANT FM TRUST	1089 BLUE HERON CIRCLE			FOREST, VA 24551---1991
ROBERT C STRADER R/L TRUST	14100 TAMIAMI TRAIL LOT #224			NAPLES, FL 34114---0
ROBERT J LANEY II R/L TRUST	25743 LARAMIE DRIVE			NOVI, MI 48374---0
ROCHLER, EUGENE C & NANCY	9243 TESORO LN #201			NAPLES, FL 34114---0
ROSE, DON & LAURA	48245 MORNING STAR RD			RACINE, OH 45771---0
ROTOLO, RAYMOND & CYNTHIA	1034 HICKORY DRIVE			WESTERN SPRINGS, IL 60558---0
ROUBAL, CHARLES J	NOELLE DEVILLE	9292 BELLE CT #203		NAPLES, FL 34114---0
RYAN, JOHN J & MARY G	9267 MUSEO CIR UNIT 202			NAPLES, FL 34114---9516
RYBURN, CHARLES A	PMB# 12135	14100 TAMIAMI TRAIL #153		NAPLES, FL 34114---0
SCHMALZRIED, JOSEPH P & LINDA	134 MINGO CIRCLE DR			FINLEYVILLE, PA 15332---3605
SCHMIDT REV TRUST	ANN GUMINA	14100 TAMIAMI TR #171		NAPLES, FL 34114---0
SCHRIFFERT, DENNIS	14175 FALL CREEK CT			NAPLES, FL 34114---8619
SCHUDEL, GLENN	1219 W RIVER RD N #C3			ELYRIA, OH 44035---2838
SCOT A JENKINS FAMILY TRUST	70 RIVERSIDE CIRCLE			MARSHFIELD, MA 02050---0
SEARS, STEVEN W & SUE ANN	56255 N CEDAR RD			MISHAWAKA, IN 46545---0
SHARON E WARNER REV TRUST	9271 MUSEO CIR #101			NAPLES, FL 34114---0
SHAW, CHRISTOPHER R	CHRISTINE E SHAW	15430 FREMONT AVE S		BURNSVILLE, MN 55306---5551
SHLYAPINTOKH, GENNADY	TATYANA N BATOVA	N1819 NUESTRO DR		OOSTBURG, WI 53070---0
SHOUP, PETER E & ELIZABETH G	132 SHARWOOD DR			NAPLES, FL 34110---5720
SIMONS, DIANE M	14100 TAMIAMI TRL E LOT 238			NAPLES, FL 34114---8454
SLAUGHTER, DAVID	DONNA FITZGERALD	54 EILEEN DR		MAHWAH, NJ 07430---0
SMALLWOOD, MARY ANN B	9239 TESORO LANE #101			NAPLES, FL 34114---0
SMITH, GREGORY & JOAN	170 LOCUST LN			IRVINGTON, NY 10533---0
SMITH, JAMES C	500 HEATHER DR			ELKVIEW, WV 25071---9209
SMITH, KENNETH A	9235 TESORO LN #103			NAPLES, FL 34114---0
SMITH, NANCY JEAN	CHRISTINE ELAINE SEARS	1906 DIVISION ST		MISHAWAKA, IN 46545---0
SOMERS SR , GLEN S & CATHY J	9292 BELLE CT #104			NAPLES, FL 34114---0
SPENCER, RICHARD G	KATHLEEN S SPENCER	9296 BELLE CT #101		NAPLES, FL 34114---0
ST GERMAIN, BARETT A	FARZANA SIDDIQUI	14059 MIRROR CT		NAPLES, FL 34114---8654
STORK, JAMES PHILIP	16 LEE ST			HUNTINGTON, NY 11743---0
STROHM, LARRY W & JEANNE H	1102 RYAN DR			MARSHALL, IL 62441---0
STROHM, LARRY W & JEANNE K	1102 RYAN DR			MARSHALL, IL 62441---0
SULCAJ, ILIR	1241 CARPAZI CT #2			NAPLES, FL 34105---0
SUMAMPOW, RICHARD & SUSAN	10428 FAIRGRIEVE RD			JOHANNESBURG, MI 49751---0
TAYLOR, GEORGE V & CONNIE K	14100 TAMIAMI TRAIL EAST	LOT 548		NAPLES, FL 34114---0
TAYLOR, GEORGE V & CONNIE K	14100 TAMIAMI TRAIL EAST #548			NAPLES, FL 34114---0
TENUTA, KAREN	1340 45TH AVE			KENOSHA, WI 53144---1174
TERRANCE BYRNE REV LIV TRUST	CAROL LYNN BYRNE REV LIV TRUST	6941 N MENDOTA		CHICAGO, IL 60646---0
THOMAS R RYDER II LIVING TRUST	9231 TESORO LN #201			NAPLES, FL 34114---0
THOMAS, MICHAEL W & DENISE M	JASON M THOMAS	8518 ANCHOR BAY DR		ALGONAC, MI 48001---0
THOMPSON, KATHLEEN	14100 TAMIAMI TRAIL E LOT 209			NAPLES, FL 34114---0
TIITF /DEP-REC & PARKS	ROOKERY BAY	3900 COMMONWEALTH BLVD		TALLAHASSEE, FL 32399---3000
TODD HED DECLARATION OF TRUST	SANDRA S HED DEC OF TRUST	9263 MUSEO CIR #202		NAPLES, FL 34114---0
TORRES FAMILY HOLDINGS LLC	7742 ALICO RD			FT MYERS, FL 33912---0
TSAKIRIS, DONNA J	216 CHEETAH DR #216			NAPLES, FL 34114---0
TUBILLAS, MICHAEL A	JAHAIRA L ANCAJIMA	14195 FALL CREEK CT		NAPLES, FL 34114---0
TUREK, JOHN & BARBARA	14100 TAMIAMI TRL E LOT 179			NAPLES, FL 34114---8452

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD

VAN LANKVELT, THEODORE J	JANICE L VAN LANKVELT	10641 JACKSON SQUARE DR		ESTERO, FL 33928---0
VANDER BOLL, THEODORE	GERALDINE VANDER BOLL	14100 TAMIAMI TRAIL EAST	LOT 228	NAPLES, FL 34114---0
VELASQUEZ, JUANA	DAVIDE VALENTI	9279 MUSEO CIR #103		NAPLES, FL 34114---0
VIGGIANO LIVING TRUST	9243 TESORO LN #2-204			NAPLES, FL 34114---0
VOS, VIVIAN C	1052 AMBERWOOD WEST DR SW			BYRON CENTER, MI 49315---8315
VROOM, STEVEN G	167 PANTHER PASS CIR #167			NAPLES, FL 34114---0
VROOM, STEVEN G	300 N BRIDGE ST			BRIDGEWATER, NJ 08807---2824
W & C WELTER REV TRUST	9279 MUSEO CIR #203			NAPLES, FL 34114---0
WACIEGA FLORIDA TRUST	3 RED OAK DR			PALINESBORO, NJ 08536---0
WALCOTT, CLIVE A & WANJIKU J	190 FAIRVIEW RD			GLENCOE, IL 60022---0
WEBSTER, TIMOTHY M & MARY J	602 CROASDALE DR			LANGHORNE, PA 19047---1418
WERTH, THOMAS M & MARIBETH J	17205 60TH ST			BRISTOL, WI 53104---0
WILLARD, MARK A	ROBIN DIETLY	111 MILLSTONE LN		PITTSBURGH, PA 15238---1623
WILLIAMS, NANCY LEIGH	9283 MUSEO CIR #103			NAPLES, FL 34114---0
WILSON, ALTON R & JUNE A	784C REED RD			N DARTMOUTH, MA 02747---1565
WILSON, JENNIFER KATHLEEN	9263 MUSEO CIR #204			NAPLES, FL 34114---0
WITT, JANET K & THOMAS A	14055 MIRROR CT			NAPLES, FL 34114---8654
WOOD III, CRESTON CLARK	MICHELE DENISE WOOD	PO BOX 791		MARCO ISLAND, FL 34145---0
WYOMING REPOSE LIVING TRUST	126 FOREST LANE			PAW PAW, IL 61353---0
YORK, PAULA	14100 TAMIAMI TRAIL E#177			NAPLES, FL 34114---0
ZIMMERMAN, EDWARD A	KATHLEEN D ZIMMERMAN	9292 BELLE CT #202		NAPLES, FL 34114---9506
DONNELLY, WILLIAM & ANGELA	20426 PURPLE HILL RD	RR 2		THORNDALE N0M 2P0 CANADA
FERGUSON, GARTH W	JENNIFER LYNN SCOTT	71 SOMERS LANE	PO BOX 878	MONTAGUE C0A 1R0 CANADA
FLOOD, ANTHONY & JOAN	86 HOLLYBERRY DRIVE			PARADISE A1L 0C1 CANADA
MCGRAW, JOEY	FRANCE MIGNAULT	373 4E AVE		TERREBONNE J6Y 1P9 CANADA
TOZSER, AKOS & SHAUNA	208-21 MATCHEDASH ST S			ORILLIA L3V 4 CANADA
LAGUNA A CONDOMINIUM	9263 MUSEO CIR			NAPLES, FL 34114

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD

RVi Planning + Landscape Architecture

TORRES FAMILY TRUST CPUD PUD INSUBSTANTIAL CHANGE (PDI)

NEIGHBORHOOD INFORMATION MEETING

MARCH 6, 2023

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres

PROJECT TEAM

- Planner: Josephine Medina – RVi Planning + Landscape Architecture.
- Applicant: David Torres & Jason Tomassetti, Creative Commons ILF, LLC
- Transportation Engineer: Norm Trebilcock, Trebilcock Consulting Solutions
- Project Engineer: Matthew DeFrancesco, Robau & Associates

RVi Planning + Landscape Architecture

FLSTAR DEVELOPMENT

TREBILCOCK CONSULTING SOLUTIONS

ROBAU & ASSOCIATES
CIVIL ENGINEERING-PROJECT MANAGEMENT-PERMITTING-CONSULTING

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres

ZOOM TUTORIAL

Welcome to our HYBRID ZOOM Neighborhood Meeting!

Please keep your speaker on MUTE during our brief presentation

Following the presentation, we will open the meeting for Q&A

Please type in questions using the "Chat" Tool – we will read these aloud and respond

Please use the "raise hand" tool to indicate desire to speak after we go through written questions

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres

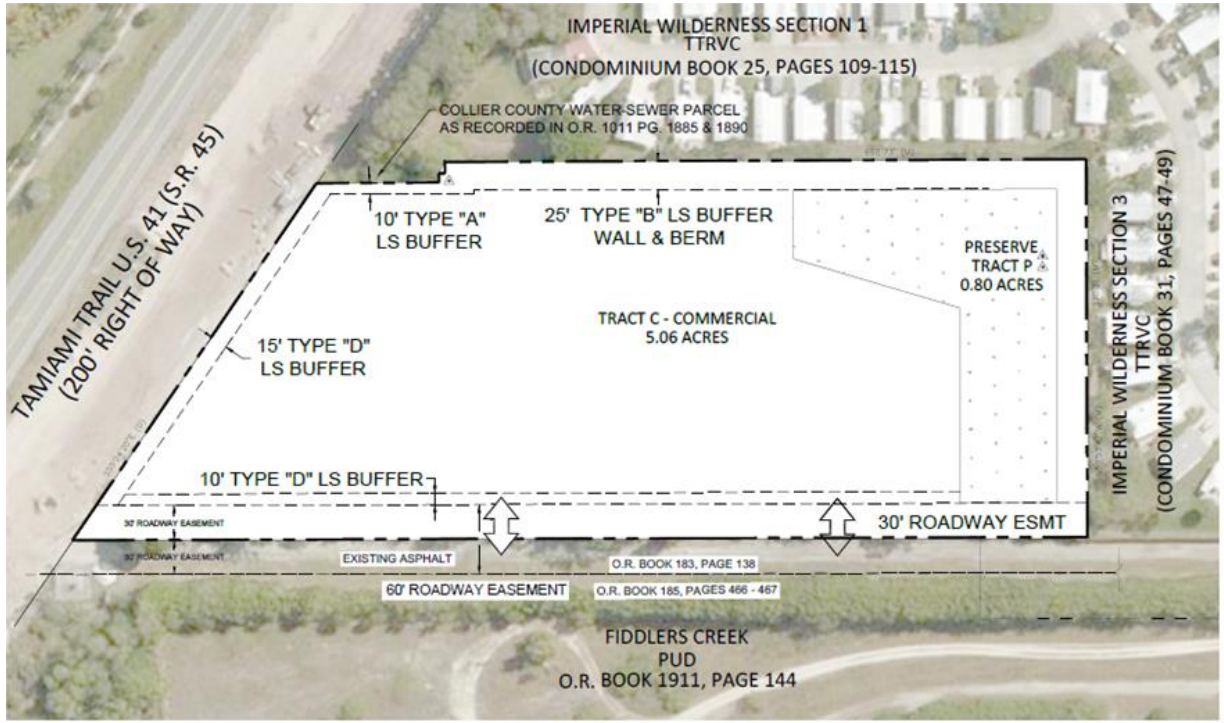
PROPERTY OVERVIEW

- 5.86+/-acres
- Accessed from US-41
- Currently Vacant
- Zoning: Commercial Planned Unit Development (CPUD)
- FLU: East Tamiami Trail Commercial Infill Subdistrict

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres

TORRES FAMILY TRUST CPUD

- Approved in 2018, via Ordinance 18-29
- Allowed for up to 60,000 SF of commercial uses including but not limited to mini-self storage warehousing and group housing facilities at a floor area ratio of 0.60
- 0.80-acre on-site preserve



MASTER SITE PLAN
SCALE: 1" = 40'

LAND USE SUMMARY		
LAND USE	AREA (AC)	%
TRACT "C"	5.06	86.35%
TRACT "P"	0.80	13.65%
TOTAL =	5.86	100.00%

*PRESERVES MAY BE USED TO SATISFY THE LANDSCAPI
REQUIREMENTS AFTER EXOTIC VEGETATION REMOVAL
ACCORDANCE WITH LDC SECTIONS 4.06.02 AND 4.06.0
SUPPLEMENTAL PLANTINGS WITH NATIVE PLANT MAT
SHALL BE IN ACCORDANCE WITH LDC SECTION 3.05.07

OPEN SPACE
MIN. REQUIRED/PROVIDED: 1.69 AC (30%)

TORRES FAMILY

HOLE MONTES
960 Encore Way
Naples, FL. 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

EXHIBIT C

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres

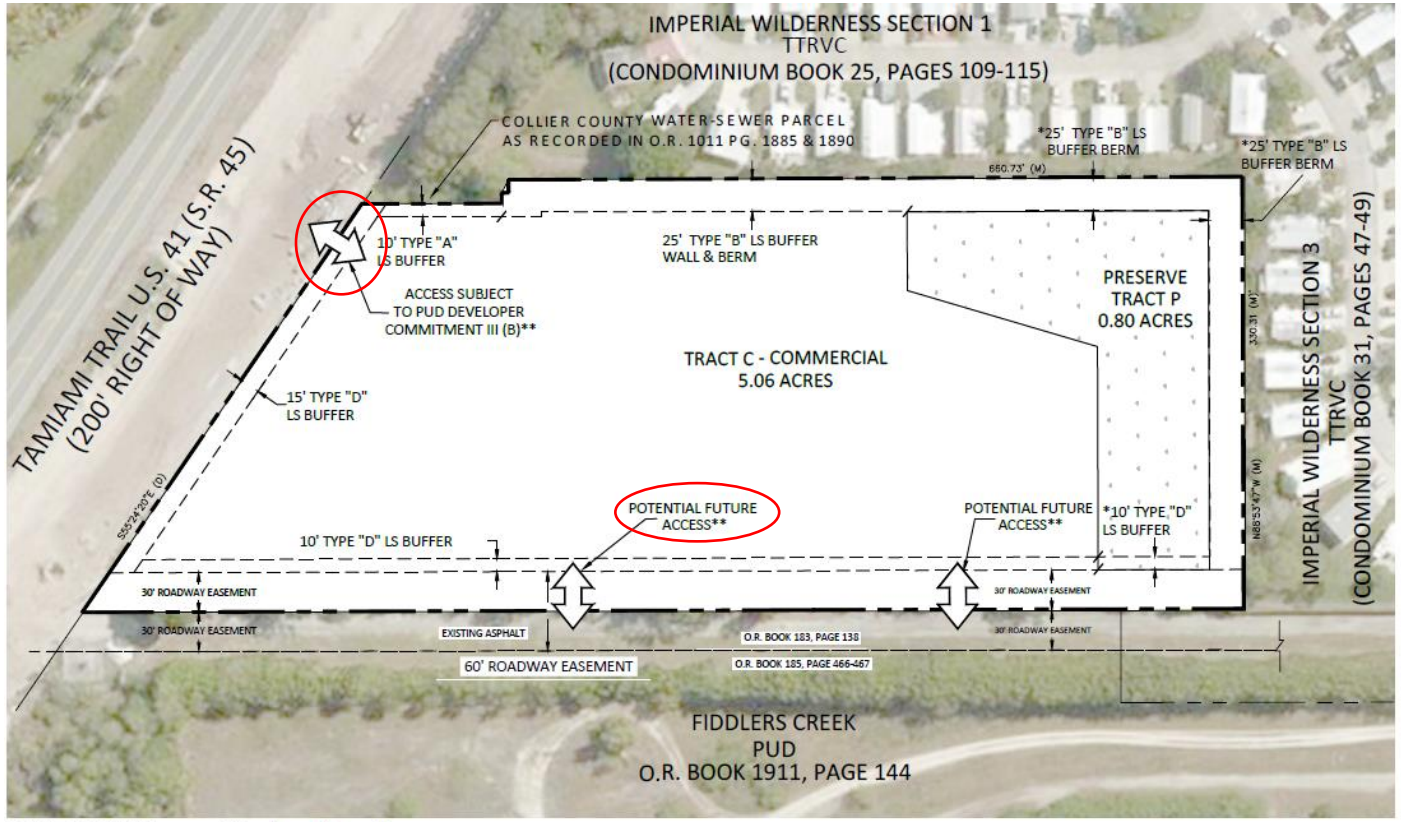
REQUEST SUMMARY

Insubstantial Change to a Commercial Planned Unit Development to allow for the following modifications:

- Moves access point to the site from Creative Drive to US-41.
- Clarifies no wall will be required between preserves and adjacent property lines.

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres

PROPOSED CHANGE TO PUD MASTER PLAN



MASTER PLAN
SCALE: 1" = 40'

0 40 80
SCALE: 1" = 40'

LAND USE SUMMARY		
LAND USE	AREA (AC)	%
TRACT "C"	5.06	86.35%
TRACT "P"	0.80	13.65%
TOTAL =	5.86	100.00%

LEGEND

- BUFFER
- PROPERTY BOUNDARY
- ACCESS POINT
- CHANGE IN BUFFER TYPE
- PRESERVE

OPEN SPACE
MIN. REQUIRED/
PROVIDED: 1.69 AC (30%)

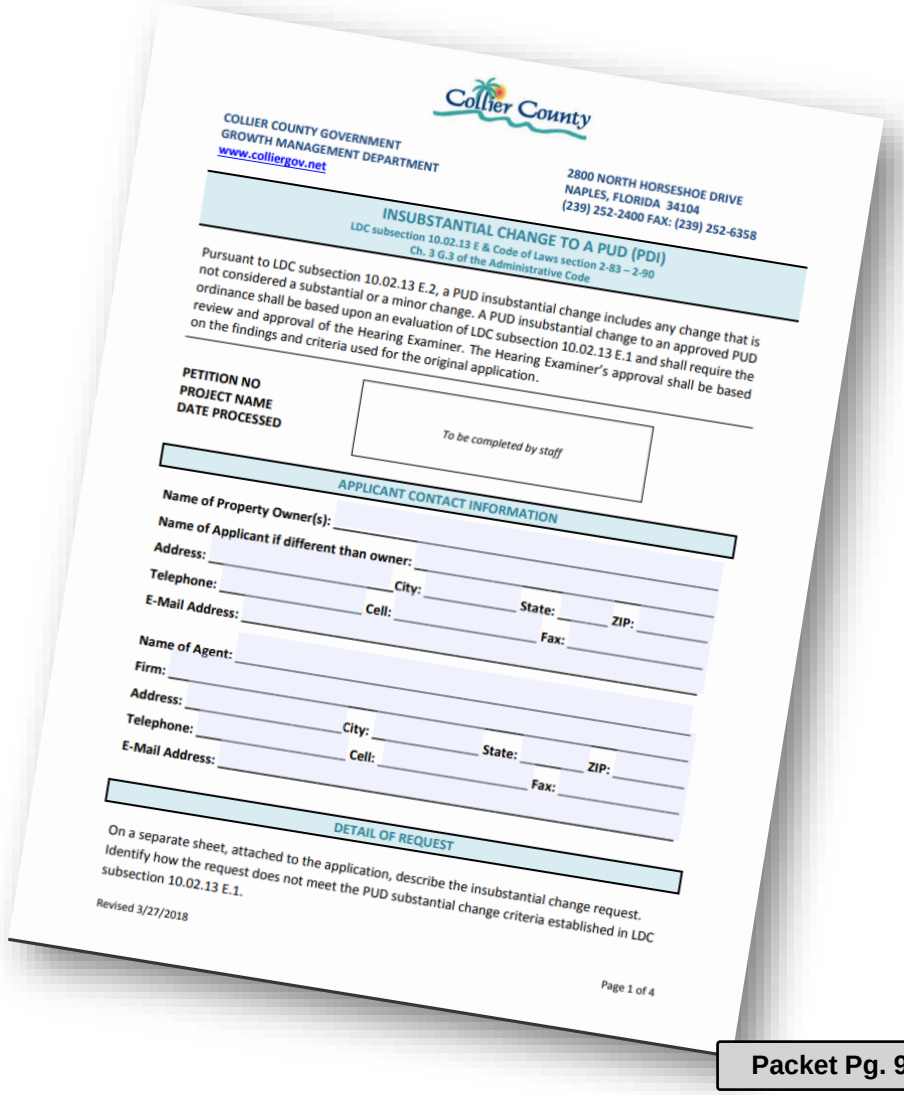
*PRESERVES MAY BE USED TO SATISFY THE LANDSCAPE BUFFER REQUIREMENTS AFTER EXOTIC VEGETATION REMOVAL IN ACCORDANCE WITH LDC SECTIONS 4.06.02 AND 4.06.05.E.1. SUPPLEMENTAL PLANTINGS WITH NATIVE PLANT MATERIALS SHALL BE IN ACCORDANCE WITH LDC SECTION 3.05.07. NO WALL SHALL BE REQUIRED BETWEEN PRESERVES AND ADJACENT PROPERTY LINES.

** ACCESS POINTS SUBJECT TO PUD DEVELOPMENT COMMITMENT III(B)

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres

NEXT STEPS:

- ✓ Filed Insubstantial change to a PUD (PDI) application
- ✓ Undergoing review by County Planning Staff
- ✓ Conduct Required Neighborhood Information Meeting
- • Hearing Examiner Hearing



Collier County

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

INSUBSTANTIAL CHANGE TO A PUD (PDI)
LDC subsection 10.02.13 E & Code of Laws section 2-83 – 2-90
Ch. 3 G.3 of the Administrative Code

Pursuant to LDC subsection 10.02.13 E.2, a PUD insubstantial change includes any change that is not considered a substantial or a minor change. A PUD insubstantial change to an approved PUD ordinance shall be based upon an evaluation of LDC subsection 10.02.13 E.1 and shall require the review and approval of the Hearing Examiner. The Hearing Examiner's approval shall be based on the findings and criteria used for the original application.

PETITION NO
PROJECT NAME
DATE PROCESSED

To be completed by staff

APPLICANT CONTACT INFORMATION

Name of Property Owner(s):
Name of Applicant if different than owner:
Address: City: State: ZIP:
Telephone: Cell: Fax:
E-Mail Address:
Name of Agent:
Firm:
Address: City: State: ZIP:
Telephone: Cell: Fax:
E-Mail Address:

DETAIL OF REQUEST

On a separate sheet, attached to the application, describe the insubstantial change request. Identify how the request does not meet the PUD substantial change criteria established in LDC subsection 10.02.13 E.1.

Revised 3/27/2018

Page 1 of 4

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres

THANK YOU

QUESTIONS?

JOSEPHINE MEDINA
JMEDINA@RVIPLANNING.COM
239-908-3421

RVi Planning + Landscape Architecture

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres

Copywrite RVI

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

28100 Bonita Grande Drive
Suite 305
Bonita Springs, FL 34135
Tel: 239.405.7777
www.rviplanning.com

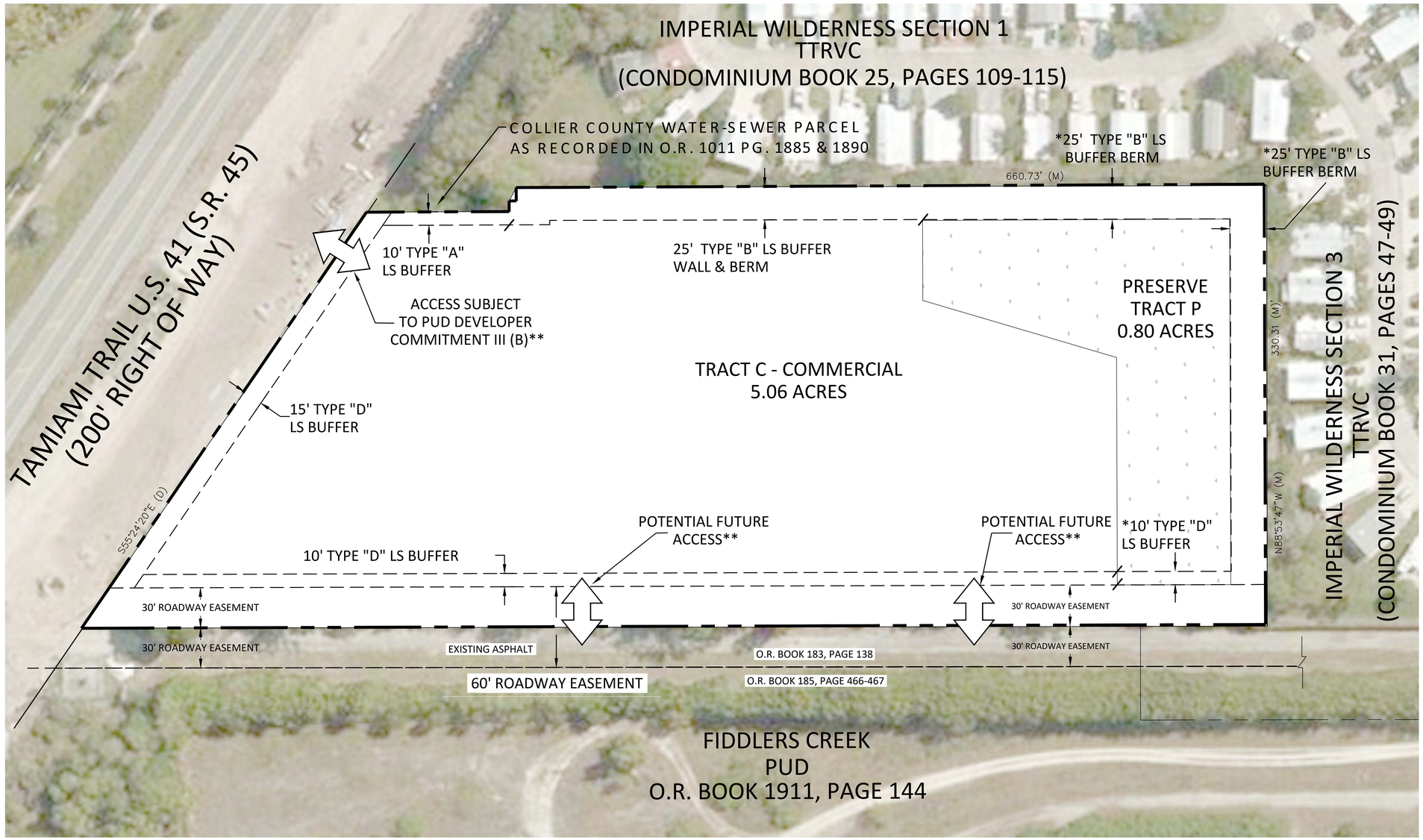
TORRES FAMILY TRUST CPUD PDI • AERIAL LOCATION MAP

- Naples, FL
- Date: 1/6/2023
- 22007289
- Creative Commons ILF, LLC

0 200

FE

Information furnished regarding this propert from sources deemed reliable. RVi has not m an independent investigation of these sources and no warranty is made as to their accuracy or completeness. This plan is conceptual, subject to change, and approval.



MASTER PLAN

SCALE: 1" = 40'

NORTH

0 40 80

SCALE: 1" = 40'

LAND USE SUMMARY		
LAND USE	AREA (AC)	%
TRACT "C"	5.06	86.35%
TRACT "P"	0.80	13.65%
TOTAL =	5.86	100.00%

LEGEND

- BUFFER
- PROPERTY BOUNDARY
- ACCESS POINT
- CHANGE IN BUFFER TYPE
- PRESERVE

OPEN SPACE
MIN. REQUIRED/
PROVIDED: 1.69 AC (30%)

*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. NO WALL SHALL BE REQUIRED BETWEEN PRESERVES AND ADJACENT PROPERTY LINES.

** ACCESS POINTS SUBJECT TO PUD DEVELOPMENT COMMITMENT III(B)

REVISIONS	DATE
REVISED PER FDOT COMMENTS AND WALL LOCATION CLARIFICATION	1/6/2023
REVISED PER COLLIER COUNTY COMMENTS	2/14/2018
REVISED PRESERVE AREA PER DESIGN UPDATE	8/21/2017
REVISED PER COLLIER COUNTY COMMENTS	3/1/2017

TORRES FAMILY TRUST

DESIGNED BY	PCM	DATE	SEPT 2016
DRAWN BY	MSK	DATE	SEPT 2016
CHECKED BY	PCM	DATE	SEPT 2016
VERTICAL SCALE	NA	HORIZONTAL SCALE	AS NOTED

RVi Planning + Landscape Architecture
28100 Bonita Grande Drive
Suite 305
Bonita Springs, Florida 34135
Tel: 239.405.7777
www.rviplanning.com

EXHIBIT C

THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW:

DATE _____

REFERENCE NO.	DRAWING NO.
2016.009	2016.009_Mst
PROJECT NO.	SHEET NO.
2016.009	1 OF 1

F:\Project_QD\VM-2016\2016.009 Torres Family Trust\Dwg\2016.009_Mst.dwg Tab: Master Plan 1 of 1 Feb 14, 2018 - 12:26pm Plotted by: Matt

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

TORRES FAMILY TRUST CPUD (PDI)
PL20230000465

Neighborhood Information Meeting
Monday, March 6, 2023
5:00 p.m.

PROJECT INFORMATION SHEET

Project Size: 5.86+/- Acres

Future Land Use: East Tamiami Trail Commercial Infill Subdistrict

Current Zoning: Commercial Planned Unit Development (CPUD)

Approved Density/Uses: up to 60,000 SF commercial uses & Group Housing at a maximum floor area ratio of 0.60.

Proposed Density/Intensity/Uses: ***No Change***

PDI Requests:

- Moves access point to the site from Creative Drive to US-41.
- Clarifies there is no wall required between preserves and adjacent property lines on the CPUD Master Plan

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

ORDINANCE 18-29

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

ORDINANCE NO. 18-29

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA AMENDING ORDINANCE NO. 2004-41, AS AMENDED, THE COLLIER COUNTY LAND DEVELOPMENT CODE, WHICH ESTABLISHED THE COMPREHENSIVE ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA BY AMENDING THE APPROPRIATE ZONING ATLAS MAP OR MAPS BY CHANGING THE ZONING CLASSIFICATION OF THE HEREIN DESCRIBED REAL PROPERTY FROM A RURAL AGRICULTURAL (A) ZONING DISTRICT TO A COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD) ZONING DISTRICT FOR THE PROJECT KNOWN AS TORRES FAMILY TRUST CPUD TO ALLOW DEVELOPMENT OF UP TO 60,000 SQUARE FEET OF GROSS FLOOR AREA OF COMMERCIAL USES INCLUDING AIR-CONDITIONED MINI SELF-STORAGE WAREHOUSING, AND ALLOWING ASSISTED LIVING FACILITIES AT A FLOOR AREA RATIO OF .60 AND BY PROVIDING AN EFFECTIVE DATE. THE PROPERTY CONSISTS OF ±5.8 ACRES AND IS LOCATED ON THE SOUTH SIDE OF US 41, APPROXIMATELY ONE-HALF MILE SOUTHEAST OF MANATEE ROAD AND, OPPOSITE AND SOUTHEAST FROM NAPLES RESERVE BOULEVARD, IN SECTION 12, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA. [PL20160000226]

WHEREAS, Robert Mulhere, FAICP of Hole Montes, Inc. and Rich Yovanovich, Esq. of Coleman, Yovanovich & Koester, P.A representing Torres Family Holdings, LLC, petitioned the Board of County Commissioners to change the zoning classification of the herein described property.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA that:

SECTION ONE:

The zoning classification of the herein described real property located in Section 12, Township 51 South, Range 26 East, Collier County, Florida is changed from a Rural Agricultural (A) zoning district to a Commercial Planned Unit Development (CPUD) zoning district for a 5.76+/- acre project to be known as the Torres Family Trust CPUD to allow commercial uses in

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

accordance with the CPUD Documents, attached hereto as Exhibits "A" through "F" and incorporated herein by reference. The appropriate zoning atlas map or maps as described in Ordinance No. 2004-41, as amended, the Collier County Land Development Code, is/are hereby amended accordingly.

SECTION TWO:

This Ordinance shall become effective upon filing with the Department of State and on the date that the Growth Management Plan Amendment in Ordinance No. 18-30 becomes effective.

PASSED AND DULY ADOPTED by super-majority vote of the Board of County Commissioners of Collier County, Florida, this 12th day of June, 2018.

ATTEST:
DWIGHT E. BROCK, CLERK

By: _____
Deputy Clerk

Attest as to Chairman's signature only.

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

By: _____
ANDY SOLIS, Chairman

Approved as to form and legality:

_____ HJFAC 5-8-18
Heidi Ashton-Cicko
Managing Assistant County Attorney

Attachments: Exhibit A – Permitted Uses
Exhibit B – Development Standards
Exhibit C – Master Plan
Exhibit C-1 – Perimeter Berm Zoning Exhibit
Exhibit D – Legal Description
Exhibit E – List of Deviations
Exhibit F – Developer Commitments

This ordinance filed with the Secretary of State's Office the 18th day of June, 2018. and acknowledgement of that filing received this 18th day of June, 2018.
By _____
Deputy Clerk

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

EXHIBIT A
TORRES FAMILY TRUST CPUD

LIST OF PERMITTED USES

PERMITTED USES:

No building or structure, or part thereof, shall be erected, altered, or used, or land used, in whole or in part, within the Torres Family Trust CPUD, for other than the following:

TRACT C – COMMERCIAL DEVELOPMENT

I. Principal Uses

A. Up to 60,000 square feet of gross floor area of the following commercial uses, as identified with a number from the Standard Industrial Classification Manual (1987), subject to the restrictions in I.B and III. No single use may exceed 45,000 square feet of gross leasable area.

1. Accounting, auditing, and bookkeeping (8721).
2. Advertising agencies (7311).
3. Animal specialty services, except veterinary (0752, excluding animal shelters; artificial insemination services: animal specialties; breeding of animals; dog pounds; honey straining on the farm; training horses, except racing; outside kenneling and horse boarding).
4. Apparel and accessory stores (5611—5699).
5. Architectural services (8712).
6. Auto and home supply stores (5531).
7. Banks, credit unions and trusts (6011-6091).
8. Barber shops (7241, except for barber schools).
9. Beauty shops (7231, except for beauty schools).
10. Business associations (8611).
11. Business consulting services (8748).
12. Business credit institutions (6153-6159).
13. Business services—miscellaneous (7389, excluding auctioneering service; automobile recovery; automobile repossession; bartering services for businesses; batik work; bondspersons; bottle exchanges; bronzing; cloth cutting; contractors' disbursement; convention decorators; cosmetic kits; cotton inspection; cotton sampler; directories, telephone; drawback service, customs; drive-a-way automobile; exhibits, building; filling pressure containers; field warehousing; fire extinguishers; firefighting service; floats, decoration; folding and refolding; gas systems; inspection of commodities; labeling bottles; liquidation services; metal slitting and shearing; mounting merchandise on cars; music distribution systems; packaging and labeling; patrol of electric transmission or gas lines; pipeline or powerline inspection; pre-sorting mail service; press clipping service; produce weighing service; product sterilization service; racetrack cleaning; radio

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

broadcasting music checkers; recording studios; repossession service; rug binding; salvaging of damaged merchandise; sampling of commodities; scrap steel cutting and slitting; shrinking textiles; solvent recovery; sponging textiles; styling of fashions, apparel, furniture, and textiles; swimming pool cleaning; tape slitting; textile designers; textile folding; tobacco sheeting; weighing foods and other commodities; window trimming; and yacht brokers).

14. Child day care services (8351).
15. Churches.
16. Civic, social, and fraternal associations (8641).
17. Commercial art and graphic design (7336).
18. Commercial photography (7335).
19. Computer and computer software stores (5734).
20. Credit reporting services (7323).
21. Direct mail advertising services (7331).
22. Drug stores (5912).
23. Eating and drinking places (5812 restaurants only). All establishments engaged in the retail sale of alcoholic beverages for on-premise consumption are subject to the locational requirements of section 5.05.01 of the LDC.
24. Educational plants and services (8211, 8221-8222).
25. Engineering services (8711).
26. Essential services, subject to section 2.01.03 of the LDC.
27. Federal and federally-sponsored credit agencies (6111).
28. Food stores (groups 5411-5499).
29. Garment pressing and agents for laundries and drycleaners (7212, excluding truck route laundry and drycleaning, not operated by laundries).
30. General merchandise stores (5331—5399).
31. Glass, Paint, and Wallpaper stores (5231).
32. Group care facilities limited to persons 55 and over (category I and II, except for homeless shelters); care units, except for homeless shelters; nursing homes; independent or assisted living facilities pursuant to F.S. § 429 and ch. 58A-5 F.A.C.; and continuing care retirement communities pursuant to F.S. § 651 and ch. 4-193 F.A.C.; all subject to section 5.05.04. of the LDC (hereinafter collectively or singularly referred to as "Assisted Living Facility"). Assisted Living Facilities are not subject to the limitation on square footage.
33. Hardware stores (5251).
34. Health services, offices and clinics (8011-8049, 8092, and 8099).
35. Home furniture and furnishings stores (5712—5719).
36. Home health care services (8082).
37. Household appliance stores (5722).
38. Insurance carriers, agents and brokers (6311—6399, 6411).
39. Labor unions (8631).
40. Landscape architects, consulting and planning (0781).
41. Legal services (8111).
42. Libraries (8231).
43. Loan brokers (6163, excluding pay day loans).
44. Management services (8741, 8742).

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

45. Membership organizations, miscellaneous (8699).
46. Motor freight transportation and warehousing (4225, air conditioned and mini-and self-storage warehousing only).
47. Mortgage bankers and loan correspondents (6162).
48. Museums and art galleries (8412).
49. Musical instrument stores (5736).
50. Personnel supply services (7361 & 7363).
51. Personal services, miscellaneous (7299 – limited to babysitting bureaus, clothing rental, costume rental, debt counseling, depilatory salons, diet workshops, dress suit rental, electrolysis, genealogical investigation service, and hair removal only) with 5,000 square feet or less of gross floor area in the principal structure.
52. Photographic studios, portrait (7221).
53. Physical fitness facilities (7991; 7997).
54. Professional membership organizations (8621).
55. Public administration (groups 9111—9199, 9229, 9311, 9411, 9451, 9511—9532, 9611—9661).
56. Public relations services (8743).
57. Radio, television and consumer electronics stores (5731).
58. Radio, television and publishers advertising representatives (7313).
59. Real Estate (6531—6552).
60. Religious organizations (8661).
61. Repair services - miscellaneous (7629, excluding appliance repair; business machine repair; office machine repair - except typewriters, computers; and washing machine repair; 7631, 7699 – limited to bicycle repair, binocular repair, camera repair, key duplicating, lawnmower repair, leather goods repair, locksmith shop, picture framing, and pocketbook repair only).
62. Retail nurseries, lawn and garden supply stores (5261).
63. Retail services - miscellaneous (5921—5963 except pawnshops and building materials; 5992-5999 except auction rooms, awning shops, gravestones, hot tubs, monuments, swimming pools, tombstones and whirlpool baths).
64. Security and commodity brokers, dealer, exchanges and services (6211—6289).
65. Shoe repair shops and shoeshine parlors (7251).
66. Surveying services (8713).
67. Tax return preparation services (7291).
68. Travel agencies (4724, no other transportation services).
69. United States Postal Service (4311, except major distribution center).
70. Veterinary services (0742, excluding outdoor kenneling).
71. Any other principal and related use that is determined to be comparable and compatible to the foregoing by the Board of Zoning Appeals or Hearing Examiner pursuant to the process outlined in the LDC.

B. The following commercial uses, as identified with a number from the Standard Industrial Classification Manual (1987), are prohibited within 60 feet of the southern or eastern property line:
   1. Animal specialty services, except veterinary (0752, excluding animal shelters; artificial insemination services: animal specialties; breeding of animals; dog

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pounds; honey straining on the farm; training horses, except racing; outside kenneling and horse boarding).

2. Apparel and accessory stores (5611—5699).
3. Auto and home supply stores (5531).
4. Banks, credit unions and trusts (6011-6091).
5. Barber shops (7241, except for barber schools).
6. Beauty shops (7231, except for beauty schools).
7. Business credit institutions (6153-6159).
8. Business services—miscellaneous (7389, excluding auctioneering service; automobile recovery; automobile repossession; bartering services for businesses; batik work; bondspersons; bottle exchanges; bronzing; cloth cutting; contractors' disbursement; convention decorators; cosmetic kits; cotton inspection; cotton sampler; directories, telephone; drawback service, customs; drive-a-way automobile; exhibits, building; filling pressure containers; field warehousing; fire extinguishers; firefighting service; floats, decoration; folding and refolding; gas systems; inspection of commodities; labeling bottles; liquidation services; metal slitting and shearing; mounting merchandise on cars; music distribution systems; packaging and labeling; patrol of electric transmission or gas lines; pipeline or powerline inspection; pre-sorting mail service; press clipping service; produce weighing service; product sterilization service; racetrack cleaning; radio broadcasting music checkers; recording studios; repossession service; rug binding; salvaging of damaged merchandise; sampling of commodities; scrap steel cutting and slitting; shrinking textiles; solvent recovery; sponging textiles; styling of fashions, apparel, furniture, and textiles; swimming pool cleaning; tape slitting; textile designers; textile folding; tobacco sheeting; weighing foods and other commodities; window trimming; and yacht brokers).
9. Child day care services (8351).
10. Churches.
11. Computer and computer software stores (5734).
12. Drug stores (5912).
13. Eating and drinking places (5812 restaurants only). All establishments engaged in the retail sale of alcoholic beverages for on-premise consumption are subject to the locational requirements of section 5.05.01 of the LDC.
14. Educational plants and services (8211, 8221-8222).
15. Federal and federally-sponsored credit agencies (6111).
16. Food stores (groups 5411-5499).
17. Garment pressing and agents for laundries and drycleaners (7212, excluding truck route laundry and drycleaning, not operated by laundries).
18. General merchandise stores (5331—5399).
19. Glass, Paint, and Wallpaper stores (5231).
20. Hardware stores (5251).
21. Home furniture and furnishings stores (5712—5719).
22. Household appliance stores (5722).
23. Libraries (8231).
24. Loan brokers (6163).

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25. Motor freight transportation and warehousing (4225, air conditioned and mini-and self-storage warehousing only).
26. Mortgage bankers and loan correspondents (6162).
27. Museums and art galleries (8412).
28. Musical instrument stores (5736).
29. Photographic studios, portrait (7221).
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34. Retail nurseries, lawn and garden supply stores (5261).
35. Retail services - miscellaneous (5921—5963 except pawnshops and building materials; 5992-5999 except auction rooms, awning shops, gravestones, hot tubs, monuments, swimming pools, tombstones and whirlpool baths).
36. Shoe repair shops and shoeshine parlors (7251).
37. United States Postal Service (4311, except major distribution center).
38. Veterinary services (0742, excluding outdoor kenneling).

II. Accessory Uses:

Accessory uses and structures customarily associated with the permitted principal uses and structures permitted by right in this CPUD, including, but not limited to:

1. Outside storage or display of merchandise when specifically permitted by the LDC for a use, subject to LDC Section 4.02.12.
2. One caretakers residence, subject to LDC Section 5.03.05.
3. Temporary outdoor display of merchandise during business hours provided it does not adversely affect pedestrian or vehicular traffic or public health or safety as determined by the County. Merchandise storage and display is prohibited within any front yard but allowed within the side and rear yards of lots.
4. Signage in accordance with LDC Section 5.06.00 et seq.

III. Restrictions on Certain Uses:

Within 60 feet of the eastern and southern perimeter boundaries of the PUD, and subject to the square footage limitations in I.A., only the following uses and/or improvements shall be permitted:

1. Conservation/Preserve areas;
2. Landscape buffers;
3. Stormwater management areas (dry or wet detention);
4. Essential services;

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

5. Professional office or other professional service uses not otherwise prohibited in Section I.B., above; and
6. Accessory uses and structures customarily associated with any of the permitted principal uses, including parking, except outdoor storage and display.

IV. Prohibited Use:

Any use meeting the definition of a sexually oriented business, as set forth in Ordinance No. 91-83, as amended, is prohibited.

TRACT P – PRESERVE:

PERMITTED USES:

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:

A. Principal Uses:

1. Preservation of native habitat.

B. Accessory Uses, allowed only if additional acreage above the required minimum is provided in Tract P:

1. Storm water management structures.
2. Pervious and impervious pathways and boardwalks, consistent with LDC Section 3.05.07 H.1.h.i.
3. Shelters without walls.
4. Educational signage and bulletin boards located on or immediately adjacent to the pathway.
5. Benches for seating.
6. Viewing platforms.
7. Any other use which is comparable in nature with the forgoing list of permitted accessory uses, as determined by the Hearing Examiner by the process outlined in the LDC.

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

EXHIBIT B
TORRES FAMILY TRUST CPUD

DEVELOPMENT STANDARDS

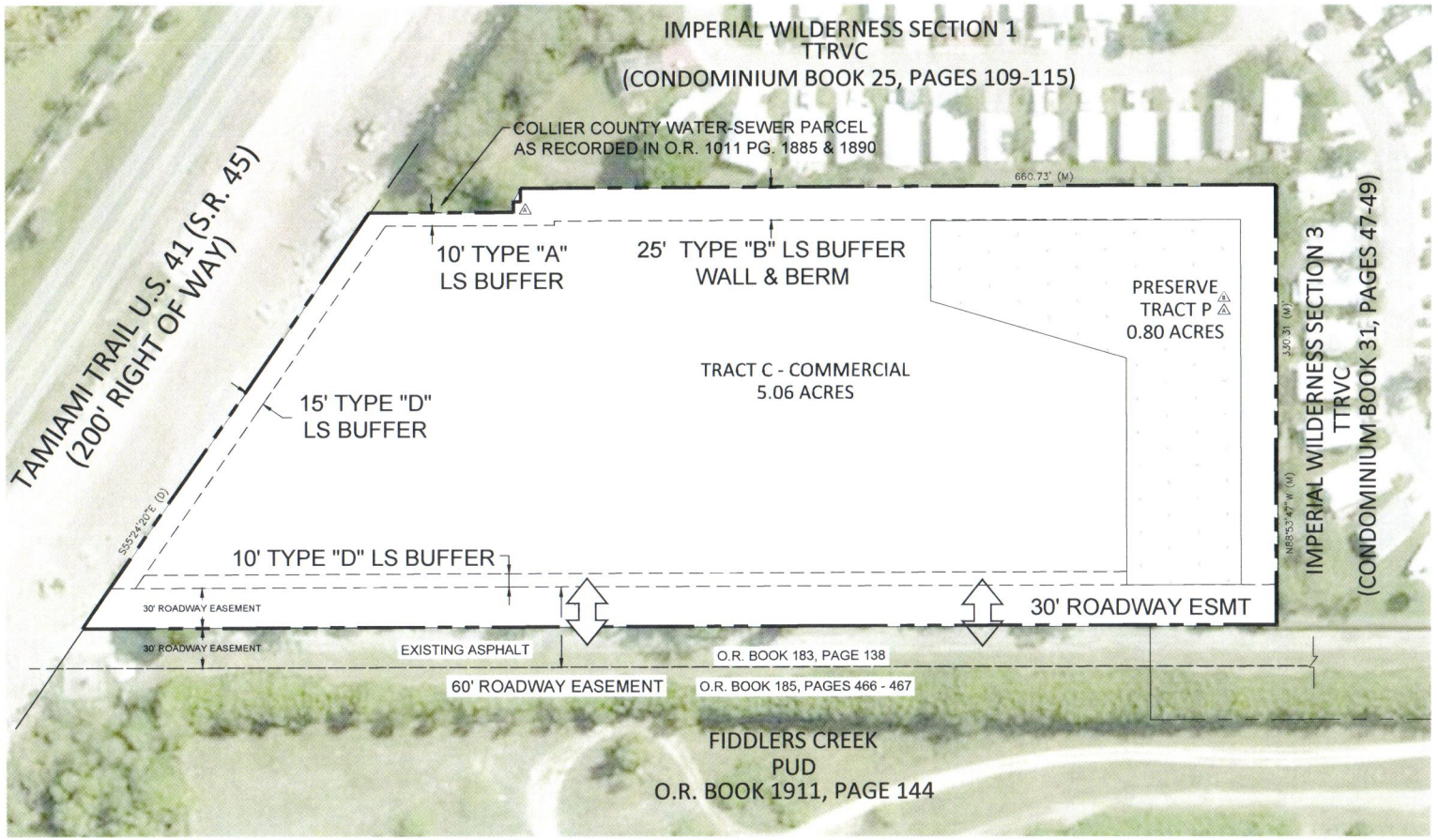
The table below sets forth the development standards for commercial land uses (including Assisted Living Facilities) within Tract C of the Torres Family Trust CPUD. Standards not specifically set forth herein shall be those specified in applicable sections of the LDC in effect as of the date of approval of the SDP or subdivision plat.

I. COMMERCIAL DEVELOPMENT STANDARDS

	PRINCIPAL STRUCTURES	ACCESSORY STRUCTURES
MIN. LOT AREA	10,000 S.F.	N/A
MIN. LOT WIDTH	100 FEET	N/A
MIN. FLOOR AREA	1,000 S.F. [1]	N/A
MINIMUM YARDS [2]		
From Tamiami Trail	35 FEET	SPS
From adjacent TTRVC zoned property	25 FEET if no preserve or 25 FEET from preserve boundary	10 FEET if no preserve or 10 FEET from preserve boundary
From adjacent PUD zoned property	25 FEET	10 FEET
Min. Front Yard	10 FEET	SPS
Min. Side Yard	10 FEET	5 FEET
Min. Rear Yard	10 FEET	5 FEET
Min. Preserve Setback	25 FEET	10 FEET
Min. Lake Setback [3]	20 FEET	10 FEET
MIN. DISTANCE BETWEEN STRUCTURES	20 FT or ½ sum of BH, whichever is greater	10 FEET
MAX. BUILDING HEIGHT NOT TO EXCEED (ZONED)	45 FEET	SPS
MAX. BUILDING HEIGHT NOT TO EXCEED (ACTUAL)	52 FEET	SPS

1. Per principal structure, on the finished first floor.
2. Landscape buffers shall be separately platted or separate tracts on the SDP.
3. As measured from the Control Elevation.

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)



MASTER SITE PLAN

SCALE: 1" = 40'

NORTH

0 20 40

SCALE: 1" = 40'

LAND USE SUMMARY		
LAND USE	AREA (AC)	%
TRACT "C"	5.06	86.35%
TRACT "P"	0.80	13.65%
TOTAL =	5.86	100.00%

*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.

OPEN SPACE

MIN. REQUIRED/PROVIDED: 1.69 AC (30%)

LETTER	REVISIONS	DATE
4		
3	REVISED PER COLLIER COUNTY COMMENTS	2/14/2018
2	REVISED PRESERVE AREA PER DESIGN UPDATE	8/21/2017
1	REVISED PER COLLIER COUNTY COMMENTS	3/1/2017

TORRES FAMILY

DESIGNED BY	PCM	DATE	SEPT 2016
DRAWN BY	MSK	DATE	SEPT 2016
CHECKED BY	PCM	DATE	SEPT 2016
VERTICAL SCALE	NA	HORIZONTAL SCALE	AS NOTED

HOLE MONTES
ENGINEERS-PLANNERS-SURVEYORS
950 Encore Way
Naples, FL 34110
Phone: (239) 254-2000
Florida Certificate of
Authorization No.1772

EXHIBIT C

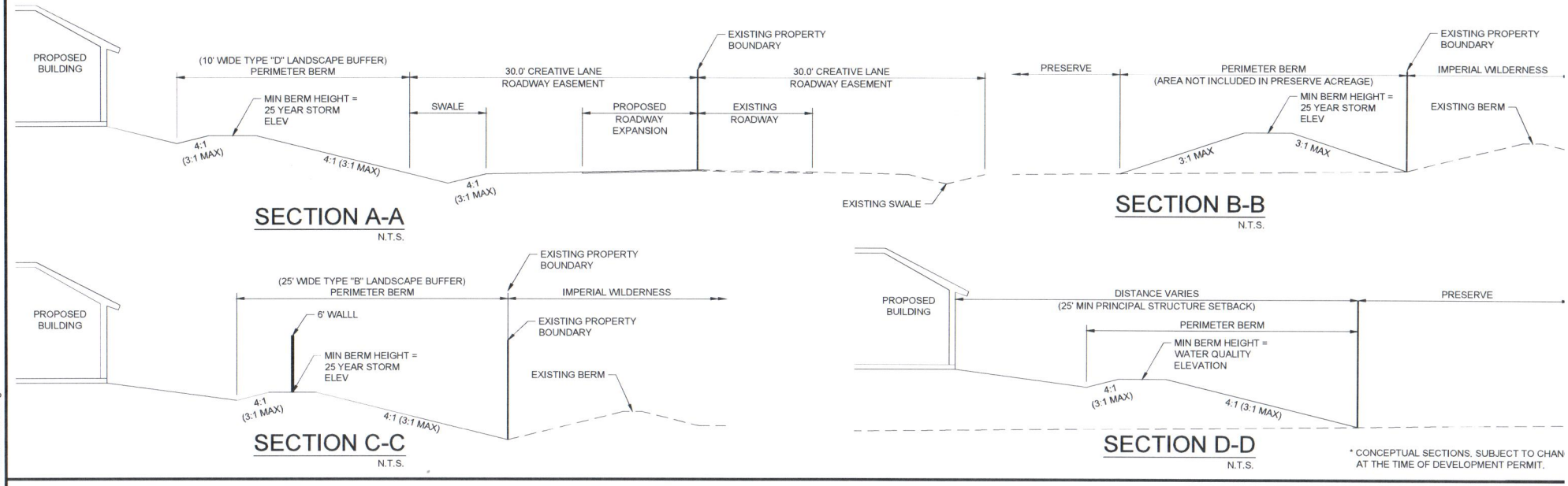
THESE DRAWINGS ARE NOT APPROVED FOR CONSTRUCTION UNLESS SIGNED BELOW:

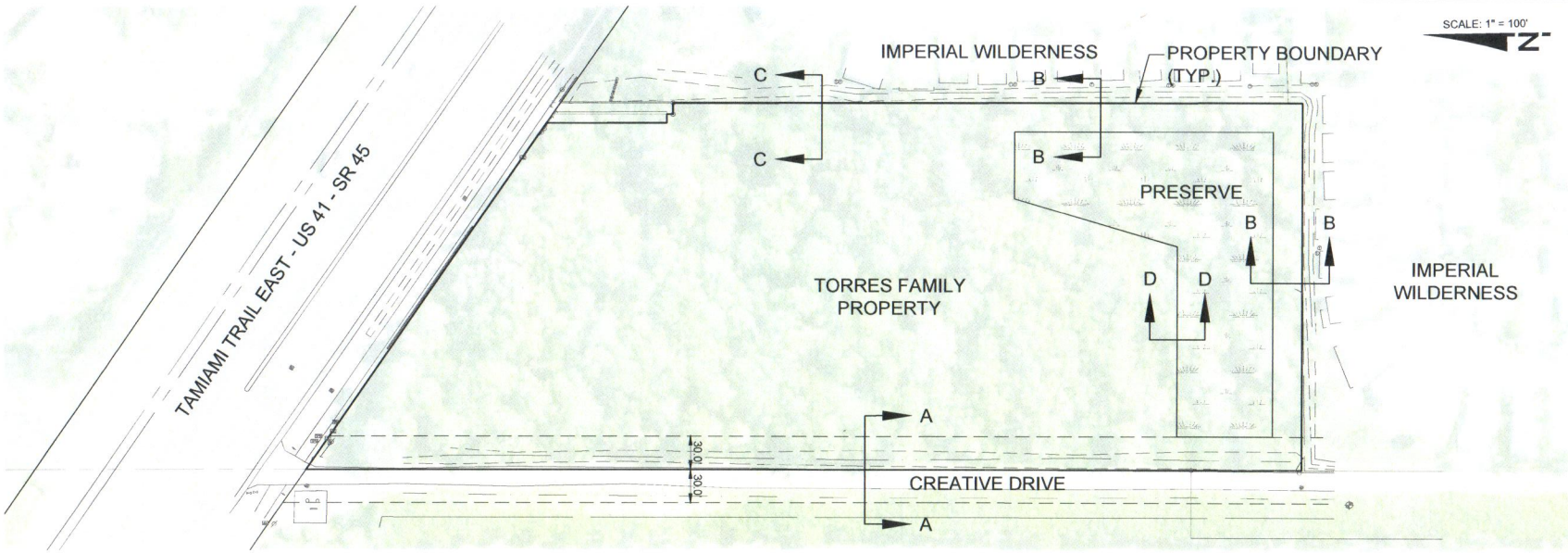
DATE

REFERENCE NO.	2016.009
DRAWING NO.	2016.009_Mst
PROJECT NO.	2016.009
SHEET NO.	1 OF 1

F:\Project_GD\Mst-2016\2016.009 Torres Family Trust\Dwg\2016.009_Mst.dwg Tab: Master Plan 1 of 1 Feb 14, 2018 - 12:26pm Plotted by: Matt

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD





WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
28100 BONITA GRANDE DRIVE - SUITE 305
BONITA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7899
EMAIL: info@waldropengineering.com
FLORIDA CERTIFICATE OF AUTHORIZATION #86

TORRES FAMILY TRUST PROPERTY

EXHIBIT C-1 - CONCEPTUA PERIMETER BERM CROSS-SECTIONS

SCALE AS SHOWN

FILE NAME: 65201E0
UPDATED: 2018/02

B:\Projects\652-01 Torres Family Trust Property\Drawings-Exhibits\652-01-E03 Perimeter Berm Zoning Exhibit\Current Plans\65201E0306.dwg

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD

EXHIBIT D
TORRES FAMILY TRUST CPUD

LEGAL DESCRIPTION

Starting at the Northwest Corner of the property at the intersection of the South Right-of-way of U.S. 41 and the West line of Section 12, Township 51 South, Range 26 East Collier County, Florida, and proceeding Southerly along the Section Line for approximately 870 feet, thence Easterly for 330 feet, thence Northerly for 660 feet, thence Westerly along U.S. 41 Southerly Right-of-way for approximately 390 feet to the point of beginning, less and except the following described parcel: Commencing at the intersection of the west line of Section 12, Township 51 South, Range 26 East Collier County, Florida, and the Southeasterly Right-of-way of U.S. 41; run South 54°24'20" East 377.86 feet along said Right-of-way line to the point of beginning; Continue along said Right-of-way Line 12.14 feet; thence South 1°01'20" West 100.00 feet, thence North 88°58'40" West 10.00 feet; thence North 1°01'20" East 106.89 feet to the point of beginning.

