COLLIER COUNTY
Collier County Hearing Examiner

AGENDA

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

July 22, 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 Thomas.Clarke@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-PL20200001294 - Request for an insubstantial change to Ordinance Number 11-41, the Hacienda Lakes Mixed Use Planned Unit Development (MPUD), to modify Exhibit B – Development Standards, Operational Characteristics for Senior Housing, specific to "Hacienda Lakes Tracts G and I" and designated as Residential/Medical Use (R/MU) on the Master Plan for proposed development of senior housing units affordable to households with less than 80% Annual Median Income, and to add site development standards specific to a portion of Hacienda Lakes Tract I for the 160-unit affordable senior housing development known as Allegro at Hacienda Lakes. [Coordinator: Ray Bellows, AICP, Zoning Manager] Commission District 1.

B. PETITION NO. BDE-PL20210000519 406 Cristobal St - Request for a 20-foot boat dock extension from the maximum permitted protrusion of 20 feet for waterways greater than 100 feet in width allowed by Section 5.03.06.E.1 of the Land Development Code, to allow construction of a boat docking facility and vessel protruding a total of 40 feet into a waterway that is 358 feet wide, for property located at 406 Cristobal Street, legally described as Isles of Capri Number 3, Lot 579, in Section 32, Township 51 South, Range 26 East, Collier County, Florida. [Coordinator: Ray Bellows, AICP, Zoning Manager] Commission District 1.

C. PETITION NO. PDI-PL20200000746 Fifth Third Bank for an insubstantial change to the Collier Tract 22 Planned Unit Development (PUD) by designating an ingress-egress access to the master plan. The subject PUD is located at the northwest corner of the intersection of Immokalee Road and Health Park Boulevard consisting of 506± acres in Section 22, Township 48 South, Range 25 East, Collier County, Florida. PL20200000746 Collier Tract 22 PDI

D. PETITION NO. PDI-PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI - Request for an insubstantial change to the Sabal Bay Mixed Planned Unit Development (MPUD) adopted by Ordinance Number 21-04, as amended, by establishing residential development standards for courtyard two-family homes in Table I, Section 3.5, and adopting Exhibit F that depicts the master plan for the courtyard two-family homes accessed by courtyard streets limited to Tract F-1, Isles of Collier Preserve Phase 3, recorded in Plat Book 57, Page 66 of the public records of Collier County. [Coordinator: Ray Bellows, AICP, Zoning Manager] Commission Districts 1 & 4.

4. Other Business

5. Public Comments

6. Adjourn

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.A
Item Summary: PETITION NO. PDI-PL20200001294 - Request for an insubstantial change to Ordinance Number 11-41, the Hacienda Lakes Mixed Use Planned Unit Development (MPUD), to modify Exhibit B – Development Standards, Operational Characteristics for Senior Housing, specific to "Hacienda Lakes Tracts G and I" and designated as Residential/Medical Use (R/MU) on the Master Plan for proposed development of senior housing units affordable to households with less than 80% Annual Median Income, and to add site development standards specific to a portion of Hacienda Lakes Tract I for the 160-unit affordable senior housing development known as Allegro at Hacienda Lakes. [Coordinator: Ray Bellows, AICP, Zoning Manager] Commission District 1.

Meeting Date: 07/22/2021

Prepared by:
Title: – Zoning
Name: Laura DeJohn
06/29/2021 11:59 AM

Submitted by:
Title: – Zoning
Name: Mike Bosi
06/29/2021 11:59 AM

Approved By:

Review:

Growth Management Operations & Regulatory Management	Kenneth Kovensky		Review Item	Completed
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	07/06/2021 11:21 AM
Zoning	Ray Bellows	Review Item	Completed	07/07/2021 10:00 AM
Zoning	Mike Bosi	Zoning Director Review	Completed	07/12/2021 10:27 AM
Zoning	Diane Lynch	Review Item	Skipped	07/06/2021 11:21 AM
Hearing Examiner	Andrew Dickman	Meeting Pending	07/22/2021 9:00 AM	

SUPPLEMENTAL STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: ZONING DIVISION – ZONING SERVICES SECTION
GROWTH MANAGEMENT DEPARTMENT - PLANNING & REGULATION

HEARING DATE: JULY 22, 2021

SUBJECT: PUDI-PL20200001294; HACIENDA LAKES MPUD SENIOR HOUSING
Also referenced by project names: Villa Verde / Allegro

The subject PDI petition was first before the Hearing Examiner on April 22, 2021. The item was continued to May 13, 2021 for the petitioner to conduct a Neighborhood Information Meeting (NIM).

The NIM was scheduled for May 17, 2021, therefore a deferral was granted by the Hearing Examiner at the May 13, 2021 hearing.

- Summary documents for the NIM are provided in the Backup Material attached.

The petitioner has further coordinated with representatives of the adjacent neighborhood. A letter dated June 16, 2021 was issued by legal representative Henry Johnson representing owners of residential property in the vicinity of the subject site, expressing support for updated DEVELOPMENT STANDARDS and related exhibits.

- The letter is included in Backup Material attached.

The staff recommendation remains for approval, subject to the following items:

A) Hacienda Lakes MPUD – strikethrough/underline changes, "Exhibit B Development Standards" last revised June 16, 2021

B) Master Plan Revisions – Exhibit C-1, Exhibit C-1A Landscape Exhibit and Updated Master Mobility Plan

C) Backup Material & NIM Documentation

Attachment: Supplement for 7-22 HEX - Staff Report (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

EXHIBIT B
DEVELOPMENT STANDARDS

* * * * * * * * * * * * * *

Operational Characteristics for Senior Housing

* * * * * * * * * * * * * *

a. The facility shall be for residents 55 years of age and older;
b. There shall be on-site dining facilities to the residents, with food service being on-site, or catered;
c. Group transportation services shall be provided for the residents for the purposes of grocery and other types of shopping. Individual transportation services shall be coordinated for the residents needs, including but not limited to medical office visits;
d. There shall be an onsite manager/activities coordinator to assist residents, who shall be responsible for planning and coordinating stimulating activities for the residents;
e. An on-site wellness facility shall provide exercise and general fitness opportunities for the residents.
f. Each unit shall be equipped with devices provided to notify emergency service providers in the event of a medical or other emergency;
g. Independent living units shall be designed so that a resident is able to age in place. For example, kitchens may be easily retrofitted by lowering the sink to accommodate a wheelchair bound resident or bathrooms may be retrofitted by adding grab bars.
h. Lands described as Hacienda Lakes Tracts G and I are subject to the following: One Hundred Percent (100%) of the units will be restricted to households with 80% Annual Median Income (AMI) or less. This restriction shall remain in place for no less than thirty (30) years from the date issuance of the first Certificate of Occupancy). In combination with the commitment to affordability, the following operational characteristics apply to this project:
    a. The facility shall be for residents 62 years of age or older;
    b. There shall be an onsite manger/ activities coordinator to assist residents, who shall be responsible for planning and coordinating stimulating activities for the residents;
    c. An on-site wellness facility shall provide exercise and general fitness opportunities for the residents;
    d. Independent living units shall be designed so that a resident is able to age in place. For example, kitchens may be easily retrofitted by lowering the sink to accommodate a wheelchair bound resident or bathrooms may be retrofitted by adding grab bars.
    e. The TIS shall use ITE use code 252 Senior Living Attached due to the limited on-site services to better reflect projected trip generation.

In addition to the above operational characteristics, the following site design characteristics apply to the Allegro at Hacienda Lakes project (lands described in PL20200001717):

a. All principal structures on Tract I will be set back a minimum of 80 feet from the parcel boundary.

b. The one (1) dumpster external to the building on Tract I will be located on the east side of the principal structure and a minimum of 350 feet from the southern property line. The dumpster will be concrete block enclosure with gates and shall be generally used for disposal of bulk

Attachment: Supplement for 7-22 HEX - Att A - Hacienda Lakes MPUD Strikethru underline 6-16-21 FINAL (16314 : PL20200001294 Hacienda

household items such as furniture. Household refuse, such as food products, will be housed in trash compactors internal to the principal structure.

c. An enhanced 10-foot Type "A" buffer will be provided on Tract I along the portion of the southern property line adjacent to Esplanade at Hacienda Lakes meeting the following minimum specifications:
1. Total of 44 trees comprised of 11 canopy trees and 33 sabal palms.
2. Canopy trees shall be a minimum of 10 feet tall at the time of planting.
3. Sabal palm trees shall be a minimum of 15'-30' staggered height at time of planting grouped in clusters with a minimum of three (3) palms per cluster, 10 feet on center.

d. Temporary construction fencing with a minimum height of five (5) feet shall be installed along the southern and eastern property lines throughout the duration of construction activities and shall include screen mesh fabric.

e. A 6-foot-tall earthtone (brown or beige) PVC fence shall be installed along the southern portion of the eastern property line as shown on Exhibit C-1.

f. All light fixtures/poles will be limited to a maximum height of 25 feet and will be "Dark Skies" compliant. Exterior wall lighting, on the buildings shall not be located above the second story.

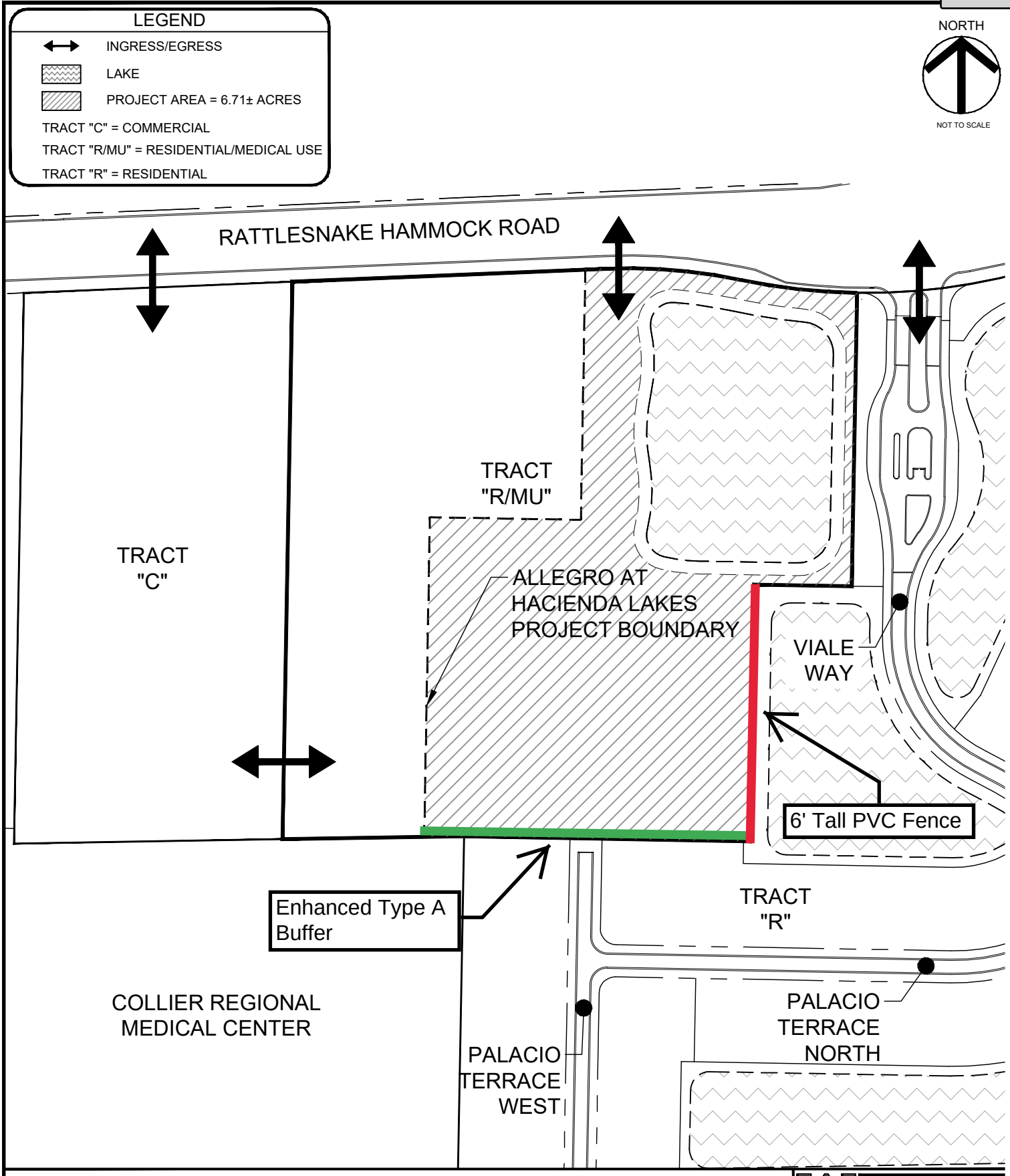
g. On-site security measures shall include a recorded license plate reader at the entrance to the Allegro at Hacienda Lakes. All recorded data is private and confidential and will be provided to law enforcement upon their request.

h. The developer/operator agrees to provide a Resident Assurance Check-In Program materially consistent Florida Housing Finance Corporation requirements as referenced below:

The developer will provide and use an established system of checking in with each resident on a pre-determined basis not less than once per day, at no cost to the resident. Residents may opt out of this program with a written certificate that they choose not to participate.

* * * * * * * * * * * * *

Attachment: Supplement for 7-22 HEX - Att A - Hacienda Lakes MPUD Strikethru underline 6-16-21 FINAL (16314 : PL20200001294 Hacienda



HACIENDA LAKES MPUD

EXHIBIT C-1: R/MU ACCESS TO RATTLESNAKE HAMMOCK ROAD

PREPARED FOR:
HACIENDA LAKES OF NAPLES, LLC
7742 ALICO ROAD
FORT MYERS, FLORIDA 33912

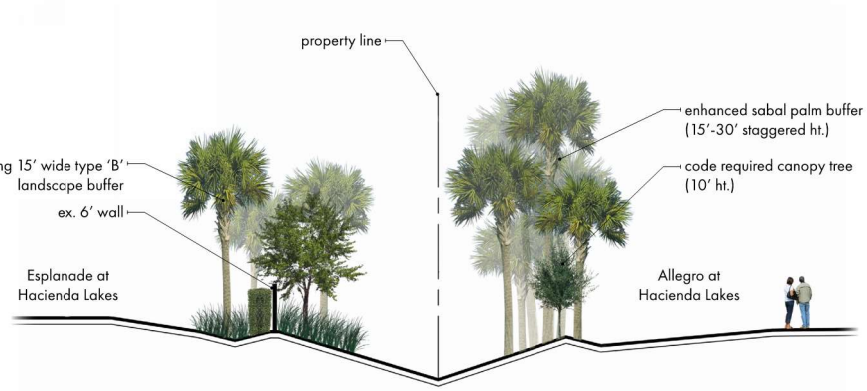
SECTION:	TOWNSHIP:	RANGE:	COLLIER COUNTY
23	50	26	FLORIDA

REVISION DATE: 11/11/2020
SHEET: 1 OF 1

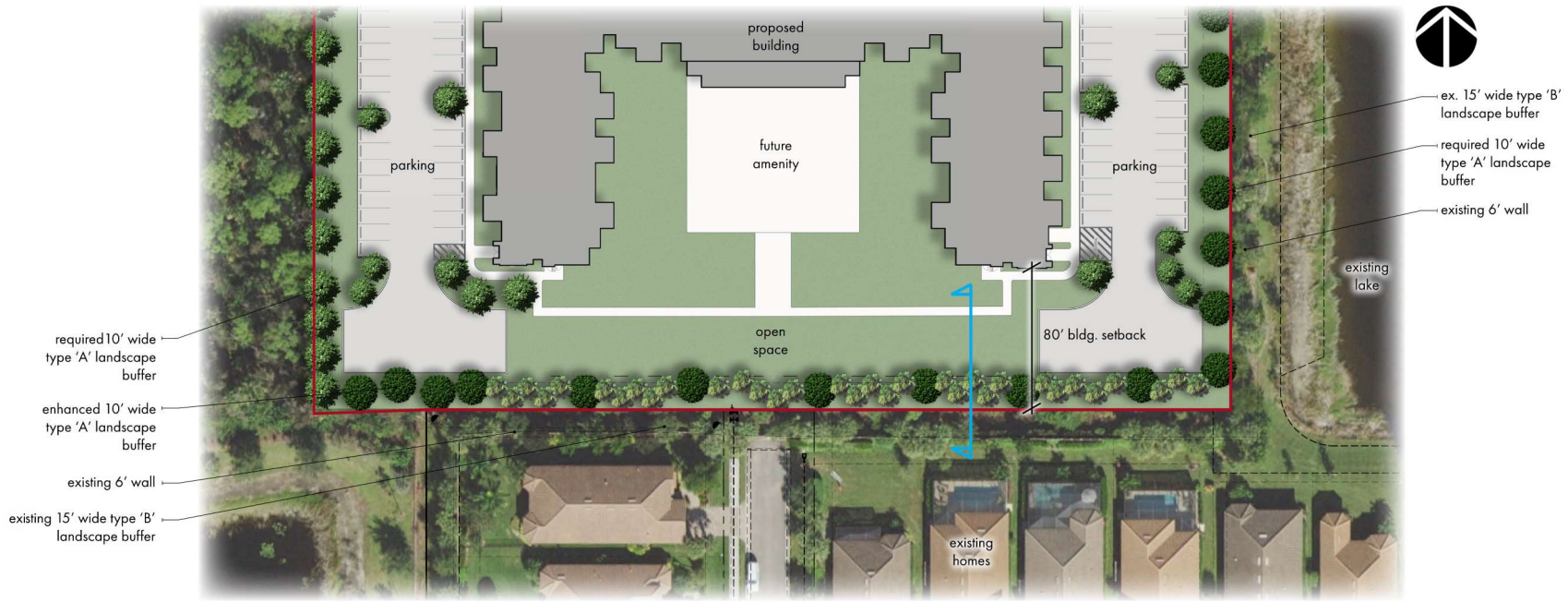
WALDROP ENGINEERING
CIVIL ENGINEERING | PLANNING | LANDSCAPE ARCHITEC
28100 BONITA GRANDE DRIVE - SUITE 305
BONITA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7899
EMAIL: info@waldropengineering.com

Attachment: Supplement for 7-22 HEX - Att B - Master Plan Updates C-1 C-1A and Mobility Plan (16314 : PL20200001294 Hacienda Lakes MPUD

Exhibit C-1A



SECTION



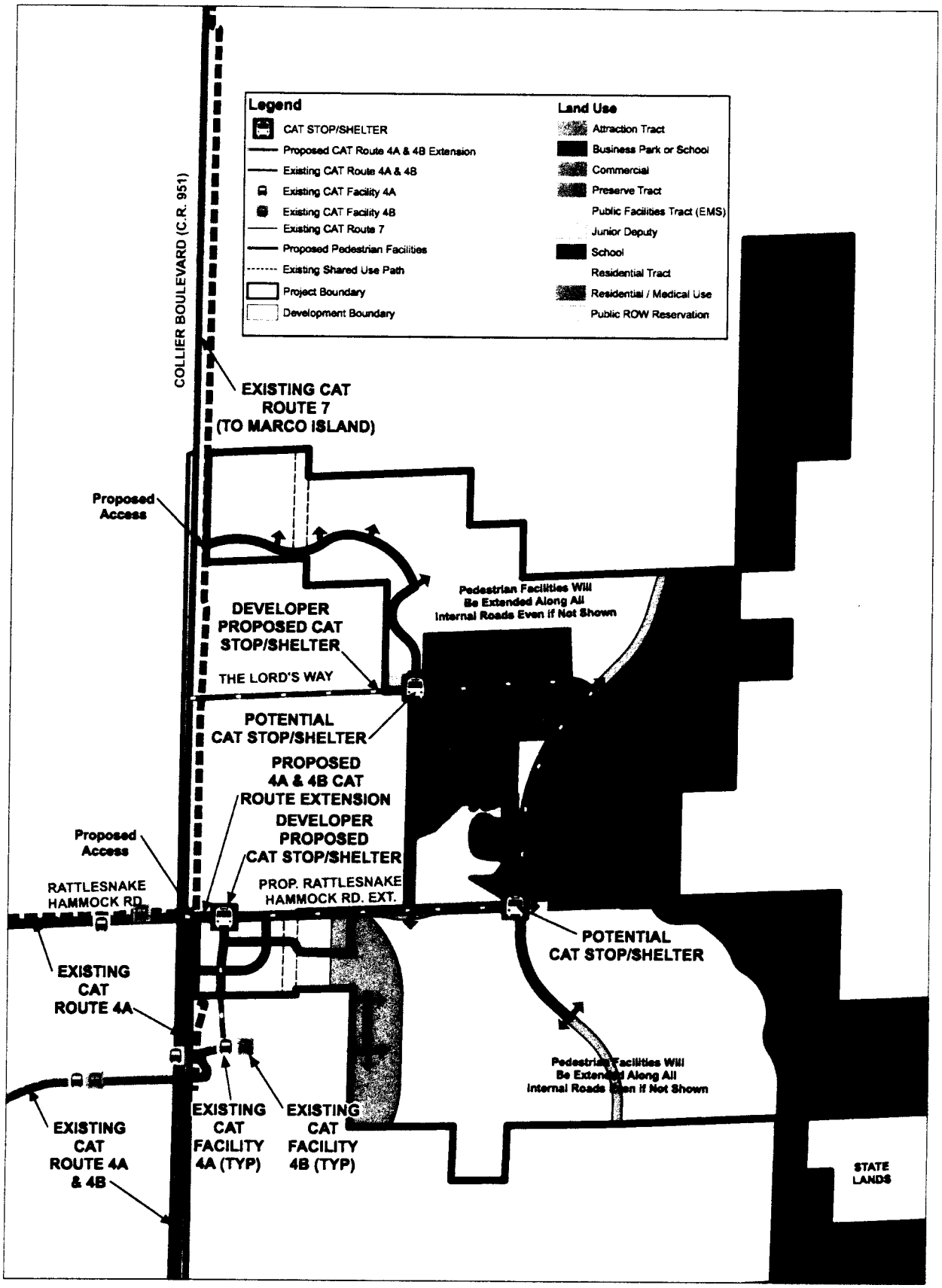
SITE PLAN

WALDROP ENGINEERING
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
www.waldropengineering.com

Allegro at Hacienda Lakes
Southern Buffer Exhibit

prepared for:
May 17th, 2021
McDowell

Attachment: Supplement for 7-22 HEX - Att B - Master Plan Updates C-1 C-1A and Mobility Plan (16314 : PL20200001294 Hacienda Lakes MPUD



Hacienda Lakes
Master Mobility Plan

0 500 1,000 Feet

N

DWA

Prepared By: rmjones
Printing Date: 11.10.2020

Attachment: Supplement for 7-22 HEX - Att B - Master Plan Updates C-1 C-1A and Mobility Plan (16314 : PL20200001294 Hacienda Lakes MPUD

HENRY JOHNSON LAW

Resident Attorneys:
Henry Paul Johnson, Esq.
Jeffrey D. Sam, Esq.

