

COLLIER COUNTY
Collier County Hearing Examiner



AGENDA

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

January 28, 2021

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 Alexandra.Casanova@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-PL20200002077- Request for an insubstantial change to the Enbrook Residential Planned Unit Development (RPUD) Exhibit B, Development Standards to correctly state the 1,000 square-foot minimum floor area of the Amenity Area Principal Structure. The subject PUD consisting of 65.88 ± acres is located on the south side of Manatee Road approximately 1500 feet east of Collier Boulevard, in Section 10, Township 51 South, Range 26 East, Collier County, Florida. [Coordinator: Nancy Gundlach, AICP, PLA, Principal Planner] Commission District 1.**
4. **Other Business**
5. **Public Comments**
6. **Adjourn**

01/28/2021

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.A

Item Summary: PETITION NO. PDI-PL20200002077- Request for an insubstantial change to the Enbrook Residential Planned Unit Development (RPUD) Exhibit B, Development Standards to correctly state the 1,000 square-foot minimum floor area of the Amenity Area Principal Structure. The subject PUD consisting of 65.88 ± acres is located on the south side of Manatee Road approximately 1500 feet east of Collier Boulevard, in Section 10, Township 51 South, Range 26 East, Collier County, Florida. [Coordinator: Nancy Gundlach, AICP, PLA, Principal Planner] Commission District 1.

Meeting Date: 01/28/2021

Prepared by:

Title: Planner, Principal – Zoning

Name: Nancy Gundlach

01/11/2021 1:53 PM

Submitted by:

Title: Manager - Planning – Zoning

Name: Ray Bellows

01/11/2021 1:53 PM

Approved By:

Review:

Growth Management Operations & Regulatory Management	Rose Burke	Review Item	Completed
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed 01/12/2021 2:21 PM
Zoning	Ray Bellows	Review Item	Completed 01/14/2021 4:31 PM
Zoning	Anita Jenkins	Review Item	Completed 01/15/2021 3:45 PM
Hearing Examiner	Andrew Dickman	Meeting Pending	01/28/2021 9:00 AM



STAFF REPORT

TO: HEARING EXAMINER

FROM: ZONING DIVISION – ZONING SERVICES SECTION
GROWTH MANAGEMENT DEPARTMENT

HEARING DATE: JANUARY 28, 2021

SUBJECT: PDI-PL202000002077, ENBROOK RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD)

APPLICANT:

Forestar (USA) Real Estate Group
4042 Park Oaks Boulevard #200
Tampa, FL 33610

AGENT:

D. Wayne Arnold, AICP
Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, FL 34134

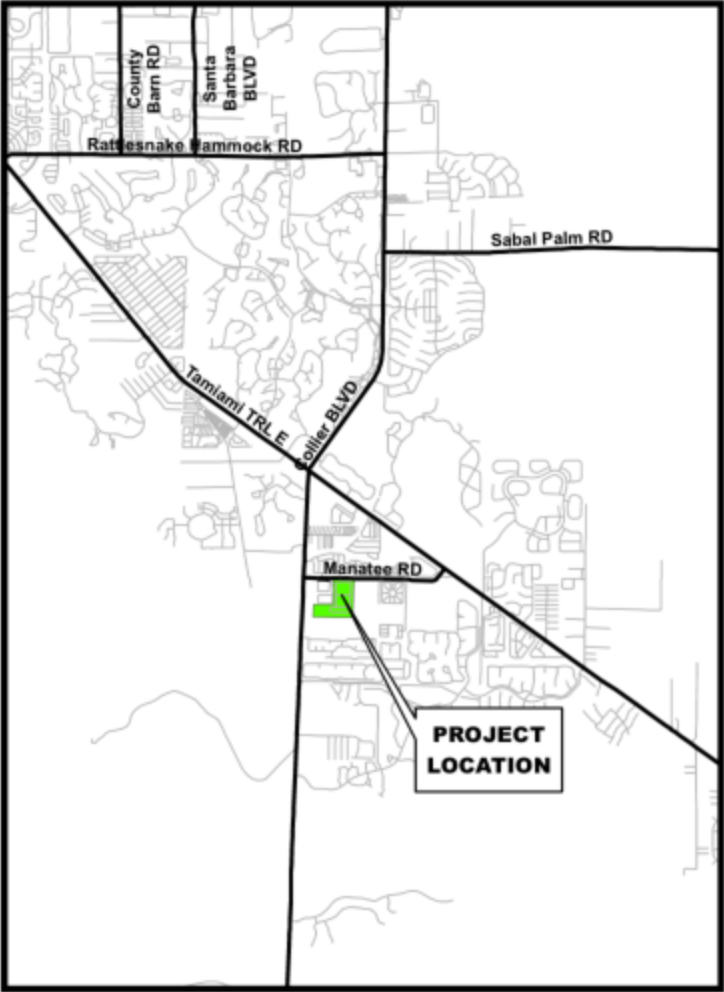
REQUESTED ACTION:

The petitioner requests an insubstantial change to the Enbrook Planned Unit Development (PUD) to clarify the minimum floor area of the Amenity Area Principal Structure.

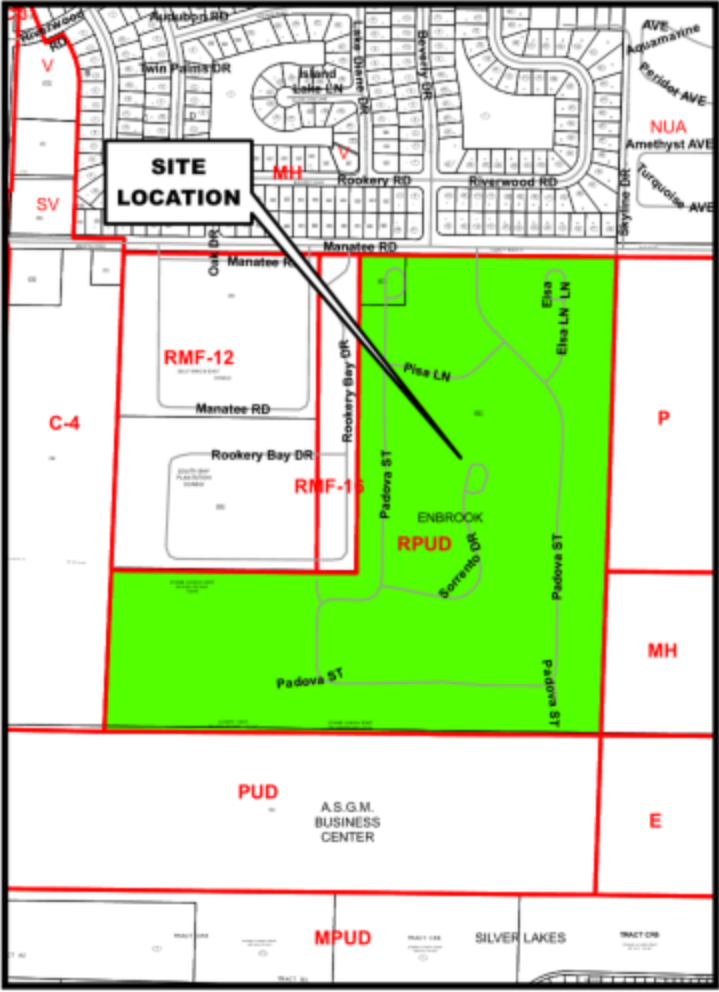
GEOGRAPHIC LOCATION:

The subject property consisting of 65.88± acres is located on the south side of Manatee Road approximately 1500 feet east of Collier Boulevard, in Section 10, Township 51 South, Range 26 East, Collier County, Florida. (See the Location Map on page 2 of this Staff Report.)

Attachment: Staff Report-Enbrook RPUD PDI 1-10-21 (14704 : PL202000002077, Enbrook RPUD PDI)

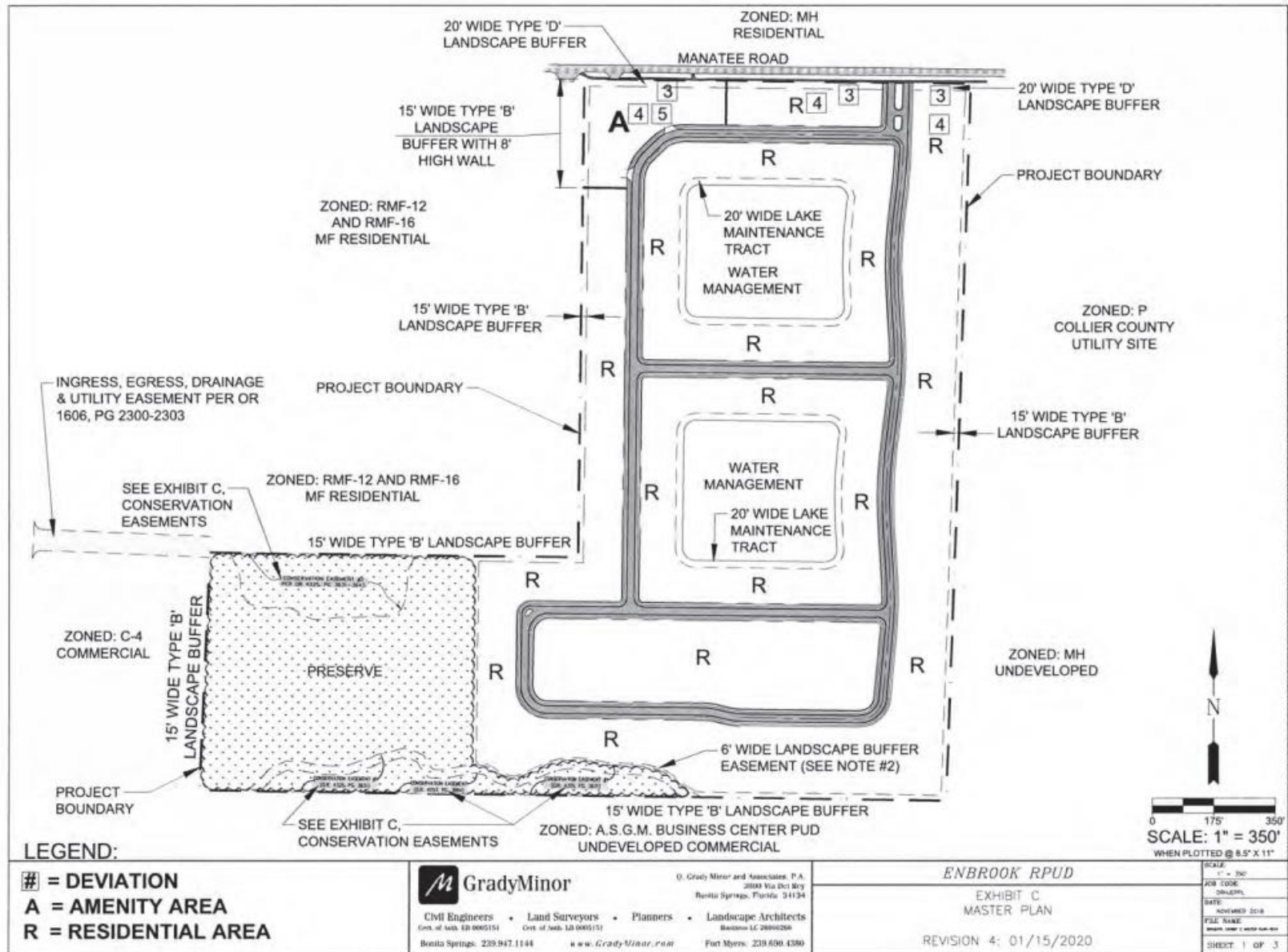


Location Map



Zoning Map

Petition Number: PL20200002077



SITE SUMMARY

TOTAL SITE AREA: 65.88± ACRE

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

PRESERVE:

REQUIRED: 2.91± ACRES (11.62± ACRES NATIVE VEGETATION X 0.25)

PROVIDED: 12.84± ACRES

OPEN SPACE:

REQUIRED: 39.58± ACRES (65.88± ACRES X .60)

PROVIDED: 39.58± ACRES

DEVIATIONS:

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

* APPLIES TO ENTIRE PROJECT, SEE EXHIBIT E

NOTES

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MODIFICATION DUE TO AGENCY PERMITTING REQUIREMENTS.
2. PRESERVES MAY BE USED TO SATISFY THE LANDSCAPE BUFFER REQUIREMENTS AFTER EXOTIC VEGETATION REMOVAL IN ACCORDANCE WITH LDC SECTIONS 4.06.02 AND 4.06.05.E.1. SUPPLEMENTAL PLANTINGS WITH NATIVE PLANT MATERIALS SHALL BE IN ACCORDANCE WITH LDC SECTION 3.05.07. IN ORDER TO PROVIDE THE REQUIRED TYPE B BUFFER, A MINIMUM 6-FOOT-WIDE LANDSCAPE BUFFER EASEMENT LOCATED OUTSIDE OF THE PRESERVE WILL BE CONVEYED BY OWNER TO A HOMEOWNER'S ASSOCIATION OR CONDOMINIUM ASSOCIATION AT TIME OF SDP OR PLAT APPROVAL. IN THE EVENT THAT THE PRESERVE DOES NOT MEET THE BUFFER REQUIREMENT AFTER REMOVAL OF EXOTICS AND ADDITION OF SUPPLEMENTAL PLANTING IN ACCORDANCE WITH 3.05.07, LANDSCAPE MATERIAL WILL BE PROVIDED BY OWNER IN THE 6' WIDE LANDSCAPE BUFFER EASEMENT OUTSIDE OF THE PRESERVE TO MEET THE SIZE AND SPACING STANDARDS OF A TYPE 'B' BUFFER. THE TYPE, SIZE AND NUMBER OF SUCH PLANTINGS WILL BE DETERMINED AT TIME OF INITIAL SDP OR PLAT.

 GradyMinor Civil Engineers • Land Surveyors • Planners • Landscape Architects Office of South: 239.947.1144 Office of North: 239.947.1144 Website: 239.947.1144	ENBROOK RPUD EXHIBIT C MASTER PLAN NOTES REVISION 4: 01/15/2020	<table border="1"> <tr><td>SCALE:</td><td>N.T.S.</td></tr> <tr><td>JOB CODE:</td><td>000000</td></tr> <tr><td>DATE:</td><td>NOVEMBER 2018</td></tr> <tr><td>FILE NAME:</td><td>ENBROOK RPUD C-MPD PLAN</td></tr> <tr><td>SHEET:</td><td>5 OF 5</td></tr> </table>	SCALE:	N.T.S.	JOB CODE:	000000	DATE:	NOVEMBER 2018	FILE NAME:	ENBROOK RPUD C-MPD PLAN	SHEET:	5 OF 5
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SHEET:	5 OF 5											

PURPOSE/DESCRIPTION OF PROJECT:

The Enbrook RPUD was approved in Ordinance Number 2020-06 on January 14, 2020. (See Attachment A-*Ordinance Number 2020-06*.) The Planned Unit Development (PUD) Ordinance allows for up to 526 multi-family dwelling units or 265 single-family units. The plat is approved for 300 two-family attached homes.

The applicant is proposing a modification to Exhibit B, Development Standards to correct the minimum floor area size for the Amenity Area Principal Structure. The Development Standards Table incorrectly states the minimum size as 10,000 square feet. The intent was to state the minimum size as 1,000 square feet. This in effect is similar to a typographical error or a scrivener's error.

The Master Plan on page 3 depicts the location of the Amenity Area.

SURROUNDING LAND USE AND ZONING:

North: Manatee Road, a two-lane road, and then developed mobile homes with a zoning designation of Mobile Home (MH)

East: Developed water booster pumping facility, and undeveloped land with a zoning designation of Public (P) and Mobile Home (MH)

South: Vacant land with a zoning designation of A.S.G.M. Business Center PUD

West: Developed multi-family residential uses with a zoning designation of RMF-16, and a shopping center with a zoning designation of intermediate Commercial (C-4)

Attachment: Staff Report-Enbrook RPUD PDI 1-10-21 (14704 : PL20200002077, Enbrook RPUD PDI)



AERIAL PHOTO

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 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 proposed 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 are resulting from this amendment. The PUD currently contains a vehicular trip cap, which is not proposed to be changed.

- 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?**

There are no additional dwelling units proposed; therefore, there are no additional traffic impacts.

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

No. There will be no incompatible relationships with abutting land uses.

- i. **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?**

No. Comprehensive Planning staff determined the proposed changes to the PUD Document would be consistent with the FLUE of the GMP when the subject PUD was approved. 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 Statutes, 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.**

The subject property is not a DRI, therefore a determination and public hearing under F.S. 380.06(19) is not 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.?**

Based on the analysis provided above, the proposed change is not deemed to be substantial.

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 for the original application. (See Attachment D-Rezone Findings and Findings for PUD.)

NEIGHBORHOOD INFORMATION MEETING (NIM):

The NIM was waived by the Hearing Examiner on November 4, 2020.

STAFF RECOMMENDATION:

Staff recommends that the Collier County Hearing Examiner (HEX) approve Petition PDI-PL20200002077, Enbrook RPUD to amend Ordinance Number 2020-06 as shown in Attachment A-*Development Standards*.

Attachments:

Attachment A-Development Standards

Attachment B-Ordinance Number 2020-06

Attachment C-Rezone Findings and Findings for the PUD

Attachment D-Application, Virtual Hearing Waiver and Public Hearing Signs

Attachment: Staff Report-Enbrook RPUD PDI 1-10-21 (14704 : PL20200002077, Enbrook RPUD PDI)

EXHIBIT B

ENBROOK RPUD
DEVELOPMENT STANDARDS

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

STANDARDS	SINGLE FAMILY DETACHED	TWO-FAMILY ATTACHED	TOWNHOUSE	MULTI-FAMILY	AMENITY AREA*6
PRINCIPAL STRUCTURE					
Minimum Floor Area (per Unit)	1,000 SF	1,000 SF	1,000 SF Per Unit	700 SF	10,000 1,000 SF
Minimum Lot Area	4,000 SF	3,500 SF	1,600 SF Per Unit	N/A	10,000 SF
Minimum Lot Width	40 feet	35 feet	16 feet	N/A	N/A
Minimum Lot Depth	100 feet	100 feet	100 feet	N/A	N/A
Maximum Height (not to exceed 2 stories) Zoned Actual	35 feet 40 feet	35 feet 40 feet	35 feet 40 feet	35 feet 40 feet	35 feet 40 feet
Minimum Distance Between Structures	10 feet	0 or 10 feet*3	0 or 10 feet*3	20 feet	½ sum of BH
SETBACKS (MINIMUM)					
Front Yard *1,*2	15 feet	15 feet	15 feet	15 feet	15 feet
Side Yard	5 feet	0 or 5 feet	0 or 5 feet	10 feet	½ BH
Rear Yard *4	10 feet	10 feet	10 feet	10 feet	10 feet
PUD Boundary	15 feet	15 feet	15 feet	15 feet	15 feet
Preserve	25 feet	25 feet	25 feet	25 feet	25 feet
ACCESSORY STRUCTURE*5					
Maximum Height (not to exceed 2 stories) Zoned Actual	35 feet 40 feet	35 feet 40 feet	35 feet 40 feet	35 feet 40 feet	35 feet 40 feet
SETBACKS (MINIMUM)					
Front Yard	SPS	SPS	SPS	SPS	SPS
Side Yard	SPS	SPS	SPS	SPS	SPS
Rear Yard*4	5 feet	5 feet	5 feet	5 feet	5 feet
PUD Boundary	15 feet	15 feet	15 feet	15 feet	15 feet
Preserve	10 feet	10 feet	10 feet	10 feet	10 feet

SPS – Same as Principal Structure

Words underlined are additions; words ~~struck through~~ are deletions

BH – Building Height (zoned height)

LBT – Landscape Buffer Tract

LMT – Lake Maintenance Tract

- *1 – The minimum front yard setback may be reduced to 12' where the unit has a recessed or side entry garage. Front-entry garages shall be set back a minimum of 23 feet from back of sidewalk.
- *2 – For corner lots, only one front yard setback shall be required. The yard that does not contain the vehicle access shall provide a minimum 10' setback.
- *3 – The minimum distance between buildings may be reduced to 0' with a shared wall. However, the principal structures shall maintain a 10' minimum separation.
- *4 – LBTs and LMTs will be platted or shown as separate tracts on the SDP or Plat. Where a lot abuts a LBT or LMT, the setback may be reduced to 5 feet for principal structures and zero feet for accessory structures. For lots abutting Manatee Road, landscape buffer easements may be permitted in lieu of separate tracts where a wall is provided along Manatee Road.
- *5 – Guardhouses, gatehouses, access control structures, clock towers, fences, walls, columns, decorative hardscaping or architectural embellishments associated with the project's entrance features are permitted within the "R" and "A" designated areas abutting the project's entrance, or within the private roadway as depicted on the RPUD Master Plan, and shall have no required setbacks; however, such structures cannot be located where they create vehicular stacking or sight distance issues for motorists and pedestrians, and cannot exceed 35 feet in zoned height and 40 feet in actual height.
- *6 – An 8 foot wall will be installed where the amenity center is adjacent to external residential development.

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

Attachment: Attachment A-Development Standards (14704 : PL20200002077, Enbrook RPUD PDI)

ORDINANCE NO. 20- 06

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, AMENDING ORDINANCE NUMBER 92-43, AS AMENDED BY ORDINANCE NUMBER 92-77, AND AMENDING ORDINANCE NUMBER 2004-41, AS AMENDED, THE COLLIER COUNTY LAND DEVELOPMENT CODE WHICH INCLUDES THE COMPREHENSIVE ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA, BY AMENDING THE APPROPRIATE ZONING ATLAS MAP OR MAPS BY CHANGING THE ZONING CLASSIFICATION OF THE HEREIN DESCRIBED REAL PROPERTY FROM A RESIDENTIAL MULTIFAMILY (RMF-16(8)) ZONING DISTRICT TO A RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) ZONING DISTRICT, TO ALLOW FOR DEVELOPMENT OF UP TO 526 MULTI-FAMILY DWELLING UNITS, TWO FAMILY ATTACHED AND TOWNHOUSE RESIDENTIAL DWELLING UNITS, OR 265 SINGLE FAMILY DWELLING UNITS OR ANY COMBINATION OF DWELLING UNIT TYPES SUBJECT TO A TRAFFIC CAP FOR A PROJECT TO BE KNOWN AS ENBROOK RPUD; AND BY ELIMINATING THE 100 FOOT WIDE GREENBELT ALONG THE ENTIRE EAST AND SOUTH PROPERTY LINES AND ELIMINATING THE TWO STORY HEIGHT LIMITATION DESCRIBED IN ORDINANCE NO. 92-43 AND ORDINANCE NO. 92-77 FOR THE ROYAL FAKAPALM PLANNING COMMUNITY; AND PROVIDING AN EFFECTIVE DATE. THE SUBJECT PROPERTY CONSISTING OF 65.88 ACRES IS LOCATED ON THE SOUTH SIDE OF MANATEE ROAD APPROXIMATELY 1500 FEET EAST OF COLLIER BOULEVARD, IN SECTION 10, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA. [PL20190002899]

WHEREAS, Rimar Enterprises, Inc. and D.R. Horton, Inc., represented by D. Wayne Arnold, AICP of Q. Grady Minor & Associates, P.A. and Richard Yovanovich, Esq. of Coleman, Yovanovich & Koester, P.A., petitioned the Board of County Commissioners to change the zoning classification of the herein described real 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 10, Township 51 South, Range 26 East, Collier County, Florida, is changed from a Residential Multi-family (RMF-16(8)) Zoning District to a Residential Planned Unit Development (RPUD) Zoning

EXHIBIT A**ENBROOK RPUD
PERMITTED USES**

A maximum of 526 multi-family, two family attached and townhouse residential dwelling units or 265 single family residential dwelling units or any combination of dwelling unit types permitted in the PUD, not to exceed the trip cap specified in Exhibit F, item 4.a, shall be permitted within the RPUD. The property described in Exhibit D is currently owned by Rimar Enterprises, Inc. Upon the conveyance of the property described in Exhibit D to an unrelated party, the maximum density permitted within the PUD shall be limited to 298 units and the 100' greenbelt requirement in Ordinance No. 92-077 shall be eliminated. No building or structure, or part thereof, shall be erected, altered or used, or land used, in whole or in part, for other than the following:

RESIDENTIAL:**A. Principal Uses:**

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

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

1. Accessory uses and structures customarily associated with the principal uses permitted in this RPUD, including but not limited to garages, carports, swimming pools, spas, open space or passive park, dog park, screen enclosures and utilities.
2. Model homes and model home centers including sales trailers and offices for project administration, construction, sales and marketing.
3. Any other accessory use, which is comparable in nature with the foregoing uses and consistent with the permitted accessory uses of this RPUD as determined by the Board of Zoning Appeals or the Hearing Examiner.

AMENITY AREA:**A. Principal Uses:**

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

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

B. Accessory Uses:

1. Model homes and model home centers including sales trailers and offices for project administration, construction, sales and marketing.
2. Any other accessory use, which is comparable in nature with the foregoing uses and consistent with the permitted accessory uses of this RPUD as determined by the Board of Zoning Appeals or Hearing Examiner.

PRESERVE:

A. Allowable Uses:

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

EXHIBIT B

ENBROOK RPUD
DEVELOPMENT STANDARDS

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Minimum Lot Width	40 feet	35 feet	16 feet	N/A	N/A
Minimum Lot Depth	100 feet	100 feet	100 feet	N/A	N/A
Maximum Height (not to exceed 2 stories) Zoned Actual	35 feet 40 feet	35 feet 40 feet	35 feet 40 feet	35 feet 40 feet	35 feet 40 feet
Minimum Distance Between Structures	10 feet	0 or 10 feet*3	0 or 10 feet*3	20 feet	½ sum of BH
SETBACKS (MINIMUM)					
Front Yard *1,*2	15 feet	15 feet	15 feet	15 feet	15 feet
Side Yard	5 feet	0 or 5 feet	0 or 5 feet	10 feet	½ BH
Rear Yard *4	10 feet	10 feet	10 feet	10 feet	10 feet
PUD Boundary	15 feet	15 feet	15 feet	15 feet	15 feet
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ACCESSORY STRUCTURE*5					
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SETBACKS (MINIMUM)					
Front Yard	SPS	SPS	SPS	SPS	SPS
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SPS – Same as Principal Structure

Attachment: Attachment B-Ordinance 2020-006 (14704 : PL20200002077, Enbrook RPUD PDI)

BH – Building Height (zoned height)

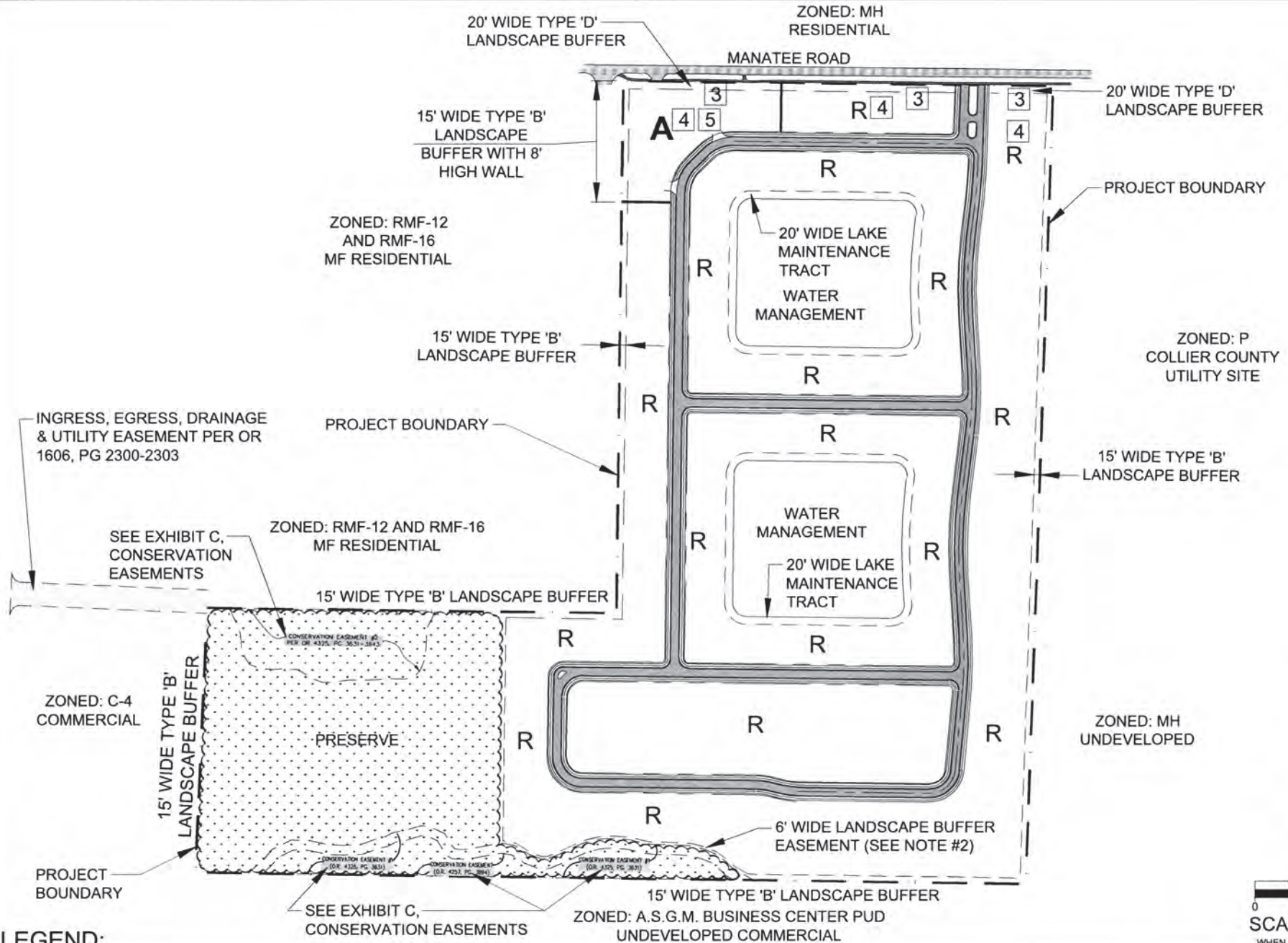
LBT – Landscape Buffer Tract

LMT – Lake Maintenance Tract

- *1 – The minimum front yard setback may be reduced to 12' where the unit has a recessed or side entry garage. Front-entry garages shall be set back a minimum of 23 feet from back of sidewalk.
- *2 – For corner lots, only one front yard setback shall be required. The yard that does not contain the vehicle access shall provide a minimum 10' setback.
- *3 – The minimum distance between buildings may be reduced to 0' with a shared wall. However, the principal structures shall maintain a 10' minimum separation.
- *4 – LBTs and LMTs will be platted or shown as separate tracts on the SDP or Plat. Where a lot abuts a LBT or LMT, the setback may be reduced to 5 feet for principal structures and zero feet for accessory structures. For lots abutting Manatee Road, landscape buffer easements may be permitted in lieu of separate tracts where a wall is provided along Manatee Road.
- *5 – Guardhouses, gatehouses, access control structures, clock towers, fences, walls, columns, decorative hardscaping or architectural embellishment associated with the project's entrance features are permitted within the "R" and "A" designated areas abutting the project's entrance, or within the private roadway as depicted on the RPUD Master Plan, and shall have no required setbacks; however, such structures cannot be located where they create vehicular stacking or sight distance issues for motorists and pedestrians, and cannot exceed 35 feet in zoned height and 40 feet in actual height.
- *6 – An 8 foot wall will be installed where the amenity center is adjacent to external residential development.