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EXHIBIT E
TORRES FAMILY TRUST CPUD

LIST OF REQUESTED DEVIATIONS FROM LDC

Deviation 1: From LDC Section 5.05.04.D.1 *Group Housing*, which establishes a maximum floor area ratio of 0.45 for care units, assisted living units, continuing care retirement communities, nursing homes, and dwelling units that are part of an aging-in-place living environment, to allow a maximum floor area ratio of 0.60 for an Assisted Living Facility, consistent with the East Tamiami Trail Infill Subdistrict.

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

EXHIBIT F
TORRES FAMILY TRUST CPUD

LIST OF DEVELOPER COMMITMENTS

I. 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 MPUD. At the time of this PUD approval, the Managing Entity is Torres Family Holdings, LLC. 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, 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 will 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.

II. ENVIRONMENTAL

The site contains approximately 5.33 acres of native vegetation. For a commercial or industrial project within the Coastal High Hazard Area, 15 percent of existing native vegetation must be retained (15% of 5.33 acres = 0.80 acres). The preserve as depicted on the Master Plan contains a minimum of 0.80 acres.

III. TRANSPORTATION

A. Intensity of uses under any development scenario for the PUD is limited to the two-way, unadjusted, average weekday, pm peak hour trip entering/exiting generation of 425 total trips utilized in the TIS dated May 2016 (gross trips).

B. Vehicular connection and shared Tamiami Trail access with the adjacent Fiddler's Creek Business Tract is encouraged, as practicable, utilizing a portion of the existing roadway easement to the west of the project site.

IV. PLANNING

A. The developer of any group housing or retirement community, its successors or assigns, shall provide the following services and be subject to the following operational standards for the units in the retirement community, including, but not limited to, independent living units, assisted living units, or skilled nursing units:

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

Operational Characteristics for Senior Housing

Senior housing may be composed of one or more types of care/housing facilities. These care/housing types are limited to independent living, assisted living, and skilled nursing units, each of which can have varying operational characteristics. The following characteristics of senior housing care units distinguish them from residential land uses, and all of the characteristics must be provided for and maintained to be considered a senior housing care unit:

- The facility shall be for residents 55 years of age and older;
- There shall be on-site dining facilities to the residents, with food service being on-site, or catered;
- Group transportation services shall be provided for the residents for the purposes of grocery and other types of shopping. Individual transportation services shall be coordinated for the residents needs, including but not limited to medical office visits;
- There shall be an onsite manager/activities coordinator to assist residents who shall be responsible for planning and coordinating stimulating activities for the residents;
- An on-site wellness facility shall provide exercise and general fitness opportunities for the residents;
- Each unit shall be equipped with devices provided to notify emergency service providers in the event of a medical or other emergency;
- Independent living units shall be designed so that a resident is able to age in place. For example, kitchens may be easily retrofitted by lowering the sink to accommodate a wheelchair bound resident or bathrooms may be retrofitted by adding grab bars.
- Nursing homes or assisted living facilities shall be constructed to have a core area to shelter residents and staff on site in the event of a hurricane. The core area will be constructed to meet the Public Shelter Design Criteria that are required for new public schools and public community colleges and universities ("State Requirements for Educational Facilities, 2014") and shall be capable of ventilation or air conditioning provided by back-up generator for a period of no less than 96 hours.

B. Tract P, Preserve, where it is dense enough to provide equivalent buffering per the LDC, may count towards minimum Type B buffering requirements. 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.

C. The Master Plan is conceptual in nature and is subject to modifications at time of Plans and Plat (PPL) or Site Development Plan (SDP) approval due to agency permitting requirements.

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

D. Lighting shall be fully shielded and directed so as to prevent glare on adjacent residential or TTRVC zoned properties.

E. Outdoor amplified sound is prohibited, except in conjunction with an approved temporary use permit and in such limited cases shall be restricted to the hours of 11:00 a.m. to 8:00 p.m.

F. 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.

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

H. An Enhanced 15 foot wide Type D buffer shall be provided along US 41 (Tamiami Trail East). In addition to the required canopy trees, spaced 25' on center, the buffer shall include a continuous undulating double hedgerow spaced 3' on center. Plantings shall be 3 gallon and at least 24" in height at time of planting for first row hedges (closest to the right-of-way) and 4 gallon and at least 24" in height at the time of planting for the second row of hedges.

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

FLORIDA DEPARTMENT of STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

June 18, 2018

Honorable Dwight E. Brock
Clerk of the Circuit Court
Collier County
Post Office Box 413044
Naples, Florida 34101-3044

Attention: Martha Vergara

Dear Mr. Brock:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Collier County Ordinance No. 18-29, which was filed in this office on June 18, 2018.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

R. A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
Telephone: (850) 245-6270
www.dos.state.fl.us

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

ROADWAY EASEMENT OR BOOK 183, PAGES 138-139

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

OR REC 183 PAGE 138 103807

RECORDED
OFFICIAL RECORD BOOK
COLLIER COUNTY, FLORIDA
JAN 28 2 00 PM '65
MARGARET T. SCOTT
CLERK OF CIRCUIT COURT

DEED

DEED made this January 5, 1965 by JIB Corporation, a corporation incorporated and existing under the laws of the State of Florida, whose post office address is 365 Fifth Avenue South, Naples, Florida (hereinafter called the Grantor) to

D. R. House, Jr.
651 - 5th Avenue, North
Naples, Florida

RECORDED
OFFICIAL RECORD BOOK
COLLIER COUNTY, FLORIDA
JAN 28 2 00 PM '65
MARGARET T. SCOTT
CLERK OF CIRCUIT COURT

(hereinafter called the Grantee).

WITNESSETH:

The Grantor, in consideration of the sum of Ten Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, transfer and conveys to the Grantee, and the Grantee's heirs, successors and assigns, the following described lands situate, lying and being in Collier County, State of Florida:

The Northeast quarter (NE¼) of the Northeast quarter (NE¼) of Section 14, Township 51 South, Range 26 East, subject to (and the Grantor hereby reserves, excepts, grants and declares) easements for roadway in favor of the Grantor and the Grantee and their respective heirs, successors and assigns and also in favor of all current owners of abutting land and the public, on, over and under:

A strip of land sixty (60) feet in width lying thirty (30) feet on each side of the line common to the North-half (N½) of the Northeast quarter (NE¼) and the South-half (S½) of the Northeast quarter (NE¼) of Section 14;

A strip of land sixty (60) feet in width lying thirty (30) feet on each side of the line common to the Northeast quarter (NE¼) of the Northeast quarter (NE¼) of Section 14 and the Northwest quarter (NW¼) of the Northwest quarter (NW¼) of Section 13;and

A strip of land sixty (60) feet in width lying thirty (30) feet on each side of the boundary line between Sections 11 and 12 extending south from U.S. 41 (Tamiami Trail) to the corner common to Sections 11, 12, 13 and 14, all in said Township and Range.

TOGETHER with all tenements, hereditaments and appurtenances, and all rights, powers, privileges, titles, interests, estates, reversions, remainders, easements, and riparian and littoral rights thereto belonging or in any wise pertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

SUBJECT to any oil, gas or mineral leases or interests of record, and to any rights of way, easements or conveyances of record or that an accurate survey or inspection would disclose for roads, construction of roads, railroads, public utilities, telephone and power lines, borrow pits, outfall ditches and drainage.

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

OLE REC 183 PAGE 139

IN WITNESS WHEREOF, the Grantor has signed, sealed and delivered this deed the day and year first above mentioned.

Signed, sealed and delivered in our presence:

Margaret McConnell

Angie Caballero

JIB CORPORATION

By: E. N. Parker
Vice President

ATTEST:

George K. Wall
Secretary

STATE OF FLORIDA)
COUNTY OF COLLIER)

I, an officer authorized to take acknowledgments of deeds according to the laws of the State of Florida, duly qualified and acting, hereby certify that E. N. Parker and George K. Wall respectively, as Vice President and Secretary of JIB Corporation, to me personally known, this day acknowledged before me that they executed the foregoing deed as such officers of said corporation, and that they affixed thereto the official seal of said corporation; and I further certify that I know the said persons making said acknowledgments to be the individuals described in and who executed the said deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 5th day of January, 1965.

Margaret McConnell
Notary Public

Notary Public, State of Florida At Large
My Commission Expires Dec. 26, 1965
Bonded by American Fire & Casualty Co.

COLLIER COUNTY
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
2670

Recorded in Official Records Book of COLLIER COUNTY, FLORIDA
MARGARET T. SCOTT
Clerk of Circuit Court

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

ROADWAY EASEMENT OR BOOK 186, PAGES 466-467

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

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REC 185 PAGE 466

RECORDED
OFFICIAL RECORDS BOOK
COLLIER COUNTY, FLORIDA
MAR 9 2 22 PM '83
MARGARET T. SCOTT
CLERK OF CIRCUIT COURT

DEED made this January 26, 1983 by JIB Corporation, a corporation incorporated and existing under the laws of the State of Florida, whose post office address is 365 Fifth Avenue South, Naples, Florida (hereinafter called the Grantor) to

Philip N. Keyes, as Trustee
P. O. Box 1306
Naples, Florida

(hereinafter called the Grantee).

WITNESSETH:

The Grantor, in consideration of the sum of Ten Dollars and other good and valuable considerations, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, transfer and conveys to the Grantee, and the Grantee's heirs, successors and assigns, the following described lands situate, lying and being in Collier County, State of Florida:

That portion of the East-half ($E\frac{1}{2}$) of the East-half ($E\frac{1}{2}$) of Section 11, lying South of Tamiami Trail (U.S. 41), Township 51 South, Range 26 East, subject to (and the Grantor hereby reserves, excepts, grants and declares) an easement for roadway in favor of the Grantor and the Grantee and their respective heirs, successors and assigns and also in favor of all current owners of abutting lands and the public on, over and under a strip of land sixty (60) feet in width lying thirty (30) feet on each side of the boundary line between Sections 11 and 12 extending south from U.S. 41 (Tamiami Trail) to the corner common to Sections 11, 12, 13 and 14, all in said Township and Range.

TOGETHER with all tenements, hereditaments and appurtenances, and all rights, powers, privileges, titles, interests, estates, reversions, remainders, easements, and riparian and littoral rights thereto belonging or in any wise pertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

SUBJECT to any oil, gas or mineral leases or interests of record, and to any rights of way, easements or conveyances of record or that an accurate survey or inspection would disclose for roads, construction of roads, railroads, public utilities, telephone and power lines, borrow pits, outfall ditches and drainage.

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IN WITNESS WHEREOF, the Grantor has signed, sealed and delivered this deed the day and year first above mentioned.

Signed, sealed and delivered in our presence:

Margaret McConnell

Julie Lunette

JIB CORPORATION

By: E. N. Parker
Vice President

ATTEST:

George K. Wall
Secretary

STATE OF FLORIDA)
COUNTY OF COLLIER)

COLLIER COUNTY
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
REV-965
3600

I, an officer authorized to take acknowledgments of deeds according to the laws of the State of Florida, duly qualified and acting, hereby certify that E. N. Parker and George K. Wall respectively, as Vice President and Secretary of JIB Corporation, to me personally known, this day acknowledged before me that they executed the foregoing deed as such officers of said corporation, and that they affixed thereto the official seal of said corporation; and I further certify that I know the said persons making said acknowledgments to be the individuals described in and who executed the said deed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 26th day of January, 1965.

COLLIER COUNTY
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
REV-965
9900

Margaret T. McConnell
Notary Public

Notary Public, State of Florida at Large
My Commission Expires Dec. 25, 1967

Recorded in Official Records Book of COLLIER COUNTY, FLORIDA
MARGARET T. SCOTT
Clerk of County Court

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

ORIGINAL PUD REZONE STAFF REPORT

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

STAFF REPORT

TO: COLLIER COUNTY PLANNING COMMISSION

FROM: ZONING DIVISION – ZONING SERVICES SECTION
GROWTH MANAGEMENT DEPARTMENT

HEARING DATE: MAY 3, 2018

SUBJECT: PUDZ-PL20160000226; TORRES FAMILY TRUST
COMPANION ITEM: PL20160002771/CPSS-2016-2

PROPERTY OWNERS/APPLICANT/AGENTS:

Owner:
Torres Family Holdings, LLC
7742 Alico Road
Fort Myers, FL 33912

Agents:
Robert J. Mulhere, FAICP
Hole Montes, Inc.
950 Encore Way
Naples, FL 34110

Richard D. Yovanovich, Esq.
Coleman, Yovanovich & Koester, P.A.
4001 Tamiami Trail North, Suite 300
Naples, FL 34103

REQUESTED ACTION:

The petitioner is requesting that the Collier County Planning Commission (CCPC) consider an application to rezone property from a Rural Agricultural (A) zoning district to a Commercial Planned Unit Development (CPUD) zoning district. The subject property is one vacant parcel and is owned by Torres Family Holdings, LLC.

GEOGRAPHIC LOCATION:

The subject property is located on the south side of US 41, approximately one-half mile southeast of Manatee Road and, opposite and southeast of Naples Reserve Boulevard, in Section 12, Township 51 South, Range 26 East, Collier County, Florida, consisting of 5.8+/- acres *(see location map on page 2)*.

PURPOSE/DESCRIPTION OF PROJECT:

This petition seeks to rezone the property to CPUD to allow for the development of up to 60,000 square feet (SF) of gross floor area of commercial uses including air-conditioned mini-self-storage warehousing, and allowing assisted living facilities at a floor area ratio of 0.60.

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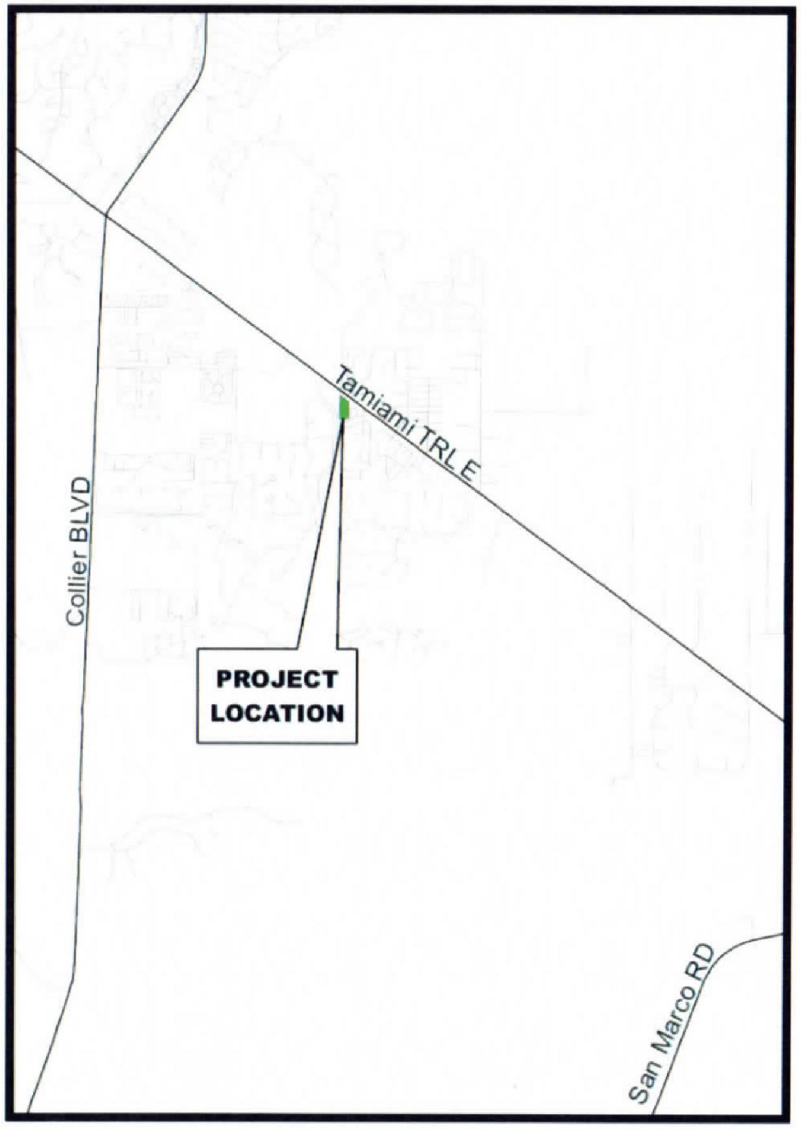
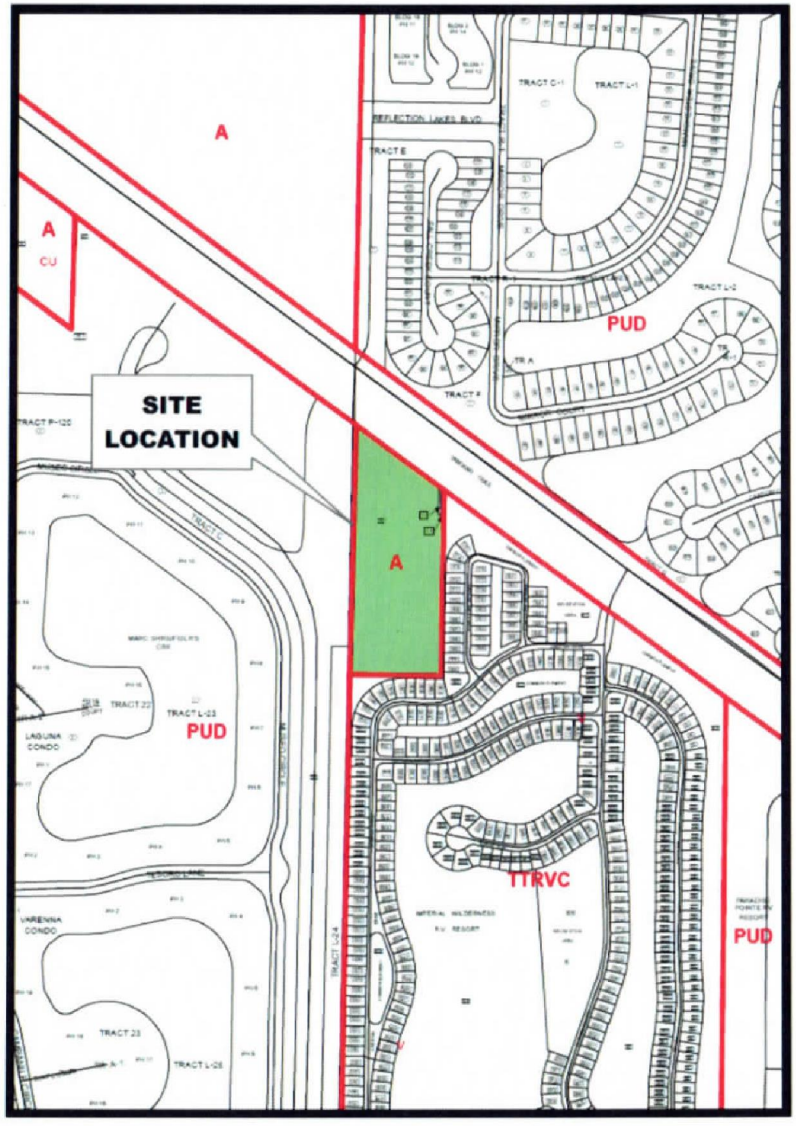


Location Map



Zoning Map

Petition Number: PL20160000226

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust

SURROUNDING LAND USE AND ZONING:

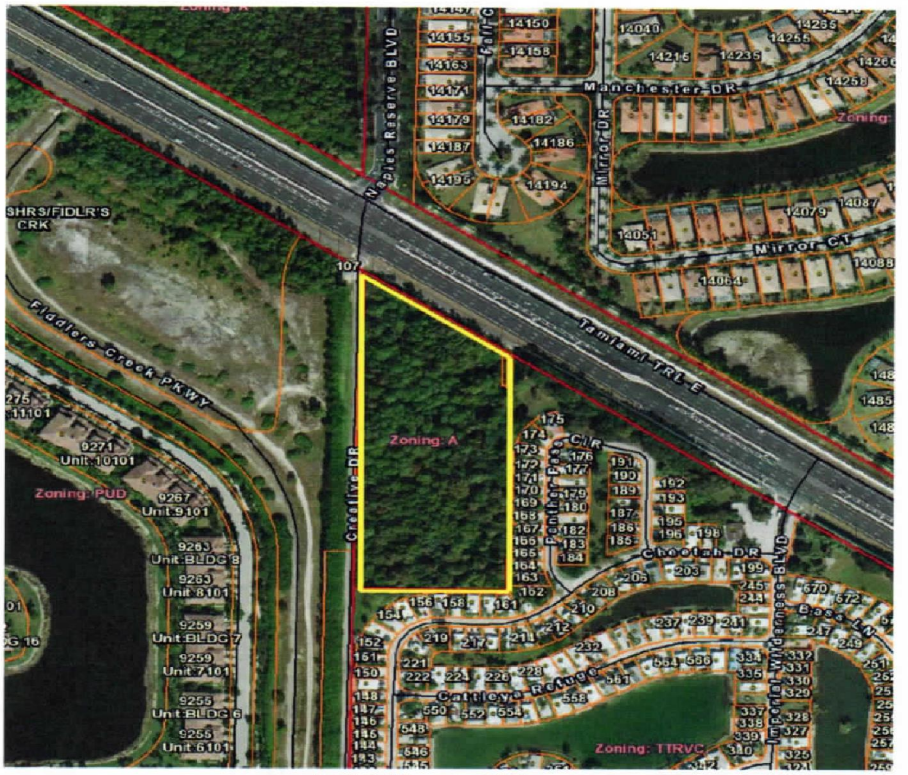
This section of the staff report identifies the land uses, zoning classifications, and maximum approved densities for properties surrounding boundaries of the Torres Family Trust CPUD:

North: Tamiami Trail East, a six-lane arterial roadway, and then single and multi-family homes with a current zoning designation of Walnut Lakes PUD (3.0 dwelling units per acre [DU/AC]) and is approved for single and multi-family homes.

East: Developed with travel trailers and recreational vehicles, with a current zoning designation of Travel-Trailer Recreational Vehicle Campground (TTRVC) District (12 DU/AC) known as Imperial Wilderness R.V. Resort

South: Developed with travel trailers and recreational vehicles, with a current zoning designation of Travel-Trailer Recreational Vehicle Campground (TTRVC) District (12 DU/AC) known as Imperial Wilderness R.V. Resort

West: Developed residential, with a current zoning designation of Marco Shores/Fiddlers Creek PUD (2.08 DU/AC) and is approved for single and multi-family residential units, churches, and group care facilities



Aerial (County GIS)

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GROWTH MANAGEMENT PLAN (GMP) CONSISTENCY:

Future Land Use Element (FLUE): The subject property is designated Urban Mixed Use District, Urban Coastal Fringe Subdistrict, as identified on the Future Land Use Map within the GMP. This petition is not consistent with any of the Urban Mixed Use District's Subdistricts that allow commercial zoning; it relies, in part, on a companion Small-Scale GMP Amendment (SSBGPA) to the FLUE provisions toward achieving consistency. That amendment [ref. PL20160002771/CPSS-2016-2] establishes the East Tamiami Trail Commercial Infill Subdistrict. Based upon the analysis, the proposed PUD may be deemed consistent with the FLUE of the GMP, contingent, in part, upon the companion GMP Amendment being adopted and going into effect. The PUD Ordinance needs to provide for the effective date to be linked to an effective date of the companion GMP Amendment. (see Attachment B – *FLUE Consistency Review)*

Transportation Element: In evaluating this project, staff reviewed the applicant's Traffic Impact Statement for consistency with Policy 5.1 of the Transportation Element of the GMP using the 2015 and 2017 Annual Update and Inventory Reports (AUIR).

Policy 5.1 of the Transportation Element of the GMP states:

> *"The County Commission shall review all rezone petitions, SRA designation applications, conditional use petitions, and proposed amendments to the Future Land Use Element (FLUE) affecting the overall countywide density or intensity of permissible development, with consideration of their impact on the overall County transportation system, and shall not approve any petition or application that would directly access a deficient roadway segment as identified in the current AUIR or if it impacts an adjacent roadway segment that is deficient as identified in the current AUIR, or which significantly impacts a roadway segment or adjacent roadway segment that is currently operating and/or is projected to operate below an adopted Level of Service Standard within the five year AUIR planning period, unless specific mitigating stipulations are also approved. A petition or application has significant impacts if the traffic impact statement reveals that any of the following occur:*
>
> *a. For links (roadway segments) directly accessed by the project where project traffic is equal to or exceeds 2% of the adopted LOS standard service volume;*
>
> *b. For links adjacent to links directly accessed by the project where project traffic is equal to or exceeds 2% of the adopted LOS standard service volume; and*
>
> *c. For all other links the project traffic is considered to be significant up to the point where it is equal to or exceeds 3% of the adopted LOS standard service volume.*
>
> *Mitigating stipulations shall be based upon a mitigation plan prepared by the applicant and submitted as part of the traffic impact statement that addresses the project's significant impacts on all roadways."*

The proposed Rezone on the subject property was reviewed based on the then applicable 2015 AUIR Inventory Report. The TIS submitted in the application indicates that the proposed C-3 commercial development will generate approximately 425 PM peak hour unadjusted two-way trips. Staff also reviewed this rezone request using the now current 2017 AUIR as part of this staff

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report. The proposed development will impact the following roadway segments with the listed capacities in the below table.

Roadway	Link	2015 AUIR LOS	2015 Remaining Capacity	Current 2017 Peak Hour Peak Direction Service Volume/Peak Direction	2017 AUIR LOS	2017 Remaining Capacity
Tamiami Trail East (US 41)	Collier Boulevard to Joseph Lane	B	2,067	3,100/East	B	2,089
Tamiami Trail East (US 41)	Joseph Lane to Greenway Road	B	1,057	2,000/East	B	1,075
Tamiami Trail East (US 41)	Greenway Road to San Marco Drive	D	230	1,075/East	D	248

Please note: 2015 and 2017 AUIR totals do not include the recently completed improvements on US 41. These trip totals are anticipated to improve with the 2018 AUIR.

Based on the 2015 and 2017 AUIR, the adjacent roadway network has sufficient capacity to accommodate the proposed new trips for the proposed rezone within the 5-year planning period. Therefore, the subject petition can be found consistent with Policy 5.1 of the Transportation Element of the GMP. Operational impacts will be addressed at time of first development order (SDP or Plat).

Conservation and Coastal Management Element (CCME): Environmental Planning staff found this project to be consistent with the CCME. A minimum of 0.80 acre of native vegetation is required to be retained for the PUD.

GMP Conclusion: The GMP is the prevailing document to support land use decisions, such as this proposed rezoning. Staff finds the proposed rezone to be consistent with the GMP subject to the approval of the companion amendment to the GMP, PL20160002771/CPSS-2016-2.

STAFF ANALYSIS:

Staff has completed a comprehensive evaluation of this land use petition, including the criteria upon which a recommendation must be based, specifically noted in Land Development Code (LDC) Section 10.02.13.B.5, *Planning Commission Recommendation* (commonly referred to as the "PUD Findings"), and Section 10.02.08.F, *Nature of Requirements of Planning Commission Report* (referred to as "Rezone Findings"), which establish the legal basis to support the CCPC's

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recommendation. The CCPC uses the aforementioned criteria as the basis for their recommendation to the Board, who in turn use the criteria to support their action on the rezoning or amendment request. An evaluation relative to these subsections is discussed below, under the heading "Zoning Services Analysis." In addition, staff offers analyses in the below sections.

Environmental Review: Environmental Planning staff has reviewed the petition and the PUD Document to address environmental concerns. This project does not require review by the Environmental Advisory Council (EAC) since the project did not meet the EAC scope of land development project reviews as identified in Chapter 2, Article VIII, Division 23, Section 2-1193 of the Collier County Code of Laws and Ordinances. A minimum of 0.80 acre of native vegetation is required to be retained for the PUD.

The subject property is located within the boundary of the Deltona Settlement Agreement as shown on the exhibits in the Settlement Agreement, but documentation provided by the applicant shows that the property was never owned by the Deltona Corporation. The County Attorney Office has since reviewed the title report submitted by the applicant and opined, based on the documents provided by the applicant, that the Deltona Corporation never owned the parcel and as a result, the applicant could not be bound by the terms of the Settlement Agreement. Research by the Real Property Department did not find any evidence of ownership by Deltona. In addition, The Conservancy of SW Florida, representative for the conservation group interveners who are signee to the Deltona Settlement Agreement, issued a letter stating that they have no objection to the application.

Transportation Review: Transportation Planning staff has reviewed the petition for compliance with the GMP and the LDC and recommends approval of this project.

Utilities Review: Public Utilities staff has reviewed the petition for compliance with the GMP and the LDC and recommends approval of this project.

Emergency Management Review: Emergency Management staff has reviewed the petition for compliance with the GMP and the LDC, and recommends approval of this project.

Landscape Review: The Master Plan shows a 0.8 acre preserve along the south boundary of the PUD. The Master Plan also notes that the preserve may be used to satisfy the landscape buffer requirement after removal of exotics. In the event that all or part of the preserve does not meet the requirements of the buffer, supplemental planting will be provided in accordance with 4.06.02 and 4.06.05.E.1 of the LDC to meet buffer requirements. The Master Plan shows a 10' Type 'D' Buffer along the West, and a 15' Type 'D' Buffer along the North. There are two different buffers depicted along the East boundary. One is a Type 'B' Buffer. This buffer is labeled as 25' and this is wider than the buffer required by the LDC. The other buffer shown along the east boundary is a 10' Type 'A' adjacent to an area labeled as a Collier County Water-Sewer Parcel. This parcel is zoned agricultural.

Zoning Services Review: Staff has evaluated the uses proposed and their intensities, and the development standards such as building heights, setbacks, and landscape buffers. Staff also

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evaluated the building mass, building location and orientation, the amount and type of open space and its location, and traffic generation/attraction of the proposed uses.

The amount of allowable square footage being requested is 60,000 SF of various commercial uses, which may include air-conditioned, enclosed, mini-self-storage warehousing, and assisted living facilities at a floor area ratio of 0.60. The East Tamiami Trail Infill Subdistrict is a companion SSGMPA, which will create a site-specific future land use Subdistrict. The proposed uses within the Torres Family Trust CPUD will be consistent with the condition in this East Tamiami Trail Infill Subdistrict. There are public facilities and services available consistent with the levels of service adopted in the GMP, and as defined and implemented through, the Collier County Adequate Public Facilities Ordinance.

Within the proposed Torres Family Trust CPUD boundaries, the minimum setback from US 41 is 35 feet with an eastern boundary setback of 25 feet, a western boundary setback of 25 feet, and a southern boundary setback of 25 feet from the preserve boundary. The actual building heights are not to exceed 52 feet, and the zoned heights are not to exceed 45 feet. To the north of the subject property, the Walnut Lakes PUD has a maximum height of 35 feet for single-family dwellings and 50 feet for multifamily dwellings. To the west, the Marco Shores/Fiddlers Creek PUD has a maximum height of 60 feet for the golf course and club center, 50 feet for business developments, 35 feet for single-family and duplex dwellings, and 100 feet for multifamily dwellings. To the east and south, Imperial Wilderness R.V. resort has a maximum height for any recreational facility of 30 feet. The proposed height of the Torres Family Trust CPUD is compatible with the immediate neighborhoods as the surrounding properties have a variation of maximum heights above and below the 45-foot zoned building height threshold in the proposed Torres Family Trust CPUD. As previously stated, a 15-foot wide Type D Buffer is proposed along US 41 on the North side of the PUD. The Master Plan proposes a 25-foot Type B Buffer along the east PUD boundary, a 10-foot-wide Type D Buffer along the west PUD boundary, and a .8 acre preserve along the South boundary of the PUD. As such, the CPUD will be designed to limit commercial uses to provide a transition from the Fiddlers Creek business district on the west to the recreational vehicle zoned lands to the south and east. The development standards will provide external setbacks, limitations on height, and additional buffers to ensure compatibility with adjacent land uses.

PUD FINDINGS:

LDC Section 10.02.13.B.5 states that, "In support of its recommendation, the CCPC shall make findings as to the PUD Master Plan's compliance with the following criteria in addition to the findings in LDC Section 10.02.08":

1. **The suitability of the area for the type and pattern of development proposed in relation to physical characteristics of the land, surrounding areas, traffic and access, drainage, sewer, water, and other utilities.**

   The type and pattern of development proposed should not have a negative impact upon any physical characteristics of the land, the surrounding areas, traffic and access, drainage, sewer, water, and other utilities. Furthermore, this project, if developed, will be required

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to comply with all county regulations regarding drainage, sewer, water and other utilities pursuant to Section 6.02.00 Adequate Public Facilities of the LDC.

2. **Adequacy of evidence of unified control and suitability of any proposed agreements, contracts, or other instruments, or for amendments in those proposed, particularly as they may relate to arrangements or provisions to be made for the continuing operation and maintenance of such areas and facilities that are not to be provided or maintained at public expense.**

Documents submitted with the application, which were reviewed by the County Attorney's Office, demonstrate unified control of the property.

3. **Conformity of the proposed Planned Unit Development with the goals, objectives, and policies of the Growth Management Plan (GMP).**

County staff has reviewed this petition and has offered an analysis of conformity with the relevant goals, objectives, and policies of the GMP or the companion SSGMPA within the *GMP Consistency* portion of this staff report (or within an accompanying memorandum).

4. **The internal and external compatibility of proposed uses, which conditions may include restrictions on location of improvements, restrictions on design, and buffering and screening requirements.**

Staff is of the opinion that the proposed project will be compatible with the surrounding area. The Master Plan proposes the appropriate perimeter landscape buffers. Please, see Zoning Services section of this report for a detailed analysis.

5. **The adequacy of usable open space areas in existence and as proposed to serve the development.**

The amount of open space set aside for this project meets the minimum requirement of the LDC.

6. **The timing or sequence of development for the purpose of ensuring the adequacy of available improvements and facilities, both public and private.**

The roadway infrastructure is sufficient to serve the proposed project, as noted in the Transportation Element consistency review. Operational impacts will be addressed at time of first development order (SDP or Plat), at which time a new TIS will be required to demonstrate turning movements for all site access points. Finally, the project's development must comply with all other applicable concurrency management regulations when development approvals, including but not limited to any plats and or site development plans, are sought.

7. **The ability of the subject property and of surrounding areas to accommodate expansion.**

The area has adequate supporting infrastructure such as wastewater disposal systems and

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potable water supplies to accommodate this project. Furthermore, adequate public facilities requirements will be addressed when development approvals are sought.

8. **Conformity with PUD regulations, or as to desirable modifications of such regulations in the particular case, based on determination that such modifications are justified as meeting public purposes to a degree at least equivalent to literal application of such regulations.**

The petitioner is seeking one deviation to allow design flexibility with assisted living facilities in compliance with the purpose and intent of the Planned Unit Development Districts (LDC Section 2.03.06.A). This criterion requires an evaluation of the extent to which development standards and deviations proposed for this PUD depart from development standards that would be required for the most similar conventional zoning district. Staff believes that the deviation proposed can be supported if a portion of the beds are designated as Medicaid beds, finding, that, in compliance with LDC Section 10.02.13.A.3., the petitioner has demonstrated that "the elements may be waived without detrimental effect on the health, safety, and welfare of the community" and LDC Section 10.02.13.B.5.h., the petitioner has demonstrated that the deviation is "justified as meeting public purposes to a degree at least equivalent to literal application of such regulations."

Please, refer to the Deviations Discussion of the staff report below for a more extensive examination of the deviation located on page 12.

Rezone Findings:

LDC Subsection 10.02.08.F states, "When pertaining to the rezoning of land, the report and recommendations to the planning commission to the Board of County Commissioners…shall show that the planning commission has studied and considered proposed change in relation to the following when applicable."

1. **Whether the proposed change will be consistent with the goals, objectives, and policies of the Future Land Use Map and the elements of the Growth Management Plan.**

Comprehensive Planning staff determined the subject petition is consistent with the goals, objectives, and policies of the FLUM and other elements of the GMP if the companion SSGMPA is adopted.

2. **The existing land use pattern.**

The existing land use pattern of the abutting properties is described in the *Surrounding Land Use and Zoning* section of this staff report. The proposed use would not change the existing land use patterns of the surrounding properties.

3. **The possible creation of an isolated district unrelated to adjacent and nearby districts.**

The subject parcel is of sufficient size and therefore will not result in an isolated district unrelated to adjacent and nearby districts. It is also comparable with expected land uses by virtue of its consistency with the FLUE of the GMP.

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4. **Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.**

As shown on the zoning map included at the beginning of this report, the existing district boundaries are logically drawn. The proposed PUD zoning boundaries follow the property ownership boundaries and coincide with the GMP subdistrict boundaries. The zoning map on page 2 of the staff report illustrates the perimeter of the outer boundary of the subject parcel.

5. **Whether changed or changing conditions make the passage of the proposed rezoning necessary.**

The proposed change is not necessary but it is being requested in compliance with the LDC provisions to seek such changes. It should be noted that the proposed uses are not allowed under the current zoning classification.

6. **Whether the proposed change will adversely influence living conditions in the neighborhood.**

Staff is of the opinion that the proposed PUD Rezone is consistent with the County's land use policies that are reflected by the FLUE of the GMP if the companion SSGMPA is adopted. Development in compliance with the proposed PUD rezone should not adversely impact living conditions in the area.

7. **Whether the proposed change will create or excessively increase traffic congestion or create types of traffic deemed incompatible with surrounding land uses, because of peak volumes or projected types of vehicular traffic, including activity during construction phases of the development, or otherwise affect public safety.**

The roadway infrastructure has sufficient capacity to serve the proposed project at this time.

8. **Whether the proposed change will create a drainage problem.**

The proposed development will not create a drainage problem. Furthermore, the project is subject to the requirements of Collier County and the South Florida Water Management District.

9. **Whether the proposed change will seriously reduce light and air to adjacent areas.**

The PUD Document provides adequate property development regulations to ensure light and air should not be seriously reduced to adjacent areas. The Master Plan further demonstrates that the locations of proposed preserve and open space areas should further ensure light and air should not be seriously reduced in adjacent areas.

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10. Whether the proposed change will adversely affect property values in the adjacent areas.

This is a subjective determination based upon anticipated results, which may be internal or external to the subject property. Property valuation is affected by a host of factors including zoning; however, zoning by itself may or may not affect values, since value determination is driven by market value.

11. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accordance with existing regulations.

All properties surrounding the subject property are developed, as previously noted. The basic premise underlying all of the development standards in the LDC is that sound application, when combined with the site development plan approval process and/or subdivision process, gives reasonable assurance that a change in zoning will not result in deterrence to improvement or development of adjacent property. Therefore, the proposed zoning change should not be a deterrent to the improvement of adjacent properties.

12. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasting with the public welfare.

If the proposed development complies with the GMP through the proposed amendment, then that constitutes a public policy statement supporting zoning actions when they are consistent with the Comprehensive Plan. In light of this fact, the proposed change does not constitute a grant of special privilege. Consistency with the FLUE is further determined to be a public welfare relationship because actions consistent with plans are in the public interest.

13. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.

The proposed uses and development standards cannot be used in accordance with the existing zoning classification.

14. Whether the change suggested is out of scale with the needs of the neighborhood or the County.

It is staff's opinion the proposed PUD rezone is not out of scale with the needs of the neighborhood or County.

15. Whether is it impossible to find other adequate sites in the County for the proposed use in districts already permitting such use.

The petition was reviewed for compliance with the GMP and the LDC, and staff does not specifically review other sites in conjunction with a specific petition.

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16. **The physical characteristics of the property and the degree of site alteration, which would be required to make the property usable for any of the range of potential uses under the proposed zoning classification.**

Any development anticipated by the PUD Document would require considerable site alteration, and this project will undergo extensive evaluation relative to all federal, state, and local development regulations during the SDP and/or platting processes, and again later as part of the building permit process.

17. **The impact of development on the availability of adequate public facilities and services consistent with the levels of service adopted in the Collier County Growth Management Plan and as defined and implemented through the Collier County Adequate Public Facilities Ordinance, as amended.**

The project will have to meet all applicable criteria set forth in LDC Section 6.02.00 regarding Adequate Public Facilities (APF), and the project will need to be consistent with all applicable goals and objectives of the GMP regarding adequate public facilities, except as may be exempt by federal regulations. This petition has been reviewed by County staff responsible for jurisdictional elements of the GMP as part of the amendment process, and those staff persons have concluded that no level of service will be adversely impacted with the commitments contained in the PUD Document. The concurrency review for APF is determined at the time of SDP review. The activity proposed by this rezoning will have no impact on public facility adequacy in regard to utilities.

18. **Such other factors, standards, or criteria that the Board of County Commissioners shall deem important in the protection of the public health, safety, and welfare.**

To be determined by the Board during its advertised public hearing.

DEVIATION DISCUSSION:

The petitioner is seeking one deviation from the requirements of the LDC. The deviation is directly extracted from PUD Exhibit E. The petitioner's rationale and staff analysis/recommendation is outlined below.

Proposed Deviation #1: (Group Housing)

"Deviation #1 seeks relief from LDC Section 5.05.04.D.1 *Group Housing*, which establishes a maximum floor area ratio of 0.45 for care units, assisted living units, continuing care retirement communities, nursing homes, and dwelling units that are part of an aging-in-place living environment, to allow a maximum floor area ratio of 0.60 for an Assisted Living Facility, consistent with the East Tamiami Trail Infill Subdistrict."

***Petitioner's Justification*:**
The design of assisted living facilities has changed in recent years, with ALFs now offering additional recreational, educational, and health services directly on campus, in addition to personal services, such as hair salons, banks, health spas, and other concierge services. Living

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

spaces have become larger, as people are generally healthier moving into these communities, and are looking for a residential space more comparable to an apartment, rather than simply a bed in a nursing home. The additional floor area ratio will provide flexibility for facilities that provide multiple stages of care or a variety of unit types.

***Staff Analysis and Recommendation*:** Staff would like to note that recently there has been concern by the CCPC for petitioners requesting additional floor area for assisted living facilities. It's been discussed that if petitioners are requesting deviations for additional floor areas of proposed group housing, then they should provide for Medicaid beds as part of their justification for the deviations. The inclusion of the dedicated Medicaid beds will assist the County in support of the GMP, Housing Element, Goal One, "To Create an adequate supply of decent safe, sanitary, and affordable housing for all residents of Collier County."

On October 5, 2017, the CCPC heard the Cleary PUD petition. In this case, the petitioner was also requesting a maximum FAR of 0.60. The CCPC expressed that the 0.60 FAR was not justified without the provision of dedicated Medicaid beds. It should be noted that the deviation was modified to a maximum FAR of 0.50 and approved at the November 14, 2017 BCC meeting.

Based on the above, Staff sees no detrimental effect if this deviation request is approved at 0.50 FAR, mirroring the November 2017 Cleary PUD request. Zoning and Development Review staff recommends **APPROVAL** of this deviation, finding that in compliance with LDC Section 10.02.13.A.3, the petitioner has demonstrated that "the element may be waived without a detrimental effect on the health, safety and welfare of the community," and LDC Section 10.02.13.B.5.h, the petitioner has demonstrated that the deviation is "justified as meeting public purposes to a degree at least equivalent to literal application of such regulations."

NEIGHBORHOOD INFORMATION MEETING (NIM):

The applicant conducted a NIM on June 29, 2017, at the Rookery Bay National Estuarine Research Reserve, The Auditorium at 300 Tower Road in Naples. The meeting commenced at approximately 5:30 p.m. and ended at 6:30 p.m. The applicant's agent explained the request for the proposed rezone and the companion SSGMPA.

Bob Mulhere, the agent, gave a presentation and answered questions from attendees. It was discussed that there would be multiple proposed uses including restaurants and adult living facilities. He affirmed that there will be no gas stations and that the gas station use is not included within the proposed uses. There were also general discussions about lighting, preserves, and buffering. There were concerns from residents of Imperial Wilderness about the clearing of vegetation near their homes. The NIM summary and sign-in sheet are included in the CCPC backup materials.

ENVIRONMENTAL ADVISORY COUNCIL (EAC) REVIEW:

This project does not require Environmental Advisory Council (EAC) review, as this project did not meet the EAC scope of land development project reviews as identified in Section 2-1193 of the Collier County Codes of Laws and Ordinances.

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

COUNTY ATTORNEY OFFICE REVIEW:

The County Attorney's Office reviewed this staff report on April 2, 2018.

RECOMMENDATION:

Staff recommends the CCPC forward this petition to the Board with a recommendation of approval, with the dedication of a portion of the beds associated with the group housing facility to Medicaid beds

Attachments:

A) Proposed Ordinance
B) FLUE Consistency Review
C) Correspondence

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)

PREPARED BY:

TIMOTHY FINN, AICP, PRINCIPAL PLANNER
ZONING DIVISION-ZONING SERVICES SECTION

3-30-18
DATE

REVIEWED BY:

RAYMOND V. BELLOWS, ZONING MANAGER
ZONING DIVISION- ZONING SERVICES SECTION

3/28/18
DATE

MIKE BOSI, AICP, DIRECTOR
ZONING DIVISION

3-30-18
DATE

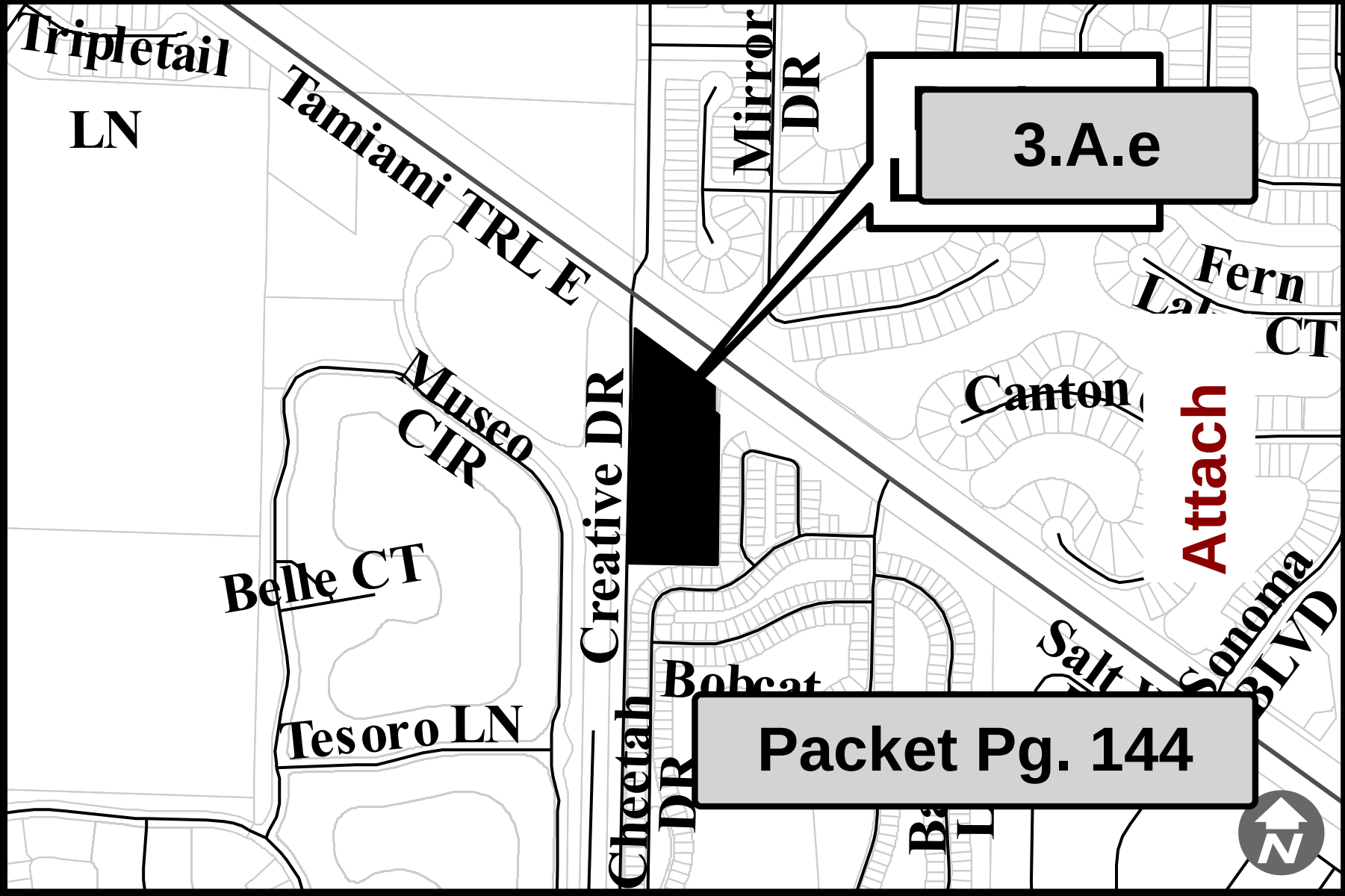
APPROVED BY:

JAMES FRENCH, DEPUTY DEPARTMENT HEAD
GROWTH MANAGEMENT DEPARTMENT

4-5-18
DATE

Tentative Board of County Commissioners Hearing Date June 12, 2018.

Attachment: ATTACHMENT C - HEX Backup Package (25408 : PL20230000465 - Torres Family Trust CPUD - PDI)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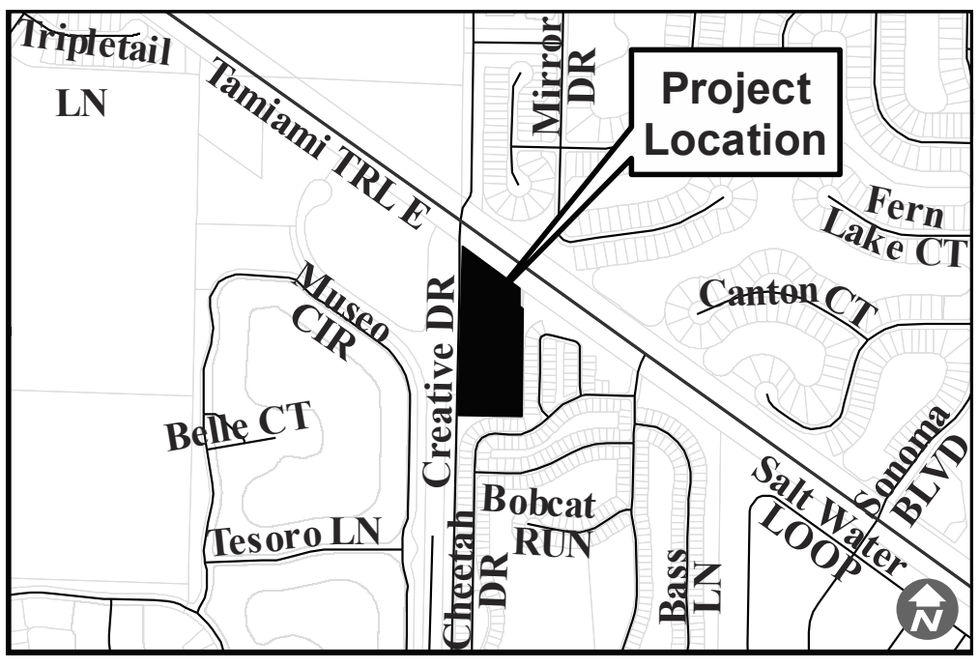
Creative DR
Attach
Belle CT
Tesoro LN
Cheetah
DR
Bobcat
Sonoma
BLVD
Packet Pg. 144

NOTICE OF PUBLIC HEARING

3.A.e

Notice is hereby given that a public hearing will be held by the **Collier County Hearing Examiner (HEX)** at **9:00 A.M** the Hearing Examiner's Meeting Room, at 2800 North Horseshoe Drive, Room 609/610, Naples FL 34104, to consider:

PETITION NO. PDI-PL20230000465 – REQUEST FOR AN INSUBSTANTIAL CHANGE TO ORDINANCE NO. 18-29, THE TORRES FAMILY TRUST CPUD, TO ALLOW AN ACCESS POINT ON US 41 SUBJECT TO CLOSURE AND REPLACEMENT WITH UP TO TWO ACCESS POINTS ON CREATIVE DRIVE, TO PROVIDE THAT NO WALL IS REQUIRED ALONG THE EASTERN AND SOUTHERN CPUD BOUNDARIES ADJACENT ONLY ACT P, PRESERVE, AND TO AMEND THE MASTER PLAN. THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF US 41, APPR(ELY ONE-HALF MILE SOUTHEAST OF MANATEE ROAD AND, OPPOSITE AND SOUTHEAST FROM NAPLES RESERVE BOULEVARD, IN S 12, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA.



All interested parties are invited to appear and be heard. All materials used in presentation before the Hearing Examiner will become a nent part of the record.