June 16, 2021

Via Email Only
Alexis Crespo, AICP
Senior Vice President – Planning
Waldrop Engineering, P.A.
28100 Bonita Grande Drive, Suite 305
Bonita Springs, Fl 34135
Alexis.Crespo@waldropengineering.com

RE: PDI – PL 20200001294 / HACIENDA LAKES MPUD SENIOR HOUSING

Ms. Crespo:

As you are aware, our Law Office has the pleasure to represent David Boothby, Danielle Boothby, and Lora Lang; Owners of Residential Real Property located within the Hacienda Lakes Mixed Use Planned Unit Development (MPUD). Our Clients, in turn, represent other Owners located within the same MPUD.

This letter shall confirm that McDowell Housing Partners has worked cooperatively with our Clients to address their concerns and, in that regard, our Clients support the PDI referenced above as modified. The support comes as a consequence of modifications to Exhibit "B" DEVELOPMENT STANDARDS to the submission entitled Operational Characteristics for Senior Housing as examined by and between our Office and Waldrop Engineering, P.A. on June 16, 2021.

Respectfully yours,

Henry Paul Johnson, Esq.

HPJ/jc
cc: Clients (via e-mail only)

6640 Willow Park Drive
Naples, Florida 34109

Tel +1 (239) 591 0133
Fax +1 (239) 591 0787

hjohnson@henryjohnsonlaw.com

Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

LauraDeJohnVEN

From: Daniel Katz <dkatz2185@gmail.com>
Sent: Saturday, May 22, 2021 2:55 PM
To: JenkinsAnita; LauraDeJohnVEN
Subject: Senior Housing: McDowell Request to Waive Ordinance 11-41

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.

To: Anita Jenkins, Laura DeJohn,

From: Daniel Katz
8888 Redonda Drive
Naples, FL

My name is Dan Katz. I recently semi-retired after a 37 year career in senior living which included independent housing, assisted living and long term care. I moved to Azure at Hacienda Lakes two years ago.

On May 17th I attended the NIM hosted by the applicant. After the applicant (McDowell) presentation, I provided the enclosed testimony.

Some highlights are as follows:

"In my many years of experience with developing and managing senior living communities, I've learned that **creating an attractive living residence is just part of the elements of success with senior living. The other part, which is equally important, are the services** provided within the senior housing which enable elders to have the support they need to live with dignity."

"While the minimum age requirement may be 62 years, my experience with the **likely move-in age is much older as seniors are living much longer** and prefer to stay in their own homes for as long as possible. The **average age of residents in senior housing nationwide is currently in the 80's".**

"What happens to some elders in their 80's is they have more challenges with activities of daily living. For example, eyesight may not be as good so they could stop driving. It might become harder to stand for long periods of time, so shopping & cooking becomes more challenging. Balance while walking can be challenging, so falls may be more frequent".

"So successful aging after move-in requires many supportive services. **On-site dining enables residents to obtain at least one nutritious meal a day and to socialize with other resident**s. **Transportation services provides residents with the means to take care of many of the activities of daily living which we take for granted as they give up driving due to sight and other physical limitations.** Also, **medical, physical and cognitive conditions frequently result in accidents in the apartment, so the ability to summon help to assess the situation and call emergency services is mandatory".**

"I have found that successful and affordable **senior housing are usually sponsored by non-profit organizations which have substantial senior living development and management experience.** These organizations also have the ability to **access tax exempt financing which lowers borrowing costs so operating funds can be a larger part of the pie".**

Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

"If I've read your development application correctly, it looks like McDowell Acquisitions LLC is to develop and build the building for about 4 million, which is extremely high." (Almost one quarter of the building cost)

"Then it becomes the **role of CORE MRP of Collier to provide permanent financing with tax exempt bonds and then provide management services after opening. CORE stands for National Community Renaissance of California"**.

"McDowell lists 7 apartment buildings in California as their development experience which are now managed by CORE. **Of the 7, only one is exclusively for seniors. The rest are just low income housing".**

"**CORE is a very large non-profit affordable housing company with many low income affordable housing apartments** across the country. **Very few are exclusively for Senior Housing.** The rest are low income housing for low income people".

During McDowell's presentation, they never mentioned that they will not be managing the senior housing after opening. They also never mentioned the role of CORE as providing long-term, tax exempt financing and managing the project after opening. These two facts are very important when evaluating the competence of the developer and future management for senior housing.

Here's the bottom line:

1. Removal of requested mandatory service requirements for senior housing pursuant to Collier County Ordinance 11-41 will result in harm to the future residents of proposed senior housing.

2. Neither McDowell nor CORE have substantial experience developing and/or managing senior housing which adds further risk of harm to it's future residents.

it's not difficult to conclude that the request to remove critical services is an attempt by the developer to lower building and operating costs at the expense of the quality of life of its future residents. For the reasons as stated above, I respectfully urge you to deny the developer's request to remove these services.

Daniel Katz
8888 Redonda Drive
Naples, FL. 34114

Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

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Memorandum

To: **Laura DeJohn, AICP, Collier County Zoning Division**

From: **Alexis Crespo, AICP, Waldrop Engineering, P.A.**

Date: **June 15, 2021**

Subject: **NIM Summary for Hacienda Lakes MPUD Senior Housing Insubstantial Change Allegro at Hacienda Lakes FKA Villa Verde (PL20200001294)**

Waldrop Engineering, P.A., and McDowell Housing Partners conducted a Neighborhood Information Meeting (NIM) for the Insubstantial Change to a Planned Unit Development (PDI) to the Allegro at Hacienda Lakes Mixed Use Planned Unit Development (MPUD). The meeting was held on Tuesday, May 17, 2021 at 5:30 p.m. at the Fairway Bible Church, 3855 The Lords Way, Naples, FL 34114.

Notices regarding the meeting were mailed to residents within a 500-foot radius of the project site on May 3, 2021. Additionally, the Esplanade of Hacienda Lakes and Azure homeowners' associations were notified of the meeting. A legal notice for the meeting was published in the Naples Daily News on May 3, 2021.

The sign-in sheets are attached as Exhibit "A" and demonstrate approximately 70 attendees came to the meeting. Collier County Staff Jamie French, Anita Jenkins, and Laura DeJohn were also in attendance at the meeting.

Alexis Crespo (Agent) started the meeting by introducing herself and the team from McDowell Housing Partners and Waldrop Engineering. Christopher Shear (Applicant) then gave an informational presentation, attached as Exhibit "B," on the Allegro at Hacienda Lakes (AKA Villa Verde) development and the proposed changes requested in the PDI application. Alexis Crespo (Agent) of Waldrop Engineering presented the proposed operational standards for the affordable senior housing project, current zoning and development regulations. She also provided a summary of proposed enhancements in terms of landscape buffering and dumpster location to off-set the impact of the proposed development on surrounding residences.

Several commitments were offered to relieve the concerns of nearby residents:

1. Minimum 85' building perimeter setback.
2. Relocation of dumpster to the west side of the building.
3. Provision of an enhanced buffer along the southern property line with the following minimum specifications:
    - Total of 44 trees comprised of 11 canopy trees and 33 sabal palms.
    - Canopy trees shall be a minimum of 10 feet tall at the time of planting.
    - Sabal palm trees shall be a minimum of 15'-30' staggered height at time of planting grouped in clusters with a minimum of three (3) palms per cluster, 10 feet on center.
4. Restrict age of residents to 62 years or more.

Following the Consultant's presentation, the meeting was opened up to the attendees to make comments and ask the consultant team questions regarding the proposed development. The following is a summarized list of the questions asked and responses given. The Applicant's and Agent's responses are shown in **bold**.

Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

Is this project Section 202 Housing?

RESPONSE: It is not Section 202 Housing. Section 202 no longer funds new construction.

Can you confirm the commitments to landscaping (buffers) and maximum building height?

RESPONSE: Committed to considering the enhanced buffers. We are strongly considering it, but we cannot commit to them yet. We have already redesigned the trash rooms to remove the dumpsters along southern property line.

What do you believe is surrounding the project location?

RESPONSE: There are six single-family homes on the southern property boundary. There are still some lots to be built in that community.

Are three-bedroom units being considered?

RESPONSE: No. Three-bedroom units are not included in the plans that have been submitted to the County.

Was the building height of surrounding developments considered? Have fewer floors been considered to protect the views of the surrounding properties?

RESPONSE: The allowance for height has been in place since the 2011 MPD zoning approval. As development continues in the corridor, there may be projects with even more stories than what is being proposed here. Limiting this project to three stories would not work for the considerations of this development program.

What will be the economic impact of modifications on present property values?

RESPONSE: In McDowell Housing Partners' experience, a development of this kind has not caused a reduction in value to surrounding properties. These kinds of developments trade at the market rate for the area despite the affordable housing requirement.

Have you considered options for this project outside of the Hacienda Lakes PUD?

RESPONSE: No. McDowell Housing Partners is developing a different type of affordable housing development at Santa Barbara and Davis, that was not pursued here. This is the property in Hacienda Lakes that makes sense and is permitted for senior housing.

Could a future request remove the age requirement for the community?

RESPONSE: There is a 50-year covenant to keep the property affordable and age-restricted so that can't happen unless the property goes into foreclosure. It is also a PUD commitment that runs with the land.

How will compliance with age and other restrictions be enforced?

RESPONSE: Tax credits and investments will be lost if the age restrictions are not upheld. Agreements to maintain the restrictions will be recorded covenants that extend for 30 to 50 years. The 62-year-old restriction will be added to the request.

Why not amend the age restriction to fifty-five and older?

Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

RESPONSE: The age was limited to 62 out of consideration for the neighborhood to limit the population to a senior population and not a people still in the workforce.

What will be the economic impact of the proposed request? What additional profit will the developer receive from these changes?

RESPONSE: There is an economic return to McDowel Housing Partners, but the bigger concern is that there is a need for affordable housing in this area.

Can the project be moved to another location?

RESPONSE: No. Funding is provided based on location of highest need and this parcel met the description of the funding criteria. Additionally, moving the project to another location that is not "shovel ready" would result in the time needed to obtain approvals to exceed the time limitations related to the project's funding.

Does the project need this change, or could it move forward without it?

RESPONSE: If the change is not approved, McDowell Housing Partners will modify the project as needed. There is no intention to walk away from the project.

Does the present request prevent McDowell Housing from asking for changes in the future? Are more changes expected in the future?

RESPONSE: This is the only change needed to support issuance of construction plans and get this project underway. Other projects within Hacienda Lakes may require additional PDIs though.

Have you analyzed the median income of the residents in Hacienda?

RESPONSE: Everyone is entitled to safe and secure housing so there has not been a comparison of incomes as suggested.

Have you read the minutes from the 2011 NIM? Did David Torres state that affordable housing is incompatible with the PUD?

RESPONSE: No, it never came up in any conversations with Mr. Torres.

Can you provide a complete copy of the PowerPoint by Thursday, May 20 at 5:00 pm?

RESPONSE: Yes. (Note: The Presentation was provided to Mr. Henry Johnson [the requestor and counsel for several nearby homeowners] on 5/18/2021.)

Is there (legal) counsel for the development?

RESPONSE: We will advise Mr. Johnson of any counsel when the PowerPoint is provided.

Is there an assigned meeting date and location for the Hearing Examiner meeting? When will we know when the meeting will occur?

RESPONSE: There is not a date set, but the information will be provided to the community prior to the meeting. The best guess for a meeting date is late June.

Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

This project lowers the bar for senior housing in the area by removing the three requirements.

RESPONSE: This change would not be applicable to any other senior housing other than affordable senior housing meeting the criteria in Hacienda Lakes.

A speaker expressed concerns about special needs for advanced aged residents and ability of a for-profit entity to meet those needs.

RESPONSE: A portion of the potential profits will go back into the community. There are also non-profit partners involved in the project. The project is also in proximity to local healthcare facilities. There will be a number resident programs and services that will assist residents with special needs.

Previous versions of the plan in December 2019 included only four stories and the name of the project was Villa Verde. The community would appreciate four stories maximum.

RESPONSE: The name changed because the County wouldn't accept a project with that name. A four-story project was explored but was ultimately not feasible.

What if residents have visitors or family that stay for endless amounts of time?

RESPONSE: There will be on-site management that does check-in for visitors and security cameras. Long-term visitors would be considered a violation of the resident's lease agreement.

When will we get to see new site plans to see if the changes you are considering have been incorporated?

RESPONSE: There will be a formal resubmittal of the site plan to Collier County after the Hearing Examiner meeting. If the HEX is approved, the buffer will be increased, the dumpsters will be moved and increase the size of the trash rooms so that everything is internal.

Will the developer be contributing to the development and maintenance of the road? Can you provide that information?

RESPONSE: We are required to pay our proportionate share. We will pay maintenance fees in compliance with the CDD ordinance. We can provide CDD information.

Will you do a better job than other developers at maintaining the facilities.

RESPONSE: This development is a public private partnership and development includes restrictions associated with maintenance of the property. Privately financed projects don't have those same restrictions to maintain the quality of the facilities.

Several attendees on Zoom registered their support of the comments made my Mr. Johnson.

There were no further questions or comments. Ms. Crespo thanked the attendees for coming and noted that their contact information is available for those who wished to reach out with any further questions. The meeting concluded at 7:00 p.m. The meeting was recorded and will be provided to the county as an audio file as Exhibit "C".

Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

Exhibit A

Meeting Sign-in Sheets

ALLEGRO AT HACIENDA LAKES PDI
NEIGHBORHOOD INFORMATION MEETING
MAY 17, 2021 – 5:30 P.M.

Name	Address	E-Mail Address (PLEASE PRINT CLEARLY)
Angelo & Gina Arminio	8363 Palacio Ter So	aga0416@gmail.com
Randy & Sharon Hildebrandt	8375 Palacio Ter S	rhildebrandt811@gmail.com
JOSEPH KHAYAT	8398 PALACIO TERR SO	jmk.khayat@gmail.com
Ron Kase	8234 Lucello Terr N	rdkase@centurylink.net
MICHAEL CODY	8024 Calle Canovas Ct	Yahoo07@comcast.net
Bernett Coke	8541 Sevilla Ct	M Coke 20@Gmail
Marion Coke	8541 Sevilla Ct	B-Coke 55@Gmail
JORGE RAMI	8095 CALLE CANOVAS ST	THeelseRental@Gmail.com

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ALLEGRO AT HACIENDA LAKES PDI
NEIGHBORHOOD INFORMATION MEETING
MAY 17, 2021 – 5:30 P.M.

Name	Address	E-Mail Address (PLEASE PRINT CLEARLY)
Frederick & Richard Schaal	8387 Palacio Terr South	fschaal@netscape.net
Lola & Richard Mason	8391 Palacio Terr. S.	Lolakmason@gmail.com
Mary Paeglow	8938 Redonda Dr.	MDPAEGLOW@MSN.COM
Pat/Alan MacDonald	8944 St. Lucia Dr #201	pemacpemac@aim.com
TERRY & MARIA ROSENSTOCK	8538 PALACIO TERR N.	TR1214@AOL.COM
William ZSAMBOK	8941 MUSTIQUE LANE	ZSAMBOK@COMCAST.NET
JWK: John Johannemann	8543 Palacio Terr. N	JOHN_JOHANNEMANN@YAHOO.COM
AMBER MASON	8511 PALACIO TER N	AMBERHORN@GMAIL.COM
ELIZABETH ARAGNO	8576 MAGGIORE Ct.	LEFTPA98@AOL.COM
Marlene Torres	8544 Seville Ct	marlene.seda@yahoo.com

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NEIGHBORHOOD INFORMATION MEETING
MAY 17, 2021 – 5:30 P.M.

Name	Address	E-Mail Address (PLEASE PRINT CLEARLY)
Debbie Palminteri	8968 Mustique Lane	dpalminteri@gmail.com
Joseph Palminteri	8968 Mustique Lane	Jpalminteri7@gmail.com
Rita Foster	8443 Palacio Terr. West	rjfoster04@gmail.com
Randy Foster	8443 Palacio Terr. West	bbasic214@gmail.com
Liliana M. Harper	8535 Palacio Ter N	lilianaharper@hotmail.com
Frank DeVoll		STEVEN.devoll@bestbuy.com
David Hernandez	8391 Promoso	
Joseph + Cheryl Rizk	8921 Saint Lucia Dr	CRIZC306@gmail.com
Rose Lee-Gayhart	8526 Palacio Ter N	gail11441@aol.com
Deborah & Wayne Mathe		

ALLEGRO AT HACIENDA LAKES PDI
NEIGHBORHOOD INFORMATION MEETING
MAY 17, 2021 – 5:30 P.M.

Name	Address	E-Mail Address (PLEASE PRINT CLEARLY)
JAMES R BURGER	8394 Viale Circle Naples 34114	JRBURGER1000@AOL.com
Roberta Greg & Schereinger	8106 CALLE CANOVAS ST NAPLES, FL	
J. WALRATH		
Laura DeJohn	Collier County	
TOM DORWAY	8388 Promeso Ct.	tomdorway@Gmail.com
DAVID McDONALD	8268 Locallo Ter N	dcm1.private@gmail.com
Mary Gout	8588 Maggiore	mmg1354@gmail.com
[illegible]	8488 Sevilla Ct.	joefoos@comcast.net
MARCY ROSHELLI	8567 MAGGIORE	MEROSHELLI@YAHOO.
RON ROSHELLI	8567 MAGGIORE	RROSHELLI@YAHOO

ALLEGRO AT HACIENDA LAKES PDI
NEIGHBORHOOD INFORMATION MEETING
MAY 17, 2021 – 5:30 P.M.

Name	Address	E-Mail Address (PLEASE PRINT CLEARLY)
Vicki Shores	8356 Lucello Terr N	smsvps84@gmail.com
STEVE SHORES	" "	" "
John Darnell	8922 St. Lucia Dr. #101	jwdarnell@verizon.net
Michael Puchalla	16273 Aberdeen Way 34110	
Mike & Sue Schwartz	8911 Mustique Lane 34114	
Paul & Mary Paeglow	8938 REDONDA DR	
Danielle Cote Boothby	8515 Palacio Terr N	sfmcfw@comcast.net
Lora Lang & Bob	8510 Palacio Terr N	loralang@mac.com
Henry Johnson	Henry Johnson Law 6640 Nill Park Dr. Naples	hjohnson@henryjohnsonlaw.com

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ALLEGRO AT HACIENDA LAKES PDI
NEIGHBORHOOD INFORMATION MEETING
MAY 17, 2021 – 5:30 P.M.

Name	Address	E-Mail Address (PLEASE PRINT CLEARLY)
Deba David Hirschfeld	8960 Mystique Ln	
Dan Icatz	8888 Redonda Drive	dkatz2185@gmail.com
Rick & Melanie Harper	8036 Calle Canovas Ct	rharper3238@gmail.com
Catherine Fay	8367 Palacio Dr.	Catherine.fay1219@gmail.com
KARL WINKELMANN	8443 VOLARO WAY	KWINKELMANN@SBCGLOBAL.NET
Tom Rath	8458 Viale Circle	thomasr460@aol.com
Elaine Rath	8458 Viale Circle	elainer8458@gmail.com
Maria DiBenedetto	8098 Calle Canovas St.	—
Ken Kingsbury	8078 Calle Cancun	
Lynn CLARK	8388 PROMOSO CT.	LC SELLSHOMES@gmail

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ALLEGRO AT HACIENDA LAKES PDI
NEIGHBORHOOD INFORMATION MEETING
MAY 17, 2021 – 5:30 P.M.