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

Attachment: Attachment B-Ordinance 2020-006 (14704 : PL20200002077, Enbrook RPUD PD1)



LEGEND:

= DEVIATION
A = AMENITY AREA
R = RESIDENTIAL AREA



GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects
 Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151
 Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

Q. Grady Minor and Associates, P.A.
 3800 Via Del Rey
 Bonita Springs, Florida 34134

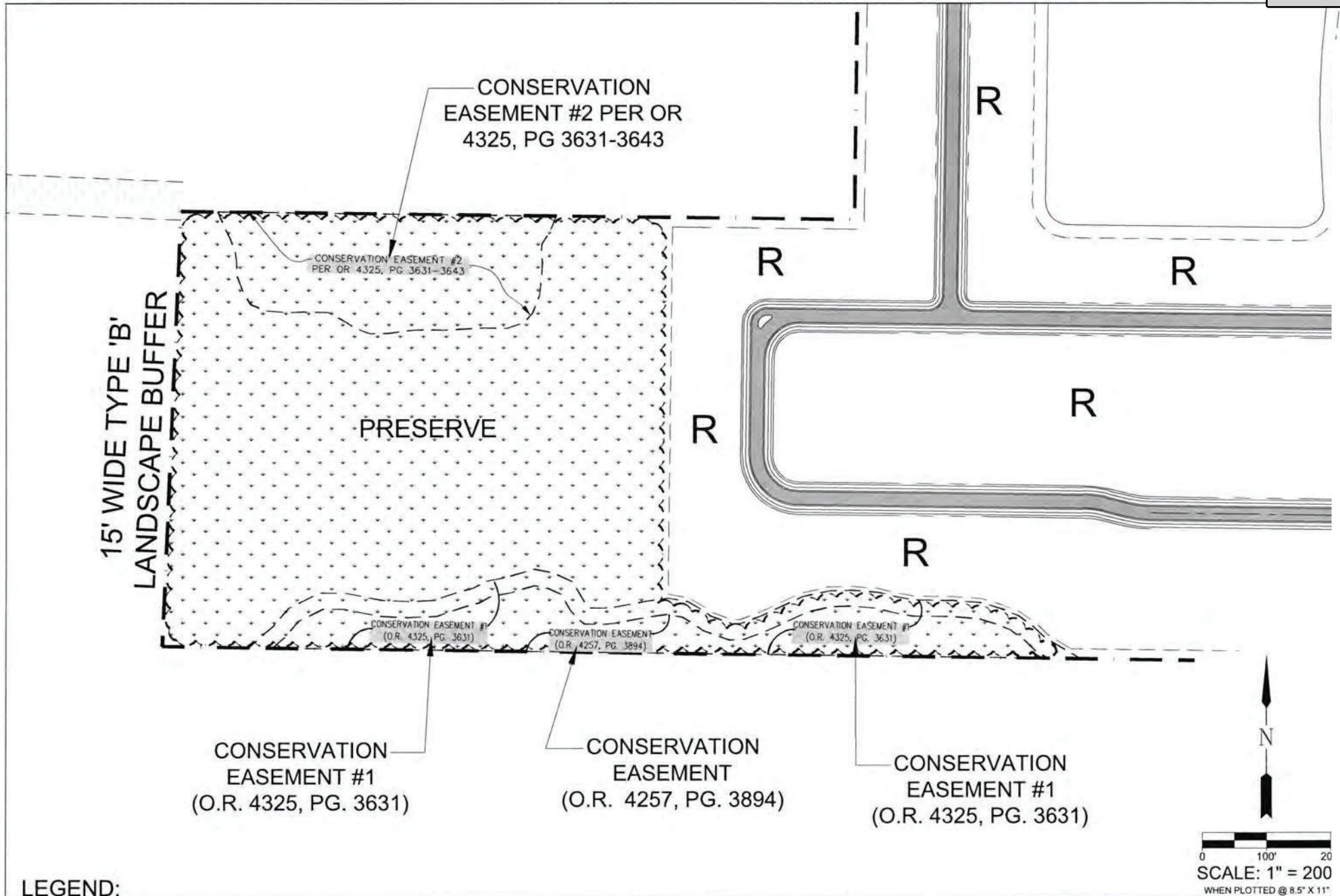
ENBROOK RPUD

**EXHIBIT C
 MASTER PLAN**

REVISION 4: 01/15/2020

0 175' 35'
SCALE: 1" = 350'
 WHEN PLOTTED @ 8.5" X 11"

SCALE:
 1" = 350'
 JOB CODE:
 DRH/PLP
 DATE:
 NOVEMBER 2018
 FILE NAME:
 ENBROOK RPUD C MASTER PLAN-REV
 SHEET 1 OF 3



LEGEND:

R = RESIDENTIAL AREA



GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects
 Cert. of Auth. EB 0005131 Cert. of Auth. LB 0005131
 Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

G. Grady Minor and Associates, P.A.
 3800 Via Del Rey
 Bonita Springs, Florida 34134

ENBROOK RPUD

EXHIBIT C
 CONSERVATION EASEMENTS
 REVISION 3: 07/15/2019

0 100' 20'
 SCALE: 1" = 200'
 WHEN PLOTTED @ 8.5" X 11"

SCALE:
 1" = 200'
 JOB CODE:
 DML/EPPL
 DATE:
 MAY 2019
 FILE NAME:
 CONSERVATION EASEMENTS PLAN-REV3
 SHEET 2 OF 3

SITE SUMMARY

TOTAL SITE AREA: 65.88± ACRE

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

PRESERVE:

REQUIRED: 2.91± ACRES (11.62± ACRES NATIVE VEGETATION X 0.25)

PROVIDED: 12.84± ACRES

OPEN SPACE:

REQUIRED: 39.58± ACRES (65.88± ACRES X .60)

PROVIDED: 39.58± ACRES

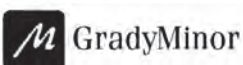
DEVIATIONS:

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

* APPLIES TO ENTIRE PROJECT, SEE EXHIBIT E

NOTES

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MODIFICATION DUE TO AGENCY PERMITTING REQUIREMENTS.
2. PRESERVES MAY BE USED TO SATISFY THE LANDSCAPE BUFFER REQUIREMENTS AFTER EXOTIC VEGETATION REMOVAL IN ACCORDANCE WITH LDC SECTIONS 4.06.02 AND 4.06.05.E.1. SUPPLEMENTAL PLANTINGS WITH NATIVE PLANT MATERIALS SHALL BE IN ACCORDANCE WITH LDC SECTION 3.05.07. IN ORDER TO PROVIDE THE REQUIRED TYPE B BUFFER, A MINIMUM 6-FOOT-WIDE LANDSCAPE BUFFER EASEMENT LOCATED OUTSIDE OF THE PRESERVE WILL BE CONVEYED BY OWNER TO A HOMEOWNER'S ASSOCIATION OR CONDOMINIUM ASSOCIATION AT TIME OF SDP OR PLAT APPROVAL. IN THE EVENT THAT THE PRESERVE DOES NOT MEET THE BUFFER REQUIREMENT AFTER REMOVAL OF EXOTICS AND ADDITION OF SUPPLEMENTAL PLANTING IN ACCORDANCE WITH 3.05.07, LANDSCAPE MATERIAL WILL BE PROVIDED BY OWNER IN THE 6' WIDE LANDSCAPE BUFFER EASEMENT OUTSIDE OF THE PRESERVE TO MEET THE SIZE AND SPACING STANDARDS OF A TYPE 'B' BUFFER. THE TYPE, SIZE AND NUMBER OF SUCH PLANTINGS WILL BE DETERMINED AT TIME OF INITIAL SDP OR PLAT.



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 Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

O. Grady Minor and Associates, P.A.
 3800 Via Del Rey
 Bonita Springs, Florida 34131

ENBROOK RPUD

EXHIBIT C
 MASTER PLAN NOTES

REVISION 4: 01/15/2020

SCALE:
 N.T.S.
 JOB CODE:
 DRH/EPPL
 DATE:
 NOVEMBER 2018
 FILE NAME:
 EXHIBIT C MASTER PLAN NOTES

EXHIBIT D**ENBROOK RPUD
LEGAL DESCRIPTION**

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

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

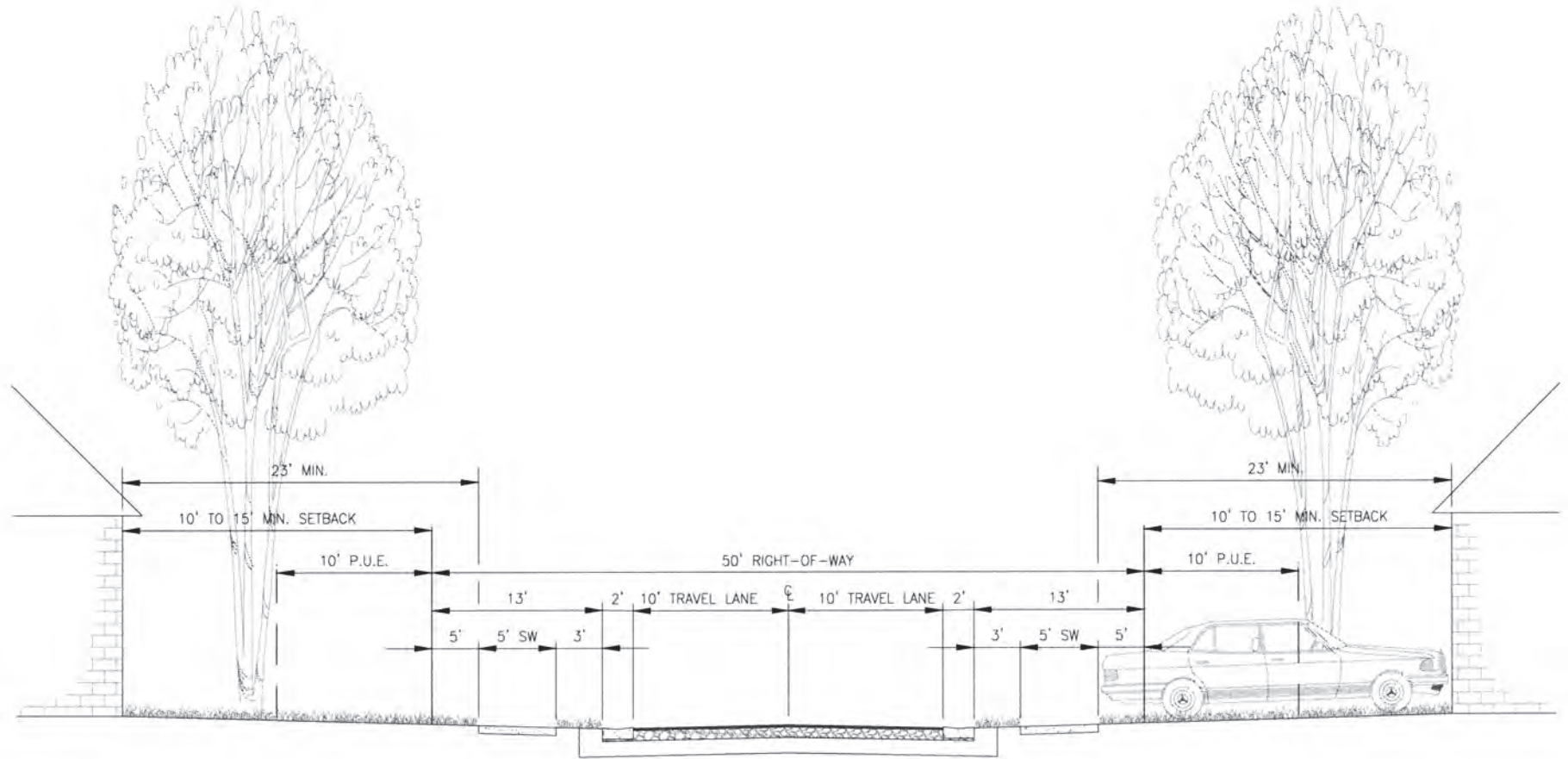
CONTAINING 65.88 ACRES, MORE OR LESS.

Attachment: Attachment B-Ordinance 2020-006 (14704 : PL20200002077, Enbrook RPUD PDI)

EXHIBIT E
ENBROOK RPUD
LIST OF DEVIATIONS

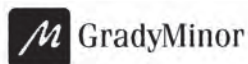
- DEVIATION 1: From Section 6.06.01 N., “Street System Requirements”, which requires a 60 foot right-of-way width for Local/Private roads to instead allow a 50 foot right-of-way width.
- DEVIATION 2: From LDC Section 5.06.02.B.5.a, “On-premises Directional Signs”, which requires that each sign shall be setback a minimum of 10 feet from edge of the roadway paved surface or back of curb, to instead allow a setback of 5 feet from edge of roadway, paved surface or back of curb. This deviation excludes public roads.
- DEVIATION 3: From LDC Section 5.03.02.C.1.a and 5.03.02.C, “Fences and Walls”, Excluding Sound Walls, which requires fences or walls in a residential PUD to be 6 feet or less in height, to instead allow an 8-foot high wall on top of a 4-foot high berm along Manatee Road right-of-way and adjacent to the amenity area.
- DEVIATION 4: From LDC Section 5.05.08.B.2.a.i and 5.05.08.B.2.c.i, “Architectural and Site Design Standards”, which requires where a proposed project site located within 150 to 300 feet of an arterial or collector road , including all rights-of-way , shall be required to comply with LDC sections 5.05.08 D.4., D.10., D.13., D.15., E, and F. Compliance shall be limited to the building façades facing the arterial or collector road to instead allow the buildings behind a wall to not be subject to this LDC requirement.
- DEVIATION 5: From LDC Section 4.05.04.G, “Parking Space Requirements”, which requires where small-scale recreation facilities are accessory to a single-family or multifamily project and intended only for the residents of that project, exclusive of golf courses/clubhouses, the recreation facilities may be computed at 50 percent of normal requirements where the majority of the dwelling units are not within 300 feet of the recreation facilities and at 25 percent of normal requirements where the majority of the dwelling units are within 300 feet of the recreation facilities, to instead allow the parking space for the recreation facilities to be computed at 25 percent where the majority of dwelling units are within 500 feet of the recreation facilities.

Attachment: Attachment B-Ordinance 2020-006 (14704 : PL20200002077, Enbrook RPUD PDI)



50' RIGHT-OF-WAY SECTION
(N.T.S.)

LEGEND



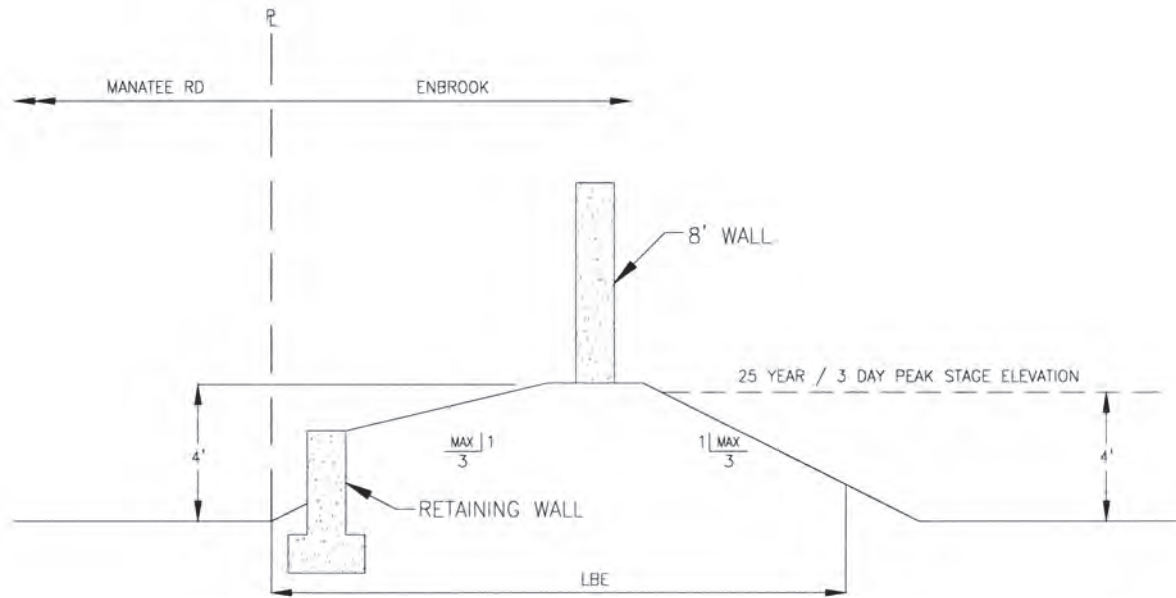
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 Bonita Springs, Florida 34134

ENBROOK RPUD

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

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



BERM EXHIBIT
(N.T.S.)

LEGEND



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 3800 Via Del Rey
 Bonita Springs, Florida 34134

ENBROOK RPUD

EXHIBIT E2
 DEVIATION #3
 BERM / WALL EXHIBIT

SCALE:	NOT TO SCALE
JOB CODE:	
DATE:	DECEMBER 2018
FILE NAME:	BERM EXHIBIT 2
SHEET	1 OF 1

EXHIBIT F

**ENBROOK RPUD
LIST OF DEVELOPER COMMITMENTS**

1. PUD MONITORING

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

2. MISCELLANEOUS

- a. Issuance of a development permit by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.
- b. All other applicable state or federal permits must be obtained before commencement of the development

3. ENVIRONMENTAL

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

Attachment: Attachment B-Ordinance 2020-006 (14704 : PL20200002077, Enbrook RPUD PDI)

4. TRANSPORTATION

- a. Owner, its successors and/or assigns at its expense shall provide turn lanes on Manatee Road in accordance with the LDC at the time of plat or SDP. Compensating right-of-way will be provided per the LDC.
- b. Additional off-site impact analysis will be required at the time of SDP or plat approval if the PUD generates more than 240 two-way PM peak hour trips approved by Certificate of Public Facility Adequacy No. 06-0148-09-01 originally issued on August 12, 2009.
- c. The RPUD shall be limited to a maximum of 259 p.m. peak hour two-way trips based on the use codes in the ITE Manual on trip generation rates in effect at the time of application for SDP/SDPA or subdivision plat approval.

5. LANDSCAPING

- a. Preserves may be used to satisfy the landscape buffer requirements after exotic vegetation removal in accordance with LDC sections 4.06.02 and 4.06.05.E.1. Supplemental plantings with native plant materials shall be in accordance with LDC section 3.05.07. In order to provide the required Type B buffer, a minimum 6-foot-wide landscape buffer easement located outside of the preserve will be conveyed by owner to a homeowner's association or condominium association at time of SDP or plat approval. In the event that the preserve does not meet the buffer requirement after removal of exotics and addition of supplemental planting in accordance with 3.05.07, landscape material will be provided by owner in the 6 foot wide landscape buffer easement outside of the preserve to meet the size and spacing standards of a Type 'B' buffer. The type, size and number of such plantings will be determined at time of initial SDP or Plat.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

January 21, 2020

Ms. Ann Jennejohn, BMR Senior Deputy Clerk
Office of the Clerk of the Circuit Court
& Comptroller of Collier County
3299 Tamiami Trail, Suite #401
Naples, Florida 34112-5324

Dear Ms. Jennejohn:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Collier County Ordinance No. 20-06, which was filed in this office on January 21, 2020.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

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:

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.*

The Comprehensive Planning staff has indicated that the proposed PUD Rezone is consistent with all applicable elements of the FLUE of the GMP. See Attachment D - *FLUE Consistency Review*.

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 multi-family, mobile home, commercial, business park, and public lands.

3. *The possible creation of an isolated district unrelated to adjacent and nearby districts.*

The subject parcel is of sufficient size that it will not result in an isolated district unrelated to adjacent and nearby districts.

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 rezone necessary.*

The growth and development trends, changing market conditions, specifically the development of the site with residences, and the development of the surrounding area, support the proposed PUD. This site is located within an area of development with a mixture of residential and other uses. The proposed PUD rezoning is appropriate, as limited in the PUD Document and the PUD Master Plan based on its compatibility with adjacent land uses.

6. *Whether the proposed change will adversely influence living conditions in the neighborhood.*

The proposed PUD Rezone is consistent with the County's land-use policies upon adoption that are reflected by the Future Land Use Element (FLUE) of the 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 has 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 time of first development order (SDP or Plat). Additionally, the project's development must comply with all other applicable concurrency management regulations when development approvals are sought.

8. *Whether the proposed change will create a drainage problem.*

The proposed PUD Rezone 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 change will not seriously reduce light and air to adjacent areas.

10. *Whether the proposed change would adversely affect property values in the adjacent area.*

Staff is of the opinion this PUD Rezone will not adversely impact property values. 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.*

Properties around the Enbrook RPUD are developed and undeveloped. The basic premise underlying all of the development standards in the LDC is that their sound application, when combined with the SDP approval process and PPL 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 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 the Comprehensive Plan. In light of this fact, the proposed PUD 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 can be developed within the parameters of the existing zoning designation.

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 Rezone is not out of scale with the needs of the neighborhood or County. The petitioner has provided adequate commitments in PUD Exhibit F to mitigate for traffic congestion impacts.

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 considerable 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 activity proposed by this amendment will have no adverse impact on public utilities facility adequacy.

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:”

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 subject site is surrounded by mobile home development to the north, undeveloped land and a water booster pumping facility to the east, an undeveloped business park to the south, and by a shopping center to the west. The adjacent roadway network has sufficient capacity to accommodate the proposed development.

Water distribution and wastewater transmission mains are readily available within the Manatee Road right-of-way, and there is adequate water and wastewater treatment capacity to serve the proposed PUD.

2. Adequacy of evidence of unified control and suitability of any proposed agreements, contract, or other instruments, or for Rezones 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 of the property. Additionally, the development will be required to gain SDP and PPL 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.

County staff has reviewed this petition and has offered an analysis of the relevant goals, objectives, and policies of the GMP within the GMP discussion of this staff report. Based on that analysis, staff is of the opinion that this petition can be found consistent with the overall GMP.

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.

The proposed landscaping and buffering standards are compatible with the adjacent uses. Staff has concluded that this PUD Rezone will not change the project's compatibility, both internally and externally.

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 60% requirement of the LDC.

6. The timing or sequence of development for the purpose of assuring the adequacy of available improvements and facilities, both public and private.

Collier County has sufficient treatment capacity for water and wastewater service to the project. Conveyance capacity must be confirmed at the time of development permit application.

The roadway infrastructure is sufficient to serve the proposed project, as noted in the Transportation Element consistency review. Operational impacts will be addressed at the 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, including adjacent Collier County Water-Sewer District potable water and wastewater mains, to accommodate this project.

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 six deviations related to street width, on-premise signs, wall height, architectural standards, and parking.

Please refer to the Deviation Discussion portion of the Staff Report below for a more extensive examination of the deviations.

Enbrook RPUD (PL20200002077)

Application and Supporting Documents

January 28, 2021 HEX Hearing



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@gradymenor.com • www.gradymenor.com



Civil Engineers • Land Surveyors • Planners • Landscape Architects

October 23, 2020

Ms. Nancy Gundlach, AICP
Principal Planner
Collier County Growth Management Department
Zoning Division - Zoning Services Section
2800 North Horseshoe Drive
Naples, FL 34104

RE: Enbrook RPUD Insubstantial Change— PL20200002077, Submittal 1

Dear Ms. Gundlach:

On behalf of our client, Forestar (USA) Real Estate Group, Inc., we are submitting an application for an Insubstantial Change to a PUD (PDI) for the above referenced project.

The applicant is proposing modification to Exhibit B, Development Standards, in order to correct the minimum floor area size for the Amenity Area. The table incorrectly and inadvertently lists the minimum unit size for the amenity area as 10,000 square feet. The correct minimum square footage should have been 1,000 square feet.

Documents filed with submittal 1 include the following:

1. Cover Letter
2. Application
3. Pre-Application Meeting Waiver
4. Project Narrative Detail of Request
5. Ordinance 2020-06
6. Revised Exhibit B
7. Warranty Deed
8. Recorded Plat
9. Affidavit of Authorization
10. Addressing Checklist
11. Property Ownership Disclosure
12. Location Map

Please contact me if you have any questions.

Sincerely,

D. Wayne Arnold, AICP

Cc: Forestar (USA) Real Estate Group, Inc.
GradyMinor File (GO Enbrook)

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

Attachment: Attachment D-Application, Virtual Hearing Waiver and Public Hearing Signs (14704 : PL20200002077, Enbrook RPUD 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): Forestar (USA) Real Estate Group, Inc.

Name of Applicant if different than owner: _____

Address: 4042 Park Oaks Blvd. #200 City: Tampa State: FL ZIP: 33610

Telephone: 813.392.3376 Cell: _____ Fax: _____

E-Mail Address: TonySquitieri@forestar.com, JamesRatz@forestar.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.



COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

PROPERTY INFORMATION

PUD NAME: Enbrook RPUD ORDINANCE NUMBER: 2020-006
FOLIO NUMBER(S): 00736200103 and 00736200404

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? Rimar Enterprises, Inc. and D.R. Horton, Inc. (PUDZ-PL20180002899) Forestar (USA) Real Estate Group, Inc. (PLAT-PL20200001284)

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 Enbrook RPUD remains undeveloped but the RPUD was purchased by Forestar (USA) Real Estate Group, Inc. January 16, 2020. A plat (Book 68 Pages 23 - 31) was recorded for the subject property on August 6, 2020. The property owner is proposing a modification to Exhibit B, Development Standards, in order to correct the minimum floor area size for the Amenity Area. The table incorrectly and inadvertently lists the minimum unit size for the amenity area as 10,000 square feet. The correct minimum square footage should have been 1,000 square feet.