Copies of staff report are available one (1) week prior to the hearing. The file can be reviewed at the Collier County Growth Manage om-munity Development Department, Zoning Division, 2800 North Horseshoe Drive, Naples, FL 34104.

The Hearing Examiner's decision becomes final on the date rendered. Any person who decides to appeal any decision of the **Hearin iner** will need a record of the proceedings pertaining thereto and therefore, may need to ensure that a verbatim record of the proceedin ade, which record includes the testimony to evidence upon which the appeal is based.

As part of an ongoing initiative to encourage public involvement, the public will have the opportunity to provide public comments remo well as in person, during this proceeding. Individuals who would like to participate remotely should register through the link provided with spe-cific event/meeting entry on the Calendar of Events on the County website at www.colliercountyfl.gov/our-county/visitors/calendar-of- after the agenda is posted on the County website. Registration should be done in advance of the public meeting, or any deadline specifie the public meeting notice. Individuals who register will receive an email in advance of the public hearing detailing how they can participa otely in this meeting. Remote participation is provided as a courtesy and is at the user's risk. The County is not responsible for technical . For additional information about the meeting, please call Geoffrey Willig at 252-8369 or email to Geoffrey.Willig@colliercountyfl.gov.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Collier County Zoning Division located at 2800 N. Horseshoe Dr. Naples, Florida 34104, (239) 252-2400, at least two (2) days prior to the meeting.

Andrew W. J. Dickman, Esq., AICP
Chief Hearing Examiner
Collier County, Florida

Packet Pg. 145

ND-GCI1053328-01

Attachment: ATTACHMENT D - Signs & Notifications

SIGN POSTING INSTRUCTIONS

(CHAPTER 8, COLLIER COUNTY ADMINISTRATIVE CODE FOR LAND DEVELOPMENT)

A zoning sign(s) must be posted by the petitioner or the petitioner's agent on the parcel for a minimum of fifteen (15) calendar days in advance of the first public hearing and said sign(s) must be maintained by the petitioner or the petitioner's agent through the Board of County Commissioners Hearing. Below are general guidelines for signs, however these guidelines should not be construed to supersede any requirement of the LDC. For specific sign requirements, please refer to the Administrative Code, Chapter 8 E.

1. The sign(s) must be erected in full view of the public, not more than five (5) feet from the nearest street right-of-way or easement.
2. The sign(s) must be securely affixed by nails, staples, or other means to a wood frame or to a wood panel and then fastened securely to a post, or other structure. The sign may not be affixed to a tree or other foliage.
3. The petitioner or the petitioner's agent must maintain the sign(s) in place, and readable condition until the requested action has been heard and a final decision rendered. If the sign(s) is destroyed, lost, or rendered unreadable, the petitioner or the petitioner's agent must replace the sign(s

NOTE: AFTER THE SIGN HAS BEEN POSTED, THIS AFFIDAVIT OF POSTING NOTICE SHOULD BE RETURNED NO LATER THAN TEN (10) WORKING DAYS BEFORE THE FIRST HEARING DATE TO THE ASSIGNED PLANNER.

- - - -

PUBLIC HEARING NOTICE
TORRES FAMILY TRUST CPUD
PUD INSUBSTANTIAL CHANGE
Petition No. PL20230000465
HEX: May 25, 2023 - 9:00 a.m.
Collier County Growth Management
2800 North Horseshoe Dr., Room 609/610
Naples, FL 34104
Sean Sammon, Planner III: 239-252-8422

PUBLIC HEARING NOTICE
TORRES FAMILY TRUST CPUD
PUD INSUBSTANTIAL CHANGE
Petition No. PL20230000465
HEX: May 25, 2023 - 9:00 a.m.
Collier County Growth Management
2800 North Horseshoe Dr., Room 609/610
Naples, FL 34104
Sean Sammon, Planner III: 239-252-8422

05/25/2023

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.B
Doc ID: 25427
Item Summary: Petition No. PDI-PL20220008309 - Creekside Commerce Park - Request for an insubstantial change to Creekside Commerce Park Commercial Planned Unit Development (CPUD) by requesting a modification to a deviation to allow Tracts 2 and 3 to qualify for the alternative architectural compliance process contained within section 5.05.08.G of the Land Development Code (LDC). The subject tracts comprise 8.67 acres located south of Immokalee Road and East of Arthrex Way at 1255 and 1265 Creekside Parkway and 1284 Innovation Drive in Section 27, Township 48 South, Range 25 East, Collier County, Florida. [Coordinator: John Kelly, Planner III] Commission District 2

Meeting Date: 05/25/2023

Prepared by:
Title: Planner – Zoning
Name: John Kelly
05/05/2023 11:08 AM

Submitted by:
Title: Zoning Director – Zoning
Name: Mike Bosi
05/05/2023 11:08 AM

Approved By:

Review:

Operations & Regulatory Management	Michael Stark	Review Item	Completed	05/08/2023 8:37 AM
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	05/09/2023 2:58 PM
Zoning	Ray Bellows	Review Item	Completed	05/09/2023 3:21 PM
Zoning	Mike Bosi	Division Director	Completed	05/09/2023 3:27 PM
Hearing Examiner	Andrew Dickman	Meeting Pending	05/25/2023 9:00 AM	

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: ZONING DIVISION – ZONING SERVICES SECTION
GROWTH MANAGEMENT COMMUNITY DEVELOPMENT DEPARTMENT

HEARING DATE: MAY 25, 2023

SUBJECT: PDI-PL20220008309, CREEKSIDE COMMERCE PARK CPUD PDI

OWNERS:

RES Florida 1255 Holdings LLC,
RES Florida 1265 Holdings LLC, and
RES Florida 1284 Holdings LLC
1370 Creekside Blvd
Naples, FL 34108

APPLICANT:

RES Florida 1370 Holdings LLC
1370 Creekside Blvd
Naples, FL 34108

AGENT:
D. Wayne Arnold, AICP
Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, FL 34134

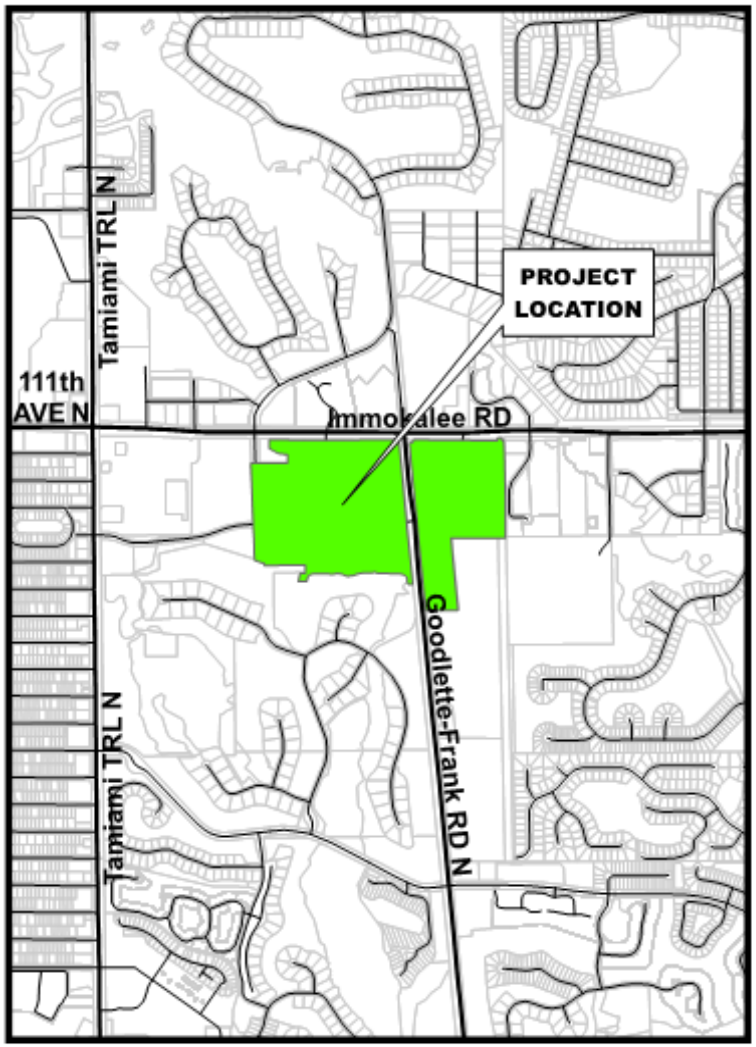
REQUESTED ACTION:

The petitioner requests that the Hearing Examiner approve an insubstantial change to the Creekside Commerce Park Commercial Planned Unit Development (CPUD), Ordinance Number 2006-50, as amended, by requesting a modification to a deviation to allow Tracts 2 and 3 to qualify for the alternative architectural compliance process contained within section 5.05.08.G of the Collier County Land Development Code (LDC).

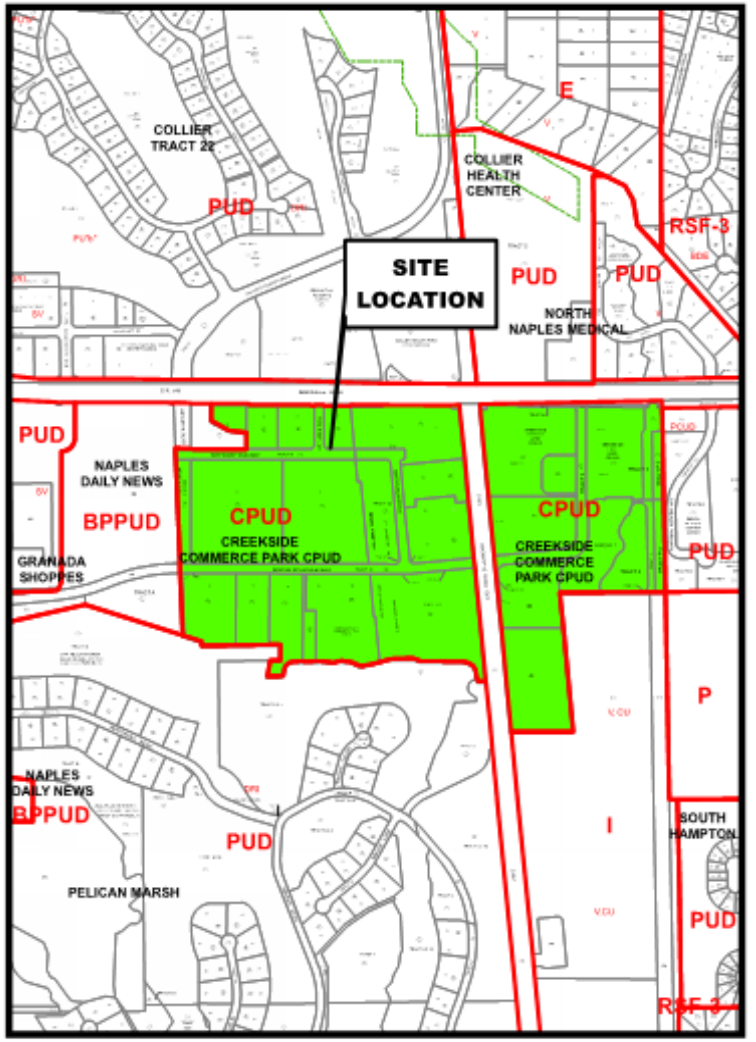
GEOGRAPHIC LOCATION:

The subject properties comprise 8.67± acres located south of Immokalee Road and east of Arthrex Way, at 1255 and 1265 Creekside Parkway and 1284 Innovation Drive, in Sections 27, Township 48 South, Range 25 East, Collier County, Florida. (See the Location Map on page 2 of this Staff Report.)

Attachment: Staff Report 050523 (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)



Location Map

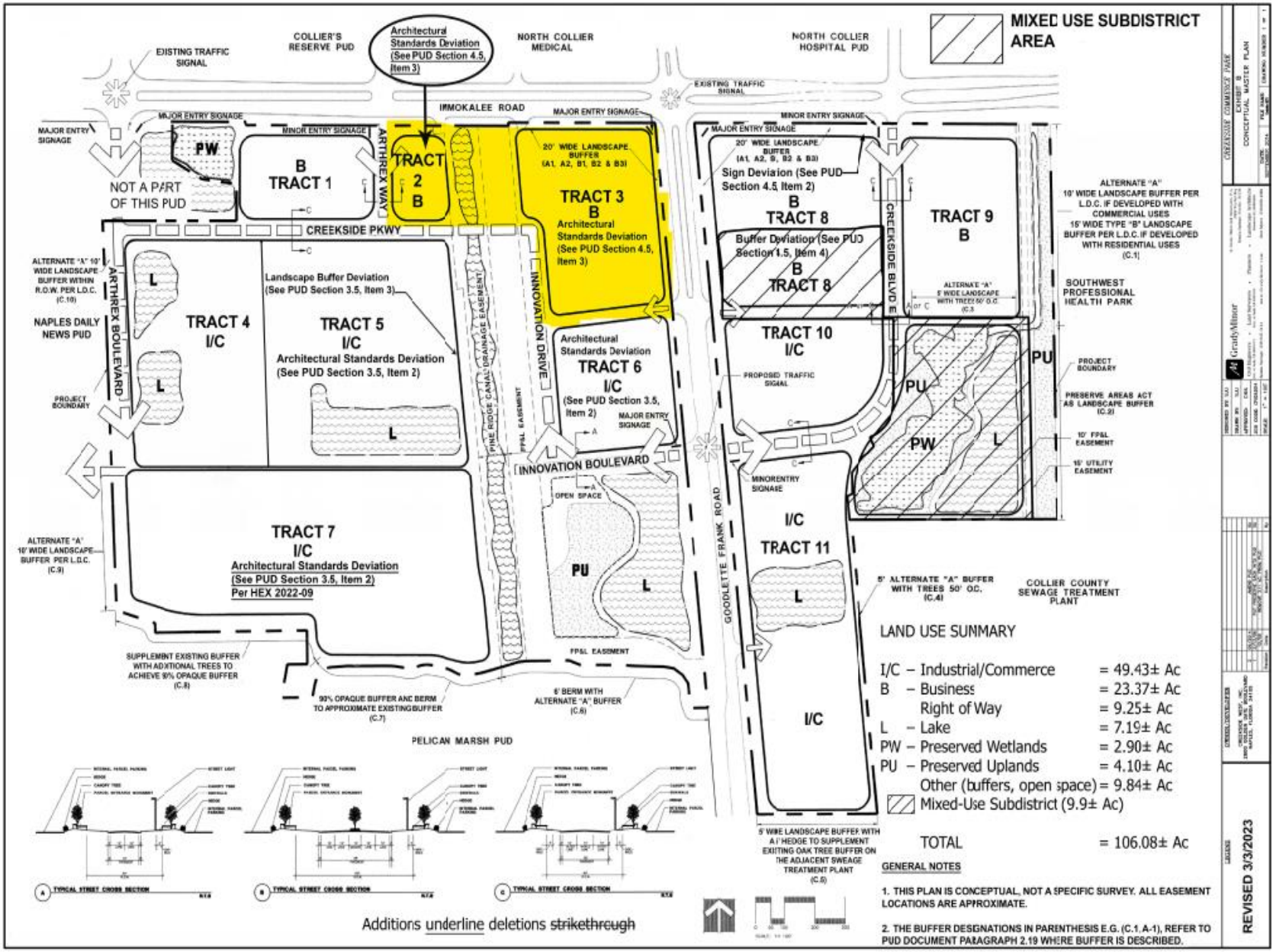


Zoning Map

Petition Number: PL20220008309

Attachment: Staff Report 050523 (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

Master Plan - Revised



Attachment: Staff Report 050523 (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

PURPOSE/DESCRIPTION OF PROJECT:

The Creekside Commerce Park Commercial Planned Unit Development (CPUD) was originally approved in Ordinance Number 97-51 on October 21, 1997. There was a subsequent ordinance, Ordinance Number 06-41, which was repealed along with Ordinance Number 97-51 with the adoption of Ordinance Number 06-50 on October 24, 2006. Said Ordinance has since been amended by Ordinance numbers 13-23, 16-05, 16-32, 18-19, 21-35, and HEX Decision No. 22-09.

The architectural deviation was first adopted in the Industrial/Commerce (I/C) area, for Tract 5 to qualify for the alternative architectural compliance process, using Ordinance Number 16-32. This deviation was then amended by Ordinance Number 18-19 to apply to Tract 6; additionally, a new deviation was introduced into the Business (B) area to allow the alternative architectural compliance process to be used for specific building types located on the southern portion of Tract 3. HEX Decision No. 22-09 was approved by the County's Hearing Examiner to allow for the alternative architectural compliance process to Tract 7, located within the I/C area.

The petitioner now desires to allow for the alternative architectural compliance process to be used on the northern portion of Tract 3 and Tract 2; both tracts are located within the B area. The alternative architectural review process is preferred as the existing and proposed buildings within the Arthrex campus do not identify with the specific building types that are subject to the typical County architectural standards found in Section 5.05.08 of the LDC. References to specific building types are also being removed so that the requested deviation will serve all allowable building types. Arthrex now owns the buildings located on Tracts 2 and 3 and has immediate plans to raze the building on Tract 2 and plan future renovations of the building located on Tract 3 (Polaris Building). The resulting PDI would result in all properties owned by Arthrex being allowed to use the alternative architectural review process to achieve harmonious design elements for all the Arthrex campus buildings. Please see Attachment A-*Proposed PUD language.*

SURROUNDING LAND USE AND ZONING (related to the subject parcels)

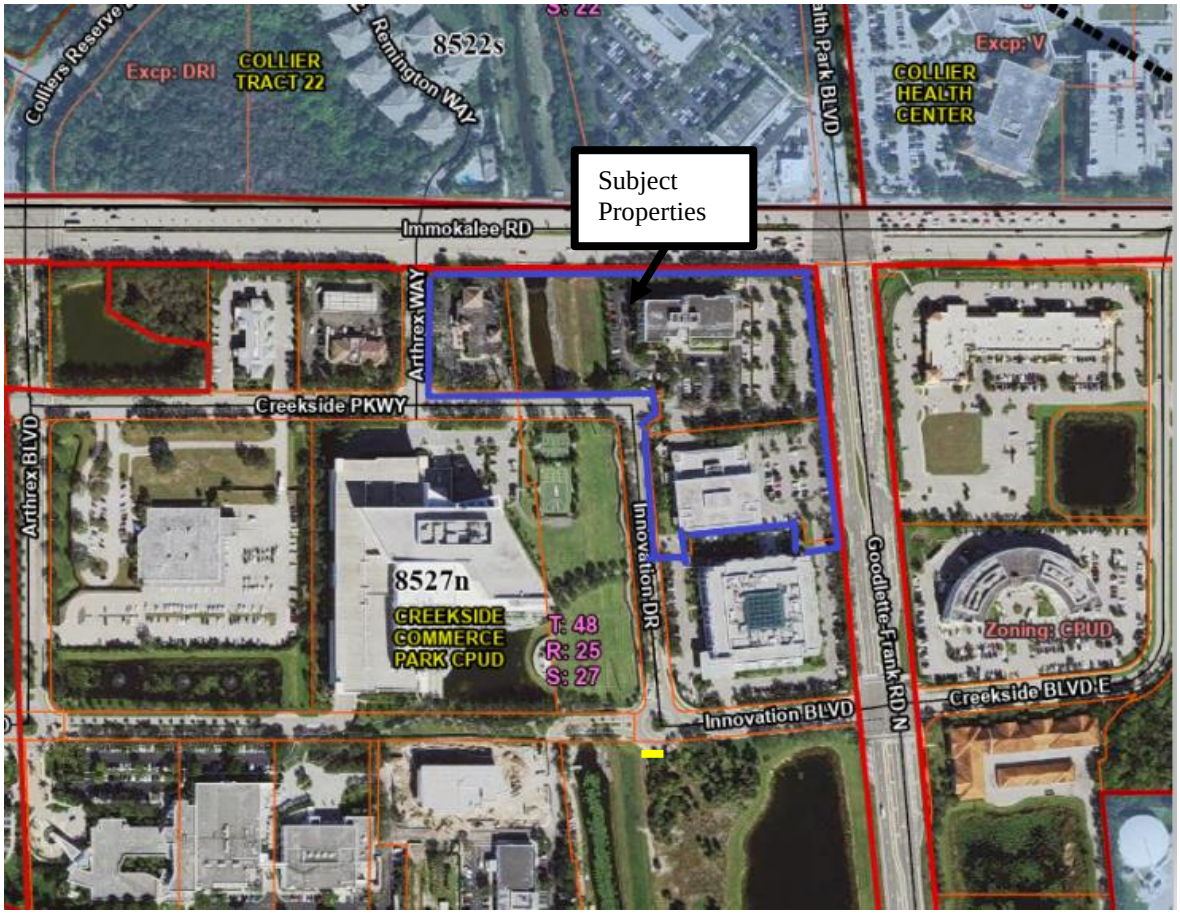
North: Immokalee Road, major right-of-way, then a bank and medical office/retail plaza and a community pool within the Collier Tract 22 PUD

East: Goodlette Frank Road, right-of-way, then Creekside Corners Shopping Plaza located within the Creekside Commerce Park CPUD

South: To the north, Creekside Parkway (right-of-way) the recreation area that is part of the Arthrex Administrative Building, and to the south, the Arthrex Hotel and Wellness Center at 1290 Innovation Drive located within the Creekside Commerce Park CPUD

West: Arthrex Way and Innovation Drive, right-of-way, followed by a 7-11 with fuel pumps to the north and a recreational area that is part of the Arthrex Administrative Building located within the Creekside Commerce Park CPUD

Attachment: Staff Report 050523 (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)



AERIAL PHOTO

STAFF ANALYSIS:

Comprehensive Planning: The properties are located within the Urban, Urban Mixed Use District, Urban Residential Subdistrict as shown on the Future Land Use Map (FLUM) and as the proposed amendment will not add or change any uses or increase intensity or allowable square footage of uses it is consistent with the Future Land Use Element (FLUE) of the Growth Management Plan (GMP).

Transportation Element: Transportation Planning has determined their review to be not applicable.

Architectural Review: Architectural staff has reviewed the petition and recommends approval of the request.

Zoning Review: The petitioner is proposing to expand previously approved architectural deviations, applicable to Tracts 5, 6, and 7 within the I/C area and the southern portion of Tract 3 in the B area, to include Tract 2 and the remainder of Tract 3 in the B area. The architectural deviation will allow for implementing the alternative architectural compliance process found in Section 5.05.08 of the LDC. Arthrex is the owner of all three tracts and would like to continue the common building design elements implemented in already-built portions of the Arthrex Campus. For further information regarding the Deviations, please see the Deviations section of this Staff Report.

Attachment: Staff Report 050523 (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

CONCURRENT LAND USE APPLICATIONS:

There is one active land use application involving one of the three parcels; SDPA-PL20220007640, for the Arthrex Child Development Center located at 1255 Creekside Parkway, Folio No. 29331190686.

PLANNED UNIT DEVELOPMENT INSUBSTANTIAL CHANGE CRITERIA:

There are three types of changes to a PUD Ordinance: Substantial, Insubstantial, and Minor. An insubstantial change includes any change that is not considered a substantial or minor change. An insubstantial change to an approved PUD Ordinance shall be based upon an evaluation of LDC subsection 10.02.13 E.1.

LDC Section 10.02.13.E.1 Criteria:

a. Is there a proposed change in the boundary of the Planned Unit Development (PUD)?

No, there is no proposed change in the boundary of the PUD.

b. Is there a proposed increase in the total number of dwelling units or intensity of land use or height of buildings within the development?

No, there is no proposed increase in the number of dwelling units or intensity of land use, or height of buildings within the development.

c. Is there a proposed decrease in preservation, conservation, recreation, or open space areas within the development in excess of five (5) percent of the total acreage previously designated as such, or five (5) acres in the area?

No, there is no proposed decrease in preservation, conservation, recreation, or open space areas within the development as designated on the approved Master Plan.

d. Is there a proposed increase in the size of areas used for non-residential uses, to include institutional, commercial, and industrial land uses (excluding preservation, conservation, or open space), or a proposed relocation of nonresidential land uses?

No, the requests do not impact the size of non-residential areas or propose to relocate such areas within the PUD boundary.

e. Is there a substantial increase in the impacts of the development which may include, but are not limited to increases in traffic generation; changes in traffic circulation; or impacts on other public facilities?

No, there are no substantial impacts resulting from this amendment.

Attachment: Staff Report 050523 (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

f. Will the change result in land use activities that generate a higher level of vehicular traffic based upon the Trip Generation Manual published by the Institute of Transportation Engineers?

No. The proposed amendment would not result in land use activities that generate higher levels of vehicular traffic based upon the Trip Generation Manual published by the Institute of Transportation Engineers. A prior trip cap has been established for the PUD.

g. Will the change result in a requirement for increased stormwater retention, or otherwise increase stormwater discharge?

No. The proposed changes will not impact or increase stormwater retention or increase stormwater discharge.

h. Will the proposed change bring about a relationship to abutting land use that would be incompatible with adjacent land use?

No. There will be no incompatible relationships with abutting land uses. The resulting amendment will allow for the continuation of harmonious architecture throughout the Arthrex campus.

i. Are there any modifications to the PUD Master Plan or PUD document or amendment to a PUD ordinance that is inconsistent with the Future Land Use Element or other elements of the Growth Management Plan or which modification would increase the density of intensity of the permitted land uses?

No. Comprehensive Planning staff determined the proposed changes to the PUD Document would be consistent with the FLUE of the GMP. Transportation planning staff reviewed this petition, and no changes to the PUD Document are proposed that would be deemed inconsistent with the Transportation Element of the GMP. This petition does not propose any increase in density or intensity of the permitted land uses.

j. The proposed change is to a PUD District designated as a Development of Regional Impact (DRI) and approved pursuant to Chapter 380.06, Florida Statues, where such change requires a determination and public hearing by Collier County pursuant to Sec. 380.06 (19), F.S. Any change that meets the criterion of Sec. 380.06 (19)(e)2., F.S. and any changes to a DRI/PUD Master Plan that do not create a substantial deviation shall be reviewed and approved by Collier County under Section 10.02.13 of the LDC.

Due to the limited nature of this request, a determination and public hearing under F.S. 380.06(19) will not be required.

k. Are there any modifications to the PUD Master Plan or PUD document or amendment to a PUD ordinance which impact(s) any consideration deemed to be a substantial modification as described under Section(s) 10.02.13 E.?

Attachment: Staff Report 050523 (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

Based on the analysis provided above, the proposed change is not deemed to be a substantial modification.

LDC Section 10.02.13.E.2 Criteria:

Does this petition change the analysis of the findings and criteria used for the original application?

No, the proposed changes do not affect the original analysis and findings from the latest PUDA; PUDA-PL20190002850. (See Attachment D - Rezone and PUD Findings)

DEVIATION DISCUSSION:

The petitioner is seeking one revised deviation. The deviation is found in PUD Section 4.5 "Development Deviations." The deviation locations are depicted on the Master Plan. The petitioner's rationale and the staff's analysis and recommendation are outlined below:

Deviation #3: (Revised Deviation in Section 4.5. 3. applies only to the B District; see the strike-through and underlined text below for changes to the existing deviation.)

Deviation #3 seeks relief from LDC Section 5.05.08.G, Deviations and alternate compliance, which authorizes the County Manager or designee to administratively approve deviations from compliance with Section 5.05.08 of the LDC ~~for specific types of buildings, to allow general office and medical office, hotel, and physical fitness facilities that can be constructed~~ on ~~the southern portion of~~ Tracts 2 and 3 of the Master Plan to be eligible for this deviation process.

Petitioner's Justification:

This deviation was previously approved by Ordinance 2016-32 and amended by Ordinance 2018-19 to add the southern portion of Tract 3. All properties in the B district on tracts 2 and 3 are owned by Arthrex and providing for the alternative architectural compliance process will allow for common building design elements for buildings comprising the Arthrex campus.

Staff Analysis and Recommendation:

Zoning and Land Development Review staff **recommends Approval** finding that, in compliance with LDC Section 10.02.13.A.3, the petitioner has demonstrated that "the element may be waived without a detrimental effect on the health, safety, and welfare of the community" and LDC Section 10.02.13.B.5.h, the petitioner has demonstrated that the deviation is "justified as meeting public purposes to a degree at least equivalent to the literal application of such regulations."

NEIGHBORHOOD INFORMATION MEETING (NIM):

The duly advertised NIM was held at 5:30 pm on April 4, 2023, at Arthrex, 1 Arthrex Way, Naples, Florida. No members of the public showed up for the meeting and there was no remote participation,

Attachment: Staff Report 050523 (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

therefore the NIM never commenced and was terminated at, or about, 5:45 pm. Advertising information is contained within Attachment E, below.

STAFF RECOMMENDATION:

Staff recommends that the Hearing Examiner approve Petition PDI-PL20220008309, an insubstantial change to the Creekside Commerce Park CPUD allowing for a modification to a deviation to allow Tracts 2 and 3 to qualify for the alternative architectural compliance process contained within section 5.05.08.G of the Land Development Code (LDC), as provided for within Attachments A and B.

Attachments:

Attachment A – Proposed PUD Revision
Attachment B – Proposed PUD Master Plan Revision
Attachment C – Legal Descriptions of subject properties
Attachment D – Rezone Findings and Findings for PUD
Attachment E – Applicant's Backup – Application and Supporting Documents

Attachment: Staff Report 050523 (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

SECTION IV

BUSINESS DISTRICT

*** *** *** *** *** **Text break** *** *** *** *** ***

4.4 DEVELOPMENT STANDARDS

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E. Commercial design guidelines for facilities in the Business District shall be subject to the provisions of ~~Division 2.8~~LDC Section 5.05.08. Architectural and Site Design Standards and Site Design Standards for commercial buildings and projects, except buildings located on Tracts 2 and ~~the southern portion of Tract~~ 3. Buildings located ~~in the southern portion of~~on Tracts 2 and 3 as labeled on the Master Plan shall be subject to the deviation process in Section 5.05.08 of the LDC (see Section 4.5.3, Development Deviations, of this PUD Ordinance).

*** *** *** *** *** **Text break** *** *** *** *** ***

4.5 DEVELOPMENT DEVIATIONS

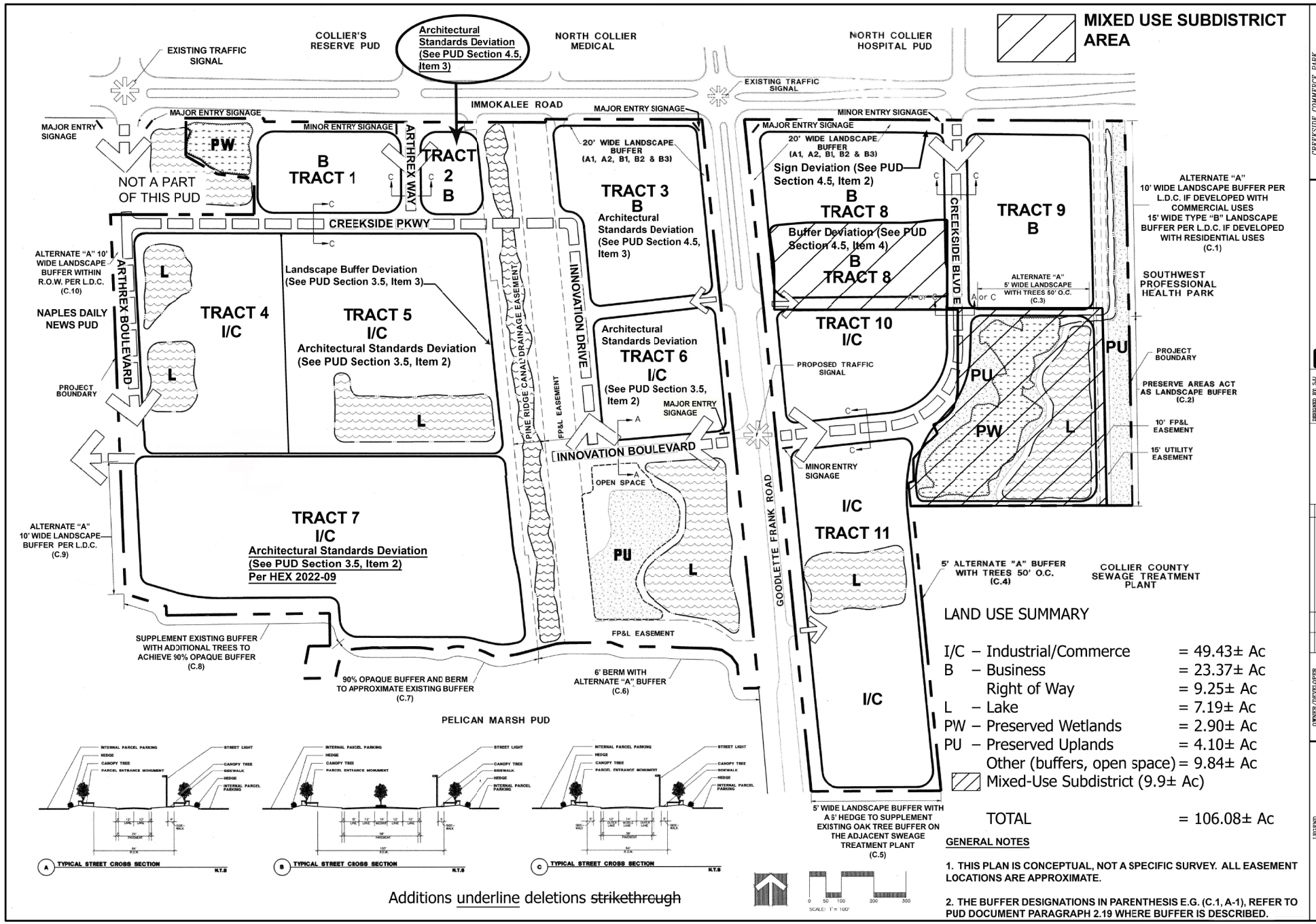
1. Deviation from LDC Section 5.05.04 D.1 which establishes a .45 floor area ratio (FAR) for group housing uses, to permit an FAR of .6 for group housing uses, including the intermediate care facility.

2. Deviation from LDC Section 5.06.04.F.3 Directory signs, which authorizes one (1) directory sign to be located at the project entrance, to permit installation of the directory sign on Immokalee Road east of Goodlette-Frank Road, not at the project entry, but rather at a location between the project entry and Goodlette-Frank Road.

3. Deviation from LDC Section 5.05.08.G, Deviations and alternate compliance, which authorizes the County Manager or designee to administratively approve deviations from compliance with Section 5.05.08 of the LDC ~~for specific types of buildings, to allow general office and medical office, hotel and physical fitness facilities that can be constructed~~ on ~~the southern portion of~~ Tracts 2 and 3 of the Master Plan to be eligible for this deviation process.

4. Deviation from LDC Section 4.06.02.C.2, "Table 2.4 Table of Buffer Requirements by Land Use Classifications", which requires Residential (RMF-6, RMF-12, RMF-16) multifamily district/use adjacent to Commercial 3 (C-1, C-2, C-3, C-4, C-5); Business Park (BP) district/use to provide a 15' wide type 'B' landscape buffer, to allow no buffer between the proposed residential use and the existing commercial use located to the north and a shared 15 foot wide type 'B' buffer with the institutional use located to the south.

Attachment: Attachment A - Proposed PUD Revision (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)



Additions underline deletions ~~strikethrough~~

Attachment: Attachment B - Proposed PUD Master Plan Revision (25427 : PL20220008309 PDI Creekside

Creekside Commerce Park PUD (PL20220008309)

Legal Description

Parcel ID: 29331190686

LOT 1, CREEKSIDE COMMERCE PARK WEST-UNIT ONE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 29, PAGE 57 AND 58, IN THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PORTION OF LOT 1 OF CREEKSIDE COMMERCE PARK WEST - UNIT ONE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 29 AT PAGES 57 AND 58 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE MOST NORTHWESTERLY CORNER OF LOT 1 OF CREEKSIDE COMMERCE PARK WEST - UNIT ONE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 29 AT PAGES 57 AND 58 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE RUN S.89°48'51"E., ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1, FOR A DISTANCE OF 21.62 FEET; THENCE RUN S.00°11'09"W FOR A DISTANCE OF 5.00 FEET; THENCE RUN N.89°48'51"W FOR A DISTANCE OF 21.62 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID LOT 1; THENCE RUN N.00°11'09"E, ALONG THE WESTERLY BOUNDARY OF SAID LOT 1, FOR A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

Parcel ID: 29331193227

Unit 1280, CREEKSIDE MEDICAL COMMERCIAL CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 3583, Page 3731, and subsequent amendments thereto, of the Public Records of Collier County, Florida.

Parcel ID: 29331193243

Unit 1, Creekwood Land Condominium, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 4113, Page 2617, of the Public Records of Collier County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Attachment: Attachment C - Legal Description of Properties (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

GradyMinor
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Q. Grady Minor & Associates, P.A.
3800 Via Del Rey, Bonita Springs, FL 34134 • 239-947-1144 • engineering@gradyminor.com • www.gradyminor.com

Collier County Property Appraiser
Property Aerial

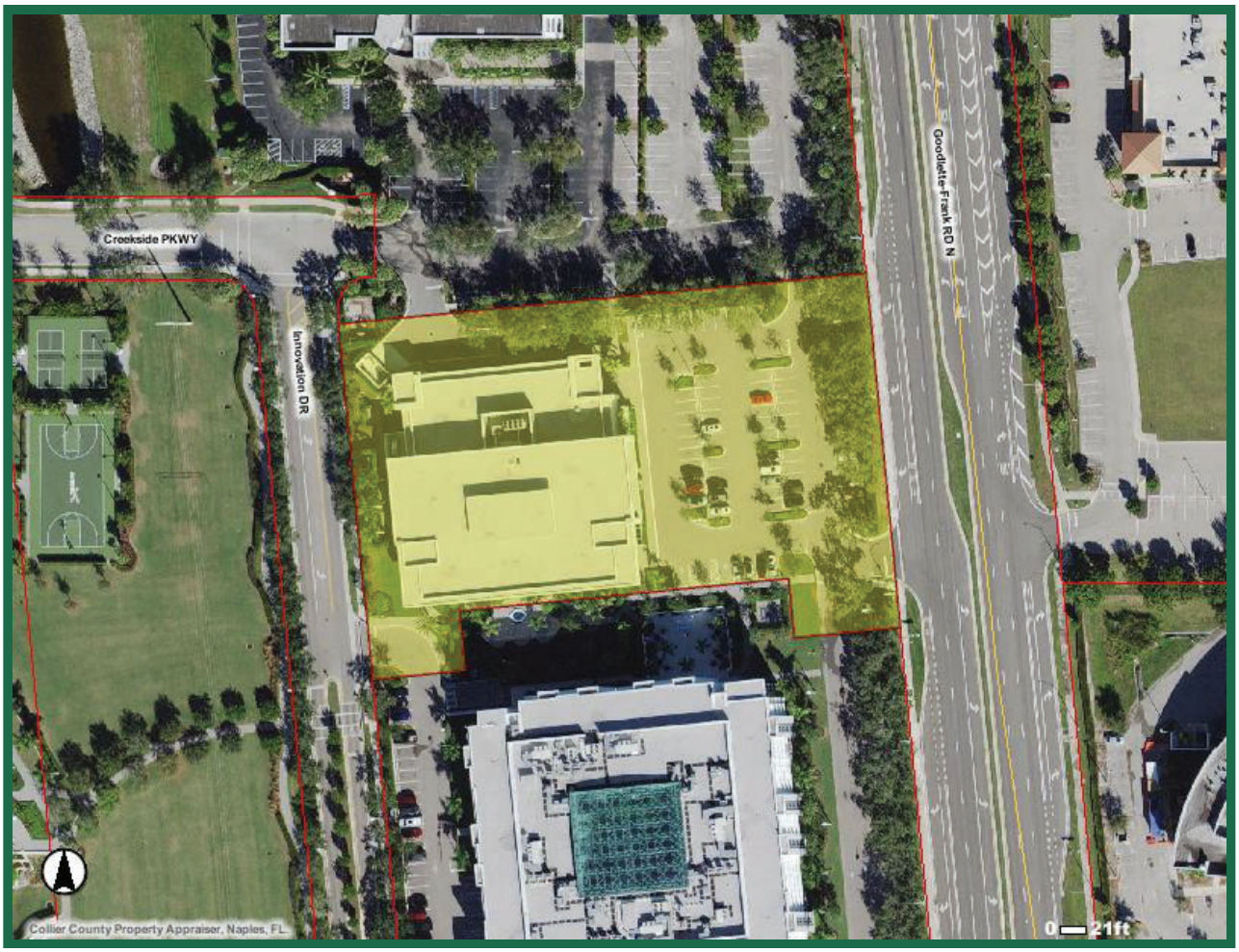
Parcel No	29331190686	Site Address *Disclaimer	1255 CREEKSIDE PKWY	Site City	NAPLES	Site Zone *Note	341(

Open GIS in a New Window with More Features.

Attachment: Attachment C - Legal Description of Properties (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

Collier County Property Appraiser
Property Aerial

Parcel No	29331193227	Site Address *Disclaimer	1284 INNOVATION DR	Site City	NAPLES	Site Zone *Note	341(



Open GIS in a New Window with More Features.

Attachment: Attachment C - Legal Description of Properties (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

Collier County Property Appraiser
Property Aerial

Parcel No	29331193243	Site Address *Disclaimer	1265 CREEKSIDE PKWY	Site City	NAPLES	Site Zone *Note	341(

Open GIS in a New Window with More Features.

Attachment: Attachment C - Legal Description of Properties (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

Development Plan (SDP) or Plans and Plat (PPL), the development would be reviewed for concurrency to ensure there is capacity either within the concurrency service area the development is located within or in adjacent concurrency service areas.

Landscape Review: Landscape staff has reviewed the petition, the PUD Document, and the Master Plan and is recommending approval.

Zoning and Land Development Review: The Creekside Commerce Park CPUD is an established commerce park, which has been substantially developed and approved for 709,100 square feet of industrial/commercial uses, 269,000 square feet of business district uses, a 400 bed assisted living facility, and 349 hotel rooms.

The amendment to the Creekside Commerce Park CPUD proposes to add 300 multi-family dwelling units to the Business (B) District within the PUD. The proposed additional 300 units will be located on the east side of Goodlette-Frank Road on Tract 8 and a related proposed parking structure will be located on Tract 9. (Refer to Master Plan on page 3 of this Staff Report.) Development of the multifamily dwellings will be similar to most of the previously approved PUD Development Standards. The proposed zoned building height of 95 feet and actual height of 122 feet is within the range of the previously approved heights of 75 and 85 feet for non-residential development in the Business District and 104 and 122 feet for the recently constructed hotel across the street and west of Goodlette-Frank Road.

The Conceptual Master Plan has been revised to show the location of the proposed Mixed-use District and to note the proposed landscape buffer deviation.

Zoning staff finds the proposed multi-family residential and proposed landscape deviation to be compatible with the existing Commercial/Industrial District and Business District land uses and intensities. For further information regarding the landscape deviation, please see the Deviation section of this Staff Report.

REZONE FINDINGS:

Staff completed a comprehensive evaluation of this land use petition including the criteria upon which a recommendation must be based, specifically noted in LDC Subsection 10.02.13 B.5., *Planning Commission Recommendation* (commonly referred to as the "PUD Findings"), and Subsection 10.02.08 F., *Nature of Requirements of Planning Commission Report* (referred to as "Rezone Findings"), which establish the legal bases to support the CCPC's recommendation. The CCPC uses these same criteria as the basis for their recommendation to the BCC, who in turn use the criteria to support their action on the rezoning request. An evaluation relative to these subsections is discussed below, under the heading "Zoning and Land Development Review Analysis." In addition, staff offers the following analysis:

Attachment: Attachment D - Rezone & PUD Findings Creekside 8-27-21 (25427 : PL20220008309 PDI Creekside Commerce Park CPUD -

1. ***Whether the proposed change will be consistent with the goals, objectives, and policies and future land use map, and the elements of the GMP.***

Upon adoption of the companion GMPA, Comprehensive Planning staff has indicated that the proposed PUD Amendment can be found consistent with all applicable elements of the GMP.

2. ***The existing land use pattern.***

As described in the "Surrounding Land Use and Zoning" portion of this report and discussed in the zoning review analysis, the neighborhood's existing land use pattern can be characterized as residential, commercial, industrial, and institutional lands.

3. ***The possible creation of an isolated district unrelated to adjacent and nearby districts.***

At the time the subject property was rezoned to a CPUD, it was deemed to be of sufficient size and did not result in an isolated district unrelated to adjacent and nearby districts. The proposed PUD Amendment does not change this finding.

4. ***Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.***

The district boundaries are logically drawn as discussed in Items 2 and 3.

5. ***Whether changed or changing conditions make the passage of the proposed amendment necessary.***

The proposed change is not necessary, but it is being requested in compliance with the LDC provisions to seek such changes because the petitioner wishes to add multi-family residences.

6. ***Whether the proposed change will adversely influence living conditions in the neighborhood.***

Staff is of the opinion that the proposed PUD Amendment can be deemed consistent with the County's land-use policies upon adoption of the companion GMP. Development in compliance with the proposed PUD rezone should not adversely impact living conditions in the area.

7. ***Whether the proposed change will create or excessively increase traffic congestion or create types of traffic deemed incompatible with surrounding land uses, because of peak volumes or projected types of vehicular traffic, including activity during construction phases of the development, or otherwise affect public safety.***

The roadway infrastructure will continue to have adequate capacity to serve the proposed project at this time, i.e., GMP consistent at the time of rezoning as evaluated as part of the GMP Transportation Element consistency review. Operational impacts will be addressed at the time of each development order (SDP or Plat). Additionally, the project's development must comply with all other applicable concurrency management regulations when development approvals are sought.

Attachment: Attachment D - Rezone & PUD Findings Creekside 8-27-21 (25427 : PL20220008309 PDI Creekside Commerce Park CPUD -

8. ***Whether the proposed change will create a drainage problem.***

The proposed PUD Amendment will not create a drainage problem. Furthermore, the project is subject to the requirements of Collier County and the South Florida Water Management District.

9. ***Whether the proposed change will seriously reduce light and air to adjacent areas.***

The proposed PUD Amendment will not reduce light and air to adjacent areas outside the PUD. Furthermore, the PUD Document provides adequate property development regulations to ensure light and air should not be seriously reduced to adjacent areas. The Master Plan further demonstrates that the locations of proposed preserve and open space areas should further ensure light and air should not be seriously reduced to adjacent areas.

10. ***Whether the proposed change would adversely affect property values in the adjacent area.***

Staff is of the opinion this PUD Amendment will not adversely impact property values.

11. ***Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accordance with existing regulations.***

Properties around this property are already mostly developed. The basic premise underlying all of the development standards in the Land Development Code is that their sound application, when combined with the site development plan approval process and/or subdivision process, gives reasonable assurance that a change in zoning will not result in deterrence to improvement or development of the adjacent property. Therefore, the proposed zoning change should not be a deterrent to the improvement of adjacent properties.

12. ***Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasted with the public welfare.***

The development complies with the GMP, which is a public policy statement supporting zoning actions when they are consistent with said Comprehensive Plan. In light of this fact, the proposed amendment does not constitute a grant of special privilege. Consistency with the FLUE is further determined to be a public welfare relationship because actions consistent with plans are in the public interest.

13. ***Whether there are substantial reasons why the property cannot be used in accordance with existing zoning.***

The subject property could be developed within the parameters of the existing zoning designations; however, the petitioner is seeking this PUD Amendment in compliance with LDC provisions. The proposed amendment meets the intent of the PUD district, and the public interest will be maintained.

Attachment: Attachment D - Rezone & PUD Findings Creekside 8-27-21 (25427 : PL20220008309 PDI Creekside Commerce Park CPUD -

14. ***Whether the change suggested is out of scale with the needs of the neighborhood or the county.***

Staff is of the opinion that the proposed PUD Amendment is not out of scale with the needs of the neighborhood or County.

15. ***Whether it is impossible to find other adequate sites in the county for the proposed use in districts already permitting such use.***

There may be other sites in the County that could accommodate the uses proposed; however, this is not the determining factor when evaluating the appropriateness of a zoning decision. The petition was reviewed on its merit for compliance with the GMP and the LDC, and staff does not review other sites in conjunction with a specific petition.

16. ***The physical characteristics of the property and the degree of site alteration which would be required to make the property usable for any of the range of potential uses under the proposed zoning classification.***

Any development anticipated by the PUD Document would require site alteration, and this project will undergo extensive evaluation relative to all federal, state, and local development regulations during the site development plan approval process and again later as part of the building permit process.

17. ***The impact of development on the availability of adequate public facilities and services consistent with the levels of service adopted in the Collier County GMP and as defined and implemented through the Collier County adequate public facilities ordinance.***

The development will have to meet all applicable criteria set forth in the LDC regarding Adequate Public Facilities. The project must also be consistent with all applicable goals and objectives of the GMP regarding adequate public facilities. This petition has been reviewed by County staff that is responsible for jurisdictional elements of the GMP as part of the rezoning process, and that staff has concluded that no Level of Service will be adversely impacted.

18. ***Such other factors, standards, or criteria that the Board of County Commissioners shall deem important in the protection of the public health, safety, and welfare.***

To be determined by the BCC during its advertised public hearing.

PUD FINDINGS:

LDC Section 10.02.13.B.5 states that, "In support of its recommendation, the CCPC shall make findings as to the PUD Master Plan's compliance with the following criteria."

Attachment: Attachment D - Rezone & PUD Findings Creekside 8-27-21 (25427 : PL20220008309 PDI Creekside Commerce Park CPUD -

1. The suitability of the area for the type and pattern of development proposed in relation to physical characteristics of the land, surrounding areas, traffic and access, drainage, sewer, water, and other utilities.

The Creekside Commerce Park PUD is an established business park that has been developed with a variety of light industrial, commercial, and office uses. The proposed multi-family residential use is compatible with the existing development within the Creekside Commerce Park. The PUD already receives potable water and wastewater services from the CCWSD, and there are adequate water and wastewater treatment capacities available for future development as proposed by this petition. Therefore, the site is suitable for the proposed development.

2. Adequacy of evidence of unified control and suitability of any proposed agreements, contract, or other instruments, or for amendments in those proposed, particularly as they may relate to arrangements or provisions to be made for the continuing operation and maintenance of such areas and facilities that are not to be provided or maintained at public expense.

Documents submitted with the application provided satisfactory evidence of unified control. Additionally, the development will be required to gain platting and/or site development plan approval. These processes will ensure that appropriate stipulations for the provision of, continuing operation of, and maintenance of infrastructure will be provided by the developer.

3. Conformity of the proposed Planned Unit Development with the goals, objectives, and policies of the GMP.

Upon adoption of the companion GMPA, Comprehensive Planning staff has indicated that the proposed PUD Amendment can be found consistent with the goals, objectives, and policies of the GMP.

County staff has reviewed this petition and has found this petition consistent with the overall GMP upon adoption of the companion GMPA.

4. The internal and external compatibility of proposed uses, which conditions may include restrictions on the location of improvements, restrictions on design, and buffering and screening requirements.

The currently approved development, landscaping, and buffering standards were determined to be compatible with the adjacent uses and with the use mixture within the project itself at the time the PUD was approved. Staff believes that this amendment will not change the project's compatibility, both internally and externally, with the proposed residential land use along with the proposed deviation.

5. The adequacy of usable open space areas in existence and as proposed to serve the development.

The amount of open space set aside for this project meets the minimum requirement of the LDC.

Attachment: Attachment D - Rezone & PUD Findings Creekside 8-27-21 (25427 : PL20220008309 PDI Creekside Commerce Park CPUD -

6. The timing or sequence of development for the purpose of assuring the adequacy of available improvements and facilities, both public and private.

The roadway infrastructure will continue to be sufficient to serve the proposed project, as noted in the Transportation Element consistency review. Operational impacts will be addressed at the time of each development order (SDP or Plat), at which time a new TIS will be required to demonstrate turning movements for all site access points. Finally, the project's development must comply with all other applicable concurrency management regulations when development approvals, including but not limited to any plats and or site development plans, are sought.

Pursuant to Sec. 134-57(a) of the Collier County Code of Ordinances, availability of potable water and wastewater services must be verified in writing by the CCWSD prior to submittal of construction documents. No public utility facility adequacy issues are anticipated at this time.

7. The ability of the subject property and of surrounding areas to accommodate expansion.

The area has adequate supporting infrastructure, including Collier County Water-Sewer District potable water and wastewater mains, to accommodate this project. Furthermore, adequate public facilities requirements will be addressed when development approvals are sought.

8. Conformity with PUD regulations, or as to desirable modifications of such regulations in the particular case, based on determination that such modifications are justified as meeting public purposes to a degree at least equivalent to literal application of such regulations.

This criterion essentially requires an evaluation of the extent to which development standards and deviations proposed for this PUD depart from development standards that would be required for the most similar conventional zoning district.

The petitioner is seeking one new deviation to allow design flexibility in compliance with the purpose and intent of the Planned Unit Development Districts (LDC Section 2.03.06 A.). Staff believes that the deviation proposed can be supported, finding that, in compliance with LDC Section 10.02.13 A.3., the petitioner has demonstrated that "the elements may be waived without a detrimental effect on the health, safety and welfare of the community" and LDC Section 10.02.13 B.5.h., the petitioner has demonstrated that the deviation is "justified as meeting public purposes to a degree at least equivalent to the literal application of such regulations."

Please, refer to the Deviation Discussion portion of the staff report below for a more extensive examination of the deviation.

DEVIATION DISCUSSION:

The petitioner is seeking one new deviation from the requirements of the LDC. The deviation is found in PUD Section 4.5 "Development Deviations." The deviation location is depicted on the Master Plan. The petitioner's rationale and staff analysis/recommendation are outlined below.

Attachment: Attachment D - Rezone & PUD Findings Creekside 8-27-21 (25427 : PL20220008309 PDI Creekside Commerce Park CPUD -

Creekside Commerce Park PUD
Insubstantial Change
PL20220008309

Application and Supporting Documents

May 25, 2023
HEX Meeting

GradyMinor
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Q. Grady Minor & Associates, P.A.
3800 Via Del Rey, Bonita Springs, FL 34134 • 239-947-1144 • engineering@gradyminor.com • www.gradyminor.co

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects

January 13, 2023

Mr. John Kelly
Collier County Growth Management Department
2800 Horseshoe Drive North
Naples, FL 34104

RE: Creekside Commerce Park PUD Insubstantial Change – PL20220008309, Submittal 1

Dear Mr. Kelly:

On behalf of our client, RES Florida 1370 Holdings, LLC, we are submitting an application for an Insubstantial Change to a PUD (PDI) for the above referenced project.

The applicant is proposing to amend the PUD Ordinance to allow Tracts 2 and 3 to qualify for the alternative architectural compliance process.

Documents filed with submittal 1 include the following:

1. Cover Letter
2. Application
3. Pre-Application Meeting notes
4. Project Narrative
5. Ordinance 2021-35 (PL201900028501)
6. HEX Final Decision 2022-09 (PL20210002390)
7. Current Master Plan (PL20210002390)
8. Revised Master Plan
9. Exhibit 1 Proposed PUD Revisions
10. Deviation Justification
11. Warranty Deed
12. Legal Description
13. Plats
14. Affidavit of Authorization
15. Addressing Checklist
16. Property Ownership Disclosure
17. Location Map

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

Q. Grady Minor & Associates, P.A.
3800 Via Del Rey
Bonita Springs, FL 34134

Ph. 239-947-1144 ● Fax. 239-947-0375
EB 0005151 ● LB 0005151 ● LC 26000266
www.gradyminor.com

Please feel free to me should you have any questions.

Sincerely,

D. Wayne Arnold, AICP

c: RES Florida 1370 Holdings, LLC
GradyMinor File (ACPDI-22)

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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NAPLES, FLORIDA 34104
(239) 252-2400 FAX: (239) 252-6358

INSUBSTANTIAL CHANGE TO A PUD (PDI)

LDC subsection 10.02.13 E & Code of Laws section 2-83 – 2-90
Ch. 3 G.3 of the Administrative Code

Pursuant to LDC subsection 10.02.13 E.2, a PUD insubstantial change includes any change that is not considered a substantial or a minor change. A PUD insubstantial change to an approved PUD ordinance shall be based upon an evaluation of LDC subsection 10.02.13 E.1 and shall require the review and approval of the Hearing Examiner. The Hearing Examiner's approval shall be based on the findings and criteria used for the original application.