Name	Address	E-Mail Address (PLEASE PRINT CLEARLY)
Bob Stallard		Robert.Stallard@Comcast.Com
James Gould		JGOULD@IMMINET.COM
Mary Lou DeMaio		mldnaples@comcast.net
Mall Peters		MPISSIN@comcast.net
Barbara Owen		barbaraowen6@gmail.com
VICTOR BORSUKEVICH		victorborsukevich@yahoo.com
TOM GURELBERGER		WINGSGT@COMMNET.NET
Renee Szabo		STRANDLN1@AOL.COM
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Richard Leon Tebaldi		fortysevengz@gmail.com

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ALLEGRO AT HACIENDA LAKES PDI
NEIGHBORHOOD INFORMATION MEETING
MAY 17, 2021 – 5:30 P.M.

Name	Address	E-Mail Address (PLEASE PRINT CLEARLY)
Laura + Paul Messina	dol7swim@gmail.com	
Maria Finazzo	AZURE	maria@thefinazzifirm.com

Exhibit B

Meeting Presentation Slides

ALLEGRO AT HACIENDA LAKES PDI

NEIGHBORHOOD INFORMATION MEETING – MAY 17, 2021

MHP Overview

McDowell Housing Partners – Senior Affordable

- **McDowell Housing Partners (MHP)** is the affordable/workforce housing development arm of McDowell Properties (MP), a national multifamily housing investment company headquartered in Miami, FL.
  - McDowell Properties currently owns/operates around 12,000 apartment units across America's sunbelt.
- **Mission**: Create and preserve high-quality amenity-rich housing communities that provide America's workforce and seniors with an affordable, secure, and sustainable place to call home, while implementing valued resident programs and services that enhance residents' personal lives.
- **Structure**: Vertically integrated team of finance, construction, project management, accounting and asset management staff in house.

2

SLIDE 2

Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

McDowell Housing Partners
Competitive Financing Allocations

SECURED COMPETITIVE FUNDING ALLOCATIONS (2019-2020)				
Project	Location	Competive Funding Agency	Number of Units	4% or 9%
City Heights	Austin, TX	Texas Department of Housing and Community Affairs	179	4%
Lakeview Preserve	Irving, TX	Texas Department of Housing and Community Affairs	84	9%
Jordan Bayou	Carrabelle, FL	Florida Housing Finance Corporation	39	HOME
New River Landing	Carrabelle, FL	Florida Housing Finance Corporation	30	HOME
The Harmony	Naples, FL	Florida Housing Finance Corporation	82	4%
Allegro	Naples, FL	Florida Housing Finance Corporation	160	4%
Magnolia Oaks	Tallahassee, FL	Florida Housing Finance Corporation	110	4%
The Enclave	Orlando, FL	Florida Housing Finance Corporation	96	9%
The Cadenza	Miami, FL	Florida Housing Finance Corporation	160	4%
Southpointe Vista	Miami, FL	Florida Housing Finance Corporation	124	9%
		Total Units	1064	

Magnolia Oaks - Tallahassee, FL

The Harmony - Naples, FL

City Heights – Austin, TX

SLIDE 3

Market Demand

Key Conclusions

There is currently residual demand for 4,811 senior rental units in the PMA within the subject's projected income band. The number of senior households in the PMA is project to increase 10.3% by 2025.

10 Mile Radius

Summary of Competitive Advantages and Disadvantages

Advantages

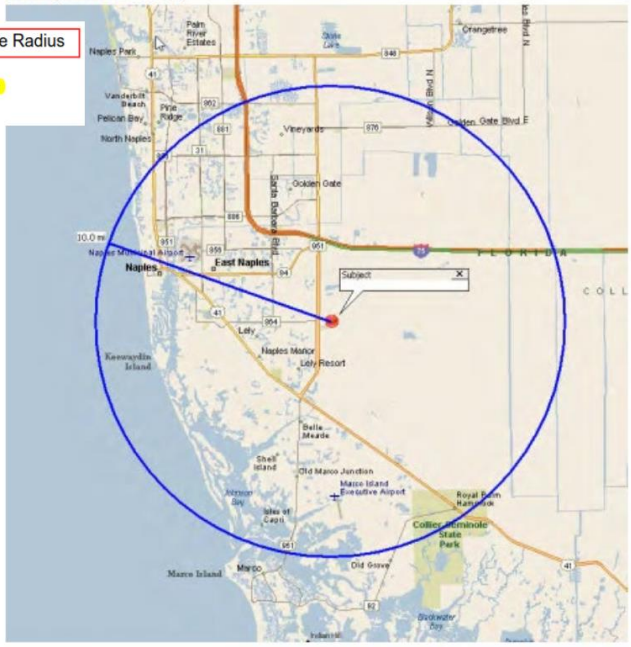
- The site is located near several major highways including U.S. Highway 41, Collier Boulevard and I-95.
- Population and household formations have grown steadily in the PMA, a trend that is expected to continue for the foreseeable future.
- There are no restricted properties with an elderly demographic located within 10 miles of the property or in Collier County. In terms of proximity, the subject is expected to have a low impact on the income and rent restricted comparables in the market.
- The subject's unit mix, unit sizes and project size are appropriate for a project with an elderly demographic.
- The project will have units set aside at 30% and 60% AMI, creating a broad range of income levels that will qualify for the subject's units.

Restricted Rent vs. Market Rent Comparison

Unit Type	Set Aside	Number of Units	Projected Net Rent	Projected Market Rent	Difference	Pct. Difference
1BR/1BA	30% AMI	9	$340	$1,100	$760	224%
1BR/1BA	60% AMI	82	$804	$1,100	$296	37%
2BR/2BA	30% AMI	7	$421	$1,335	$914	217%
2BR/2BA	60% AMI	62	$977	$1,335	$358	37%
Total/Avg.		160	$828	$1,201	$373	45%

According to Florida Housing Finance Corporation requirements, market rents are to exceed restricted rents by a minimum of 10%. In our analysis, the estimated market rents exceed the estimated restricted rents by 45%.

Primary Market Area Map



SLIDE 4

Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

DEVELOPMENT PROGRAM AND VITALS:

- PROPOSED AGE RESTRICTION **(62+)**: Allegro is Senior Independent Living not Assisted Living Facility (no in-house medical services)
  - Note - Zoning only requires age restriction of 55+, MHP is self-restricting the community further to provide a lower impact to the surrounding area. **If the HEX is not approved MHP will lower the age restriction to 55+.**
- PROPOSED DENSITY: 160 dwelling units.
  - Note – MHP initially planned 180 units, the permitted density of the site is over 400 dwelling units. **MHP shall reconsider density if HEX is denied.**
- HEIGHT - 5 Story single elevator building
  - Note – The current/existing zoning code permits buildings up to seven (7) stories. **MHP shall reconsider heights if HEX is denied.**
- PARKING - 210 parking spaces including HC spaces.
  - Note - Market-Rate would require substantially more parking.
- LOCATION: The site was selected due to the in-place zoning and legal land development rights vested thereunder, and for its ideal location near numerous medical facilities, grocery, pharmacy, and open space.
- VETERANS PREFERENCE : MHP has committed to offer a preference to veterans in review of occupancy applications and waitlist throughout the 50 year compliance period. MHP goal to have greater than 5% units occupied by veterans.
- AMENITIES:
  - Indoor – On-site management, 100% security camera coverage, fitness center, medical screening room, multipurpose community room with billiards, kitchenette, and club/game tables.
  - Outdoor- large covered terrace, bocce ball courts, enclosed dog park, walking paths with seating areas, lush landscaping, and potentially a pool.

SLIDE 5

ALLEGRO AT HACIENDA LAKES

SLIDE 6

Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

ALLEGRO AT HACIENDA LAKES

SLIDE 7

ALLEGRO AT HACIENDA LAKES

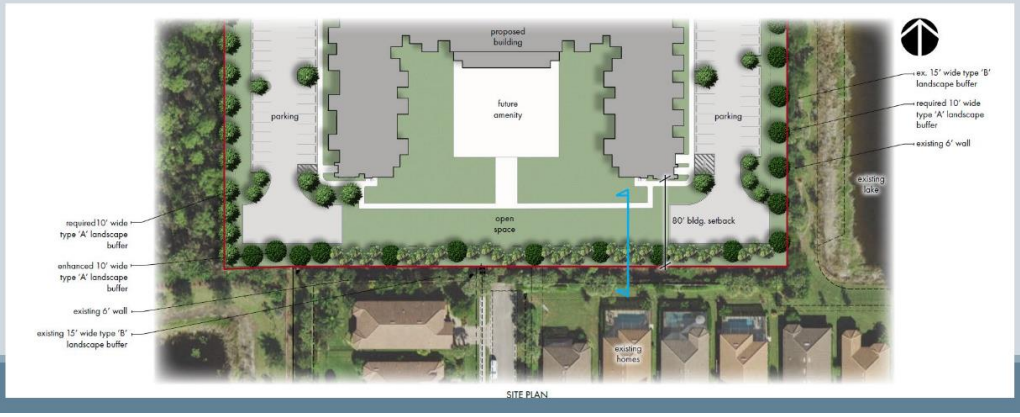
FUGLEBERG KOCH

MPH VILLA VERDE, Collier County, Florida | September 14, 2020

SLIDE 8

Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

- Building and Site Plan both designed to lessen the impact to the single-family neighbors:
  - Oriented Primary Building Frontage to North
  - Huge set-backs compared to Code Min
  - Enhanced Landscape Buffers
  - Lower Height than Code Min.
  - Less Density than Code Min.
  - No Unit Windows on End-Caps
  - Parking Located on North Side of the Building



SITE PLAN

SLIDE 9

FINANCING & REGULATORY COVENANTS

- Financed through established affordable housing programs (Tax Credit and SAIL Program)
  - **Competitive award drove site selection**
  - **Tax Credits are not HUD Section 8! No Guaranteed Rent Payments with Tax Credits. Public Private Partnership.**
  - **MHP Has Significant Guarantees On the Line**
  - **Thorough Tenant Selection Process**

- **Restrictions**: In consideration for the allocation of credits and SAIL loan, the property will be under **50-year recorded restrictive covenants** to maintain the age restrictions (55+) and rent/income level set-asides.
  - Income Restrictions - Based on annual income, not net worth
  - See Chart

- **Management and Operations:**
  - MHP is a long-term owner (at least 30 years). We cannot sell the property due to covenants, nor would the investor permit the sale.
  - We are subject to market-risk and compliance-risk, and only select the absolute best tenants. Credit, criminal, and rental histories are thoroughly vetted. Bad tenants create major problems for us and jeopardize our investment.
  - If property is not maintained MHP pays material penalties.

SLIDE 10

Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

Residential Rent Schedule	# of Units		Rent Limit	Unit Sq. Ft.	2021 AMI LIHTC Rent
1/1	9		30%	775	$474
1/1	82		60%	775	$949
2/2	7		30%	900	$569
2/2	62		60%	900	$1,138
Total	160	Inc Avg	57.0%	132,625	

HUD release: 4/1/2021
Effective: 4/1/2021
Implement on/before: 5/16/2021

2021 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs and CWHIP Homeownership Program
NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Collier County	20%	11,820	13,500	15,180	16,860	18,220	19,560	20,920	22,260	23,604	24,953	295	316	379	438	489	539
(Naples-Immokalee-	25%	14,775	16,875	18,975	21,075	22,775	24,450	26,150	27,825	29,505	31,191	369	395	474	548	611	674
Marco Island MSA)	28%	16,548	18,900	21,252	23,604	25,508	27,384	29,288	31,164	33,046	34,934	413	443	531	613	684	755
	30%	17,730	20,250	22,770	25,290	27,330	29,340	31,380	33,390	35,406	37,429	443	474	569	657	733	809
	33%	19,503	22,275	25,047	27,819	30,063	32,274	34,518	36,729	38,947	41,172	487	522	626	723	806	890
	35%	20,685	23,625	26,565	29,505	31,885	34,230	36,610	38,955	41,307	43,667	517	553	664	767	855	944
	40%	23,640	27,000	30,360	33,720	36,440	39,120	41,840	44,520	47,208	49,906	591	633	759	877	978	1,079
	45%	26,595	30,375	34,155	37,935	40,995	44,010	47,070	50,085	53,109	56,144	664	712	853	986	1,100	1,214
	50%	29,550	33,750	37,950	42,150	45,550	48,900	52,300	55,650	59,010	62,382	738	791	948	1,096	1,222	1,349
	60%	35,460	40,500	45,540	50,580	54,660	58,680	62,760	66,780	70,812	74,858	886	949	1,138	1,315	1,467	1,619
	70%	41,370	47,250	53,130	59,010	63,770	68,460	73,220	77,910	82,614	87,335	1,034	1,107	1,328	1,534	1,711	1,889
Median: 84,300	80%	47,280	54,000	60,720	67,440	72,880	78,240	83,680	89,040	94,416	99,811	1,182	1,266	1,518	1,754	1,956	2,159
	120%	70,920	81,000	91,080	101,160	109,320	117,360	125,520	133,560	141,624	149,717	1,773	1,899	2,277	2,631	2,934	3,238
	140%	82,740	94,500	106,260	118,020	127,540	136,920	146,440	155,820	165,228	174,670	2,068	2,215	2,656	3,069	3,423	3,778

SLIDE 11

ALLEGRO AT HACIENDA LAKES

FUGLEBERG KOCH

MPH VILLA VERDE, Collier County, Florida | September 14, 2020

SLIDE 12

Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

Esplanade at Hacienda Lakes Concerns:

- Affordability
- Property Values
- Crime
- Aesthetic of building
- Traffic
- Dumpster locations
- Privacy

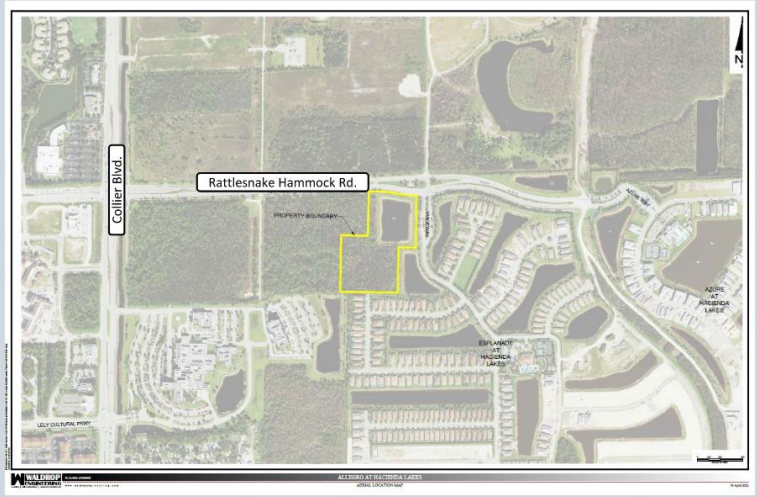
PDI REQUEST & RATIONALE:

- Remove requirement for emergency call system.
  - *This is not an ALF where call systems are common.*
- Remove Transportation services.
  - *Buses are noisy and obtrusive.*
- Remove on site dining
  - *On-site dining will undoubtedly result in more trash and pest in its operation.*
- Update to Mobility Plan

SLIDE 13

PROPERTY INFORMATION

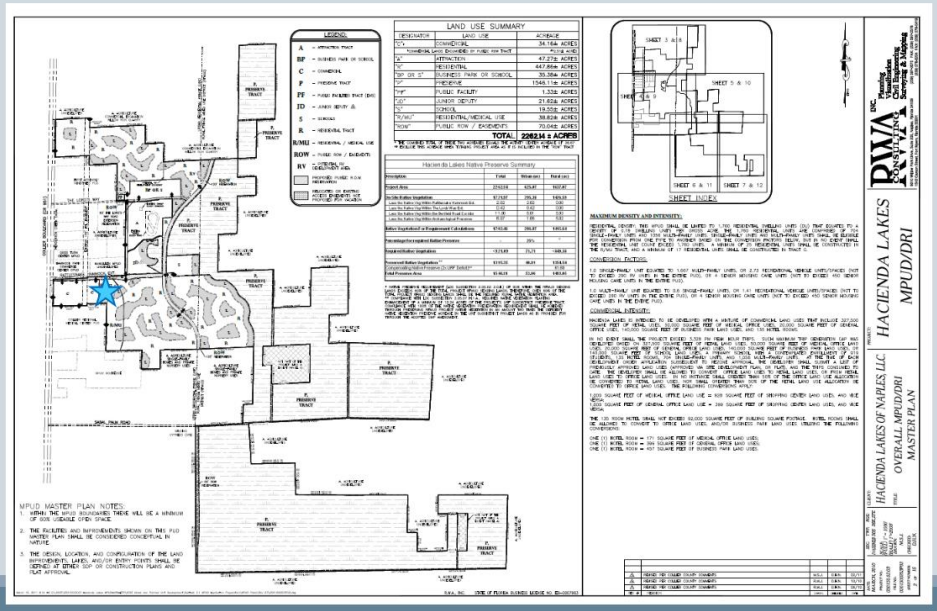
- 6.7+/- acre site
- Located south of Rattlesnake Hammock Road and east of Collier Blvd/CR 951
- Zoned MPUD per Hacienda Lakes Ordinance No. 11-41
- Designated on Master Plan in Residential/Medical Use (R/MU) Tract



SLIDE 14

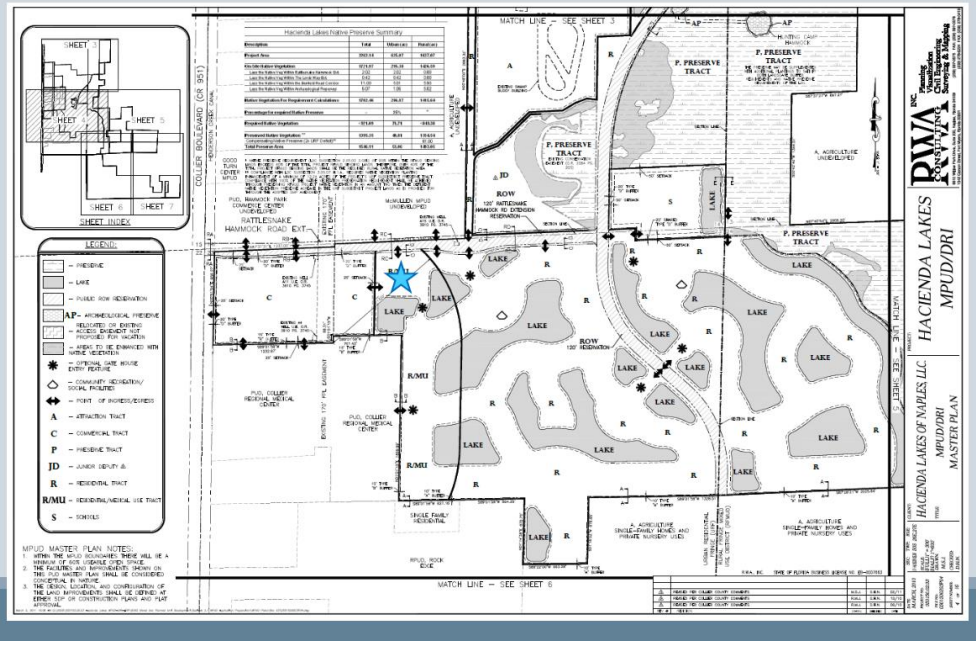
Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

HACIENDA LAKES MPUD



SLIDE 15

HACIENDA LAKES MPUD

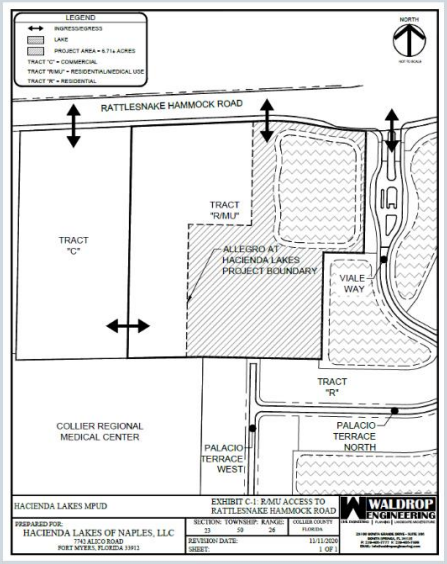


SLIDE 16

Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

REQUEST SUMMARY

- Applicant is developing the site with affordable senior housing project known as “Allegro at Hacienda Lakes”
- Highly demanded project in the County due to demographics and high cost of housing
- Approved for Expedited Review by Community and Human Services
- All units will be rented below 80% AMI
- Senior Housing is permitted use on the R/MU Tract up to 7 stories in height – PDI restricts to 5 stories
- 55+ age restriction is permitted -PDI will require age-restriction of 62+
- Subject to costly Operational Standards in Exhibit B of PUD Document for amenities that would limit ability to create affordable project



SLIDE 17

CURRENT LANGUAGE

Operational Characteristics for Senior Housing

a. The facility shall be for residents 55 years of age and older;

b. There shall be on-site dining facilities to the residents, with food service being on-site, or catered;

c. Group transportation services shall be provided for the residents for the purposes of grocery and other types of shopping. Individual transportation services shall be coordinated for the residents needs, including but not limited to medical office visits;

d. There shall be an onsite manager/activities coordinator to assist residents, who shall be responsible for planning and coordinating stimulating activities for the residents;

e. An on-site wellness facility shall provide exercise and general fitness opportunities for the residents.

f. Each unit shall be equipped with devices provided to notify emergency service providers in the event of a medical or other emergency;

g. Independent living units shall be designed so that a resident is able to age in place. For example, kitchens may be easily retrofitted by lowering the sink to accommodate a wheelchair bound resident or bathrooms may be retrofitted by adding grab bars.