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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.



COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

2800 NORTH HORSESHOE DRIVE
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**

Agent/Owner Signature

10/22/2020

Date

D. Wayne Arnold, AICP

Applicant/Owner Name (please print)

From: [BellowsRay](#)
To: [Sharon Umpenhour](#)
Cc: [GMD Client Services](#); [ThomasClarkeVEN](#); [ChurchWilliam](#); [GundlachNancy](#)
Subject: RE: Enbrook RPUD Insustantial Change– PL20200002077
Date: Thursday, October 15, 2020 9:36:31 AM
Attachments: [image001.png](#)
[oledata.mso](#)

Hi Sharon,

A formal pre-app requirement can be waived. Nancy Gundlach is the assigned planner and I recommend that you call her to discuss the proposed changes.

Ray

Raymond V. Bellows, Zoning Manager
 Zoning Division - Zoning Services Section
 Growth Management Department
 Telephone: 239.252.2463; Fax: 239.252.6350
Exceeding expectations, every day!

Tell us how we are doing by taking our Zoning Division Survey at <https://goo.gl/eXjvqT>.

From: Sharon Umpenhour <Sumpenhour@gradyminor.com>
Sent: Thursday, October 15, 2020 9:25 AM
To: BellowsRay <Ray.Bellows@colliercountyfl.gov>
Cc: GMD Client Services <GMDClientServices@colliercountyfl.gov>; ThomasClarkeVEN <Thomas.Clarke@colliercountyfl.gov>
Subject: Enbrook RPUD Insustantial Change– PL20200002077

EXTERNAL EMAIL: This email is from an external source. Confirm this is a trusted sender and use extreme caution when opening attachments or clicking links.

Good morning Ray,

The preapplication meeting request has been submitted in City View. We would like to request a waiver from the preapplication meeting requirement and the NIM requirement due to the minor change being requested.

The applicant for this petition is Forestar (USA) Real Estate Group, Inc and they are the owners of the subject property. The applicant is proposing modification to Exhibit B, Development Standards, in order to correct the minimum floor area size for the Amenity Area. The table incorrectly and inadvertently lists the minimum unit size for the amenity area as 10,000 square feet. The correct minimum square footage should have been 1,000 square feet.

Regards,

Sharon Umpenhour
Senior Planning Technician



Q. Grady Minor and Associates, P.A.

3800 Via Del Rey

Bonita Springs, FL 34134

Phone - 239.947.1144

Fax - 239.947.0375

Email - sumpenhour@gradyminor.com

Web - <http://www.gradyminor.com>

DISCLAIMER: This communication from Q. Grady Minor & Associates, P.A., along with any attachments or electronic data is intended only for the addressee(s) named above and may contain information that is confidential, legally privileged or otherwise exempt from disclosure. The recipient agrees and accepts the following conditions: The electronic file/data is for informational purposes only and is the responsibility of the recipient to reconcile this electronic file/data with the approved and certified "plan of record" along with actual project site conditions. Q. Grady Minor & Associates, P.A. reserves the right to revise, update and improve its electronically stored data without notice and assumes no responsibility due to a virus or damages caused by receiving this email.

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.

Enbrook RPUD (PL20200001210)

Project Narrative and Detail of Request

PROJECT NARRATIVE

The Enbrook RPUD was approved in 2020 as Ordinance 2020-06. The PUD is approved for 526 dwelling units. The plat is approved for 300 two-family attached homes.

The applicant is proposing modification to Exhibit B, Development Standards, in order to correct the minimum floor area size for the Amenity Area. The table incorrectly and inadvertently list the minimum unit size for the amenity area as 10,000 square feet. The correct minimum square footage should have been 1,000 square feet. This in effect is a typographical error similar to a scrivener's error. The concept plan used for the CCPC hearing did not reflect a 10,000 square foot amenity building. The concept plan did depict an approximate 3,500 square foot amenity building. This error was identified at the time of SDP submittal for the amenity building. The minimum lot size for the amenity area is 10,000 square feet. It is impossible to fit a 10,000 square foot building on a 10,000 square foot lot. Although approved for 526 units the approved plat has 300 two family attached units. The project is under construction; however, no units have been sold at this time. The marketing materials do not reflect a 10,000 square foot amenity building, but rather the 3,500± square foot building similar to that represented at the CCPC hearing.

The proposed modification meets the criteria for a PUD Insubstantial Change.

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.

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

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 net 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 non-residential uses or areas for non-residential uses are proposed.

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 request regarding the proposed revisions. The PUD currently contains a vehicular trip cap, which is not proposed to be changed.

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 are proposed; therefore, there are no additional traffic impacts.

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.

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;

The PUD and proposed changes are 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 project is not a DRI.

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 changes do not meet the standards for a substantial modification and creates no external impacts.

ORDINANCE NO. 20- 06

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, AMENDING ORDINANCE NUMBER 92-43, AS AMENDED BY ORDINANCE NUMBER 92-77, AND AMENDING ORDINANCE NUMBER 2004-41, AS AMENDED, THE COLLIER COUNTY LAND DEVELOPMENT CODE WHICH INCLUDES THE COMPREHENSIVE ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA, BY AMENDING THE APPROPRIATE ZONING ATLAS MAP OR MAPS BY CHANGING THE ZONING CLASSIFICATION OF THE HEREIN DESCRIBED REAL PROPERTY FROM A RESIDENTIAL MULTIFAMILY (RMF-16(8)) ZONING DISTRICT TO A RESIDENTIAL PLANNED UNIT DEVELOPMENT (RPUD) ZONING DISTRICT, TO ALLOW FOR DEVELOPMENT OF UP TO 526 MULTI-FAMILY DWELLING UNITS, TWO FAMILY ATTACHED AND TOWNHOUSE RESIDENTIAL DWELLING UNITS, OR 265 SINGLE FAMILY DWELLING UNITS OR ANY COMBINATION OF DWELLING UNIT TYPES SUBJECT TO A TRAFFIC CAP FOR A PROJECT TO BE KNOWN AS ENBROOK RPUD; AND BY ELIMINATING THE 100 FOOT WIDE GREENBELT ALONG THE ENTIRE EAST AND SOUTH PROPERTY LINES AND ELIMINATING THE TWO STORY HEIGHT LIMITATION DESCRIBED IN ORDINANCE NO. 92-43 AND ORDINANCE NO. 92-77 FOR THE ROYAL FAKAPALM PLANNING COMMUNITY; AND PROVIDING AN EFFECTIVE DATE. THE SUBJECT PROPERTY CONSISTING OF 65.88 ACRES IS LOCATED ON THE SOUTH SIDE OF MANATEE ROAD APPROXIMATELY 1500 FEET EAST OF COLLIER BOULEVARD, IN SECTION 10, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA. [PL20190002899]

WHEREAS, Rimar Enterprises, Inc. and D.R. Horton, Inc., represented by D. Wayne Arnold, AICP of Q. Grady Minor & Associates, P.A. and Richard Yovanovich, Esq. of Coleman, Yovanovich & Koester, P.A., petitioned the Board of County Commissioners to change the zoning classification of the herein described real 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 10, Township 51 South, Range 26 East, Collier County, Florida, is changed from a Residential Multi-family (RMF-16(8)) Zoning District to a Residential Planned Unit Development (RPUD) Zoning

District to be known as Enbrook RPUD, in accordance with Exhibits A through F attached hereto and incorporated by reference herein. The appropriate zoning atlas map or maps, as described in Ordinance Number 2004-41, as amended, the Collier County Land Development Code, is/are hereby amended accordingly.

SECTION TWO:

Ordinance No. 92-43, as amended, is hereby amended as follows, if the density of this Enbrook RPUD is reduced to 298 units:

Royal Fakapalm Planning Community

b. ~~All structures shall be limited to a maximum height of two stories except as provided for in the Land Development Code, Section 2.6.3.1 only.~~

e. ~~A one hundred foot (100') wide green belt shall be provided along the entire east and south property lines. The green belt shall contain vegetation and/or other plant materials e.g. mulch, rocks, etc. The green belt shall be landscaped in accordance with the Land Development Code, Section 2.4.7, Alternative B. Buildings, parking facilities, etc. are not permitted within the green belt. Water management facilities are permitted within the green belt.~~

SECTION THREE:

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

PASSED AND DULY ADOPTED by super-majority vote of the Board of County Commissioners of Collier County, Florida, this 14th day of January, 2020.

ATTEST:
CRYSTAL K. KINZEL, CLERK

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

By: Ann Yungok Deputy Clerk

By: Burt L. Saunders Chairman

Attest as to correctness and legality:

Heidi Ashton-Cieko Deputy County Attorney
Jeffrey A. Hinkle HIFAC 1-17-20

Exhibit A: Permitted Uses
Exhibit B: Development Standards
Exhibit C: Master Plan
Exhibit D: Legal Description
Exhibit E: Requested Deviations from LDC
Exhibit F: Developer Commitments

This ordinance filed with the Secretary of State's Office the 21st day of January, 2020 and acknowledgement of that filing received this 21st day of January 2020
By: Ann Yungok Deputy Clerk

EXHIBIT A**ENBROOK RPUD
PERMITTED USES**

A maximum of 526 multi-family, two family attached and townhouse residential dwelling units or 265 single family residential dwelling units or any combination of dwelling unit types permitted in the PUD, not to exceed the trip cap specified in Exhibit F, item 4.a, shall be permitted within the RPUD. The property described in Exhibit D is currently owned by Rimar Enterprises, Inc. Upon the conveyance of the property described in Exhibit D to an unrelated party, the maximum density permitted within the PUD shall be limited to 298 units and the 100' greenbelt requirement in Ordinance No. 92-077 shall be eliminated. No building or structure, or part thereof, shall be erected, altered or used, or land used, in whole or in part, for other than the following:

RESIDENTIAL:**A. Principal Uses:**

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

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

1. Accessory uses and structures customarily associated with the principal uses permitted in this RPUD, including but not limited to garages, carports, swimming pools, spas, open space or passive park, dog park, screen enclosures and utilities.
2. Model homes and model home centers including sales trailers and offices for project administration, construction, sales and marketing.
3. Any other accessory use, which is comparable in nature with the foregoing uses and consistent with the permitted accessory uses of this RPUD as determined by the Board of Zoning Appeals or the Hearing Examiner.

AMENITY AREA:**A. Principal Uses:**

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

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

B. Accessory Uses:

1. Model homes and model home centers including sales trailers and offices for project administration, construction, sales and marketing.
2. Any other accessory use, which is comparable in nature with the foregoing uses and consistent with the permitted accessory uses of this RPUD as determined by the Board of Zoning Appeals or Hearing Examiner.

PRESERVE:

A. Allowable Uses:

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

EXHIBIT B

ENBROOK RPUD

DEVELOPMENT STANDARDS

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

STANDARDS	SINGLE FAMILY DETACHED	TWO-FAMILY ATTACHED	TOWNHOUSE	MULTI-FAMILY	AMENITY AREA*6
PRINCIPAL STRUCTURE					
Minimum Floor Area (per Unit)	1,000 SF	1,000 SF	1,000 SF Per Unit	700 SF	10,000 SF
Minimum Lot Area	4,000 SF	3,500 SF	1,600 SF Per Unit	N/A	10,000 SF
Minimum Lot Width	40 feet	35 feet	16 feet	N/A	N/A
Minimum Lot Depth	100 feet	100 feet	100 feet	N/A	N/A
Maximum Height (not to exceed 2 stories) Zoned Actual	35 feet 40 feet	35 feet 40 feet	35 feet 40 feet	35 feet 40 feet	35 feet 40 feet
Minimum Distance Between Structures	10 feet	0 or 10 feet*3	0 or 10 feet*3	20 feet	½ sum of BH
SETBACKS (MINIMUM)					
Front Yard *1,*2	15 feet	15 feet	15 feet	15 feet	15 feet
Side Yard	5 feet	0 or 5 feet	0 or 5 feet	10 feet	½ BH
Rear Yard *4	10 feet	10 feet	10 feet	10 feet	10 feet
PUD Boundary	15 feet	15 feet	15 feet	15 feet	15 feet
Preserve	25 feet	25 feet	25 feet	25 feet	25 feet
ACCESSORY STRUCTURE*5					
Maximum Height (not to exceed 2 stories) Zoned Actual	35 feet 40 feet	35 feet 40 feet	35 feet 40 feet	35 feet 40 feet	35 feet 40 feet
SETBACKS (MINIMUM)					
Front Yard	SPS	SPS	SPS	SPS	SPS
Side Yard	SPS	SPS	SPS	SPS	SPS
Rear Yard*4	5 feet	5 feet	5 feet	5 feet	5 feet
PUD Boundary	15 feet	15 feet	15 feet	15 feet	15 feet
Preserve	10 feet	10 feet	10 feet	10 feet	10 feet

SPS – Same as Principal Structure

Attachment: Attachment D-Application, Virtual Hearing Waiver and Public Hearing Signs (14704 : PL20200002077, Enbrook RPUD PDI)

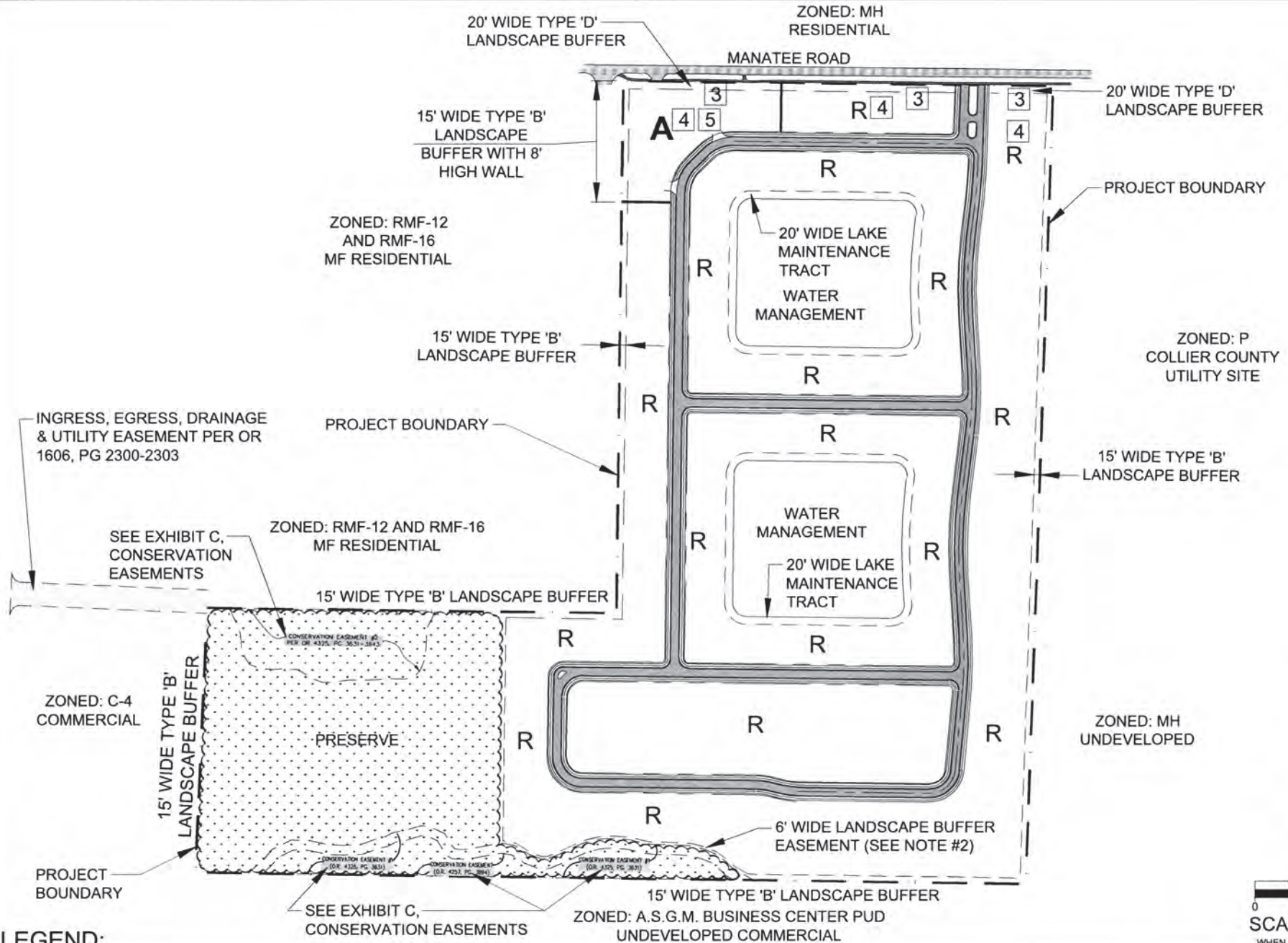
BH – Building Height (zoned height)

LBT – Landscape Buffer Tract

LMT – Lake Maintenance Tract

- *1 – The minimum front yard setback may be reduced to 12' where the unit has a recessed or side entry garage. Front-entry garages shall be set back a minimum of 23 feet from back of sidewalk.
- *2 – For corner lots, only one front yard setback shall be required. The yard that does not contain the vehicle access shall provide a minimum 10' setback.
- *3 – The minimum distance between buildings may be reduced to 0' with a shared wall. However, the principal structures shall maintain a 10' minimum separation.
- *4 – LBTs and LMTs will be platted or shown as separate tracts on the SDP or Plat. Where a lot abuts a LBT or LMT, the setback may be reduced to 5 feet for principal structures and zero feet for accessory structures. For lots abutting Manatee Road, landscape buffer easements may be permitted in lieu of separate tracts where a wall is provided along Manatee Road.
- *5 – Guardhouses, gatehouses, access control structures, clock towers, fences, walls, columns, decorative hardscaping or architectural embellishments associated with the project's entrance features are permitted within the "R" and "A" designated areas abutting the project's entrance, or within the private roadway as depicted on the RPUD Master Plan, and shall have no required setbacks; however, such structures cannot be located where they create vehicular stacking or sight distance issues for motorists and pedestrians, and cannot exceed 35 feet in zoned height and 40 feet in actual height.
- *6 – An 8 foot wall will be installed where the amenity center is adjacent to external residential development.

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



LEGEND:

= DEVIATION
A = AMENITY AREA
R = RESIDENTIAL AREA



GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151
Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

G. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

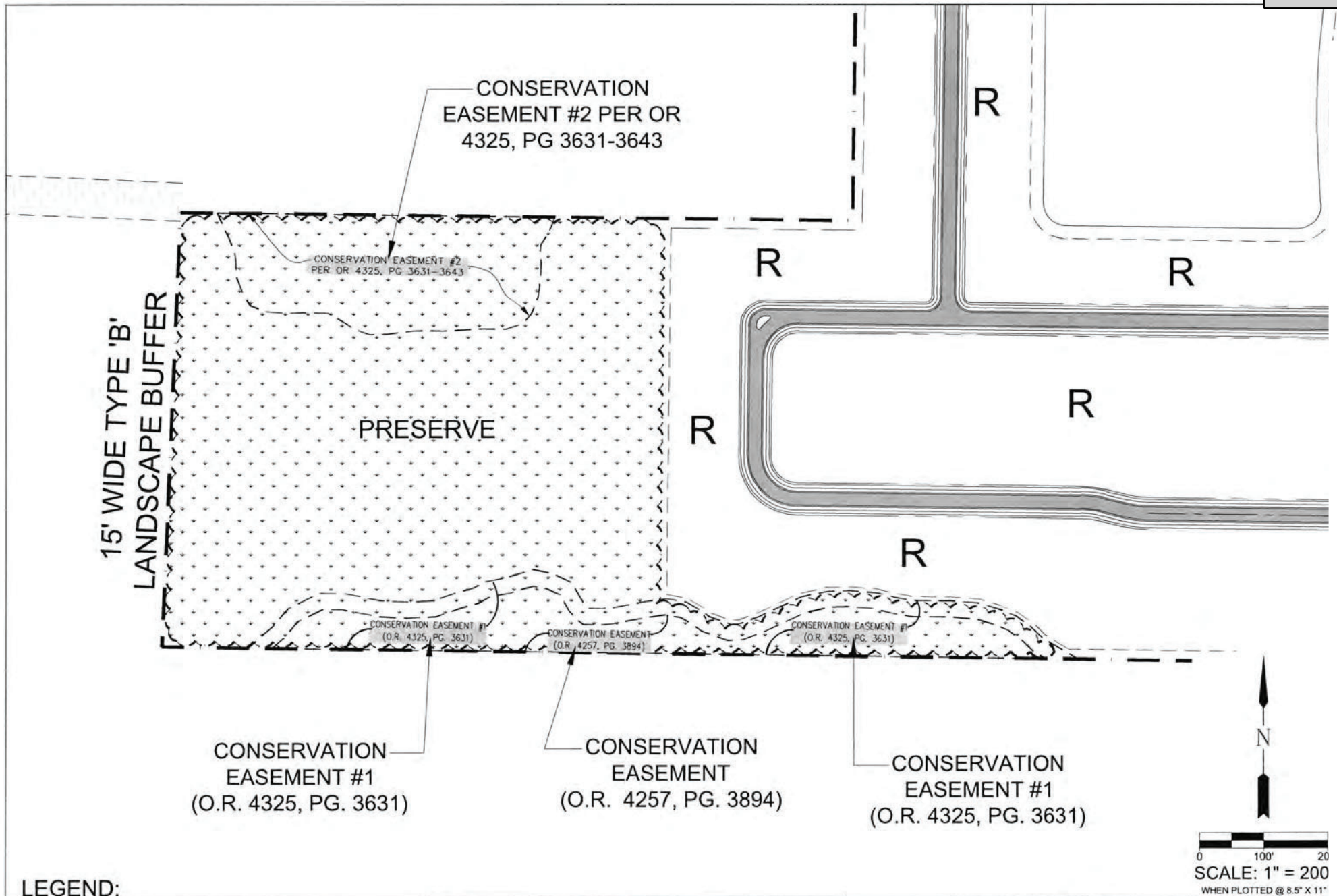
ENBROOK RPUD

EXHIBIT C
MASTER PLAN

REVISION 4: 01/15/2020

0 175' 35'
SCALE: 1" = 350'
WHEN PLOTTED @ 8.5" X 11"

SCALE:
1" = 350'
JOB CODE:
DRH/PLP
DATE:
NOVEMBER 2018
FILE NAME:
ENBROOK RPUD C MASTER PLAN-REV
SHEET 1 OF 3



LEGEND:

R = RESIDENTIAL AREA



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Civil Engineers • Land Surveyors • Planners • Landscape Architects
 Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business Lic: 26000266
 Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

G. Grady Minor and Associates, P.A.
 3800 Via Del Rey
 Bonita Springs, Florida 34134

ENBROOK RPUD

EXHIBIT C
 CONSERVATION EASEMENTS
 REVISION 3: 07/15/2019

0 100' 200'
 SCALE: 1" = 200'
 WHEN PLOTTED @ 8.5" X 11"

SCALE:
 1" = 200'
 JOB CODE:
 DML/EPPL
 DATE:
 MAY 2019
 FILE NAME:
 CONSERVATION EASEMENTS PLAN-003
 SHEET 2 OF 3

SITE SUMMARY

TOTAL SITE AREA: 65.88± ACRE

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

PRESERVE:

REQUIRED: 2.91± ACRES (11.62± ACRES NATIVE VEGETATION X 0.25)

PROVIDED: 12.84± ACRES

OPEN SPACE:

REQUIRED: 39.58± ACRES (65.88± ACRES X .60)

PROVIDED: 39.58± ACRES

DEVIATIONS:

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

* APPLIES TO ENTIRE PROJECT, SEE EXHIBIT E

NOTES

1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MODIFICATION DUE TO AGENCY PERMITTING REQUIREMENTS.
2. PRESERVES MAY BE USED TO SATISFY THE LANDSCAPE BUFFER REQUIREMENTS AFTER EXOTIC VEGETATION REMOVAL IN ACCORDANCE WITH LDC SECTIONS 4.06.02 AND 4.06.05.E.1. SUPPLEMENTAL PLANTINGS WITH NATIVE PLANT MATERIALS SHALL BE IN ACCORDANCE WITH LDC SECTION 3.05.07. IN ORDER TO PROVIDE THE REQUIRED TYPE B BUFFER, A MINIMUM 6-FOOT-WIDE LANDSCAPE BUFFER EASEMENT LOCATED OUTSIDE OF THE PRESERVE WILL BE CONVEYED BY OWNER TO A HOMEOWNER'S ASSOCIATION OR CONDOMINIUM ASSOCIATION AT TIME OF SDP OR PLAT APPROVAL. IN THE EVENT THAT THE PRESERVE DOES NOT MEET THE BUFFER REQUIREMENT AFTER REMOVAL OF EXOTICS AND ADDITION OF SUPPLEMENTAL PLANTING IN ACCORDANCE WITH 3.05.07, LANDSCAPE MATERIAL WILL BE PROVIDED BY OWNER IN THE 6' WIDE LANDSCAPE BUFFER EASEMENT OUTSIDE OF THE PRESERVE TO MEET THE SIZE AND SPACING STANDARDS OF A TYPE 'B' BUFFER. THE TYPE, SIZE AND NUMBER OF SUCH PLANTINGS WILL BE DETERMINED AT TIME OF INITIAL SDP OR PLAT.

EXHIBIT D**ENBROOK RPUD
LEGAL DESCRIPTION**

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

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

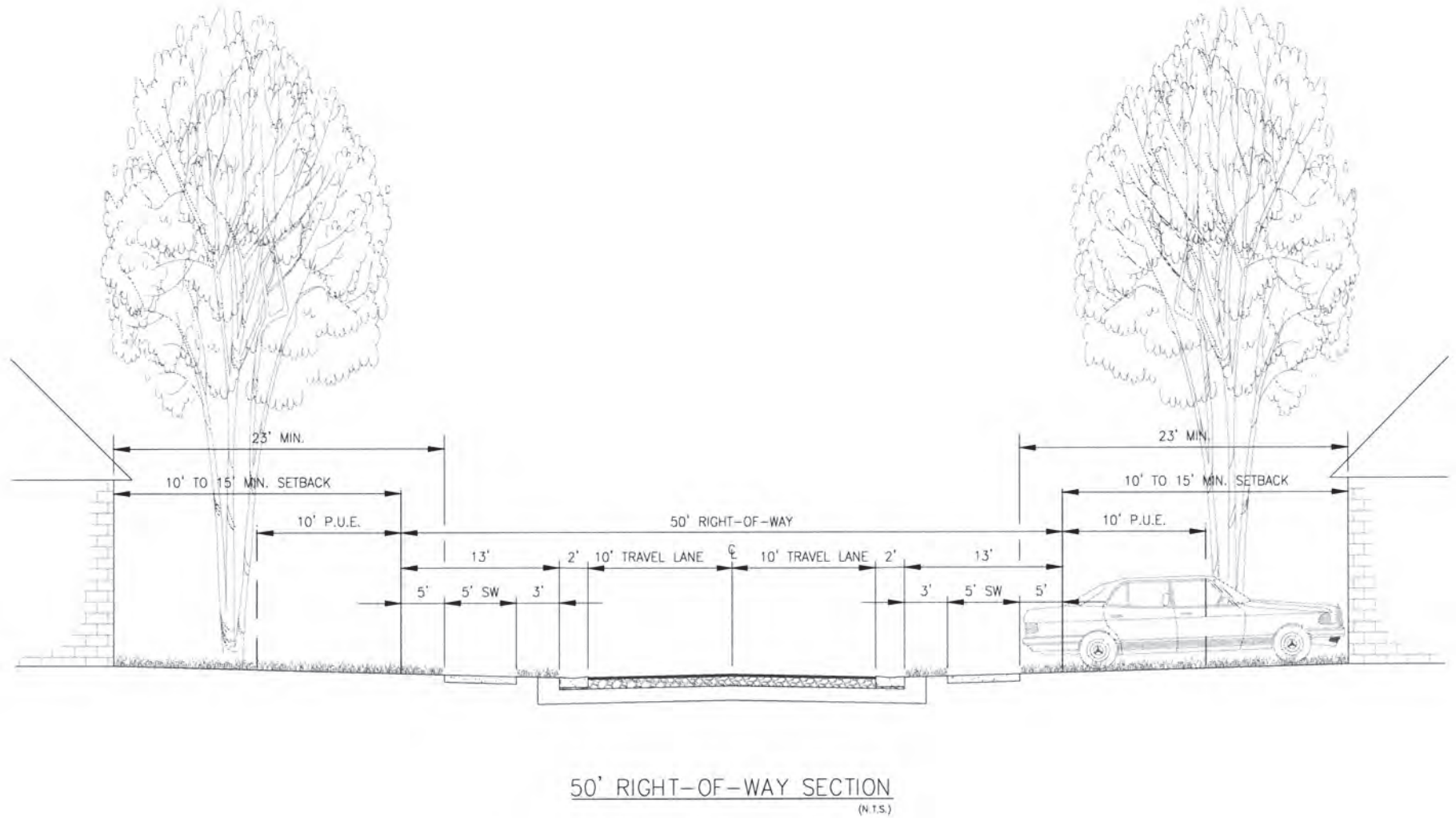
CONTAINING 65.88 ACRES, MORE OR LESS.