PETITION NO
PROJECT NAME
DATE PROCESSED

To be completed by staff

APPLICANT CONTACT INFORMATION

Name of Property Owner(s): See Property Owner List

Name of Applicant if different than owner: Res Florida 1255 Holdings, LLC

Address: 1370 Creekside Blvd **City:** Naples **State:** FL **ZIP:** 34108

Telephone: 239-643-5553 **Cell:** _____ **Fax:** _____

E-Mail Address: Trent.Lewis@Arthrex.com

Name of Agent: D. Wayne Arnold, AICP

Firm: Q. Grady Minor & Associates, P.A.

Address: 3800 Via Del Rey **City:** Bonita Springs **State:** FL **ZIP:** 34134

Telephone: 239-947-1144 **Cell:** _____ **Fax:** _____

E-Mail Address: warnold@gradyminor.com

DETAIL OF REQUEST

On a separate sheet, attached to the application, describe the insubstantial change request. Identify how the request does not meet the PUD substantial change criteria established in LDC subsection 10.02.13 E.1.

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

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PROPERTY INFORMATION

PUD NAME: Creekside Commerce Park **ORDINANCE NUMBER:** 2006-50 as amended
FOLIO NUMBER(S): 29331190686, 29331193227 and 29331193243

Provide a legal (if PUD is recorded) or graphic description of area of amendment (this may be graphically illustrated on Amended PUD Master Plan). If applying for a portion of the PUD, provide a legal description for subject portion.

Attach on a separate sheet, a written description of the map or text change.

Does amendment comply with the Growth Management Plan? ■ Yes ☐ No

If no, please explain: _____

Has a public hearing been held on this property within the last year? ■ Yes ☐ No

If yes, in whose name? _____

Has any portion of the PUD been ☐ SOLD and/or ■ DEVELOPED?

Are any changes proposed for the area sold and/or developed? ■ Yes ☐ No
If yes, please describe on an attached separate sheet.

The subject property, Folio Numbers 29331190686, 29331193227 and 29331193243, are currently developed with office buildings and parking lots. The applicant is proposing to redevelop Tract 2 (Folio Number 29331190686) for child day care services. Tract 3 is currently not proposed to be redeveloped but the applicant would like all of Tract 3 included in the event the property would be redeveloped.

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

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Pre-Application Meeting and Final Submittal Requirement Checklist for: PUD Insubstantial Change Chapter 3 G.3 of the Administrative Code

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

REQUIREMENTS FOR REVIEW	# OF COPIES	REQUIRED	NOT REQUIRED
Completed Application (download current form from County website)	1	☒	
Pre-Application Meeting notes	1	☑	☐
Project Narrative, including a detailed description of proposed changes and why amendment is necessary	1	☑	☐
Detail of request	1	☒	
Current Master Plan & 1 Reduced Copy	1	☒	
Revised Master Plan & 1 Reduced Copy	1	☒	
Revised Text and any exhibits	☐	☑	☐
PUD document with changes crossed through & underlined	☐	☐	☑
PUD document as revised with amended Title Page with Ordinance #	☐	☐	☑
Warranty Deed	☐	☑	☐
Legal Description	1		☑
Boundary survey, if boundary of original PUD is amended	☐	☐	☑
If PUD is platted, include plat book pages	☐	☑	☐
List identifying Owner & all parties of corporation	1	☐	☑
Affidavit of Authorization, signed & notarized	1	☒	
Completed Addressing Checklist	1	☒	
Property Ownership Disclosure Form	1	☒	
Copy of 8 ½ in. x 11 in. graphic location map of site	1	☑	☐
Electronic copy of all documents and plans *Please advise: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.	☐	☑	☐
***If located in Immokalee or seeking affordable housing, include an additional set of each submittal requirement.**			

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

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PLANNERS – INDICATE IF THE PETITION NEEDS TO BE ROUTED TO THE FOLLOWING REVIEWERS:

☐	School District (Residential Components): Amy Lockheart	☐	Bayshore/Gateway Triangle Redevelopment: Executive Director
☐	Utilities Engineering: Eric Fey	☐	Parks and Recreation: Barry Williams and David Berra
☐	Emergency Management: Dan Summers	☐	Naples Airport Authority:
☐	Conservancy of SWFL: Nichole Johnson	☐	Other:
☐	City of Naples: Robin Singer, Planning Director	☐	Other:

FEE REQUIREMENTS

- ● **PUD Amendment Insubstantial (PDI):** $1,500.00
- ☐ **Pre-Application Meeting:** $500.00
- ● **Estimated Legal Advertising fee for the Office of the Hearing Examiner**: $1,125.00
  Same fee applies if the petition is referred to the Collier County Planning Commission, where the CCPC serves as the deciding authority instead of the HEX.

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

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

All checks payable to: Board of County Commissioners.

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

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

D. Wayne Arnold — 3/03/2023

Agent/Owner Signature — Date

D. Wayne Arnold, AICP

Applicant/Owner Name (please print)

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

Creekside Commerce Park PUD (PL20220008309)

Property Owner List

Parcel I.D.	Owner	Address
29331190686	Res Florida 1255 Holdings, LLC	1370 Creekside Blvd
29331193227	Res Florida 1284 Holding, LLC	1370 Creekside Blvd
29331193243	Res Florida 1265 Holdings, LLC	1370 Creekside Blvd

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

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Collier County

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NAPLES, FLORIDA 34104
(239) 252-2400

Pre-Application Meeting Notes

Petition Type: PDI
Date and Time: Wednesday 1/4/23 at 1:30pm

Assigned Planner: John Kelly

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

Project Information

Project Name: Creekside Commerce Park (PDI)

PL #: 20220008309

Property ID #: 29331190686 **Current Zoning:** CPUD Creekside Commerce Park

Project Address: 1255 Creekside Pkwy, Naples **City:** _____ **State:** FL **Zip:** 34108

Applicant: Sharon Umpenhour - GradyMinor Inc.

Agent Name: D.Wayne Arnold, AICP **Phone:** 239-947-1144

Agent/Firm Address: 3800 Via Del Rey Bonita Springs, **City:** _____ **State:** FL **Zip:** 34134

Property Owner: RES Florida 1255 Holdings LLC % John Schmieding

---

Please provide the following, if applicable:

i. **Total Acreage:** 1.16

ii. **Proposed # of Residential Units:** _____

iii. **Proposed Commercial Square Footage:** _____

iv. **For Amendments, indicate the original petition number:** _____

v. **If there is an Ordinance or Resolution associated with this project, please indicate the type and number:** _____

vi. **If the project is within a Plat, provide the name and AR#/PL#:** _____

_____

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

Collier County

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Meeting Notes

As of 10/16/2017 all Zoning applications have revised applications, and your associated Application is included in your notes; additionally a *new Property Ownership Disclosure Form is required for all applications. A copy of this new form is included in your pre-app

Note – link is https://www.colliercountyfl.gov/Home/ShowDocument?id=75093

ZONING – JOHN KELLY

- IN ADDITION TO THE APPLICATION, PLEASE PROVIDE A SEPARATE SHEET DESCRIBING THE INSUBSTANTIAL CHANGE REQUEST; THIS ATTACHMENT CAN DOUBLE AS THE REQUIRED NARRATIVE STATEMENT. PROVIDE JUSTIFICATION FOR EACH LISTED CHANGE AND/OR DEVIATION.

- PROVIDE TEXT CHANGES USING STANDARD STRIKE-THROUGH AND UNDERLINE FORMAT

- A NEIGHBORHOOD INFORMATION MEETING MUST BE CONDUCTED BY THE PETITIONER AFTER THE FIRST REVIEW; PLEASE COORDINATE WITH PLANNER. NIM MUST ALLOW FOR REMOTE PARTICIPATION.

- NO SURVEY, EIS OR TIS REQUIRED

If Site is within the City of Naples Water Service Area please send to Naples Utilities and Planning Departments. Then, if the petition is submitted, we are to send it (by email) to the four persons below in their Utilities and Planning Depts. - along with a request that they send us a letter or email of "no objection" to the petition. Bob Middleton RMiddleton@naplesgov.com Allyson Holland AMHolland@naplesgov.com Robin Singer RSinger@naplesgov.com Erica Martin emartin@naplesgov.com

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

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Meeting Notes

COMP. PLANNING - KATHY EASTLEY - SEE ATTACHED EMAIL NOTES ON PAGE 3.A.

ENVIRONMENTAL - SARAH HARRINGTON - PLEASE CONTACT WITH QUESTIONS See PAGE 4 FOR CONTACT INFO

ARCHITECTURAL - PETER SHAWINSKY - SEE PAGE 5 FOR CONTACT INFO

Other required documentation for submittal (not listed on application):

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

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ThomasClarkeVEN

From: EastleyKatherine
Sent: Thursday, January 05, 2023 1:24 PM
To: ThomasClarkeVEN
Subject: Pre-App PL20220008309 Creekside Commerce Park (PDI)

Follow Up Flag: Follow up
Flag Status: Flagged

Tom,
Comprehensive Planning comments are below.

PL20220008309 – Creekside Commerce Park (PDI)
The request proposes to amend the PUD documents, Sections 4.4, Development Standards and Section 4.5, Development Deviations to add Tract 2B and the southern portion of Tract 3B to allow for deviations to architectural standards. The PU Master Plan will be updated accordingly to show this allowance on the two tracts.

The PUD is designated as Urban, Urban Mixed Use, Urban Residential Subdistrict on the Future Land Use Map (FLUM) and Future Land Use Element (FLUE) of the Growth Management Plan (GMP). The PUD has previously been determined as consistent with the GMP; the proposed amendment will not add or change any uses or increase intensity or allowable square footage of uses, therefore the amendment is consistent with the FLUM and FLUE.

Kathy Eastley, AICP
Planner II
Comprehensive Planning

Collier County
Zoning Division
Katherine.eastley@colliercountyfl.gov
2800 North Horseshoe Drive, Naples, FL 34101
Direct Phone: 239.252.2834

Under Florida Law, e-mail addresses are public records. If you do not want your e-mail address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by telephone or in writing.

Information contained in this email is subject to verification by the Zoning Manager and/or Planning Director; if this information is being used as a basis for the purchase/lease of a property or as a guide for the design of a project, it is recommended that a Zoning Verification Letter or Zoning Certificate Application is submitted to zoning services. Applicati for a Zoning Verification Letter can be found here: https://www.colliercountyfl.gov/home/showdocument?id=69624 Zoning Certificate applications can be found here: https://www.colliercountyfl.gov/your-government/divisions-f-r/operations-regulatory-management/zoning-or-land-use-application/zoning-other-land-use-applications .

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

Collier County

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(239) 252-2400

Pre-Application Meeting Sign-In Sheet

PL# 20220008309

Collier County Contact Information:

Name	Review Discipline	Phone	Email
☐ Maggie Acevedo	North Collier Fire	252-2309	macevedo@northcollierfire.com
☐ Steve Baluch	Transportation Planning	252-2361	stephen.baluch@colliercountyfl.gov
☐ Shar A.Beddow	MSM/Deputy Fire Marshal - Greater Naples Fire	241-1422	sbeddow@gnfire.org
☐ Ray Bellows	Zoning, Planning Manager	252-2463	raymond.bellows@colliercountyfl.gov
☐ Laurie Beard	PUD Monitoring	252-5782	laurie.beard@colliercountyfl.gov
☑ Craig Brown SARAH HARRINGTON	Environmental Specialist	252-2548 4211	craig.brown@colliercountyfl.gov
☐ Heidi Ashton Cicko	Managing Asst. County Attorney	252-8773	heidi.ashton@colliercountyfl.gov
☑ Thomas Clarke	Zoning Operations Analyst	252-2584	thomas.clarke@colliercountyfl.gov
☐ Jamie Cook	Development Review Director	252-6290	Jaime.cook@colliercountyfl.gov
☐ Gabriela Castro	Zoning Principal Planner	252-4211	gabriela.castro@colliercountyfl.gov
☐ Maggie DeMeo	North Collier Fire	252-2308	pdemeo@northcollierfire.com
☐ Eric Fey, P.E.	Utility Planning	252-1037	eric.fey@colliercountyfl.gov
☐ Tim Finn, AICP	Zoning Principal Planner	252-4312	timothy.finn@colliercountyfl.gov
☑ Sue Faulkner	GMP - Comprehensive Planning	252-5715	sue.faulkner@colliercountyfl.gov
☐ Michael Gibbons	Structural/Residential Plan Review	252-2426	michael.gibbons@colliercountyfl.gov
☐ Storm Gewirtz, P.E.	Engineering Stormwater	252-2434	storm.gewirtz@colliercountyfl.gov
☐ Cormac Giblin, AICP	Development Review-Planning Manager	252-5095	Cormac.giblin@colliercountyfl.gov
☐ Nancy Gundlach, AICP	Zoning Principal Planner	252-2484	nancy.gundlach@colliercountyfl.gov
☐ Rachel Hansen	GMP – Comprehensive Planning	252-1142	Rachel.hansen@colliercountyfl.gov
☐ Richard Henderlong	Zoning Principal Planner	252-2464	richard.henderlong@colliercountyfl.gov
☐ John Houldsworth	Engineering Subdivision	252-5757	john.houldsworth@colliercountyfl.gov
☐ Alicia Humphries	Right-Of-Way Permitting	252-2326	alicia.humphries@colliercountyfl.gov
☐ Anita Jenkins	Planning & Zoning Director	252-5095	Anita.jenkins@colliercountyfl.gov
☑ John Kelly	Zoning Senior Planner	252-5719	john.kelly@colliercountyfl.gov
☐ Parker Klopf	GMP – Comprehensive Planning	252-2471	Parker.klopf@colliercountyfl.gov
☐ Troy Komarowski	North Collier Fire	252-2521	tkomarowski@northcollierfire.com
☐ Sean Lintz	North Collier Fire	597-9227	slintz@northcollierfire.com
☐ Diane Lynch	Operations Analyst	252-8243	diane.lynch@colliercountyfl.gov
☐ Thomas Mastroberto	Greater Naples Fire	252-7348	thomas.mastroberto@colliercountyfl.gov
☐ Jack McKenna, P.E.	Engineering Services	252-2911	jack.mckenna@colliercountyfl.gov

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☐	Matt McLean, P.E.	Division Director - IF, CPP & PM	252-8279	matthew.mclean@colliercountyfl.gov
☐	Michele Mosca, AICP	Capital Project Planning	252-2466	michele.mosca@colliercountyfl.gov
☐	Richard Orth	Stormwater Planning	252-5092	richard.orth@colliercountyfl.gov
☐	Eric Ortman	Zoning Principal Planner	252-1032	Eric.Ortman@colliercountyfl.gov
☑	Derek Perry	Assistant County Attorney	252-8066	Derek.perry@colliercountyfl.gov
☐	Brandi Pollard	Utility Impact fees	252-6237	brandi.pollard@colliercountyfl.gov
☐	Todd Riggall	North Collier Fire	597-9227	triggall@northcollierfire.com
☐	Brett Rosenblum, P.E.	Development Review Principal Project Manager	252-2905	brett.rosenblum@colliercountyfl.gov
☐	James Sabo, AICP	GMP, Comp Planning Manager	252-2708	james.sabo@colliercountyfl.gov
☐	Michael Sawyer	Transportation Planning	252-2926	michael.sawyer@colliercountyfl.gov
☐	Corby Schmidt, AICP	Comprehensive Planning	252-2944	corby.schmidt@colliercountyfl.gov
☐	Linda Simmons	North Collier Fire	252-2311	Linda.Simmons@colliercountyfl.gov
☑	Peter Shawinsky	Architectural Review	252-8523	peter.shawinsky@colliercountyfl.gov
☑	Mark Templeton	Landscape Review	252-2475	mark.templeton@colliercountyfl.gov
☐	Connie Thomas	Client Services Supervisor	252-6369	Consuela.thomas@colliercountyfl.gov
☐	Jessica Velasco	Client Services	252-2584	jessica.velasco@colliercountyfl.gov
☐	Jon Walsh, P.E.	Building Review	252-2962	jonathan.walsh@colliercountyfl.gov
☐	Kirsten Wilkie	Environmental Review Manager	252-5518	kirsten.wilkie@colliercountyfl.gov
☐	Christine Willoughby	Development Review - Zoning	252-5748	christine.willoughby@colliercountyfl.gov
☐	Daniel Zunzunegui	North Collier Fire	252-2310	Daniel.Zunzunegui@colliercountyfl.gov
☑	KATHY EASTERLY	COMD PLANNING	252-2834	

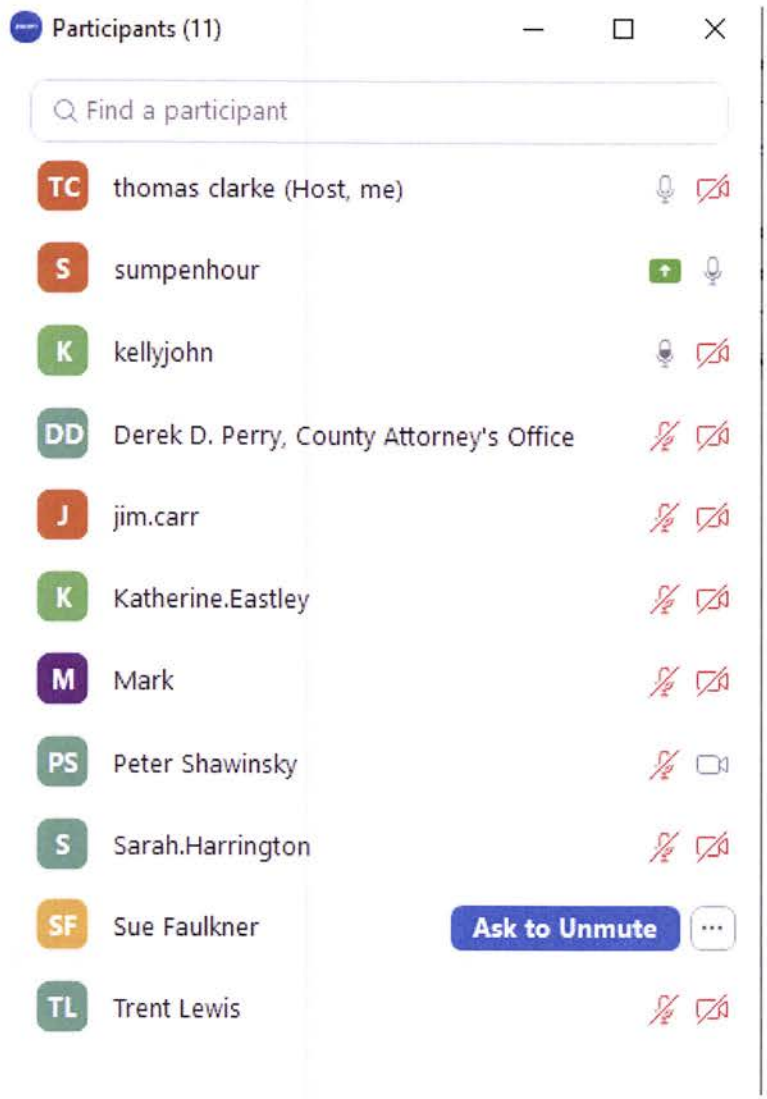
Additional Attendee Contact Information:

Name	Representing	Phone	Email
SHANON UNPENHOUR	GRADY MINOR		
WAYNE ARNOLD	"		
JIM CRAN			
TRENT LEWIS			

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

Zoom Attendance

Creekside Commerce Park(PDI - PL20220008309 – Wed 1/4/23 – John Kelly



Jim Carr-ABB- representing Artrex

Trent Lewis - Artrex

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

Applicant/Agent may also send site plans or conceptual plans for review in advance if desired.

PL20220008309 – Creekside Commerce Park (PDI) **Planner: John Kelly**

Assigned Ops Staff: Thomas Clarke

STAFF FORM FOR SUPPLEMENTAL PRE-APPLICATION MEETING INFORMATION

- **Name and Number of who submitted pre-app request**

  Sharon Umpenhour – GradyMinor Inc.
  sumpenhour@gradyminor.com
  239-947-1144

- **Agent to list for PL#**

  D. Wayne Arnold, AICP – Grady Minor Inc.

- **Owner of property (all owners for all parcels)**

  Res Florida 1255 Holdings LLC % John Schmieding

- **Confirm Purpose of Pre-App:**

  Insubstantial Change to Creekside Commerce Park CPUD

- **Please list the density request of the project if applicable and number of homes/units/offices/docks (any that apply**

  N/A

- **Details about Project:**

Modify Section 4.4. E. and 4.5. 3. of the PUD Ordinance to include Tract 2 and revise the Master Plan to add a notation on Tract 2 referencing Section 4.5, item 3, Architectural Standards Deviation.

REQUIRED Supplemental Information provided by:
Name:
Title:
Email:
Phone:

Cancellation/Reschedule Requests: Contact Danny Condomina-Client Services Supervisor
danny.condomina@colliercountyfl Phone: 239-252-6866

Created April 5, 2017

Location: K:\CDES Planning Services\Current\Zoning Staff Information

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

Collier County

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(239) 252-2400 FAX: (239) 252-6358

Pre-Application Meeting and Final Submittal Requirement Checklist for: PUD Insubstantial Change Chapter 3 G.3 of the Administrative Code

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

REQUIREMENTS FOR REVIEW	# OF COPIES	REQUIRED	NOT REQUIRED
Completed Application (download current form from County website)	1	☒	
Pre-Application Meeting notes	1	☑	☐
Project Narrative, including a detailed description of proposed changes and why amendment is necessary	1	☑	☐
Detail of request	1	☒	
Current Master Plan & 1 Reduced Copy	1	☒	
Revised Master Plan & 1 Reduced Copy	1	☒	
Revised Text and any exhibits	1	☑	☐
PUD document with changes crossed through & underlined	1	☑	☐
PUD document as revised with amended Title Page with Ordinance #		☐	☑
Warranty Deed	1	☑	☐
Legal Description	1	✓	☐
Boundary survey, if boundary of original PUD is amended		☐	☑
If PUD is platted, include plat book pages	1	☑	☐
List identifying Owner & all parties of corporation	1	☑	☐
Affidavit of Authorization, signed & notarized	1	☒	
Completed Addressing Checklist	1	☒	
Property Ownership Disclosure Form	1	☒	
Copy of 8 ½ in. x 11 in. graphic location map of site	1	☐	☑
Electronic copy of all documents and plans *Please advise: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.	1	☑	☐
***If located in Immokalee or seeking affordable housing, include an additional set of each submittal requirement.**			

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

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PLANNERS – INDICATE IF THE PETITION NEEDS TO BE ROUTED TO THE FOLLOWING REVIEWERS:

☐	School District (Residential Components): Amy Lockheart	☐	Bayshore/Gateway Triangle Redevelopment: Executive Director
☐	Utilities Engineering: Eric Fey	☐	Parks and Recreation: Barry Williams and David Berra
☐	Emergency Management: Dan Summers	☐	Naples Airport Authority:
☐	Conservancy of SWFL: Nichole Johnson	☐	Other:
☐	City of Naples: Robin Singer, Planning Director	☐	Other:

FEE REQUIREMENTS

- ☑ **PUD Amendment Insubstantial (PDI):** $1,500.00
- ☑ **Pre-Application Meeting:** $500.00 PD
- ☑ **Estimated Legal Advertising fee for the Office of the Hearing Examiner**: $1,125.00
  Same fee applies if the petition is referred to the Collier County Planning Commission, where the CCPC serves as the deciding authority instead of the HEX.

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

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

All checks payable to: Board of County Commissioners.

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

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

_____ _____
Agent/Owner Signature Date

_____
Applicant/Owner Name (please print)

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

Creekside Commerce Park PUD (PL20220008309)

Project Narrative and Detail of Request

The proposed insubstantial changes to the Creekside PUD involve modification to the areas of the PUD that would qualify for the County's alternative architectural review process, which are owned by Arthrex. Prior PUD amendments and Insubstantial PUD amendments added deviations to permit properties owned by Arthrex to be developed utilizing the County's alternative architectural review process, which allowed Arthrex to work with the County's Architect and development review staff to design buildings that have architecturally similar details for the buildings that comprise the Arthrex campus at Creekside on I/C Tracts 5, 6 and 7 and the southern portion of B Tract 3 The alternative architectural review process makes sense for Arthrex as existing and proposed buildings do not identify with the LDC with specific building types subject to the typical County architectural standards found in Section 5.05.08 of the LDC. The proposed PDI, would include all of Tract 2, and the northern portion of Tract 3 in the modified deviation which permits the alternative architectural review process. Arthrex now owns the buildings located on Tracts 2 and 3 and have immediate plans to raze the building on Tract 2, and plan future renovations of the building located on Tract 3 (Polaris Building). The resulting PDI would result in all properties owned by Arthrex to utilize the alternative architectural review process in order to achieve harmonious design elements for all of the Arthrex campus buildings.

Insubstantial Change Criteria LDC Subsection 10.02.13 E.1

E. *Changes and amendments.* There are three types of changes to a PUD Ordinance: Substantial, **Insubstantial**, and Minor. Language changes to a previously approved PUD document shall require the same procedure as for amending the official zoning atlas, except for the removal of a commitment for payment towards **affordable housing** which is considered to be a minor change as described in Section 10.02.13 E.3.c.

1. *Substantial changes.* Any substantial change(s) to an approved PUD Ordinance shall require the review and recommendation of the Planning Commission and approval by the Board of County Commissioners as a PUD amendment prior to implementation. **Applicants** shall be required to submit and process a new application complete with pertinent supporting data, as set forth in sections 10.02.13 A and B. For the purpose of this section, a substantial change shall be deemed to exist where:

a. There is a proposed change in the boundary of the PUD; or

No

b. There is a proposed increase in the total number of **dwelling units** or intensity of land use or height of **buildings** within the **development**;

No

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

GradyMinor
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Q. Grady Minor & Associates, P.A.
3800 Via Del Rey, Bonita Springs, FL 34134 • 239-947-1144 • engineering@gradyminor.com • www.gradyminor.com

c. There is a proposed decrease in preservation, conservation, recreation or **open space** areas within the **development** not to exceed 5 percent of the total acreage previously designated as such, or 5 acres in area;

No change in preserve, recreation or open space results from this amendment.

d. There is a proposed increase in the size of areas used for nonresidential uses, to include institutional, commercial and industrial land uses (excluding preservation, conservation or **open spaces**), or a proposed relocation of nonresidential land uses;

No increase in the size of the areas for non-residential uses are proposed. the PUD has already established the permitted uses in the PUD.

e. There is a substantial increase in the impacts of the **development** which may include, but are not limited to, increases in traffic generation; changes in traffic circulation; or impacts on other public facilities;

No additional traffic or public facility impacts will result from the proposed request.

f. The change will result in land use activities that generate a higher level of vehicular traffic based upon the Trip Generation Manual published by the Institute of Transportation Engineers;

No additional dwelling units or commercial uses are proposed; therefore, there are no additional traffic impacts. A prior trip cap has been established for the PUD.

g. The change will result in a requirement for increased stormwater retention, or will otherwise increase stormwater discharges;

Adequate area exists on-site for stormwater retention, and no change to the approved discharge rate is proposed. No additional stormwater retention areas will be required.

h. The change will bring about a relationship to an **abutting** land use that would be incompatible with an **adjacent** land use;

The change will not be incompatible. The resulting amendment will allow for continuation of harmonious architecture throughout the Arthrex campus.

i. Any modification to the PUD master plan or PUD document or amendment to a PUD ordinance which is inconsistent with the future land use element or other element of the growth management plan or which modification would increase the **density** or intensity of the permitted land uses;

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

The PUD and proposed minor change is consistent with the Collier County Growth Management Plan.

j. The proposed change is to a PUD district designated as a **development** of regional impact (DRI) and approved pursuant to F.S. § 380.06, where such change requires a determination and public hearing by Collier County pursuant to F.S. § 380.06(19). Any change that meets the criterion of F.S. § 380.06(19)(e)2, and any changes to a DRI/PUD master plan that clearly do not create a substantial deviation shall be reviewed and approved by Collier County under this section 10.02.13 of this Code; or

This minor change to add the alternative architectural deviation process for B Tracts 2 and 3 does not constitute a substantial deviation.

k. Any modification in the PUD master plan or PUD document or amendment to a PUD ordinance which impact(s) any consideration deemed to be a substantial modification as described under this section 10.02.13

The proposed change meets the standards for an insubstantial modification and creates no external impacts.

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

ORDINANCE NO. 2021- 35

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA AMENDING ORDINANCE NUMBER 2006-50, THE CREEKSIDE COMMERCE PARK COMMERCIAL PLANNED UNIT DEVELOPMENT (CPUD), AS AMENDED, BY ADDING UP TO 300 MULTI-FAMILY RENTAL DWELLING UNITS AS A PERMITTED USE IN THE BUSINESS DISTRICT; ADDING RESIDENTIAL DEVELOPMENT STANDARDS INCLUDING A MAXIMUM HEIGHT OF 100 FEET; AND BY AMENDING THE MASTER PLAN. THE SUBJECT MULTI-FAMILY PROPERTY IS IN THE SOUTHEAST QUADRANT OF THE INTERSECTION OF IMMOKALEE ROAD AND GOODLETTE FRANK ROAD, CONSISTING OF 28.85± ACRES AND THE CPUD IS LOCATED SOUTH OF IMMOKALEE ROAD AND BOTH EAST AND WEST OF GOODLETTE FRANK ROAD IN SECTION 27, TOWNSHIP 48 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA; AND BY PROVIDING AN EFFECTIVE DATE. [PL20190002850]

WHEREAS, on October 24, 2006, the Board of County Commissioners approved Ordinance Number 06-50, the Creekside Commerce Park Commercial Planned Unit Development (the "PUD"); and

WHEREAS, on March 12, 2013, the Board of County Commissioners approved Ordinance Number 13-23, which amended the PUD; and

WHEREAS, on March 22, 2016, the Board of County Commissioners approved Ordinance Number 16-05, which further amended the PUD; and

WHEREAS, on October 25, 2016, the Board of County Commissioners approved Ordinance Number 16-32, which further amended the PUD; and

WHEREAS, on April 24, 2018, the Board of County Commissioners approved Ordinance Number 18-19, which further amended the PUD; and

WHEREAS, Richard D. Yovanovich, Esquire of Coleman, Yovanovich & Koester, P.A., and D. Wayne Arnold of Q. Grady Minor & Associates representing Creekside East, Inc., petitioned the Board of County Commissioners to amend the CPUD.

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, that:

SECTION ONE: Amendment to the CPUD Document of Ordinance No. 2006-50, as amended

The CPUD Document attached as Exhibit "A" to Ordinance No. 2006-50, as amended, is hereby amended to read as follows:

See Exhibit "A", attached hereto and incorporated herein by reference.

SECTION TWO:

This Ordinance shall become effective upon filing with the Department of State and on the date that the Growth Management Plan Amendment in Ordinance No. 2021 - 36 becomes effective.

PASSED AND DULY ADOPTED by super-majority vote of the Board of County Commissioners of Collier County, Florida, this 26th day of October, 2021.

ATTEST:
CRYSTAL K. KINZEL, CLERK

By: _____
Deputy Clerk

Attest as to Chairman's signature only.

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

By: _____
Penny Taylor, Chairman

Approved as to form and legality:

_____ HFAC 9-16-21
Heidi Ashton-Cicko
Managing Assistant County Attorney

Attachments: Exhibit A – CPUD Document

This ordinance filed with the Secretary of State's Office the 3rd day of November 2021 and acknowledgement of that filing received this 3rd day of November, 2021.
By _____
Deputy Clerk

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

CREEKSIDE COMMERCE PARK

A PLANNED UNIT DEVELOPMENT

PREPARED FOR

BARRON COLLIER PARTNERSHIP

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

CREEKSIDE COMMERCE PARK

A

PLANNED UNIT DEVELOPMENT

106± Acres Located in Section 27
Township 48 South, Range 25 East
Collier County, Florida

PREPARED FOR:

BARRON COLLIER PARTNERSHIP
2640 Golden Gate Parkway, Naples, FL 34105

PREPARED BY:

WILSON, MILLER, BARTON & PEEK, INC.
3200 Bailey Lane, Suite 200, Naples, Florida 34105

YOUNG, VAN ASSENDERP & VARNADOE, P.A.
801 Laurel Oak Drive, Suite 300, Naples, Florida 34101

AMENDED DECEMBER 2005 BY:

Q. GRADY MINOR AND ASSOCIATES, P.A.
3800 Via Del Rey, Bonita Spring, Florida 34134

ROETZEL AND ANDRESS, L.P.A.
850 Park Shore Drive, 3rd Floor, Naples, Florida 34103

AMENDED MAY 2012 BY:

Q. GRADY MINOR AND ASSOCIATES, P.A.
3800 Via Del Rey, Bonita Spring, Florida 34134

COLEMAN, YOVANOVICH AND KOESTER, P.A.
Northern Trust Bank Building
4001 Tamiami Trail North, Suite 300, Naples, FL 34103

AMENDED AUGUST 2015, JULY 2016~~ and ,~~ OCTOBER 2016 and JULY 2021 BY:

Q. GRADY MINOR AND ASSOCIATES, P.A.
3800 Via Del Rey, Bonita Spring, Florida 34134

COLEMAN, YOVANOVICH AND KOESTER, P.A.
Northern Trust Bank Building
4001 Tamiami Trail North, Suite 300, Naples, FL 34103

Words ~~struck through~~ are deleted; words underlined are added.

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Words ~~struck through~~ are deleted; words underlined are added.

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

STATEMENT OF COMPLIANCE

The purpose of this section is to express the intent of the Barron Collier Partnership, hereinafter referred to as Barron Collier or the Developer, to create a Planned Unit Development (PUD) on 106± acres of land located in Section 27, Township 48 South, Range 25 East, Collier County, Florida. The name of this Planned Unit Development shall be Creekside Commerce Park. The development of Creekside Commerce Park will be in substantial compliance with the planning goals and objectives of Collier County as set forth in the Growth Management Plan. The development will be consistent with the policies and land development regulations adopted thereunder of the Growth Management Plan Future Land Use Element and other applicable regulations for the following reasons:

1. The subject property is within the Urban Mixed Use District as identified on the Future Land Use Map which allows certain industrial and commercial uses. The Urban designation also allows support medical facilities, offices, clinics, treatment, research and rehabilitative centers and pharmacies provided they are located within 1/4 mile of the property boundary of an existing or approved hospital or medical center. The Creekside Commerce Park PUD is located within ¼ mile of the North Collier Hospital. The 2016 petition request is to add 166,000 square feet to the I/C District and 32,000 square feet to the B District. All additional square footage approved in the October 2016 Ordinance amendment will be medical related uses, and will be on Tracts that are within or partially within ¼ mile of the North Collier Hospital property. <u>The 2020 petition (PL20190002850) request is to add 300 multi-family rental units, which were authorized through the companion 2020 small-scale plan amendment (PL20190002849).</u>

2. The existing Industrial zoning is considered consistent with the Future Land Use Element (FLUE) as provided for by Policy 5.9 and 5.11 of the FLUE.

3. The FLUE Urban-Industrial District allows for expansion of the industrial land use provided the rezone is in the form of a PUD, the site is adjacent to existing land designated or zoned industrial the land use is compatible with adjacent land uses and the necessary infrastructure is provided or in place. Creekside Commerce Park has expanded the industrial land use accordingly.

4. The FLUE Urban-Industrial District requires the uses along the boundaries of the project to be transitional. Creekside Commerce Park has included transitional uses accordingly.

5. Creekside Commerce Park is compatible with and complementary to existing and future surrounding land uses as required in Policy 5.4 of the FLUE.

6. Improvements are planned to be in substantial compliance with applicable land development regulations as set forth in Objective 3 of the FLUE.

7. The development of Creekside Commerce Park will result in an efficient and economical extension of community facilities and services as required in Policies 3.1.H and L of the FLUE.

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8. Creekside Commerce Park is a master planned, deed-restricted commerce park and is planned to encourage ingenuity, innovation and imagination as set forth in the Collier County Land Development Code (LDC), Planned Unit Development District.

9. This master planned park will incorporate elements from the existing Industrial, Business Park and Industrial PUD sections of the LDC.

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

SHORT TITLE

This ordinance shall be known and cited as the "CREEKSIDE COMMERCE PARK PLANNED UNIT DEVELOPMENT ORDINANCE".

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

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SECTION I

LEGAL DESCRIPTION, PROPERTY OWNERSHIP, AND GENERAL DESCRIPTION

1.1 PURPOSE

The purpose of this section is to set forth the legal description and ownership of Creekside Commerce Park, and to describe the existing condition of the property proposed to be developed.

1.2 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°45'21" East 1869.61 feet;
thence leaving said line South 00°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°45'21" East 485.99 feet;
2) South 00°14'39" West 10.00 feet;
3) South 89°45'21" East 150.19 feet;
4) South 89°48'33" East 716.81 feet;
5) North 05°34'33" West 10.05 feet;
6) South 89°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°33'48" East 1767.02 feet;
thence leaving said line South 89°20'53" West 51.18 feet;
thence North 23°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°59'52" and being subtended by a chord which bears North 12°55'57" West 30.53 feet;
thence North 05°00'53" West 31.56 feet;
thence North 36°19'20" West 32.02 feet;
thence North 56°04'35" West 35.11 feet;
thence North 80°39'15" West 32.53 feet;
thence North 88°39'12" West 97.78 feet;
thence North 86°04'40" West 45.79 feet;
thence North 89°49'48" West 132.77 feet;
thence North 69°40'10" West 37.23 feet;
thence South 89°20'53" West 142.47 feet;
thence South 84°59'26" West 24.66 feet;
thence South 74°56'50" West 121.32 feet;
thence South 79°49'59" West 45.93 feet;

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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°30'16" and being subtended by a chord which bears North 80°24'53" West 44.61 feet to a point of ~~compound~~ reverse curvature;
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~~ reverse 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.

All that part of Section 27, Township 48 South, Range 25 East, Collier County, Florida

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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 WES LINE OF LOT 3 OF SAID CREEKSIDE COMMERCE PARK WEST-UNIT ONE; THENCE RUN SOUTH 00°07'39" EAST, 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.

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1.3 PROPERTY OWNERSHIP

The subject property is currently under the equitable ownership or control of Barron Collier Partnership, or its assigns, whose address is 2640 Golden Gate Parkway, Naples, FL 34105.

1.4 GENERAL DESCRIPTION OF PROPERTY

A. The project site is located in Section 27, Township 48 South, Range 25 East, and is generally bordered on the west by Agriculturally zoned and developed property; on the north, across Immokalee Road by office and medical (North Collier Hospital) PUD zoned and developed property; on the east by Medical Office Park currently under development, County Park and County Wastewater Treatment Facility; and on the south by PUD and County Wastewater Treatment Facility. The location of the site is shown on Exhibit A Aerial Photograph, Location Map.

B. The zoning classification of the subject property at the time of PUD application is I (Industrial) and A (Agricultural).

C. Elevations within the site are approximately 7.5 to 9 feet-NGVD. Per FEMA Firm Map Panels No. 1200670193D, dated June 3, 1986, the Creekside Commerce Park property is located within Zones "AE-11" of the FEMA flood insurance rate.

D. The soil types on the site generally include Riviera limestone substratum, Copeland fine sand, Pineda fine sand, Immokalee fine sand, Myakka fine sand, Basinger fine sand, Riveria fine sand, Ft. Drum and Malabar fine sand, and Satellite fine sand.

E. Prior to development, vegetation on the site primarily consists of active croplands and small amounts of pine flatwoods. An isolated wetland system is located along the south side of Immokalee Road west of Goodlette-Frank Road. This wetland consists primarily of Brazilian pepper that surrounds a small willow area. The wetland on the east side of Goodlette-Frank Road consists primarily of cabbage palms. A portion of the historic water course within this wetland has been channelized. Brazilian pepper has infested the northern part of this wetland.

F. The project site is located within the Pine Ridge Canal and West Branch Cocohatchee River sub-basins, as depicted within the Collier County Drainage Atlas (July, 1995).

1.5 DEVELOPMENT OF REGIONAL IMPACT

Creekside Commerce Park does not meet the minimum thresholds for a Development of Regional Impact (DRI), pursuant to Chapter 380.06, Florida Statutes, 2016, in that it is at or below 80% of all numerical thresholds in the guidelines and standards set forth therein.

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SECTION II

PROJECT DEVELOPMENT

2.1 PURPOSE

The purpose of this Section is to generally describe the plan of development for Creekside Commerce Park (park), and to identify relationships to applicable County ordinances, policies, and procedures.

2.2 GENERAL DESCRIPTION OF THE PARK AND PROPOSED LAND USES

A. Creekside Commerce Park will consist of predominately industrial, warehouse, wholesale, financial institutions, business and office uses, with limited amounts of residential and retail uses. Creekside Commerce Park shall establish project-wide guidelines and standards to ensure a high and consistent level of quality for proposed features and facilities.

B. A Land Use Summary indicating approximate land use acreages is shown on the Master plan. The location, size, and configuration of individual tracts shall be determined at the time of Preliminary Subdivision Plat approval with minor adjustments at the time of Final Plat approval, in accordance with Section 3.2.7.2. of the Collier County Land Development Code (LDC).

2.3 COMPLIANCE WITH COUNTY ORDINANCES

A. Regulations for development of Creekside Commerce Park shall be in accordance with the contents of this PUD Ordinance, and to the extent they are not inconsistent with this PUD Ordinance, applicable sections of the LDC and Collier County Growth Management Plan which are in effect at the time of issuance of any development order. Where this PUD Ordinance does not provide developmental standards, then the provisions of the specific section of the LDC that is otherwise applicable shall apply to which said regulations relate.

B. Unless otherwise defined herein, or as necessarily implied by context, the definitions of all terms shall be the same as the definitions set forth in the LDC in effect at the time of development order application.

C. Development permitted by the approval of this PUD will be subject to the Adequate Public Facilities Ordinance, Division 3.15 of the LDC.

D. All conditions imposed herein or as represented on the Creekside Commerce Park Master Plan are part of the regulations which govern the manner in which the land may be developed.

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E. The Site Development Plans Division of the LDC (Article 3, Division 3.3) shall apply to Creekside Commerce Park, except where an exemption is set forth herein or otherwise granted pursuant to LDC Section 3.3.4.

F. The Developer shall submit to the County an annual PUD monitoring report in accordance with LDC Section 2.7.3.6.

2.4 COMMUNITY DEVELOPMENT DISTRICT

A. The Developer may elect to establish a Community Development District (CDD) pursuant to Chapter 190, Florida Statutes, 1997, to provide and maintain infrastructure and community facilities needed to serve the park. A CDD would constitute a timely, efficient, effective, responsive and economic way to ensure the provision of facilities and infrastructure for the proposed development. Such infrastructure as may be constructed, managed and financed by the CDD shall be subject to, and shall not be inconsistent with, the Collier County Growth Management Plan and all applicable ordinances dealing with planning and permitting of Creekside Commerce Park.

B. The land area is amenable to infrastructure provision by a district that has the powers set forth in the charter of a Community Development District under Section 190.006 through 190.041, Florida Statutes. Such a district is a legitimate alternative available both to the County and to the landowner for the timely and sustained provision of quality infrastructure under the terms and conditions of County development approval.

2.5 LAND USES

A. The location of land uses are shown on the PUD Master Plan, Exhibit B. Changes and variations in building tracts, location and acreage of these uses shall be permitted at preliminary subdivision plat approval, preliminary site development plan approval and final site development plan approval to accommodate utilities, topography, vegetation, and other site and market conditions, subject to the provisions of Section 2.7.3.5. of the Collier County LDC. The specific location and size of individual tracts and the assignment of square footage or units shall be determined at the time of site development plan approval.

B. Roads and other infrastructure may be either public, private or a combination of public and private, depending on location, design and purpose. The request for a road to be public shall be made by the Developer at the time of final subdivision plat approval. The Developer or its assignees shall be responsible for maintaining the roads, streets, drainage, common areas, water and sewer improvements where such systems are not dedicated to the County. Standards for roads shall be in compliance with the applicable provisions of the County Code regulating subdivisions, unless otherwise approved during subdivision approval. The

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Developer reserves the right to request substitutions to Code design standards in accordance with Section 3.2.7.2. of the LDC.

2.6 LAKE SITING

A. As depicted on the PUD Master Plan, lakes have been preliminary sited. The goal of this Master Plan is to achieve an overall aesthetic character for the park, to permit optimum use of the land, and to increase the efficiency of the water management network. Fill material from lakes is planned to be utilized within the park; however, excess fill material may be utilized off-site. The volume of material to be removed shall be limited to ten percent of the calculated excavation volume to a maximum of 20,000 cubic yards. If the applicant wishes to take more off-site, a commercial excavation permit will be required. Final lake area determination shall be in accordance with the South Florida Water Management District stormwater criteria and Section 3.5.7. of the LDC.

1. Setbacks: Excavations shall be located so that the control elevation shall adhere to the following minimum setback requirements, subject to approval of County staff at time of final construction plan approval:

   a) Twenty feet (20') from right-of-way of internal roads. The roads will be designed to (AASHTO) road standards and shall incorporate such factors as road alignment, travel speed, bank slope, road cross sections, and need for barriers.

   b) Forty feet (40') from Immokalee Road or Goodlette-Frank Road rights-of-way. Perimeter property lines will have a setback of twenty feet (20'). The roads will be designed to (AASHTO) road standards and shall incorporate such factors as road alignment, travel speed, bank slope, road cross sections and need for barriers.

2.7 FILL STORAGE

A. Fill storage is generally permitted as a principal use throughout the Creekside Commerce Park PUD. Fill material generated from properties owned or leased by the Developer may be transported and stockpiled within areas which have been disturbed. Prior to stockpiling in these locations, the Developer shall notify the Community Development and Environmental Services Administrator per Section 3.2.8.3.6. of the LDC. The following standards shall apply:

1. Stockpile maximum height: Thirty-five feet (35')

2. Fill storage areas in excess of five feet (5') in height shall be separated from developed areas by fencing, excavated water bodies or other physical barriers if the side slope of the stockpile is steeper than 4 to 1 (i.e. 3 to 1).

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a) Soil erosion control shall be provided in accordance with LDC Division 3.7.

2.8 USE OF RIGHTS-OF-WAY

Utilization of lands within all park rights-of-way for landscaping, decorative entrance ways, and signage shall be allowed subject to review and administrative approval by the Developer and the Community Development and Environmental Services Administrator for engineering and safety considerations during the development review process.

2.9 SALES OFFICE AND CONSTRUCTION OFFICE

Sales offices, construction offices, and other uses and structures related to the promotion and sale of real estate such as, but not limited to, pavilions, parking areas, and signs, shall be permitted principal uses throughout Creekside Commerce Park. These uses may be either wet or dry facilities. These uses shall be subject to the requirements of Section 2.6.33.4., Section 3.2.6.3.6. and Division 3.3 of the LDC, with the exception that the temporary use permit shall be valid through the life of the project with no extension of the temporary use required. These uses may use septic tanks or holding tanks for waste disposal subject to permitting under F.A.C. 10D-6 and may use potable water or irrigation wells.

2.10 CHANGES AND AMENDMENTS TO PUD DOCUMENT OR PUD MASTER PLAN

A. Changes and amendments may be made to this PUD Ordinance or PUD Master Plan as provided in Section 2.7.3.5. of the LDC. Minor changes and refinements as described herein may be made by the Developer in connection with any type of development or permit application required by the LDC.

B. The Community Development and Environmental Services Administrator shall be authorized to approve minor changes and refinements to the Creekside Commerce Park Master Plan upon written request of the Developer or his assignee.

C. The following limitations shall apply to such requests:

1) The minor change or refinement shall be consistent with the Collier County Growth Management Plan and the Creekside Commerce Park PUD document.

2) The minor change or refinement shall not constitute a substantial change pursuant to Section 2.7.3.5.1. of the LDC.

3) The minor change or refinement shall be compatible with external adjacent land uses and shall not create detrimental impacts to abutting land uses,

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water management facilities, and conservation areas within or external to the PUD.

D. The following shall be deemed minor changes or refinements:

1) Reconfiguration of lakes, ponds, canals, or other water management facilities where such changes are consistent with the criteria of the South Florida Water Management District and Collier County.

2) Internal realignment of rights-of-ways.

3) Reconfiguration of parcels per Section 5.5 of this PUD.

E. Minor changes and refinements as described above shall be reviewed by appropriate Collier County staff to ensure that said changes and refinements are otherwise in compliance with all applicable County Ordinances and regulations prior to the Community Development and Environmental Services Administrator's consideration for approval.

F. Approval by the Community Development and Environmental Services Administrator of a minor change or refinement may occur independently from and prior to any application for Subdivision or Site Development Plan approval, however such approval shall not constitute an authorization for development or implementation of the minor change or refinement without first obtaining all other necessary County permits and approvals.

2.11 PRELIMINARY SUBDIVISION PLAT PHASING

Submission, review, and approval of Preliminary Subdivision Plats for the park may be accomplished in phases to correspond with the planned development of the property.

2.12 OPEN SPACE AND NATIVE VEGETATION RETENTION REQUIREMENTS

The PUD will fully comply with all sections of the LDC and meet the requirements of the Growth Management Plan relating to open space and retention of native vegetation.

2.13 SURFACE WATER MANAGEMENT

In accordance with the Rules of the South Florida Water Management District (SFWMD), Chapters 40E-4 and 4-E-40, this project shall be designed for a storm event of 3-day duration and 25-year return frequency. The lake originally approved as Lake L-1, Creekside Unit I Plat, shall continue to be operated and maintained in accordance with the approved plat and approved South Florida Water Management District Permit.

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2.14 ENVIRONMENTAL

Vegetation shall be retained in accordance with the criteria established in the Conservation and Coastal Management Element of the GMP and Section 3.05.00 of the LDC.

2.15 UTILITIES

A. All necessary easements, dedications, or other instruments shall be granted to insure the continued operation and maintenance of all service utilities in compliance with applicable regulations in effect at the time approvals are requested.

B. The owner shall convey to Collier County a County Utility Easement (CUE) no less than 15 feet in width for construction of an irrigation quality (IQ) main through the PUD west of Goodlette-Frank from the North County Water Reclamation Facility to the existing IQ main on Immokalee Road. The requested CUE shall be provided in a mutually agreeable location, deemed acceptable by both the Owner and the Public Utilities Planning and Project Management Division, prior to approval of the next development order west of Goodlette-Frank Road. The CUE shall be conveyed to Collier County and the Collier County Water Sewer District at no cost to County, free and clear of all liens and encumbrances.

2.16 TRANSPORTATION

A. The Developer shall provide appropriate left and/or right turn lanes on Immokalee Road and Goodlette-Frank Road at the main park entrances. Such turn lanes shall be in place prior to the issuance of any Certificates of Occupancy for a use that utilizes the perspective/associated entrance.

B. There shall be a full access intersection at the park's southern entrance on Goodlette Frank Road. When justified by traffic warrants, this intersection shall be signalized, notwithstanding its proximity to Immokalee Road.

C. Future access points to Immokalee and Goodlette-Frank Roads are those shown on the Creekside Commerce Park Master Plan.

D. Arterial level street lighting shall be provided by the Developer at the park's main entrance in conjunction with the development of this entrance.

E. Road impact fees shall be paid in accordance with the provisions of Ordinance 92-22, as amended.

F. The Developer shall provide the appropriate easements or reserve right of way so that the southerly access road west of Goodlette Frank Road may be interconnected to the properties to the west of Creekside Commerce Park.

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G. The Developer shall provide a fair share contribution toward the capital cost of traffic signals at any project access when deemed warranted by Collier County. The signal shall be owned, operated and maintained by Collier County.

H. The Developer agrees to complete construction of the segment of internal roadway that connects Goodlette-Frank Road to the I/C parcel (herein called "southern parcel") that is west of Goodlette Road and abuts Pelican Marsh prior to the first of the following to occur:

1) The issuance of a certificate of occupancy for the "southern parcel";

2) The issuance of a certificate of occupancy on the second business parcel to be developed west of the Pine Ridge Drainage Easement;

3) Within 3 years of approval of this PUD; or

4) Within 9 months of obtaining "grant" money or other funds for construction of such infrastructure from an outside source.

I. The I/C parcels west of the Pine Ridge Drainage Easement and immediately north of the south road shall connect for service and employee access at the time that the south road is extended to a point that they may connect.

J. The Developer agrees to provide the County with an update of the Transportation Impact Statement (TIS) at the time of submittal of a Preliminary Subdivision Plat or Site Development Plan.

K. The Goodlette-Frank Road southernmost access to the I/C parcel east of Goodlette-Frank Road shall be limited to a right-in/right-out access.

L. The maximum trip generation allowed by the proposed uses both primary and ancillary may not exceed 2,045 (external to the PUD, per TIS dated 09/16/2016 and 07-07-2017 as amended) PM Peak Hour, two-way trips.

M. The owner, its successors, or assigns, shall construct a 5-foot wide sidewalk within the Florida Power & Light (FPL) easement, subject to approval by FPL on the west side of Creekside Street and the south side of Creekside Parkway along/within folio # 29331193049 to connect to the existing sidewalk along Creekside Parkway. The construction plans for the sidewalk and the letter request to FPL shall be completed and mailed prior to the issuance of a Certificate of Occupancy for the proposed Arthrex Headquarters building redevelopment on Tract 5 of the Master Plan. The construction of the sidewalk shall be completed no later than one year following FPL's approval.

N. Due to the removal of a portion of the Creekside Boulevard minor collector roadway and re-routing of traffic, the owner, its successors, or assigns, shall design

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and construct the re-routed roadway to adequately accommodate AASHTO Interstate Semitrailer (WB-62) standards and provide access to existing postal service truck traffic prior to the removal of a portion of Creekside Boulevard. The design and construction shall be at no cost to Collier County. Any additional right-of-way easements required by County for a public road pursuant to County standards shall be dedicated to the County, free and clear of all liens and encumbrances without County maintenance responsibility. Such dedication shall occur prior to the issuance of the Certification of Occupancy for the proposed Arthrex Headquarters building redevelopment on Tract 5 of the Master Plan and prior to the removal of a portion of Creekside Boulevard. The owner, its successor, or assigns, shall also accept ownership of the entire length of Creekside Boulevard with all maintenance responsibilities.

2.17 COMMON AREA MAINTENANCE

Most common area maintenance will be provided by the CDD or by a Property Owner's Association (POA). The CDD or the POA, as applicable, shall be responsible for the operation, maintenance, and management of the surface water and stormwater management systems and reserves serving Creekside Commerce Park, in accordance with any applicable permits from the South Florida Water Management District.

2.18 DESIGN GUIDELINES AND STANDARDS

A. The Collier County Planned Unit Development District is intended to encourage ingenuity, innovation and imagination in the planning, design and development or redevelopment of relatively large tracts of land under unified ownership as set forth in the LDC, Section 2.2.20.

B. Creekside Commerce Park is planned as a functionally interrelated business park under unified control. The Developer will establish community-wide guidelines and standards to ensure a high level of quality for both the common areas and the individual parcel developments.

C. These guidelines will serve as a control for individual parcel development, and be referred to as The Declaration of Covenants, Conditions and Restrictions for Creekside Commerce Park. The level of quality defined in this document is directed towards the creation of an attractive business environment, and these standards are the basis for evaluation of projects submitted for review to the Property Association's Architectural and Landscaping Committee, referred to as the ALC. The standards in this document will include criteria for site planning, architectural design, lighting, landscaping, and graphics and signage.

D. The specific design guidelines will act as supplemental standards to the requirements of this Planned Unit Development Ordinance, and other County codes, but in no way supersede them.

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1. Common Areas

The master design of the park's entries and signage, streetscapes, and open space areas will form a harmonious framework that visually links the entire park together. This unified appearance will enhance the image of the entire community. Internal roadways will provide efficient vehicular circulation with streetscapes that create pleasant neighborhood environments. Streetscape plans will be designed to establish a hierarchy of landscape improvements appropriate in scale and character with the function of the street and adjacent land uses. Along these streetscapes a pedestrian walkway system will be established to link each project with the overall community.

2. Individual Projects

A. Site Planning: Each individual parcel project will provide a visually appealing, articulated, identifiable path of entry for pedestrians and vehicles from the street to the site and from the site to the buildings themselves. The orientation of a building or structure upon a site will not only reflect the project's functional need, but will also be responsive to the individual parcel's characteristics and be sensitive to adjacent land uses and the surrounding community.

B. Architectural standards: The objective of the architectural standards will be to promote the creation of an attractive, value-apparent business environment. Design elements throughout a project must be consistent with the nature of the chosen style and building materials selected. Project design should endeavor to adhere to the classical principles of design and avoid clichés, overly complex or garish motifs, while seeking to invoke a "timeless" quality.