SLIDE 18

Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

PROPOSED LANGUAGE

h. Lands described in SDP PL20200001717 are subject to the following: One Hundred Percent (100%) of the 160 units will be restricted to households with 80% Annual Median Income (AMI) or less, of which no less than 16 units will be restricted to households with 30% Annual Median Income (AMI) or less. This restriction shall remain in place for no less than thirty (30) years from the date issuance of the first Certificate of Occupancy). In combination with the commitment to affordability, the following operational characteristics apply to this project:

a. The facility shall be for residents 62 years of age or older;
b. There shall be an onsite manager/ activities coordinator to assist residents, who shall be responsible for planning and coordinating stimulating activities for the residents;
c. An on-site wellness facility shall provide exercise and general fitness opportunities for the residents;
d. Independent living units shall be designed so that a resident is able to age in place. For example, kitchens may be easily retrofitted by lowering the sink to accommodate a wheelchair bound resident or bathrooms may be retrofitted by adding grab bars.
e. The TIS shall use ITE use code 252 Senior Living Attached due to the limited on-site services to better reflect projected trip generation

SLIDE 19

CONCLUSIONS

- Senior Housing use is permitted by MPUD at building height of 75’
- Requested modifications to operational characteristics will directly support development of affordable senior housing for residents 62 years and older
- Highly demanded type of housing for Collier County
- Consistent with LDC PDI review criteria and Growth Management Plan
- Staff Recommendation of Approval

SLIDE 20

Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

CONCLUSIONS

	REQUIRED	PROVIDED
Minimum Property Setbacks	32.5’	80’
Maximum Building Height	75’	64’
Minimum Unit Size	600 SF	747 SF
Minimum Buffer Requirements	17 - Total Trees • 10’ Tall Canopy Trees (time of planting) • Planted 30’ Apart	44 - Total Trees • 11 - 10’ Tall Canopy Trees (at time of planting) ***PLUS*** • 33 - Sabal Palms • Staggered Heights of 15’-30’ (time of planting) • Planted 10’ Apart • Grouped into Clusters

SLIDE 21

SLIDE 22

Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

PDI REVIEW CRITERIA

Insubstantial change review criteria set forth in LDC Section 10.02.13.E.1 and 10.02.13.E.2:

a) Change in the boundary of the Planned Unit Development (PUD)

b) Proposed increase in the total number of dwelling units or intensity of land use or height of buildings within the development?

c) Proposed decrease in preservation, conservation, recreation, or open space areas?

d) Proposed increase in the size of areas used for non-residential uses?

e) Substantial increase in the impacts of the development?

f) Will the change result in land use activities that generate a higher level of vehicular traffic?

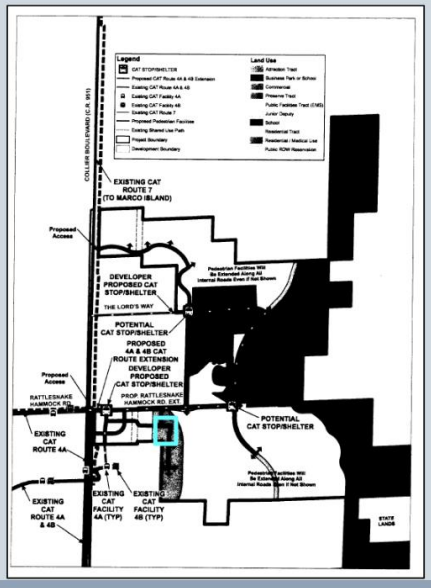
g) Will the change result in a requirement for increased stormwater retention, or otherwise increase stormwater discharge?

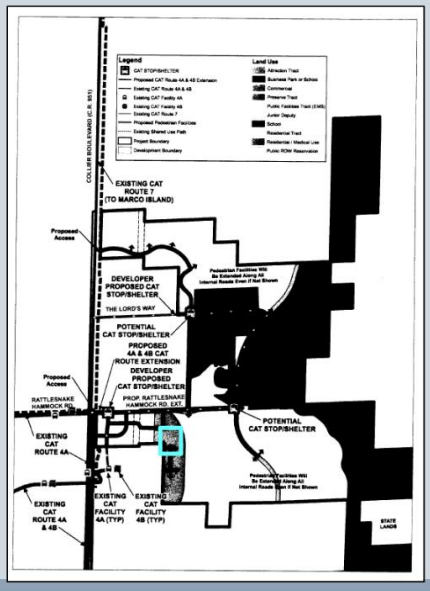
h) Will the proposed change bring about a relationship to an abutting land use that would be incompatible with an adjacent land use?

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?

SLIDE 23

UPDATE TO MOBILITY PLAN





SLIDE 24

Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

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

WALDROP ENGINEERING PA
28100 BONITA GRANDE DR

BONITA SPRINGS, FL 34135-6221

Affidavit of Publication

STATE OF WISCONSIN
COUNTY OF BROWN

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

Published: 05/03/2021

Subscribed and sworn to before on May 3, 2021:

Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires August 6, 2021

Publication Cost: $490.00
Ad No: 0004709950
Customer No: 1308418
PO #: meeting 5-18

# of Affidavits 1

This is not an invoice

NEIGHBORHOOD INFORMATION MEETING

The public is invited to attend a neighborhood information meeting held by Waldrop Engineering, P.A. on behalf of McDowell Housing Partners at the following time and location:

Monday, May 17, 2021, at 5:30 p.m.
Fairway Bible Church
3855 The Lords Way
Naples, FL 34114
***Social distancing and masks are required.**

Attending Virtually is also available using Zoom Meeting ID: 849 6217 3002

Please be advised that McDowell Housing Partners has filed an application (PL20200001294) with Collier County. The application is seeking approval of an Insubstantial Change to a Planned Unit Development (PDI) to modify operational characteristics relating to affordable senior housing in the Hacienda Lakes Mixed Use Planned Unit Development (MPUD).

The Allegro at Hacienda Lakes Independent Living Facility (ILF) project is located on 6.7+/- acres, generally south of Rattlesnake Hammock and 1/3rd mile east of Collier Blvd. in unincorporated Collier County, Florida. Please note senior housing is a permitted use on the subject property pursuant to the Hacienda Lakes Mixed Use Planned Development (MPUD).

WE VALUE YOUR INPUT

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

Waldrop Engineering, P.A. c/o Alexis Crespo
28100 Bonita Grande Dr., Suite 305, Bonita Springs, FL 34135
(239) 405-7777, ext. 2232 OR
alexis.crespo@waldropengineering.com

*Please note that the Collier County does not sponsor or endorse this program.
Pub Date: May. 3, 2021 #4709950

Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

WALDROP ENGINEERING
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
BONITA SPRINGS Fort Myers Tampa Orlando Sarasota
28100 Bonita Grande Dr., Suite 305, Bonita Springs, FL 34135
p. (239) 405-7777 f. (239) 405-7899

April 28, 2021

RE: Allegro at Hacienda Lakes PDI
PL20200001294 (Insubstantial Change to PUD)

Dear Property Owner:

Please be advised that McDowell Housing Partners has filed an application (PL20200001294) with Collier County. The application is seeking approval of an Insubstantial Change to a Planned Unit Development (PDI) to modify operational characteristics relating to affordable senior housing in the Hacienda Lakes Mixed Use Planned Unit Development (MPUD).

The Allegro at Hacienda Lakes Independent Living Facility (ILF) project is located on 6.7+/- acres, generally south of Rattlesnake Hammock and 1/3rd mile east of Collier Blvd. in unincorporated Collier County, Florida. Please note senior housing is a permitted use on the subject property pursuant to the Hacienda Lakes Mixed Use Planned Development (MPUD).

A Neighborhood Information Meeting will be held to provide you an opportunity to hear a presentation about this application and ask questions. **The Neighborhood Information Meeting will be held on Monday, May 17, 2021 at 5:30 p.m. at Fairway Bible Church 3855 The Lords Way, Naples, FL 34114.**

Attending virtually is also available via Zoom. Please visit www.zoom.us, click on "Join A Meeting" in the top right corner, and enter **Meeting ID: 849 6217 3002**

*****PLEASE NOTE THE APPLICANT HAS REQUESTED TO CONTINUE THE HEARING EXAMINER PUBLIC HEARING, CURRENTLY SCHEDULED ON MAY 13TH UNTIL AFTER THIS NEIGHBORHOOD MEETING IS HELD.*****

Should you have questions prior to the meeting, please contact me directly at (239) 850-8525, or alexis.crespo@waldropengineering.com.

Sincerely,

WALDROP ENGINEERING, P.A.

Alexis Crespo, AICP
Senior Vice President - Planning

*Please note that Collier County does not sponsor or endorse this program.
**Social distancing and masks are required.

Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

ALLEGRO AT HACIENDA LAKES PDI
NEIGHBORHOOD INFORMATION MEETING
MAY 17, 2021 – 5:30 P.M.

Name	Address	E-Mail Address (PLEASE PRINT CLEARLY)
Angelo & Gina Arminio	8363 Palacio Ter So	aga0416@gmail.com
Randy & Sharon Hildebrandt	8375 Palacio Ter S	rhildebrandt811@gmail.com
JOSEPH KHAYAT	8398 PALACIO TERR SO	jmk.khayat@gmail.com
Ron Kase	8234 Lucello Terr N	rdkase@centurylink.net
MICHAEL CODY	8024 Calle Canovas Ct	Yahoo07@comcast.net
Bernett Coke	8541 Sevilla Ct	M Coke 20@G mail
Marion Coke	8541 Sevilla Ct	B-Coke 55@Gmail
JORGE RAMI	8095 CALLE CANOVAS ST	THeedgeRental@GMAIL.com

Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda Lakes MPUD

ALLEGRO AT HACIENDA LAKES PDI
NEIGHBORHOOD INFORMATION MEETING
MAY 17, 2021 – 5:30 P.M.

Name	Address	E-Mail Address (PLEASE PRINT CLEARLY)
Debbie Palminteri	8968 Mustique Lane	dpalminteri@gmail.com
Joseph Palminteri	8968 Mustique Lane	Jpalminteri7@gmail.com
Rita Foster	8443 Palacio Terr. West	rjfoster04@gmail.com
Randy Foster	8443 Palacio Terr. West	bbasic214@gmail.com
Liliana M. Harper	8535 Palacio Ter. N	lilianaharper@hotmail.com
Frank DeVoll		STEVEN.devoll@bestlaw.com
David Hernandez	8391 Promosa	
Joseph + Cheryl Rizk	8921 Saint Lucia Dr	CRizk206@gmail.com
Rose Lee-Gaughan	8526 Palacio Ter N	gau11441@aol.com
Deborah & Wayne Martin		

Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda Lakes MPUD

ALLEGRO AT HACIENDA LAKES PDI
NEIGHBORHOOD INFORMATION MEETING
MAY 17, 2021 – 5:30 P.M.

Name	Address	E-Mail Address (PLEASE PRINT CLEARLY)
Frederica & Richard Schaal	8387 Palacio Terr South	fschaal@netscape.net
Lola & Richard Mason	8391 Palacio Terr. S.	Lolakmason@gmail.com
Mary Paeglow	8938 Redonda Dr.	MDPAEGlow@msn.com
Pat/Alan MacDonald	8444 St. Lucia Dr #201	pemacpemac@aim.com
TERRY & MARIA ROSENSTOCK	8538 PALACIO TERR N.	TR1214@AOL.COM
William ZSAMBOK	8941 MUSTIQUE CANE	ZSAMBOK@COMCAST.NET
JANICE Joann Johannemann	8543 Palacio Terr. N	JOHN_JOHANNEMANN@YAHOO.COM
AMBER MASON	8511 PALACIO TER N	AMBREHORN@GMAIL.COM
ELIZABETH ARAGNO	8576 MAGGIORE Ct.	LEFTPA98@AOL.COM
Marlene Torres	8544 Seville Ct	marlene.seda@yahoo.com

Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda Lakes MPUD

ALLEGRO AT HACIENDA LAKES PDI
NEIGHBORHOOD INFORMATION MEETING
MAY 17, 2021 – 5:30 P.M.

Name	Address	E-Mail Address (PLEASE PRINT CLEARLY)
JAMES R BURGER	8394 Viale Circle Naples 34114	JRBURGER1000@AOL.com
Roberta Greg & Scherzinger	8106 CALLE CANOVAS ST NAPLES, FL	
J. WALRATH		
Laura DeJohn	Collier County	
TOM DORWAY	8388 Promoso Ct.	tomdorway@Gmail.com
DAVID McDONALD	8268 Locallo Ter N	dcm1.private@gmail.com
Mary Gout	8588 Maggiore	mmg1354@gmail.com
[illegible]	8488 Sevilla Ct.	joefoos@comcast.net
MARCY ROSHELLI	8567 MAGGIORE	MEROSHELLI@YAHOO.
RON ROSHELLI	8567 MAGGIORE	RROSHELLI@YAHOO

Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda Lakes MPUD

ALLEGRO AT HACIENDA LAKES PDI
NEIGHBORHOOD INFORMATION MEETING
MAY 17, 2021 – 5:30 P.M.

Name	Address	E-Mail Address (PLEASE PRINT CLEARLY)
Vicki Shores	8356 Lucello Terr N	smsvps84@gmail.com
STEVE SHORES	" "	" "
John Darnell	8922 St. Lucia Dr. #101	jwdarnell@verizon.net
Michael Puchalla	16273 Aberdeen Way 34110	
Mike & Sue Schwartz	8911 Mustique Lane 34114	
Paul & Mary Paeglow	8938 REDONDA DR	
Danielle Cote Boothby	8515 Palacio Terr N	sfmcfw@comcast.net
Lora Lang & Bob	8510 Palacio Terr N	loralang@mac.com
Henry Johnson	Henry Johnson Law 6640 Nill Pall Dr. Naples	hjohnson@henryjohnsonlaw.com

Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda Lakes MPUD

ALLEGRO AT HACIENDA LAKES PDI
NEIGHBORHOOD INFORMATION MEETING
MAY 17, 2021 – 5:30 P.M.

Name	Address	E-Mail Address (PLEASE PRINT CLEARLY)
Deba David Hirschfeld	8960 Mystique Ln	
Dan Katz	8888 Redonda Drive	dkatz2185@gmail.com
Rick & Melanie Harper	8036 Calle Canovas Ct	rharper3232@mail.com
Catherine Fay	8367 Palacio Dr.	catherine.fay1219@gmail.com
KARL WINKELMANN	8443 VOLARO WAY	KWINKELMANN@SBCGLOBAL.NET
Tom Rath	8458 Viale Circle	thomasr460@aol.com
Elaine Rath	8458 Viale Circle	elainer8458@gmail.com
Maria DiBenedetto	8098 Calle Canovas St.	—
Ken Kingsbury	8078 Calle Canovas	
Lynn Clark	8388 Promoso Ct.	LCSELLSHOMES@gmail.com

Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda Lakes MPUD

ALLEGRO AT HACIENDA LAKES PDI
NEIGHBORHOOD INFORMATION MEETING
MAY 17, 2021 – 5:30 P.M.

Name	Address	E-Mail Address (PLEASE PRINT CLEARLY)
Bob Stallard		Robert Stallard@Comcast.Com
James Gould		JGOULD@IMMINET.COM
Mary Lou DiAmico		mldnaples@comcast.net
Mall Peters		MPEISEN@comcast.net
Barbara Owen		barbaraowen6@gmail.com
VICTOR BORSUKEVICH		victorborsukevich@yahoo.com
TOM GURELBERGER		WINGSGT@COMCAST.NET
Renee Szabo		STRANDLN1@AOL.COM
Tom Bothe		tombothe42@gmail.com
Richard Leyton Tebaldi		fortysevengs@gmail.com

Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda Lakes MPUD

ALLEGRO AT HACIENDA LAKES PDI
NEIGHBORHOOD INFORMATION MEETING
MAY 17, 2021 – 5:30 P.M.

Name	Address	E-Mail Address (PLEASE PRINT CLEARLY)
Laura & Paul Messina	dol7swim@gmail.com	
Maria Finazzo	AZURE	maria@thefinazzoteam.com

Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda Lakes MPUD

ALLEGRO AT HACIENDA LAKES PDI

NEIGHBORHOOD INFORMATION MEETING – MAY 17, 2021

Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda

McDowell Housing Partners – Senior Affordable

- **McDowell Housing Partners (MHP)** is the affordable/workforce housing development arm of McDowell Properties (MP), a national multifamily housing investment company headquartered in Miami, FL.
  - McDowell Properties currently owns/operates around 12,000 apartment units across America's sunbelt.
- **Mission**: Create and preserve high-quality amenity-rich housing communities that provide America's workforce and seniors with an affordable, secure, and sustainable place to call home, while implementing valued resident programs and services that enhance residents' personal lives.
- **Structure**: Vertically integrated team of finance, construction, project management, accounting and asset management staff in house.

Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda

McDowell Housing Partners
Competitive Financing Allocations

SECURED COMPETITIVE FUNDING ALLOCATIONS (2019-2020)				
Project	Location	Competive Funding Agency	Number of Units	4% or 9%
City Heights	Austin, TX	Texas Department of Housing and Community Affairs	179	4%
Lakeview Preserve	Irving, TX	Texas Department of Housing and Community Affairs	84	9%
Jordan Bayou	Carrabelle, FL	Florida Housing Finance Corporation	39	HOME
New River Landing	Carrabelle, FL	Florida Housing Finance Corporation	30	HOME
The Harmony	Naples, FL	Florida Housing Finance Corporation	82	4%
Allegro	Naples, FL	Florida Housing Finance Corporation	160	4%
Magnolia Oaks	Tallahassee, FL	Florida Housing Finance Corporation	110	4%
The Enclave	Orlando, FL	Florida Housing Finance Corporation	96	9%
The Cadenza	Miami, FL	Florida Housing Finance Corporation	160	4%
Southpointe Vista	Miami, FL	Florida Housing Finance Corporation	124	9%
		Total Units	1064	

Magnolia Oaks - Tallahassee, FL

The Harmony - Naples, FL

City Heights – Austin, TX

Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda

Market Demand

Key Conclusions

There is currently residual demand for 4,811 senior rental units in the PMA within the subject's projected income band. The number of senior households in the PMA is project to increase 10.3% by 2025.

10 Mile Radius

Summary of Competitive Advantages and Disadvantages

Advantages

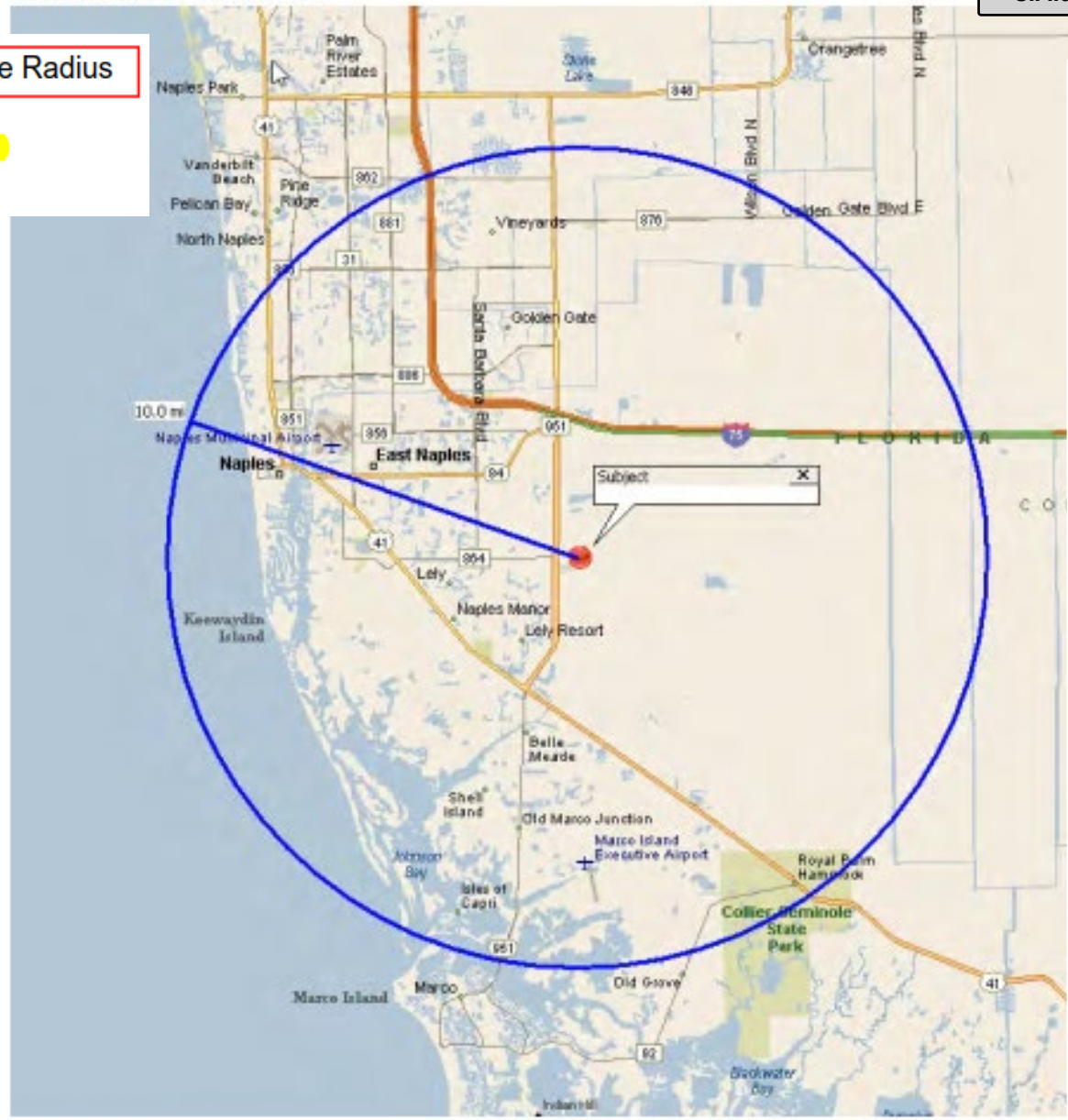
- The site is located near several major highways including U.S. Highway 41, Collier Boulevard and I-95.
- Population and household formations have grown steadily in the PMA, a trend that is expected to continue for the foreseeable future.
- There are no restricted properties with an elderly demographic located within 10 miles of the property or in Collier County. In terms of proximity, the subject is expected to have a low impact on the income and rent restricted comparables in the market.
- The subject's unit mix, unit sizes and project size are appropriate for a project with an elderly demographic.
- The project will have units set aside at 30% and 60% AMI, creating a broad range of income levels that will qualify for the subject's units.