EXHIBIT E

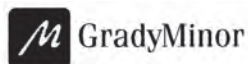
ENBROOK RPUD

LIST OF DEVIATIONS

- DEVIATION 1: From Section 6.06.01 N., “Street System Requirements”, which requires a 60 foot right-of-way width for Local/Private roads to instead allow a 50 foot right-of-way width.
- DEVIATION 2: From LDC Section 5.06.02.B.5.a, “On-premises Directional Signs”, which requires that each sign shall be setback a minimum of 10 feet from edge of the roadway paved surface or back of curb, to instead allow a setback of 5 feet from edge of roadway, paved surface or back of curb. This deviation excludes public roads.
- DEVIATION 3: From LDC Section 5.03.02.C.1.a and 5.03.02.C, “Fences and Walls”, Excluding Sound Walls, which requires fences or walls in a residential PUD to be 6 feet or less in height, to instead allow an 8-foot high wall on top of a 4-foot high berm along Manatee Road right-of-way and adjacent to the amenity area.
- DEVIATION 4: From LDC Section 5.05.08.B.2.a.i and 5.05.08.B.2.c.i, “Architectural and Site Design Standards”, which requires where a proposed project site located within 150 to 300 feet of an arterial or collector road , including all rights-of-way , shall be required to comply with LDC sections 5.05.08 D.4., D.10., D.13., D.15., E, and F. Compliance shall be limited to the building façades facing the arterial or collector road to instead allow the buildings behind a wall to not be subject to this LDC requirement.
- DEVIATION 5: From LDC Section 4.05.04.G, “Parking Space Requirements”, which requires where small-scale recreation facilities are accessory to a single-family or multifamily project and intended only for the residents of that project, exclusive of golf courses/clubhouses, the recreation facilities may be computed at 50 percent of normal requirements where the majority of the dwelling units are not within 300 feet of the recreation facilities and at 25 percent of normal requirements where the majority of the dwelling units are within 300 feet of the recreation facilities, to instead allow the parking space for the recreation facilities to be computed at 25 percent where the majority of dwelling units are within 500 feet of the recreation facilities.



LEGEND



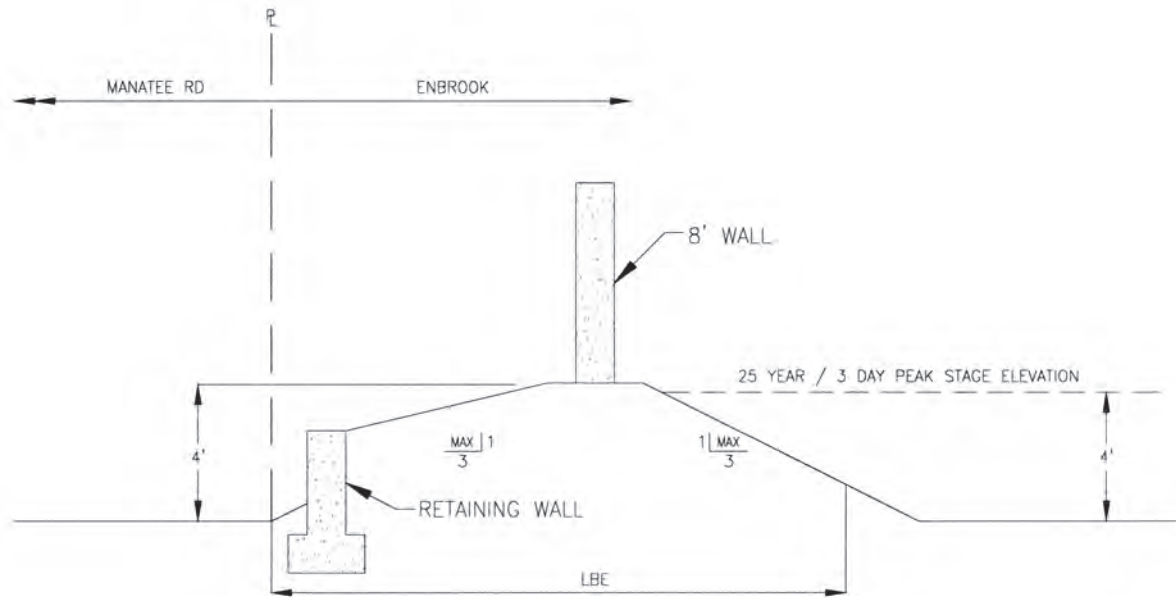
Civil Engineers • Land Surveyors • Planners • Landscape Architects
 Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151
 Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

Q. Grady Minor and Associates, P.A.
 3800 Via Del Rey
 Bonita Springs, Florida 34134

ENBROOK RPUD

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

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



BERM EXHIBIT
(N.T.S.)

LEGEND



GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects
 Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151
 Bonita Springs: 239.947.1144 www.GradyMinor.com Fort Myers: 239.690.4380

G. Grady Minor and Associates, P.A.
 3800 Via Del Rey
 Bonita Springs, Florida 34134

ENBROOK RPUD

EXHIBIT E2
 DEVIATION #3
 BERM / WALL EXHIBIT

SCALE:	NOT TO SCALE
JOB CODE:	
DATE:	DECEMBER 2018
FILE NAME:	BERM EXHIBIT 2
SHEET	1 OF 1

EXHIBIT F
ENBROOK RPUD
LIST OF DEVELOPER COMMITMENTS

1. PUD MONITORING

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

2. MISCELLANEOUS

- a. Issuance of a development permit by a county does not in any way create any rights on the part of the applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the county for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.
- b. All other applicable state or federal permits must be obtained before commencement of the development

3. ENVIRONMENTAL

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

4. TRANSPORTATION

- a. Owner, its successors and/or assigns at its expense shall provide turn lanes on Manatee Road in accordance with the LDC at the time of plat or SDP. Compensating right-of-way will be provided per the LDC.
- b. Additional off-site impact analysis will be required at the time of SDP or plat approval if the PUD generates more than 240 two-way PM peak hour trips approved by Certificate of Public Facility Adequacy No. 06-0148-09-01 originally issued on August 12, 2009.
- c. The RPUD shall be limited to a maximum of 259 p.m. peak hour two-way trips based on the use codes in the ITE Manual on trip generation rates in effect at the time of application for SDP/SDPA or subdivision plat approval.

5. LANDSCAPING

- a. Preserves may be used to satisfy the landscape buffer requirements after exotic vegetation removal in accordance with LDC sections 4.06.02 and 4.06.05.E.1. Supplemental plantings with native plant materials shall be in accordance with LDC section 3.05.07. In order to provide the required Type B buffer, a minimum 6-foot-wide landscape buffer easement located outside of the preserve will be conveyed by owner to a homeowner's association or condominium association at time of SDP or plat approval. In the event that the preserve does not meet the buffer requirement after removal of exotics and addition of supplemental planting in accordance with 3.05.07, landscape material will be provided by owner in the 6 foot wide landscape buffer easement outside of the preserve to meet the size and spacing standards of a Type 'B' buffer. The type, size and number of such plantings will be determined at time of initial SDP or Plat.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

January 21, 2020

Ms. Ann Jennejohn, BMR Senior Deputy Clerk
Office of the Clerk of the Circuit Court
& Comptroller of Collier County
3299 Tamiami Trail, Suite #401
Naples, Florida 34112-5324

Dear Ms. Jennejohn:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Collier County Ordinance No. 20-06, which was filed in this office on January 21, 2020.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

EXHIBIT B

ENBROOK RPUD

DEVELOPMENT STANDARDS

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

STANDARDS	SINGLE FAMILY DETACHED	TWO-FAMILY ATTACHED	TOWNHOUSE	MULTI-FAMILY	AMENITY AREA*6
PRINCIPAL STRUCTURE					
Minimum Floor Area (per Unit)	1,000 SF	1,000 SF	1,000 SF Per Unit	700 SF	10,000 1,000 SF
Minimum Lot Area	4,000 SF	3,500 SF	1,600 SF Per Unit	N/A	10,000 SF
Minimum Lot Width	40 feet	35 feet	16 feet	N/A	N/A
Minimum Lot Depth	100 feet	100 feet	100 feet	N/A	N/A
Maximum Height (not to exceed 2 stories) Zoned Actual	35 feet 40 feet	35 feet 40 feet	35 feet 40 feet	35 feet 40 feet	35 feet 40 feet
Minimum Distance Between Structures	10 feet	0 or 10 feet*3	0 or 10 feet*3	20 feet	½ sum of BH
SETBACKS (MINIMUM)					
Front Yard *1,*2	15 feet	15 feet	15 feet	15 feet	15 feet
Side Yard	5 feet	0 or 5 feet	0 or 5 feet	10 feet	½ BH
Rear Yard *4	10 feet	10 feet	10 feet	10 feet	10 feet
PUD Boundary	15 feet	15 feet	15 feet	15 feet	15 feet
Preserve	25 feet	25 feet	25 feet	25 feet	25 feet
ACCESSORY STRUCTURE*5					
Maximum Height (not to exceed 2 stories) Zoned Actual	35 feet 40 feet	35 feet 40 feet	35 feet 40 feet	35 feet 40 feet	35 feet 40 feet
SETBACKS (MINIMUM)					
Front Yard	SPS	SPS	SPS	SPS	SPS
Side Yard	SPS	SPS	SPS	SPS	SPS
Rear Yard*4	5 feet	5 feet	5 feet	5 feet	5 feet
PUD Boundary	15 feet	15 feet	15 feet	15 feet	15 feet
Preserve	10 feet	10 feet	10 feet	10 feet	10 feet

SPS – Same as Principal Structure

Words underlined are additions; words ~~struck through~~ are deletions

BH – Building Height (zoned height)

LBT – Landscape Buffer Tract

LMT – Lake Maintenance Tract

- *1 – The minimum front yard setback may be reduced to 12' where the unit has a recessed or side entry garage. Front-entry garages shall be set back a minimum of 23 feet from back of sidewalk.
- *2 – For corner lots, only one front yard setback shall be required. The yard that does not contain the vehicle access shall provide a minimum 10' setback.
- *3 – The minimum distance between buildings may be reduced to 0' with a shared wall. However, the principal structures shall maintain a 10' minimum separation.
- *4 – LBTs and LMTs will be platted or shown as separate tracts on the SDP or Plat. Where a lot abuts a LBT or LMT, the setback may be reduced to 5 feet for principal structures and zero feet for accessory structures. For lots abutting Manatee Road, landscape buffer easements may be permitted in lieu of separate tracts where a wall is provided along Manatee Road.
- *5 – Guardhouses, gatehouses, access control structures, clock towers, fences, walls, columns, decorative hardscaping or architectural embellishments associated with the project's entrance features are permitted within the "R" and "A" designated areas abutting the project's entrance, or within the private roadway as depicted on the RPUD Master Plan, and shall have no required setbacks; however, such structures cannot be located where they create vehicular stacking or sight distance issues for motorists and pedestrians, and cannot exceed 35 feet in zoned height and 40 feet in actual height.
- *6 – An 8 foot wall will be installed where the amenity center is adjacent to external residential development.

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

This Instrument was Prepared By,
Record and Return To:
Christopher B. Roemer, Esquire
Nelson Mullins Broad and Cassel LLP
1905 NW Corporate Blvd
Suite 310
Boca Raton, Florida 33431

Property Appraiser Identification Nos: 00736200103
00736200404

NOTE TO RECORDER: Documentary stamp taxes in the amount of \$66,500.00 are being paid on \$9,500,000.00 consideration in connection with this Deed as required pursuant to Section 201.02, Florida Statutes.

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 16th day of January, 2020 between RIMAR ENTERPRISES, INC., a Florida corporation, whose post office address is 11300 SW 67th Avenue, Miami, Florida 33156, Grantor, and FORESTAR (USA) REAL ESTATE GROUP INC., a Delaware corporation, whose post office address is 12620 Telecom Drive, Tampa Florida 33637, Grantee:

(Whenever used herein the terms Grantor and Grantee include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

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 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 heirs and assigns forever, the following described land, situate, lying and being in Collier County, Florida, to-wit:

All that part of Section 10, Township 51 South, Range 26 East, Collier County, Florida and being more particularly described as follows: Commencing at the intersection of the present Easterly right-of-way of S.R. 951 with the Northerly line of the Southeast 1/4 of the Northwest 1/4 of Section 10, Township 51 South, Range 26 East, Collier County, Florida; thence along said Easterly right-of way line South 0°24'33" West 30.01 feet to the South right-of-way line of C.R. 31; thence along said South right-of-way line and 30 feet South of and parallel with the Northerly line of the Southeast 1/4 of the Northwest 1/4 of said Section 10, North 88°42'20" East 500.00 feet to the Northwest corner of Gulf Winds East Unit 1, a condominium as recorded in Condominium Plat Book 4, Pages 153 and 154, Collier County Public Records, Collier County, Florida; thence along the West line of Gulf Winds East, South 0°24'33" West 706.32 feet to the Southwest corner of said Gulf Winds East; thence along the South line of said Gulf Winds East, North 88°42'20" East 849.37 feet; thence along the East line of said Gulf Winds East, North 1°17'40" West 706.05 feet to the South right-of-way line of said C.R. 31; thence run North 88°40'46" East 170.93 feet to the point of beginning; continue Easterly 1091.84 feet; thence run South 0°05'07" East

1339.16 feet; thence along the East line of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 10, South 0°03'33" East 684.81 feet; thence along the South line of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of said Section 10, South 88°45'40" West 1369.16 feet; thence along the South line of the North 1/2 of the North 1/2 of the Southwest 1/4 of said Section 10, South 88°45'54" West 739.18 feet; thence run North 0°24'51" East 671.07 feet; thence run North 88°42'20" East 1039.52 feet; thence run North 1°17'40" West 1350.18 feet to the point of beginning of the parcel herein described.

SUBJECT TO taxes for the year 2020 and subsequent years; and

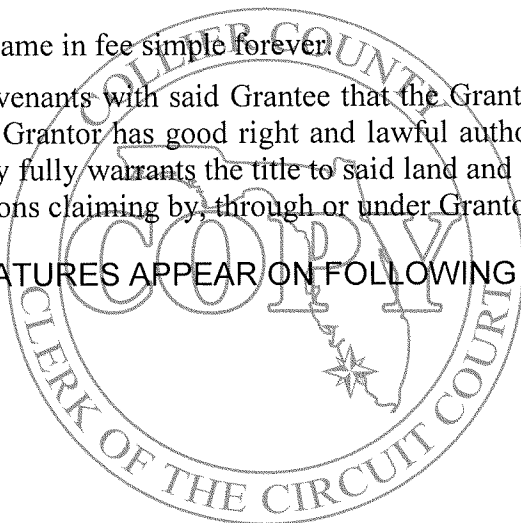
SUBJECT TO the Permitted Exceptions set forth on the attached Exhibit "A" (but this reference to same is not intended to reimpose same).

Together with all the tenements, hereditaments, appurtenances and easements 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 claiming by, through or under Grantor.

[SIGNATURES APPEAR ON FOLLOWING PAGE]

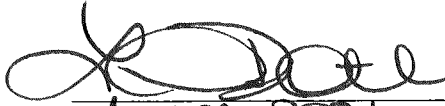


In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

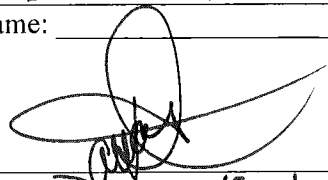
Signed, sealed and delivered in our presence:

WITNESSES:

RIMAR ENTERPRISES, INC., a Florida corporation


LINDA ROTH
 Print Name: _____

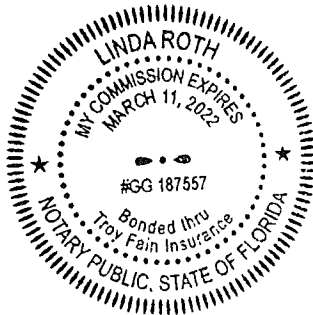
By: 
 Name: CARMEN CAPO
 Title: VICE PRESIDENT


 Print Name: Dannays Lyles

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged by me by means of (X) physical presence or () online notarization, this 16th day of January, 2020, by CARMEN CAPO, as VICE President of RIMAR ENTERPRISES, INC., a Florida corporation, on behalf of the corporation. Such person is (✓) personally known to me or () has produced _____ as identification.



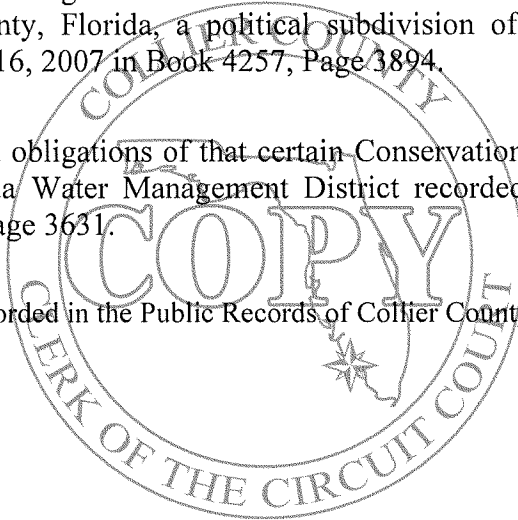

 (Signature of Notary Public, State of Florida)

LINDA ROTH
 (Print, Type, or Stamp Commissioned Name of Notary Public)

EXHIBIT "A"
Permitted Exceptions

1. Resolution establishing the Immokalee Area Planning District and the Coastal Area Planning District and declaring the intent of the Board of County Commissioners to enact a comprehensive zoning ordinance for the Coastal Area Planning District of Collier County, recorded in Book 649, Page 1239, and amended by document recorded in Book 664, Page 920.
2. Ordinances 75-20 (water), 75-21 (trees) and 75-24 (zoning) as recorded in Book 619, Page 1177 through 1381.
3. Terms, conditions and obligations of that certain Conservation Easement in favor of Collier County, Florida, a political subdivision of the State of Florida recorded July 16, 2007 in Book 4257, Page 3894.
4. Terms, conditions and obligations of that certain Conservation Easement in favor of South Florida Water Management District recorded January 31, 2008 in Book 4325, Page 3631.

*Note: All documents are recorded in the Public Records of Collier County, Florida.



DEDICATIONS AND RESERVATIONS

STATE OF FLORIDA
COUNTY OF COLLIER

KNOW ALL MEN BY THESE PRESENTS THAT FORESTAR (USA) REAL ESTATE GROUP, INC. (FORESTAR), A DELAWARE CORPORATION, LICENSED TO DO BUSINESS IN FLORIDA, THE OWNER OF THE HEREON DESCRIBED LANDS, HAS CAUSED THIS PLAT ENTITLED ENBROOK, A SUBDIVISION LOCATED IN SECTION 10, TOWNSHIP 51 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, TO BE MADE AND DOES HEREBY:

A. DEDICATE TO COLLIER COUNTY:

1. TRACT "R-1" AS PUBLIC ROAD RIGHT-OF-WAY (R.O.W.) IN FEE SIMPLE SUBJECT TO THE EASEMENTS DEPICTED HEREON WITH RESPONSIBILITY FOR MAINTENANCE.
2. ALL DRAINAGE EASEMENTS (D.E.) WITHOUT RESPONSIBILITY FOR MAINTENANCE.
3. ALL LAKE MAINTENANCE EASEMENTS (L.M.E.) WITHOUT RESPONSIBILITY FOR MAINTENANCE.
4. ALL LAKE ACCESS EASEMENTS (L.A.E.) WITHOUT RESPONSIBILITY FOR MAINTENANCE.
5. A CONSERVATION EASEMENT ON, OVER, AND ACROSS TRACT "P" AS PRESERVE AREA WITHOUT RESPONSIBILITY FOR MAINTENANCE. SUBJECT TO THE CONDITIONS IN PARAGRAPH C.8.
6. ALL PRESERVE ACCESS EASEMENTS (P.A.E.) WITHOUT RESPONSIBILITY FOR MAINTENANCE.

B. DEDICATE TO ENBROOK HOMEOWNERS' ASSOCIATION, INC.:

1. TRACT "R" AS PRIVATE ROAD RIGHT-OF-WAY (R.O.W.) SUBJECT TO THE EASEMENTS DEPICTED HEREON WITH RESPONSIBILITY FOR MAINTENANCE.
2. TRACTS "C", "D", "F", "G", AND "H" AS COMMON AREA FOR LANDSCAPING, HARDSCAPE AND SIGNAGE PURPOSES SUBJECT TO THE EASEMENTS DEPICTED HEREON WITH RESPONSIBILITY FOR MAINTENANCE.
3. TRACT "I" AS COMMON AREA AND COMMUNITY PARK, SUBJECT TO THE EASEMENTS DEPICTED HEREON WITH RESPONSIBILITY FOR MAINTENANCE.
4. TRACT "A" AS RECREATIONAL AMENITY, SUBJECT TO THE EASEMENTS DEPICTED HEREON WITH RESPONSIBILITY FOR MAINTENANCE.
5. A NON-EXCLUSIVE EASEMENT OVER TRACT "B" AS COMMON AREA FOR PURPOSES OF OWNING, OPERATING, MAINTAINING, REPAIRING AND REPLACING OVERFLOW PARKING, MAILBOXES AND OTHER ASSOCIATION IMPROVEMENTS, WITH RESPONSIBILITY FOR MAINTAINING SUCH IMPROVEMENTS.
6. ALL IRRIGATION EASEMENTS (I.E.) SHOWN HEREON FOR THE PURPOSE OF INSTALLING AND MAINTAINING THE IRRIGATION, WITH RESPONSIBILITY FOR MAINTENANCE.
7. ALL COMMON AREA ACCESS EASEMENTS (C.A.E.) AS DEPICTED HEREON WITH RESPONSIBILITY FOR MAINTENANCE.

C. DEDICATE TO ALL LICENSED OR FRANCHISED PUBLIC OR PRIVATE UTILITIES:

1. DEDICATE A NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (P.U.E.) TO ALL LICENSED OR FRANCHISED PUBLIC OR PRIVATE UTILITIES FOR PUBLIC UTILITY PURPOSES:

ALL PLATTED PUBLIC UTILITY EASEMENTS (P.U.E.) SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES; PROVIDED, HOWEVER, NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. IN THE EVENT A CABLE TELEVISION COMPANY DAMAGES THE FACILITIES OF A PUBLIC UTILITY, IT SHALL BE SOLELY RESPONSIBLE FOR THE DAMAGES. THIS SECTION SHALL NOT APPLY TO THOSE PRIVATE EASEMENTS GRANTED TO OR OBTAINED BY A PARTICULAR ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION SHALL COMPLY WITH THE NATIONAL ELECTRIC SAFETY CODE AS ADOPTED BY THE FLORIDA PUBLIC SERVICE COMMISSION.

D. DEDICATE TO COLLIER COUNTY WATER-SEWER DISTRICT:

1. THAT ALL COUNTY UTILITY EASEMENTS (C.U.E.) FOR POTABLE WATER, NON-POTABLE IRRIGATION WATER AND/OR WASTEWATER SYSTEM(S) OR PORTION(S) THEREOF AND INGRESS AND EGRESS RIGHTS, WHERE APPROPRIATE, ARE PROVIDED TO THE COLLIER COUNTY WATER-SEWER DISTRICT TO OPERATE AND MAINTAIN POTABLE WATER, NON-POTABLE IRRIGATION WATER AND/OR WASTEWATER UTILITY SYSTEMS OR PORTION(S) THEREOF WITHIN THE PLATTED AREA AFTER FINAL CONVEYANCE TO THE CCWSD AND, WHERE APPLICABLE, TO INSTALL THE CCWSD'S CONNECTING UTILITY FACILITIES WITHIN SUCH EASEMENT(S), WITH NO RESPONSIBILITY FOR MAINTENANCE OF THE SURFACE EASEMENT AREA; AND
2. APPLICABLE POTABLE WATER, NON-POTABLE IRRIGATION WATER AND/OR WASTEWATER SYSTEM(S) OR PORTION(S) THEREOF CONSTRUCTED WITHIN THIS PLATTED AREA IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH IN THE COLLIER COUNTY UTILITIES STANDARDS AND PROCEDURES ORDINANCE (2004-31), AS AMENDED, SHALL BE CONVEYED TO THE BOARD AS THE EX-OFFICIO GOVERNING BOARD OF THE WATER-SEWER DISTRICT UPON ACCEPTANCE OF THE ADDITIONS, EXTENSIONS AND/OR IMPROVEMENTS REQUIRED BY THE PLAT.

E. DEDICATE TO COLLIER COUNTY, ITS FRANCHISEES AND THE GREATER NAPLES FIRE RESCUE DISTRICT:

A NON-EXCLUSIVE ACCESS EASEMENT (A.E.) OVER AND ACROSS TRACTS "R" AND "R-1" FOR THE PURPOSE OF PERMITTING EMERGENCY AND OTHER SERVICE VEHICLES ACCESS, WITHOUT RESPONSIBILITY FOR MAINTENANCE.

F. DEDICATE TO FLORIDA POWER & LIGHT COMPANY:

ALL FLORIDA POWER AND LIGHT (F.P.L.) EASEMENTS FOR THE PURPOSES OF CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF THEIR FACILITIES WITH RESPONSIBILITY FOR MAINTENANCE.

G. RESERVE TO FORESTAR UNTIL CONVEYANCE TO AND ACCEPTANCE BY A FUTURE ESTABLISHED COMMUNITY DEVELOPMENT DISTRICT ("CDD"):

1. A NON-EXCLUSIVE ACCESS EASEMENT (A.E.) OVER AND ACROSS TRACTS "R" AND "R-1" TO UNDERTAKE LAWFUL ACTIVITIES, WITHOUT RESPONSIBILITY FOR MAINTENANCE.
2. TRACT "R-2", AS PRIVATE ROADWAY, TO OWN, OPERATE, MAINTAIN, REPAIR AND REPLACE THE ROADWAY AND ASSOCIATED LANDSCAPE, IRRIGATION, HARDSCAPE AND LIGHTING IMPROVEMENTS, WITH RESPONSIBILITY FOR MAINTENANCE.
3. TRACTS "L-1" AND "L-2" AS LAKES, AND TRACT "H" AS A DRY RETENTION AREA, FOR DRAINAGE AND STORM WATER MANAGEMENT PURPOSES SUBJECT TO THE EASEMENTS DEPICTED HEREON WITH RESPONSIBILITY FOR MAINTENANCE.
4. ALL LAKE ACCESS EASEMENTS (L.A.E.), AND TRACT "E," AS DEPICTED HEREON FOR LAKE ACCESS WITH RESPONSIBILITY FOR MAINTENANCE.
5. ALL DRAINAGE EASEMENTS (D.E.) AS DEPICTED HEREON WITH RESPONSIBILITY FOR MAINTENANCE.
6. ALL LAKE MAINTENANCE EASEMENTS (L.M.E.) AS DEPICTED HEREON WITH RESPONSIBILITY FOR MAINTENANCE.
7. TRACT "B" AS COMMON AREA FOR PURPOSES OF OWNING, OPERATING, MAINTAINING, REPAIRING AND REPLACING AN IRRIGATION PUMP STATION AND RE-CHARGE WELL, SUBJECT TO THE EASEMENTS SET FORTH HEREIN, WITH RESPONSIBILITY FOR MAINTENANCE.
8. TRACT "P" FOR CONSERVATION PURPOSES AS COMMON AREAS WITH PERPETUAL RESPONSIBILITY FOR MAINTENANCE. THE TRACT MAY IN NO WAY BE ALTERED FROM ITS NATURAL OR PERMITTED STATE. ACTIVITIES PROHIBITED WITHIN THE PRESERVE AREA 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/NUISANCE VEGETATION REMOVAL; EXCAVATION, DREDGING OR REMOVAL OF SOIL MATERIAL; DIKING OR FENCING; OR ANY OTHER ACTIVITIES DETRIMENTAL TO DRAINAGE, FLOOD CONTROL, WATER CONSERVATION, EROSION CONTROL, OR FISH AND WILDLIFE HABITAT CONSERVATION OR PRESERVATION.
9. ALL PRESERVE ACCESS EASEMENTS (P.A.E.) AS DEPICTED HEREON WITH RESPONSIBILITY FOR MAINTENANCE.
10. TRACTS "L-1", "L-2" AND "L-3" AS COMMON AREA FOR LANDSCAPING, HARDSCAPE AND SIGNAGE PURPOSES WITH RESPONSIBILITY FOR MAINTENANCE.
11. ALL LANDSCAPE BUFFER EASEMENTS (L.B.E.) AS DEPICTED HEREON WITH RESPONSIBILITY FOR MAINTENANCE.