C. Lighting: The guidelines for lighting will establish a continuity of design for all lighting in the park which is consistent with the overall visual impression of the park.

D. Landscaping: The purpose of landscape design guidelines within individual projects is to guide development toward harmonious and visually pleasing landscape that is cohesive with the overall master landscape plan. The Creekside landscape concept will have a naturalistic theme. Similar to the overall project's plant palette, individual sites will be dominated with plants that are native, xeric, or naturalized within Southwest Florida. Landscape designs will create a coherent theme which emphasizes plant material as a primary unifying element.

1. Landscape elements along public R.O.W.s will be complimentary to streetscape landscaping. Parcel entries will be

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designed to harmonize with adjacent streetscape landscaping, and clearly accentuate, the parcel entry.

2. Individual parking lots will be screened from the roadways as much as possible, without obscuring views of the building entrances. In addition, plant materials used around main entrances of buildings will visually cue visitors to their location.

E. Graphics/signage: The guidelines serve to provide continuity of design for all signage in the park which is consistent with the overall visual impression of the park. Parcel signage serves the identification needs of the individual tenants and user.

2.19 LANDSCAPE BUFFERS, BERMS, FENCES AND WALLS

Landscape buffers, berms, fences and walls are generally permitted as a principal use throughout Creekside Commerce Park. Required buffer treatments shall terminate at entrances to accommodate entrance treatments and at lakes to accommodate views into the park. The following standards shall apply:

A. Landscape buffers contiguous to Immokalee Road R.O.W. will be installed at the time of subdivision improvement per construction phase and will have the following characteristics:

1) Minimum width of 20'-0", measured from the R.O.W.

2) Adjacent to Business District type uses within the Business District, trees will be native, xeric, or naturalized canopy trees, spaced at 25' on center (O.C.), planted at an initial height of 13'-14' overall (O.A.) with a 6' spread. In addition, a continuous 24" high shrub hedge shall be provided within the 20' buffer.

B. Landscape buffers contiguous to Goodlette-Frank Road R.O.W. will be installed at the time of subdivision improvement per development phase and will have the following characteristics:

1) Minimum width of 20'-0", measured from the R.O.W.

2) Adjacent to Business District type uses, <u>including residential,</u> within the Business and Industrial/Commerce (I/C) Districts, trees will be native, xeric, or naturalized canopy trees, spaced at 25' O.C., planted at an initial height of 12' O.A., with a 6' spread. At the time of individual lot improvements, hedges will be placed at parking lot edges to satisfy the requirements of LDC Section 2.4.7.4.

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3) Adjacent to industrial type uses within the Industrial/Commerce District, trees will be native, xeric or naturalized canopy trees, spaced at 25' O.C., planted at an initial height of 12' O.A, with a 6' spread. Trees will be placed on a berm, 3 feet high and supplemented with a 5 foot high hedge consisting of but not limited to the following plant material: coco plum, viburnam, ficus. The intent will be to obtain 80% opacity within one year of planting for travelers on Goodlette-Frank Road.

C. Landscape buffers surrounding the perimeter of the park will be installed at the time of subdivision improvement per construction phase. The buffers are referenced on Exhibit B, and proceed in a clockwise direction from the northeast corner of the project as follows:

1) The landscape buffer along the eastern most property boundary, north of the preserve area, as depicted on Exhibit B, shall consist of an Alternative "A" type buffer. Any preservation areas within this buffer may be credited toward buffering requirements.

2) The preserve area along the balance of the eastern most property boundary will serve as the buffer between uses.

3) The Developer will provide a five feet (5') wide Alternative "A" type buffer with trees planted fifty feet (50') on center between the business use and the preserve/lake area, as depicted on Exhibit B.

4) The Developer will provide a five feet (5') wide Alternative "A" type landscape buffer with trees planted fifty feet (50') on center along the eastern property boundary contiguous to the Collier County Sewage Treatment Plant.

5) The landscape buffer along the southern most property boundary, east of Goodlette-Frank Road, shall be a five feet (5') wide Alternative "A" type buffer with trees planted fifty feet (50') on center. An opaque hedge six feet (6') high will be planted to supplement the existing oak tree buffer planted by the County at the Collier County Sewage Treatment Plant.

6) The existing landscape berm/buffer from Goodlette Frank Road to the west side of the Pine Ridge Drainage Easement will be supplemented as follows: a type "A" buffer along the proposed lake; and the remaining area westward of the lake will be supplemented to consist of 50 sabal palms, 8'-14' O.A. and 4 Ficus nitida 12'-13' O.A. and 6'-8' wide; locations to be coordinated with the adjacent property owner.

7) The Developer will provide a ninety percent (90%) opaque landscape buffer and berm between the I/C District and the Pelican Marsh PUD from the west side of the Pine Ridge Drainage Easement to the existing berm to the west, that approximates the existing Pelican Marsh berm/buffer. This buffer will be

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installed concurrent with any I/C construction west of the Pine Ridge Drainage Easement. The buffer shall meet ninety percent (90%) opacity within one (1) year of planting.

8) The Developer will supplement with additional trees the buffer along the remaining portion of the southern property line westward to achieve a ninety percent (90%) opaque buffer. This buffer will be installed concurrent with any I/C construction west of the Pine Ridge Drainage Easement.

9) The landscape buffer between the I/C District and the adjacent Agricultural District along the southern portion of the western property line will be an Alternative "A" type buffer.

10) The landscape buffer between the R.O.W. and the adjacent Agricultural District to the west will be an Alternative "A" type buffer and be incorporated into the R.O.W.

D. Maximum fence or wall height internal to the PUD: Twelve feet (12').

E. Landscape buffers, berms, fences and walls will be constructed along the perimeter of the Creekside Commerce Park PUD boundary concurrent with subdivision and site development construction phase, except where noted in this document.

F. Sidewalks, water management systems, drainage structures, and utilities may be allowed in landscape buffers pursuant to review and approval of the Development Services Administrator.

G. Landscape berms located within the Creekside Commerce Park PUD boundary and contiguous to a property line and/or right-of-way line may be constructed such that the toe of slope is located on the property line and/or encroaches into the right-of-way line when approved by the applicable owner or agency.

2.20 SIGNAGE

A. GENERAL

1) Pursuant to Section 2.5.5.2.3.7. of the LDC, the following conditions provide for the required comprehensive sign plan for the Creekside Commerce Park

2) Each platted parcel shall be considered a separate parcel of land.

3) Signs and decorative landscaped entrance features within a County dedicated right-of-way, shall require a right-of way permit subject to the review and approval of the County.

4) All signs shall be located so as not to cause sight line obstructions.

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B. PARK ENTRY SIGNS

1) Major park entry signs shall be located as depicted on Exhibit B. Each sign will not exceed 160 square feet in size on any side and signs will be no longer than 25 feet in length and 8 feet in height.

2) Minor park entry signs shall be located as depicted Exhibit B. Each minor monument sign will not exceed 100 square feet in size on any side. Minor monument signs will be no larger than 20 feet in length and 8 feet in height.

C. INTERNAL SIGNS

1) Directional or identification signs are allowed within the business park. Such signs may be used to identify the location or direction of approved uses such as sales centers, information centers, etc. Individual signs may be a maximum of 4 square feet per side in size, or signs maintaining a common architectural theme may be combined to form a menu board with a maximum size of 25 square feet per side, and a maximum height of 8 feet. No building permit is required unless such signs are combined to form a menu board.

2) Grand Opening signs: The Developer or parcel owner may display an on-site grand opening sign not exceeding 32 square feet on a side, and not exceeding 64 square feet total. Banner signs shall be anchored and may be displayed on-site for a period not exceeding 14 days within the first three months that the Developer/occupant is open for business.

D. USER SIGNS

1) Wall, mansard, canopy or awning signs: One wall, mansard, canopy or awning sign may be permitted for each single-occupancy facility, or for each establishment in a multiple-occupancy facility. Corner units within multiple-occupancy facilities, or multi-frontage single-occupancy facilities shall be allowed two signs, but such signs shall not be combined for the purpose of placing the combined area on one wall. However, the combined area of those signs shall not exceed the maximum allowable display area for signs by this ordinance.

   a. The maximum allowable display area for signs may not be more than 15 percent of the total square footage of the visual facade of the building to which the sign will be attached and may not, in any case, exceed 200 square feet in area for any sign.

2) Monument and Pole signs: One (1) monument or pole sign is permitted for each lot or parcel for each external and internal road frontage(s).

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a. Internal road frontage setbacks: A minimum of fifteen feet (15') from the edge of pavement. Signs may encroach within the right-of-way subject to maintaining safe site distance triangles as per Section 2.4.4.16. of the LDC and when approved by the Community Development and Environmental Services Administrator and applicable utility.

b. External road frontage setbacks: Pole signs shall be setback from any external right-of-way in accordance with the applicable section of the LDC. Monument signs may be permitted closer to the right-of-way subject to maintaining safe site distance triangles as per Section 2.4.4.16. of the LDC and when approved by the Community Development and Environmental Services Administrator and applicable utility.

c. Spot or floodlights may be permitted provided said light shines only on the signs or landscaping and is shielded from motorists and adjacent residents.

d. Should the U.S. Postal Service purchase or lease land within Creekside Commerce Park, in addition to the user signs as permitted herein, they will be allowed one sign between Immokalee Road and the proposed lake adjacent to the west entry.

E. TRAFFIC SIGNS

Traffic signs such as street name signs, stop signs, speed limit signs, etc. may be designed to reflect a common architectural theme, in accordance with Section 3.2.8.3.19. of the LDC.

2.21 GENERAL PERMITTED USES

A. Certain uses shall be considered general permitted uses throughout the Creekside Commerce Park PUD except in the Preserve Area. General permitted uses are those uses which generally serve the Developer and tenants of Creekside Commerce Park and are typically part of the common infrastructure.

B. General Permitted Uses:

1. Essential services as set forth under LDC, Section 2.6.9.1.

2. Water management facilities and related structures.

3. Temporary sewage treatment facilities.

4. Lakes including lakes with bulkheads or other architectural or structural bank treatments.

5. Guardhouses, gatehouses, and access control structures.

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6. Temporary construction, sales, and administrative offices for the Developer and Developer's authorized contractors and consultants, including necessary access ways, parking areas and related uses.

7. Landscape features including, but not limited to, landscape buffers, berms, fences and walls subject to the standards set forth in Section 2.11 of this PUD.

8. Fill storage subject to the standards set forth in Section 2.7 of this PUD. Site filling and grading as set forth in Section 2.7 of this PUD.

9. Outdoor recreation facilities, including but not limited to playfields and fitness trails on areas not designated IC or B on the PUD Master Plan. Stadiums shall be prohibited.

10. Any other use which is comparable in nature with the foregoing uses and which the Community Development and Environmental Services Administrator determines to be compatible.

11. Sidewalks may occur within County required buffers if approved by the Community Development and Environmental Services Administrator.

12. Standards for parking, landscaping, signs and other land uses where such standards are not specified herein are to be in accordance with the LDC provision in effect at the time of Site Development Plan Approval.

2.22 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.

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SECTION III

INDUSTRIAL/COMMERCE DISTRICT

3.1 PURPOSE

The purpose of this Section is to identify permitted uses and development standards for areas within Creekside Commerce Park designated on the Master Plan as "I/C".

3.2 GENERAL DESCRIPTION

Areas designated as "I/C" on the PUD Master Plan are intended to provide a maximum of 709,100 square feet of Floor Area of industrial/commerce uses on 49.~~90~~ 43± net acres. Intermediate care (SIC Code 8052), parking garages, and group housing and hotel/motel uses (SIC Code 7011) are in addition to the IC gross square footage figures. Wellness Centers limited to employees and hotel guests within the PUD shall not exceed a maximum of 40,000 s.f., and shall not be counted towards overall square footage. There shall be no offsite memberships. The above referenced wellness center shall be located west of Goodlette-Frank Road.

Notwithstanding the foregoing, the United States Postal Service parcel may use any available square footage in the I/C District (excluding the 166,000 square feet added by the October 2016 amendment) and the Business District up to a FAR of .35 on the United States Postal Service Parcel until all available square footages are used up in the PUD.

3.3 PERMITTED USES AND STRUCTURES

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

A. The permitted principal uses and structures will generally consist of light manufacturing, wholesale, warehouse, processing and packaging, laboratories and clinics, research, design and product development, business services and corporate offices and headquarters.

1. Aircraft Parts and Auxiliary Equipment (Group 3728)

2. Apparel and Other Finished Products (Groups 2311-2399)

3. Building Contractors (Groups 1521-1542), except for general contractors for mobile home repair on site, modular housing and premanufactured housing assembled on site, dry cleaning plant construction, paper pulp mill construction, and truck and automobile assembly plant construction.

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4. Business Services (Groups 7311-7313, 7319, 7322, 7323, 7331-7338, 7352, 7359-7389 except for industrial truck rental and leasing; plants, live: rental and leasing; toilets, portable: rental and leasing; employment agencies, except theatrical and motion picture; labor contractors (employment agencies) model registries; labor pools; manpower pools; modeling service; dogs, rental of: for protective service; automobile recovery service; automobile repossession service; bartering services for businesses; bondspersons; bottle exchanges; check validation service; contractors disbursement control; filling pressure containers (aerosol) with hair spray, insecticides, etc.; fire extinguishers, service of gas systems, contract conversion from manufactured to natural gas; metal slitting and shearing on a contract or fee basis produce weighing service, not connected with transportation; scrap steel cutting on a contract or fee basis; solvents recovery service on a contract or fee basis; tobacco sheeting service on a contract or fee basis)

5. Child Day Care Services (Group 8351)

6. Communications (Groups 4812-4899 not including major communications towers related to cellular phone service, radio broadcasting, television broadcasting, radar or telephone service)

7. Computer and Office Equipment (Groups 3571-3579)

8. Construction; Special Trade Contractors (Groups 1711-1799 except for boiler erection and installation contractors; drainage system installations, cesspool and septic tank contractors; fuel oil burner installation and servicing contractors; gasoline hookup contractors; sewer hookups and connection for buildings contractors; epoxy application contractors; fireproofing buildings contractors; gasoline pump installation contractors; lead burning contractors; and mobile home site setup and tie down contractors)

9. Depository and Non-Depository Institutions (Groups 6011-6163)

10. Drugs and Medicines (Groups 2833-2836, except for adrenal derivatives: bulk, uncompounded; barbituric acid and derivatives: bulk, uncompounded; cocaine and derivatives; codeine and derivatives; gland derivatives: bulk, uncompounded; mercury chlorides, U.S.P; mercury compounds, medicinal: organic and inorganic; morphine and derivatives; opium derivatives)

11. Educational Services (Groups 8249-8299 except construction equipment operation schools; truck driving schools; automobile driving instruction; survival schools; vocational counseling)

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12. Electronics and Other Electrical Equipment Manufacturing (Groups 3612, 3613, 3624, 3625, 3631, 3641-3676, 3678, 3679, 3694, 3695, 3699, except for airport lighting transformers, autotransformers, electric (power transformers) distribution transformers, electric; electric furnace transformers; lighting transformers, street and airport; transformers, reactor; atom smashers (particle accelerators; electron beam metal cutting, forming, and welding machines; electron linear accelerators; electrostatic particle accelerators))

13. Engineering, Accounting, Research, Management and Related Services (Groups 8711-8748 except chemical laboratories, commercial research; automobile proving and testing grounds; metallurgical testing laboratories; pollution testing, except automotive emissions testing; radiation dosimetry laboratories; seed testing laboratories; veterinary testing laboratories)

14. Fabricated Metal Products (Groups 3411-3432, 3442, 3444, 3446, 3452, 3469, 3492, 3495, 3496, production of metal is prohibited)

15. Furniture and Fixtures Manufacturing (Groups 2511-2599)

16. Government Offices/Buildings (Groups 9111-9199, 9221, 9222, 9224-9229, 9311, 9451, 9511-9532, 9611, 9631-9661)

17. Hotels / Motels (Group 7011), not to exceed a maximum of 349 rooms for the entire PUD. Only 2 Hotels/Motels are permitted within the PUD. Only one hotel/motel may be located east of Goodlette-Frank Road, and shall not exceed 180 rooms, and only one hotel/motel may be located west of Goodlette Frank Road. The hotel/motel west of Goodlette Frank Road shall be located on Tract 6, not to exceed 169 rooms, is subject to specific development standards and setbacks in Section 3.4.

18. Industrial and Commercial Machinery (Groups 3524, 3546, 3553-3556, 3559, 3562, 3564-3566, 3581-3599 except for bronzing and dusting machines for printing trades; foundry type for printing; presses, printing - slugs printers'; ammunition and explosives loading machinery; brick making machines; cement making machinery; chemical kilns; control rod drive mechanisms for use on nuclear reactors; foundry machinery and equipment; frame straighteners, automotive (garage equipment); fur sewing machines; ginning machines, cotton; metal finishing equipment for plating, except rolling mill lines; metal pickling equipment, except rolling mill lines)

19. Leather and Leather Products (Groups 3131-3199)

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20. Measuring, Analyzing, and Controlling Instruments; Photographic, Medical and Optical Goods: Watches and Clocks Manufacturing (Groups 3812-3843, 3845-3873)
21. Membership Organizations (Groups 8611-8631)
22. Miscellaneous Manufacturing Industries (Groups 3911-3999 except for dressing of furs: bleaching, blending, curring, scraping, and tanning; feathers: curling, dyeing, and renovating - for the trade; fur stripping; furs dressed: bleached, curried, scraped, tanned, and dyed; pelts: scraping, curring, tanning, bleaching and dyeing; plumes, feather; tear gas devices and equipment; veils made of hair)
23. Motion Picture Production (Groups 7812-7819)
24. Motor Freight Transportation (Groups 4214, 4215)
25. Packing and Crating (Group 4783)
26. Paper and Allied Products (Groups 2652-2657, 2673-2679)
27. Personal Services (Groups 7213, 7216, 7219, 7221)
28. Physical Fitness Facilities (Group 7991)
29. Plastic Materials and Synthetics (Groups 2833,2834)
30. Printing, Publishing and Allied Industries (Groups 2711-2791)
31. Professional Offices: including but not limited to, Travel Agencies (Group 4724); Insurance Agencies (Group 6411); Insurance Carriers (Groups 6311-6399); Real Estate (Groups 6512, 6514, 6517, 6519, 6531, 6541, 6552,)
32. Rubber and Miscellaneous Plastic Products (Groups 3021, 3085, 3086, 3088, 3089)
33. Transportation Equipment (Group 3732, except for boats, fiberglass: building and repairing; boats: motorboats, sailboats, rowboats, and canoes - building and repairing; houseboats, building and repairing; motorboats, inboard and outboard: building and repairing)
34. United States Postal Service (Group 4311)
35. Warehousing and Storage (Group 4225, 4226, 5014 except oil and gas storage, petroleum and chemical bulk stations and automobile dead storage) only one (1) self-storage use allowed to be located adjacent to the Collier County Sewage Treatment Plant.
36. Wholesale Trade-Durable Goods (Groups 5021-5031, 5043-5049, 5063-5074, 5078, 5091, 5092, 5094-5099 except for fencing, wood-wholesale; lumber: rough, dressed, and finished-wholesale; batteries, except

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automotive-wholesale; storage batteries, industrial-wholesale; unit substations-wholesale; boilers, power: industrial-wholesale; boilers, steam and hot water heating-wholesale; burners, fuel oil and distillate oil-wholesale; oil burners-wholesale)

37. Wholesale Trade-Nondurable Goods (Groups 5111-5143, 5145, 5147-5149, 5192, 5199 except for cats-wholesale; charcoal-wholesale; dogs-wholesale; fish, tropical-wholesale; furs, dressed-wholesale; greases, animal and vegetable-wholesale; ice, manufactured or natural-wholesale, leather and cut stock-wholesale; linseed oil-wholesale; oils, except cooking: animal and vegetable-wholesale; oilseed cake and meal-wholesale; rubber, crude-wholesale; sawdust-wholesale; vegetable cake and meal-wholesale; wigs-wholesale; worms-wholesale)

38. Any other use or service which is comparable in nature with the foregoing uses and is otherwise clearly consistent with the intent and purpose statement of the District and which the Community Development and Environmental Services Administrator determines to be compatible in this District.

B. Restricted Principal Uses

The following medical related uses must be located within a 1/4 mile radius of the hospital property boundary.

1. Group housing for the elderly limited to Assisted living facilities, independent living units, skilled nursing units and continuing care retirement communities. A maximum of 400 aggregate beds shall be permitted for the uses listed in Sections 3.3.B.1, 3.3.B.2, 4.3.B.1 and 4.3.B.3. These uses are limited to parcels located east of Goodlette-Frank Road.

2. Health Services, medical clinics and offices (Groups 8011-8049, 8052), a maximum of 400 aggregate beds shall be permitted for the uses listed in Sections 3.3.B.1, 3.3.B.2, 4.3.B.1 and 4.3.B.3. SIC Code 8052 land uses are limited to parcels located east of Goodlette-Frank Road.

3. Medical Laboratories and research and Rehabilitative Centers (Groups 8071-8092, 8099)

4. Any other use or service which is comparable in nature with the foregoing uses and is otherwise clearly consistent with the intent and purpose statement of the District and which the Community Development and Environmental Services Administrator determines to be compatible in this District.

Words ~~struck through~~ are deleted; words underlined are added.

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C. Permitted Accessory Uses and Structures:

1. Uses and structures that are accessory and incidental to uses permitted in this district, including indoor and outdoor recreational facilities, including but not limited to physical fitness facilities, playfields and fitness trails. Stadiums shall be prohibited.

2. Retail and wholesale sales and/or display areas as accessory to the principal use, not to exceed an area greater than forty percent (40%) of the gross floor area of the permitted principal use.

D. Operational Requirements for Group Housing

Group housing uses described in Section 3.2.B.1 shall provide the following services and/or be subject to the following operational standards:

1. The facility shall be for residents 55 years of age and older.

2. There shall be on-site dining for the residents.

3. Group transportation services shall be provided for residents for the purposes of grocery and other types of shopping. Individual transportation services may be provided for the residents' individualized needs including but not limited to medical office visits.

4. There shall be an on-site manager/activities coordinator to assist residents with their individual needs. The manager/coordinator shall also be responsible for arranging trips to off-site events as well as planning for lectures, movies, music and other entertainment for the residents at the on-site clubhouse.

5. A wellness center shall be provided on-site. Exercise and other fitness programs shall be provided for the residents.

6. Each unit shall be equipped to notify emergency service providers in the event of medical or other emergency.

7. Each unit shall be designed to accommodate residents with physical impairments (handicaps) as required by the applicable building codes and federal law and regulation.

3.4 DEVELOPMENT STANDARDS

A. Minimum Lot Area: 20,000 S.F.

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B. Minimum Lot Width: 100 FT.

C. Minimum Yard Requirements:

1. Front Yard, adjacent to Immokalee Road or Goodlette-Frank Road: Fifty feet (50'). For parcels located east of Goodlette-Frank Road, see additional setback requirements in Section 3.4.C.7.a.

2. Front Yard, Internal: Thirty feet (30')

3. Side Yard: Ten feet (10')
Five feet (5') to internal property line along Pine Ridge canal drainage easement and FP&L easement

4. Waterfront: Zero feet (0') to bulkhead or rip-rap at top of bank, otherwise twenty feet (20')

5. Rear Yard: Twenty-five feet (25')

6. Minimum Building Setback from Perimeter Boundary of PUD: Fifty feet (50')

7. Minimum Building Setback from Existing Goodlette-Frank Road Right-of-Way East of Goodlette-Frank Road:

a) Goodlette-Frank Road: Minimum of fifty feet (50'), except as provided as follows:

i) For group housing for elderly and intermediate care use:

(a) If the zoned height of any structure exceeds 50 feet, the minimum setback is 75 feet plus for any portion of a building exceeding fifty feet in zoned height an increased setback at a 1:2 ratio (i.e., for one vertical foot of height, setback is increased by two horizontal feet) for that portion of the building over 50 feet of height.

ii) For hotel/motel use:

(a) Minimum setback of 75 feet regardless of height plus for any portion of a building exceeding fifty feet in zoned height an increased setback at a 1:2 ratio (i.e., for one vertical foot of height, setback is increased

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by two horizontal feet) for that portion of the building over 50 feet of height.

D. Maximum Height (Zoned): For parcels west of Goodlette-Frank Road: fifty feet (50'), including silos, storage tanks, elevator towers, satellite dishes, antennas, etc. Facilities located on Tract 5 on the Master Plan shall have a maximum zoned height of one-hundred four (104') feet and a maximum actual height of one-hundred twenty two (122') feet, For parcels east of Goodlette-Frank Road: the Hotel, group housing for the elderly, and the intermediate care facility shall have a zoned height seventy-five feet (75'), actual height eight-five feet (85'). All other uses permitted east of Goodlette-Frank Road pursuant to Section III shall have a zoned height of fifty feet (50') and an actual height of sixty feet (60').

E. Outside storage or display shall be permitted and shall be screened from all internal and external public roadways with a fence or landscaping equivalent or combination thereof. Said fence, wall or landscaped screen shall be opaque in design. All manufacturing operations and equipment, including accessory process equipment such as compressors and air handlers shall be contained in an enclosed structure.

F. All I/C buildings shall meet the requirements of Section 5.05.08 of the LDC, except for buildings located on Tract 5, and 6 on the Master Plan, which shall be subject to the deviation process in Section 5.05.08 of the LDC (see Section 3.5.2, Development Deviations, of this PUD Ordinance). The building located on Tract 5 shall be similar in architectural style to the conceptual building rendering in Exhibit C.

G. Business District type uses located within the I/C District along Goodlette-Frank Road will meet the Collier County Architectural Guidelines in Division 2.8. of the LDC.

H. Industrial type uses abutting Goodlette-Frank Road shall meet the requirements of Section 2.19.B.3 hereof, alternatively, said uses shall have the option of utilizing the landscaped buffer applicable to business uses fronting Goodlette-Frank Road, provided the portion of the building facing Goodlette-Frank Road meets the following Architectural Guideline Sections of the LDC, therefore satisfying the intent of the building design section of the Architectural Guidelines in the opinion of the Community Development and Environmental Services Administrator:

1. Section 2.8.3.5.1., Purpose and Intent

2. Section 2.8.3.5.4., Facade Standard

3. Section 2.8.3.5.6., Project Standards

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4. Section 2.8.3.5.7., Detail Features except for 2.8.3.5.7.2.

5. Section 2.8.3.5.12.

I. Loading Areas: Buildings west of the Pine Ridge canal and adjacent to the Pelican Marsh boundary shall orient loading docks to the north, east or west.

J. Noise: Uses within the I/C District shall not exceed 65 dBA between the hours of 7 a.m. and 10 p.m. Monday through Saturday, and 60 dBA after 10 p.m. to 6:59 a.m. and all of Sundays, as measured at the property boundary of the land use from which the sound emanates.

K. Odor: No business shall cause or allow the emission of odorous air from any single source such as to result in odors which are detectable outside the parcel boundaries. Best practical treatment, maintenance, and control currently available shall be utilized in order to maintain the lowest possible emission of odorous air.

L. Lighting: Lighting shall be located so that no light is aimed directly toward a property designated residential if lighting is located within 200 feet of residential property. Light fixtures within parking areas shall not exceed 25 feet in height.

M. Emissions: All sources of air emissions shall comply with rules set forth by the Environmental Protection Agency (Code of Federal Regulations, Title 40) and the Florida Department of Environmental Regulation (Florida Administrative Code, Chapter 17-2). No person shall operate a regulated source of air emissions without a valid operation permit issued by the Department of Environmental Regulation.

3.5 DEVELOPMENT DEVIATIONS

1. Deviation from LDC Section 5.05.04 D.1 which establishes a .45 floor area ratio (FAR) for group housing uses, to permit an FAR of .6 for group housing uses, including the intermediate care facilities.

2. Deviation from LDC Section 5.05.08, Deviations and alternate compliance, which authorizes the County Manager or designee to administratively approve deviations from compliance with Section 5.05.08 of the LDC for specific types of buildings, to allow general office and medical office, hotel and physical fitness facilities that can be constructed on Tract 5 and 6 of the Master Plan to be eligible for this deviation process.

3. Deviation from LDC Section 4.06.02.C.4., Type D Buffer, which requires a 10' wide Type D buffer adjacent to rights of way, with trees spaced no more than 30' on center, to permit the existing street trees planted along the west side of Creekside Street to satisfy the minimum Type D buffer tree requirement of the eastern boundary of Tract 5.

Words ~~struck through~~ are deleted; words underlined are added.

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3.6 LANDSCAPE BUFFER RESTRICTIONS

The use of bald cypress trees to meet the landscape buffer requirements in section 2.19.B.2. (and B.3) are prohibited

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SECTION IV

BUSINESS DISTRICT

4.1 PURPOSE

The purpose of this section is to identify permitted uses and development standards for areas within Creekside Commerce Park designated on the Master Plan as "B".

4.2 GENERAL DESCRIPTION

Areas designated as "B" on the PUD Master Plan are intended to provide a maximum of 269,000 square feet of Floor Area, including approximately 219,000 square feet of office uses, ~~and~~ 50,000 square feet of retail uses, and up to 300 multi-family rental apartments (within the 9.9± acre Creekside Commerce Park East Mixed Use Subdistrict of the Growth Management Plan, shown on the Master Plan) on ~~22.90~~23.37± net acres. Intermediate care facilities (SIC Code 8052), parking garages, and group housing and hotel/motel uses (SIC Code 7011) are in addition to the B District gross square footage figures. Wellness Centers limited to employees and hotel guests within the PUD shall not exceed a maximum of 40,000 s.f., and shall not be counted towards overall square footage. There shall be no offsite memberships. The above referenced wellness center shall be located west of Goodlette-Frank Road.

4.3 PERMITTED USES AND STRUCTURES

No building or 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. Apparel and Accessory Stores (Groups 5611-5699)

2. Breweries (Group 2082)

3. Building Contractors (Groups 1521-1542), except for general contractors for mobile home repair on site, modular housing and premanufactured housing assembled on site, dry cleaning plant construction, paper pulp mill construction, and truck and automobile assembly plant construction.

4. Business Services (Groups 7311-7313, 7319, 7322, 7323, 7331-7338, 7352, 7359-7389 except for industrial truck rental and leasing; plants, live: rental and leasing; toilets, portable: rental and leasing; employment agencies, except theatrical and motion picture; labor contractors (employment agencies) model registries; labor pools; manpower pools; modeling service; dogs, rental of: for protective service; automobile recovery service; automobile repossession service; bartering services for businesses;

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bondspersons; bottle exchanges; check validation service; contractors disbursement control; filling pressure containers (aerosol) with hair spray, insecticides, etc.; fire extinguishers, service of gas systems, contract conversion from manufactured to natural gas; metal slitting and shearing on a contract or fee basis produce weighing service, not connected with transportation; scrap steel cutting on a contract or fee basis; solvents recovery service on a contract or fee basis; tobacco sheeting service on a contract or fee basis)

5. Child Day Care Services (Group 8351)

6. Convenience Store, food market (Group 5411) only two (2) allowed within the PUD and Gasoline Filling Station (Group 5541) only one (1) allowed within the PUD.

7. Communications (Groups 4812-4899), not including major communication towers related to cellular phone service, radio broadcasting, television broadcasting, radar or telephone service.

8. Dance and Martial Arts Studios (Groups 7911 and 7999, including only gymnastics and martial arts instruction)

9. Depository and Non-Depository Institutions (Groups 6011-6163) including automatic teller machines

10. Drugs and Medicines (Groups 2833-2836 except for adrenal derivatives: bulk, uncompounded; barbituric acid and derivatives: bulk, uncompounded; cocaine and derivatives; codeine and derivatives; gland derivatives: bulk, uncompounded; mercury chlorides, U.S.P; mercury compounds, medicinal: organic and inorganic; morphine and derivatives; opium derivatives)

11. Dwelling Units, Multi-Family (within the 9.9± acre Creekside Commerce Park East Mixed Use Subdistrict of the Growth Management Plan, shown on the Master Plan)

~~11.~~12. Eating Places (Group 5812) not including stand alone drive-thru restaurants.

~~12.~~13. Educational Services (Groups 8249-8299 except construction equipment operation schools; truck driving schools; automobile driving instruction; survival schools; vocational counseling)

~~13.~~14. Engineering, Accounting, Research, Management and Related Services (Groups 8711-8748 except chemical laboratories, commercial research; automobile proving and testing grounds; metallurgical testing laboratories; pollution testing, except automotive emissions testing; radiation dosimetry laboratories; seed testing laboratories; veterinary testing laboratories)

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~~14.~~15. Government Offices/Buildings (Groups 9111-9199, 9221, 9222, 9224-9229, 9311, 9451, 9511-9532, 9611, 9631-9661)

~~15.~~16. Hardware Stores (Group 5251)

~~16.~~17. Home Furniture, Furnishings and Equipment Stores (Groups 5712-5736)

~~17.~~18. Hotels / Motels (Group 7011); not to exceed a maximum of 349 rooms for the entire PUD. Only 2 hotels/motels are permitted within the PUD. Only one hotel/motel may be located east of Goodlette-Frank Road, and shall not exceed 180 rooms, and only one hotel/motel may be located west of Goodlette Frank Road. The hotel/motel west of Goodlette Frank Road shall be located on Tract 6, not to exceed 169 rooms, is subject to specific development standards and setbacks in Section 4.4.

~~18.~~19. Miscellaneous Food Stores (Group 5499)

~~19.~~20. Miscellaneous General Merchandise Stores (Group 5399)

~~20.~~21. Miscellaneous Retail (Groups 5912-5949 and 5992-5999, excluding used merchandise stores, fireworks, gravestones, tombstones and monuments, ice dealers, sales barns, and swimming pools; retail)

~~21.~~22. Paint/Glass and Wallpaper (Group 5231)

~~22.~~23. Personal Services (Groups 7215, excluding self-service or coin laundries, 7221-7251, 7291 and 7299, including only clothing rental, costume rental, tanning salons and hair services)

~~23.~~24. Professional Offices: Travel Agencies (Group 4724); Insurance Agencies (Group 6411); Insurance Carriers (Groups 6311-6399); Real Estate (Groups 6512-6515, 6517, 6519, 6531, 6541, 6552, 6553); Holding and Other Investment Offices (Groups 6712-6799); Attorneys (Group 8111)

~~24.~~25. Physical Fitness Facilities (Group 7991)

~~25.~~26. Retail Bakeries (Group 5461)

~~26.~~27. Security and Commodity Brokers (Groups 6211-6289)

~~27.~~28. Any other use or service which is comparable in nature with the foregoing uses and is otherwise clearly consistent with the intent and purpose statement of the District and which the Community Development and Environmental Services Administrator determines to be compatible in this District.

B. Restricted Principal Uses

Words ~~struck through~~ are deleted; words underlined are added.

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The following medical related uses must be located within 1/4 mile radius of the hospital property boundary.

1. Group housing for the elderly limited to assisted living facilities, independent living units, skilled nursing units and continuing care retirement communities. A maximum of 400 aggregate beds shall be permitted for the uses listed in Sections 3.3.B.1, 3.3.B.2, 4.3.B.1 and 4.3.B.3. These uses are limited to parcels located east of Goodlette-Frank Road.

2. Drug Stores and Proprietary Stores (Group 5912) only one (1) drug store allowed.

3. Health Services, Medical Clinics and Offices (Groups 8011-8049, 8052), a maximum of 400 aggregate beds shall be permitted for the uses listed in Sections 3.3.B.1, 3.3.B.2, 4.3.B.1 and 4.3.B.3. SIC Code 8052 land uses are limited to parcels located east of Goodlette-Frank Road.

4. Medical Laboratories and research and Rehabilitative Centers (Groups 8071-8099)

5. Any other use or service which is comparable in nature with the foregoing uses and is otherwise clearly consistent with the intent and purpose statement of the District and which the Community Development and Environmental Services Administrator determines to be compatible in this District.

C. Permitted Accessory Uses and Structures

1. Accessory uses and structures customarily associated with principal uses permitted in this district, including indoor and outdoor recreational facilities, including but not limited to physical fitness facilities, playfields and fitness trails on areas not designated IC or B on the PUD Master Plan. Stadiums shall be prohibited.

2. Retail and wholesale sales and/or display areas as accessory to the principal use, not to exceed an area greater than forty percent (40%) of the gross floor area of the permitted principal use.

3. Parking structure supporting dwelling units may be constructed on Tract 9.

D. Operational Requirements for Group Housing

Group housing uses described in Section 4.2.B.1 shall provide the following services and/or be subject to the following operational standards:

Words ~~struck through~~ are deleted; words underlined are added.

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1. The facility shall be for residents 55 years of age and older.

2. There shall be on-site dining for the residents.

3. Group transportation services shall be provided for residents for the purposes of grocery and other types of shopping. Individual transportation services may be provided for the residents' individualized needs including but not limited to medical office visits.

4. There shall be an on-site manager/activities coordinator to assist residents with their individual needs. The manager/coordinator shall also be responsible for arranging trips to off-site events as well as planning for lectures, movies, music and other entertainment for the residents at the on-site clubhouse.

5. A wellness center shall be provided on-site. Exercise and other fitness programs shall be provided for the residents.

6. Each unit shall be equipped to notify emergency service providers in the event of medical or other emergency.

7. Each unit shall be designed to accommodate residents with physical impairments (handicaps) as required by the applicable building codes and federal law and regulation.

4.4 DEVELOPMENT STANDARDS

1. Non-Residential

A. Minimum Lot Area: 20,000 S.F.

B. Minimum Lot Width: 100 FT.

C. Minimum Yard Requirements:

1. Front Yard, Immokalee and Goodlette-Frank Roads: Fifty feet (50')

2. Front Yard, Internal Roads: Thirty feet (30'), except for parking structures located on Tract 9, which shall be allowed to have a fifteen foot (15') setback.

3. Side Yard: Ten feet (10')
Five feet (5') to internal property line along the Pine Ridge canal drainage easement and FP&L easement

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4. Waterfront: Zero feet (0') to bulkhead or rip-rap at top of bank, otherwise twenty feet (20')

5. Rear Yard: Twenty-five feet (25')

6. Minimum Building Setback from Perimeter Boundary of PUD for Properties West of Goodlette-Frank Road:

   a) Fifty feet (50') for buildings up to thirty five feet (35') in height.

   b) Three additional feet (3') for every one foot of building height over thirty five feet (35') adjoining residential districts.

7. For Properties East of Goodlette-Frank Road: Minimum Building Setback from Perimeter Boundary of PUD and from Public Roadways:

   a) Immokalee Road: Minimum of fifty feet (50') plus for any portion of a building exceeding a zoned height of fifty feet (50'), that portion of the building shall have its building setback increased at a 1:3 ratio (i.e. one (1') vertical foot of height for every three (3') horizontal feet); or

      For any portion of a hotel that may be constructed on the B designated tract at the southeast corner of Goodlette-Frank Road and Immokalee Road, a minimum three hundred fifty foot (350') building setback from Immokalee Road.

   b) Goodlette-Frank Road: Minimum of fifty feet (50') and for any portion of a building exceeding a zoned height of fifty feet (50'), that portion of the building shall have the setback increased at a 1:2 ratio (i.e. one (1') vertical foot of height for every two (2') horizontal feet); or

      For any portion of a hotel on the B designated tract on the southeast corner of Immokalee Road and Goodlette-Frank Road, the minimum setback from Goodlette-Frank Road shall be seventy-five (75') regardless of height.

D. Maximum Height (Zoned): For parcels west of Goodlette-Frank Road, three stories over parking to a maximum of fifty feet (50') except that no structure shall be greater than thirty-five feet (35'), on property west of the Pine Ridge Drainage Easement.

   For Properties East of Goodlette-Frank Road:

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a) The group housing for the elderly and intermediate care facilities constructed on the B designated tract located at the southeast quadrant of the Goodlette-Frank Road and Immokalee Road intersection shall have a zoned height of sixty feet (60') and an actual height of seventy feet (70'), except that a hotel building or structure associated with this use may not exceed a zoned height of seventy five feet (75') and an actual height of eighty five (85'). All other uses on Tract 9 on the Master Plan shall be permitted to have a zoned height of seventy five feet (75') and an actual height of eighty five (85')

b) The group housing for the elderly and intermediate care facilities constructed on the easternmost B designated tract adjacent to Immokalee Road, as shown on the Master Plan, shall have a zoned height of sixty feet (60') and an actual height of seventy feet (70').

c) All other uses permitted pursuant to Section IV shall be limited to a maximum zoned height of fifty (50') and an actual height of sixty (60').

E. Commercial design guidelines for facilities in the Business District shall be subject to the provisions of Division 2.8. Architectural and Site Design Standards and Site Design Standards for commercial buildings and projects, except buildings located on the southern portion of Tract 3. Buildings located in the southern portion of Tract 3 as labeled on the Master Plan shall be subject to the deviation process in Section 5.05.08 of the LDC (see Section 4.5.3, Development Deviations, of this PUD Ordinance).

F. Outside storage or display shall be permitted and shall be screened from all internal and external public roadways with a fence at least seven feet in height above ground level, or landscaping equivalent or combination thereof. Said fence, wall or landscaped screen shall be opaque in design.

2. Residential

PRINCIPAL STRUCTURES	**MULTI-FAMILY**
Minimum Lot Area	1 acre
Minimum Lot Width	N.A.
Minimum Lot Depth	N.A.
Minimum Front Yard Setback (Goodlette-Frank Road)	50 feet (1)
Minimum Side Yard Setback	10 feet
Minimum Rear Yard Setback	10 feet
Minimum from Creekside Blvd. E. (2)(4)	30 feet
Minimum Lake Maintenance Easement Setback	0 feet
Minimum PUD Boundary Setback	50 feet

Words ~~struck through~~ are deleted; words underlined are added.

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Maximum Building Height Zoned Actual	 95 feet 100 feet
Minimum Distance Between Buildings	20 feet
Floor Area Min. (S.F.), per unit	550 s.f.
ACCESSORY STRUCTURES	
Minimum Front Yard Setback (Goodlette-Frank Road)	50 feet
Minimum Side Yard Setback	5 feet
Minimum Rear Yard Setback	10 feet
Minimum from Creekside Blvd. E.	15 feet (2)(4)
Minimum PUD Boundary Setback	15 feet
Minimum Distance Between Buildings	0/10 feet
Maximum Height (3) Zoned Actual	 20 feet 25 feet

(1) For any portion of a building exceeding a zoned height of fifty feet (50'), that portion of the building shall have the setback increased at a 1:2 ratio (i.e. one (1') horizontal foot setback for every two (2') vertical feet of height).

(2) There shall be no required building setback from Creekside Boulevard East for a pedestrian bridge and supporting infrastructure.

(3) Not applicable to an elevated pedestrian bridge. Parking garage shall be subject to building height per Section 4.4.D. a) above.

(4) A free-standing parking garage may be constructed at fifteen feet (15') from Creekside Boulevard East.

4.5 DEVELOPMENT DEVIATIONS

1. Deviation from LDC Section 5.05.04 D.1 which establishes a .45 floor area ratio (FAR) for group housing uses, to permit an FAR of .6 for group housing uses, including the intermediate care facility.

2. Deviation from LDC Section 5.06.04.F.3 Directory signs, which authorizes one (1) directory sign to be located at the project entrance, to permit installation of the directory sign on Immokalee Road east of Goodlette-Frank Road, not at the project entry, but rather at a location between the project entry and Goodlette-Frank Road.

3. Deviation from LDC Section 5.05.08.G, Deviations and alternate compliance, which authorizes the County Manager or designee to administratively approve deviations from compliance with Section 5.05.08 of the LDC for specific types of buildings, to allow general office and medical office, hotel and physical fitness facilities that can be constructed on the southern portion of Tract 3 of the Master Plan to be eligible for this deviation process.

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4. Deviation from LDC Section 4.06.02.C.2, "Table 2.4 Table of Buffer Requirements by Land Use Classifications", which requires Residential (RMF-6, RMF-12, RMF-16) multifamily district/use adjacent to Commercial 3 (C-1, C-2, C-3, C-4, C-5); Business Park (BP) district/use to provide a 15' wide type 'B' landscape buffer, to allow no buffer between the proposed residential use and the existing commercial use located to the north and a shared 15 foot wide type 'B' buffer with the institutional use located to the south.

4.6 LANDSCAPE BUFFER RESTRICTIONS

The use of bald cypress trees to meet the landscape buffer requirements in section 2.19.A.2 (and B.2) are prohibited.

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SECTION V

PRESERVE AREA

5.1 PURPOSE

The purpose of this Section is to identify permitted uses and development standards for the area within Creekside Commerce Park, designated on the Master Plan, as Preserve Area.

5.2 GENERAL DESCRIPTION

Areas designated as Preserve Area on the Master Plan are designed to accommodate natural systems existing or created as preserves and limited water management uses and functions.

5.3 PERMITTED USES AND STRUCTURES

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

A. Permitted Uses and Structures

1. Boardwalks and nature trails (excluding asphalt paved trails).

2. Water management structures.

3. Any other preserve and related open space activity or use which is comparable in nature with the foregoing uses, permitted in accordance with the LDC and which the Board of Zoning Appeals (BZA) or Hearing Examiner determines to be compatible in the Preserve Area.

5.4 PRESERVE DISTRICT PRESERVATION EASEMENT

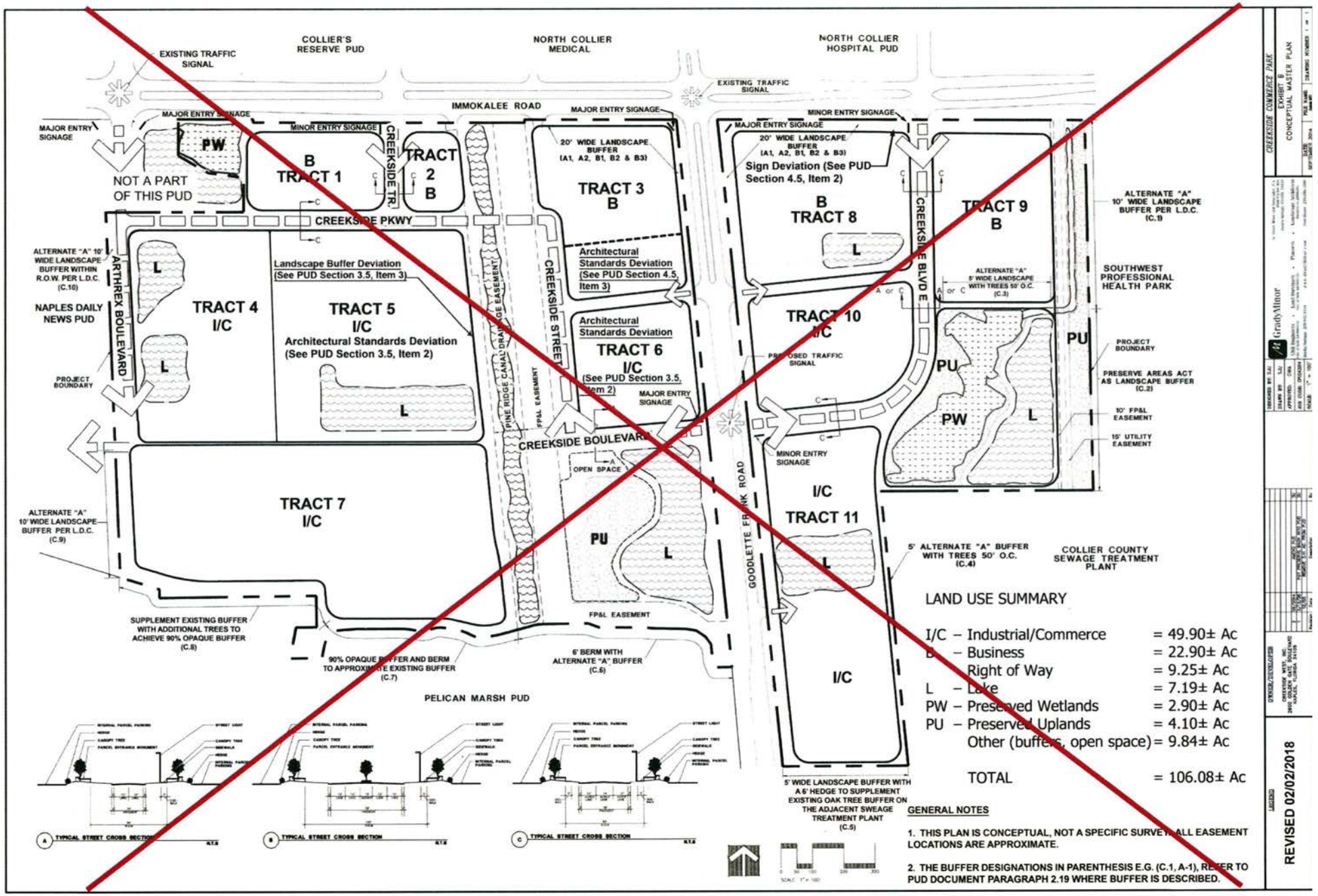
A non-exclusive preservation easement or tract is required by LDC Section 3.2.8.4.7.3. for preservation lands included in the Preserve Area. The Developer, its successor or assign shall be responsible for the control and maintenance of lands within the Preserve Area. Exact location/boundary of the Preserve Area will be determined during the development permitting process with the South Florida Water Management District, Army Corps of Engineers, and Collier County.

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

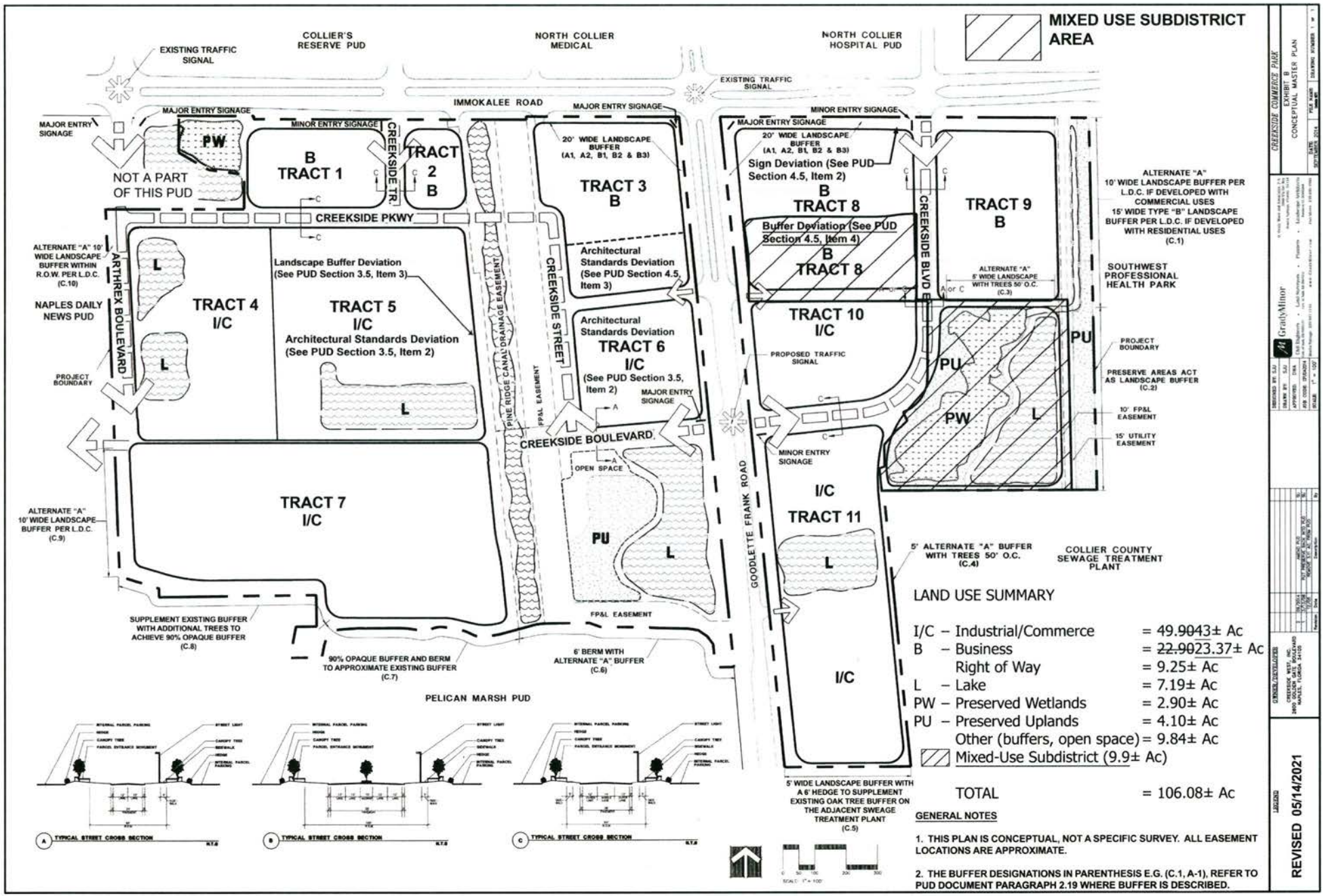
5.5 PRESERVE AREA ADJUSTMENTS

The proposed native vegetation retention areas, depicted on the Creekside Commerce Park Master Plan, are intended for meeting the native vegetation requirements of the Collier County Growth Management Plan and the Collier County LDC. Adjustments may be made to the location of the preservations areas at the time of preliminary plat or site development plan approval. If adjustments are needed, per the Collier County LDC the Developer will have the option to increase the preservation in another area, enhance and preserve another area, or provide increased native landscape per the Collier County LDC. The proposed preservation areas, including 2.9 acres of wetlands and 4.1 acres of uplands, depicted on the Creekside Commerce Park master plan, are areas where the native vegetation requirements may be met on-site as set forth in the Collier County LDC.

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

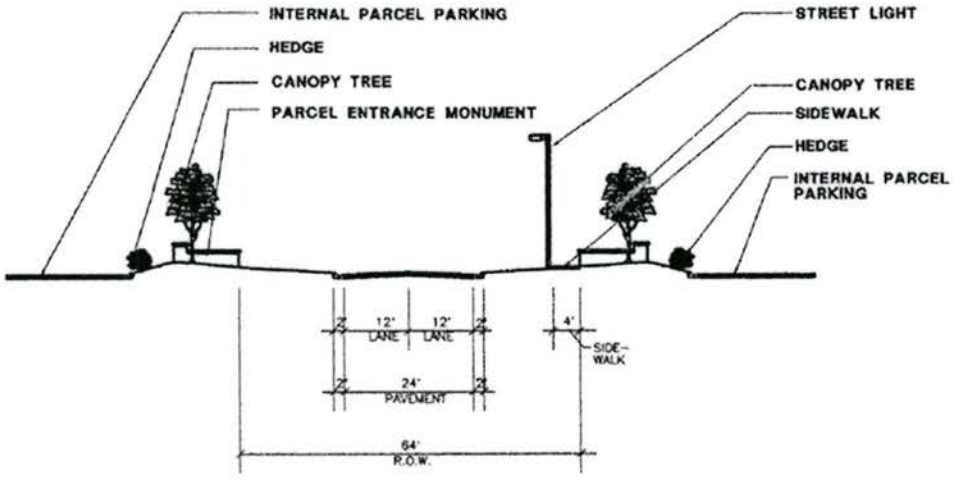


Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park

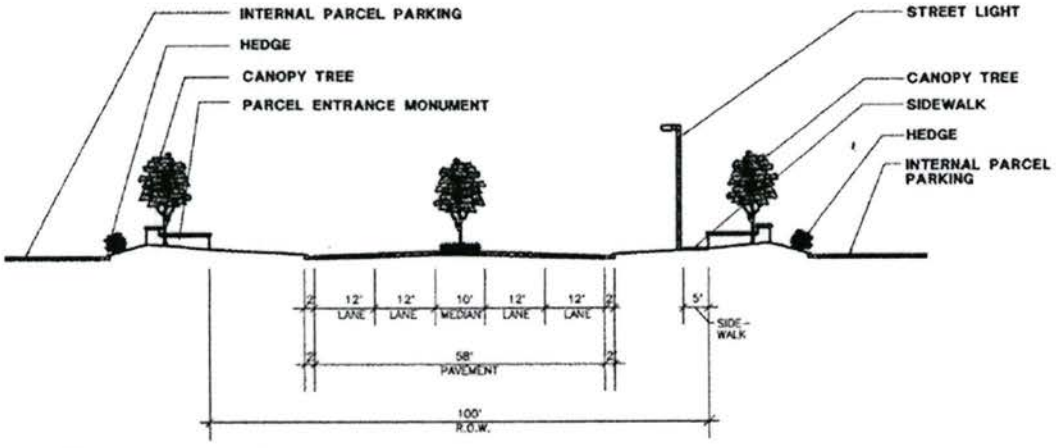


Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park

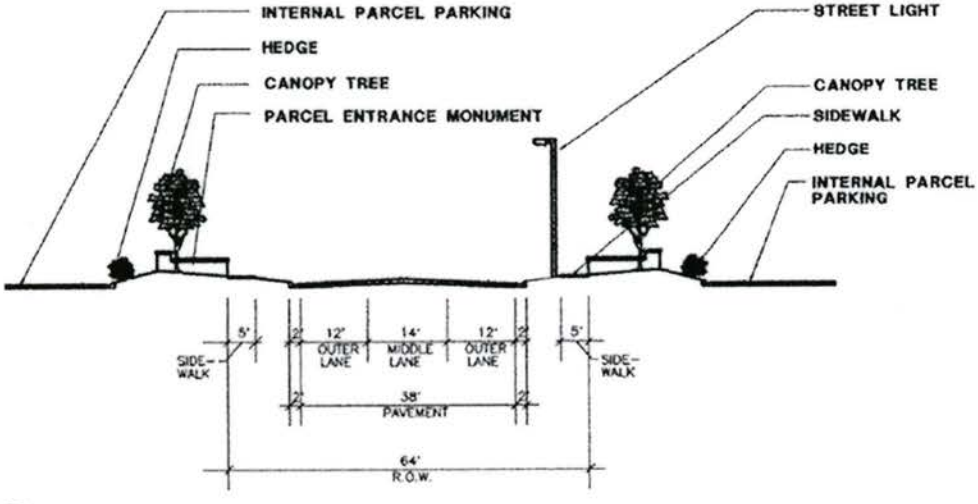
EXHIBIT B1
CROSS SECTIONS (ENLARGED)



A **TYPICAL STREET CROSS SECTION** N.T.S



B **TYPICAL STREET CROSS SECTION** N.T.S



C **TYPICAL STREET CROSS SECTION** N.T.S

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

November 3, 2021

Ms. Martha S. Vergara, Board Minutes & Records Dept.
Office of the Clerk of the Circuit Court
& Comptroller of Collier County
3329 Tamiami Trail E, Suite #401
Naples, Florida 34112

Dear Ms. Vergara:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Collier County Ordinance No. 2021-35, which was filed in this office on November 3, 2021.