Restricted Rent vs. Market Rent Comparison

Unit Type	Set Aside	Number of Units	Projected Net Rent	Projected Market Rent	Difference	Pct. Difference
1BR/1BA	30% AMI	9	$340	$1,100	$760	224%
1BR/1BA	60% AMI	82	$804	$1,100	$296	37%
2BR/2BA	30% AMI	7	$421	$1,335	$914	217%
2BR/2BA	60% AMI	62	$977	$1,335	$358	37%
Total/Avg.		160	$828	$1,201	$373	45%

According to Florida Housing Finance Corporation requirements, market rents are to exceed restricted rents by a minimum of 10%. In our analysis, the estimated market rents exceed the estimated restricted rents by 45%.

Primary Market Area Map



Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda

DEVELOPMENT PROGRAM AND VITALS:

- PROPOSED AGE RESTRICTION **(62+)**: Allegro is Senior Independent Living not Assisted Living Facility (no in-house medical services)
  - Note - Zoning only requires age restriction of 55+, MHP is self-restricting the community further to provide a lower impact to the surrounding area. I **the HEX is not approved MHP will lower the age restriction to 55+.**

- PROPOSED DENSITY: 160 dwelling units.
  - Note – MHP initially planned 180 units, the permitted density of the site is over 400 dwelling units. **MHP shall reconsider density if HEX is denied.**

- HEIGHT - 5 Story single elevator building
  - Note – The current/existing zoning code permits buildings up to seven (7) stories. **MHP shall reconsider heights if HEX is denied.**

- PARKING - 210 parking spaces including HC spaces.
  - Note - Market-Rate would require substantially more parking.

- LOCATION: The site was selected due to the in-place zoning and legal land development rights vested thereunder, and for its ideal location near numerous medical facilities, grocery, pharmacy, and open space.

- VETERANS PREFERENCE : MHP has committed to offer a preference to veterans in review of occupancy applications and waitlist throughout the 50 year compliance period. MHP goal to have greater than 5% units occupied by veterans.

- AMENITIES:
  - Indoor – On-site management, 100% security camera coverage, fitness center, medical screening room, multipurpose community room with billiards kitchenette, and club/game tables.
  - Outdoor- large covered terrace, bocce ball courts, enclosed dog park, walking paths with seating areas, lush landscaping, and potentially a pool.

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ALLEGRO AT HACIENDA LAKES

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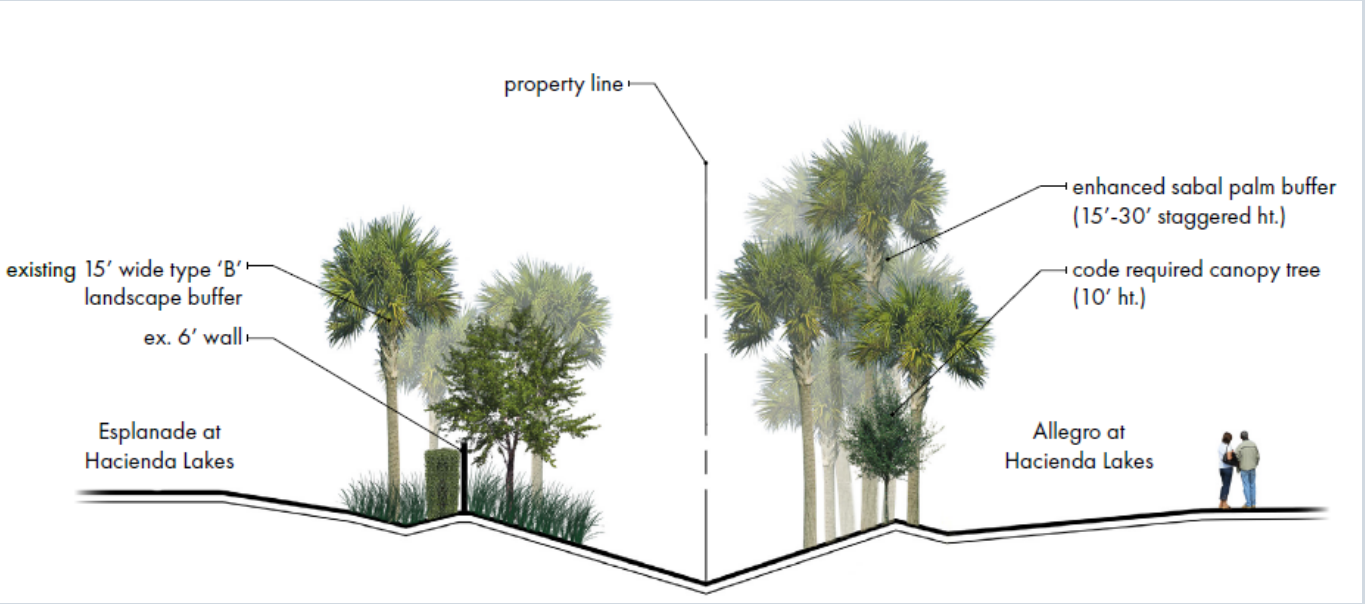
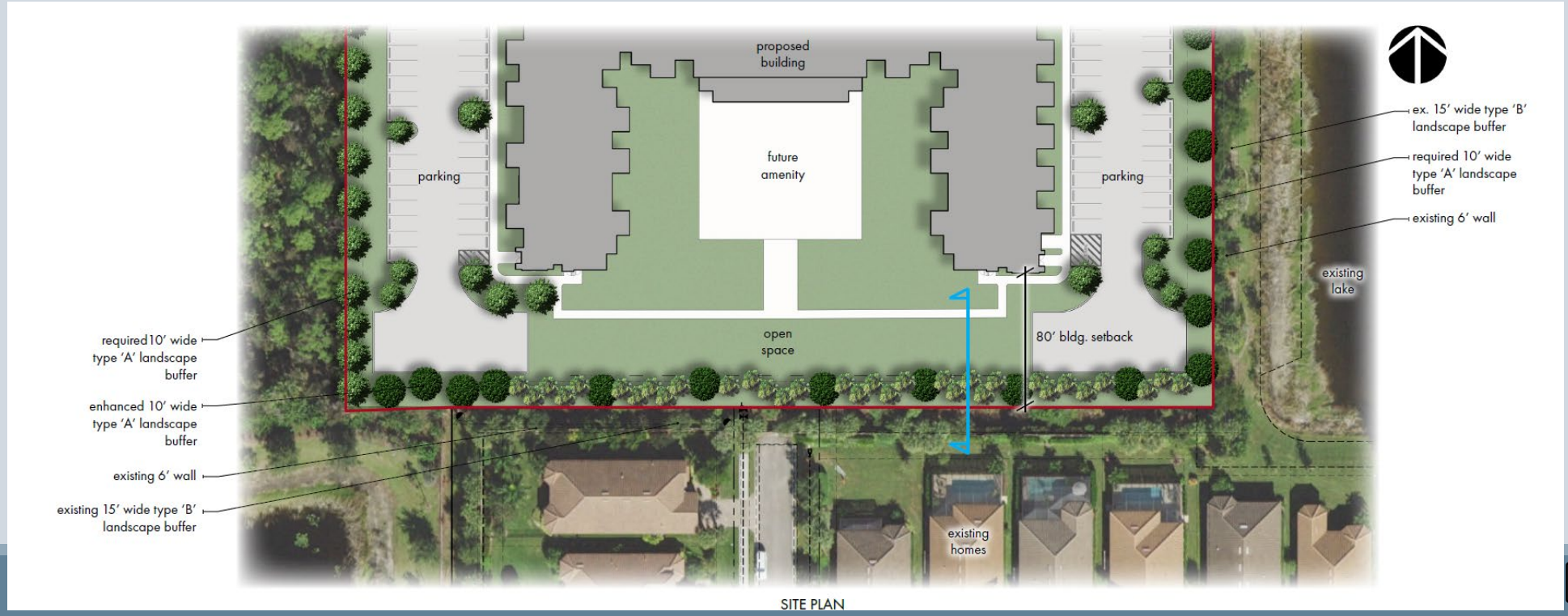


- Building and Site Plan both designed to lessen the impact to the single-family neighbors:
  - Oriented Primary Building Frontage to North
  - Huge set-backs compared to Code Min
  - Enhanced Landscape Buffers
  - Lower Height than Code Min.
  - Less Density than Code Min.
  - No Unit Windows on End-Caps
  - Parking Located on North Side of the Building



SITE PLAN

Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda

FINANCING & REGULATORY COVENANTS

- Financed through established affordable housing programs (Tax Credit and SAIL Program)
  - **Competitive award drove site selection**
  - **Tax Credits are not HUD Section 8! No Guaranteed Rent Payments with Tax Credits. Public Private Partnership.**
  - **MHP Has Significant Guarantees On the Line**
  - **Thorough Tenant Selection Process**

- **Restrictions**: In consideration for the allocation of credits and SAIL loan, the property will be under **50-year recorded restrictive covenants** to maintain the age restrictions (55+) and rent/income level set-asides.
  - Income Restrictions - Based on annual income, not net worth
  - See Chart

- **Management and Operations:**
  - MHP is a long-term owner (at least 30 years). We cannot sell the property due to covenants, nor would the invest permit the sale.
  - We are subject to market-risk and compliance-risk, and only select the absolute best tenants. Credit, criminal, a rental histories are thoroughly vetted. Bad tenants create major problems for us and jeopardize our investment.
  - If property is not maintained MHP pays material penalties.

Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda

Residential Rent Schedule	# of Units		Rent Limit	Unit Sq. Ft.	2021 AMI LIHTC Rent
1/1	9		30%	775	$474
1/1	82		60%	775	$949
2/2	7		30%	900	$569
2/2	62		60%	900	$1,138
Total	**160**	**Inc Avg**	**57.0%**	**132,625**	

HUD release: 4/1/2021
Effective: 4/1/2021
Implement on/before: 5/16/2021

2021 Income Limits and Rent Limits
Florida Housing Finance Corporation
Multifamily Rental Programs and CWHIP Homeownership Program
NOTE: Does not pertain to CDBG-DR, HHRP, HOME, NHTF or SHIP

County (Metro)	Percentage Category	Income Limit by Number of Persons in Household										Rent Limit by Number of Bedrooms in Unit					
		1	2	3	4	5	6	7	8	9	10	0	1	2	3	4	5
Collier County	20%	11,820	13,500	15,180	16,860	18,220	19,560	20,920	22,260	23,604	24,953	295	316	379	438	489	539
(Naples-Immokalee-	25%	14,775	16,875	18,975	21,075	22,775	24,450	26,150	27,825	29,505	31,191	369	395	474	548	611	674
Marco Island MSA)	28%	16,548	18,900	21,252	23,604	25,508	27,384	29,288	31,164	33,046	34,934	413	443	531	613	684	755
	30%	17,730	20,250	22,770	25,290	27,330	29,340	31,380	33,390	35,406	37,429	443	474	569	657	733	809
	33%	19,503	22,275	25,047	27,819	30,063	32,274	34,518	36,729	38,947	41,172	487	522	626	723	806	890
	35%	20,685	23,625	26,565	29,505	31,885	34,230	36,610	38,955	41,307	43,667	517	553	664	767	855	944
	40%	23,640	27,000	30,360	33,720	36,440	39,120	41,840	44,520	47,208	49,906	591	633	759	877	978	1,079
	45%	26,595	30,375	34,155	37,935	40,995	44,010	47,070	50,085	53,109	56,144	664	712	853	986	1,100	1,214
	50%	29,550	33,750	37,950	42,150	45,550	48,900	52,300	55,650	59,010	62,382	738	791	948	1,096	1,222	1,349
	60%	35,460	40,500	45,540	50,580	54,660	58,680	62,760	66,780	70,812	74,858	886	949	1,138	1,315	1,467	1,619
	70%	41,370	47,250	53,130	59,010	63,770	68,460	73,220	77,910	82,614	87,335	1,034	1,107	1,328	1,534	1,711	1,889
Median: 84,300	80%	47,280	54,000	60,720	67,440	72,880	78,240	83,680	89,040	94,416	99,811	1,182	1,266	1,518	1,754	1,956	2,159
	120%	70,920	81,000	91,080	101,160	109,320	117,360	125,520	133,560	141,624	149,717	1,773	1,899	2,277	2,631	2,934	3,238
	140%	82,740	94,500	106,260	118,020	127,540	136,920	146,440	155,820	165,228	174,670	2,068	2,215	2,656	3,069	3,423	3,778

Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda

ALLEGRO AT HACIENDA LAKES

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Esplanade at Hacienda Lakes Concerns:

- Affordability
- Property Values
- Crime
- Aesthetic of building
- Traffic
- Dumpster locations
- Privacy

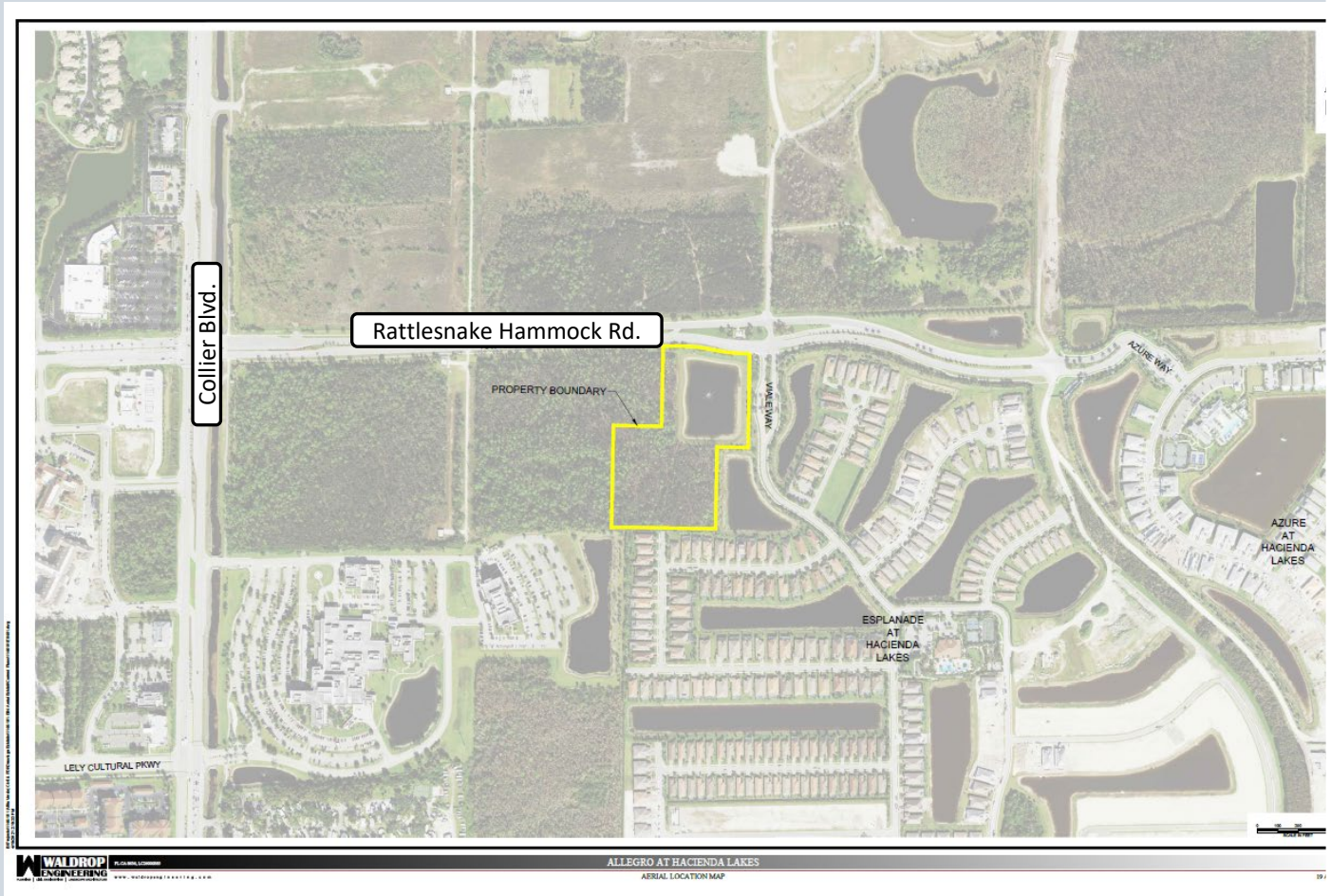
PDI REQUEST & RATIONALE:

- Remove requirement for emergency call system.
  - *This is not an ALF where call systems are common.*
- Remove Transportation services.
  - *Buses are noisy and obtrusive.*
- Remove on site dining
  - *On-site dining will undoubtedly result in more trash and pest in its operation.*
- Update to Mobility Plan

Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda

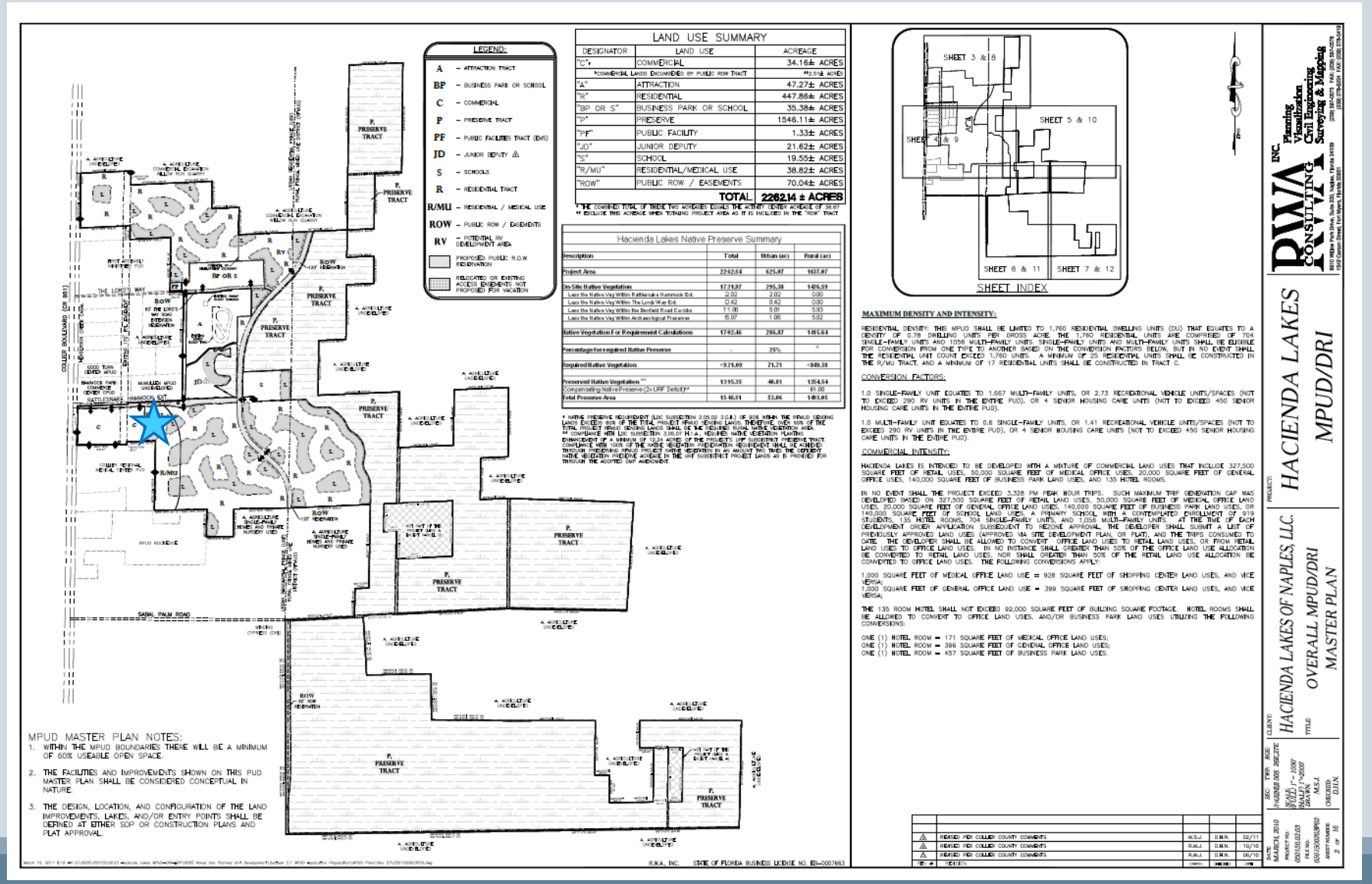
PROPERTY INFORMATION

- 6.7+/- acre site
- Located south of Rattlesnake Hammock Road and east of Collier Blvd/CR 951
- Zoned MPUD per Hacienda Lakes Ordinance No. 11-41
- Designated on Master Plan in Residential/Medical Use (R/MU) Tract



Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda

HACIENDA LAKES MPUD



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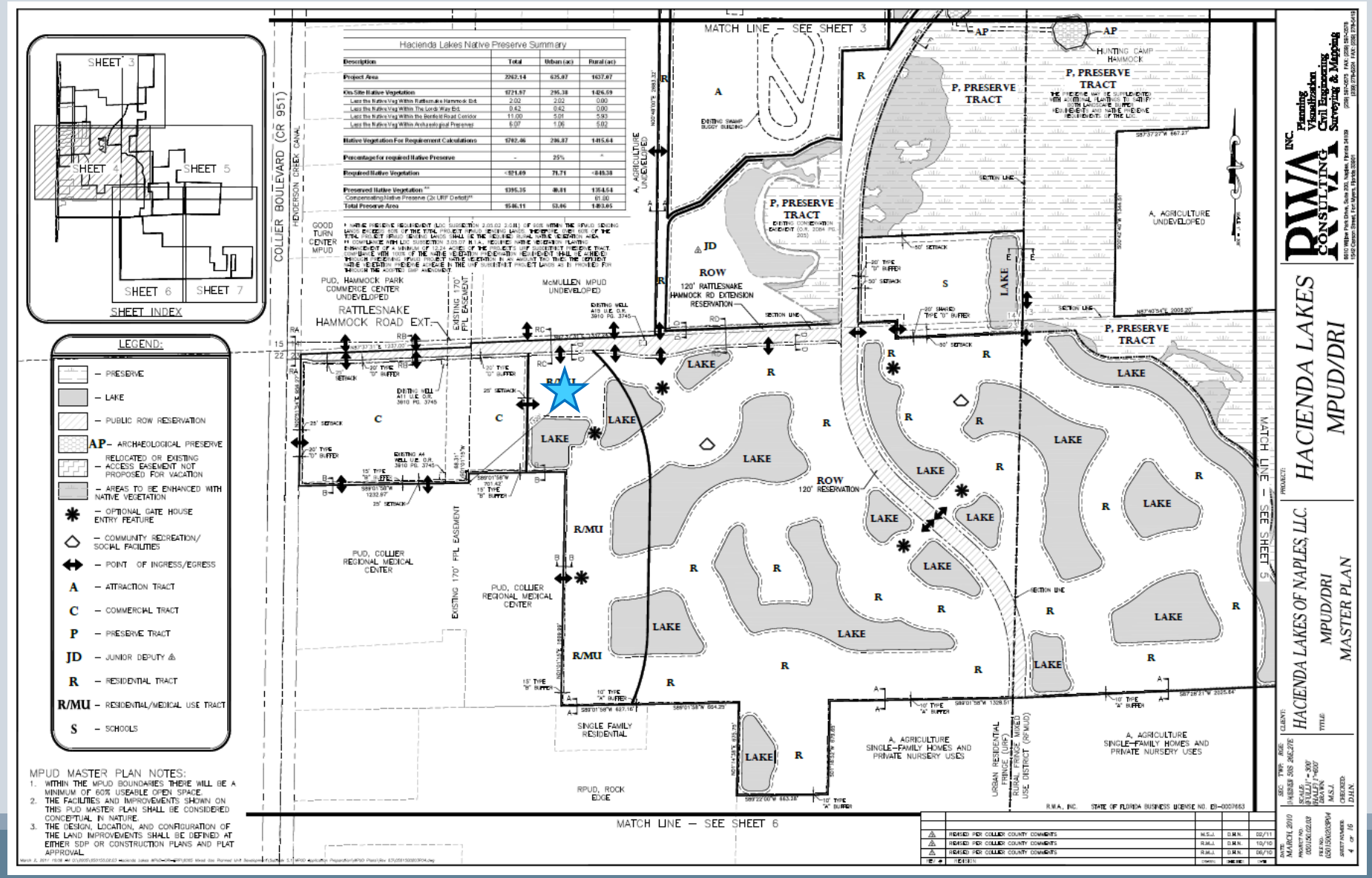
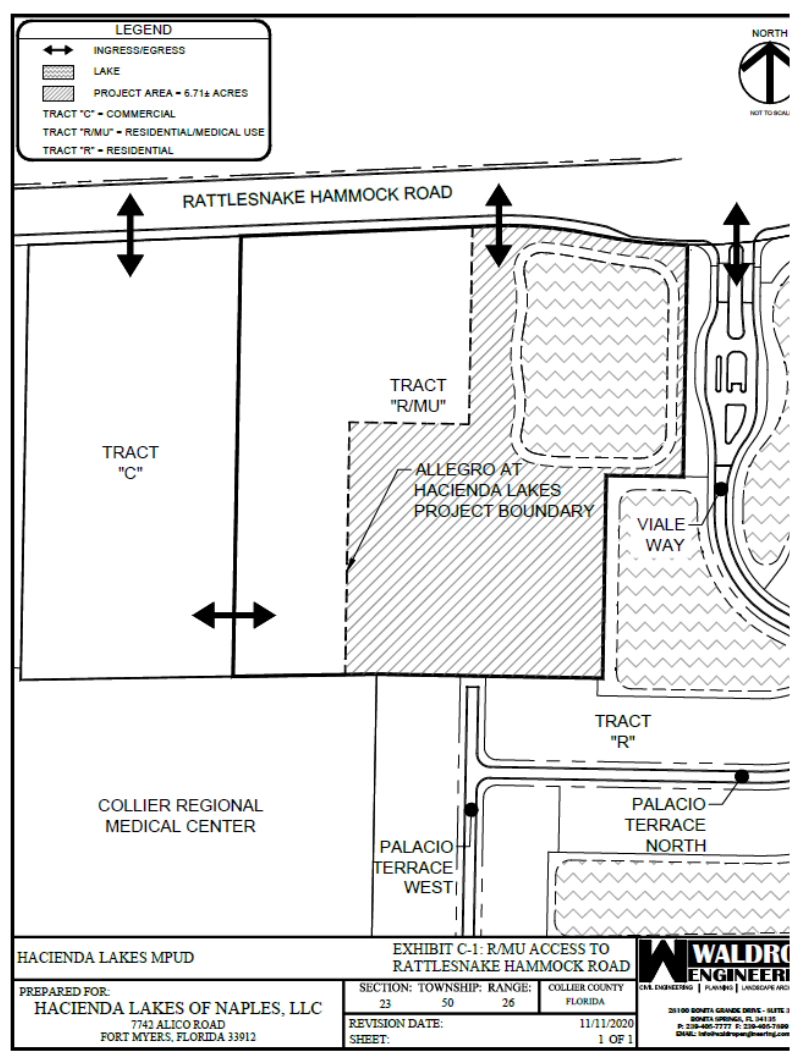
HACIENDA LAKES MPUD



Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda

REQUEST SUMMARY

- Applicant is developing the site with affordable senior housing project known as “Allegro at Hacienda Lakes”
- Highly demanded project in the County due to demographics and high cost of housing
- Approved for Expedited Review by Community and Human Services
- All units will be rented below 80% AMI
- Senior Housing is permitted use on the R/MU Tract up to 7 stories in height – PDI restricts to 5 stories
- 55+ age restriction is permitted -PDI will require age-restriction of 62+
- Subject to costly Operational Standards in Exhibit B of PUD Document for amenities that would limit ability to create affordable project



Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda

CURRENT LANGUAGE

Operational Characteristics for Senior Housing

a. The facility shall be for residents 55 years of age and older;

b. There shall be on-site dining facilities to the residents, with food service being on-site, or catered;

c. Group transportation services shall be provided for the residents for the purposes of grocery and other types of shopping. Individual transportation services shall be coordinated for the residents needs, including but not limited to medical office visits;

d. There shall be an onsite manager/activities coordinator to assist residents, who shall be responsible for planning and coordinating stimulating activities for the residents;

e. An on-site wellness facility shall provide exercise and general fitness opportunities for the residents.

f. Each unit shall be equipped with devices provided to notify emergency service providers in the event of a medical or other emergency;

g. Independent living units shall be designed so that a resident is able to age in place. For example, kitchens may be easily retrofitted by lowering the sink to accommodate a wheelchair bound resident or bathrooms may be retrofitted by adding grab bars.

Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda

PROPOSED LANGUAGE

h. Lands described in SDP PL20200001717 are subject to the following: One Hundred Percent (100%) of the 160 units will be restricted to households with 80% Annual Median Income (AMI) or less, of which no less than 16 units will be restricted to households with 30% Annual Median Income (AMI) or less. This restriction shall remain in place for no less than thirty (30) years from the date issuance of the first Certificate of Occupancy). In combination with the commitment to affordability, the following operational characteristics apply to this project:

a. The facility shall be for residents 62 years of age or older;
b. There shall be an onsite manager/ activities coordinator to assist residents, who shall be responsible for planning and coordinating stimulating activities for the residents;
c. An on-site wellness facility shall provide exercise and general fitness opportunities for the residents;
d. Independent living units shall be designed so that a resident is able to age in place. For example, kitchens may be easily retrofitted by lowering the sink to accommodate a wheelchair bound resident or bathrooms may be retrofitted by adding grab bars.
e. The TIS shall use ITE use code 252 Senior Living Attached due to the limited on-site services to better reflect projected trip generation

Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda

CONCLUSIONS

- Senior Housing use is permitted by MPUD at building height of 75’
- Requested modifications to operational characteristics will directly support development of affordable senior housing for residents 62 years and older
- Highly demanded type of housing for Collier County
- Consistent with LDC PDI review criteria and Growth Management Plan
- Staff Recommendation of Approval

Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda

CONCLUSIONS

	REQUIRED	PROVIDED
Minimum Property Setbacks	32.5’	80
Maximum Building Height	75’	64
Minimum Unit Size	600 SF	747 SF
Minimum Buffer Requirements	17 - Total Trees • 10’ Tall Canopy Trees (time of planting) • Planted 30’ Apart	44 - Total Trees • 11 - 10’ Tall Canopy Trees (at time of planting) ***PLUS*** • 33 - Sabal Palms • Staggered Heights of 15’-30’ (time of planting) • Planted 10’ Apart • Grouped into Clusters

Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda

Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda

PDI REVIEW CRITERIA

Insubstantial change review criteria set forth in LDC Section 10.02.13.E.1 and 10.02.13.E.2:

a) Change in the boundary of the Planned Unit Development (PUD)

b) Proposed increase in the total number of dwelling units or intensity of land use or height of buildings within the development?

c) Proposed decrease in preservation, conservation, recreation, or open space areas?

d) Proposed increase in the size of areas used for non-residential uses?

e) Substantial increase in the impacts of the development?

f) Will the change result in land use activities that generate a higher level of vehicular traffic?

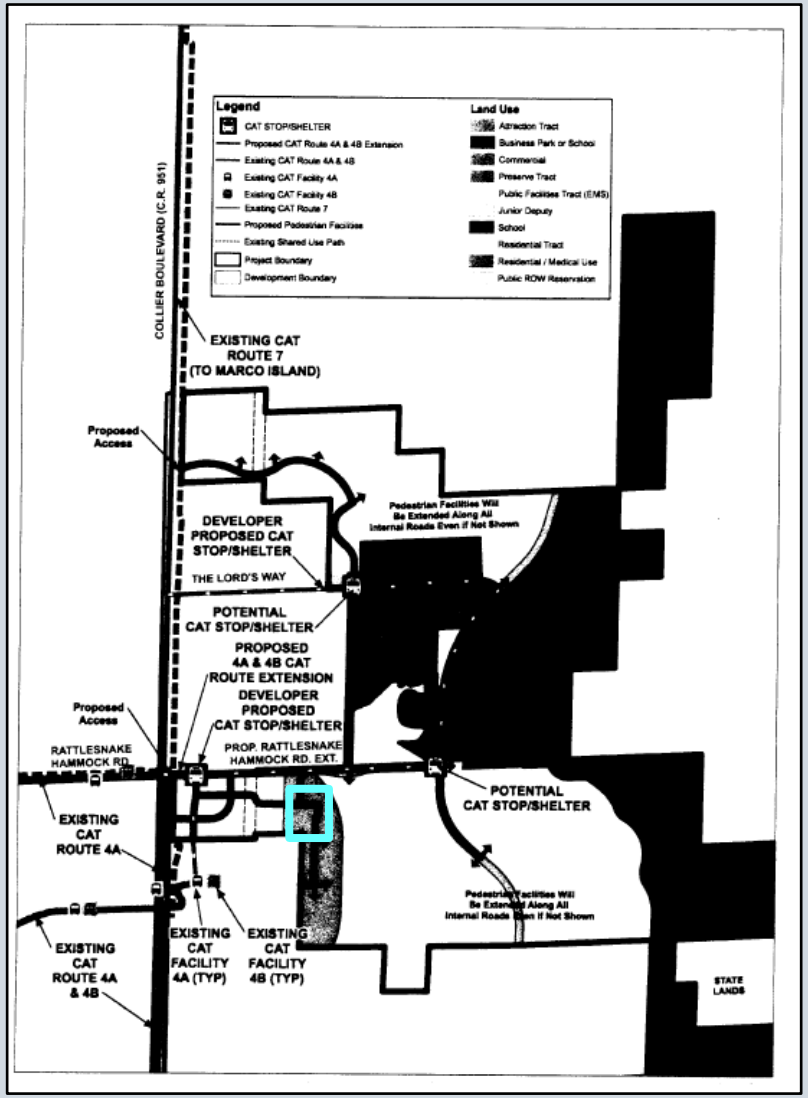
g) Will the change result in a requirement for increased stormwater retention, or otherwise increase stormwater discharge?

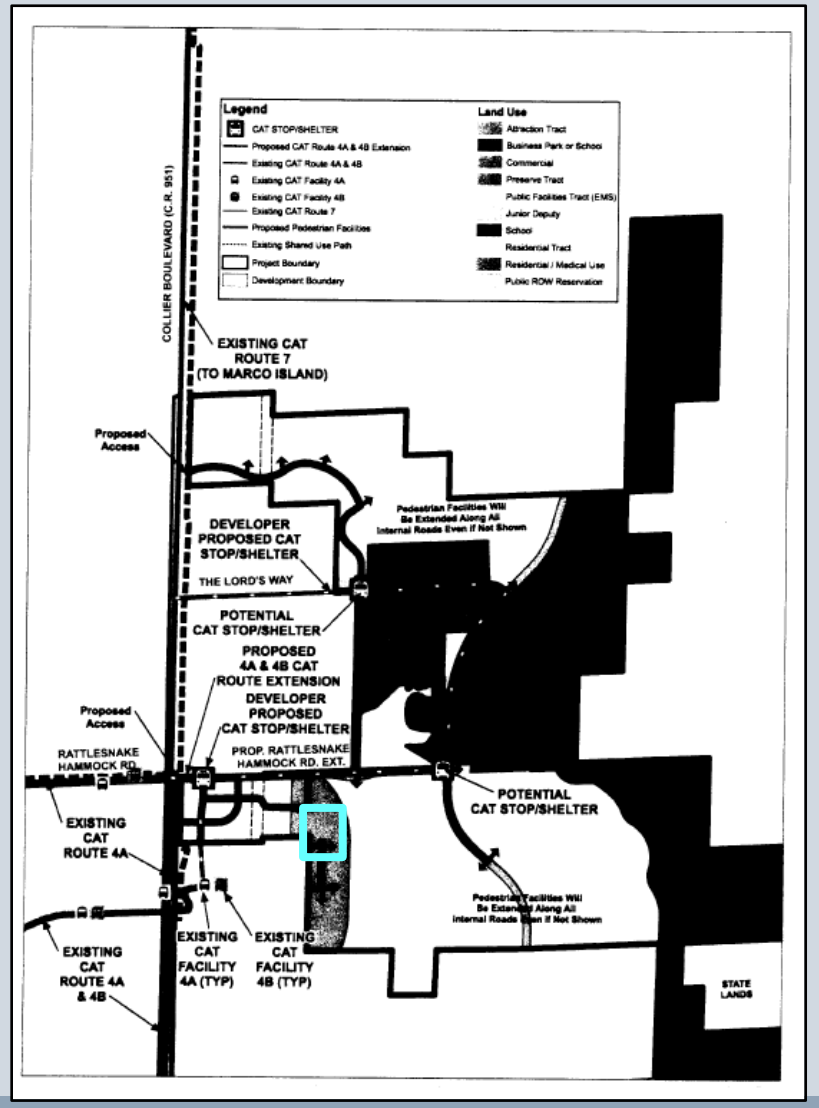
h) Will the proposed change bring about a relationship to an abutting land use that would be incompatible with an adjacent land use?

i) Are there any modifications to the PUD Master Plan or PUD Document or amendment to a PUD ordinance which is inconsistent with th 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?

Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda

UPDATE TO MOBILITY PLAN





Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda

Traffic Study Memorandum

Allegro (fka Villa Verde)

Collier County, Florida
5/11/2021

Prepared for:
Waldrop Engineering
28100 Bonita Grande Drive
Bonita Springs, FL 34135
Phone: 239.405.7777

Prepared by:
Trebilcock Consulting Solutions, PA
2800 Davis Boulevard, Suite 200
Naples, FL 34104
Phone: 239.566.9551
Email: ntrebilcock@trebilcock.biz

Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

Statement of Certification

I certify that this Traffic Study Memorandum has been prepared by me or under my immediate supervision, and that I have experience and training in the field of Traffic and Transportation Engineering.

This item has been electronically signed and sealed by Norman J. Trebilcock, P.E., State of Florida license 47116, using a *SHA-1* authentication code. Printed copies of this document are not considered signed and sealed, and the *SHA-1* authentication code must be verified on any electronic copies.

Norman J. Trebilcock, AICP, P.E., PTOE
FL Registration No. 47116
Trebilcock Consulting Solutions, PA
2800 Davis Boulevard, Suite 200
Naples, FL 34104
Company Cert. of Auth. No. 27796

Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

General Considerations – Study Criteria

The purpose of this submittal is to review access management procedures and provide guidance for a proposed access onto Rattlesnake Hammock Road east of Collier Boulevard. The access is being considered for a proposed development, Allegro (fka Villa Verde), which is within the Hacienda Lakes PUD and lies south of Rattlesnake Hammock Road, east of the FPL utility easement and west of the intersection of Rattlesnake Hammock Road and Viale Way.

An Insubstantial Change to the Hacienda Lakes PUD (PDI) is being prepared to include the proposed additional access to the Hacienda Lakes Master Plan and this memorandum is provided to support the PDI application.

Allegro project is an Independent Living Facility which will provide 229 beds in 160 dwelling units. The ITE Land Use Code (LUC) 254, Assisted Living Facility was used to calculate the projects AM and PM peak hour trip generation. Based on the independent variable "beds", the estimated trip generation is: AM – Entering-28vph, Exiting-16vph and PM – Entering-23vph, Exiting-37vph.

The Board of County Commissioners of Collier County Resolution 2013-256 authorized a speed limit of 40 mph for Rattlesnake Hammock Road from Collier Boulevard east to the future Benfield Road Extension.

The access management classification was adopted for this roadway by Collier County Resolution 2013-257 and established Rattlesnake Hammock Road east of Collier Boulevard as a Class 5 roadway. Consistent with the Collier County Access Management Policy, a Class 5 roadway is a divided arterial with a minimum connection spacing of 220 feet, minimum directional median opening spacing of 440 feet, minimum full median opening spacing of 660 feet and a minimum signal spacing of 0.25 miles.