ENBROOK

A SUBDIVISION LOCATED IN SECTION 10,
TOWNSHIP 51 SOUTH, RANGE 26 EAST,
COLLIER COUNTY, FLORIDA.

LEGAL DESCRIPTION

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

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

CONTAINING 65.88 ACRES, MORE OR LESS.

NOTICE

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

ALL THE DESCRIBED DEDICATIONS, RESERVATIONS, TRACTS AND EASEMENTS ARE IN ACCORDANCE WITH THE GENERAL NOTES DESCRIBED ON THIS SHEET.

IN WITNESS WHEREOF, FORESTAR (USA) REAL ESTATE GROUP, INC., HAS CAUSED THIS PLAT TO BE MADE AND SIGNED THIS 25 DAY OF June, 2020 A.D.

WITNESSES:

[Signature]
SIGNATURE

[Signature]
PRINT NAME:

[Signature]
SIGNATURE

[Signature]
PRINT NAME:

OWNER: FORESTAR (USA) REAL ESTATE GROUP, INC.

[Signature]
BY: *[Signature]*
NICOLAS R. APARICIO,
SENIOR VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA

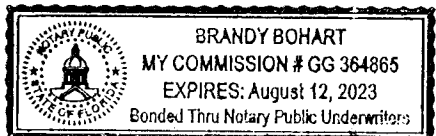
COUNTY OF Hillsborough

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF X PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS 25 DAY OF June, 2020 A.D., BY NICOLAS R. APARICIO, SENIOR VICE PRESIDENT, ON BEHALF OF SAID ENTITIES. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

[Signature]
SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

[Signature]
NAME OF ACKNOWLEDGER (TYPED, PRINTED OR STAMPED)

(SEAL)



MORTGAGEE CONSENT AND JOINDER

DR HORTON INC., A DELAWARE CORPORATION, HEREBY JOINS IN AND CONSENTS TO THE DEDICATION APPEARING ON THE FACE OF THE PLAT

BY: *[Signature]*

NAME: *[Signature]*

TITLE: *[Signature]*

ACKNOWLEDGMENT

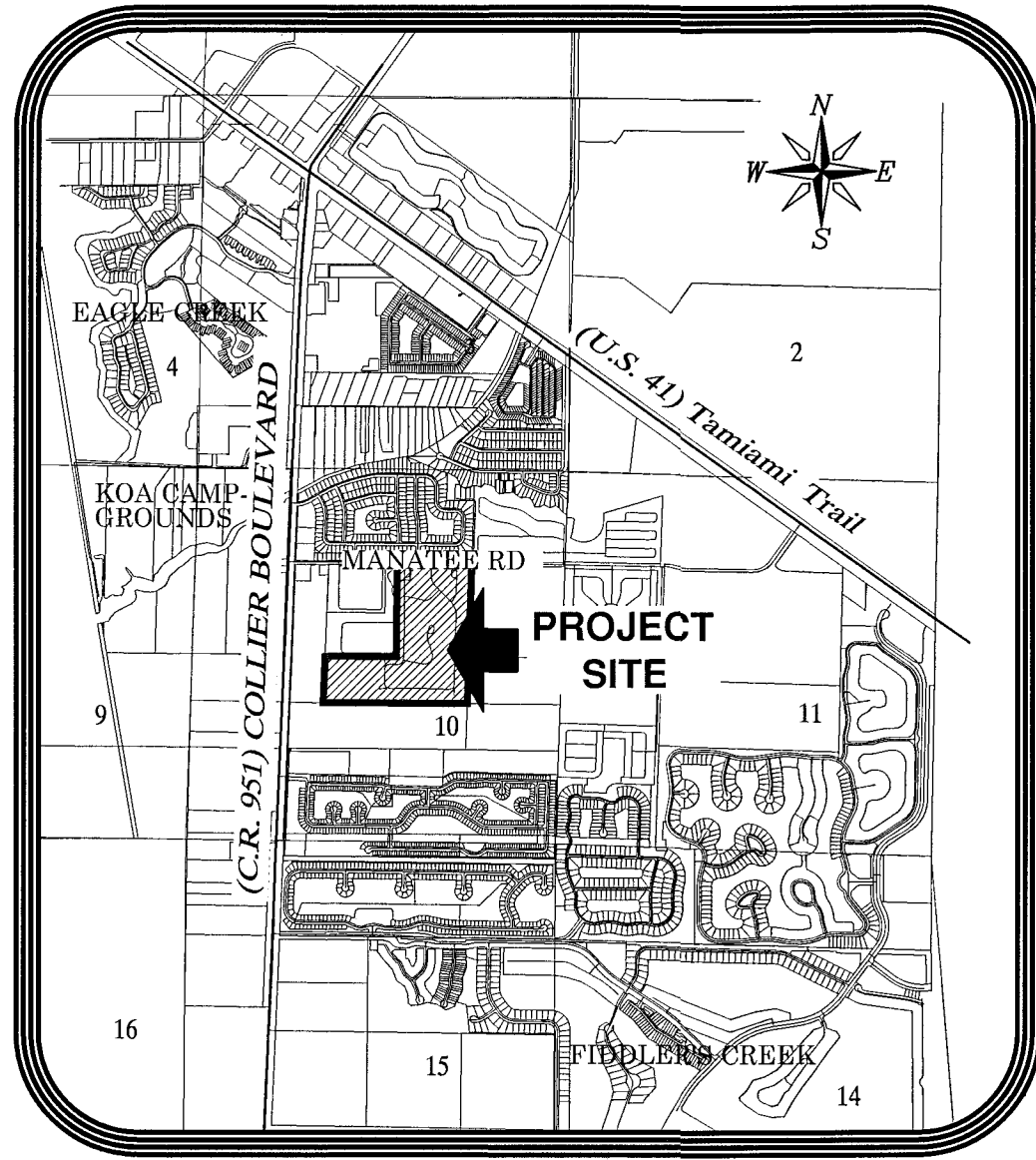
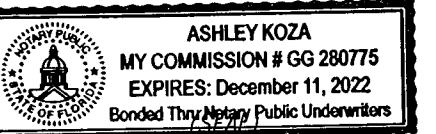
STATE OF FLORIDA

COUNTY OF Lee

THE FORGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF ✓ PHYSICAL PRESENCE OR ONLINE NOTARIZATION THIS 24th DAY OF June, 2020, A.D., BY Ashley Koza, ON BEHALF OF SAID ENTITIES. HE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED AS IDENTIFICATION.

[Signature]
SIGNATURE OF PERSON TAKING ACKNOWLEDGEMENT

[Signature]
NAME OF ACKNOWLEDGER (TYPED, PRINTED OR STAMPED)

LOCATION MAP
N.T.S.

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED BY THE NATIONAL GEODETIC SURVEY FOR FLORIDA EAST ZONE, 1983 DATUM WITH 1980 ADJUSTMENT. OBTAINED UTILIZING RTK GPS OBSERVATIONS ON THE FOOT NETWORK AND REFER TO THE SOUTH LINE OF MANATEE ROAD (COUNTY ROAD NO. 31) COLLIER COUNTY, FLORIDA AS BEING S 89°17'55" E.

2. DIMENSIONS SHOWN HEREON ARE IN UNITED STATES SURVEY FEET AND DECIMALS THEREOF.

3. ALL CURVES ARE CIRCULAR.

4. ALL LOT LINES ARE NON-RADIAL TO THE R.O.W. UNLESS OTHERWISE SHOWN.

5. LEGEND

☐ F.C.M. = FOUND CONCRETE MONUMENT

☒ P.R.M. = PERMANENT REFERENCE MONUMENT (SET 5/8" X 18" IRON ROD WITH CAP P.R.M., L.B.#5151)

☒ P.C.P. = PERMANENT CONTROL POINT (SET MAG NAIL AND DISK, P.C.P., L.B.#5151)

(R) = RADIAL

R.O.W. = RIGHT-OF-WAY

C.U.E. = COUNTY UTILITY EASEMENT

P.U.E. = PUBLIC UTILITY EASEMENT

A.E. = ACCESS EASEMENT

L.A.E. = LAKE ACCESS EASEMENT

P.A.E. = PRESERVE ACCESS EASEMENT

D.E. = DRAINAGE EASEMENT

L.M.E. = LAKE MAINTENANCE EASEMENT

I.E. = IRRIGATION EASEMENT

L.B.E. = LANDSCAPE BUFFER EASEMENT

C.A.E. = COMMON AREA ACCESS EASEMENT

P.O.B. = POINT OF BEGINNING

CCR = CERTIFIED CORNER RECORD

(OA) = OVERALL

F.P.L. = FLORIDA POWER AND LIGHT

CDD = COMMUNITY DEVELOPMENT DISTRICT

• DENOTES CHANGE IN DIRECTION IN TRACT OR RIGHT-OF-WAY LINE.

6. RESERVATIONS, RESTRICTIONS AND COVENANTS OF RECORD RECORDED IN OFFICIAL RECORDS BOOK , PAGE ET SEQ., AND AS AMENDED OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

7. THE 15' DRAINAGE EASEMENT (D.E.) ALONG THE SIDE LOT LINES ARE CENTERED ON THE SIDE LOT LINES, UNLESS OTHERWISE DIMENSIONED.

8. ANY ADDITIONS AND/OR DELETIONS TO THIS PLAT BY OTHER THAN THE SIGNING PARTY OR PARTIES, IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT.

9. ALL PROPERTIES DEDICATED TO THE ENBROOK HOMEOWNERS' ASSOCIATION, INC. ARE INTENDED TO BE USED AS COMMON ELEMENTS FOR THE EXCLUSIVE BENEFIT OF LOT OWNERS.

10. IT IS ANTICIPATED THAT THE POTABLE WATER, NON-POTABLE IRRIGATION WATER AND WASTEWATER SYSTEM(S) SHALL BE CONVEYED BY ONE OR MORE SEPARATE BILLS OF SALE FROM A FUTURE COMMUNITY DEVELOPMENT DISTRICT.

COUNTY APPROVALS

COUNTY ENGINEER

THIS PLAT APPROVED BY THE GROWTH MANAGEMENT DEPARTMENT OF COLLIER COUNTY, FLORIDA, THIS 25th DAY OF July, 2020, A.D.

[Signature]
MARK MCKENNA, P.E.
COLLIER COUNTY ENGINEER

COUNTY SURVEYOR

THIS PLAT REVIEWED BY THE COLLIER COUNTY SURVEYOR THIS 8th DAY OF July, 2020, A.D.

[Signature]
MARCUS L. BERMAN, P.S.M.
COLLIER COUNTY SURVEYOR

COUNTY ATTORNEY

THIS PLAT APPROVED BY THE COLLIER COUNTY ATTORNEY THIS 27th DAY OF July, 2020, A.D.

[Signature]
SALLY A. ASHAR
ASSISTANT COUNTY ATTORNEY

COUNTY COMMISSION APPROVAL

STATE OF FLORIDA
COUNTY OF COLLIER

THIS PLAT APPROVED FOR RECORDING IN A REGULAR OPEN MEETING BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, THIS 24th DAY OF March, 2020, A.D., PROVIDED THAT THE PLAT IS FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF COLLIER COUNTY, FLORIDA.

BY: *[Signature]*

ATTEST: *[Signature]*
CRYSTAL K. KINZEL, CLERK OF THE CIRCUIT COURT AND COMPTROLLER IN AND FOR COLLIER COUNTY, FLORIDA

BY: *[Signature]*

ATTEST: *[Signature]*
BURT L. SAUNDERS, CHAIRMAN OF THE 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 4:23 (a.m. or a.m.) THIS 6th DAY OF August, 2020, A.D., AND DULY RECORDED IN PLAT BOOK 68, PAGE(S) 23 - 31, INCLUSIVE, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

BY: *[Signature]* P.C.

CRYSTAL K. KINZEL, CLERK OF CIRCUIT COURT & COMPTROLLER IN AND FOR COLLIER COUNTY, FLORIDA

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM A BOUNDARY SURVEY PERFORMED BY ME, OR UNDER MY SUPERVISION, AS PROVIDED IN CHAPTER 177.041, FLORIDA STATUTES AND THAT THIS PLAT COMPLIES WITH ALL THE REQUIREMENTS OF CHAPTER 177, PART 1, AS AMENDED, FLORIDA STATUTES. IT IS FURTHER CERTIFIED THAT ALL PERMANENT REFERENCE MONUMENTS HAVE BEEN SET PRIOR TO RECORDING OF THIS PLAT AND THAT ALL PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE SET PRIOR TO FINAL ACCEPTANCE OF THE REQUIRED IMPROVEMENTS.

Q. GRADY MINOR AND ASSOCIATES, P.A.

[Signature]
DONALD L. SAINTENOY III, P.S.M. #6761

6/23/20
DATED

THIS INSTRUMENT WAS PREPARED BY:
DONALD L. SAINTENOY III, P.S.M.



GradyMinor

Civil Engineers

Cert. of Auth. EB 0005151

Land Surveyors

Cert. of Auth. LB 0005151

Planners

Cert. of Auth. LB 0005151

Landscape Architects

Business LC 26000266

Bonita Springs: 239.947.1144
TECH: KEVIN GEORGESON

www.GradyMinor.com
JOB CODE: DRHJEPPL

Fort Myers: 239.690.4380
FILE: 19-50-PLT-REV.DWG

INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF
STATE ROAD 951 AND THE NORTH LINE OF
THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER
OF SECTION 10, TOWNSHIP 51 SOUTH, RANGE 26 EAST

COLLIER BOULEVARD
STATE ROAD 951

N 89°16'21" W
500.00'
S 2°26'10" W
30.01'

S 2°25'52" W
706.32'

UNPLATTED
GULF WINDS EAST, UNIT 1
CONDOMINIUM P.B. 4, PG. 153-154

S 89°16'21" E 849.37'

FIR NO.I.D.
N. 0.15'
W. 0.11'

N 89°17'55" W
170.93'
F.C.M. 3"x3" NO.I.D.

SOUTH BAY PLANTATION, A CONDOMINIUM
OR 3908, PG. 2101
UNPLATTED

N 0°43'39" E 706.05'

SHEET 3

1350.15'

SHEET 5

N 0°43'39" E

TRACT "LB-2"

SOUTH BAY PLANTATION, A CONDOMINIUM
OR 3908, PG. 2101
UNPLATTED

NORTH LINE OF THE SOUTH
HALF OF 10-51-26
S 89°16'21" E

UNPLATTED
(O.R. 1927, PG. 924)

N 2°26'10" E 671.07'

SHEET 9

TRACT "P"

P.R.M.

N 89°12'47" W 739.18'

UNPLATTED
(O.R. 3866, PG. 2706)

WEST LINE OF THE EAST HALF OF SECTION 10-51-26

F.C.M. 3"x3" NO.I.D.
N. 0.18'
W. 0.37'

SHEET 8

N 89°13'01" W

MANATEE ROAD

S 89°17'55" E

1091.83'

NORTH LINE OF THE NORTHEAST
QUARTER 10-51-26

F.C.M. 3"x3" NO.I.D.

SHEET 4

1339.16'

UNPLATTED
(O.R. 1011, PG. 1887)

SHEET 5

S 1°56'12" W

P.O.B.
THE NE CORNER OF THE
NORTHWEST QUARTER OF
THE SOUTHEAST QUARTER

F.C.M. 3"x3" NO.I.D.
S. 0.07'
W. 0.29'

UNPLATTED
(O.R. 5286, PG. 1428)

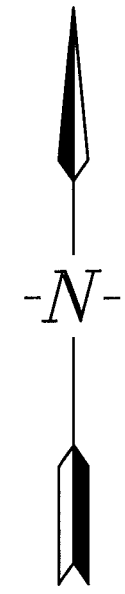
S 1°57'46" W 684.81'

F.C.M. 3"x3" NO.I.D.
W. 0.39'

UNPLATTED
(O.R. 3866, PG. 2706)

SHEET 7

TRACT "H"



0 50' 100' 200'
SCALE: 1" = 100'
THIS PLAN MAY HAVE BEEN ENLARGED
OR REDUCED FROM INTENDED DISPLAY
SCALE FOR REPRODUCTION REASONS

THIS INSTRUMENT WAS PREPARED BY:
DONALD L. SAINTENOY III, P.S.M.

GradyMinor

Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266

Bonita Springs: 239.947.1144
TECH: KEVIN GEORGESON

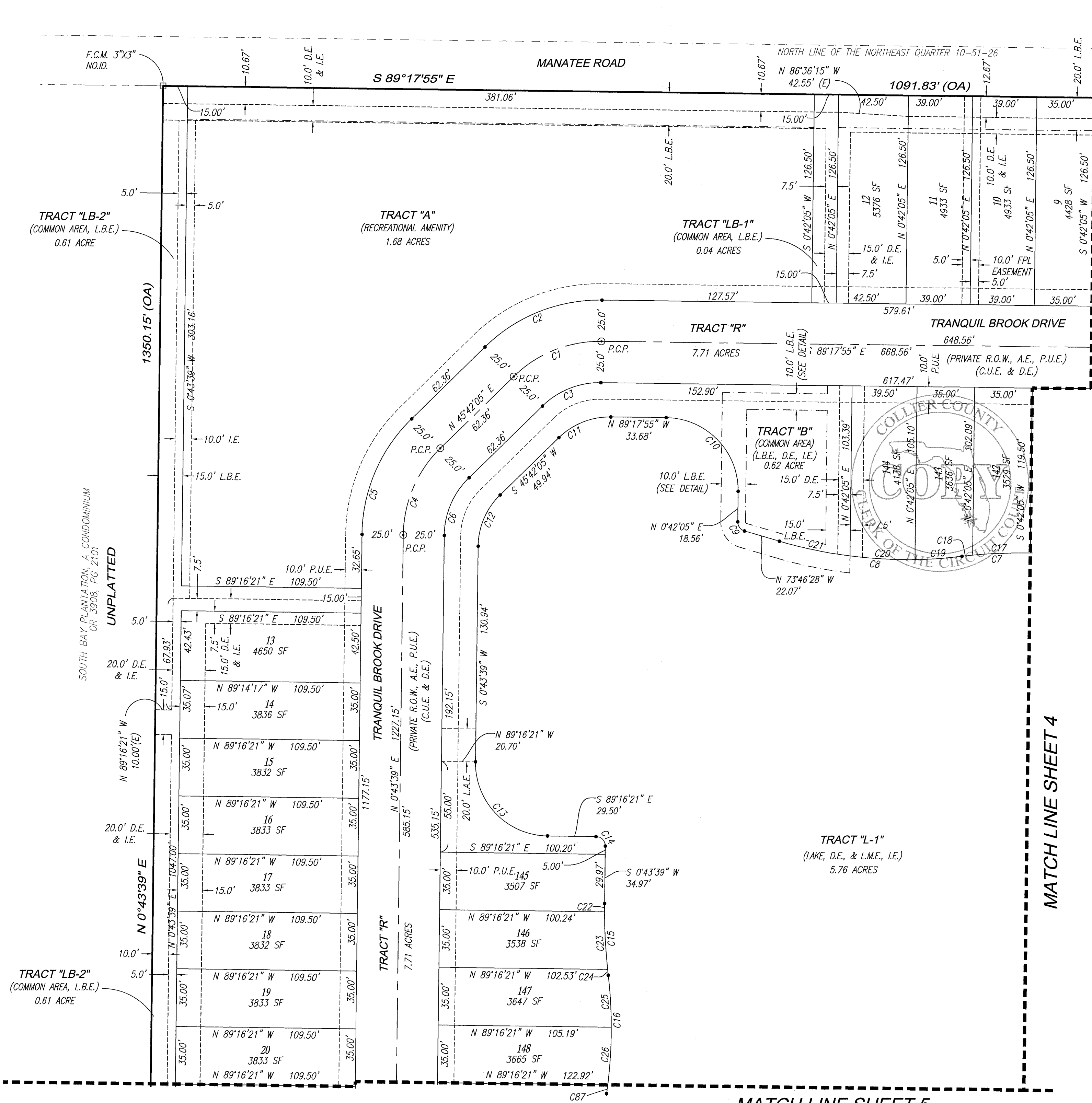
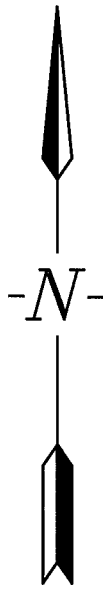
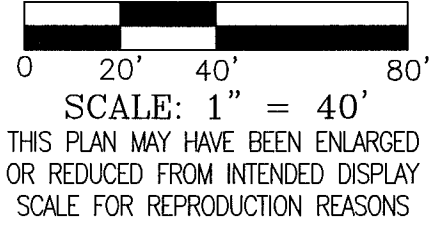
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Fort Myers: 239.690.4380
FILE: 19-50-PLT-REV.DWG

Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

ENBROOK

A SUBDIVISION LOCATED IN SECTION 10,
TOWNSHIP 51 SOUTH, RANGE 26 EAST,
COLLIER COUNTY, FLORIDA.



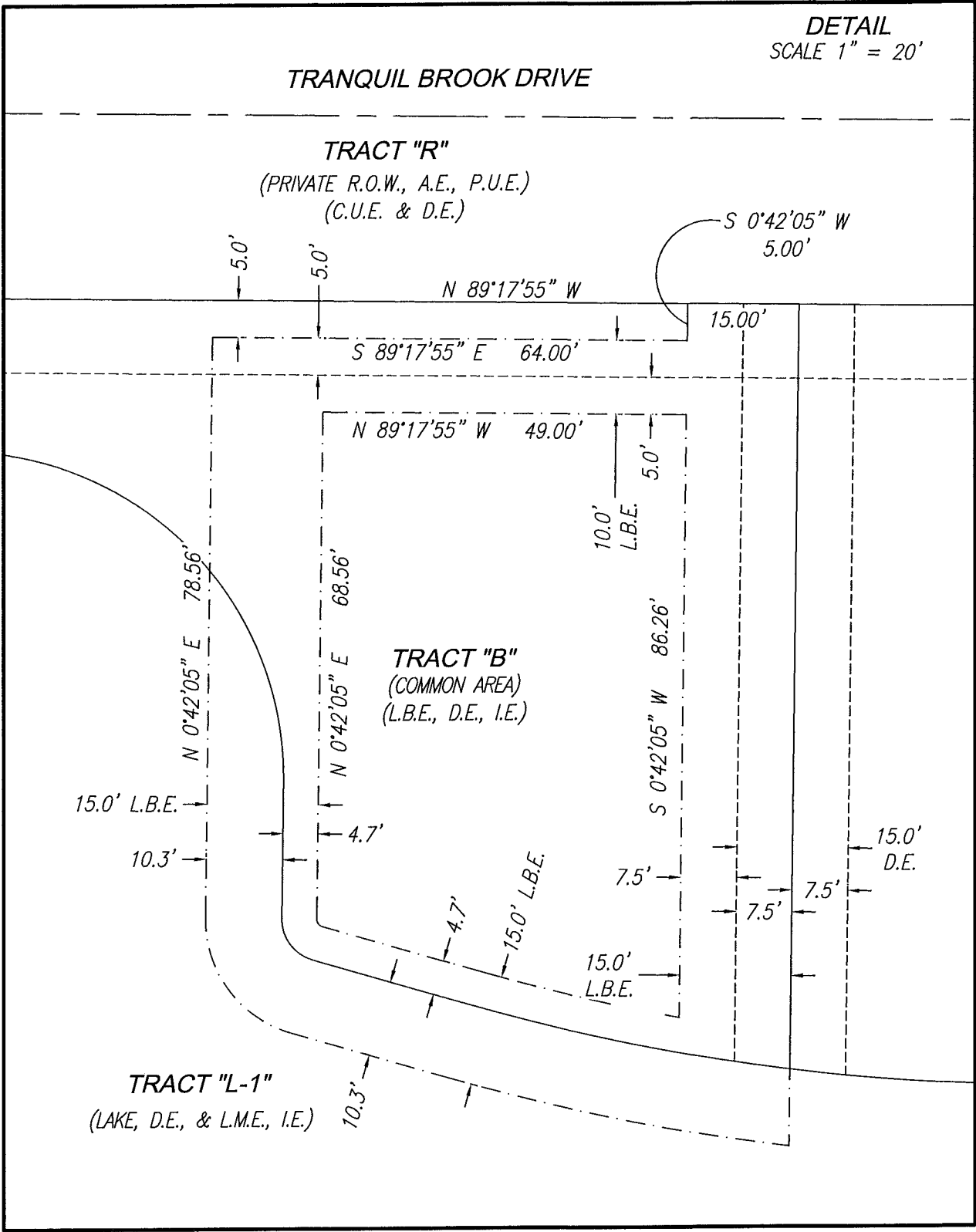
MATCH LINE SHEET 4

MATCH LINE SHEET 5

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C1	75.00'	58.90'	45°00'00"	S 68°12'05" W	57.40'
C2	100.00'	78.54'	45°00'00"	S 68°12'05" W	76.54'
C3	50.00'	39.27'	45°00'00"	S 68°12'05" W	38.27'
C4	75.00'	58.87'	44°58'26"	S 23°12'52" W	57.37'
C5	100.00'	78.49'	44°58'26"	S 23°12'52" W	76.49'
C6	50.00'	39.25'	44°58'26"	S 23°12'52" W	38.25'
C7	319.30'	82.50'	14°48'14"	N 89°17'55" W	82.27'
C8	280.70'	112.32'	22°55'34"	S 85°14'15" E	111.57'
C9	5.70'	7.41'	74°28'33"	S 36°32'11" E	6.90'
C10	44.30'	69.59'	90°00'00"	N 44°17'55" W	62.65'
C11	44.30'	34.79'	45°00'00"	S 68°12'05" W	33.91'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C12	44.30'	34.77'	44°58'26"	S 23°12'52" W	33.89'
C13	44.30'	69.59'	90°00'00"	S 44°16'21" E	62.65'
C14	5.70'	8.95'	90°00'00"	N 44°16'21" W	8.06'
C15	344.30'	43.69'	7°16'11"	S 2°54'26" E	43.66'
C16	280.70'	71.97'	14°41'23"	N 0°48'09" E	71.77'
C17	319.30'	35.07'	6°17'34"	S 87°36'55" W	35.05'
C18	319.30'	6.52'	1°10'10"	S 83°53'03" W	6.52'
C19	280.70'	28.63'	5°50'38"	S 86°13'17" W	28.62'
C20	280.70'	39.57'	8°04'37"	N 86°49'06" W	39.54'
C21	280.70'	44.12'	9°00'20"	S 78°16'38" E	44.07'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C22	325.00'	5.03'	0°53'12"	S 0°17'03" W	5.03'
C23	344.30'	35.09'	5°50'22"	S 3°01'45" E	35.08'
C24	344.30'	3.57'	0°35'36"	S 6°14'44" E	3.57'
C25	280.70'	31.56'	6°26'28"	S 3°19'18" E	31.54'
C26	280.70'	35.06'	7°09'25"	S 3°28'39" W	35.04'
C27	280.70'	5.35'	1°05'29"	S 7°36'06" W	5.35'



THIS INSTRUMENT WAS PREPARED BY:
DONALD L. SAINTENY III, P.S.M.