Sincerely,

Anya Owens
Program Administrator

AO/lb

R. A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
Telephone: (850) 245-6270

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

HEX NO. 2022-09

HEARING EXAMINER DECISION

DATE OF HEARING.

February 24, 2022

INSTR 6226844 OR 6104 PG 195
RECORDED 3/28/2022 12:28 PM PAGES 10
CLERK OF THE CIRCUIT COURT AND COMPTROLLER
COLLIER COUNTY FLORIDA
REC $86.50

PETITION.

Petition No. PL20210002390 - Request for an insubstantial change to the Creekside Commerce Park Commercial Planned Unit Development (CPUD) by requesting a modification to a deviation to allow Tract 7 to qualify for an alternative architectural compliance process. The subject site is 5.25 ± acres located at 1336 Innovation Blvd in Section 27, Township 48 South, Range 25 East, Collier County, Florida.

GENERAL PURPOSE FOR THE PETITION.

The petitioner is now proposing the following changes: 1) to include Tract 7 in the deviation section 3.5.2 of the existing PUD, to allow buildings in Tract 7 to seek the alternative architectural design process; and 2) to include a PUD monitoring note.

STAFF RECOMMENDATION.

Approval with conditions.

FINDINGS.

1. The Hearing Examiner has jurisdiction over this Petitioner pursuant to Sec. 2-87 of the Collier County of Ordinances, Sec. 8.10.00 of the Land Development Code, and Chapter 9 of the County Administrative Code.

2. The public hearing for this Petition was properly noticed and conducted in accordance with all County and state requirements.

3. The public hearing was conducted electronically and in-person in accordance with Emergency/Executive Order 2020-04.

4. The Petitioner and/or Petitioner's representative executed the Hybrid Virtual Quasi-Judicial Public Hearing Waiver related to conducting the public hearing electronically and in-person.

5. The County Staff presented the Petition followed by the Petitioner and/or Petitioner's representative, public comment and then rebuttal by the Petitioner and/or Petitioner's representative. There were no objections at the public hearing.

6. The Neighborhood Information Meeting (NIM) was held on November 9, 2021, at Arthrex 1, Arthrex Way, Naples, Florida. There were three attendees, one in-person and two via zoom.

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

7. There is a concurrent application: PL20210001970, Site Development Plan Amendment for Arthrex Studio X.

8. The County's Land Development Code Sections 10.02.13.E.1 and 10.02.13.E.2 lists the criteria for an insubstantial change to an approved PUD Ordinance. The Hearing Examiner having the authority of the Planning Commission may approve a request for an insubstantial change to an approved PUD ordinance upon review and evaluation of the criteria in the Collier County Land Development Code.[1]

Section 10.02.13.E.1 Criteria:

1. Is there a proposed change in the boundary of the Planned Unit Development (PUD)?

   The record evidence and testimony from the public hearing reflects that there is no proposed change in the boundary of the PUD.

2. Is there a proposed increase in the total number of dwelling units or intensity of land use or height of buildings within the development?

   The record evidence and testimony from the public hearing reflects that there is no proposed increase in the number of dwelling units or intensity of land use, or height of buildings within the development.

3. Is there a proposed decrease in preservation, conservation, recreation, or open space areas within the development in excess of five (5) percent of the total acreage previously designated as such, or five (5) acres in area?

   The record evidence and testimony from the public hearing reflects that there is no proposed decrease in preservation, conservation, recreation, or open space areas within the development as designated on the approved Master Plan.

4. Is there a proposed increase in the size of areas used for non-residential uses, to include institutional, commercial, and industrial land uses (excluding preservation, conservation or open space), or a proposed relocation of nonresidential land uses?

   The record evidence and testimony from the public hearing reflects that the requests do not impact the size of non-residential areas or propose to relocate such areas within the PUD boundary.

5. Is there a substantial increase in the impacts of the development which may include, but are not limited to increases in traffic generation; changes in traffic circulation; or impacts on other public facilities?

[1] The Hearing Examiner's findings are italicized.

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

The record evidence and testimony from the public hearing reflects that there are no substantial impacts resulting from this amendment.

6. Will the change result in land use activities that generate a higher level of vehicular traffic based upon the Trip Generation Manual published by the Institute of Transportation Engineers?

   The record evidence and testimony from the public hearing reflects that the proposed amendment would not result in land use activities that generate higher levels of vehicular traffic based upon the Trip Generation Manual published by the Institute of Transportation Engineers.

7. Will the change result in a requirement for increased stormwater retention, or otherwise increase stormwater discharge?

   The record evidence and testimony from the public hearing reflects that the proposed changes will not impact or increase stormwater retention or increase stormwater discharge.

8. Will the proposed change bring about a relationship to an abutting land use that would be incompatible with an adjacent land use?

   The record evidence and testimony from the public hearing reflects that there will be no incompatible relationships with abutting land uses.

9. Are there any modifications to the PUD Master Plan or PUD document or amendment to a PUD ordinance which is inconsistent with the Future Land Use Element or other elements of the Growth Management Plan or which modification would increase the density of intensity of the permitted land uses?

   The record evidence and testimony from the public hearing reflects that the proposed changes to the PUD Document are consistent with the Future Land Use Element (FLUE) of the Growth Management Plan (GMP). Transportation planning staff reviewed this petition, and no changes to the PUD Document are proposed that would be deemed inconsistent with the Transportation Element of the GMP. This petition does not propose any increase in density or intensity of the permitted land uses.

10. The proposed change is to a PUD District designated as a Development of Regional Impact (DRI) and approved pursuant to Chapter 380.06, Florida Statues, where such change requires a determination and public hearing by Collier County pursuant to Sec. 380.06 (19), F.S. Any change that meets the criterion of Sec. 380.06 (19)(e)2., F.S., and any changes to a DRI/PUD Master Plan that clearly do not create a substantial deviation shall be reviewed and approved by Collier County under Section 10.02.13 of the LDC.

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

The record evidence and testimony from the public hearing reflects that due to the limited nature of this request, a determination and public hearing under F.S. 380.06(19) will not be required.

11. Are there any modifications to the PUD Master Plan or PUD document or amendment to a PUD ordinance which impact(s) any consideration deemed to be a substantial modification as described under Section(s) 10.02.13 E.?

    The record evidence and testimony from the public hearing reflects that based on the analysis provided above, the proposed change is not deemed to be substantial.

Section 10.02.13.E.2 Criteria:

1. Does this petition change the analysis of the findings and criteria used for the original application?

   The record evidence and testimony from the public hearing reflects that the proposed changes do not affect the original analysis and findings from the latest PUDA.

Deviation:

Proposed Deviation #2 (Revised Deviation in Section 3.5. 2. applies to I/C District only; see underlined text below for added language to the original deviation)

Deviation #2 seeks relief from LDC Section 5.05.08, Deviations and alternate compliance, which authorizes the County Manager or designee to administratively approve deviations from compliance with Section 5.05.08 of the LDC for specific types of buildings, to allow general office and medical office, hotel and physical fitness facilities that can be constructed on Tracts 5, and 6, and 7 of the Master Plan to be eligible for this deviation process.

Petitioner's Justification:

This deviation was previously approved by Ordinance 2016-32 and amended by Ordinance 2018-19 to include Tract 6. All properties in I/C Tracts 5, 6 and 7 are owned by Arthrex and providing for the alternative architectural compliance process will allow for common building design elements for buildings comprising the Arthrex campus.

The record evidence and testimony from the public hearing reflects that, in compliance with LDC Section 10.02.13.A.3, the petitioner has demonstrated that "the element may be waived without a detrimental effect on the health, safety and welfare of the community" and LDC Section 10.02.13.B.5.h, the petitioner has demonstrated that the deviation is "justified as meeting public purposes to a degree at least equivalent to literal application of such regulations."

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

ANALYSIS.

Based on a review of the record including the Petition, application, exhibits, the County's staff report, and hearing comments and testimony from the Petitioner and/or the Petitioner's representative(s), County staff and any given by the public, the Hearing Examiner finds that there is enough competent, substantial evidence as applied to the criteria set forth in Sections 10.02.13.E.1 and 10.02.13.E.2 of the Land Development Code to approve Petition.

DECISION.

The Hearing Examiner hereby APPROVES Petition Number PDI-PL20210002390, filed by D. Wayne Arnold, AICP of Q. Grady Minor and Associates, P.A. representing RES Florida 1370 Holdings, LLC, with respect to the property in the Creekside Commerce Park Commercial Planned Unit Development (CPUD) Ordinance No. 06-50, as amended, and described as the property consisting of 5.25± acres located south of Immokalee Road west of Goodlette-Frank Road in Sections 27, Township 48 South, Range 25 East, Collier County, Florida:

- An insubstantial change to o Ordinance Number 2006-50, the Creekside Commerce Park Commercial Planned Unit Development (CPUD) to modify a previously approved deviation to allow to Tract 7 to qualify for alternative architectural compliance process.

Said changes are fully described in the revised PUD document attached as Exhibit "A" and are subject to the condition(s) set forth below.

ATTACHMENTS.

Exhibit A – Revised PUD Document

LEGAL DESCRIPTION.

See Ordinance No. 06-50, as amended, and described as the property consisting of 5.25± acres located south of Immokalee Road west of Goodlette-Frank Road in Sections 27, Township 48 South, Range 25 East, Collier County, Florida

CONDITIONS.

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

DISCLAIMER.

Pursuant to Section 125.022(5) F.S., 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.

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

APPEALS.

This decision becomes effective on the date it is rendered. An appeal of this decision shall be done in accordance with applicable ordinances, codes and law.

RECORD OF PROCEEDINGS AND EXHIBITS: SEE CLERK OF COURT, MINUTES AND RECORDS DEPARTMENT. DECISIONS OF THE HEARING EXAMINER FOR VARIANCES, CONDITIONAL USES, AND BOAT DOCK EXTENSIONS SHALL BE NOTED ON THE ZONING MAP FOR INFORMATIONAL PURPOSES.

March 25, 2022
Date

Andrew Dickman, Esq., AICP
Hearing Examiner

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

EXHIBIT "A"

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

GradyMinor

Exhibit 1

PUD REVISIONS: Add Section 2.23, Revise Sections 3.4 F. and 3.5 2.

Creekside Commerce Park PUD 29331193162 (PDI) – PL20210002390
11-8-2021

Q. Grady Minor & Associates, P.A.
3800 Via Del Rey, Bonita Springs, FL 34134 • 239-947-1144 • engineering@gradyminor.com •
www.gradyminor.com

SECTION II

PROJECT DEVELOPMENT

*** *** *** *** *** Text break *** *** *** *** ***

2.23 PUD MONITORING

One entity (hereinafter the Managing Entity) shall be responsible for PUD monitoring until closeout 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 CPUD approval, the Managing Entity is Creekside Commerce East, Inc., 2600 Golden Gate Parkway, Naples, FL 34105. 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 CPUD 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.

*** *** *** *** *** Text break *** *** *** *** ***

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

SECTION III

INDUSTRIAL/COMMERCE DISTRICT

*** *** *** *** *** **Text break** *** *** *** *** ***

3.4 DEVELOPMENT STANDARDS

*** *** *** *** *** **Text break** *** *** *** *** ***

F. All I/C buildings shall meet the requirements of Section 5.05.08 of the LDC, except for buildings located on Tracts 5, ~~and~~ 6, and 7 on the Master Plan, which shall be subject to the deviation process in Section 5.05.08 of the LDC (see Section 3.5.2, Development Deviations, of this PUD Ordinance). The building located on Tract 5 shall be similar in architectural style to the conceptual building rendering in Exhibit C.

*** *** *** *** *** **Text break** *** *** *** *** ***

3.5 DEVELOPMENT DEVIATIONS

1. Deviation from LDC Section 5.05.04 D.1 which establishes a .45 floor area ratio (FAR) for group housing uses, to permit an FAR of .6 for group housing uses, including the intermediate care facilities.

2. Deviation from LDC Section 5.05.08, Deviations and alternate compliance, which authorizes the County Manager or designee to administratively approve deviations from compliance with Section 5.05.08 of the LDC for specific types of buildings, to allow general office and medical office, hotel and physical fitness facilities that can be constructed on Tracts 5, ~~and~~ 6, and 7 of the Master Plan to be eligible for this deviation process.

3. Deviation from LDC Section 4.06.02.C.4., Type D Buffer, which requires a 10' wide Type D buffer adjacent to rights of way, with trees spaced no more than 30' on center, to permit the existing street trees planted along the west side of Creekside Street to satisfy the minimum Type D buffer tree requirement of the eastern boundary of Tract 5.

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

MIXED USE SUBDISTRICT AREA

COLLIER'S RESERVE PUD

NORTH COLLIER MEDICAL

NORTH COLLIER HOSPITAL PUD

EXISTING TRAFFIC SIGNAL

EXISTING TRAFFIC SIGNAL

IMMOKALEE ROAD

MAJOR ENTRY SIGNAGE

MAJOR ENTRY SIGNAGE

MINOR ENTRY SIGNAGE

MAJOR ENTRY SIGNAGE

MAJOR ENTRY SIGNAGE

MINOR ENTRY SIGNAGE

NOT A PART OF THIS PUD

PW

B TRACT 1

ARTHREX WAY

TRACT 2 B

20' WIDE LANDSCAPE BUFFER (A1, A2, B1, B2 & B3)

TRACT 3 B

20' WIDE LANDSCAPE BUFFER (A1, A2, B1, B2 & B3)

Sign Deviation (See PUD Section 4.5, Item 2)

B TRACT 8

CREEKSIDE BLVD E

TRACT 9 B

CREEKSIDE PKWY

ALTERNATE "A" 10' WIDE LANDSCAPE BUFFER WITHIN R.O.W. PER L.D.C. (C.10)

NAPLES DAILY NEWS PUD

ARTHREX BOULEVARD

L

L

TRACT 4 I/C

Landscape Buffer Deviation (See PUD Section 3.5, Item 3)

TRACT 5 I/C

Architectural Standards Deviation (See PUD Section 3.5, Item 2)

L

PINE RIDGE CANAL DRAINAGE EASEMENT

FP&L EASEMENT

INNOVATION DRIVE

Architectural Standards Deviation (See PUD Section 4.5, Item 3)

Buffer Deviation (See PUD Section 4.5, Item 4)

B TRACT 8

ALTERNATE "A" 5' WIDE LANDSCAPE WITH TREES 50' O.C. (C.3)

A or C

A or C

TRACT 10 I/C

PROPOSED TRAFFIC SIGNAL

Architectural Standards Deviation TRACT 6 I/C (See PUD Section 3.5, Item 2)

MAJOR ENTRY SIGNAGE

INNOVATION BOULEVARD

OPEN SPACE

PU

PW

L

PU

PROJECT BOUNDARY

PRESERVE AREAS ACT AS LANDSCAPE BUFFER (C.2)

10' FP&L EASEMENT

15' UTILITY EASEMENT

MINOR ENTRY SIGNAGE

GOODLETTE FRANK ROAD

I/C

TRACT 11

L

I/C

ALTERNATE "A" 10' WIDE LANDSCAPE BUFFER PER L.D.C. (C.9)

TRACT 7 I/C

Architectural Standards Deviation (See PUD Section 3.5, Item 2)

SUPPLEMENT EXISTING BUFFER WITH ADDITIONAL TREES TO ACHIEVE 90% OPAQUE BUFFER (C.8)

90% OPAQUE BUFFER AND BERM TO APPROXIMATE EXISTING BUFFER (C.7)

FP&L EASEMENT

6' BERM WITH ALTERNATE "A" BUFFER (C.6)

PELICAN MARSH PUD

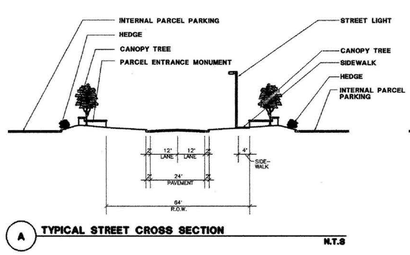
5' WIDE LANDSCAPE BUFFER WITH A 6' HEDGE TO SUPPLEMENT EXISTING OAK TREE BUFFER ON THE ADJACENT SWEAGE TREATMENT PLANT (C.5)

5' ALTERNATE "A" BUFFER WITH TREES 50' O.C. (C.4)

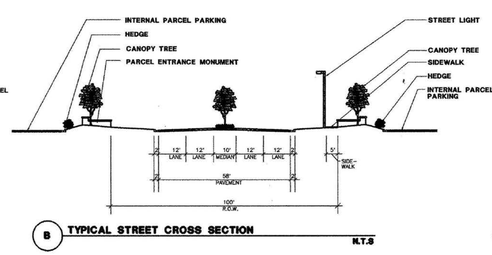
COLLIER COUNTY SEWAGE TREATMENT PLANT

ALTERNATE "A" 10' WIDE LANDSCAPE BUFFER PER L.D.C. IF DEVELOPED WITH COMMERCIAL USES 15' WIDE TYPE "B" LANDSCAPE BUFFER PER L.D.C. IF DEVELOPED WITH RESIDENTIAL USES (C.1)

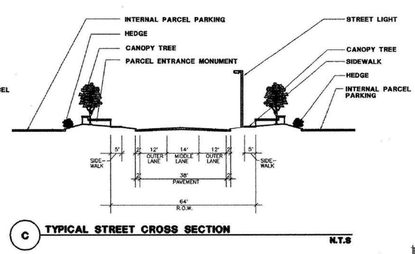
SOUTHWEST PROFESSIONAL HEALTH PARK



A TYPICAL STREET CROSS SECTION N.T.S



B TYPICAL STREET CROSS SECTION N.T.S



C TYPICAL STREET CROSS SECTION N.T.S

LAND USE SUMMARY

I/C	– Industrial/Commerce	= 49.43± Ac
B	– Business	= 23.37± Ac
	Right of Way	= 9.25± Ac
L	– Lake	= 7.19± Ac
PW	– Preserved Wetlands	= 2.90± Ac
PU	– Preserved Uplands	= 4.10± Ac
	Other (buffers, open space)	= 9.84± Ac
	Mixed-Use Subdistrict (9.9± Ac)	
	TOTAL	= 106.08± Ac

GENERAL NOTES

1. THIS PLAN IS CONCEPTUAL, NOT A SPECIFIC SURVEY. ALL EASEMENT LOCATIONS ARE APPROXIMATE.

2. THE BUFFER DESIGNATIONS IN PARENTHESIS E.G. (C.1, A-1), REFER TO PUD DOCUMENT PARAGRAPH 2.19 WHERE BUFFER IS DESCRIBED.

0 50 100 200 300

SCALE: 1" = 100'

Additions underline deletions ~~strikethrough~~

CREEKSIDE COMMERCE PARK

EXHIBIT B
CONCEPTUAL MASTER PLAN

DATE: SEPTEMBER 2014 | TITLE NAME: SHEET | DRAWING NUMBER 1 or 1

G. Grady Minor and Associates, P.A. 3800 Via Del Rey Bonita Springs, Florida 34134
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Certificate of Auth. LB 6660/3151 | Licensed LC 26000266
GradyMinor
www.GradyMinor.com
Fort Myers: 239.690.4380
Bonita Springs: 239.947.1144

DESIGNED BY: SJU
DRAWN BY: SJU
APPROVED: DWA
JOB CODE: CP/DA2014
SCALE: 1" = 100'

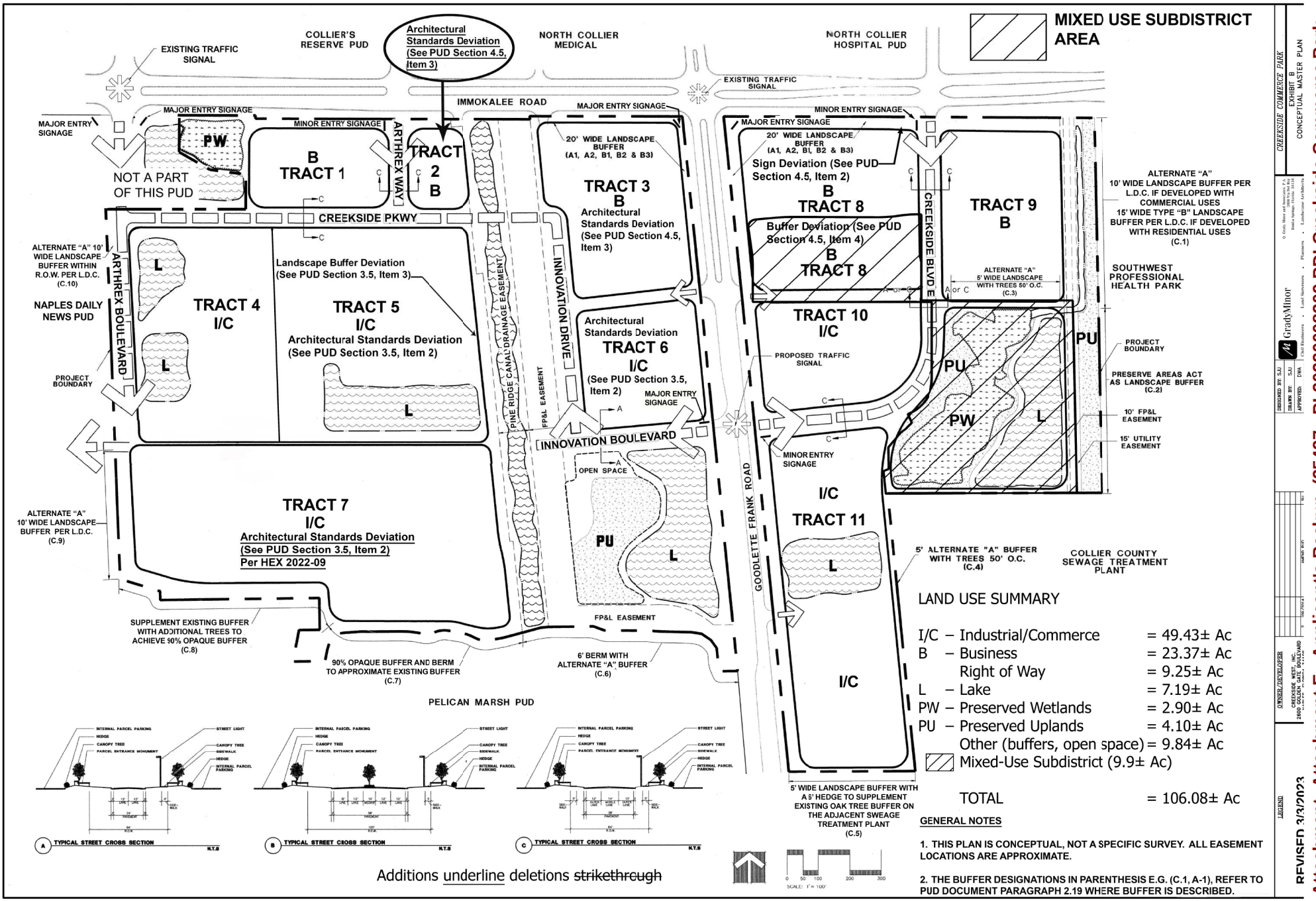
Revision	Date	Description	By
2	09/2014	AMEND PUD	SU
1	07/2008	PUT PRESERVE BACK INTO PUD	SU
	5/7/2008	REVISED PER COUNTY REVIEW	

OWNER/DEVELOPER
CREEKSIDE WEST INC.
2600 GOLDEN GATE BOULEVARD
NAPLES, FLORIDA 34105

LEGEND

REVISED 11/08/2021

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309] PDI Creekside Commerce Park CPUD - Arthrex)



Additions underline deletions ~~strikethrough~~

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

GradyMinor

Exhibit 1

PUD REVISIONS: Revise Sections 4.4 E. and 4.5 3.

Creekside Commerce Park PUD (PDI) – PL20220008309
3-3-2023

Q. Grady Minor & Associates, P.A.
3800 Via Del Rey, Bonita Springs, FL 34134 • 239-947-1144 • engineering@gradyminor.com •
www.gradyminor.com

SECTION IV

BUSINESS DISTRICT

*** *** *** *** *** **Text break** *** *** *** *** ***

4.4 DEVELOPMENT STANDARDS

*** *** *** *** *** **Text break** *** *** *** *** ***

E. Commercial design guidelines for facilities in the Business District shall be subject to the provisions of ~~Division 2.8~~LDC Section 5.05.08. Architectural and Site Design Standards and Site Design Standards for commercial buildings and projects, except buildings located on Tracts 2 and ~~the southern portion of Tract~~ 3. Buildings located ~~in the southern portion of~~on Tracts 2 and 3 as labeled on the Master Plan shall be subject to the deviation process in Section 5.05.08 of the LDC (see Section 4.5.3, Development Deviations, of this PUD Ordinance).

*** *** *** *** *** **Text break** *** *** *** *** ***

4.5 DEVELOPMENT DEVIATIONS

1. Deviation from LDC Section 5.05.04 D.1 which establishes a .45 floor area ratio (FAR) for group housing uses, to permit an FAR of .6 for group housing uses, including the intermediate care facility.

2. Deviation from LDC Section 5.06.04.F.3 Directory signs, which authorizes one (1) directory sign to be located at the project entrance, to permit installation of the directory sign on Immokalee Road east of Goodlette-Frank Road, not at the project entry, but rather at a location between the project entry and Goodlette-Frank Road.

3. Deviation from LDC Section 5.05.08.G, Deviations and alternate compliance, which authorizes the County Manager or designee to administratively approve deviations from compliance with Section 5.05.08 of the LDC ~~for specific types of buildings, to allow general office and medical office, hotel and physical fitness facilities that can be constructed~~ on ~~the southern portion of~~ Tracts 2 and 3 of the Master Plan to be eligible for this deviation process.

4. Deviation from LDC Section 4.06.02.C.2, "Table 2.4 Table of Buffer Requirements by Land Use Classifications", which requires Residential (RMF-6, RMF-12, RMF-16) multifamily district/use adjacent to Commercial 3 (C-1, C-2, C-3, C-4, C-5); Business Park (BP) district/use to provide a 15' wide type 'B' landscape buffer, to allow no buffer between the proposed residential use and the existing commercial use located to the north and a shared 15 foot wide type 'B' buffer with the institutional use located to the south.

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

Creekside Commerce Park PUD (PL20220008309)

Deviation Justification

4.5 DEVELOPMENT DEVIATIONS

3. Deviation from LDC Section 5.05.08.G, Deviations and alternate compliance, which authorizes the County Manager or designee to administratively approve deviations from compliance with Section 5.05.08 of the LDC on Tracts 2 and 3 of the Master Plan to be eligible for this deviation process.

Justification:
This deviation was previously approved by Ordinance 2016-32 and amended by Ordinance 2018-19 to add the southern portion of Tract 3. All properties in the B District on Tracts 2 and 3 are owned by Arthrex and providing for the alternative architectural compliance process will allow for common building design elements for buildings comprising the Arthrex campus.

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

GradyMinor
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Q. Grady Minor & Associates, P.A.
3800 Via Del Rey, Bonita Springs, FL 34134 • 239-947-1144 • engineering@gradyminor.com • www.gradyminor.com

INSTR 5107238 OR 5139 PG 2109 RECORDED 4/13/2015 3:53 PM PAGES 3
DWIGHT E. BROCK, CLERK OF THE CIRCUIT COURT, COLLIER COUNTY FLORIDA
DOC@.70 $13,300.00 REC $27.00
CONS $1,900,000.00

Prepared by and return to:
Matthew L. Grabinski, Esq.
Coleman, Yovanovich & Koester, P.A.
Northern Trust Bank Building
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103
239-435-3535

After recording return to:
Collier Insurance Agency
Attn: Brad Stockham
2600 Golden Gate Pkwy.
Naples, FL 34105
239-403-6869

Parcel Identification Number: 29331190686
Consideration: $1,900,000.00
Documentary Stamps Tax Due Upon Recording: $13,300.00

NOT A CERTIFIED COPY

Warranty Deed

THIS INDENTURE, made this 10th day of April, 2015, by **Creekside West, Inc., a Florida corporation**, whose mailing address is: Attention: Blake Gable, 2600 Golden Gate Parkway, Naples, Florida 34105 ("Grantor"), in favor of **RES Florida 1255 Holdings, LLC, a Florida limited liability company**, whose mailing address is: Attention: John Schmieding, 1370 Creeksdie Boulevard, Naples, Florida 34108-1945 ("Grantee").

Witnesseth, that said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in Collier County, Florida, to-wit:

LOT 1, CREEKSIDE COMMERCE PARK WEST-UNIT ONE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 29, PAGE 57 AND 58, IN THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PORTION OF LOT 1 OF CREEKSIDE COMMERCE PARK WEST - UNIT ONE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 29 AT PAGES 57 AND 58 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE MOST NORTHWESTERLY CORNER OF LOT 1 OF CREEKSIDE COMMERCE PARK WEST - UNIT ONE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 29 AT PAGES 57 AND 58 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE RUN S.89°48'51"E., ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1, FOR A DISTANCE OF 21.62 FEET; THENCE RUN S.00°11'09"W FOR A DISTANCE OF 5.00 FEET; THENCE RUN N.89°48'51"W FOR A DISTANCE OF 21.62 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID LOT 1; THENCE RUN N.00°11'09"E, ALONG THE WESTERLY BOUNDARY OF SAID LOT 1, FOR A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

And the Grantor does hereby warrant the title to said land and will defend the same against lawful claims of all persons whomsoever.

The property conveyed hereby is commercial real estate and is not the homestead of either Grantor nor is it contiguous with the homestead of Grantor.

SUBJECT TO real estate taxes accruing subsequent to December 31, 2014; zoning, building code and other use restrictions imposed by governmental authority; outstanding oil, gas, and mineral interests of record, if any; and restrictions and easements common to the subdivision.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Bradley E Stockum
Print Name: Bradley E. Stockum

Austin Howell
Print Name: Austin Howell

Bradley E Stockum
Print Name: Bradley E. Stockum

Austin Howell
Print Name: Austin Howell

Creekside West, Inc.,
a Florida corporation

By: Barron Collier Management, LLC,
a Florida limited liability company
Its: Authorized Agent

By: Bradley A. Boaz
Print Name: Bradley A. Boaz
Title: CFO

By:
Print Name: DOUGLAS E. BAIRD
Title: SENIOR V.P.

[CORPORATE SEAL]

NOT CERTIFIED COPY

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

State of Florida
County of Collier

The foregoing instrument was acknowledged before me this 03 day of April, 2015, by Bradley Boaz, the CFO of Barron Collier Management, LLC, a Florida limited liability company, the Authorized Agent of Creekside West, Inc., a Florida corporation, on behalf of said corporation, who [X] is personally known to me or [ ] has produced _____ as identification.

[Notary Seal]

Austin David Howell
COMMISSION # FF120795
EXPIRES: MAY 07, 2018
BONDED THRU
1st FLORIDA NOTARY, LLC

Notary Public: Austin David Howell
Printed Name: Austin David Howell
My Commission Expires: _____

State of Florida
County of Collier

The foregoing instrument was acknowledged before me this 03 day of April, 2015, by Douglas Bair, the _____ of Barron Collier Management, LLC, a Florida limited liability company, the Authorized Agent of Creekside West, Inc., a Florida corporation, on behalf of said corporation, who [X] is personally known to me or [ ] has produced _____ as identification.

[Notary Seal]

Austin David Howell
COMMISSION # FF120795
EXPIRES: MAY 07, 2018
BONDED THRU
1st FLORIDA NOTARY, LLC

Notary Public
Printed Name: Austin David Howell
My Commission Expires: _____

NOT CERTIFIED COPY

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

INSTR 5165538 OR 5189 PG 85 RECORDED 8/27/2015 1:05 PM PAGES 4
DWIGHT E. BROCK, CLERK OF THE CIRCUIT COURT, COLLIER COUNTY FLORIDA
DOC@.70 $23,275.00 REC $35.50 INDX $1.00
CONS $3,325,000.00

Prepared by and return to:
Matthew L. Grabinski, Esq.
Coleman, Yovanovich & Koester, P.A.
Northern Trust Bank Building
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103
239-435-3535

After recording return to:
Collier Insurance Agency
Attn: Bradley E. Stockham
2600 Golden Gate Pkwy.
Naples, FL 34105
239-403-6869

Parcel Identification Number: 29338000025
Consideration: $3,325,000.00
Documentary Stamps Tax Due Upon Recording: $23,275.00

NOT OFFICIAL RECORD COPY

WARRANTY DEED

THIS INDENTURE, made this 26 day of August, 2015, by **1280 Creekside Medical, LLP, a Florida limited liability partnership**, whose mailing address is: Attention: Blake Gable, 2600 Golden Gate Parkway, Naples, Florida 34105 ("Grantor"), in favor of **RES Florida 1284 Holdings, LLC, a Florida limited liability company**, whose mailing address is: Attention: John Schmieding, 1370 Creekside Boulevard, Naples, Florida 34108-1945 ("Grantee").

Witnesseth, that said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in Collier County, Florida, to-wit:

> **Unit 1280, CREEKSIDE MEDICAL COMMERCIAL CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 3583, Page 3731, and subsequent amendments thereto, of the Public Records of Collier County, Florida.**

And the Grantor does hereby warrant the title to said land and will defend the same against lawful claims of all persons whomsoever.

SUBJECT TO real estate taxes accruing subsequent to December 31, 2014; zoning, building code and other use restrictions imposed by governmental authority; outstanding oil, gas, and mineral interests of record, if any; and restrictions, reservations, and easements of record.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Print Name: DOUGLAS BAIRD

Print Name: BRADLEY E. STOCKHAM

Print Name: DOUGLAS BAIRD

Print Name: BRADLEY E. STOCKHAM

1280 CREEKSIDE MEDICAL, LLP,
a Florida limited liability partnership

By: Creekside West, Inc.,
a Florida corporation
Its: General Partner

By: Barron Collier Management, LLC,
a Florida limited liability company
Its: Authorized Agent

By: _____
Title: COO
Printed Name: Brian Gogven

By: _____
Title: CFO
Printed Name: Bradley A. Boaz

AND

By: The Residences at the Mercato, Inc.,
a Florida corporation
Its: General Partner

By: Barron Collier Management, LLC,
a Florida limited liability company
Its: Authorized Agent

By: _____
Title: COO
Printed Name: Brian Gogven

By: _____
Title: CFO
Printed Name: Bradley A. Boaz

Print Name: DOUGLAS BAIRD

Print Name: BRADLEY E. STOCKHAM

Print Name: DOUGLAS BAIRD

Print Name: BRADLEY E. STOCKHAM

NOT A CERTIFIED COPY

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

State of Florida
County of Collier

The foregoing instrument was acknowledged before me this 25 day of August, 2015, by Brian Goguen, as COO of Barron Collier Management, LLC, a Florida limited liability company, the Authorized Agent of Creekside West, Inc., a Florida corporation, a General Partner of 1280 Creekside Medical, LLP, a Florida limited liability partnership, on behalf of said partnership, who [X] is personally known to me or [ ] has produced _____ as identification.

[Notary Seal]

Austin David Howell
COMMISSION # FF120795
EXPIRES: MAY 07, 2018
BONDED THRU
1st FLORIDA NOTARY, LLC

Notary Public: Austin David Howell
Printed Name: _____
My Commission Expires: _____

State of Florida
County of Collier

The foregoing instrument was acknowledged before me this 25 day of August, 2015, by Bradley Boaze, as CFO of Barron Collier Management, LLC, a Florida limited liability company, the Authorized Agent of Creekside West, Inc., a Florida corporation, a General Partner of 1280 Creekside Medical, LLP, a Florida limited liability partnership, on behalf of said partnership, who [X] is personally known to me or [ ] has produced _____ as identification.

[Notary Seal]

Austin David Howell
COMMISSION # FF120795
EXPIRES: MAY 07, 2018
BONDED THRU
1st FLORIDA NOTARY, LLC

Notary Public: Austin David Howell
Printed Name: _____
My Commission Expires: _____

NOT CERTIFIED COPY

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

State of Florida
County of Collier

The foregoing instrument was acknowledged before me this 25 day of August, 2015, by Brian Gegen, as COO of Barron Collier Management, LLC, a Florida limited liability company, the Authorized Agent of The Residences at the Mercato, Inc., a Florida corporation, a General Partner of 1280 Creekside Medical, LLP, a Florida limited liability partnership, on behalf of said partnership, who [X] is personally known to me or [ ] has produced _____ as identification.

[Notary Seal]

Austin David Howell
COMMISSION # FF120795
EXPIRES: MAY 07, 2018
BONDED THRU
1st FLORIDA NOTARY, LLC

Notary Public: _____
Printed Name: _____
My Commission Expires: _____

State of Florida
County of Collier

The foregoing instrument was acknowledged before me this 25 day of August, 2015, by Bradley Boaz, as CFO of Barron Collier Management, LLC, a Florida limited liability company, the Authorized Agent of The Residences at the Mercato, Inc., a Florida corporation, a General Partner of 1280 Creekside Medical, LLP, a Florida limited liability partnership, on behalf of said partnership, who [X] is personally known to me or [ ] has produced _____ as identification.

[Notary Seal]

Austin David Howell
COMMISSION # FF120795
EXPIRES: MAY 07, 2018
BONDED THRU
1st FLORIDA NOTARY, LLC

Notary Public: _____
Printed Name: _____
My Commission Expires: _____

NOT CERTIFIED COPY

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

INSTR 5107240 OR 5139 PG 2115 RECORDED 4/13/2015 3:53 PM PAGES 3
DWIGHT E. BROCK, CLERK OF THE CIRCUIT COURT, COLLIER COUNTY FLORIDA
DOC@.70 $134,400.00 REC $27.00
CONS $19,200,000.00

Prepared by and return to:
Matthew L. Grabinski, Esq.
Coleman, Yovanovich & Koester, P.A.
Northern Trust Bank Building
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103
239-435-3535

After recording return to:
Collier Insurance Agency
Attn: Brad Stockham
2600 Golden Gate Pkwy.
Naples, FL 34105
239-403-6869

Parcel Identification Number: 29350000029
Consideration: $19,200,000.00
Documentary Stamps Tax Due Upon Recording: $134,400.00

NOT CERTIFIED COPY

Warranty Deed

THIS INDENTURE, made this 10TH day of April, 2015, by **Creekwood of Naples, LLC, a Florida limited liability company f/k/a Creekwood of Naples, LLP, a Florida limited liability partnership**, whose mailing address is: Attention: Blake Gable, 2600 Golden Gate Parkway, Naples, Florida 34105 ("Grantor"), in favor of **RES Florida 1265 Holdings, LLC, a Florida limited liability company**, whose mailing address is: Attention: John Schmieding, 1370 Creeksdie Boulevard, Naples, Florida 34108-1945 ("Grantee").

Witnesseth, that said Grantor, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in Collier County, Florida, to-wit:

> **Unit 1, Creekwood Land Condominium, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 4113, Page 2617, of the Public Records of Collier County, Florida, and all amendments thereto, together with its undivided share in the common elements.**

And the Grantor does hereby warrant the title to said land and will defend the same against lawful claims of all persons whomsoever.

The property conveyed hereby is commercial real estate and is not the homestead of either Grantor nor is it contiguous with the homestead of Grantor.

SUBJECT TO real estate taxes accruing subsequent to December 31, 2014; zoning, building code and other use restrictions imposed by governmental authority; outstanding oil, gas, and mineral interests of record, if any; and restrictions and easements common to the subdivision.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

TO HAVE AND TO HOLD the same in fee simple forever.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Creekwood of Naples, LLC,
a Florida limited liability company f/k/a
Creekwood of Naples, LLLP,
a Florida limited liability partnership

By: Creekside West, Inc.,
a Florida corporation
Its: Managing Member

Rody Eckell
Print Name: Brodley E. Stockham

Marion Fischer
Print Name: Marion Fischer

By: Barron Collier Management, LLC,
a Florida limited liability company
Its: Authorized Agent

By: Bradley A Boaz
Print Name: Bradley A. Boaz
Title: CFO

Rody Eckell
Print Name: Brodley E. Stockham

Marion Fischer
Print Name: Marion Fischer

By:
Print Name: DOUGLAS E. BAIRD
Title: SENIOR V.P.

[CORPORATE SEAL]

State of Florida
County of Collier

The foregoing instrument was acknowledged before me this 03 day of April, 2015, by Bradley Boaz, the CFO of Barron Collier Management, LLC, a Florida limited liability company, the Authorized Agent of Creekside West, Inc., a Florida corporation, the Managing Member of Creekwood of Naples, LLC, a Florida limited liability company f/k/a Creekwood of Naples, LLP, a Florida limited liability partnership, on behalf of said company, who ☒ is personally known to me or [ ] has produced _____ as identification.

[Notary Seal]

Austin David Howell
COMMISSION # FF120795
EXPIRES: MAY 07, 2018
BONDED THRU
1st FLORIDA NOTARY, LLC

Notary Public: Austin David Howell
Printed Name: Austin David Howell
My Commission Expires: _____

NOT A CERTIFIED COPY

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

State of Florida
County of Collier

The foregoing instrument was acknowledged before me this 03 day of April, 2015, by Douglas Baird, the Senior VP of Barron Collier Management, LLC, a Florida limited liability company, the Authorized Agent of Creekside West, Inc., a Florida corporation, the Managing Member of Creekwood of Naples, LLC, a Florida limited liability company f/k/a Creekwood of Naples, LLP, a Florida limited liability partnership, on behalf of said company, who [X] is personally known to me or [ ] has produced _____ as identification.

[Notary Seal]

Austin David Howell
COMMISSION # FF120795
EXPIRES: MAY 07, 2018
BONDED THRU
1st FLORIDA NOTARY, LLC

Notary Public: Austin David Howell
Printed Name: Austin David Howell
My Commission Expires: _____

NOT A CERTIFIED COPY

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

Creekside Commerce Park PUD (PL20220008309)

Legal Description

Parcel ID: 29331190686

LOT 1, CREEKSIDE COMMERCE PARK WEST-UNIT ONE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 29, PAGE 57 AND 58, IN THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL OF LAND:

A PORTION OF LOT 1 OF CREEKSIDE COMMERCE PARK WEST - UNIT ONE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 29 AT PAGES 57 AND 58 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE MOST NORTHWESTERLY CORNER OF LOT 1 OF CREEKSIDE COMMERCE PARK WEST - UNIT ONE ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 29 AT PAGES 57 AND 58 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE RUN S.89°48'51"E., ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1, FOR A DISTANCE OF 21.62 FEET; THENCE RUN S.00°11'09"W FOR A DISTANCE OF 5.00 FEET; THENCE RUN N.89°48'51"W FOR A DISTANCE OF 21.62 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID LOT 1; THENCE RUN N.00°11'09"E, ALONG THE WESTERLY BOUNDARY OF SAID LOT 1, FOR A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

Parcel ID: 29331193227

Unit 1280, CREEKSIDE MEDICAL COMMERCIAL CONDOMINIUM, a Condominium according to the Declaration of Condominium thereof, as recorded in Official Records Book 3583, Page 3731, and subsequent amendments thereto, of the Public Records of Collier County, Florida.

Parcel ID: 29331193243

Unit 1, Creekwood Land Condominium, a Condominium according to the Declaration of Condominium thereof recorded in Official Records Book 4113, Page 2617, of the Public Records of Collier County, Florida, and all amendments thereto, together with its undivided share in the common elements.

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

GradyMinor
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Q. Grady Minor & Associates, P.A.
3800 Via Del Rey, Bonita Springs, FL 34134 • 239-947-1144 • engineering@gradyminor.com • www.gradyminor.com

CREEKSIDE COMMERCE PARK WEST-UNIT ONE

A PORTION OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 25 EAST
AND A PORTION OF TRACT 1 AND TRACT GC-1 OF PELICAN MARSH GOLF COURSE, PHASE THREE
AS RECORDED IN PLAT BOOK 25, PAGES 14 THROUGH 16
COLLIER COUNTY, FLORIDA
JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS
NAPLES, FLORIDA

PLAT BOOK 29 PAGE 57

SHEET 1 OF 2

Resolution No. 18-227
Renaming Creekside Trail to Arthrex Way
Recorded 12/20/2018 OR: 5583 PG: 895
Plat Book - 29 PG: 57-58

DEDICATIONS

STATE OF FLORIDA)
) SS
COUNTY OF COLLIER)

KNOW ALL MEN BY THESE PRESENTS THAT CREEKSIDE WEST, INC., a Florida Corporation, the owner of the lands described hereon, have caused this plat entitled "CREEKSIDE COMMERCE PARK WEST-UNIT ONE" to be made and do hereby dedicate the following:

1. To Creekside Commerce Park Property Owners Association, Inc. Tract L-1 and L-2 as a Lake Easement and access thereto with responsibility for maintenance and a temporary blanket Ingress and Egress Easement over Tract O and F1 for the purpose of maintenance to be automatically vacated upon replatting of Tracts O and F1.

2. To Creekside Commerce Park Property Owners Association, Inc. with responsibility for maintenance and to Collier County with no responsibility for maintenance all Lake Easements, and Drainage Easements (D.E). and access thereto.

3. To Creekside Commerce Park Property Owners Association, Inc. with responsibility for maintenance and to Collier County with no responsibility for maintenance all Landscape Buffer Drainage Easements (L.B.D.E.), and access thereto for the construction and maintenance of swales, berms and underground pipes, provided that such features will not hinder the growth of any required buffer trees.

4. To Creekside Commerce Park Property Owners Association, Inc. with responsibility for maintenance and to Collier County with no responsibility for maintenance the Preserve Easement which includes existing natural wetlands and wetland mitigation areas and may in no way be altered from its natural state (with the exception of approved mitigation, construction maintenance activities per United States Corps of Engineers, South Florida Water Management District and Collier County Permit and Permit Conditions). Activities prohibited within the Preserve Easement may include but are not limited to: construction or placing of buildings on or above the ground; dumping or placing soil or other substances such as trash; removal or destruction of trees, shrubs, or other vegetation with the exception of exotic removal; excavation, dredging, or removal of soil material; diking or fencing; and any other activities detrimental to drainage, flood control, water conservation, erosion control, or fish and wildlife habitat conservation or preservation.

5. To Collier County Water-Sewer District all County Utility Easements (C.U.E.), with no responsibility for maintenance.

6. To Collier County Water-Sewer District and the Public with no responsibility for maintenance of sidewalk or sod and to Creekside Commerce Park Property Owners Association, Inc. with responsibility for maintenance of the sidewalk and sod the County Utility Sidewalk Easements (C.U.S.E.). no additional uses are allowed within the County Utility Sidewalk Easement (C.U.S.E.) without prior written approval by Collier County Water-Sewer District.

7. To Florida Power and Light, Telephone Provider, and Cable Television Provider or any other utility service provider the shared use all utility easements (U.E.) as a utility easement for the purpose of installation and maintenance of their respective facilities , provided all uses by such utility providers shall be subject to and not inconsistent with use by Collier County or the Collier County Water-Sewer District as a County Utility Easement (C.U.E.).

8. To any cable television provider, its successors, assigns and subsidiaries – a non-exclusive utility easement (U.E.) as indicated on the plat for the purpose of construction, installation, maintenance, and operation of cable television facilities and services. No construction, installation, maintenance and operation of cable television facilities and services shall interfere with water, sewer, electric, telephone facilities and services of Florida Power and Light, United Telephone Services or any other utility provider. In the event said cable company damages the facilities of another public utility, it shall be solely responsible for said damages.

9. To Collier County, Tract R to be used as a public right-of-way.

10. *

Witnesses:
Thomas L. Treadwell Jr.
Susan Maturo
SUSAN MATURO

Creekside West, Inc.
A Florida Corporation
By: Paul J. Marinelli
Paul J. Marinelli, President

CORPORATE ACKNOWLEDGMENT

STATE OF FLORIDA)
) SS
COUNTY OF COLLIER)

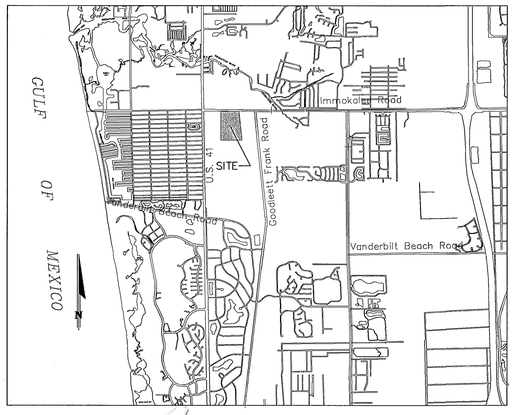
The foregoing instrument was acknowledged before me this 12th day of January 1998, by Paul J. Marinelli, President of Creekside West, Inc. a Florida Corporation, who is personally known to me.

Gail Smith
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT
Gail Smith
NAME OF ACKNOWLEDGER, TYPED PRINTED OR STAMPED

SERIAL NUMBER IF ANY
MY COMMISSION EXPIRES:

OFFICIAL NOTARY SEAL
GAIL SMITH
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. CC397356
MY COMMISSION EXP. APR. 16,1998

*TO COLLIER COUNTY WATER-SEWER DISTRICT ALL WATER AND SEWER UTILITY FACILITIES CONSTRUCTED WITHIN THIS PLATTED AREA, UPON ACCEPTANCE OF THE IMPROVEMENTS REQUIRED BY THE APPLICABLE LAND DEVELOPMENT REGULATIONS.



DESCRIPTION OF LANDS PLATTED

A tract or parcel of land lying in the North 1/2 of Section 27, Township 48 South, Range 25 East, Collier County, Florida also being a portion of Tracts 1, and GC1 as shown on the Plat of Pelican Marsh Golf Course, Phase Three as recorded in Plat Book 25 Pages 14-16 of the Public Records of Collier County, Florida which tract or parcel is described as follows:

From the Northwest corner of said Section 27 run S.89°45'00"E. along the North line of said Section 27 for 1868.13 feet; thence run S.00°15'00"W. for 125.00 feet to a point on the Southerly right-of-way line of Immokalee Road(County Road 846) and the Point of Beginning of the herein described parcel.

From said Point of Beginning run S.89°45'00'E. along the said Southerly right-of-way line of Immokalee Road for 487.33 feet; thence run S.00°15'00"W. along the said Southerly right-of-way line of Immokalee Road for 10.00 feet; thence run S.89°45'00"E. along the said Southerly right-of-way line of Immokalee Road for 150.19 feet; thence run S.89°48'16"E. along the said Southerly right-of-way line of Immokalee Road for 500.89 feet; thence run S.05°34'16"E. for 28.44 feet to a point on the westerly line of the drainage easement described in Official Record Book 682, Page 1978 of the Public Records of Collier County, Florida; thence continue S.05°34'16"E. along said westerly boundary of said drainage easement for a distance of 461.85 feet; thence run N.84°25'44"E. for a distance of 20.00 feet; thence run S.05°34'16"E. for 8.15 feet to a point on said westerly line of said drainage easement; thence continue S.05°34'16"E. along said westerly boundary of said drainage easement for a distance of 850.00 feet; thence run N.84°25'44"E. along said westerly boundary of said drainage easement for a distance of 10.00 feet; thence run S.05°34'16"E. along said westerly boundary of said drainage easement for a distance of 290.60 feet; thence run S.74°56'42"W. for 60.00 feet; thence run S.79°49'51"W. for 45.93 feet to a point of curvature; thence Northwesterly along the arc of a curve to the right of radius 66.00 feet (delta 39°30'17") (chord 44.61 feet) (chord bearing N.80°25'01"W.) for 45.51 feet to a point of reverse curvature; thence Northwesterly along the arc of a curve to the left of radius 150.00 feet (delta 20°12'56") (chord 52.65 feet) (chord bearing N.70°46'21"W.) for 52.92 feet to a point of tangency; thence run N.80°52'50"W. for 36.59 feet to a point of curvature; thence Southwesterly along the arc of a curve to the left of radius 80.00 feet (delta 33°04'22") (chord 45.54 feet) (chord bearing S.82°35'04"W.) for 46.18 feet to a point of reverse curvature; thence Westerly along the arc of a curve to the right of radius 60.00 feet (delta 36°26'24") (chord 37.52 feet) (chord bearing S.84°16'06"W.) for 38.16 feet to a point of reverse curvature; thence Northwesterly along the arc of a curve to the left of radius 305.00 feet (delta 12°55'59") (chord 68.70 feet) (chord bearing N.83°58'44"W.) for 68.85 feet to a point of tangency; thence run S.89°33'17"W. for 18.36 feet; thence run S.89°39'11"W. for 71.63 feet; thence run N.89°35'03"W. for 36.03 feet; thence run S.86°06'33"W. for 42.94 feet; thence run S.83°44'08"W. for 26.23 feet; thence run S.51°01'05"W. for 27.49 feet; thence run S.33°25'42"W. for 19.95 feet; thence run S.15°39'57"W. for 20.54 feet; thence run S.10°54'31"W. for 34.64 feet; thence run S.89°20'06"W. for 101.06 feet; thence run N.10°45'58"E. for 101.42 feet; thence run N.89°20'45"E. for 65.45 feet; thence run N.00°39'15"W. for 100.64 feet; thence run S.89°20'45"W. for 503.78 feet; thence run N.00°39'15"W. for 27.71 feet; thence run N.72°59'03"W. for 127.88 feet; thence run N.02°19'57"W. for 1474.24 feet to the Point of Beginning.

Containing 43.63 acres more or less.