Project access is typically evaluated for turn lane warrants based on the Collier County Right-of-way Manual: (a) two-lane roadways – 40vph for right-turn lane/20vph for left-turn lane; (b) multi-lane divided roadways – right-turn lanes shall always be provided; and (c) when new median openings are permitted, they shall always include left-turn lanes.

Turn lane lengths required at build-out conditions are analyzed based on the number of turning vehicles in an average one-minute period for right-turning movements, and two-minute period for left-turning movements, within the peak hour traffic. The minimum queue length is 25 feet and the queue/vehicle is 25 feet.

Based on FDOT Standard Plans Index 711-001, for a design speed of 40 mph – urban conditions – the minimum turn-lane length is 185 feet (which includes 50 feet of taper) plus required queue.

Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

Rattlesnake Hammock Road – Proposed Project Access

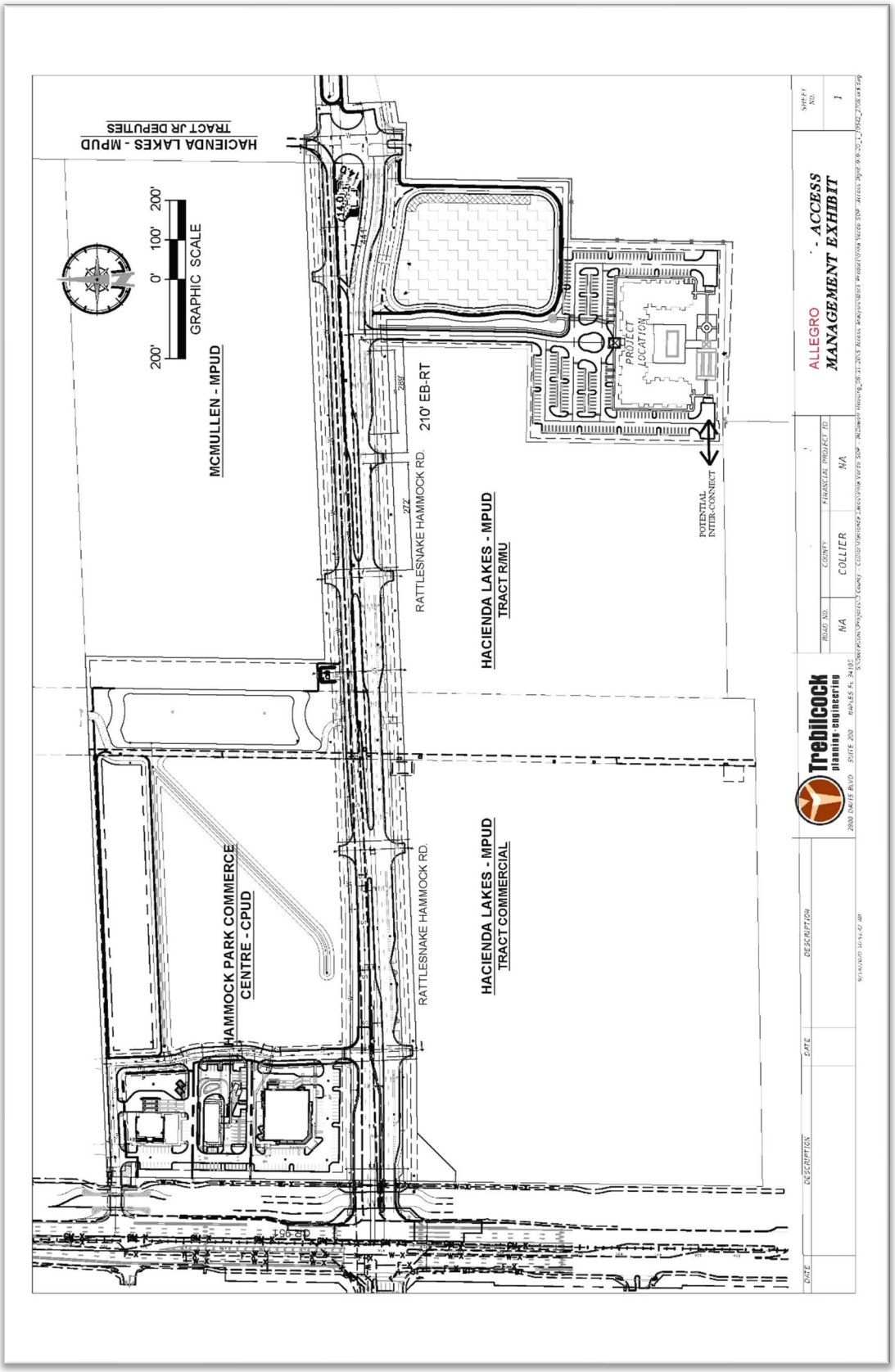
The proposed access onto Rattlesnake Hammock Road will be a right-in/right-out connection. A dedicated eastbound right-turn lane is warranted as the multi-lane criteria is met. In conformance with FDOT Standard Plans Index 711-001, the proposed eastbound right-turn lane will be a minimum 210 feet long (which includes a 1 vehicle queue).

Based on existing and future driveway locations, the projects driveway will be approximately 289 feet from the driveway to the west and approximately 441 feet from the driveway to the east. As such, the project's proposed driveway location is in compliance with Collier County Access Management Policy and is appropriate for this location. For additional details see **Figure 1**.

A future SDP application and TIS will provide additional support and definition for the access to this project. In addition, potential internal connections within the Hacienda Lakes PUD will be maintained which will help reduce traffic on the external roadways.

Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

Figure 1



Attachment: Supplement for 7-22 HEX - Backup Material (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

Attachment: Supplement for 7-22 HEX - Public Notice Sign (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: ZONING DIVISION – ZONING SERVICES SECTION
GROWTH MANAGEMENT DEPARTMENT

HEARING DATE: APRIL 22, 2021

SUBJECT: PDI - PL20200001294; HACIENDA LAKES MPUD SENIOR HOUSING
Also referenced by project names: Villa Verde / Allegro

PROPERTY OWNER/AGENT:

Owner: Hacienda Lakes of Naples, LLC
7742 Alico Rd.
Fort Myers, FL 33912

Contract Purchaser: McDowell Housing Partners
601 Brickell Key Drive #700
Miami, FL 33131

Agent: Alexis Crespo, AICP
Waldrop Engineering
28100 Bonita Grande Drive, Suite 305
Bonita Springs, FL 34135

REQUESTED ACTION:

The petitioner requests that the Hearing Examiner consider an insubstantial change to Ordinance Number 11-41, as amended, the Hacienda Lakes Mixed Use Planned Unit Development (MPUD), to modify Exhibit B – Development Standards, Operational Characteristics for Senior Housing, specific to affordable senior housing units for households with 80% Area Median Income or less to eliminate operational characteristics related to on-site dining facilities, group transportation, and devices for emergency service provider notifications; and to provide a vehicular access to Rattlesnake Hammock Road for the Residential/Medical Use (R/MU) Tract where the affordable senior housing is proposed.

GEOGRAPHIC LOCATION:

The subject PUD is located immediately to the east of County Road 951 and north and south of Rattlesnake Hammock Road; the proposed affordable senior housing project is in Section 23 Township 50 South, Range 26 East, Collier County, Florida. *(See location map on page 4)*

Attachment: 04-08-21 - Hacienda Lakes PDI Staff Report (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

PURPOSE AND DESCRIPTION OF PROJECT:

The ±2,262-acre Hacienda Lakes MPUD was approved by Ordinance Number 11-41 on October 25, 2011, in conjunction with the Hacienda Lakes Development of Regional Impact (DRI) approved by Resolution 2011-201. The DRI/MPUD allows for a maximum of 1,760 residential units, 327,500 square feet of commercial retail uses, 70,000 square feet of professional and medical office uses, 135 hotel rooms, 140,000 square feet of business park/educational facilities, a public school, and continuation of the "swamp buggy" attraction. In Exhibit B – Development Standards, a conversion factor is established to allow development of senior housing units within the MPUD. The conversion factor applies in areas other than the C, Commercial Tract, and provides that one residential unit equates to four senior housing units. The MPUD also provides that "in no instance shall greater than 450 senior housing units be developed in the entire MPUD."

In 2014, the MPUD was amended pursuant to HEX Decision No. 2014-18 to add a deviation to allow one wall sign with a maximum height of 13 feet at the entrance to Esplanade at Hacienda Lakes. In 2015, HEX Decision No. 2015-06 was approved for Esplanade at Hacienda Lakes to reduce secondary front yard setbacks on residential corner lots from 20 feet to 10 feet.

The MPUD was amended again in 2016 pursuant to HEX No. 2016-20 to reduce the front yard setback from secondary front yards on single family detached, zero lot line and two family/duplex corner lots; to increase the minimum distance between multi-family principal structures; and to add four (4) deviations relating to entrance signs, dead-end streets, and off-street parking, only for the residential development known as Azure at Hacienda Lakes.

The petitioner seeks to modify operational characteristics required for senior housing for an affordable senior housing project proposed in the Residential/Medical Use (R/MU) Tract of the MPUD, and to add an access point to this Tract along Rattlesnake Hammock Road. The MPUD currently requires the following characteristics for senior housing:

1. The facility shall be for residents 55 years of age and older;
2. There shall be on -site dining facilities to the residents, with food service being on -site, or catered;
3. Group transportation services shall be provided for the residents for the purposes of grocery and other types of shopping. Individual transportation services shall be coordinated for the resident's needs, including but not limited to medical office visits;
4. There shall be an onsite manager /activities coordinator to assist residents, who shall be responsible for planning and coordinating stimulating activities for the residents;
5. An on -site wellness facility shall provide exercise and general fitness opportunities for the residents;
6. Each unit shall be equipped with devices provided to notify emergency service providers in the event of a medical or other emergency;
7. Independent living units shall be designed so that a resident is able to age in place. For example, kitchens may be easily retrofitted by lowering the sink to accommodate a wheelchair bound resident or bathrooms may be retrofitted by adding grab bars.

The petitioner has applied for Site Development Plan (PL PL20200001717) for a project named Villa Verde (formerly Allegro) containing 160 senior housing units that will serve residents aged

Attachment: 04-08-21 - Hacienda Lakes PDI Staff Report (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

62 and older with income levels of 80% Area Median Income or less. The petitioner requests eliminating the required operational characteristics for this senior housing project related to: on-site dining facilitates (#2), group transportation services (#3), and in-unit devices for emergency service provider notification (#6). The justification provided by the applicant for removing each of these characteristics for the proposed affordable senior housing is provided below.

Proposed for deletion: **There shall be on-site dining facilities to the residents, with food service being on-site, or catered.**

The petitioner indicates that elimination of on-site dining and food service helps maintain affordability for the end users. The petitioner notes that the project is for residents aged 62 and older who are capable of independent living. The petitioner indicates that the managing entity will provide assistance with grocery shopping, and off-site dining options are within ¼ mile of the project.

***Proposed for deletion*:** **Group transportation services shall be provided for the residents for the purposes of grocery and other types of shopping. Individual transportation services shall be coordinated for the resident's needs, including but not limited to medical office visits;**

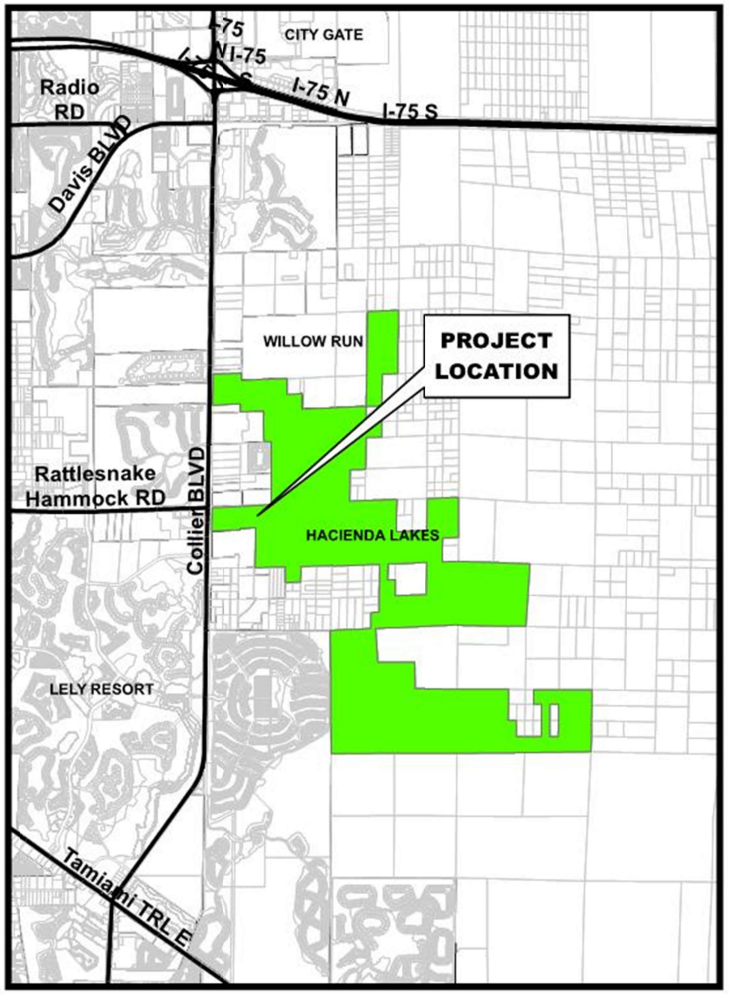
The petitioner indicates that affordability is maintained for the end user by eliminating group transportation services, and cities that the project will be served by Collier County Area Transit routes 17 and 18. Additionally, the petitioner notes that residents will be independent and able to operate their own vehicle or navigate public transit or other means to reach destinations.

Proposed for deletion: **Each unit shall be equipped with devices provided to notify emergency service providers in the event of a medical or other emergency;**

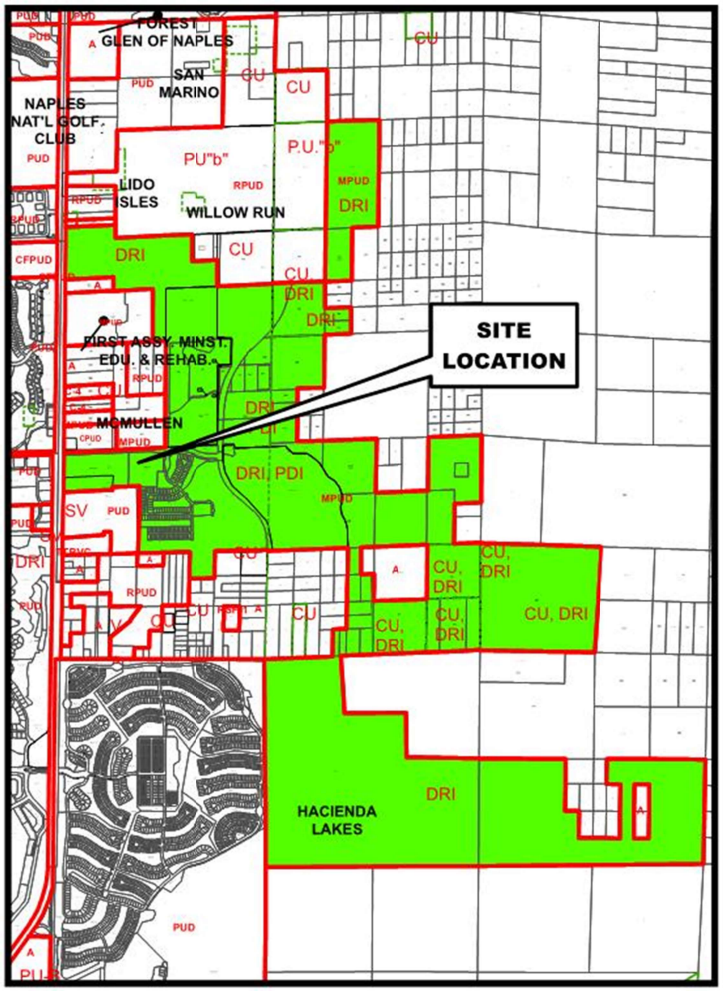
The petitioner indicates that affordability is maintained for the end user by eliminating this operational characteristic, and states that the independence of the residents will reduce the need for these devices that are typically found in Assisted Living Facilities or Skilled Nursing facilities. The applicant indicates that the managing entity can provide cost-effective safety measures that will uphold the intent of the requirement, but without the associated cost. It should be noted that the alternative measures were not specifically identified.

Proposed access point – The petitioner provided a new Exhibit C-1 showing a proposed access point connecting the Residential/Medical Use (R/MU) Tract to Rattlesnake Hammock Road. The petitioner indicates the proposed access point complies with Collier County Access Management criteria in terms of separation and location and is limited to a right-in/right-out connection. The petitioner also submitted an Updated Master Mobility Plan including this access plan for consistency.

Attachment: 04-08-21 - Hacienda Lakes PDI Staff Report (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)



Location Map



Zoning Map

Petition Number: PL20200001294

Attachment: 04-08-21 - Hacienda Lakes PDI Staff Report (16314 : PL20200001294 Hacienda Lakes MPUD

SURROUNDING LAND USE AND ZONING:

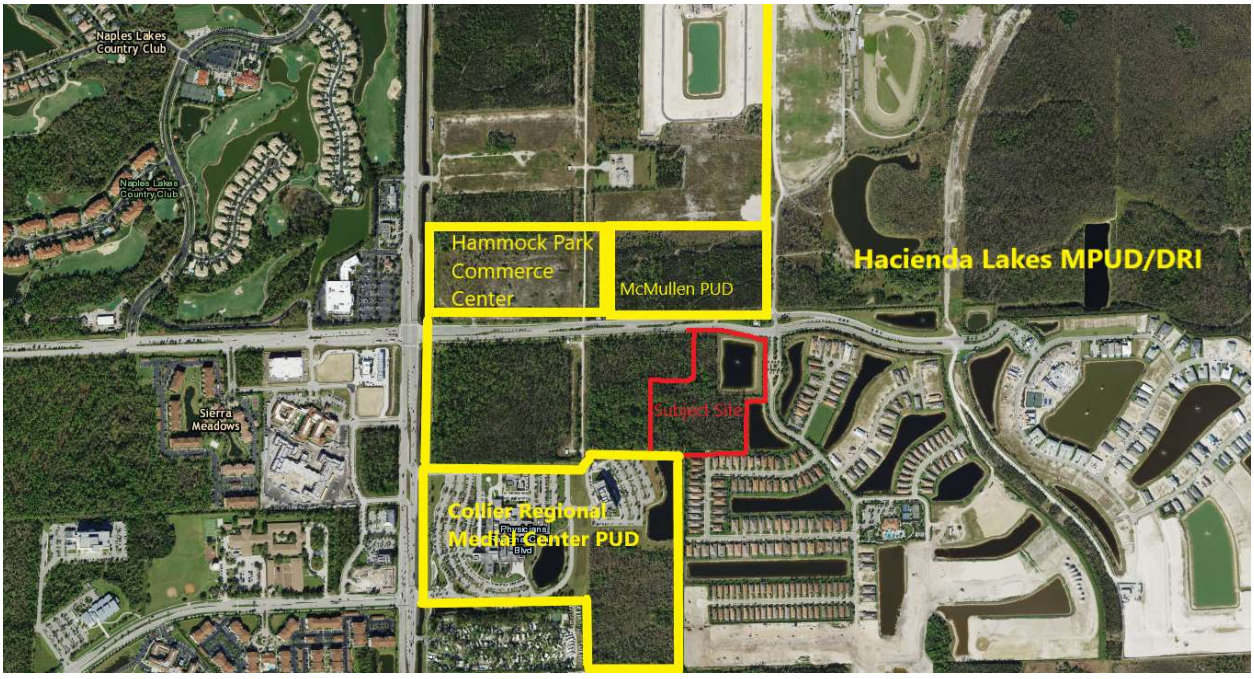
This section of the staff report identifies the land uses and zoning classifications for properties surrounding the boundaries of the proposed affordable senior housing project:

North: Rattlesnake Hammock Road right-of-way and undeveloped **McMullen PUD**, approved for 185,000 square feet of commercial development.

East: **Hacienda Lakes MPUD** Residential (R) Tract developed with single family homes of the Esplanade community.

South: **Hacienda Lakes MPUD** Residential (R) Tract developed with single family homes of the Esplanade community & **Collier Regional Medical Center PUD** developed with medical offices and hospital.

West: **Hacienda Lakes MPUD** Residential/Medical Use (R/MU) Tract and Commercial (C) Tract, currently undeveloped.



STAFF ANALYSIS:

Comprehensive Planning: Comprehensive Planning staff notes the subject property is designated Urban, Mixed Use Activity Center Subdistrict #7 / Urban Residential Fringe Subdistrict, as identified on the Future Land Use Map of the Growth Management Plan. Because the proposed change is not adding uses or increasing the intensity of the previously approved uses in the Hacienda Lakes PUD, it is consistent with the Future Land Use (FLUE) of the Growth Management Plan (GMP).

Attachment: 04-08-21 - Hacienda Lakes PDI Staff Report (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

Conservation and Coastal Management Element: Environmental staff has evaluated the proposed changes to the PUD documents. The changes proposed are specific to senior housing operational characteristics and connection with Rattlesnake Hammock Road, which is unrelated to the Conservation and Coastal Management Element (CCME); therefore, there is no issue with consistency.