Q. Grady Minor and Associates, P.A.
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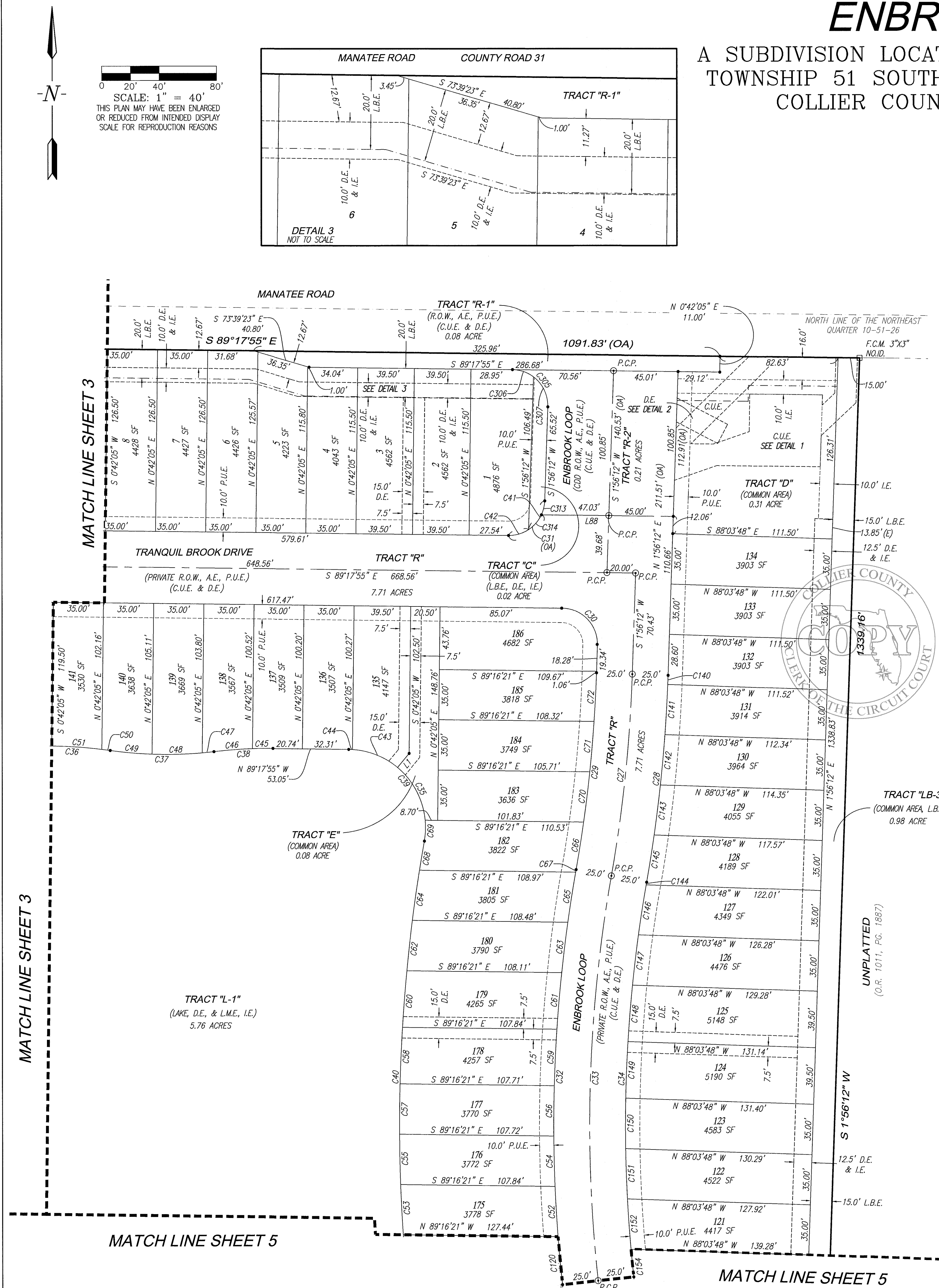
Fort Myers: 239.690.4380
FILE: 19-50-PLT-REV.DWG

A SUBDIVISION LOCATED IN SECTION 10,
TOWNSHIP 51 SOUTH, RANGE 26 EAST,
COLLIER COUNTY, FLORIDA.

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C27	1000.00'	141.50'	8°06'26"	N 5°59'25" E	141.38'
C28	1025.00'	145.04'	8°06'26"	N 5°59'25" E	144.92'
C29	975.00'	137.96'	8°06'26"	N 5°59'25" E	137.85'
C30	25.00'	39.81'	91°14'07"	N 43°40'51" W	35.73'
C31	25.00'	38.73'	88°45'53"	N 46°19'09" E	34.97'
C32	1025.00'	290.07'	16°12'53"	S 1°56'12" W	289.11'
C33	1000.00'	283.00'	16°12'53"	S 1°56'12" W	282.05'
C34	975.00'	275.92'	16°12'53"	S 1°56'12" W	275.00'
C35	54.30'	42.53'	44°52'38"	N 27°48'19" W	41.45'
C36	319.30'	82.50'	14°48'14"	N 89°17'55" W	82.27'
C37	280.70'	72.53'	14°48'14"	S 89°17'55" E	72.33'
C38	319.30'	41.25'	7°24'07"	S 87°00'02" W	41.22'
C39	54.30'	94.21'	99°24'29"	N 39°35'40" W	82.83'
C40	1132.70'	330.91'	16°44'18"	S 1°44'25" W	329.73'
C41	25.00'	24.01'	55°01'35"	N 29°27'00" E	23.10'
C42	25.00'	14.72'	33°44'18"	S 73°49'56" W	14.51'
C43	54.30'	34.32'	36°12'50"	N 68°21'03" W	33.75'
C44	54.30'	2.69'	2°50'27"	N 87°52'41" W	2.69'
C45	319.30'	14.27'	2°33'36"	S 89°25'17" W	14.27'
C46	319.30'	26.98'	4°50'31"	S 85°43'14" W	26.98'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C47	280.70'	8.18'	1°40'11"	S 84°08'03" W	8.18'
C48	280.70'	35.05'	7°09'14"	S 88°32'46" W	35.02'
C49	280.70'	29.30'	5°58'50"	N 84°53'13" W	29.29'
C50	319.30'	5.84'	1°02'54"	N 82°25'15" W	5.84'
C51	319.30'	35.07'	6°17'37"	N 86°05'30" W	35.05'
C52	1025.00'	35.09'	1°57'41"	S 3°18'51" E	35.09'
C53	1132.70'	35.07'	1°46'27"	N 2°55'45" W	35.07'
C54	1025.00'	35.02'	1°57'28"	S 1°21'17" E	35.02'
C55	1132.70'	35.02'	1°46'17"	N 1°09'23" W	35.02'
C56	1025.00'	35.00'	1°57'24"	S 0°36'09" W	35.00'
C57	1132.70'	35.00'	1°46'14"	N 0°36'52" E	35.00'
C58	1132.70'	39.52'	1°59'52"	N 2°29'57" E	39.52'
C59	1025.00'	39.53'	2°12'34"	S 2°41'08" W	39.52'
C60	1132.70'	39.59'	2°00'09"	N 4°30'00" E	39.59'
C61	1025.00'	39.61'	2°12'50"	S 4°53'50" W	39.60'
C62	1132.70'	35.17'	1°46'45"	N 6°23'27" E	35.17'
C63	1025.00'	35.21'	1°58'06"	S 6°59'18" W	35.21'
C64	1132.70'	35.30'	1°47'08"	N 8°10'24" E	35.30'
C65	1025.00'	35.37'	1°58'37"	S 8°57'39" W	35.36'
C66	975.00'	33.69'	1°58'46"	S 9°03'15" W	33.68'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C67	1025.00'	1.69'	0°05'41"	S 9°59'48" W	1.69'
C68	1132.70'	20.63'	1°02'37"	N 9°35'16" E	20.63'
C69	54.30'	14.67'	15°28'34"	N 2°22'17" E	14.62'
C70	975.00'	35.21'	2°04'10"	S 7°01'47" W	35.21'
C71	975.00'	35.10'	2°03'45"	S 4°57'50" W	35.10'
C72	975.00'	33.96'	1°59'45"	S 2°56'05" W	33.96'
C120	1025.00'	33.55'	1°52'32"	S 5°13'58" E	33.55'
C140	1025.00'	6.40'	0°21'29"	N 2°06'57" E	6.40'
C141	1025.00'	35.01'	1°57'25"	N 3°16'24" E	35.01'
C142	1025.00'	35.06'	1°57'35"	N 5°13'54" E	35.06'
C143	1025.00'	35.15'	1°57'53"	N 7°11'38" E	35.15'
C144	975.00'	1.87'	0°06'35"	N 9°59'21" E	1.87'
C145	1025.00'	33.41'	1°52'04"	N 9°06'37" E	33.41'
C146	975.00'	35.26'	2°04'20"	N 8°53'53" E	35.26'
C147	975.00'	35.13'	2°03'52"	N 6°49'47" E	35.13'
C148	975.00'	39.55'	2°19'26"	N 4°38'08" E	39.54'
C149	975.00'	39.50'	2°19'17"	N 2°18'47" E	39.50'
C150	975.00'	35.02'	2°03'28"	N 0°07'24" E	35.02'
C151	975.00'	35.08'	2°03'42"	N 1°56'11" W	35.08'
C152	975.00'	35.19'	2°04'05"	N 4°00'05" W	35.19'
C154	975.00'	19.32'	1°08'07"	N 5°36'11" W	19.32'
C305	25.00'	39.81'	91°14'07"	N 43°40'51" W	35.73'
C306	25.00'	15.80'	36°12'32"	S 71°11'39" E	15.54'
C307	25.00'	24.01'	55°01'35"	N 25°34'35" W	23.10'
C313	25.00'	10.11'	23°09'41"	N 13°31'03" E	10.04'
C314	25.00'	28.62'	65°36'12"	N 5°53'39" E	27.09'



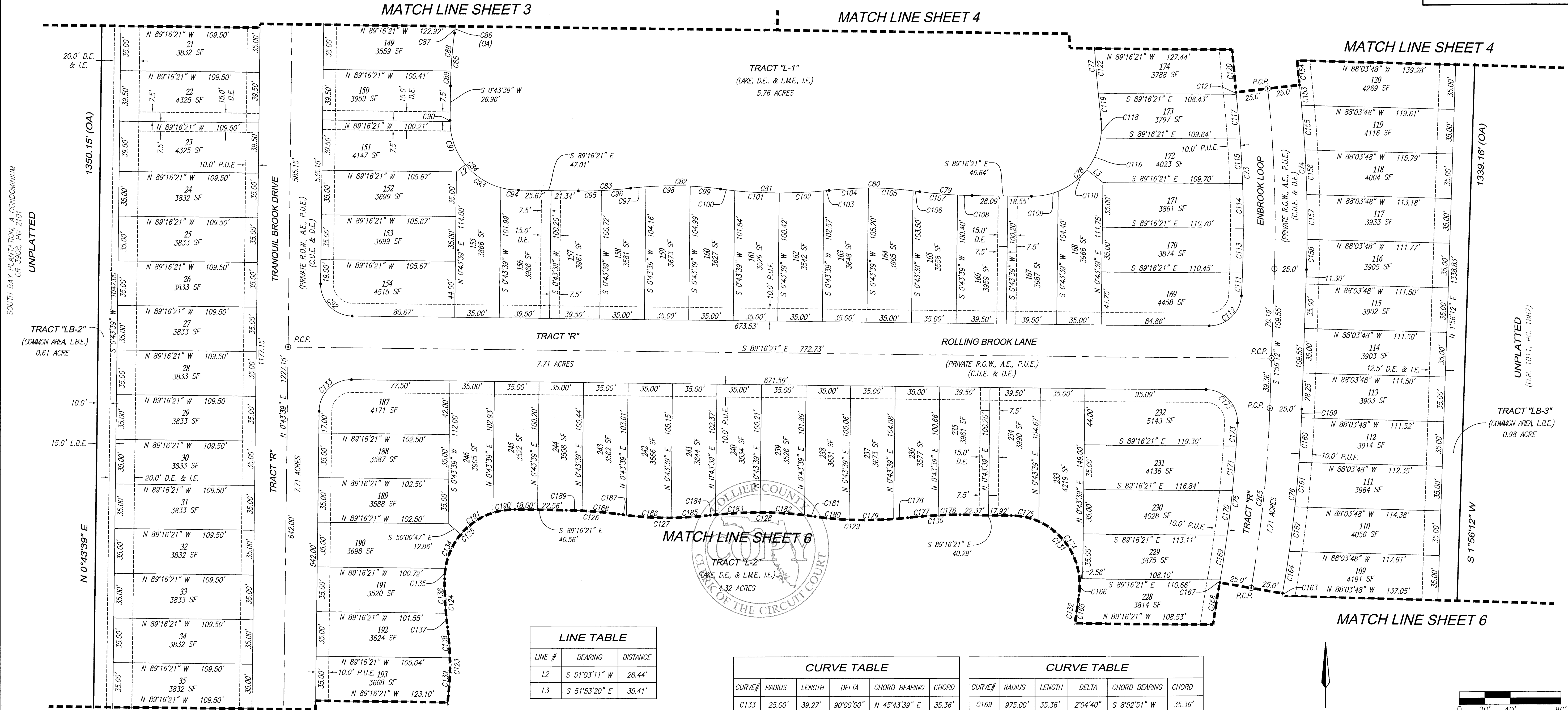
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LINE TABLE		
LINE #	BEARING	DISTANCE
L2	S 51°03'11\" W	28.44'
L3	S 51°53'20\" E	35.41'

CURVE TABLE					
CURVE#	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C73	975.00'	159.76'	9°23'18\"	N 1°28'35\" W	159.58'
C74	1025.00'	145.04'	8°06'26\"	N 2°07'01\" E	144.92'
C75	975.00'	125.98'	7°24'12\"	N 6°20'41\" E	125.90'
C76	1025.00'	145.08'	8°06'35\"	N 5°59'29\" E	144.96'
C77	1132.70'	330.91'	16°44'18\"	S 1°44'25\" W	329.73'
C78	54.30'	92.27'	9°21'23\"	N 4°02'58\" E	81.56'
C79	319.30'	41.35'	7°25'12\"	S 85°33'45\" E	41.32'
C80	280.70'	71.24'	14°32'31\"	N 89°07'24\" W	71.05'
C81	344.30'	85.49'	14°13'33\"	S 89°16'53\" E	85.27'
C82	280.70'	71.07'	14°30'22\"	N 89°25'17\" W	70.88'
C83	319.30'	41.25'	7°24'07\"	N 87°01'36\" E	41.22'
C84	54.30'	85.29'	9°00'00\"	S 44°16'21\" E	76.79'
C85	319.30'	41.35'	7°25'12\"	S 4°26'15\" W	41.32'
C86	280.70'	71.97'	14°41'23\"	N 0°48'09\" E	71.77'
C87	280.70'	5.35'	1°05'29\"	S 7°36'06\" W	5.35'
C88	319.30'	29.80'	5°20'53\"	S 5°28'24\" W	29.79'
C89	319.30'	11.55'	2°04'19\"	S 1°45'48\" W	11.55'
C90	54.30'	1.00'	1°03'19\"	S 0°12'00\" W	1.00'
C91	54.30'	36.60'	38°37'09\"	S 19°38'14\" E	35.91'
C92	25.00'	39.27'	90°00'00\"	N 44°16'21\" W	35.36'

CURVE TABLE					
CURVE#	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C93	54.30'	33.71'	35°34'25\"	S 56°44'01\" E	33.17'
C94	54.30'	13.98'	14°45'08\"	S 81°53'47\" E	13.94'
C95	319.30'	18.17'	3°15'35\"	N 89°05'52\" E	18.16'
C96	319.30'	23.08'	4°08'32\"	N 85°23'48\" E	23.08'
C97	280.70'	12.09'	2°28'05\"	N 84°33'35\" E	12.09'
C98	280.70'	35.03'	7°09'03\"	N 89°22'08\" E	35.01'
C99	280.70'	23.94'	4°53'14\"	S 84°36'43\" E	23.94'
C100	344.30'	11.21'	1°51'55\"	S 83°06'04\" E	11.21'
C101	344.30'	35.04'	5°49'54\"	S 86°56'59\" E	35.03'
C102	344.30'	35.08'	5°50'17\"	N 87°12'56\" E	35.07'
C103	344.30'	4.15'	0°41'29\"	N 83°57'04\" E	4.15'
C104	280.70'	30.97'	6°19'15\"	N 86°45'58\" E	30.95'
C105	280.70'	35.06'	7°09'26\"	S 86°29'42\" E	35.04'
C106	280.70'	5.21'	1°03'50\"	S 82°23'04\" E	5.21'
C107	319.30'	29.94'	5°22'20\"	S 84°32'19\" E	29.93'
C108	319.30'	11.41'	2°02'51\"	S 88°14'55\" E	11.41'
C109	54.30'	21.51'	22°41'33\"	N 79°22'53\" E	21.37'
C110	54.30'	28.36'	29°55'26\"	N 53°04'23\" E	28.04'
C111	975.00'	17.85'	1°02'56\"	S 2°41'36\" W	17.85'
C112	25.00'	38.18'	87°30'35\"	S 46°58'22\" W	34.58'

CURVE TABLE					
CURVE#	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C113	975.00'	35.00'	2°03'25\"	S 1°08'26\" W	35.00'
C114	975.00'	35.02'	2°03'28\"	S 0°55'00\" E	35.01'
C115	975.00'	35.08'	2°03'40\"	S 2°58'34\" E	35.07'
C116	54.30'	27.65'	29°10'40\"	N 23°31'19\" E	27.35'
C117	975.00'	35.18'	2°04'02\"	S 5°02'26\" E	35.18'
C118	54.30'	14.75'	15°33'43\"	N 1°09'08\" E	14.70'
C119	1132.70'	20.44'	1°02'03\"	N 6°06'43\" W	20.44'
C120	1025.00'	33.55'	1°52'32\"	S 5°13'58\" E	33.55'
C121	975.00'	1.64'	0°05'47\"	S 6°07'21\" E	1.64'
C122	1132.70'	35.16'	1°46'43\"	N 4°42'20\" W	35.16'
C123	230.70'	62.33'	15°28'48\"	N 0°21'29\" E	62.14'
C124	269.41'	38.66'	8°13'22\"	S 3°16'12\" E	38.63'
C125	54.30'	85.29'	90°00'00\"	S 45°43'39\" W	76.79'
C126	319.30'	41.25'	7°24'07\"	N 85°34'17\" W	41.22'
C127	280.70'	72.53'	14°48'14\"	S 89°16'21\" E	72.33'
C128	319.30'	82.60'	14°49'19\"	N 89°15'49\" W	82.37'
C129	280.70'	72.70'	14°50'23\"	S 89°16'21\" E	72.50'
C130	319.30'	41.35'	7°25'12\"	S 87°01'03\" W	41.32'
C131	54.30'	92.76'	97°52'24\"	N 40°20'09\" W	81.88'
C132	1132.70'	270.74'	13°41'42\"	S 1°45'13\" W	270.10'

CURVE TABLE					
CURVE#	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C133	25.00'	39.27'	90°00'00\"	N 45°43'39\" E	35.36'
C134	54.30'	29.68'	31°19'13\"	S 24°19'37\" W	29.31'
C135	54.30'	7.52'	7°56'21\"	S 4°41'50\" W	7.52'
C136	269.41'	27.55'	5°51'29\"	S 2°05'16\" E	27.53'
C137	269.41'	11.12'	2°21'52\"	S 6°11'56\" E	11.12'
C138	230.70'	24.07'	5°58'41\"	S 4°23'35\" E	24.06'
C139	230.70'	35.06'	8°42'27\"	S 2°56'59\" W	35.03'
C153	1025.00'	15.99'	0°53'38\"	N 5°43'25\" W	15.99'
C154	975.00'	19.32'	1°08'07\"	N 5°36'11\" W	19.32'
C155	1025.00'	35.21'	1°58'05\"	N 4°17'34\" W	35.21'
C156	1025.00'	35.10'	1°57'43\"	N 2°19'39\" W	35.10'
C157	1025.00'	35.03'	1°57'29\"	N 0°22'03\" W	35.03'
C158	1025.00'	23.71'	1°19'31\"	N 1°16'27\" E	23.71'
C159	1025.00'	6.75'	0°22'37\"	N 2°07'31\" E	6.75'
C160	1025.00'	35.01'	1°57'26\"	N 3°17'32\" E	35.01'
C161	1025.00'	35.06'	1°57'35\"	N 5°15'03\" E	35.06'
C162	1025.00'	35.15'	1°57'54\"	N 7°12'47\" E	35.15'
C163	975.00'	2.17'	0°07'40\"	N 9°58'57\" E	2.17'
C164	1025.00'	33.11'	1°51'03\"	N 9°07'15\" E	33.11'
C165	1132.70'	22.24'	1°07'30\"	N 8°02'18\" E	22.24'
C166	54.30'	12.97'	1°34'13\"	N 1°45'27\" E	12.94'
C167	975.00'	2.15'	0°07'36\"	S 9°58'59\" W	2.15'
C168	1025.00'	33.23'	1°51'27\"	S 9°07'03\" W	33.23'

CURVE TABLE					
CURVE#	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C169	975.00'	35.36'	2°04'40\"	S 8°52'51\" W	35.36'
C170	975.00'	35.20'	2°04'07\"	S 6°48'27\" W	35.20'
C171	975.00'	35.09'	2°03'43\"	S 4°44'32\" W	35.09'
C172	25.00'	40.11'	91°54'55\"	S 43°18'53\" E	35.94'
C173	975.00'	18.18'	1°04'06\"	S 3°10'38\" W	18.18'
C174	54.30'	57.59'	60°45'51\"	N 35°28'05\" W	54.93'
C175	54.30'	22.20'	23°25'20\"	N 77°33'41\" W	22.04'
C176	319.30'	17.14'	3°04'31\"	S 89°11'24\" W	17.14'
C177	319.30'	24.21'	4°20'41\"	S 85°28'48\" W	24.21'
C178	280.70'	10.96'	2°14'15\"	S 84°25'35\" W	10.96'
C179	280.70'	35.04'	7°09'06\"	S 89°07'15\" W	35.01'
C180	280.70'	26.70'	5°27'03\"	N 84°34'41\" W	26.69'
C181	319.30'	8.45'	1°31'00\"	N 82°36'39\" W	8.45'
C182	319.30'	35.06'	6°17'27\"	N 86°30'53\" W	35.04'
C183	319.30'	35.08'	6°17'44\"	S 87°11'31\" W	35.07'
C184	319.30'	4.00'	0°43'07\"	S 83°41'06\" W	4.00'
C185	280.70'	31.13'	6°21'12\"	S 86°30'08\" W	31.11'
C186	280.70'	35.06'	7°09'21\"	N 86°44'36\" W	35.03'
C187	280.70'	6.34'	1°17'42\"	N 82°31'05\" W	6.34'
C188	319.30'	28.81'	5°10'12\"	N 84°27'20\" W	28.80'
C189	319.30'	12.44'	2°13'55\"	N 88°09'23\" W	12.44'
C190	54.30'	17.29'	18°14'41\"	S 81°36'19\" W	17.22'
C191	54.30'	30.80'	32°29'45\"	S 56°14'06\" W	30.39'
C265	1000.00'	141.54'	8°06'35\"	N 5°59'29\" E	141.42'

ENBROOK
A SUBDIVISION LOCATED IN SECTION 10,
TOWNSHIP 51 SOUTH, RANGE 26 EAST,
COLLIER COUNTY, FLORIDA.

THIS INSTRUMENT WAS PREPARED BY:
DONALD L. SAINTENOY III, P.S.M.

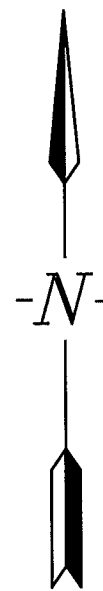


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ENBROOK

A SUBDIVISION LOCATED IN SECTION 10,
TOWNSHIP 51 SOUTH, RANGE 26 EAST,
COLLIER COUNTY, FLORIDA.

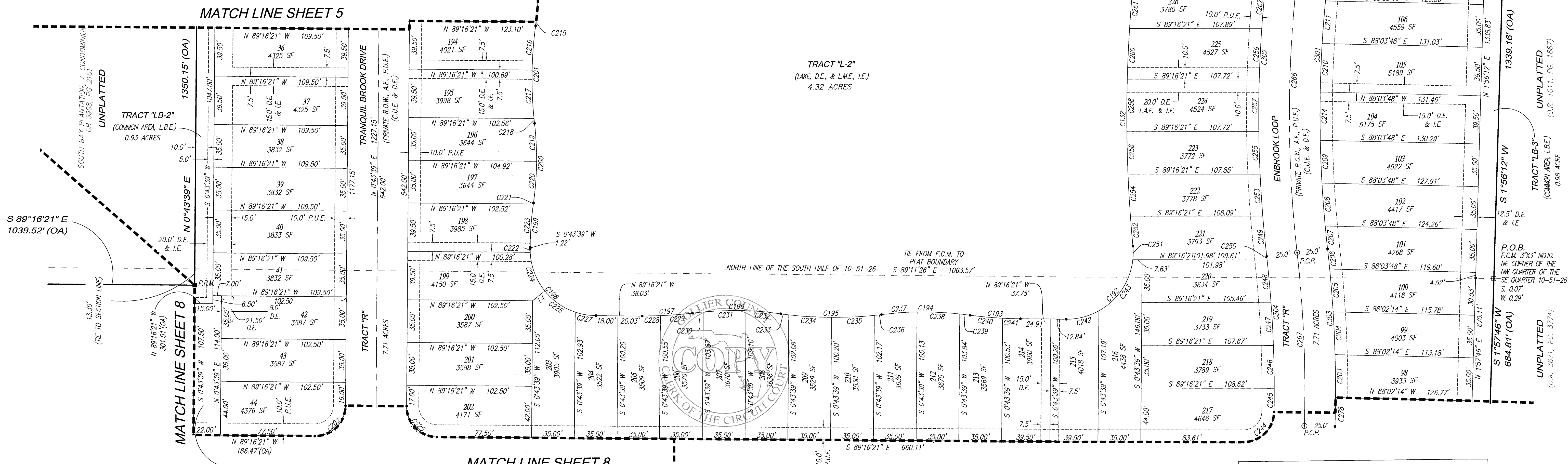


0 20' 40' 80'
SCALE: 1" = 40'
THIS PLAN MAY HAVE BEEN ENLARGED
OR REDUCED FROM INTENDED DISPLAY
SCALE FOR REPRODUCTION REASONS

LINE TABLE		
LINE #	BEARING	DISTANCE
L4	S 51°28'05" W	32.16'

MATCH LINE SHEET 5

MATCH LINE SHEET 5



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C123	230.70'	62.33'	15°28'48"	N 0°21'29" E	62.14'
C124	269.41'	38.66'	8°13'22"	S 3°16'12" E	38.63'
C125	54.30'	85.29'	90°00'00"	S 45°43'39" W	76.79'
C126	319.30'	41.25'	7°24'07"	N 85°34'17" W	41.22'
C127	280.70'	72.53'	14°48'14"	S 89°16'21" E	72.33'
C128	319.30'	82.60'	14°49'19"	N 89°15'49" W	82.37'
C129	280.70'	72.70'	14°50'23"	S 89°16'21" E	72.50'
C130	319.30'	41.35'	7°25'12"	S 87°01'03" W	41.32'
C131	54.30'	92.76'	97°52'24"	N 40°20'09" W	81.88'
C132	1132.70'	270.74'	13°41'42"	S 1°45'13" W	270.10'
C163	975.00'	2.17'	0°07'40"	N 9°58'57" E	2.17'
C165	1152.00'	24.91'	1°14'19"	N 7°58'54" E	24.90'
C168	1025.00'	33.23'	1°51'27"	S 9°07'03" W	33.23'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C192	54.30'	90.81'	95°49'17"	N 42°49'00" E	80.59'
C193	319.30'	41.35'	7°25'12"	S 85°33'45" E	41.32'
C194	280.70'	72.70'	14°50'23"	N 89°16'21" W	72.50'
C195	319.30'	82.60'	14°49'19"	S 89°16'53" E	82.37'
C196	280.70'	72.53'	14°48'14"	N 89°16'21" W	72.33'
C197	319.30'	41.25'	7°24'07"	N 87°01'36" E	41.22'
C198	54.30'	85.29'	90°00'00"	S 44°16'21" E	76.79'
C199	269.30'	36.14'	7°41'20"	S 4°34'19" W	36.11'
C200	255.70'	65.48'	14°40'17"	N 1°04'51" E	65.30'
C201	319.30'	79.99'	14°21'11"	S 0°55'18" W	79.78'
C202	25.00'	39.27'	90°00'00"	S 45°43'39" W	35.36'
C203	1025.00'	35.03'	1°57'29"	N 0°20'08" W	35.03'
C204	1025.00'	35.10'	1°57'43"	N 2°17'44" W	35.10'
C205	1025.00'	35.20'	1°58'03"	N 4°15'37" W	35.20'
C206	1025.00'	16.41'	0°55'02"	N 5°42'10" W	16.41'
C207	975.00'	18.90'	1°06'38"	N 5°36'22" W	18.90'
C208	975.00'	35.19'	2°04'05"	N 4°01'00" W	35.19'
C209	975.00'	35.08'	2°03'42"	N 1°57'07" W	35.08'
C210	975.00'	39.51'	2°19'17"	N 2°33'43" E	39.50'
C211	975.00'	35.04'	2°03'34"	N 4°45'09" E	35.04'