NOTES:

1. THE BASIS OF BEARINGS IS THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 26 EAST AS BEING SOUTH 89°45'00" EAST.
2. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
3. ALL LOTS SHALL CONTAIN A 10' UTILITY EASEMENT (U.E.) ALONG THEIR COMMON LINE WITH ALL ROAD RIGHTS-OF-WAYS.
4. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN OFFICIAL RECORD BOOK 2379 AT PAGES 2127 ET. SEQ. OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.
5. ACCORDING TO COLLIER COUNTY COMMUNITY-PANEL NUMBER 120067 0193D, DATED JUNE 3, 1986, PARCEL LIES IN FLOOD ZONE AE HAVING A BASE FLOOD ELEVATION OF 11.00, PLEASE NOTE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE, REFER TO MOST UP TO DATE MAP.
6. AREA DESIGNATED AS "AREA C-2" IS SUBJECT TO THE RESERVED EASEMENT RIGHTS SET FORTH IN O.R.B. 2139 PAGES 646-653 AND O.R.B. 2213 PAGES 1216-1218 BEING THEREIN DESCRIBED AS "FOR INGRESS AND EGRESS AS WELL AS TO INSTALL, MAINTAIN, REPAIR, REPLACE, OPERATE AND UTILIZE LANDSCAPING, BERMS, UTILITIES, DRAINAGE, WATER MANAGEMENT, EMERGENCY SERVICES, GOLF CART AND MAINTENANCE PATHS, IRRIGATION, GOLF COURSE FENCING AND RELATED NON STRUCTURAL APPURTENANCES".
7. AREA DESIGNATED "AREA D" IS SUBJECT TO THE EASEMENT RIGHTS SET FORTH IN O.R.B. 2139 PAGES 693-696 AND O.R.B. 2213 PAGES 1216-1218 BEING THEREIN DESCRIBED AS "FOR INGRESS AND EGRESS AS WELL AS TO INSTALL, MAINTAIN, REPAIR, REPLACE, OPERATE AND UTILIZE LANDSCAPING, BERMS, GOLF CART AND MAINTENANCE PATHS, IRRIGATION, GOLF COURSE FENCING".
8. THE DRAINAGE EASEMENT DEDICATIONS AND RESERVATIONS ON THIS PLAT ARE IN ACCORDANCE WITH THE CONCEPTUAL MASTER PLAN FOR WATER MANAGEMENT BASED ON SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) PERMIT NO. 11-01553-P.
9. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND

L.B.D.E.	INDICATES	LANDSCAPE BUFFER AND DRAINAGE EASEMENT
U.E.	INDICATES	UTILITY EASEMENT
C.U.E.	INDICATES	COUNTY UTILITY EASEMENT
D.E.	INDICATES	DRAINAGE EASEMENT
L.M.E.	INDICATES	LAKE MAINTENANCE EASEMENT
C.U.S.E.	INDICATES	COUNTY UTILITY SIDEWALK EASEMENT
O.R.B.	INDICATES	OFFICIAL RECORD BOOK
L13	INDICATES	TABULATED LINE DATA
C24	INDICATES	TABULATED CURVE DATA
⊡	INDICATES	SET PERMANENT REFERENCE MONUMENT PLS NO. 5365
O	INDICATES	SET 3/4 PIPE WITH CAP L.B. 642
◉	INDICATES	SET PERMANENT CONTROL POINT

WAIVER AND RELEASE:

ON NOVEMBER 18, 1997

CREEKSIDE WEST INC. A FLORIDA CORPORATION

EXECUTING THE DEDICATION, THE HOLDER OF APPARENT RECORD TITLE TO THE LAND, HAS FOR ITSELF AND SUCCESSORS IN TITLE OR INTERESTS EXPRESSLY WAIVED AND RELEASED THE COUNTY FROM ANY FUTURE CLAIMS OF VESTED RIGHTS AND EQUITABLE ESTOPPEL PERTAINING TO THE ISSUANCE OF A CERTIFICATE OF PUBLIC FACILITY ADEQUACY IN ACCORDANCE WITH COLLIER COUNTY ORDINANCE NO. 93-82.

COUNTY APPROVALS

ENGINEERING REVIEW SERVICES

THIS PLAT APPROVED BY THE COLLIER COUNTY ENGINEERING REVIEW SERVICES THIS 13th DAY OF January 1998, A.D.

Thomas E. Kuck
THOMAS E. KUCK, P.E.
SENIOR PROJECT MANAGER

COUNTY ATTORNEY

THIS PLAT APPROVED BY THE COLLIER COUNTY ATTORNEY THIS 15th DAY OF JANUARY 1998, A.D.

David C. Weigel
DAVID C. WEIGEL
COLLIER COUNTY ATTORNEY

COUNTY COMMISSION APPROVAL

STATE OF FLORIDA)
) SS
COUNTY OF COLLIER)

THIS PLAT APPROVED FOR RECORDING IN REGULAR OPEN MEETING BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA THIS 6th DAY OF January 1998, A.D. PROVIDED THAT THE PLAT IS FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF COLLIER COUNTY, FLORIDA.

By: Ellie Hoffman, D.C.
ATTEST;
DWIGHT E. BROCK, CLERK

Barbara B. Berry
BARBARA B. BERRY, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

FILING RECORD

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS, OF CHAPTER 177, FLORIDA STATUTES. I FURTHER CERTIFY THAT SAID PLAT WAS FILED FOR RECORD AT 11:25 A.M. OR P.M. THIS 16th DAY OF January, 1998, A.D. AND DULY RECORDED IN PLAT BOOK 29, AT PAGES 57-58 INCLUSIVE, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

BY: Ellie Stroble, D.C.
DWIGHT E. BROCK, CLERK

TITLE CERTIFICATION

STATE OF FLORIDA)
) SS
COUNTY OF COLLIER)

I, SCOTT PRICE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED TITLE TO ALL OF THE PROPERTY DESCRIBED HEREIN, AND SUCH TITLE IS VESTED IN

CREEKSIDE WEST, INC.

THE CURRENT TAXES HAVE BEEN PAID AND THE PROPERTY IS FREE OF ENCUMBRANCES. EXCEPT AS FOLLOWS:

1. THAT GRANT OF EASEMENT DATED MARCH 15, 1977 AND RECORDED IN OFFICIAL RECORDS BOOK 682 AT PAGES 1974-1978.
2. THAT EASEMENT AND COVENANT AGREEMENT DATED OCTOBER 11, 1995 AND RECORDED IN OFFICIAL RECORDS BOOK 2139 AT PAGES 0693-0699.
3. THAT EASEMENT AND COVENANT AGREEMENT DATED OCTOBER 11, 1995 AND RECORDED IN OFFICIAL RECORDS BOOK 2139 AT PAGES 0700-0708.

Scott Price
SCOTT PRICE,
FLORIDA BAR NUMBER 383163

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA)
)SS
COUNTY OF COLLIER)

IT IS HEREBY CERTIFIED THAT THE PREPARATION OF THIS PLAT WAS BASED ON A BOUNDARY SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION AS PROVIDED IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, AND IN CHAPTER 472, FLORIDA STATUTES AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. PERMANENT REFERENCE MONUMENTS WILL BE SET PRIOR TO THE RECORDING OF THIS PLAT.

Barry E. Syren
BARRY E. SYREN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5365

DATE 1/9/98

THIS INSTRUMENT PREPARED BY:
BARRY E. SYREN, P.S.M. #5365
JOHNSON ENGINEERING, INC.
2640 GOLDEN GATE PARKWAY #216
NAPLES, FLORIDA, 34105

NOT A CERTIFIED COPY

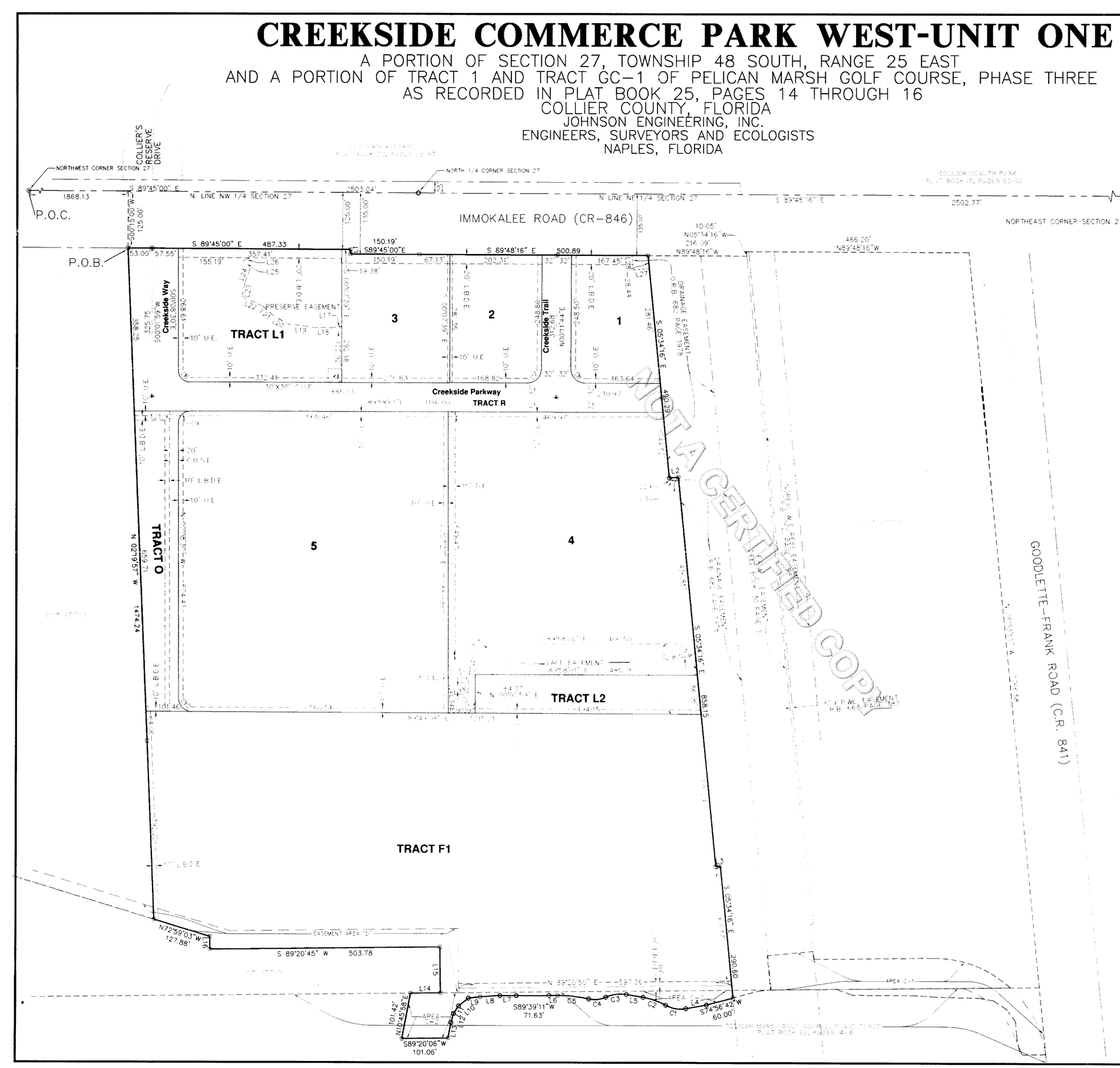
Attachment: Attachment E - Applicant's Backup (25427 : PL20220006309 PDI Creekside Commerce Park CPUD - Arthrex)

CREEKSIDE COMMERCE PARK WEST-UNIT ONE

A PORTION OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 25 EAST
AND A PORTION OF TRACT 1 AND TRACT GC-1 OF PELICAN MARSH GOLF COURSE, PHASE THREE
AS RECORDED IN PLAT BOOK 25, PAGES 14 THROUGH 16
COLLIER COUNTY, FLORIDA
JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS
NAPLES, FLORIDA

PLAT BOOK 29 PAGE 58

SHEET 2 OF 2



0 50 100 200
SCALE IN FEET
SCALE: 1"=100'

CURVE TABLE

CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD
C1	66.00	39°30'17"	45.51	N80°25'01"W	44.61
C2	150.00	20°12'56"	52.92	N70°46'21"W	52.65
C3	80.00	33°04'22"	46.18	S82°35'04"W	45.54
C4	60.00	36°26'24"	38.16	S84°16'06"W	37.52
C5	305.00	12°55'59"	68.85	N83°58'44"W	68.70
C6	25.00	89°49'32"	39.19	S45°03'15"E	35.30
C7	32.00	89°50'15"	50.17	N45°06'51"E	45.19
C8	32.00	90°09'45"	50.36	S44°53'09"E	45.32
C9	25.00	90°10'28"	39.35	S44°56'45"W	35.41
C10	30.00	89°40'38"	46.95	S44°58'49"E	42.31
C11	45.00	49°55'36"	39.21	S25°41'55"E	37.98
C12	248.00	11°19'06"	48.99	S04°55'25"W	48.91
C13	45.00	79°27'01"	62.40	S50°18'29"W	57.52
C14	40.00	84°23'45"	58.92	N47°46'09"W	53.74

LINE TABLE

LINE	LENGTH	BEARING
L1	10.00	S00°15'00"W
L2	20.00	N84°25'44"E
L3	10.00	N84°25'44"E
L4	45.93	S79°49'51"W
L5	36.59	N80°52'50"W
L6	18.36	S89°33'17"W
L7	36.03	N89°35'03"W
L8	42.94	S86°06'33"W
L9	26.23	S83°44'08"W
L10	27.49	S51°01'05"W
L11	19.95	S33°25'42"W
L12	20.54	S15°39'57"W
L13	34.64	S10°54'31"W
L14	65.45	N89°20'45"E
L15	100.64	N00°39'15"W
L16	27.71	N00°39'15"W
L17	20.62	S82°55'01"W
L18	39.16	N89°27'19"W
L19	58.69	N82°32'14"W
L20	37.89	N60°02'56"W
L21	29.02	N47°26'36"W
L22	51.06	N65°39'49"W
L23	29.78	N11°14'43"E
L24	35.14	N19°28'21"E
L25	22.69	N45°43'40"W
L26	16.27	N64°50'39"E
L27	35.00	S84°25'44"W
L28	31.97	N05°34'16"W
L29	8.15	S05°34'16"E
L30	20.00	N84°25'44"E
L31	24.65	S10°34'58"W
L32	43.87	S63°46'48"E
L33	42.78	N89°43'30"W
L34	53.19	N00°07'27"W

THIS INSTRUMENT PREPARED BY:
BARRY E. SYREN, P.S.M. #5365
JOHNSON ENGINEERING, INC.
2640 GOLDEN GATE PARKWAY #216
NAPLES, FLORIDA, 34105

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

CREEKSIDE COMMERCE PARK WEST-UNIT TWO

PLAT BOOK 35 PAGE 43

SHEET 1 OF 2

A PORTION OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 25 EAST
AND BEING A REPLAT OF A PORTION OF TRACTS 1, 3 AND TRACT GC-1 OF PELICAN MARSH GOLF COURSE, PHASE THREE
AS RECORDED IN PLAT BOOK 25, PAGES 14 THROUGH 16 AND ALL OF TRACT F-1 OF
CREEKSIDE COMMERCE PARK WEST UNIT ONE AS RECORDED IN PLAT BOOK 29, PAGES 57 & 58
COLLIER COUNTY, FLORIDA

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS
NAPLES, FLORIDA

Resolution No. 18-225
Renaming Creekside Street to Innovation Drive
Recorded 12/20/2018 OR: 5583 PG: 826
Plat Book - 35 PG: 43-44

Resolution No. 18-226
Renaming Creekside Boulevard to Innovation Boulevard
Recorded 12/20/2018 OR: 5583 PG: 872
Plat Book - 35 PG: 43-44

DEDICATIONS

STATE OF FLORIDA)
) SS
COUNTY OF COLLIER)

KNOW ALL MEN BY THESE PRESENTS THAT CREEKSIDE WEST, INC., a Florida Corporation, the owner of the lands described hereon, have caused this plat entitled CREEKSIDE COMMERCE PARK WEST-UNIT TWO" to be made and do hereby dedicate the following:

1. To Creekside Commerce Park Property Owners Association with responsibility for maintenance and to Collier County with no responsibility for maintenance all Lake Easements, and Drainage Easements (D.E). and access thereto.

2. To Creekside Commerce Park Property Owners Association with responsibility for maintenance and to Collier County with no responsibility for maintenance all Landscape Buffer Drainage Easements (L.B.D.E.), and access thereto for the construction and maintenance of swales, berms and underground pipes, provided that such features will not hinder the growth of any required buffer trees.

3. To Creekside Commerce Park Property Owners Association with responsibility for maintenance and to Collier County with no responsibility for maintenance the Preserved Upland Easement which includes existing natural vegetation and may in no way be altered from its natural state (with the exception of approved construction and maintenance activities Collier County Permit and Permit Conditions). Activities prohibited within the Preserved Upland Easement are: construction or placing of buildings on or above the ground; dumping or placing soil or other substances such as trash; removal or destruction of trees, shrubs, or other vegetation with the exception of exotic removal; excavation, dredging, or removal of soil material; and any other activities detrimental to wildlife habitat conservation or preservation.

4. To Collier County Water-Sewer District all County Utility Easements (C.U.E.), with no responsibility for maintenance.

5. To Florida Power and Light, Telephone Provider, and Cable Television Provider or any other utility service provider the shared use all utility easements (U.E.) as a utility easement for the purpose of installation and maintenance of their respective facilities , provided all uses by such utility providers shall be subject to and not inconsistent with use by Collier County or the Collier County Water-Sewer District as a County Utility Easement (C.U.E.).

6. To any cable television provider, its successors, assigns and subsidiaries a non-exclusive utility easement (U.E.) as indicated on the plat for the purpose of construction, installation, maintenance, and operation of cable television facilities and services. No construction, installation, maintenance and operation of cable television facilities and services shall interfere with water, sewer, electric, telephone facilities and services of Florida Power and Light, United Telephone Services or any other utility provider. In the event said cable company damages the facilities of another public utility, it shall be solely responsible for said damages.

7. To Collier County, Tract R to be used as a public right-of-way, however any maintenance or restoration of paver blocked areas will be the responsibility of Creekside Commerce Park Property Owners Association.

8. To Collier County Water-Sewer District, all Water and Sewer utility facilities constructed within this platted area, upon acceptance of the improvements required by the applicable land development regulations.

Witnesses:
Marcia J. Wilhelm
Marcia J. Wilhelm
Printed Name
Karen V. Triplett
KAREN V. TRIPLETT
Printed Name

Creekside West, Inc.
A Florida Corporation
By: Paul J. Marinelli, President

CORPORATE ACKNOWLEDGMENT

STATE OF FLORIDA)
) SS
COUNTY OF COLLIER)

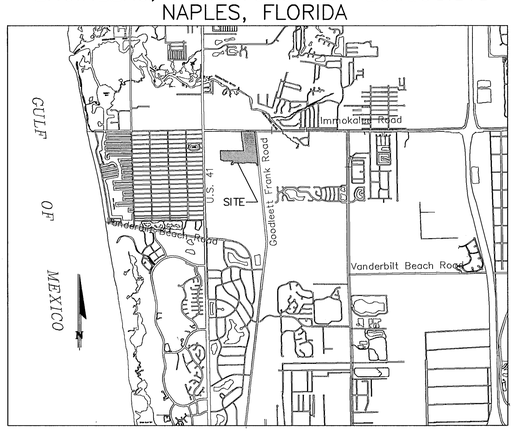
The foregoing instrument was acknowledged before me this 23rd day of MARCH 1999, by Paul J. Marinelli, President of Creekside West, Inc. a Florida Corporation, who is personally known to me.

Susan J. Nelson
SIGNATURE OF PERSON TAKING ACKNOWLEDGMENT

SUSAN J. NELSON
MY COMMISSION # CC 612005
EXPIRES: April 21, 2001
Bonded Thru Notary Public Underwriters

Susan J. Nelson
NAME OF ACKNOWLEDGER, TYPED PRINTED OR STAMPED

#CC 612005
SERIAL NUMBER IF ANY
MY COMMISSION EXPIRES: 4-21-2001



DESCRIPTION OF LANDS PLATTED

A tract or parcel of land lying in the Northeast quarter of Section 27, Township 48 South, Range 25 East, Collier County, Florida also being a portion of Tracts 1, 3 and GC1 as shown on the Plat of Pelican Marsh Golf Course, Phase Three as recorded in Plat Book 25 Pages 14-16 and all of Tract F1 of Creekside Commerce Park West-Unit One, Plat Book 29 at pages 57 and 58 both of the Public Records of Collier County, Florida which tract or parcel is described as follows:

Begin at the northeasterly corner of Creekside Commerce Park West-Unit One as recorded in Plat Book 29 at pages 57 and 58 said point lying on the Southerly right-of-way line of Immokalee Road (County Road 846) from said Point of Beginning run S.89°48'16"E. along the said Southerly right-of-way line of Immokalee Road for 216.09 feet; thence run N.05°34'16"W. along the said Southerly right-of-way line of Immokalee Road for 10.05 feet; thence run S.89°48'16"E. along the said Southerly right-of-way line of Immokalee Road for 486.20 feet to its intersection with the Westerly right-of-way line of Goodlette-Frank Road (County Road 851); thence run S.05°33'55"E. along the said Westerly right-of-way line of Goodlette-Frank Road for 1619.43 feet to the Northeasterly corner of Pelican Marsh Golf Course, Phase Three; thence continue S.05°33'55"E. along the said Westerly right-of-way line of Goodlette Road for 147.15 feet; thence run S.89°20'45"W. for 51.20 feet; thence run N.23°56'01"W. for 13.07 feet to a point of curvature; thence Northwesterly along the arc of a curve to the right of radius 80.00 feet (delta 22°00'01") (chord 30.53 feet) (chord bearing N.12°56'04"W.) for 30.72 feet to a point of tangency; thence run N.05°01'01"W. for 31.56 feet; thence run N.36°19'27"W. for 32.02 feet; thence run N.56°04'43"W. for 35.11 feet; thence run N.80°39'23"W. for 32.53 feet; thence run N. 88°39'20" W. for 97.78 feet; thence run N.86°04'48"W. for 45.79 feet; thence run N.89°49'56"W. for 132.77 feet; thence run N.69°40'18"W. for 49.44 feet; thence run S.87°27'06"W. for a distance of 132.37 feet; thence run S.84°45'32"W. for 23.43 feet; thence run S.74°56'42"W. for 61.32 feet to the southeast corner of said Tract F1 of said Creekside Commerce Park West-Unit One; thence continue S.74°56'42"W. along the southerly line of said Tract F1 for 60.00 feet; thence run along the southerly line of said Tract F1 the following twenty-three (23) courses: 1) S.79°49'51"W. for 45.93 feet to a point of curvature; 2) Northwesterly along the arc of a curve to the right of radius 66.00 feet (delta39°30'17") (chord 44.61 feet) (chord bearing N.80°25'01"W.) for 45.51 feet to a point of reverse curvature; 3) Northwesterly along the arc of a curve to the left of radius 150.00 feet (delta 20°12'56") (chord 52.65 feet) (chord bearing N.70°46'21"W.) for 52.92 feet to a point of tangency; 4) N.80°52'50"W. for 36.59 feet to a point of curvature; 5) Southwesterly along the arc of a curve to the left of radius 80.00 feet (delta 33°04'22") (chord 45.54 feet) (chord bearing S.82°35'04"W.) for 46.18 feet to a point of reverse curvature; 6) along the arc of a curve to the right of radius 60.00 feet (delta 36°26'24") (chord 37.52 feet) (chord bearing S.84°16'06"W.) for 38.16 feet to a point of reverse curvature; 7) Northwesterly along the arc of a curve to the left of radius 305.00 feet (delta 12°55'59") (chord 68.70 feet) (chord bearing N.83°58'44"W.) for 68.85 feet to a point of tangency; 8) S.89°33'17"W. for 18.36 feet; 9) S.89°39'11"W. for 71.63 feet; 10) N.89°35'03"W. for 36.03 feet; 11) S.86°06'33"W. for 42.94 feet; 12) S.83°44'08"W. for 26.23 feet; 13) S.51°01'05"W. for 27.49 feet; 14) S.33°25'42"W. for 19.95 feet; 15) S.15°39'57"W. for 20.54 feet; 16) S.10°54'31"W. for 34.64 feet; 17) S.89°20'06"W. for 101.06 feet; 18) N.10°45'58"E. for 101.42 feet; 19) N.89°20'45"E. for 65.45 feet; 20) N.00°39'15"W. for 100.64 feet; 21) S.89°20'45"W. for 503.78 feet; 22) N.00°39'15"W. for 27.71 feet; 23) N.72°59'03"W. for 127.88 feet to the Southwest corner of said Tract F1; thence run N.02°19'57"W. along the Westerly line of said Tract F1 for 456.28 feet to the Northwesterly corner of said Tract F1; thence run S.89°49'08"E. along the Northerly line of said Tract F1 for 1215.21 feet to the Northeasterly corner of said Tract F1; thence run N.05°34'16"W. along the Easterly line of said Creekside Commerce Park West Unit-One for 522.91 feet; thence run S.84°25'44"W. along the said Easterly line of said Creekside Commerce Park West Unit-One for 20.00 feet; thence run N.05°34'16"W. along the said Easterly line of said Creekside Commerce Park West Unit-One for 490.29 feet to the Point of Beginning.

Containing 42.13 acres more or less.

COLLIER COUNTY COPY THE CIRCUIT COURT

NOTES:

1. THE BASIS OF BEARINGS IS THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 26 EAST AS BEING SOUTH 89°45'00" EAST.
2. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
3. ALL LOTS SHALL CONTAIN A 10' UTILITY EASEMENT (U.E.) ALONG THEIR COMMON LINE WITH ALL ROAD RIGHTS-OF-WAYS.
4. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN OFFICIAL RECORD BOOK 2379 AT PAGES 2117 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA. AND AS AMENDED IN O.R.B. 2388 PG. 336 AND O.R. 2739 PG. 923
5. ACCORDING TO COLLIER COUNTY COMMUNITY-PANEL NUMBER 120067 0193D, DATED JUNE 3, 1986, PARCEL LIES IN FLOOD ZONE AE HAVING A BASE FLOOD ELEVATION OF 11.00, PLEASE NOTE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE, REFER TO MOST UP TO DATE MAP.
6. AREAS DESIGNATED AS " AREA C-1" AND "AREA C-2" ARE SUBJECT TO THE RESERVED EASEMENT RIGHTS SET FORTH IN O.R.B. 2139 PAGES 646-653 AND O.R.B. 2213 PAGES 1216-1218 BEING THEREIN DESCRIBED AS "FOR INGRESS AND EGRESS AS WELL AS TO INSTALL, MAINTAIN, REPAIR, REPLACE, OPERATE AND UTILIZE LANDSCAPING, BERMS, UTILITIES, DRAINAGE, WATER MANAGEMENT, EMERGENCY SERVICES, GOLF CART AND MAINTENANCE PATHS, IRRIGATION, GOLF COURSE FENCING AND RELATED NON STRUCTURAL APPURTENANCES".
7. AREA DESIGNATED "AREA D" IS SUBJECT TO THE EASEMENT RIGHTS SET FORTH IN O.R.B. 2139 PAGES 693-696 AND O.R.B. 2213 PAGES 1216-1218 BEING THEREIN DESCRIBED AS "FOR INGRESS AND EGRESS AS WELL AS TO INSTALL, MAINTAIN, REPAIR, REPLACE, OPERATE AND UTILIZE LANDSCAPING, BERMS, GOLF CART AND MAINTENANCE PATHS, IRRIGATION, GOLF COURSE FENCING".
8. THE DRAINAGE EASEMENT DEDICATIONS AND RESERVATIONS ON THIS PLAT ARE IN ACCORDANCE WITH THE CONCEPTUAL MASTER PLAN FOR WATER MANAGEMENT BASED ON SOUTH FLORIDA WATER MANAGEMENT DISTRICT (SFWMD) PERMIT NO. 11-01553-P.
9. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

LEGEND

L.B.D.E.	INDICATES	LANDSCAPE BUFFER AND DRAINAGE EASEMENT
U.E.	INDICATES	UTILITY EASEMENT
C.U.E.	INDICATES	COUNTY UTILITY EASEMENT
D.E.	INDICATES	DRAINAGE EASEMENT
L.M.E.	INDICATES	LAKE MAINTENANCE EASEMENT
O.R.B.	INDICATES	OFFICIAL RECORD BOOK
L13	INDICATES	TABULATED LINE DATA
C24	INDICATES	TABULATED CURVE DATA
⊡	INDICATES	SET PERMANENT REFERENCE MONUMENT PLS NO. 5365
○	INDICATES	SET 3/4 PIPE WITH CAP L.B. 642
◉	INDICATES	SET PERMANENT CONTROL POINT

WAIVER AND RELEASE:

ON NOVEMBER 18, 1997

CREEKSIDE WEST INC. A FLORIDA CORPORATION

EXECUTING THE DEDICATION, THE HOLDER OF APPARENT RECORD TITLE TO THE LAND, HAS FOR ITSELF AND SUCCESSORS IN TITLE OR INTERESTS EXPRESSLY WAIVED AND RELEASED THE COUNTY FROM ANY FUTURE CLAIMS OF VESTED RIGHTS AND EQUITABLE ESTOPPEL PERTAINING TO THE ISSUANCE OF A CERTIFICATE OF PUBLIC FACILITY ADEQUACY IN ACCORDANCE WITH COLLIER COUNTY ORDINANCE NO. 93-82.

COUNTY APPROVALS

ENGINEERING REVIEW SERVICES

THIS PLAT APPROVED BY THE COLLIER COUNTY ENGINEERING REVIEW SERVICES THIS 25th DAY OF March 1999, A.D.

Thomas E. Kuck
THOMAS E. KUCK, P.E.
ENGINEERING REVIEW MANAGER / COUNTY ENGINEER

COUNTY ATTORNEY

THIS PLAT APPROVED BY THE COLLIER COUNTY ATTORNEY THIS 16TH DAY OF NOVEMBER 2000 A.D.

FOR PATRICK G. WHITE
DAVID C. WEIGEL
COLLIER COUNTY ATTORNEY

COUNTY SURVEYOR

THIS PLAT REVIEWED BY THE COLLIER COUNTY SURVEYOR THIS 25TH DAY OF MARCH 2000 A.D.

RICHARD GRIGG, P.S.M.
COLLIER COUNTY SURVEYOR

COUNTY COMMISSION APPROVAL

STATE OF FLORIDA)
) SS
COUNTY OF COLLIER)

THIS PLAT APPROVED FOR RECORDING IN REGULAR OPEN MEETING BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA THIS 23rd DAY OF March 1999, A.D. PROVIDED THAT THE PLAT IS FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF COLLIER COUNTY, FLORIDA.

ATTEST:
DWIGHT E. BROCK, CLERK

Pamela S. Mac'Kie
PAMELA S. MAC'KIE, CHAIRWOMAN
BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

FILING RECORD

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS, OF CHAPTER 177, FLORIDA STATUTES. I FURTHER CERTIFY THAT SAID PLAT WAS FILED FOR RECORD AT 2:44 P.M., THIS 19th DAY OF November 1999 A.D. AND DULY RECORDED IN PLAT BOOK 35, AT PAGES 43-44 INCLUSIVE, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

BY: Antoinette Bates, Deputy Clerk
DWIGHT E. BROCK, CLERK

TITLE CERTIFICATION

STATE OF FLORIDA)
) SS
COUNTY OF COLLIER)

I, SCOTT PRICE, A DULY LICENSED ATTORNEY IN THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT I HAVE EXAMINED TITLE TO ALL OF THE PROPERTY DESCRIBED HEREIN, AND SUCH TITLE IS VESTED IN

CREEKSIDE WEST, INC.

THE CURRENT TAXES HAVE BEEN PAID AND THE PROPERTY IS FREE OF ENCUMBRANCES.

SCOTT PRICE,
FLORIDA BAR NUMBER 383163

SURVEYOR'S CERTIFICATE

STATE OF FLORIDA)
)SS
COUNTY OF COLLIER)

IT IS HEREBY CERTIFIED THAT THE PREPARATION OF THIS PLAT WAS BASED ON A BOUNDARY SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION AS PROVIDED IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, AND IN CHAPTER 472, FLORIDA STATUTES AND THAT THE SURVEY DATA COMPLIES WITH ALL OF THE REQUIREMENTS OF CHAPTER 177, FLORIDA STATUTES. PERMANENT REFERENCE MONUMENTS WILL BE SET PRIOR TO THE RECORDING OF THIS PLAT AND PERMANENT CONTROL POINTS WILL BE SET PRIOR TO FINAL ACCEPTANCE.

BARRY E. SYREN
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER NO. 5365
DATE 3/23/99

STATE OF FLORIDA
BARRY E. SYREN
LS 5365
REGISTERED LAND SURVEYOR

THIS INSTRUMENT PREPARED BY:
BARRY E. SYREN, P.S.M. #5365
JOHNSON ENGINEERING, INC.
2640 GOLDEN GATE PARKWAY #106
NAPLES, FLORIDA, 34105

CREEKSIDE UNIT TWO 25345CV1.DWG 01-25-99

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)
PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

CREEKSIDE COMMERCE PARK WEST-UNIT TWO

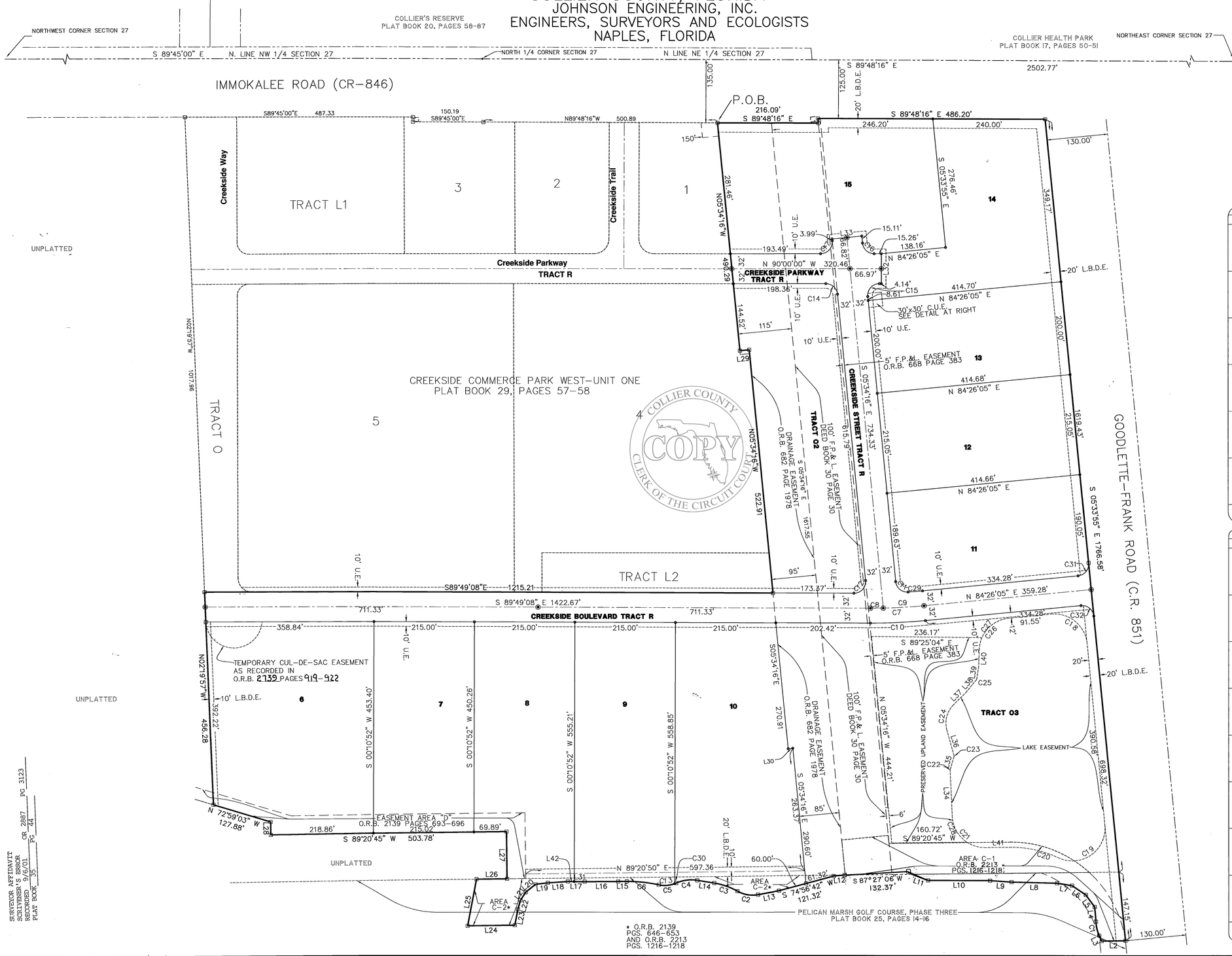
PLAT BOOK 35 PAGE 44

SHEET 2 OF 2

A PORTION OF SECTION 27, TOWNSHIP 48 SOUTH, RANGE 25 EAST
AND BEING A REPLAT OF A PORTION OF TRACTS 1, 3 AND TRACT GC-1 OF PELICAN MARSH GOLF COURSE, PHASE THREE
AS RECORDED IN PLAT BOOK 25, PAGES 14 THROUGH 16 AND ALL OF TRACT F-1 OF
CREEKSIDE COMMERCE PARK WEST UNIT ONE AS RECORDED IN PLAT BOOK 29, PAGES 57 & 58
COLLIER COUNTY, FLORIDA

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS
NAPLES, FLORIDA

Resolution No. 2016-235
Vacate County & Public Interest in a Portion of
Tract "R" Creekside Blvd Right of Way
Recorded 11/02/2016 OR: 5329 PG: 2580
Re-Recorded 1/9/2017 OR: 5351 PG: 2316
Plat Book 35 PG 44



COPY
CLERK OF THE CIRCUIT COURT
COLLIER COUNTY

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD BEARING	CHORD
C1	80.00	22°00'01"	30.72	S12°56'04"E	30.53
C2	66.00	39°30'17"	45.51	S80°25'01"E	44.61
C3	150.00	20°12'56"	52.92	N70°46'21"W	52.65
C4	80.00	33°04'22"	46.18	S82°35'04"W	45.54
C5	60.00	36°26'24"	38.16	N84°16'06"E	37.52
C6	305.00	12°55'59"	68.85	N83°58'44"W	68.70
C7	1146.00	05°44'47"	114.94	N87°18'28"E	114.89
C8	1146.00	01°22'30"	27.50	N89°29'37"E	27.50
C9	1146.00	04°22'17"	87.44	N86°37'13"E	87.41
C10	1178.00	05°44'47"	118.15	N87°18'28"E	118.10
C11	25.00	88°23'49"	38.57	S49°46'11"E	34.86
C12	25.00	95°45'08"	41.78	N42°18'18"E	37.08
C13	60.00	33°14'54"	34.82	N85°51'51"E	34.33
C14	25.00	84°25'44"	36.84	N47°47'08"W	33.60
C15	25.00	95°34'16"	41.70	S42°12'52"W	37.03
C16	25.00	84°25'44"	36.84	S47°47'08"E	33.60
C17	25.00	95°34'16"	41.70	N42°12'52"E	37.03
C18	70.00	90°00'00"	109.96	N50°33'55"W	98.99
C19	70.00	120°42'04"	147.46	N54°47'07"E	121.67
C20	234.50	25°47'23"	105.55	N77°45'33"W	104.66
C21	70.00	88°08'48"	107.69	S46°34'51"E	97.38
C22	5.00	18°41'01"	1.63	S06°50'03"W	1.62
C23	5.00	31°49'46"	2.78	N00°15'41"E	2.74
C24	55.00	60°54'55"	58.47	S14°48'15"W	55.76
C25	5.00	30°09'53"	2.63	N24°21'57"E	2.60
C26	70.00	82°26'40"	100.72	S43°12'45"W	92.26
C27	70.00	61°03'40"	74.60	S53°54'15"W	71.12
C28	70.00	54°05'56"	66.09	S29°33'25"E	63.67
C29	1114.00	01°35'50"	31.06	N85°14'00"E	31.06
C30	60.00	03°11'30"	3.34	N67°38'39"E	3.34
C31	25.00	90°00'00"	39.27	N39°26'05"E	35.36
C32	25.00	90°00'00"	39.27	N50°33'55"W	35.36

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.05	N05°34'16"W
L2	51.20	S89°20'45"W
L3	13.07	N23°56'01"W
L4	31.56	N05°01'01"W
L5	32.02	N36°19'27"W
L6	35.11	N56°04'43"W
L7	32.53	N80°39'23"W
L8	97.78	N88°39'20"W
L9	45.79	N86°04'48"W
L10	132.77	N89°49'56"W
L11	49.44	N69°40'18"W
L12	23.43	S84°45'32"W
L13	45.93	S79°49'51"W
L14	36.59	N80°52'50"W
L15	18.36	S89°33'17"W
L16	71.63	S89°39'11"W
L17	36.03	N89°35'03"W
L18	42.94	S86°06'33"W
L19	26.23	S83°44'08"W
L20	27.49	S51°01'05"W
L21	19.95	N33°25'42"E
L22	20.54	S15°39'57"W
L23	34.64	S10°54'31"W
L24	101.06	S89°20'06"W
L25	101.42	N10°45'58"E
L26	65.45	N89°20'45"E
L27	100.64	N00°39'15"W
L28	27.71	N00°39'15"W
L29	20.00	S84°25'44"W
L30	10.00	S84°25'44"W
L31	22.44	S89°35'03"E
L32	64.00	N00°00'00"W
L33	64.00	N84°25'44"E
L34	98.63	N02°30'27"W
L35	28.67	N16°10'34"E
L36	56.54	N15°39'12"W
L37	37.55	N45°15'42"E
L38	34.80	N39°26'53"E
L39	24.65	N09°17'00"E
L40	38.40	N01°59'25"E
L41	54.25	N89°20'45"E
L42	13.59	S89°35'03"E

SURVEYOR AFFIDAVIT
SCRIVENER'S ERROR
RECORDED 9/6/01 OR 2887 PG 3123
PLAT BOOK 35 PG 44

* O.R.B. 2139
PGS. 646-653
AND O.R.B. 2213
PGS. 1216-1218

THIS INSTRUMENT PREPARED BY:
BARRY E. SYREN, P.S.M. #5365
JOHNSON ENGINEERING, INC.
2640 GOLDEN GATE PARKWAY # 106
NAPLES, FLORIDA, 34105

CREEKSIDE UNIT TWO 25345CV1.DWG 01-15-99

Attachment: Attachment E - Applicant's Backup (25427 : PL20220006309 PDI Creekside Commerce Park CPUD - Arthrex)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20220008309

I, Daniel Hall (print name), as Vice President (title, if applicable) of Krisdan Management Inc., as Manager of RES Florida 1255 Holdings, LLC (company, If applicable), swear or affirm under oath, that I am the (choose one) owner [ ] applicant [✓] contract purchaser [ ] and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Collier County to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application; and that
4. The property will be transferred, conveyed, sold or subdivided subject to the conditions and restrictions imposed by the approved action.
5. We/I authorize Q. Grady Minor & Associates, P.A. to act as our/my representative in any matters regarding this petition including 1 through 2 above.

Notes:

- *If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.*
- *If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."*
- *If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.*
- *If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.*
- *If the applicant is a trust, then they must include the trustee's name and the words "as trustee".*
- *In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, and then use the appropriate format for that ownership.*

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

_____ **Signature**

3.8.2023 **Date**

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [☒] physical presence or [☐] online notarization this 8th day of March, 20 23, by (printed name of owner or qualifier) Daniel Hall.

Such person(s) Notary Public must check applicable box:

[☒] Are personally known to me

[☐] Has produced a current drivers license _____

[☐] Has produced _____ as identification.

Notary Signature: Barbara Birch

BARBARA BIRCH
Commission # HH 165407
Expires August 16, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

CP\08-COA-00115\155
REV 3/4/2020

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20220008309

I, Daniel Hall (print name), as Vice President (title, if applicable) of Krisdan Management Inc., as Manager of RES Florida 1265 Holdings, LLC (company, If applicable), swear or affirm under oath, that I am the (choose one) owner [✓] applicant [ ] contract purchaser [ ] and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Collier County to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application; and that
4. The property will be transferred, conveyed, sold or subdivided subject to the conditions and restrictions imposed by the approved action.
5. We/I authorize RES Florida 1255 Holdings, LLC to act as our/my representative in any matters regarding this petition including 1 through 2 above.

Notes:

- *If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.*
- *If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."*
- *If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.*
- *If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.*
- *If the applicant is a trust, then they must include the trustee's name and the words "as trustee".*
- *In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, and then use the appropriate format for that ownership.*

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

_____ 3-8-2023
Signature **Date**

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [☒] physical presence or [ ] online notarization this 8th day of March, 20 23, by (printed name of owner or qualifier) Daniel Hall.

Such person(s) Notary Public must check applicable box:

[☒] Are personally known to me

[ ] Has produced a current drivers license _____

[ ] Has produced _____ as identification.

Notary Signature: Barbara Birch

BARBARA BIRCH
Commission # HH 165407
Expires August 16, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

CP\08-COA-00115\155
REV 3/4/2020

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20220008309

I, Daniel Hall (print name), as Vice President (title, if applicable) of Krisdan Management Inc., as Manager of RES Florida 1284 Holdings, LLC (company, If applicable), swear or affirm under oath, that I am the (choose one) owner [✓] applicant [ ] contract purchaser [ ] and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code;
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Collier County to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application; and that
4. The property will be transferred, conveyed, sold or subdivided subject to the conditions and restrictions imposed by the approved action.
5. We/I authorize RES Florida 1255 Holdings, LLC to act as our/my representative in any matters regarding this petition including 1 through 2 above.

Notes:

- *If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.*
- *If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."*
- *If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.*
- *If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.*
- *If the applicant is a trust, then they must include the trustee's name and the words "as trustee".*
- *In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, and then use the appropriate format for that ownership.*

Under penalties of perjury, I declare that I have read the foregoing Affidavit of Authorization and that the facts stated in it are true.

_____ 3.8.2023

Signature **Date**

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [☒] physical presence or [ ] online notarization this 8th day of March, 20 23, by (printed name of owner or qualifier) Daniel Hall.

Such person(s) Notary Public must check applicable box:

[☒] Are personally known to me

[ ] Has produced a current drivers license _____

[ ] Has produced _____ as identification.

Notary Signature: Barbara Birch

BARBARA BIRCH
Commission # HH 165407
Expires August 16, 2025
Bonded Thru Troy Fain Insurance 800-385-7019

CP\08-COA-00115\155
REV 3/4/2020

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

UNANIMOUS WRITTEN CONSENT OF THE BOARD OF DIRECTORS OF KRISDAN MANAGEMENT, INC. IN LIEU OF SPECIAL MEETING

The undersigned, being all of the members of the Board of Directors of KrisDan Management, Inc., a Delaware corporation (the "Corporation"), acting in lieu of a special meeting in accordance with Section 141(f) of the Delaware General Corporation Law, do hereby consent to, approve and adopt the following resolutions and waive all notice thereto:

RESOLVED, that Daniel Hall is hereby elected as Vice-President of the Corporation for a term expiring on the date of the next annual meeting of the Board of Directors, or, if earlier, his death, resignation or removal; provided, however that he shall continue to serve until his successor is elected.

The actions taken by this Unanimous Written Consent shall have the same force and effect as if taken by the undersigned at a regular meeting of the Board of Directors of the Corporation duly called and constituted pursuant to the laws of the State of Delaware.

IN WITNESS WHEREOF, the undersigned, being all of the members of the Board of Directors of the Corporation, have executed this Unanimous Written Consent as of the 31st day of May, 2017.

Reinhold Schmieding

Erika Schmieding

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

2021 FOREIGN PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# F14000001698

Entity Name: KRISDAN MANAGEMENT, INC.

Current Principal Place of Business:

1265 CREEKSIDE PARKWAY
SUITE 210
NAPLES, FL 34108

Current Mailing Address:

1265 CREEKSIDE PARKWAY
SUITE 210
NAPLES, FL 34108 US

FEI Number: 46-1626094

FILED
Jan 11, 2021
Secretary of State
5732565942CC

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

HALL, DANIEL ASST TREASURER & VP
1265 CREEKSIDE PARKWAY
SUITE 210
NAPLES, FL 34108 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: DANIEL HALL 01/11/2021

Electronic Signature of Registered Agent — Date

Officer/Director Detail :

Title	CHAIRMAN, PRESIDENT
Name	SCHMIEDING, REINHOLD D
Address	1370 CREEKSIDE BLVD.
City-State-Zip:	NAPLES FL 34108

Title	ASST. TREASURER
Name	ORBEA, ZEIDA
Address	1265 CREEKSIDE PARKWAY SUITE 210
City-State-Zip:	NAPLES FL 34108

Title	ASST. TREASURER, VP
Name	HALL, DANIEL
Address	1265 CREEKSIDE PARKWAY SUITE 210
City-State-Zip:	NAPLES FL 34108

Title	VP
Name	SCHMIEDING, ERIKA
Address	1370 CREEKSIDE BLVD
City-State-Zip:	NAPLES FL 34108

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: DANIEL HALL VICE PRESIDENT 01/11/2021

Electronic Signature of Signing Officer/Director Detail — Date

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

Collier County
Growth Management
Community Development Department

ADDRESSING CHECKLIST

Please complete the following and upload via the CityView Portal with your submittal. Items marked with (*) are required for every application, other items are optional and may not apply to every project.

Forms are valid for 6 months following their submittal; an updated form will be required for a new submittal after that timeframe and any time the properties within the project boundary are modified.

Additional documents may be attached to this form and can include:

- * LOCATION MAP and/or SURVEY showing the proposed project boundary.
- List of additional folio numbers and associated legal descriptions.
- E-mail from Addressing Official for any pre-approved project and/or street names.

LOCATION INFORMATION

***FOLIO (Property ID) Number(s)** of subject property or properties. [Attach list if necessary]

29331190686, 29331193227 and 29331193243

***LEGAL DESCRIPTION** of subject property or properties. [Attach list if necessary]

S27/T48/R25

STREET ADDRESS(ES) where applicable, if already assigned.

1255 Creekside Pkwy, 1284 Innovation Drive and 1265 Creekside Pkwy

PROJECT INFORMATION

Acceptance of this form does not constitute project and/or street name approval and is subject to further review by the Addressing Official. Pre-Approval may be requested by contacting us at GMD_Addressing@colliercountyfl.gov or 239-252-2482 prior to your submittal.

***PETITION TYPE** (choose from the drop-down list below). A unique checklist must be created for each application.

PDI (Planned Unit Development Insubstantial Change)

CURRENT PROJECT NAME

Creekside Commerce Park PUD

PROPOSED PROJECT NAME

PROPOSED STREET NAME(s)

LATEST APPROVED PROJECT NUMBER [e.g., SDP-94-##, PPL-2002-AR-####, PL2017000####]

Operations & Regulatory Management Division ● 2800 North Horseshoe Drive ● Naples, FL 34104 ● 239-252-2400
www.colliercountyfl.gov

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

Collier County Property Appraiser
Property Aerial

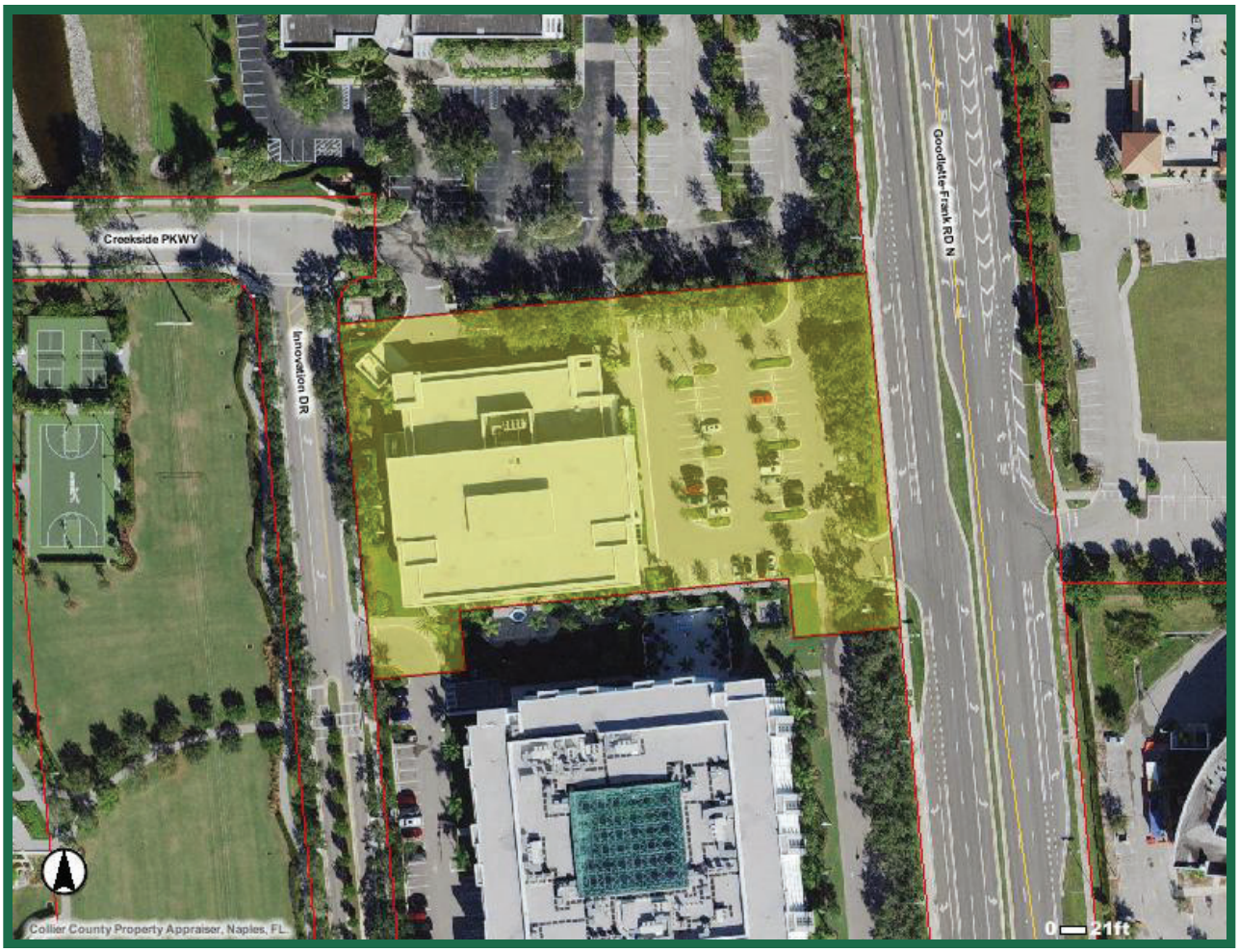
Parcel No	29331190686	Site Address *Disclaimer	1255 CREEKSIDE PKWY	Site City	NAPLES	Site Zone *Note	341(

Open GIS in a New Window with More Features.

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

Collier County Property Appraiser
Property Aerial

Parcel No	29331193227	Site Address *Disclaimer	1284 INNOVATION DR	Site City	NAPLES	Site Zone *Note	341(



Open GIS in a New Window with More Features.

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

Collier County Property Appraiser
Property Aerial

Parcel No	29331193243	Site Address *Disclaimer	1265 CREEKSIDE PKWY	Site City	NAPLES	Site Zone *Note	341(

Open GIS in a New Window with More Features.

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

Growth Management Community Development Department
2800 North Horseshoe Drive, Naples, Florida 34104
Phone: (239) 252-1036 | Email: GMDClientServices@colliercountyfl.gov
ww.colliercountyfl.gov

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership
N.A.	

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

Name and Address	% of Ownership
RES Florida 1255 Holdings, LLC, 1370 Creekside Blvd., Naples FL 34108 Krisdan Management, Inc. – Manager (100%) Reinhold D. Schmieding, Chairman/President (100%) Daniel Hall, Asst. Treasurer/VP Erika Schmieding, VP Zeida Orbea, Asst. Treasurer	**100**
RES Florida 1284 Holdings, LLC, 1370 Creekside Blvd., Naples FL 34108 Krisdan Management, Inc. – Manager (100%) Reinhold D. Schmieding, Chairman/President (100%) Daniel Hall, Asst. Treasurer/VP Erika Schmieding, VP Zeida Orbea, Asst. Treasurer	**100**

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

Growth Management Community Development Department
2800 North Horseshoe Drive, Naples, Florida 34104
Phone: (239) 252-1036 | Email: GMDClientServices@colliercountyfl.gov
ww.colliercountyfl.gov

RES Florida 1265 Holdings, LLC, 1370 Creekside Blvd., Naples FL 34108 Krisdan Management, Inc. – Manager (100%) Reinhold D. Schmieding, Chairman/President (100%) Daniel Hall, Asst. Treasurer/VP Erika Schmieding, VP Zeida Orbea, Asst. Treasurer	**100**

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

Name and Address	% of Ownership
N.A.	