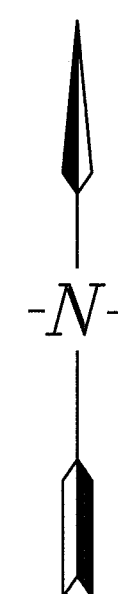
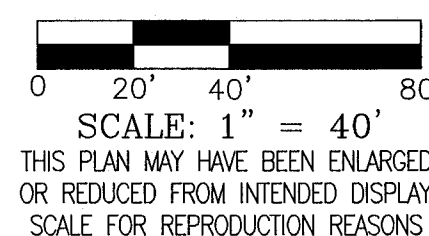
CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C212	975.00'	35.13'	2°03'52"	N 6°48'52" E	35.13'
C213	975.00'	35.26'	2°04'20"	N 8°52'57" E	35.26'
C214	975.00'	39.52'	2°19'21"	N 0°14'24" E	39.52'
C215	230.70'	3.20'	0°47'40"	S 7°42'03" W	3.20'
C216	319.30'	36.44'	6°32'18"	S 4°49'44" W	36.42'
C217	319.30'	39.57'	7°06'02"	S 1°59'26" E	39.54'
C218	319.30'	3.98'	0°42'51"	S 5°53'52" E	3.98'
C219	255.70'	31.12'	6°58'27"	S 2°46'04" E	31.10'
C220	255.70'	34.35'	7°41'50"	S 4°34'04" W	34.33'
C221	269.30'	0.76'	0°09'41"	S 8°20'09" W	0.76'
C222	54.30'	3.00'	3°10'02"	S 0°51'22" E	3.00'
C223	269.30'	35.38'	7°31'39"	S 4°29'29" W	35.36'
C224	54.30'	34.21'	36°05'32"	S 20°29'09" E	33.64'
C225	25.00'	39.27'	90°00'00"	N 44°16'21" W	35.36'
C226	54.30'	30.80'	32°29'45"	S 5°46'47" E	30.39'
C227	54.30'	17.29'	18°14'41"	S 8°00'00" E	17.22'
C228	319.30'	14.97'	2°41'14"	N 89°23'02" E	14.97'
C229	319.30'	26.28'	4°42'54"	N 85°40'59" E	26.27'
C230	280.70'	8.89'	1°48'54"	N 84°13'59" E	8.89'
C231	280.70'	35.04'	7°09'11"	N 88°43'01" E	35.02'
C232	280.70'	28.59'	5°50'09"	S 84°47'18" E	28.58'

MATCH LINE SHEET 7

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C233	319.30'	6.56'	1°10'35"	S 82°27'31" E	6.55'
C234	319.30'	35.07'	6°17'34"	S 86°11'35" E	35.05'
C235	319.30'	35.07'	6°17'37"	N 87°30'50" E	35.06'
C236	319.30'	5.90'	1°03'34"	N 83°50'14" E	5.90'
C237	280.70'	29.24'	5°58'06"	N 86°17'30" E	29.23'
C238	280.70'	35.05'	7°09'13"	S 87°08'50" E	35.02'
C239	280.70'	8.42'	1°43'04"	S 82°42'41" E	8.42'
C240	319.30'	26.75'	4°48'00"	S 84°15'09" E	26.74'
C241	319.30'	14.60'	2°37'11"	S 87°57'45" E	14.60'
C242	54.30'	27.86'	29°23'45"	N 76°01'47" E	27.55'
C243	54.30'	51.93'	54°47'27"	N 33°56'11" E	49.97'
C244	25.00'	39.01'	89°23'47"	S 46°01'45" W	35.17'
C245	975.00'	19.26'	1°07'55"	S 0°45'54" W	19.26'
C246	975.00'	35.01'	2°03'28"	S 0°49'47" E	35.01'
C247	975.00'	35.07'	2°03'40"	S 2°53'21" E	35.07'
C248	975.00'	35.17'	2°04'01"	S 4°57'11" E	35.17'
C249	1025.00'	32.22'	1°48'05"	S 5°15'39" E	32.22'
C250	975.00'	2.97'	0°10'29"	S 6°04'27" E	2.97'
C251	54.30'	11.03'	1°13'06"	N 0°43'25" E	11.01'
C252	1132.70'	24.09'	1°13'07"	N 4°29'05" W	24.09'
C253	1025.00'	35.09'	1°57'42"	S 3°22'46" E	35.09'
C254	1132.70'	35.08'	1°46'27"	N 2°59'18" W	35.07'
C255	1025.00'	35.03'	1°57'28"	S 1°25'11" E	35.02'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C256	1132.70'	35.02'	1°46'17"	N 1°12'55" W	35.02'
C257	1025.00'	42.00'	2°20'52"	S 0°44'00" W	42.00'
C258	1132.70'	42.00'	2°07'29"	N 0°43'58" E	42.00'
C259	1025.00'	42.04'	2°21'00"	S 3°04'56" W	42.04'
C260	1132.70'	42.03'	2°07'34"	N 2°51'29" E	42.03'
C261	1132.70'	35.09'	1°46'30"	N 4°48'31" E	35.09'
C262	1025.00'	35.11'	1°57'45"	S 5°14'18" W	35.11'
C263	1132.70'	35.19'	1°46'47"	N 6°35'10" E	35.18'
C264	1025.00'	35.23'	1°58'09"	S 7°12'15" W	35.22'
C266	1000.00'	282.88'	16°12'28"	S 1°56'33" W	281.94'
C267	1000.00'	141.79'	8°07'27"	N 2°05'57" W	141.68'
C278	1025.00'	23.60'	1°19'10"	N 1°18'11" E	23.60'
C301	975.00'	275.81'	16°12'28"	S 1°56'33" W	274.89'
C302	1025.00'	289.95'	16°12'28"	S 1°56'33" W	288.98'
C303	1025.00'	145.34'	8°07'27"	N 2°05'57" W	145.22'
C304	975.00'	127.50'	7°29'33"	N 2°24'55" W	127.41'

A SUBDIVISION LOCATED IN SECTION 10,
TOWNSHIP 51 SOUTH, RANGE 26 EAST,
COLLIER COUNTY, FLORIDA.



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C244	25.00'	39.01'	89°23'47"	S 46°01'45" W	35.17'
C269	1000.00'	141.79'	8°07'27"	N 2°05'57" W	141.68'
C270	50.00'	77.51'	88°49'13"	N 46°22'23" E	69.98'
C271	75.00'	116.27'	88°49'13"	N 46°22'23" E	104.92'
C272	75.00'	1.47'	1°07'18"	S 89°46'40" E	1.47'
C273	75.00'	28.17'	21°31'00"	N 78°54'11" E	28.00'
C274	75.00'	28.17'	21°31'00"	N 52°31'11" E	28.00'
C275	75.00'	28.17'	21°31'00"	N 35°52'11" E	28.00'
C276	75.00'	28.17'	21°31'00"	N 14°21'11" E	28.00'
C277	75.00'	2.14'	1°37'55"	N 2°46'44" E	2.14'
C278	1025.00'	23.60'	1°19'10"	N 1°18'11" E	23.60'
C279	25.00'	38.76'	88°49'13"	S 46°22'23" W	34.99'
C280	25.00'	39.81'	91°14'07"	S 43°39'17" E	35.73'

THIS INSTRUMENT WAS PREPARED BY:
DONALD L. SAINTENOY III, P.S.M

Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

 GradyMinor

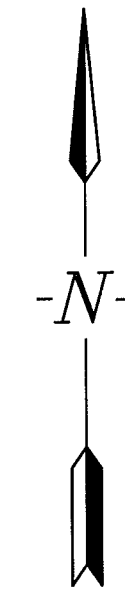
Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266

Bonita Springs: 239.947.1144 *www.GradyMinor.com* Fort Myers: 239.690.4380
TECH: KEVIN GEORGESON JOB CODE: DRHJEPPL FILE:19-50-PLT-REV.DWG

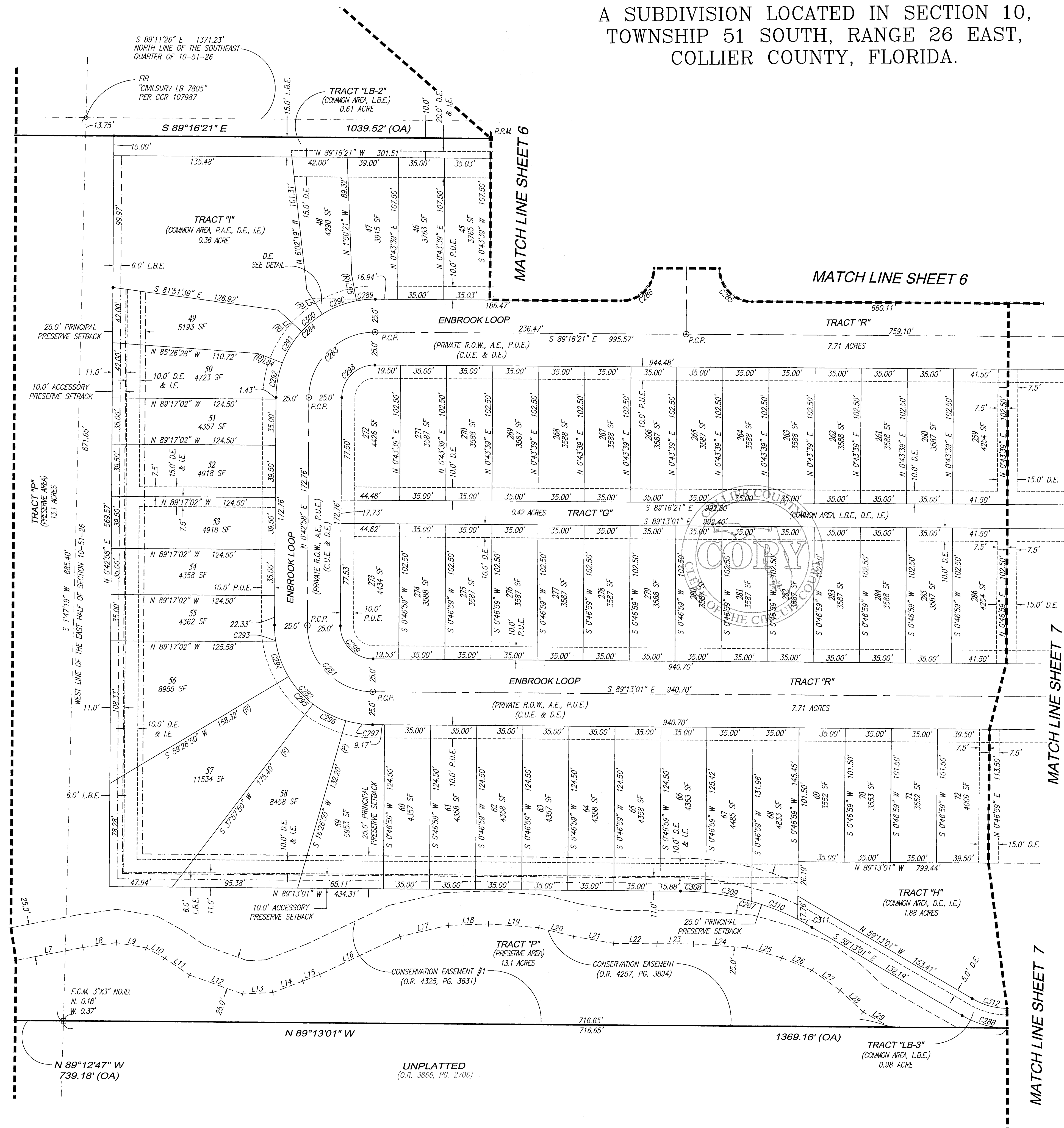
ENBROOK

A SUBDIVISION LOCATED IN SECTION 10,
TOWNSHIP 51 SOUTH, RANGE 26 EAST,
COLLIER COUNTY, FLORIDA.

0 20' 40' 80'
SCALE: 1" = 40'
THIS PLAN MAY HAVE BEEN ENLARGED
OR REDUCED FROM INTENDED DISPLAY
SCALE FOR REPRODUCTION REASONS



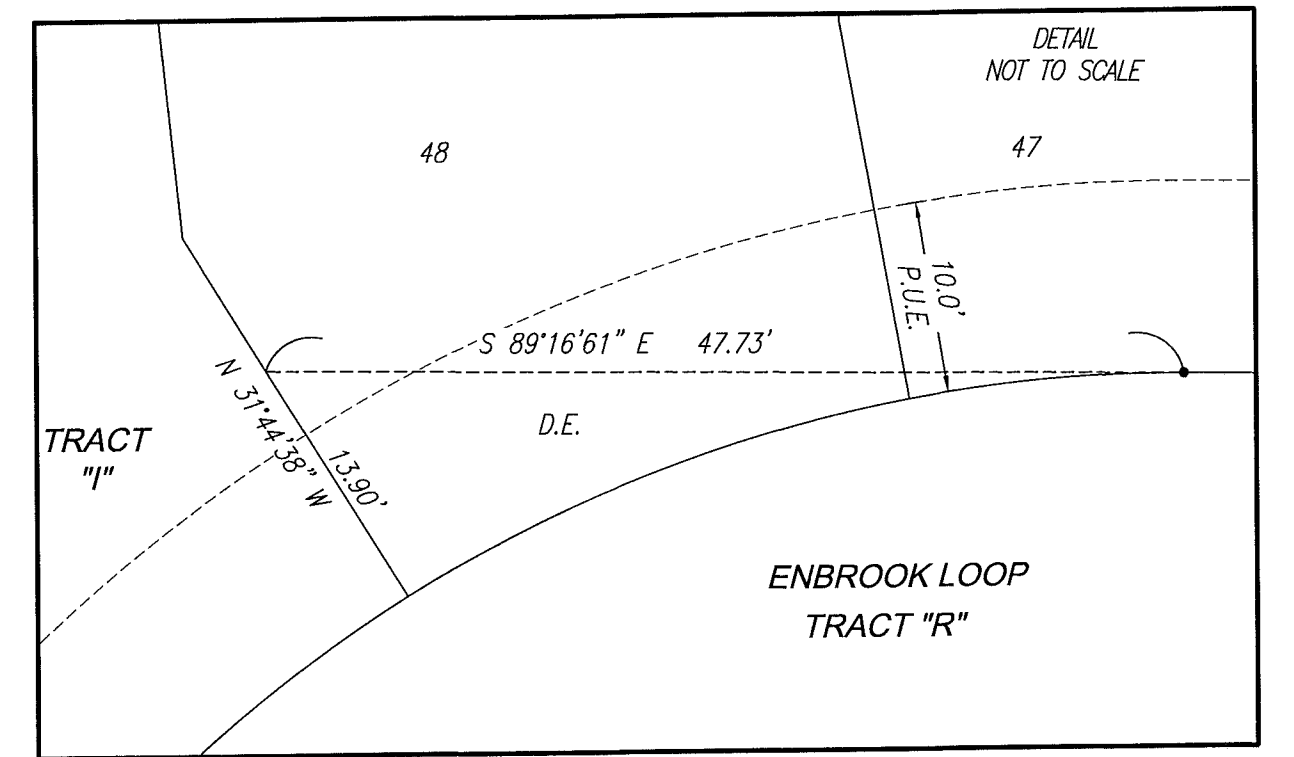
MATCH LINE SHEET 9



CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD LENGTH
C281	50.00'	78.48'	89°55'59"	S 44°15'01" E	70.67'
C282	75.00'	117.72'	89°55'59"	S 44°15'01" E	106.00'
C283	50.00'	78.55'	90°00'41"	S 45°43'19" W	70.72'
C284	75.00'	117.82'	90°00'41"	S 45°43'19" W	106.08'
C285	25.00'	39.27'	90°00'00"	S 44°16'21" E	35.36'
C286	25.00'	39.27'	90°00'00"	N 45°43'39" E	35.36'
C287	200.00'	104.72'	30°00'00"	N 74°13'01" W	103.53'
C288	68.00'	35.60'	30°00'00"	S 74°13'01" E	35.20'
C289	75.00'	14.34'	10°57'27"	S 85°14'56" W	14.32'
C290	75.00'	28.17'	21°31'00"	S 69°00'42" W	28.00'
C291	75.00'	28.17'	21°31'00"	S 31°54'00" W	28.00'
C292	75.00'	26.74'	20°25'32"	S 10°55'44" W	26.60'
C293	75.00'	12.72'	9°43'08"	S 4°08'36" E	12.71'
C294	75.00'	28.17'	21°31'00"	S 19°45'40" E	28.00'
C295	75.00'	28.17'	21°31'00"	S 41°16'40" E	28.00'
C296	75.00'	28.17'	21°31'00"	S 62°47'40" E	28.00'
C297	75.00'	20.50'	15°39'51"	S 81°23'05" E	20.44'
C298	25.00'	39.27'	90°00'41"	N 45°43'19" E	35.36'
C299	25.00'	39.24'	89°55'59"	N 44°15'01" W	35.33'
C300	75.00'	20.41'	15°35'43"	S 50°27'21" W	20.35'
C308	200.00'	19.15'	5°29'11"	N 86°28'25" W	19.14'
C309	200.00'	35.65'	10°12'51"	N 78°37'25" W	35.61'
C310	200.00'	37.57'	10°45'42"	N 68°08'08" W	37.51'
C311	200.00'	12.47'	3°34'19"	N 60°58'07" W	12.47'
C312	53.00'	27.75'	30°00'00"	S 74°13'01" E	27.43'

LINE TABLE		
LINE #	BEARING	DISTANCE
L5	N 31°44'48" W	22.07'
L6	S 47°20'30" E	24.01'
L7	N 79°29'21" E	51.72'
L8	N 82°16'00" E	25.64'
L9	S 79°45'04" E	23.14'
L10	S 60°36'43" E	15.89'
L11	S 55°32'01" E	22.85'
L12	S 70°14'33" E	42.90'
L13	N 87°36'52" E	22.86'
L14	N 69°33'13" E	24.48'
L15	N 69°00'10" E	13.65'
L16	N 65°12'13" E	67.48'
L17	N 77°13'47" E	37.82'
L18	N 88°24'28" E	30.45'

LINE TABLE		
LINE #	BEARING	DISTANCE
L19	S 85°23'45" E	38.12'
L20	S 75°49'23" E	27.36'
L21	S 79°45'04" E	30.85'
L22	S 89°12'28" E	32.97'
L23	S 89°12'28" E	27.89'
L24	S 85°38'01" E	40.65'
L25	S 73°16'17" E	27.68'
L26	S 67°58'08" E	24.48'
L27	S 54°00'23" E	26.37'
L28	S 46°20'46" E	24.22'
L29	S 59°51'53" E	22.93'
L84	N 68°51'30" W	20.00'
L85	S 10°13'48" E	20.00'



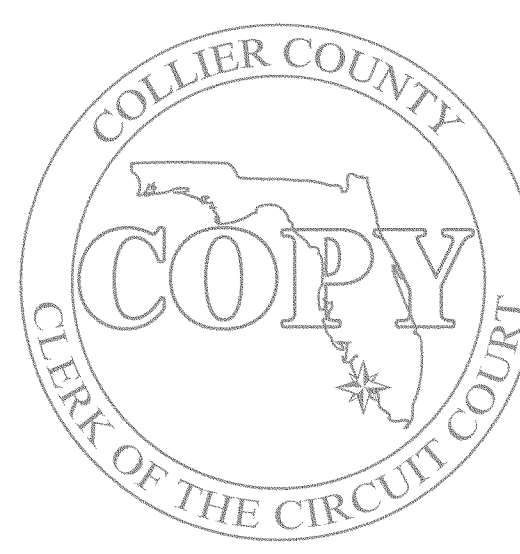
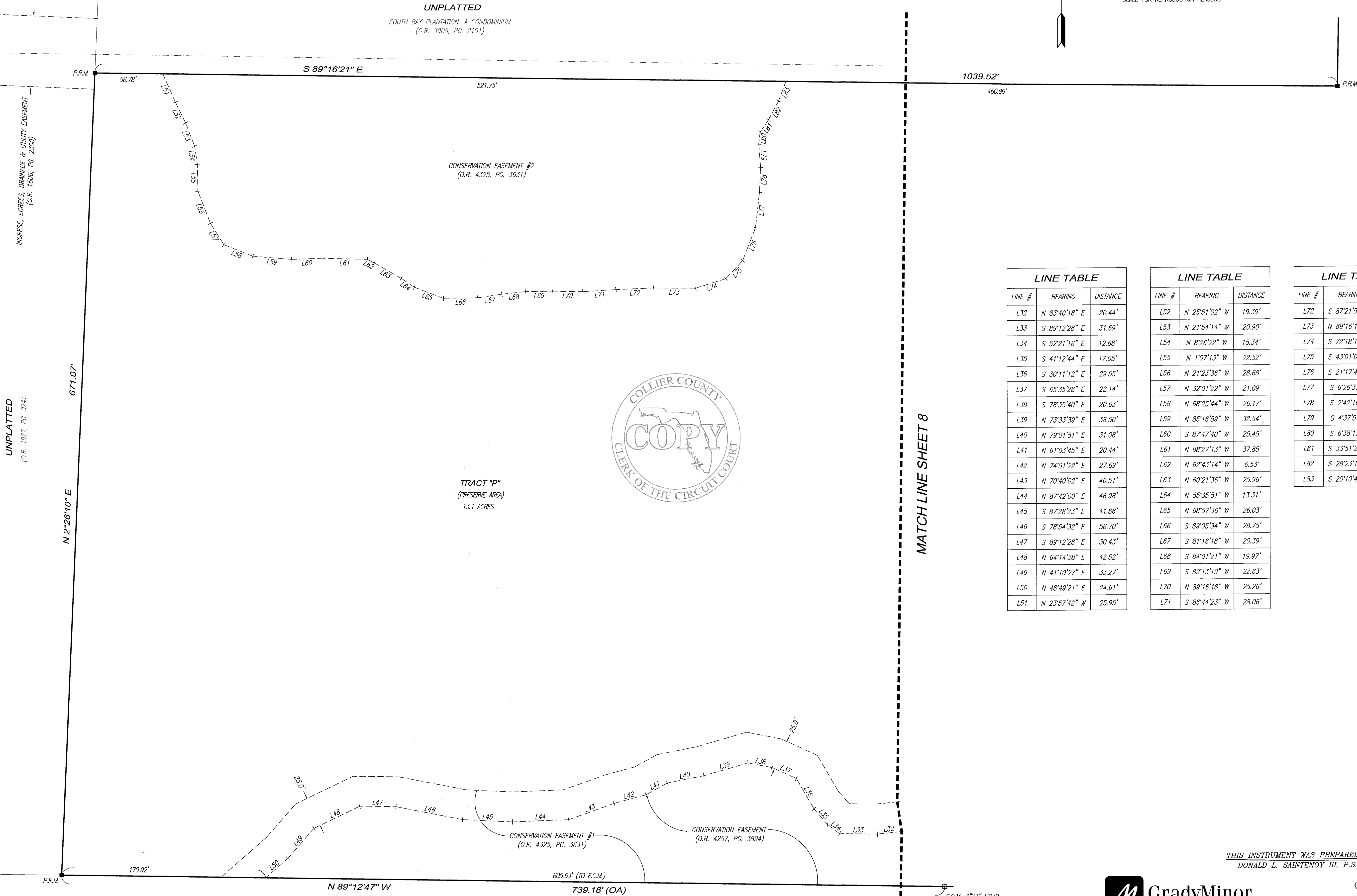
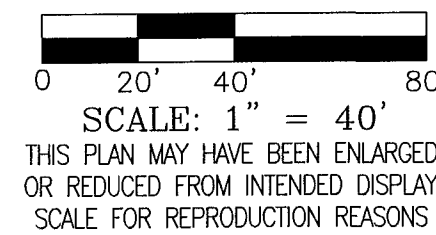
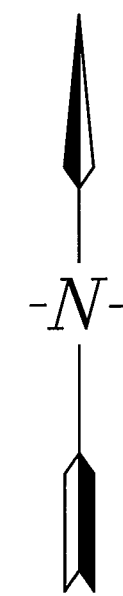
THIS INSTRUMENT WAS PREPARED BY:
DONALD L. SAINTENOY III, P.S.M.



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A SUBDIVISION LOCATED IN SECTION 10,
TOWNSHIP 51 SOUTH, RANGE 26 EAST,
COLLIER COUNTY, FLORIDA.



LINE TABLE		
LINE #	BEARING	DISTANCE
L32	N 83°40'18" E	20.44'
L33	S 89°12'28" E	31.69'
L34	S 52°21'16" E	12.68'
L35	S 41°12'44" E	17.05'
L36	S 30°11'12" E	29.55'
L37	S 65°35'28" E	22.14'
L38	S 78°35'40" E	20.63'
L39	N 73°33'39" E	38.50'
L40	N 79°01'51" E	31.08'
L41	N 61°03'45" E	20.44'
L42	N 74°51'22" E	27.69'
L43	N 70°40'02" E	40.51'
L44	N 87°42'00" E	46.98'
L45	S 87°28'23" E	41.86'
L46	S 78°54'32" E	56.70'
L47	S 89°12'28" E	30.43'
L48	N 64°14'28" E	42.52'
L49	N 41°10'27" E	33.27'
L50	N 48°49'21" E	24.61'
L51	N 23°57'42" W	25.95'

LINE TABLE		
LINE #	BEARING	DISTANCE
L52	N 25°51'02" W	19.39'
L53	N 21°54'14" W	20.90'
L54	N 8°26'22" W	15.34'
L55	N 1°07'13" W	22.52'
L56	N 21°23'36" W	28.68'
L57	N 32°01'22" W	21.09'
L58	N 68°25'44" W	26.17'
L59	N 85°16'59" W	32.54'
L60	S 87°47'40" W	25.45'
L61	N 88°27'13" W	37.85'
L62	N 62°43'14" W	6.53'
L63	N 60°21'36" W	25.96'
L64	N 55°35'51" W	13.31'
L65	N 68°57'36" W	26.03'
L66	S 89°05'34" W	28.75'
L67	S 81°16'18" W	20.39'
L68	S 84°01'21" W	19.97'
L69	S 89°13'19" W	22.63'
L70	N 89°16'18" W	25.26'
L71	S 86°44'23" W	28.06'

LINE TABLE		
LINE #	BEARING	DISTANCE
L72	S 87°21'50" W	31.51'
L73	N 89°16'18" W	35.02'
L74	S 72°18'14" W	26.62'
L75	S 43°01'09" W	20.75'
L76	S 21°17'45" W	29.71'
L77	S 6°26'33" W	29.54'
L78	S 2°42'16" W	20.80'
L79	S 4°37'51" E	19.50'
L80	S 6°38'17" W	9.95'
L81	S 33°51'20" W	12.54'
L82	S 28°23'19" W	18.01'
L83	S 20°10'45" W	17.44'

THIS INSTRUMENT WAS PREPARED BY:
DONALD L. SAINTENOY III, P.S.M.



GradyMinor

O. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, Florida 34134

Civil Engineers • Land Surveyors • Planners • Landscape Architects
Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151 Business LC 26000266

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TECH: KEVIN GEORGESON JOB CODE: DRHJEPL FILE:19-50-PLT-REV.DWG

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20200002077

I, Anthony J. Squitieri (print name), as Vice President (title, if applicable) of Forestar USA Real Estate Group, Inc. (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.

TJS
Signature

10.20.2020
Date

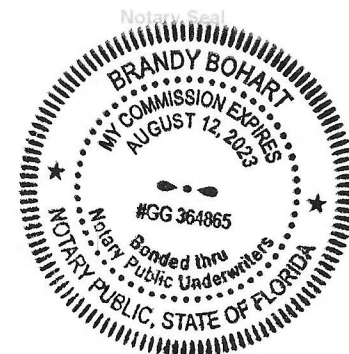
STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 20th day of October, 2020, by (printed name of owner or qualifier) Anthony J. Squitieri, Vice President.

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: Brandy Bou



Forestar (USA) Real Estate Group Inc.**Certificate of Assistant Secretary**

I, Matthew S. Stark, hereby certify that I am the duly elected, qualified, and acting Assistant Secretary of Forestar (USA) Real Estate Group Inc., a Delaware corporation (the "Corporation"), and that, as such, I have access to its corporate records and am familiar with the matters herein certified, and I am authorized to execute and deliver this Certificate in the name and on behalf of the Corporation. I hereby certify as follows:

1. Corporate Resolution Authorizing Officers. Attached as Exhibit A is a true and correct copy of the corporate resolutions duly adopted by the Board of Directors of the Corporation as of January 23, 2020, authorizing certain officers of the Corporation to execute and deliver any and all documents and agreements necessary for the Corporation to conduct real estate transactions, and such resolution has not been revoked, modified, amended, or rescinded and is still in full force and effect as of the date hereof.

2. Signing Authority. The following individuals, on the date hereof, are duly elected, qualified, and acting officers of the Corporation holding the office set forth opposite their name, with authority to execute for the Corporation the documents that have been executed by them to otherwise act for, and on behalf of, the Corporation:

<u>Name</u>	<u>Title</u>
Anthony J. Squitieri	Vice President – Real Estate Investments & Development

IN WITNESS WHEREOF, I have executed this certificate as of this 28th day of January, 2020.

Forestar (USA) Real Estate Group Inc.

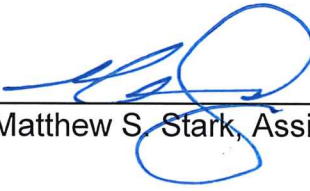
By: 
 Matthew S. Stark, Assistant Secretary

Exhibit A

Resolutions Pertaining to Signing Authority
Adopted by the Board of Directors of
Forestar (USA) Real Estate Group Inc.
January 23, 2020

GENERAL AUTHORITY

RESOLVED, that the duly elected officers of the Corporation are hereby authorized and empowered acting alone and for and on behalf of the Corporation, to execute contracts, agreements and other documents reasonable or necessary to the operation of the business of the Corporation either on behalf of the Corporation or of any entity in which the Corporation is an owner, partner, manager, member or other investor with management authority, including without limitation, deposit agreements, indemnification agreements, and agreements for electronic and wire transfers.

AUTHORITY FOR REAL ESTATE TRANSACTIONS

RESOLVED, that the duly elected officers of the Corporation are hereby authorized and empowered acting alone and for and on behalf of the Corporation, to execute documents on behalf of the Corporation described here as follows:

1. Contracts to acquire or sell property, contracts or agreements for development services or supplies for the development of the property of the Corporation or to evaluate a property for possible acquisition by the Corporation, concerning property of the Corporation wherever located;
2. Plats, easement dedications and similar documents which are executed in the ordinary course of the development of property owned by the Corporation or a joint venture, limited liability company, partnership or other entity in which the Corporation is an owner, partner, manager, member or other investor with management authority;
3. Deeds of sale of platted lots and tracts of unplatted property out of projects of the Corporation wherever located, and deeds for the sale of land wherever located;
4. Joint venture, limited liability company, and partnership agreements for development of projects in which the Corporation is an owner, partner, manager, member or other investor;
5. Contracts or agreements for management, renovation and repair services or supplies for the operation of the property of the Corporation or joint ventures, partnerships or other entities in which it is an owner, partner, manager, member or other investor with management authority;
6. Other documents reasonable or necessary to real estate purchase, sale and development activities, including but not limited to contracts for the purchase and sale of assets, contracts for services, deeds, bills of sale, affidavits, settlement statements, mortgages, assignments, leases, either on behalf of the Corporation or of any entity in which the Corporation is an owner, partner, manager, member or other investor with management authority.



COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

2800 NORTH HORSESHOE DRIVE
NAPLES, FLORIDA 34104
(239) 252-2400 FAX (239) 252-5724

ADDRESSING CHECKLIST

Please complete the following and email to GMD_Addressing@colliergov.net or fax to the Operations Division at 239-252-5724 or submit in person to the Addressing Section at the above address. Form must be signed by Addressing personnel prior to pre-application meeting. please allow 3 days for processing.

Not all items will apply to every project. Items in **bold type** are required. **FOLIO NUMBERS MUST BE PROVIDED.** Forms older than 6 months will require additional review and approval by the Addressing Section.

PETITION TYPE (Indicate type below, complete a separate Addressing Checklist for each Petition type)

- | | |
|---|---|
| ☐ BL (Blasting Permit) | ☐ SDP (Site Development Plan) |
| ☐ BD (Boat Dock Extension) | ☐ SDPA (SDP Amendment) |
| ☐ Carnival/Circus Permit | ☐ SDPI (Insubstantial Change to SDP) |
| ☐ CU (Conditional Use) | ☐ SIP (Site Improvement Plan) |
| ☐ EXP (Excavation Permit) | ☐ SIPI (Insubstantial Change to SIP) |
| ☐ FP (Final Plat) | ☐ SNR (Street Name Change) |
| ☐ LLA (Lot Line Adjustment) | ☐ SNC (Street Name Change – Unplatted) |
| ☐ PNC (Project Name Change) | ☐ TDR (Transfer of Development Rights) |
| ☐ PPL (Plans & Plat Review) | ☐ VA (Variance) |
| ☐ PSP (Preliminary Subdivision Plat) | ☐ VRP (Vegetation Removal Permit) |
| ☐ PUD Rezone | ☐ VRSFP (Vegetation Removal & Site Fill Permit) |
| ☐ RZ (Standard Rezone) | ☒ OTHER <u>PUD Insubstantial Change</u> |

LEGAL DESCRIPTION of subject property or properties (copy of lengthy description may be attached)

Enbrook RPUD S10/T51/R26

FOLIO (Property ID) NUMBER(s) of above (attach to, or associate with, legal description if more than one)

00736200103 and 00736200404

STREET ADDRESS or ADDRESSES (as applicable, if already assigned)

~~1158 Tranquil Brook Drive and 1144 Padova Street~~

- **LOCATION MAP** must be attached showing exact location of project/site in relation to nearest public road right-of-way
- **SURVEY** (copy - needed only for unplatted properties)

CURRENT PROJECT NAME (if applicable)

Enbrook RPUD

PROPOSED PROJECT NAME (if applicable)

PROPOSED STREET NAMES (if applicable)

SITE DEVELOPMENT PLAN NUMBER (for existing projects/sites only)

SDP ____ - ____ or AR or PL # ~~PL202000000008~~
PL20180002899 (PUDZ)



COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
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2800 NORTH HORSESHOE DRIVE
NAPLES, FLORIDA 34104
(239) 252-2400 FAX (239) 252-5724

Project or development names proposed for, or already appearing in, condominium documents (if application; indicate whether proposed or existing)

Enbrook RPUD

Please Return Approved Checklist By: ☒ Email ☐ Fax ☐ Personally picked up

Applicant Name: Sharon Umpenhour

Phone: 239-947-1144 Email/Fax: sumpenhour@gradyminor.com

Signature on Addressing Checklist does not constitute Project and/or Street Name approval and is subject to further review by the Operations Division.

FOR STAFF USE ONLY

Folio Number 00736200103

Folio Number 00736200404

Folio Number _____

Folio Number _____

Folio Number _____

Folio Number _____

Approved by: WF Date: 10/13/2020

Updated by: _____ Date: _____

**IF OLDER THAN 6 MONTHS, FORM MUST BE
UPDATED OR NEW FORM SUBMITTED**

Collier County Property Appraiser Property Summary

3.A.e

Parcel No	00736200103	Site Address *Disclaimer	1158 TRANQUIL BROOK DR	Site City	NAPLES	Site Zone *Note	34
-----------	-------------	------------------------------------	------------------------------	-----------	--------	---------------------------	----

Name / Address	FORESTAR USA REAL ESTATE						
	GROUP INC						
	2221 E LAMAR BLVD #790						
City	ARLINGTON			State	TX	Zip	76006

Map No.	Strap No.	Section	Township	Range	Acres	*Estimate	
6B10	000100 102 6B10	10	51	26	65.01		

Legal	10 51 26 COMM AT THE INTERSEC- TION OF THE ELY R/W LINE OF SR 951 & NL LINE OF THE SE 1/4 OF NW 1/4, S 30.01 FT, N 88 DEG 42' 20" E 500 FT, S 706.32 N 88 DEG 42' 20" E 849.37 FT, N 1 DEG 17' 40" W 706.05 FT, N 88 DEG 40' 46" E 170.93 FT TO POB, CONT ELY 1091.84 FT S 1339.16 FT, S 684.81 FT, S 88 DEG 45' W 1369.16 FT, S 88 DEG 45' 54" W 739.18 FT, N 684.81 FT, ELY 1039.52 FT, N 1350.18 FT TO POB, LESS OR 2039 PG 949						
-------	---	--	--	--	--	--	--

Millage Area	21	Millage Rates *Calculation:		
Sub./Condo	100 - ACREAGE HEADER	School	Other	Total
Use Code	99 - ACREAGE NOT ZONED AGRICULTURAL	5.016	6.2924	11.308

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
01/16/20	<u>5718-2220</u>	\$ 9,500,000
12/21/04	<u>3700-2270</u>	\$ 3,750,000
06/25/96	<u>2198-2159</u>	\$ 0
06/10/93	<u>1834-1541</u>	\$ 0
04/01/91	<u>1606-2300</u>	\$ 0
07/01/88	<u>1362-178</u>	\$ 1,877,750

2020 Preliminary Tax Roll

(Subject to Change)

Land Value	\$ 4,262,
(+) Improved Value	
(=) Market Value	\$ 4,262,
(-) 10% Cap	\$ 2,546,
(=) Assessed Value	\$ 1,716,
(=) School Taxable Value	\$ 4,262,
(=) Taxable Value	\$ 1,716,

If all Values shown above equal 0 this parcel was created after the
Tax Roll

Attachment: Attachment D-Application, Virtual Hearing Waiver and Public Hearing Signs (14704 : PL20200002077, Enbrook RPUD PDI)

Collier County Property Appraiser Property Summary

3.A.e

Parcel No	00736200404	Site Address *Disclaimer	1144 PADOVA ST	Site City	NAPLES	Site Zone *Note	34
-----------	-------------	------------------------------------	-------------------	-----------	--------	---------------------------	----

Name / Address	FORESTAR USA REAL ESTATE						
	GROUP INC						
	2221 E LAMAR BLVD #790						
City	ARLINGTON	State	TX	Zip	76006		

Map No.	Strap No.	Section	Township	Range	Acres	*Estimate	
6B10	000100 111 6B10	10	51	26	1		

Legal	10 51 26 COM AT + E RW LI 951 & NLY LI OF SE1/4 OF NW1/4, S 30.01FT TO S LI MANATEE RD, E 500FT, S 706.32FT, E 849.37FT, N1DEG W 706.05FT, N 88DEG E 170.93FT TO POB N 88DEG E 199FT, S01DEG E 219FT, S88DEG W 199FT, N01DEG 219FT TO POB						
-------	---	--	--	--	--	--	--

<u>Millage Area</u> ①	21	<u>Millage Rates</u> ① *Calculation:		
Sub./Condo	100 - ACREAGE HEADER	School	Other	Total
<u>Use Code</u> ①	99 - ACREAGE NOT ZONED AGRICULTURAL	5.016	6.2924	11.308

Latest Sales History

(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount
01/16/20	5718-2220	\$ 9,500,000
12/21/04	3700-2270	\$ 3,750,000
09/24/02	3116-99	\$ 0
06/09/98	2428-2152	\$ 0
03/16/95	2039-949	\$ 37,875

2020 Preliminary Tax Roll

(Subject to Change)

Land Value	\$ 70,
(+) Improved Value	
(=) Market Value	\$ 70,
(-) 10% Cap	\$ 44,
(=) Assessed Value	\$ 25,
(=) School Taxable Value	\$ 70,
(=) Taxable Value	\$ 25,

If all Values shown above equal 0 this parcel was created after the Tax Roll

Attachment: Attachment D-Application, Virtual Hearing Waiver and Public Hearing Signs (14704 : PL20200002077, Enbrook RPUD PDI)

Collier County Property Appraiser
Property Aerial

Parcel No	00736200103	Site Address *Disclaimer	1158 TRANQUIL BROOK DR	Site City	NAPLES	Site Zone *Note	34
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[Open GIS in a New Window with More Features.](#)

Attachment: Attachment D-Application, Virtual Hearing Waiver and Public Hearing Signs (14704 : PL20200002077, Enbrook RPUD PDI)

Collier County Property Appraiser
Property Aerial

Parcel No	00736200404	Site Address *Disclaimer	1144 PADOVA ST	Site City	NAPLES	Site Zone *Note	34
-----------	-------------	------------------------------------	-------------------	-----------	--------	---------------------------	----



[Open GIS in a New Window with More Features.](#)

Attachment: Attachment D-Application, Virtual Hearing Waiver and Public Hearing Signs (14704 : PL20200002077, Enbrook RPUD PDI)



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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
Forestar USA Real Estate Group, Inc.	100
Please see attached 2020 Foreign Profit Corporation Annual Report	

- 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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- 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

- 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 January 2020

☐ Leased: Term of lease _____ years /months

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



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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

10/09/2020

Date

D. Wayne Arnold, AICP

Agent/Owner Name (please print)

2020 FOREIGN PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# F17000005180

Entity Name: FORESTAR (USA) REAL ESTATE GROUP INC.**Current Principal Place of Business:**10700 PECAN PARK BLVD,
SUITE 150
AUSTIN, TX 78750**Current Mailing Address:**10700 PECAN PARK BLVD,
SUITE 150
AUSTIN, TX 78750 US**FEI Number:** 74-1213624**Certificate of Status Desired:** No**Name and Address of Current Registered Agent:**CORPORATION SERVICE COMPANY
1201 HAYS STREET
TALLAHASSEE, FL 32301 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:**

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title EXECUTIVE CHAIRMAN, DIRECTOR

Name TOMNITZ, DONALD J

Address 10700 PECAN PARK BLVD,
SUITE 150

City-State-Zip: AUSTIN TX 78750

Title CEO

Name BARTOK, DANIEL C.

Address 10700 PECAN PARK BLVD,
SUITE 150

City-State-Zip: AUSTIN TX 78750

Title ASST. SECRETARY, VP

Name MONTANO, THOMAS B

Address 10700 PECAN PARK BLVD,
SUITE 150

City-State-Zip: AUSTIN TX 78750

Title SENIOR VICE PRESIDENT, REAL
ESTATE AND CORPORATE COUNSEL,
ASSISTANT SECRETARY

Name STARK, MATTHEW S.

Address 10700 PECAN PARK BLVD,
SUITE 150

City-State-Zip: AUSTIN TX 78750

Title VP, REAL ESTATE COUNSEL

Name BLYTHE, BRIAN M.

Address 10700 PECAN PARK BLVD,
SUITE 150

City-State-Zip: AUSTIN TX 78750

Title VICE PRESIDENT TAX AND
ASSISTANT TREASURER

Name HARRIS, ANDREW D.

Address 10700 PECAN PARK BLVD,
SUITE 150

City-State-Zip: AUSTIN TX 78750

Title VICE PRESIDENT FINANCIAL
PLANNING AND ANALYSIS

Name KITCHEN, KATHERINE

Address 10700 PECAN PARK BLVD,
SUITE 150

City-State-Zip: AUSTIN TX 78750

Title VICE PRESIDENT REAL ESTATE
INVESTMENTS & DEVELOPMENT

Name KLINKE, JUSTINE

Address 10700 PECAN PARK BLVD,
SUITE 150

City-State-Zip: AUSTIN TX 78750

Continues on page 2*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:** ANDREW D. HARRIS

VICE PRESIDENT

05/01/2020

3.A.e

FILED
May 01, 2020
Secretary of State
1595575577CC

Attachment: Attachment D-Application, Virtual Hearing Waiver and Public Hearing Signs (14704 : PL20200002077, Enbrook RPUD PDI)

Officer/Director Detail Continued :

Title VICE PRESIDENT REAL ESTATE INVESTMENTS & DEVELOPMENT
 Name COLAVITA, MALLIE M.
 Address 10700 PECAN PARK BLVD
 SUITE 150
 City-State-Zip: AUSTIN TX 78750

Title SENIOR VICE PRESIDENT AND PRESIDENT
 FLORIDA REGION
 Name APARICIO, NICOLAS R.
 Address 10700 PECAN PARK BLVD.
 SUITE 150
 City-State-Zip: AUSTIN TX 78750

Title VICE PRESIDENT - REAL ESTATE INVESTMENTS
 & DEVELOPMENT
 Name KONDERIK, BRIAN D.
 Address 10700 PECAN PARK BLVD,
 SUITE 150
 City-State-Zip: AUSTIN TX 78750

Title VICE PRESIDENT - REAL ESTATE INVESTMENTS
 & DEVELOPMENT
 Name WICKER, SARAH
 Address 10700 PECAN PARK BLVD,
 SUITE 150
 City-State-Zip: AUSTIN TX 78750

Title VICE PRESIDENT REAL ESTATE INVESTMENTS & DEVELOPMENT
 Name MASASCHI, ERIC
 Address 10700 PECAN PARK BLVD.
 SUITE 150
 City-State-Zip: AUSTIN TX 78750

Title CFO, TREASURER, EXECUTIVE VICE PRESIDENT
 Name ALLEN, JAMES D.
 Address 10700 PECAN PARK BLVD,
 SUITE 150
 City-State-Zip: AUSTIN TX 78750

Title SECRETARY, VP
 Name DAGLEY, ASHLEY
 Address 10700 PECAN PARK BLVD,
 SUITE 150
 City-State-Zip: AUSTIN TX 78750

Title VICE PRESIDENT - REAL ESTATE INVESTMENTS
 & DEVELOPMENT
 Name PAPE, JEFFERY
 Address 10700 PECAN PARK BLVD,
 SUITE 150
 City-State-Zip: AUSTIN TX 78750

Title VICE PRESIDENT - REAL ESTATE INVESTMENTS
 & DEVELOPMENT

Title VICE PRESIDENT REAL ESTATE INVESTMENTS & DEVELOPMENT
 Name MABERRY, JOHN S.
 Address 10700 PECAN PARK BLVD, SUITE 150
 City-State-Zip: AUSTIN TX 78750

Title VICE PRESIDENT - REAL ESTATE INVESTMENTS & DEVELOPMENT
 Name DORSEY, JASPER T.
 Address 10700 PECAN PARK BLVD,
 SUITE 150
 City-State-Zip: AUSTIN TX 78750

Title VICE PRESIDENT - REAL ESTATE INVESTMENTS & DEVELOPMENT
 Name SQUITIERI, ANTHONY J.
 Address 10700 PECAN PARK BLVD,
 SUITE 150
 City-State-Zip: AUSTIN TX 78750

Title SENIOR VICE PRESIDENT AND PRESIDENT EAST REGION
 Name WALKER, MARK S.
 Address 10700 PECAN PARK BLVD,
 SUITE 150
 City-State-Zip: AUSTIN TX 78750

Title VICE PRESIDENT REAL ESTATE INVESTMENTS & DEVELOPMENT
 Name TYREE, CHRIS
 Address 10700 PECAN PARK BLVD.
 SUITE 150
 City-State-Zip: AUSTIN TX 78750

Title SENIOR VICE PRESIDENT, PRESIDENT SOUTH CENTRAL REGION
 Name CUDE, IAN
 Address 10700 PECAN PARK BLVD,
 SUITE 150
 City-State-Zip: AUSTIN TX 78750

Title VICE PRESIDENT - REAL ESTATE INVESTMENTS & DEVELOPMENT
 Name NAPIER, MATTHEW R.
 Address 10700 PECAN PARK BLVD,
 SUITE 150
 City-State-Zip: AUSTIN TX 78750

Title VICE PRESIDENT - REAL ESTATE INVESTMENTS & DEVELOPMENT
 Name SCHUMACHER, BRET
 Address 10700 PECAN PARK BLVD,
 SUITE 150
 City-State-Zip: AUSTIN TX 78750

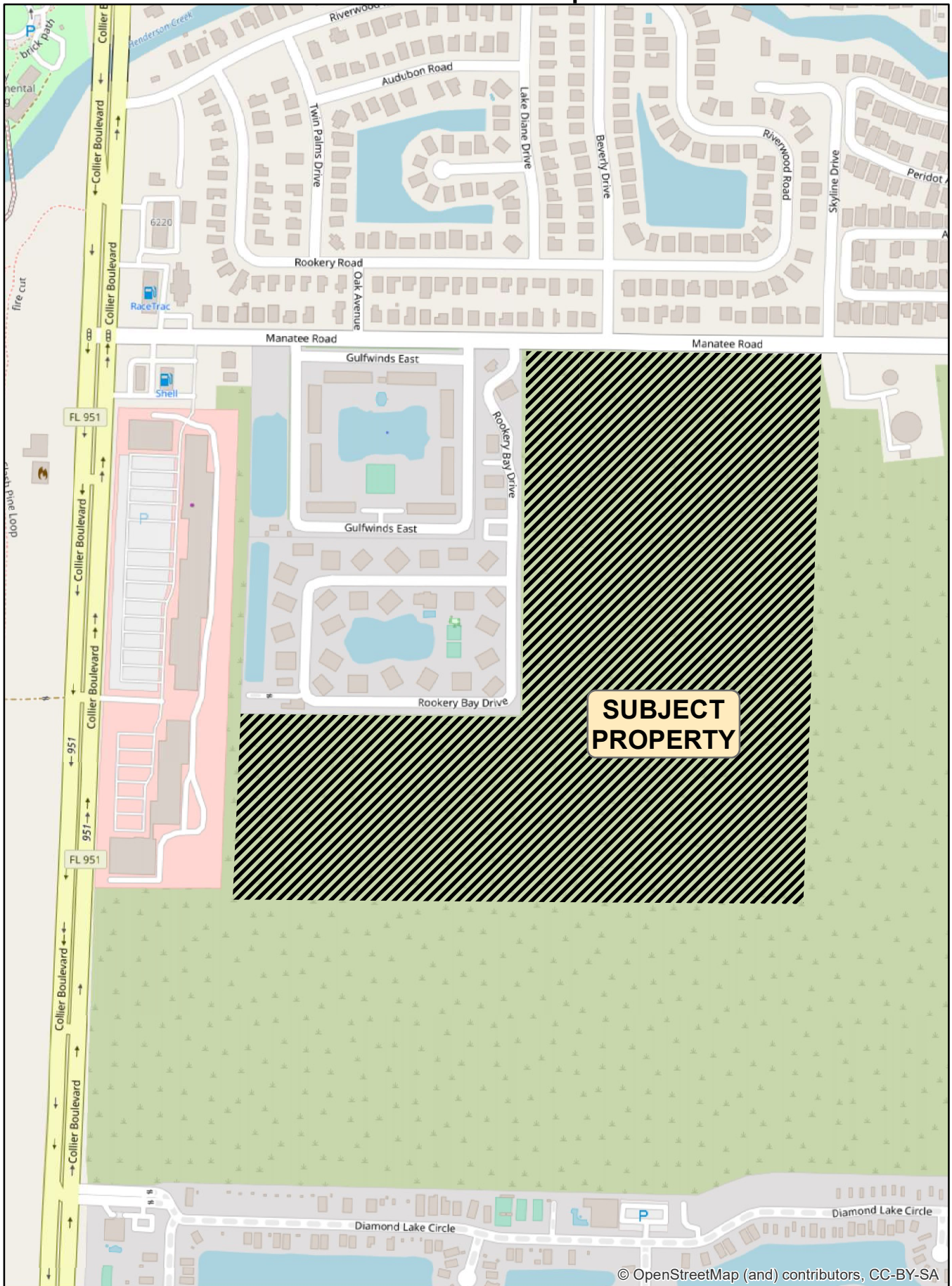
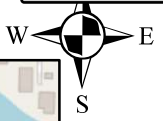
Name WILLIAMS, PATRICK J.
Address 10700 PECAN PARK BLVD,
SUITE 150
City-State-Zip: AUSTIN TX 78750

3.A.e

Attachment: Attachment D-Application, Virtual Hearing Waiver and Public Hearing Signs (14704 : PL20200002077, Enbrook RPUD PDI)

Enbrook RPUD Location Map

3.A.e



Attachment: Attachment D-Application, Virtual Hearing Waiver and Public Hearing Signs (14704 : PL20200002077, Enbrook RPUD PDI)

Sharon Umpenhour

From: Andrew Dickman <andrew@dickmanlawfirm.org>
Sent: Wednesday, November 04, 2020 11:12 AM
To: Wayne Arnold; Sharon Umpenhour
Cc: GundlachNancy; BellowsRay; Heather
Subject: Enbrook RPUD (PL20200001210) NIM Waiver Request/Granted

You have requested a waiver of the neighborhood information meeting (NIM) in connection with the above referenced application. Pursuant to Sec. 10.03.06(H)(2)(a) of the Collier County land development code, a NIM is required for your application except "upon written request by the applicant, the Hearing Examiner has the discretion to waive the NIM after the first set of staff review comments have been issued."

I have reviewed your request and I have been informed by county staff that the first set of staff review comments have been issued and staff is in favor of this waiver. If this is not correct, please let me know immediately.

Based on the above information, your NIM waiver request is **GRANTED**, with one condition. If any opposition to your application occurs between the granting of this waiver and the public hearing, I reserve the right to reschedule the hearing and require the holding of a NIM.

Sincerely,

Andrew

Andrew Dickman, Esq., AICP
 Collier County Hearing Examiner
 (239) 434-0840
<https://www.colliercountyfl.gov/your-government/divisions-f-r/hearing-examiner>

All government correspondence is subject to the public records law.

Attachment: Attachment D-Application, Virtual Hearing Waiver and Public Hearing Signs (14704 : PL20200002077, Enbrook RPUD PDI)



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

Hybrid Virtual Quasi-Judicial Public Hearing Waiver

Emergency/Executive Order 2020-04
Hearing of the Collier County Hearing Examiner

For Petition Number(s): PL202000002077 Enbrook RPUD PDI

Regarding the above subject petition number(s), Forestar (USA) Real Estate Group, Inc. (Name of Applicant) elects to proceed during the declared emergency with hybrid virtual public hearing of the Collier County Hearing Examiner, and waives the right to contest any procedural irregularity due to the hybrid virtual nature of the public hearing.

Name: Anthony J. Squitieri, Vice President

Date: 12/17/20

Signature: _____



Applicant*



Legal Counsel to Applicant

* This form must be signed by either the Applicant (if the applicant is a corporate entity, this must be an officer of the corporate entity) or the legal counsel to the Applicant.

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.

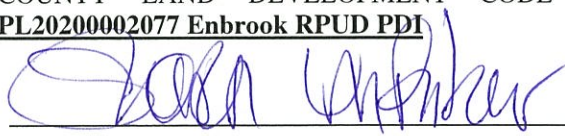
1. The sign(s) must be erected in full view of the public, not more than five (5) feet from the nearest street right-of-way or easement.
2. The sign(s) must be securely affixed by nails, staples, or other means to a wood frame or to a wood panel and then fastened securely to a post, or other structure. 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.

AFFIDAVIT OF POSTING NOTICE

STATE OF FLORIDA
COUNTY OF COLLIER

BEFORE THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED SHARON UMPENHOUR WHO ON OATH SAYS THAT ~~HE~~/SHE HAS POSTED PROPER NOTICE AS REQUIRED BY SECTION 10.03.00 OF THE COLLIER COUNTY LAND DEVELOPMENT CODE ON THE PARCEL COVERED IN PETITION NUMBER(S) PL20200002077 Enbrook RPUD PDI



SIGNATURE OF APPLICANT OR AGENT

3800 Via Del Rey

STREET OR P.O. BOX

Sharon Umpenhour, Senior Planning Technician for Q.
Grady Minor & Associates, P.A.

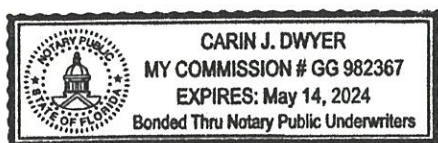
NAME (TYPED OR PRINTED)

Bonita Springs, Florida 34110

CITY, STATE ZIP

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to and subscribed before me this 4th day of January, 2021, by Sharon Umpenhour, personally known to me or who produced _____ as identification and who ~~did~~/did not take an oath.





Signature of Notary Public

Carin J. Dwyer

Printed Name of Notary Public

My Commission Expires:
(Stamp with serial number)

PUBLIC HEARING NOTICE
ENBROOK RPUD INSUBSTANTIAL
CHANGE (PDI)

PETITION NO. PL20200002077

HEX: JANUARY 28, 2021 - 9:00 A.M.

COLLIER COUNTY GROWTH MANAGEMENT DEPARTMENT

2800 HORSESHOE DRIVE NORTH

ROOM 609-610, NAPLES, FL, 34104

NANCY GUNDLACH: **239-252-2484**