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

Name and Address	% of Ownership
N.A.	

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

Name and Address	% of Ownership
N.A.	

Date of Contract: _____

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

Name and Address
N.A.

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

Growth Management Community Development Department
2800 North Horseshoe Drive, Naples, Florida 34104
Phone: (239) 252-1036 | Email: GMDClientServices@colliercountyfl.gov
ww.colliercountyfl.gov

g. Date subject property acquired 2015

☐ Leased: Term of lease_____years /months

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

Date of option: _____
Date option terminates:_____, or
Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

***The completed application, all required submittal materials, and fees shall be submitted to:**
Growth Management Community Development Department | GMD Portal:
https://cvportal.colliercountyfl.gov/cityviewweb

Questions? Email: GMDclientservices@colliercountyfl.gov

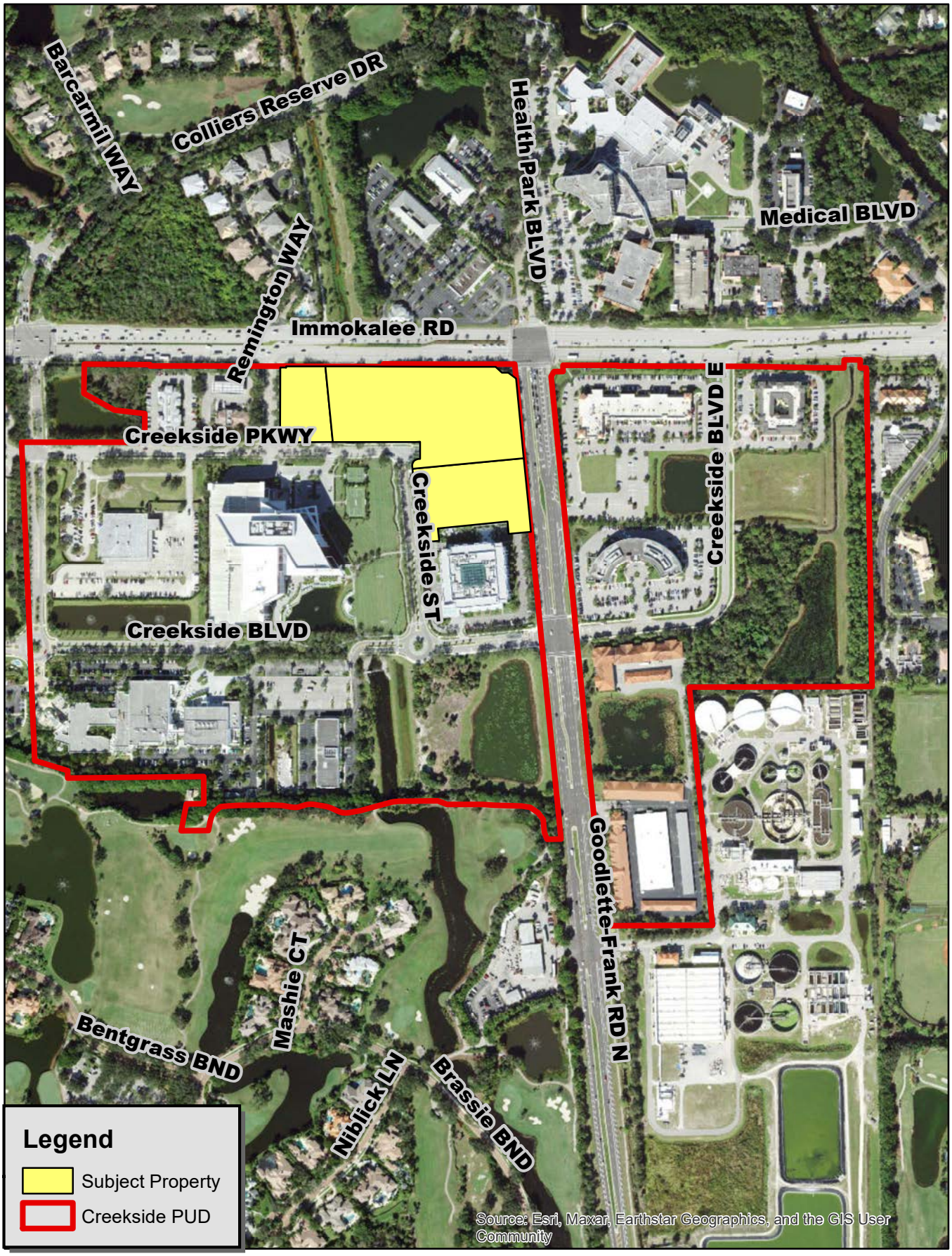
Agent/Owner Signature

March 3, 2023
Date

D. Wayne Arnold, AICP
Agent/Owner Name (please print)

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

Creekside Commerce Park PUD
Location Map



Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

GradyMinor
Civil Engineers • Land Surveyors • Planners • Landscape Architects

560 280 0 560 Feet

Neighborhood Information Meeting Affidavit of Compliance

I hereby certify that pursuant to Ordinance 2004-41, of the Collier County Land Development Code, I did cause the attached newspaper advertisement to appear and I did give notice by mail to the following property owners and/or condominium and civic associations whose members may be affected by the proposed land use changes of an application request for a rezoning, PUD amendment, or conditional use, at least 15 days prior to the scheduled Neighborhood Information Meeting. *For the purposes of this requirement, the names and addresses of property owners shall be deemed those appearing on the latest tax rolls of Collier County and any other persons or entities who have made a formal request of the County to be notified.* The said notice contained the laymen's description of the site property of proposed change and the date, time, and place of a Neighborhood Information Meeting.

Per the attached letters, property owner's list, and copy of newspaper advertisement which are hereby made a part of this Affidavit of Compliance

(Signature of Applicant)

STATE OF FLORIDA, COUNTY OF COLLIER

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online registration this 17 day of March , 20 23, by Sharon Umpenhour who is ☑ personally known to me or ☐ has produced _____ as identification.

CARIN J. DWYER
MY COMMISSION # GG 982367
EXPIRES: May 14, 2024
Bonded Thru Notary Public Underwriters

Signature of Notary Public

Carin J. Dwyer
Print Name of Notary Public

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects

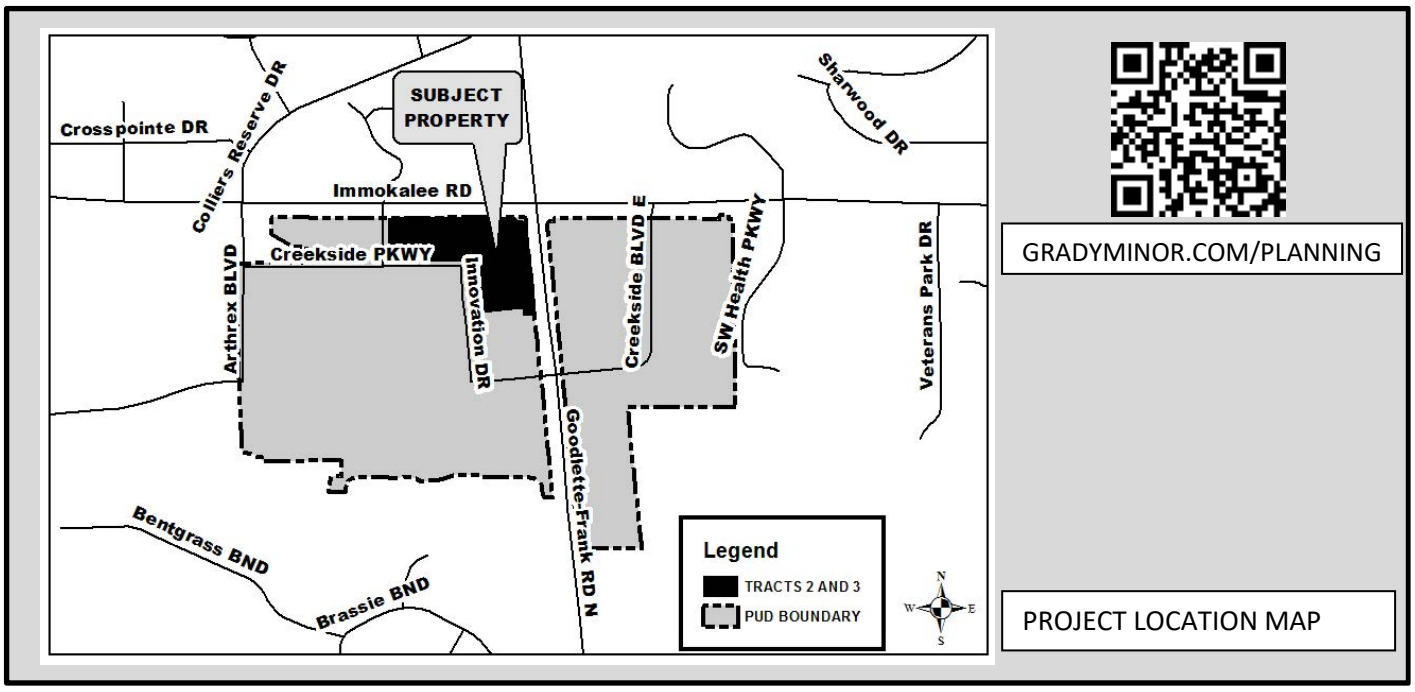
NOTICE OF NEIGHBORHOOD INFORMATION MEETING

PETITION: PL20220008309 – Creekside Commerce Park PUD (PDI)

In compliance with the Collier County Land Development Code (LDC) requirements, a neighborhood Information meeting (NIM) hosted by D. Wayne Arnold, AICP, with Q. Grady Minor and Associates, P.A. (GradyMinor), representing Res Florida 1255 Holdings, LLC (Applicant) will be held **April 4, 2023, 5:30 pm** at **Arthrex (1 Arthrex Way, Naples, FL 34108).**

Res Florida 1255 Holdings, LLC has submitted a formal application to Collier County seeking approval of an Insubstantial Change to a PUD (PDI). The PDI proposes to modify the PUD Ordinance to allow Tract 2 and 3 on the PUD Master Plan to qualify for the alternative architectural compliance process as was previously approved for other buildings on the Arthrex Campus.

The Creekside Commerce Park PUD is comprised of 106± acres, located on the southwest and southeast quadrant of Immokalee Road and Goodlette-Frank Road in Section 27, Township 48 South, Range 25 East, Collier County, Florida.



If you have questions, contact **Sharon Umpenhour** with Q. Grady Minor & Associates, P.A. (GradyMinor) by email: **sumpenhour@gradyminor.com** or phone: **239-947-1144**. For project information go to, **gradyminor.com/Planning**.

Any information provided is subject to change until final approval by the governing authority. The Neighborhood Information Meeting is an informational meeting, not a public hearing.

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

Q. Grady Minor & Associates, P.A.
3800 Via Del Rey
Bonita Springs, FL 34134

Ph. 239-947-1144 Fax. 239-947-0375
EB 0005151 LB 0005151 LC 26000266
www

3.B.f

Notice: This data belongs to the Collier County Property Appraiser's Office (CCPA). Therefore, the recipient agrees not to represent this data to anyone as other than CCPA provided data. The recipient may not transfer this data to others without consent from the CCPA.

Petition:PL20220008309 | Buffer: 500' | Date: 3/7/23 | Site Location: 29331190686 & Others

NAME1	NAME2	NAME3	NAME4	NAME5	NAME6	LEGAL1	LEGAL2	LEGAL3	LEGAL4	FOLIO	ADDRESSTYPE
A K S SW FLORIDA LLC	743 BENTWATER CIR APT 201				NAPLES, FL 34108---6735	NORTH NAPLES MEDICAL PARK	LOT 2			64280000426	U
ANEKAM INC	103 LEOPOLD AVE				WEST ISLIP, NY 11795---0	REMINGTON RESERVE	A CONDOMINIUM UNIT 702			69229000521	U
ARHC BSNPLFL01 LLC	% RYAN PTS DEPT 123	PO BOX 460169			HOUSTON, TX 77056---0	CREEKSIDE EAST	LAND CONDOMINIUM UNIT 1			29333000020	U
ARTHUR J WARBURTON REV TRUST	MARGARET MARY EILEEN WARBURTON	REVOCABLE TRUST	1395 REMINGTON CT #9202		NAPLES, FL 34110---0	REMINGTON RESERVE	A CONDOMINIUM UNIT 904			69229000725	U
BALLAMOR NAPLES LLC	1388 GREAT EGRET TRAIL				NAPLES, FL 34105---0	GULFCOAST MEDICAL ARTS CENTER	A CONDOMINIUM UNIT 1-E			48501000095	U
BARBOT TR, IVONNE MARTINEZ	IVONNE MARTINEZ BARBOT TRUST	1375 REMINGTON CT #7101			NAPLES, FL 34110---942	REMINGTON RESERVE	A CONDOMINIUM UNIT 701			69229000505	U
BAY COLONY GOLF CLUB INC	9740 BENTGRASS BND				NAPLES, FL 34108---1933	PELICAN MARSH GOLF COURSE	PHASE TWO ALL OF TR GC1,	PORTIONS OF TR GC9, GC10, AND	TR 5, PEL MARSH GOLF COURSE PH	66679351250	U
BRANKO M BERONJA SURV TRUST	1355 REMINGTON WAY #5201				NAPLES, FL 34110---0	REMINGTON RESERVE	A CONDOMINIUM UNIT 404			69229000327	U
BRANKO M BERONJA SURV TRUST	1355 REMINGTON WAY #5201				NAPLES, FL 34110---0	REMINGTON RESERVE	A CONDOMINIUM UNIT 503			69229000385	U
BREITHAUPT, VICTORIA L	1395 REMINGTON CT #901				NAPLES, FL 34110---0	REMINGTON RESERVE	A CONDOMINIUM UNIT 901			69229000660	U
BRONSNICK, DEANNA D	50 STERLING DR				CHATHAM, NJ 07928---0	REMINGTON RESERVE	A CONDOMINIUM UNIT 704			69229000563	U
BROWN, DAVID F & DAWN C	9671 MASHIE CT				NAPLES, FL 34108---0	MASHIE COURT AT THE ESTATES AT	BAY COLONY GOLF CLUB	LOT 58		59934000127	U
BUFFALO GROVE VENTURE LLC	564 S WASHINGTON ST #200				NAPERVILLE, IL 60540---0	CITIZENS NATIONAL BANK CENTER	A CONDOMINIUM UNIT 100			26090000023	U
BUFFALO GROVE VENTURE LLC	564 S WASHINGTON ST #200				NAPERVILLE, IL 60540---0	CITIZENS NATIONAL BANK CENTER	A CONDOMINIUM UNIT 200			26090000081	U
BUFFALO GROVE VENTURE LLC	564 S WASHINGTON ST #200				NAPERVILLE, IL 60540---0	CITIZENS NATIONAL BANK CENTER	A CONDOMINIUM UNIT 210			26090000104	U
BUFFALO GROVE VENTURE LLC	564 S WASHINGTON ST #200				NAPERVILLE, IL 60540---0	CITIZENS NATIONAL BANK CENTER	A CONDOMINIUM UNIT 300			26090000120	U
C TURTLE OF NAPLES INC	5455 JAEGER RD STE A				NAPLES, FL 34109---5805	GULFCOAST MEDICAL ARTS CENTER	A CONDOMINIUM UNIT 3-A			48501000189	U
CBYW NAPLES PROPCO LLC	% WELLTOWER INC	4500 DORR STREET			TOLEDO, OH 43615---0	SOUTHWEST PROFESSIONAL HEALTH	PARK	TRACT A		74445100504	U
CBYW NAPLES PROPCO LLC	% WELLTOWER INC	4500 DORR STREET			TOLEDO, OH 43615---0	SOUTHWEST PROFESSIONAL HEALTH	PARK	TRACT P		74445101325	U
CHERYL P SACHS TRUST	1315 REMINGTON WAY UNIT 1202				NAPLES, FL 34110---0	REMINGTON RESERVE	A CONDOMINIUM UNIT 104			69229000084	U
CHRISTIANIA K NIETZ REV TRUST	15505 BISHOP RD				BOWLING GREEN, OH 43402---0	REMINGTON RESERVE	A CONDOMINIUM UNIT 1202			69229000929	U
COLLIER CNTY	BOARD OF COUNTY COMMISSIONERS	3301 TAMIAMI TRL E			NAPLES, FL 34112---0	26 48 25 SW1/4 OF NW1/4 LESS E	30FT & E 60FT OF N 60FT 39.05	AC OR 11O6 PG 1648		00166840007	U
COLLIER CNTY	BOARD OF COUNTY COMMISSIONERS	3301 TAMIAMI TRL E BLDG F			NAPLES, FL 34112---4902	27 48 25 COMM SE CNR SEC W	100.04FT, N 2637.85FT, CONT N	1315.14FT, E 100.01FT, S	1314.70FT, CONT S 2640.71FT	00168040009	U
COLLIER CNTY	TRANSPORTATION RIGHT-OF-WAY	2885 HORSESHOE DRIVE S			NAPLES, FL 34104---0	26 48 25 COM AT N1/4 CNR SEC	26, S 100' & POB, S 89 DEG W	146.02', S 50', N 89 DEG E	146.5', N 50' TO POB AND COMM	00167720100	U
COLLIER CNTY	TRANSPORTATION RIGHT-OF-WAY	2885 HORSESHOE DRIVE S			NAPLES, FL 34104---0	PORTION OF TR B OF COLLIER	HEALTH PARK DESC IN	OR 3690 PG 3601		27167500400	U
COLLIER CNTY	TRANSPORTATION RIGHT-OF-WAY	2885 HORSESHOE DRIVE S			NAPLES, FL 34104---0	FRANK BOULEVARD	(FRANK BOULEVARD C-851) & THAT	PORTION ADDED FOR ROAD WIDEN-	ING AS DESC IN OR 3057 PG 3387	34500000107	U
COLLIER HEALTH CARE INC	PO BOX 413029				NAPLES, FL 34101---3029	COLLIER HEALTH PARK THAT PORT	OF TRACT "C" DESC AS: COM SW	CNR LOT 7 NORTH NAPLES MEDICAL	PARK, S 31'17"W 5.39FT, N 89	27167550214	U
COLLIER HEALTH CARE INC	PO BOX 413029				NAPLES, FL 34101---3029	NORTH NAPLES MEDICAL PARK	LOT 7			64280000523	U
COLLIER HEALTH PARK	OWNERS' ASSOCIATION INC	560 DELAWARE AVE #300			BUFFALO, NY 14202---0	COLLIER HEALTH PARK TRACT D,	LESS THAT PORTION VACATED ON	RES # 91-634 OR 1650 PG 1686		27167550405	U
COLLIER'S RESERVE ASSOC INC	11711 COLLIERS RESERVE DR				NAPLES, FL 34110---909	COLLIER'S RESERVE TRACT "R",	LESS THAT PORTION DESC IN OR	2476 PG 1125 REF AS	CROSSPOINTE DR, LESS THAT	27185003251	U
COLLIER'S RESERVE ASSOC INC	11715 COLLIERS RESERVE DR				NAPLES, FL 34110---909	COLLIER'S RESERVE	TRACT 01-06 LESS THAT PART	LYING E OF TR R DESC IN OR	3659 PG 3087	27185003756	U
COOLCHANGE LAND TRUST	1315 REMINGTON WAY #1102				NAPLES, FL 34110---0	REMINGTON RESERVE	A CONDOMINIUM UNIT 102			69229000042	U
COUNTY WATER-SEWER DISTRICT	UTILITY DIVISION	COLLIER COUNTY COURTHOUSE	3301 TAMIAMI TRL E BLDG F		NAPLES, FL 34112---4902	27 48 25 COM SE CNR, W 100FT,	N 1500FT TO POB CONT N	2455.41FT, WLY 577.2FT, SLY	886.02FT, WLY 400FT, SLY	00167840006	U
CREEKSIDE COMMERCE PARK	PROPERTY OWNERS ASSOC INC	2600 GOLDEN GATE PKWY			NAPLES, FL 34101---0	CREEKSIDE COMMERCE PARK WEST	UNIT ONE	TRACT L1 LESS OR 3661 PG 2087		29331190521	U
CREEKSIDE COMMERCE PARK	PROPERTY OWNERS ASSOC INC	2600 GOLDEN GATE PKWY			NAPLES, FL 34105---0	CREEKSIDE COMMERCE PARK WEST	UNIT 2, THAT PORTION OF TR R	VACATED BY OR 5329 PG 2580 AND	OR 5351 PG 2316	29331193036	U
CREEKSIDE COMMERCE PARK	PROPERTY OWNERS ASSOC INC	2600 GOLDEN GATE PKWY			NAPLES, FL 34105---3227	CREEKSIDE COMMERCE PARK WEST	UNIT ONE	TRACT R		29331190660	U
CREEKSIDE COMMERCE PARK	PROPERTY OWNERS ASSOC INC	2600 GOLDEN GATE PKWY			NAPLES, FL 34105---3227	CREEKSIDE COMMERCE PARK WEST	UNIT TWO TRACT R LESS THAT	PART DESC IN OR 3926 PG 2925,	LESS THAT PORTION VACATED	29331193023	U
CREEKSIDE COMMERCE PARK	PROPERTY OWNERS ASSOC INC	2600 GOLDEN GATE PKWY			NAPLES, FL 34105---3227	CREEKSIDE COMMERCE PARK WEST	UNIT TWO TRACT O3			29331193065	U
CREEKSIDE COMMERCE PARK	PROPERTY OWNERS ASSSN INC	2600 GOLDEN GATE PKWY			NAPLES, FL 34105---0	ARTHREX BOULEVARD	TRACT O			22435007724	U
CREEKSIDE EAST INC	% BARRON COLLIER COMPANIES	2600 GOLDEN GATE PARKWAY			NAPLES, FL 34105---0	CREEKSIDE EAST	LAND CONDOMINIUM UNIT 2			29333000046	U
CREEKSIDE EAST INC	2600 GOLDEN GATE PKWY				NAPLES, FL 34103---0	CREEKSIDE COMMERCE	PARK EAST TRACT P-2			29331181145	U
CREEKSIDE EAST INC	2600 GOLDEN GATE PKWY				NAPLES, FL 34105---0	CREEKSIDE COMMERCE PARK EAST	TRACT 2			29331180023	U
CREEKSIDE EAST INC	2600 GOLDEN GATE PKWY				NAPLES, FL 34105---0	CREEKSIDE COMMERCE PARK EAST	TRACT 3, LESS	THAT PORTION NKA CREEKSIDE	EAST LAND CONDO AS DESC	29331180049	U
CREEKSIDE EAST INC	2600 GOLDEN GATE PKWY				NAPLES, FL 34105---0	CREEKSIDE CO MMERCE	PARK EAST TRACT 4			29331180544	U
CREEKSIDE EAST INC	2600 GOLDEN GATE PKWY				NAPLES, FL 34105---0	CREEKSIDE COMMERCE	PARK EAST TRACT 4A			29331180560	U
CREEKSIDE EAST INC	2600 GOLDEN GATE PKWY				NAPLES, FL 34105---0	CREEKSIDE COMMERCE	PARK EAST TRACT 4B			29331180586	U
CREEKSIDE EAST INC	2600 GOLDEN GATE PKWY				NAPLES, FL 34105---0	CREEKSIDE COMMERCE	PARK EAST, PART OF TR 5. DESC	AS FOLL; COMM AT NE CNR 27-48-	25, ALG E LI S01 09 43E 696.85	29331180609	U
CREEKSIDE EAST INC	2600 GOLDEN GATE PKWY				NAPLES, FL 34105---0	CREEKSIDE CORNERS CONDOMINIUM	A COMMERCIAL LAND CONDOMINIUM	UNIT 1		23991198024	U
CREEKSIDE EAST INC	2600 GOLDEN GATE PKWY				NAPLES, FL 34105---0	CREEKSIDE CORNERS CONDOMINIUM	A COMMERCIAL LAND CONDOMINIUM	UNIT 2		23991198040	U
CREEKSIDE EAST INC	2600 GOLDEN GATE PKWY				NAPLES, FL 34105---0	CREEKSIDE COMMERCE	PARK EAST TRACT 6			29331181103	U
CREEKSIDE EAST INC	2600 GOLDEN GATE PKWY				NAPLES, FL 34105---0	CREEKSIDE COMMERCE	PARK EAST TRACT P-1			29331181129	U
CREEKSIDE EAST INC	2600 GOLDFEN GATE PKWY				NAPLES, FL 34105---0	CREEKSIDE COMMERCE	PARK EAST TRACT P-3			29331181161	U
CREEKSIDE HOSPITALITY LLC	1370 CREEKSIDE BLVD				NAPLES, FL 34108---1945	CREEKSIDE COMMERCE PARK WEST	UNIT TWO LOT 11 AND THAT	PORTION OF LOT 12 AS DESC IN	OR 5500 PG 1221	29331193188	U
CREEKSIDE WEST INC	% RYAN LLC	THREE GALLERIA TOWER	13155 NOEL RD #100 LB73		DALLAS, TX 75240---0	CREEKSIDE COMMERCE PARK WEST	UNIT ONE	LOT 2, AND E 32.84FT OF LOT 3,	LESS OR 3663 PG 2579	29331190709	U
CUMMINGS JR, PAUL A	BARBARA M CUMMINGS	12029 COLLIERS RESERVE DR			NAPLES, FL 34110---0	REMINGTON RESERVE	A CONDOMINIUM UNIT 501			69229000343	U
D & B CRANDALL FAM LIM PRTNRSH	777 WEDGE DR				NAPLES, FL 34103---4447	ROYAL PALM BUILDING	A CONDOMINIUM UNIT 101			71360000041	U
D'ALESSANDRO, JOSEPH A	CYNTHIA A D'ALESSANDRO	300 LUZERNE AVE			WEST PITTSTON, PA 18643---2234	REMINGTON RESERVE	A CONDOMINIUM UNIT 402			69229000288	U
DENNIS STABILE DEC OF TRUST	1340 REMINGTON WAY #201				NAPLES, FL 34110---0	REMINGTON RESERVE	A CONDOMINIUM UNIT 1003			69229000783	U
DONLEY, DAVID S	PO BOX 272				PICKERINGTON, OH 43147---0	REMINGTON RESERVE	A CONDOMINIUM UNIT 804			69229000644	U
DP CREEKSIDE ET AL LLC	1900 MAIN ST STE 375				IRVINE, CA 92614---0	CREEKSIDE COMMERCE PARK EAST,	PART OF TR 5 DESC AS FOLL; COM	AT NE CNR 27-48-25 ALG E LI	S01 09 43E 696.85FT, THENCE	29331180612	U
DUGAN, M KEVIN & MARGARET M	11611 USEPPA CT				NAPLES, FL 34110---925	REMINGTON RESERVE	A CONDOMINIUM UNIT 502			69229000369	U
DUGAN, MARGARET M	11611 USEPPA CT				NAPLES, FL 34110---0	REMINGTON RESERVE	A CONDOMINIUM UNIT 603			69229000466	U
ECKERTY TR, THOMAS G	UNRECORDED LAND TRUST	UTD 04/02/96	12734 KENWOOD LN STE 89		FORT MYERS, FL 33907---5638	SOUTHWEST PROFESSIONAL HEALTH	PARK	TRACT R		74445101341	U
ENCORE VENTURE LLC	8009 KILKENNY COURT				NAPLES, FL 34112---0	ROYAL PALM BUILDING	A CONDOMINIUM UNIT 301			71360000122	U
ESTATES AT BAY COLONY GOLF	CLUB, THE	10495 GOODLETTE-FRANK RD N			NAPLES, FL 34109---0	MASHIE COURT AT THE ESTATES AT	BAY COLONY GOLF CLUB	TRACT A		59934000020	U
FARLEY WHITE CHP LLC	%FARLEY WHITE INTERESTS LLC	155 FEDERAL STREET	STE 1800		BOSTON, MA 02110---0	COLLIER HEALTH PARK	CONDOMINIUM A COMMERCIAL	LAND CONDOMINIUM UNIT 1		27167400021	U
FARLEY WHITE CHP LLC	%FARLEY WHITE INTERESTS LLC	155 FEDERAL STREET	STE 1800		BOSTON, MA 02110---0	COLLIER HEALTH PARK	CONDOMINIUM A COMMERCIAL	LAND CONDOMINIUM UNIT 2		27167400047	U
FL INTERNATIONAL SOLUTIONS INC	175 PALM RIVER BLVD				NAPLES, FL 34110---0	SOUTHWEST PROFESSIONAL HEALTH	PARK THAT PORTION OF TRACT B1	DESC AS: COM NW CNR TRACT B1,	N 89DEG 55'29"E 238.82FT TO A	74445100821	U
FLORIDA SW PROPERTY LLC	1287 28TH AVE N				NAPLES, FL 34103---0	REMINGTON RESERVE	A CONDOMINIUM UNIT 1201			69229000903	U
FLP 1750 LLC	PO BOX 492				ALPENA, MI 49707---0	RUBELL MEDICAL CENTER	CONDOMINIUM A COMMERCIAL LAND	CONDOMINIUM UNIT 1		71723900021	U
FLP 1750 LLC	PO BOX 492				ALPENA, MI 49707---0	RUBELL MEDICAL CENTER	CONDOMINIUM A COMMERCIAL LAND	CONDOMINIUM UNIT 2		71723900047	U
FLP 1750 LLC	PO BOX 492				ALPENA, MI 49707---0	RUBELL MEDICAL CENTER	CONDOMINIUM A COMMERCIAL LAND	CONDOMINIUM UNIT 3		71723900063	U
FRANCES L NAPLES REV LIV TRUST	1345 REMINGTON WAY #4201				NAPLES, FL 34110---0	REMINGTON RESERVE	A CONDOMINIUM UNIT 403			69229000301	U
GAYLE G NERING TRUST	1395 REMINGTON CT #9201				NAPLES, FL 34110---0	REMINGTON RESERVE	A CONDOMINIUM UNIT 903			69229000709	U
GOLDMAN, LAWRENCE E & CAROL A	1355 REMINGTON WAY #5202				NAPLES, FL 34110---0	REMINGTON RESERVE	A CONDOMINIUM UNIT 504			69229000408	U
HEITMANN TR, TERESA L	PETERSEN TR, ROBERT A=& JUDY C	TERESA L HEITMANN REV TRUST	ROBERT A PETERSEN REV TRUST	1660 MEDICAL BLVD STE 300	NAPLES, FL 34110---1497	ROYAL PALM BUILDING	A CONDOMINIUM UNIT 300			71360000106	U
HERBKERSMAN, MARY K	1385 REMINGTON CT #8101				NAPLES, FL 34110---0	REMINGTON RESERVE	A CONDOMINIUM UNIT 801			69229000589	U
HOGAN, KAREN B	9751 BENTGRASS BND				NAPLES, FL 34108---1933	BENTGRASS BEND AT THE ESTATES	AT BAY COLONY GOLF CLUB	LOT 80		23932000443	U
HOSLER TRUST	9659 MASHIE CT				NAPLES, FL 34108---1997	MASHIE COURT AT THE ESTATES AT	BAY COLONY GOLF CLUB	LOT 55		59934000062	U
J CAROLYN SARGENT TRUST	32 HIGHLAND RIDGE DR				HAMPDEN, ME 04444---0	REMINGTON RESERVE	A CONDOMINIUM UNIT 401			69229000262	U
J DOUGLAS SMITH TRUST	3905 W 143RD ST				LEAWOOD, KS 66224---0	BENTGRASS BEND AT THE ESTATES	AT BAY COLONY GOLF CLUB	LOT 78		23932000401	U
JENSING INC	5550 HERON POINT DR #1102				NAPLES, FL 34108---0	GULFCOAST MEDICAL ARTS CENTER	A CONDOMINIUM UNIT 1-A			48501000024	U
JRW NORTH OFFICE LLC	9130 CORSEA DEL FONTANA WAY				NAPLES, FL 34109---0	CITIZENS NATIONAL BANK CENTER	A CONDOMINIUM UNIT 110			26090000049	U
JSS PROPERTIES INC	5822 SPANISH OAKS LN				NAPLES, FL 34119---1154	GULFCOAST MEDICAL ARTS CENTER	A CONDOMINIUM UNIT 2-A			48501000105	U
JSS PROPERTIES INC	5822 SPANISH OAKS LN				NAPLES, FL 34119---1154	GULFCOAST MEDICAL ARTS CENTER	A CONDOMINIUM UNIT 2-B			48501000121	U
JSS PROPERTIES INC	5822 SPANISH OAKS LN				NAPLES, FL 34119---1154	GULFCOAST MEDICAL ARTS CENTER	A CONDOMINIUM UNIT 2-D			48501000150	U
JUDSON, JACKIE	1340 REMINGTON WAY #1002				NAPLES, FL 34110---938	REMINGTON RESERVE	A CONDOMINIUM UNIT 1002			69229000767	U
KARP, CLAUDIA	12285 SW 1ST ST				CORAL SPRINGS, FL 33071---8059	REMINGTON RESERVE	A CONDOMINIUM UNIT 1001			69229000741	U
KATHLYN LYON OLSON REV TRUST	1335 REMINGTON WAY #201				NAPLES, FL 34110---937	REMINGTON RESERVE	A CONDOMINIUM UNIT 303			69229000220	U
KOLAHIYAN, MARTHA	1335 REMINGTON WAY #302				NAPLES, FL 34110---0	REMINGTON RESERVE	A CONDOMINIUM UNIT 302			69229000204	U
KSSK LLC	15187 BROLIO WAY				NAPLES, FL 34110---2719	GULFCOAST MEDICAL ARTS CENTER	A CONDOMINIUM UNIT 1-B			48501000040	U
KSSK LLC	15187 BROLIO WAY				NAPLES, FL 34110---2719	GULFCOAST MEDICAL ARTS CENTER	A CONDOMINIUM UNIT 1-C			48501000066	U
LIVINGSTON, LINDA C	1385 REMINGTON CT #803				NAPLES, FL 34110---0	REMINGTON RESERVE	A CONDOMINIUM UNIT 803			69229000628	U
LJZ PROPERTIES LTD	1435 IMMOKALEE RD				NAPLES, FL 34110---1401	COLLIER HEALTH PARK REPLAT OF	TRACT B-1			27167550489	U
LUKAS, CYNTHIA A	8749 N CLEAR LAKE RD				MILTON, WI 53563---0	REMINGTON RESERVE	A CONDOMINIUM UNIT 201			69229000107	U
LUND, THOMAS C & CAROL A	9755 BENTGRASS BEND				NAPLES, FL 34108---0	BENTGRASS BEND AT THE ESTATES	AT BAY COLONY GOLF CLUB	LOT 79		23932000427	U
MCELROY, WALTER R	PAMELA J MCELROY	1375 REMINGTON CT #7201			NAPLES, FL 34110---0	REMINGTON RESERVE	A CONDOMINIUM UNIT 703			69229000547	U
MERCER, THOMAS A & GAIL T	2582 N TORINO DR				PORT CLINTON, OH 43452---0	REMINGTON RESERVE	A CONDOMINIUM UNIT 1204			69229000961	U
MEYER JR, ANDREW C & KATHLEEN	9675 MASHIE CT				NAPLES, FL 34108---1997	MASHIE COURT AT THE ESTATES AT	BAY COLONY GOLF CLUB	LOTS 59 AND 60		59934000143	U
MPG HEALTH PARKWAY LLC	6321 DANIEL PWKY #200				FORT MYERS, FL 33912---0	SOUTHWEST PROFESSIONAL HEALTH	PARK TRACT B1, LESS THAT	PORTION DESC IN OR 2598 PG	1508	74445100805	U

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

NAPE, DAVID J & CYNTHIA J	60 PINECONE LN			SHAVERTOWN, PA 18708---9543	REMINGTON RESERVE	A CONDOMINIUM UNIT 602				69229000440	U
NAPLES CHIROPRACTIC CENTER INC	C/O WHITE HERON WELLNESS CTR	1775 ARLINGTON ST	STE 2	SARASOTA, FL 34239---0	GULFCOAST MEDICAL ARTS CENTER	A CONDOMINIUM UNIT 2-E				48501000163	U
NAPLES COMMUNITY HOSPITAL INC	350 7TH ST N			NAPLES, FL 34102---5754	COLLIER HEALTH PARK TRACT C,	LESS THAT PORTION DESC IN OR	2445 PG 2177			27167550201	U
NAPLES COMMUNITY HOSPITAL INC	350 7TH STREET N			NAPLES, FL 34102---0	NORTH NAPLES MEDICAL PARK	LOT 1 LESS ORDER OF TAKING 04-	3779 DESC IN OR 3697 PG 260			64280000400	U
NAPLES COMMUNITY HOSPITAL INC	PO BOX 413029			NAPLES, FL 34101---3029	NORTH NAPLES MEDICAL PARK	LOT 6				64280000507	U
NATIONWIDE HLTH PROPERTIES INC	% ALTUS GROUP US INC	PO BOX 71970		PHOENIX, AZ 85050---0	SOUTHWEST PROFESSIONAL HEALTH	PARK	TRACT B3			74445101105	U
NCH HEALTHCARE SYSTEM INC	PO BOX 413001			NAPLES, FL 34101---0	27 48 25 FROM NW CNR SEC 27, S	125.02 FT, N 45 DEG E 35.08FT,	S 89 DEG E 573.46 FT, S 86 DEG	E 500.61 FT, S 89 DEG E 147.09		00168040601	U
NCH HEALTHCARE SYSTEM INC	PO BOX 413001			NAPLES, FL 34101---0	27 48 25 COMM NW CNR SEC 27,	S 125.02FT, N 44DEG E 34.99FT,	S 89DEG E 573.45FT, S 89DEG E	500.61FT, S 89DEG E 768.26FT,		00168048001	U
NCHMD INC	350 7TH STREET N			NAPLES, FL 34102---0	NORTH NAPLES MEDICAL PARK	LOTS 4 AND 5				64280000468	U
NEWTON JR, ROBERT D & KIM M	1330 REMINGTON WAY #11101			NAPLES, FL 34110---0	REMINGTON RESERVE	A CONDOMINIUM UNIT 1101				69229000822	U
NORTH NAPLES MEDICAL PARK	OWNERS ASSOCIATION	PO BOX 413029		NAPLES, FL 34101---3029	NORTH NAPLES MEDICAL PARK	TRACT R				64280000387	U
NORTH NAPLES MEDICAL PARK	OWNERS ASSOCIATION INC	PO BOX 413029		NAPLES, FL 34101---3029	NORTH NAPLES MEDICAL PARK	TRACT P-1				64280000060	U
NORTH NAPLES MEDICAL PARK	OWNERS ASSOCIATION INC	PO BOX 413029		NAPLES, FL 34101---3029	NORTH NAPLES MEDICAL PARK	TRACT P-2				64280000361	U
NOVAK, MICHAEL A & BRIDGETTE A	1660 MEDICAL BLVD STE 200			NAPLES, FL 34110---1416	ROYAL PALM BUILDING	A CONDOMINIUM UNIT 200				71360000067	U
NOVAK, MICHAEL A & BRIDGETTE A	1660 MEDICAL BLVD STE 200			NAPLES, FL 34110---1416	ROYAL PALM BUILDING	A CONDOMINIUM UNIT 201				71360000083	U
PALM 100 LLC	1660 MEDICAL BLVD SUITE 100			NAPLES, FL 34110---0	ROYAL PALM BUILDING	A CONDOMINIUM UNIT 100				71360000025	U
PELICAN MARSH CDD	5672 STRAND COURT, SUITE 1			NAPLES, FL 34110							
PELICAN MARSH FOUNDATION	1504 PELICAN MARSH BOULEVARD			NAPLES, FL 34109-0315							
PGA FAMILY REALTY LLC	408 COLLEGE AVENUE SUITE #1			ITHACA, NY 14850---0	COLLIER HEALTH PARK	CONDOMINIUM A COMMERCIAL	LAND CONDOMINIUM UNIT 3			27167400063	U
PGA FAMILY REALTY LLC	408 COLLEGE AVENUE SUITE #1			ITHACA, NY 14850---0	COLLIER HEALTH PARK	CONDOMINIUM A COMMERCIAL	LAND CONDOMINIUM UNIT 4			27167400089	U
PIKE, JOSEPH D & CHAN POYNER	9663 MASHIE COURT			NAPLES, FL 34108---1997	MASHIE COURT AT THE ESTATES AT	BAY COLONY GOLF CLUB	LOT 56 AND LOT 57			59934000088	U
PLAYTPUS PROPERTIES SUB IV LLC	11623 USEPPA CT			NAPLES, FL 34110---0	REMINGTON RESERVE	A CONDOMINIUM UNIT 202				69229000123	U
POTIER, MICHEL & PATRICIA	1325 REMINGTON WAY APT 2202			NAPLES, FL 34110---934	REMINGTON RESERVE	A CONDOMINIUM UNIT 204				69229000165	U
PRATT, KRISTIN LEIGH	1365 REMINGTON WAY #6101			NAPLES, FL 34110---0	REMINGTON RESERVE	A CONDOMINIUM UNIT 601				69229000424	U
PRYOR REVOCABLE TRUST	9664 MASHIE CT			NAPLES, FL 34108---1996	MASHIE COURT AT THE ESTATES AT	BAY COLONY GOLF CLUB	LOT 61			59934000185	U
QUILLIN TR, ANDREW D	MICHELLE C QUILLIN TR	4635 ABERDEEN AVE		DUBLIN, OH 43016---9529	REMINGTON RESERVE	A CONDOMINIUM UNIT 304				69229000246	U
RANI INVESTMENTS LLC	425 DOCKSIDE DR # 602			NAPLES, FL 34110---0	CREEKSIDE COMMERCE PARK WEST	UNIT ONE	LOT 3, LESS OR 3662 PG 1812,	LESS E 32.84FT OF LOT 3		29331190725	U
RES FLORIDA 1250 HOLDINGS LLC	1265 CREEKSIDE PARKWAY	STE 210		NAPLES, FL 34108---0	CREEKSIDE COMMERCE PARK	LOT 4				29331194022	U
RES FLORIDA 1250 HOLDINGS LLC	1265 CREEKSIDE PKWY STE 210			NAPLES, FL 34108---0	CREEKSIDE COMMERCE PARK WEST	UNIT TWO TRACT O2				29331193049	U
RES FLORIDA 1255 HOLDINGS LLC	% JOHN SCHMIEDING	1370 CREEKSIDE BLVD		NAPLES, FL 34108---1945	CREEKSIDE COMMERCE PARK WEST	UNIT ONE	LOT 1 LESS OR 3661 PG 2083			29331190686	U
RES FLORIDA 1265 HOLDINGS, LLC	1370 CREEKSIDE BLVD			NAPLES, FL 34108---0	CREEKSIDE COMMERCE PARK WEST	UNIT TWO LOT 14 AND 15 AND	THAT PART OF TR R AS DESC IN	OR 3926 PG 2925 (RES 06-73)		29331193243	U
RES FLORIDA 1284 HOLDING LLC	1370 CREEKSIDE BLVD			NAPLES, FL 34108---0	CREEKSIDE COMMERCE PARK WEST	UNIT TWO LOT 13 AND THAT PART	OF LOT 12 FURTHER DESC AS: BEG	AT THE NE CNR OF LOT 13, RUN S		29331193227	U
RES FLORIDA 1370 HOLDINGS LLC	1265 CREEKSIDE PARKWAY, #210			NAPLES, FL 34108---0	CREEKSIDE COMMERCE PARK WEST	UNIT TWO LOT 10 AND A PORTION	OF LOT 9 AS DESC IN OR 4103 PG	2624		29331193162	U
RES FLORIDA 1370 HOLDINGS LLC	1370 CREEKSIDE BLVD			NAPLES, FL 34108---0	ARTHREX AT CREEKSIDE-TRACT"A"	TRACT A				22435011024	U
RES FLORIDA 1370 HOLDINGS LLC	1370 CREEKSIDE BLVD			NAPLES, FL 34108---1945	CREEKSIDE COMMERCE PARK WEST	UNIT TWO LOT 6, LESS	ARTHREX AT CREEK SIDE TRACT A			29331193081	U
RES FLORIDA 1370 HOLDINGS LLC	1370 CREEKSIDE BLVD			NAPLES, FL 34108---1945	CREEKSIDE COMMERCE PARK WEST	UNIT TWO LOT 7				29331193104	U
RES FLORIDA 1370 HOLDINGS LLC	1370 CREEKSIDE BLVD			NAPLES, FL 34108---1945	CREEKSIDE COMMERCE PARK WEST	UNIT TWO LOT 8				29331193120	U
RES FLORIDA 1370 HOLDINGS LLC	1370 CREEKSIDE BLVD			NAPLES, FL 34108---1945	CREEKSIDE COMMERCE PARK WEST	UNIT TWO LOT 9, LESS THAT	PART OF 9 NKA CREEKSIDE FLEX I	COMMERCIAL LAND CONDO AS DESC		29331193146	U
RIVERCHASE COMMONS OWNERS	ASSOCIATION INC	PO BOX 8537		NAPLES, FL 34101---8537	RIVERCHASE COMMONS	TRACT J				69586500065	U
ROBINSON, GEORGE A & BARBARA J	1325 REMINGTON WAY #2201			NAPLES, FL 34110---0	REMINGTON RESERVE	A CONDOMINIUM UNIT 203				69229000149	U
S J M J LIMITED PARTNERSHIP	1901 WISHWOOD DR	PO BOX 1423		WASHINGTON, MO 63090---0	GULFCOAST MEDICAL ARTS CENTER	A CONDOMINIUM UNIT 2-C				48501000147	U
SCHAFER, HENRY W & JUDITH M	18049 S SHORE LN W			EDEN PRAIRIE, MN 55346---3412	REMINGTON RESERVE	A CONDOMINIUM UNIT 301				69229000181	U
SINGER, MARK A	5550 HERON POINT DR			NAPLES, FL 34108---2868	GULFCOAST MEDICAL ARTS CENTER	A CONDOMINIUM UNIT 1-D				48501000082	U
SMARG, RICHARD M	1185 IMMOKALEE RD STE 120			NAPLES, FL 34110---4806	CITIZENS NATIONAL BANK CENTER	A CONDOMINIUM UNIT 120				26090000065	U
SNIDER, MARY JOYCE	RHONDA COODY KATZMAN	1385 REMINGTON CT #8102		NAPLES, FL 34110---0	REMINGTON RESERVE	A CONDOMINIUM UNIT 802				69229000602	U
SOUTHWEST FLORIDA WOMEN'S	GROUP AND BUILDING CO LLC	1890 SW HEALTH PKWY STE 303		NAPLES, FL 34109---473	GULFCOAST MEDICAL ARTS CENTER	A CONDOMINIUM UNIT 3-B				48501000202	U
SOUTHWEST FLORIDA WOMEN'S	GROUP BUILDING CO LLC	1890 SW HEALTH PKWY STE 303		NAPLES, FL 34109---473	GULFCOAST MEDICAL ARTS CENTER	A CONDOMINIUM UNIT 3-C				48501000228	U
STELZER, JOHN A & CHRISTINE J	4 ALEXANDER CT			BAYPORT, NY 11705---0	REMINGTON RESERVE	A CONDOMINIUM UNIT 1103				69229000864	U
STURINO REVOCABLE TRUST	11612 USEPPA CT			NAPLES, FL 34110---0	REMINGTON RESERVE	A CONDOMINIUM UNIT 604				69229000482	U
SW FLA WOMENS GROUP COM LLC	1890 SW HEALTH PKWY STE 303			NAPLES, FL 34109---473	GULFCOAST MEDICAL ARTS CENTER	A CONDOMINIUM UNIT 3-E				48501000260	U
TORRENS LLC	1890 SW HEALTH PKWY #302			NAPLES, FL 34109---0	GULFCOAST MEDICAL ARTS CENTER	A CONDOMINIUM UNIT 3-D				48501000244	U
TRAIL BOULEVARD LLLP	%EXTRA SPACE STORAGE,INC	PO BOX 71870	6890 S 2300 E	SALT LAKE CITY, UT 84171---0	27 48 25 THAT PORTION LYING S	OF IMMOKALEE RD AND ELY OF	GOODLETTE FRANK RD AS FURTHER	DESC IN OR 4522 PG 381		00168040106	U
TRAIL BOULEVARD LLLP	%EXTRA SPACE STORAGE,INC	PO BOX 71870	6890 S 2300 E	SALT LAKE CITY, UT 84171---0	27 48 25 COMM AT NE CNR SEC 27	S01DEG 09'43"E 1314.62FT, S89	DEG 48'50'W 677.35FT, S05DEG	35'39"E 229.90FT TO POB, S05		00168042706	U
UNITED STATES POSTAL SERVICE	4000 DEKALB TECHNOLOGY PKWY	STE 300		ATLANTA, GA 30340---2761	CREEKSIDE COMMERCE PARK WEST	UNIT ONE	LOT 5			29331190848	U
VALERIO, JOSEPH & DENISE	620 JAMIE CIR			KING OF PRUSSIA, PA 19406---0	REMINGTON RESERVE	A CONDOMINIUM UNIT 1203				69229000945	U
VOTTA, CHRISTOPHER D	AMY A EDWARDS	1340 REMINGTON WAY #1004		NAPLES, FL 34110---0	REMINGTON RESERVE	A CONDOMINIUM UNIT 1004				69229000806	U
WALSH, PHYLLIS	WILLIAM WALSH	3860 PEMBROKE LN		VESTAL, NY 13850---0	REMINGTON RESERVE	A CONDOMINIUM UNIT 103				69229000068	U
WALSH, WILLIAM	PHYLLIS WALSH	3860 PEMBROKE LN		VESTAL, NY 13850---0	REMINGTON RESERVE	A CONDOMINIUM UNIT 101				69229000026	U
BERECZKI, CSABA F	35 HOLLYWOOD AVE #2522			NORTH YORK M2N 0A9 CANADA	REMINGTON RESERVE	A CONDOMINIUM UNIT 902				69229000686	F
SIEKIERSKI, WILLIAM	104 - 11 DURHAM PRIVATE			OTTAWA K1M 2H6 CANADA	REMINGTON RESERVE	A CONDOMINIUM UNIT 1102				69229000848	F
CITIZENS NATIONAL BANK C	ENTER A CONDOMINIUM				CITIZENS NATIONAL BANK CENTER A CONDOMINIUM			hrd_parcel_id: 26090000007		69586500447	
COLLIER HEALTH PARK COND	OMINIUM A COMMERCIAL LAND	CONDOMINIUM			COLLIER HEALTH PARK CONDOMINIUM A COMMERCIAL LAND	CONDOMINIUM		hrd_parcel_id: 27167400005		27167500206	
CREEKSIDE CORNERS CONDOM	INIUM A COMMERCIAL LAND C	ONDOMINIUM			CREEKSIDE CORNERS CONDOMINIUM A COMMERCIAL LAND C	ONDOMINIUM		hrd_parcel_id: 23991198008		29331180625	
CREEKSIDE EAST LAND COND	OMINIUM				CREEKSIDE EAST LAND CONDOMINIUM			hrd_parcel_id: 29333000004		29331180104	
GULFCOAST MEDICAL ARTS C	ENTER A CONDOMINIUM				GULFCOAST MEDICAL ARTS CENTER A CONDOMINIUM			hrd_parcel_id: 48501000008		74445101309	
REMINGTON RESERVE A COND	OMINIUM				REMINGTON RESERVE A CONDOMINIUM			hrd_parcel_id: 69229000000		27185002605	
ROYAL PALM BUILDING A CO	NDOMINIUM				ROYAL PALM BUILDING A CONDOMINIUM			hrd_parcel_id: 71360000009		64280000549	
RUBELL MEDICAL CENTER CO	NDOMINIUM A COMMERCIAL LA	ND CONDOMINIUM			RUBELL MEDICAL CENTER CONDOMINIUM A COMMERCIAL LA	ND CONDOMINIUM		hrd_parcel_id: 71723900005		74445101008	

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

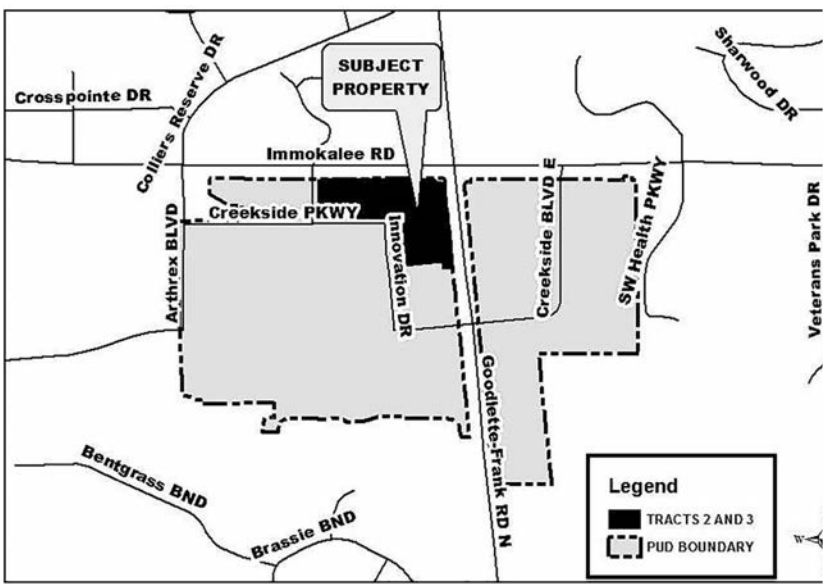
NOTICE OF NEIGHBORHOO INFORMATION MEETING

PETITION: PL20220008309 – Creekside Comme Park PUD (PDI)

In compliance with the Collier County Land Developm Code (LDC) requirements, a Neighborhood Informat Meeting (NIM) hosted by D. Wayne Arnold, AICP, with Grady Minor and Associates, P.A. (GradyMinor), represent Res Florida 1255 Holdings, LLC (Applicant) will be held **A 4, 2023, 5:30 pm** at **Arthrex (1 Arthrex Way, Naples, 34108).**

Res Florida 1255 Holdings, LLC has submitted a for application to Collier County seeking approval of Insubstantial Change to a PUD (PDI). The PDI propos to modify the PUD Ordinance to allow Tract 2 and 3 on PUD Master Plan to qualify for the alternative architectu compliance process as was previously approved for ot buildings on the Arthrex Campus.

The Creekside Commerce Park PUD is comprised of 1(acres, located on the southwest and southeast quadrant Immokalee Road and Goodlette-Frank Road in Section Township 48 South, Range 25 East, Collier County, Florid



If you have questions, please contact Sharon Umpenh with GradyMinor by email: sumpenhour@gradyminor.c or phone: 239-947-1144. For project information go gradyminor.com/Planning.

Any information provided is subject to change until final approval by the governing authority. The NIM is informational meeting, not a public hearing.

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

PL20220008309 – Creekside Commerce Park PUD (PDI)
April 4, 2023, NIM

The Neighborhood Information Meeting was advertised and scheduled for Tuesday, April 4, 2023, 5:30 pm at Arthrex (1 Arthrex Way, Naples, FL 34108). No members of the public were present or participating remotely therefore the meeting was not held.

Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)

SIGN POSTING INSTRUCTIONS

(CHAPTER 8, COLLIER COUNTY ADMINISTRATIVE CODE FOR LAND DEVELOPMENT)

A zoning sign(s) must be posted by the petitioner or the petitioner's agent on the parcel for a minimum of fifteen (15) calendar days in advance of the first public hearing and said sign(s) must be maintained by the petitioner or the petitioner's agent through the Board of County Commissioners Hearing. Below are general guidelines for signs, however these guidelines should not be construed to supersede any requirement of the LDC. For specific sign requirements, please refer to the Administrative Code, Chapter 8 E.

1. The sign(s) must be erected in full view of the public, not more than five (5) feet from the nearest street right-of-way or easement.
2. The sign(s) must be securely affixed by nails, staples, or other means to a wood frame or to a wood panel and then fastened securely to a post, or other structure. The sign may not be affixed to a tree or other foliage.
3. The petitioner or the petitioner's agent must maintain the sign(s) in place, and readable condition until the requested action has been heard and a final decision rendered. If the sign(s) is destroyed, lost, or rendered unreadable, the petitioner or the petitioner's agent must replace the sign(s)

NOTE: AFTER THE SIGN HAS BEEN POSTED, THIS AFFIDAVIT OF POSTING NOTICE SHOULD BE RETURNED NO LATER THAN TEN (10) WORKING DAYS BEFORE THE FIRST HEARING DATE TO THE ASSIGNED PLANNER.

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Attachment: Attachment E - Applicant's Backup (25427 : PL20220008309 PDI Creekside Commerce Park CPUD - Arthrex)