Transportation Element: Transportation Planning staff has evaluated the proposed changes. The proposed connection between the R/MU Tract and Rattlesnake Hammock Road presents no issue with consistency. There are not additional use proposed and no change to the current developer commitment PUD trip calculation and therefore no additional impacts on the adjacent roadways. Therefore, staff finds the petition consistent with the GMP.

Stormwater Review: Stormwater Management staff has evaluated the proposed changes to the MPUD and found no issues with consistency.

Landscaping Review: The proposed changes do not affect landscaping provisions or requirements, therefore, landscaping review is not applicable.

Environmental Review: Environmental Planning staff has reviewed this petition. The existing preserve areas will not be impacted by the proposed petition. This project does not require Environmental Advisory Council (EAC) review, as this project did not meet the EAC scope of land development project reviews as identified in Section 2-1193 of the Collier County Codes of Laws and Ordinances.

Emergency Services Review: Emergency Services staff reviewed and commented on this petition to ensure that sheltering of senior populations is addressed. The Development of Regional Impact (DRI) contains commitments to address evacuation and sheltering. See **Attachment E** to this staff report for the DRI commitments.

Transportation Review: Transportation staff reviewed the petition and recommends approval with a condition on future traffic impact statements for the proposed affordable senior housing. The condition below is recommended so that the transportation analysis at time of Site Development Plan (SDP) or Plat accurately accounts for trips generated by the proposed housing that accommodates independent living:

Recommended Condition e. *The TIS shall use ITE use code 252 Senior Living Attached due to the limited on-site services to better reflect projected trip generation.*

PLANNED UNIT DEVELOPENT INSUBSTANTIAL CHANGE CRITERIA:

Sections 10.02.13.E.1 and 10.02.13.E.2 of the Land Development Code set forth the criteria by which insubstantial amendments to a PUD Master Plan and/or minor text changes to a PUD document are to be reviewed before they can be approved. The criteria and a response to each are listed below:

Attachment: 04-08-21 - Hacienda Lakes PDI Staff Report (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

LDC Section 10.02.13.E.1:

a. Is there a proposed change in the boundary of the 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, the proposed senior housing is an allowable use, and 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 5% of the total acreage previously designated as such, or five 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 proposed amendment is to modify the requirements related to affordable senior housing and to show an access point from the project's R/MU Tract to Rattlesnake Hammock Road. There is no increase to the size of areas used or designated for non-residential uses and no relocation of non-residential uses.

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?

There are no substantial increases or changes on traffic or other public facilities resulting from this change. Senior housing units are an allowable use within the MPUD and they are limited by the MPUD provision that "in no instance shall greater than 450 senior housing units be developed in the entire MPUD." The governing MPUD zoning approval also has a maximum number of trips that cannot be exceeded. The proposed affordable senior housing is evaluated at time of site development plan (SDP) review based on the number of units and type of units proposed. Transportation staff has recommended a condition to ensure future analysis accurately accounts for trips generated by the senior housing as it is proposed to accommodate independent living:

> ***Recommended Condition e.*** *The TIS shall use ITE use code 252 Senior Living Attached due to the limited on-site services to better reflect projected trip generation.*

Attachment: 04-08-21 - Hacienda Lakes PDI Staff Report (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

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?

As stated above, the proposed senior housing use is an allowable use. The governing MPUD zoning approval also has a maximum number of trips that cannot be exceeded. The proposed affordable senior housing is evaluated at time of site development plan (SDP) review based on the number of units and type of units proposed. Transportation staff has recommended a condition to ensure future analysis accurately accounts for trips generated by the senior housing as it is proposed to accommodate independent living:

> ***Recommended Condition e.*** *The TIS shall use ITE use code 252 Senior Living Attached due to the limited on-site services to better reflect projected trip generation.*

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

No, the proposed changes are related to operational characteristics of affordable senior housing and a right-in/right-out connection to Rattlesnake Hammock Road. The development review process through Collier County and South Florida Water Management District will require compliance with stormwater permitting requirements, and the proposed changes do not create an increase to the overall stormwater retention or stormwater discharge of the PUD.

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

No, the change is limited to operational characteristics of proposed affordable senior housing and site access. The proposed senior housing is a permitted use within the Residential/Medical Use (R/MU) Tract, therefore the relationship to abutting land use remains unchanged as a result of the PDI request.

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. Staff from Comprehensive Planning staff determined the proposed changes are consistent with the FLUE of the GMP. Environmental and transportation planning staff reviewed this petition, and no changes were deemed inconsistent with the CCME or the Transportation Element of the GMP. This petition does not propose any increase in density or intensity of the permitted land uses.

j. The proposed change is to a PUD District designated as a Development of Regional Impact (DRI) and approved pursuant to Chapter 380.06, Florida Statues, where such change requires a determination and public hearing by Collier County pursuant to

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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.

Hacienda Lakes MPUD is designated as a DRI, and the proposed changes does not require hearing by Collier County pursuant to the guidelines under Section 380.06, Florida Statutes and does not constitute a substantial deviation. The proposed change is following the process outlined in Land Development Code Section 10.02.13 governing Planned Unit Developments.

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 upon the analysis provide 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 of the original PUD application in Petition PUDZ-2006-AR-10146. An excerpt from the staff report prepared for that petition is provided as **Attachment D**, PUD & Rezoning Findings of Fact for Petition PUDZ-2006-AR-10146.

NEIGHBORHOOD INFORMATION MEETING (NIM) & NOTICE:

A NIM waiver was granted by email from the Hearing Examiner dated January 25, 2021, see **Attachment G**, NIM Waiver.

Public notice was provided about the April 22, 2021 Hearing Examiner Hearing by posting of a Public Hearing Notice sign on the property and mailing of notices to owners within 1,000 feet of the subject site at least 15 days prior to the hearing.

RECOMMENDATION:

Staff recommends that the Collier County Hearing Examiner (HEX) approve Petition PDI-PL20200001294 per staff's recommended strikethrough/underline changes in **Attachment A** and the petitioner's updated plan exhibits in **Attachment B.**

Attachments:

A) Hacienda Lakes MPUD – strike/underline changes, "Exhibit B Development Standards"

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B) Master Plan Revisions – Exhibit C-1 and Updated Master Mobility Plan
C) Ordinance 11-41, Hacienda Lakes MPUD
D) PUD & Rezoning Findings of Fact for Petition PUDZ-2006-AR-10146
E) DRI Hurricane Evacuation Commitments
F) Application/Backup Materials
G) NIM Waiver dated January 25, 2021
H) HEX Hybrid Meeting Waiver

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RECEIVED
NOV 2011

ORDINANCE NO. 11- 41

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA AMENDING ORDINANCE NUMBER 2004-41, AS AMENDED, THE COLLIER COUNTY LAND DEVELOPMENT CODE, WHICH ESTABLISHED THE COMPREHENSIVE ZONING REGULATIONS FOR COLLIER COUNTY, FLORIDA BY AMENDING THE APPROPRIATE ZONING ATLAS MAP OR MAPS BY CHANGING THE ZONING CLASSIFICATION OF THE HEREIN DESCRIBED REAL PROPERTY FROM THE AGRICULTURAL (A) AGRICULTURAL-SPECIAL TREATMENT OVERLAY (A-ST) AND PUD ZONING DISTRICT (SWAMP BUGGY DAYS PUD) TO THE MIXED USE PLANNED UNIT DEVELOPMENT (MPUD) ZONING DISTRICT FOR A PROJECT KNOWN AS THE HACIENDA LAKES MPUD THAT WILL ALLOW A MAXIMUM OF 327,500 SQUARE FEET OF GROSS RETAIL COMMERCIAL FLOOR AREA; 70,000 GROSS SQUARE FEET OF PROFESSIONAL AND MEDICAL OFFICE SPACE INCLUDING A CONVERSION OF RETAIL USE TO PROFESSIONAL AND MEDICAL OFFICE; 135 HOTEL ROOMS INCLUDING A CONVERSION TO BUSINESS PARK; 140,000 GROSS SQUARE FEET OF BUSINESS PARK OR EDUCATION FACILITY; A PUBLIC SCHOOL; CONTINUATION OF EXISTING "SWAMP BUGGY" ATTRACTION AND "JUNIOR DEPUTY" PASSIVE RECREATION; AND A MAXIMUM OF 1,760 RESIDENTIAL DWELLING UNITS INCLUDING CONVERSIONS TO RECREATIONAL VEHICLE PARK AND SENIOR HOUSING FOR INDEPENDENT LIVING, ASSISTED LIVING AND NURSING CARE. THE SUBJECT PROPERTY, CONSISTING OF 2,262 +/- ACRES IS LOCATED ON THE EAST SIDE OF COLLIER BOULEVARD (C.R. 951) AT THE INTERSECTION OF COLLIER BOULEVARD AND RATTLESNAKE-HAMMOCK ROAD AND NORTH AND SOUTH OF SABAL PALM ROAD IN SECTIONS 11, 12, 13, 14, 23, 24 AND 25, TOWNSHIP 50 SOUTH, RANGE 26 EAST, AND SECTIONS 19 AND 30, TOWNSHIP 50 SOUTH, RANGE 27 EAST, COLLIER COUNTY, FLORIDA; PROVIDING FOR REPEAL OF ORDINANCE NUMBER 84-26 FOR SWAMP BUGGY GROUNDS; AND BY PROVIDING AN EFFECTIVE DATE.

FILED
2011 OCT 31 AM 10:12

WHEREAS, Dwight Nadeau of RWA, Inc., Robert Mulhere of Mulhere and Associates and Richard D. Yovanovich, Esquire of Coleman, Yovanovich & Koester, P.A., representing Hacienda Lakes of Naples, LLC, petitioned the Board of County Commissioners to change the zoning classification of the herein described real property.

Attachment: Att C - Ordinance 11-41 Hacienda Lakes MPUD (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

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 Sections 11, 12, 13, 14, 23, 24 and 25, Township 50 South, Range 26 East, and Sections 19 and 30, Township 50 South, Range 27 East, Collier County, Florida, is changed from the Agricultural (A), Agricultural-Special Treatment Overlay (A-ST) and PUD zoning district (Swamp Buggy Days PUD) Zoning District to a Mixed Use Planned Unit Development (MPUD) Zoning District for the 2,262 +/- acre project to be known as the Hacienda Lakes MPUD, to allow a maximum of 327,500 square feet of gross retail commercial floor area; 70,000 gross square feet of professional and medical office space; 135 hotel rooms; 140,000 gross square feet of business park or education facility; continuation of existing "swamp buggy" attraction and "Junior Deputy" passive recreation; and a maximum of 1,760 residential dwelling units in accordance with the Hacienda Lakes MPUD Document, attached hereto as Exhibits "A" through "G" 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. 84-26, the Swamp Buggy PUD, is hereby repealed.

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 25th day of October, 2011.

ATTEST:
DWIGHT E. BROCK, CLERK

By: _____ Deputy Clerk

Attest as to Chairman's signature only.

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

By: Fred W. Coyle
FRED W. COYLE, Chairman

Attachment: Att C - Ordinance 11-41 Hacienda Lakes MPUD (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

Approved as to form
and legal sufficiency:

Heidi Ashton-Cicko
Assistant County Attorney
Section Chief, Land Use/Transportation

Attachments: Exhibit A – Permitted Uses
Exhibit B – Development Standards
Exhibit C – Master Plan
Exhibit D – Legal Description
Exhibit E - List of Requested Deviations
Exhibit F - List of Owner Commitments
Exhibit G – Master Use and Conversion List

CP\10-CPS-01024\118

This ordinance filed with the Secretary of State's Office the 31st day of October, 2011 and acknowledgement of that filing received this 8th day of November 2011
By _____ Deputy Clerk

Attachment: Att C - Ordinance 11-41 Hacienda Lakes MPUD (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

EXHIBIT A
PERMITTED USES

PROJECT LAND USE TRACTS

TRACT	TYPE	UNITS.	ACREAGE±
TRACT "R"	RESIDENTIAL	1,714	447.86
TRACT "R/MU"	RESIDENTIAL/MEDICAL USE	25 min.*	38.82
TRACT "BP"	BUSINESS PARK	1	35.38
TRACT "C"	COMMERCIAL	17 min.*	34.16
TRACT "A"	ATTRACTION	1	47.27
TRACT "P"	PRESERVE	0	1,544.14
TRACT "PF"	PUBLIC FACILITY	0	1.33
TRACT "JD"	JUNIOR DEPUTY	2	21.62
TRACT "ROW"	PUBLIC RIGHT-OF-WAY	0	72.01
TRACT "S"	SCHOOL	0	19.55
	Total	**1,760**	**2262.14**

*: Denotes the minimum number of dwelling units that must be constructed in the associated land use tract. Given that Tract C may generate up to 55 residential dwelling units, thirty (30%) percent of those residential units (17 units) must be constructed in Tract C. Tract R/MU is required by this document to have no less than 25 residential dwelling units constructed within that Tract. The balance of the residential dwelling units generated from Tract C (13 units) must be constructed in either the R/MU Tract, or on a portion of Tract R, within one-third of one mile of the boundary of Tract C.

I GENERAL PERMITTED LAND USES

Streets, alleys, water management facilities and structures, utilities and other infrastructure improvements are generally permitted anywhere within this MPUD except for in the P, Preserve Tract.

II TRACT "R", RESIDENTIAL PERMITTED USES:

Up to 1,760 residential units consisting of single family units and multi-family units are permitted in the entire PUD. No more than 1,232 units in the entire PUD shall be multi-family, as defined in the LDC. Residential units may be converted to senior housing units or recreational vehicle (RV) units, where permitted, in accordance with the Land Use Conversion Factors in Exhibit B. Upon conversion, the residential units shall be reduced according to the Land Use Conversion Factors in Exhibit B. Developer and County shall each maintain a master list of converted uses for this PUD. No building or structure, or part thereof, shall be erected, altered or used, or land used, in whole or in part, for other than the following:

A. Principal Uses:

1. Single family detached dwellings;

2. Zero lot line, detached dwellings;

3. Two-family and duplex dwellings;

4. Single family attached dwellings, (including townhouses intended for fee simple conveyance including the platted lot associated with the residence);

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5. Multi-family dwellings;

6. Senior housing for persons over age 55, limited to independent living facilities, assisted living facilities, skilled nursing facilities, and continuing care retirement communities. Senior housing facilities shall not be considered residential land uses for the purposes of density, but shall be derived from conversion from residential units in accordance with the Land Use Conversion Factors in Exhibit B. These land uses shall be developed in accordance the development standards set forth in Table II of Exhibit B. In no instance shall greater than 450 senior housing units be developed in the entire MPUD;

7. Any other principal use which is comparable in nature with the foregoing list of permitted principal uses, as determined by the BZA, by the process outlined in the LDC.

B. Accessory Uses:

Accessory uses and structures customarily associated with the permitted principal uses and structures, including, but not limited to:

1. Accessory uses and structures customarily associated with principal uses permitted in this land use tract, including swimming pools, spas, docks, boat houses, and screen enclosures, recreational facilities designed to serve the development;

2. Model homes and model home centers including offices for project administration, construction, sales and marketing, apartment rental, as well as resale and rental of units within the MPUD in perpetuity (group 6531);

3. Recreational facilities and structures to serve the PUD, including clubhouses, health and fitness facilities, pools, meeting rooms, community buildings, boardwalks, playgrounds, playfields, tennis courts, and similar uses intended to exclusively serve the residents of the PUD and their guests;

4. Horse stables and related equestrian facilities to serve the PUD that complement the MPUD's proximity to the Picayune Strand State Forest may be allowed on residential lands lying east of the proposed north/south public roadway, subject to applicable permitting. This private, non-commercial, accessory use is intended for stabling for residents of the PUD. Horse racing, dressage, or horse jumping events open to the public are prohibited;

5. Private stables on single-family lots greater than 43,560 square feet in lot area, on residential lands lying east of the proposed north/south public roadway are permitted to allow one horse for each 21,780 square feet of lot area;

6. Horse trails.

III TRACT "RV":

Up to 290 RV units are allowed only if residential units are converted to RV in accordance with the Land Use Conversion Factors in Exhibit B. No building or structure, or part thereof, shall be erected, altered or used, or land used, in whole or part, other than the following:

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A. Principal Uses:

1. Recreational vehicle parks (Group 7033, recreational vehicle parks only), subject to the criteria contained in Exhibit B, and only in the location depicted on Exhibit C. In no instance shall greater than 290 Recreational Vehicle units be developed in the entire MPUD. Except as provided herein, the RV District shall comply with the Land Development Code (LDC) including Sections 2.03.03.F and 5.5.10.

B. Accessory Uses:

1. Accessory uses and structures customarily associated with principal uses permitted in this land use tract, including swimming pools, spas, docks, boat houses, and screen enclosures, recreational facilities designed to serve the development;

2. Recreational facilities and structures to serve the PUD, including clubhouses, health and fitness facilities, pools, meeting rooms, community buildings, boardwalks, playgrounds, playfields, tennis courts, and similar uses intended to exclusively serve the residents of the PUD and their guests;

IV TRACT "R/MU", RESIDENTIAL/MEDICAL USE PERMITTED USES:

Up to 1,760 residential units consisting of single family units and multi-family units are permitted in the entire PUD. No more than 1,232 units in the entire PUD shall be multi-family as defined in the LDC. The residential units may be converted to senior housing units, where permitted, in accordance with the Land Use Conversion Factors in Exhibit B. Upon conversion, the residential units shall be reduced according to the Land Use Conversion Factors in Exhibit B. Up to 50,000 square feet of gross floor area of medical office related land uses are also allowed in this tract, less up to 50,000 square feet of gross floor area of medical related office land uses approved by plat or SDP in Tract C. Developer and County shall each maintain a master list of converted uses for this PUD.
No building or structure, or part thereof, shall be erected, altered or uses, or and used, in whole or in part, for other than the following:

A. Principal Uses:

1. Single family detached dwellings;

2. Zero lot line, detached dwellings;

3. Two-family and duplex dwellings;

4. Single family attached dwellings, (including townhouses intended for fee simple conveyance including the platted lot associated with the residence);

5. Multi-family dwellings;

6. Senior housing for persons over age 55, limited to independent living facilities, assisted living facilities, skilled nursing facilities, and continuing care retirement communities. Senior housing facilities shall not be considered residential land uses

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for the purposes of density, but shall be derived from conversion from residential units in accordance with the Land Use Conversion Factors in Exhibit B. These land uses shall be developed in accordance the development standards set forth in Table II of Exhibit B In no instance shall greater than 450 senior housing units be developed in the entire MPUD.

7. Drug Stores and Proprietary Stores (Group 5912). If this retail use is developed in the R/MU Tract then the square footage of gross floor area of this retail use shall reduce the square footage of gross floor area of retail uses permitted in Tract C.;

8. Health Services, (Groups 8011-8049, 8071-8072, 8082, and 8092-8099);

9. Any other principal use which is comparable in nature with the foregoing list of permitted principal uses, as determined by the Board of Zoning Appeals ("BZA") by the process outlined in the LDC.

B. Accessory Uses:

1. Accessory uses and structures customarily associated with principal uses permitted in this land use tract, including swimming pools, spas, docks, boat houses, and screen enclosures, recreational facilities designed to serve the development;

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

3. Recreational facilities and structures to serve the PUD including clubhouses, health and fitness facilities, pools, meeting rooms, community buildings, boardwalks, playgrounds, playfields, tennis courts, and similar uses intended to exclusively serve the residents of the PUD and their guests.

V TRACT "BP" BUSINESS PARK PERMITTED USES:

Up to 140,000 square feet of gross floor area of business park land uses, and a hotel of up to 135 rooms capped at 92,000 square feet of gross floor area if a hotel is not developed in Tract C. However, if owner elects not to build a hotel on Tract C or BP, then the square footage limitation of business park land uses could be exceeded if a hotel conversion to business park of up to 60,000 square feet of gross floor area is used based on the land use conversions in Exhibit B. In place of the business park and hotel land uses, a school may be developed. If a hotel is constructed on Tract C or BP, based on an approved plat or SDP, then the hotel conversion shall terminate.
Tract "BP" is located directly north of the Attraction Tract that accommodates the Swamp Buggy land uses and facilities. This acreage is meant to provide for a transition from the Attraction land uses to the Residential Tract and intended land uses further north. This Tract shall be permitted to be developed for either a business park or a school. If the Tract is developed as a school, only those uses permitted in Section XI below shall be allowed. Should the 35.38 acre tract be proposed for development as a business park, no building or structure, or part thereof, shall be erected, altered or used, or land used, in whole or in part, for other than the following:

A. Principal Uses:

1. Apparel and other finished products (groups 2311-2399);

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2. Building construction (groups 1521-1542);

3. Business services (group 7311);

4. Communications (groups 4812-4899, including communication towers limited in height to 100 feet);

5. Construction: Special trade contractors (groups 1711-1799);

6. Depository and non-depository institutions (groups 6081, 6082);

7. Drugs and medicines (groups 2833-2836);

8. Eating places (group 5812, not including fast foods, walk-up windows and drive-thru restaurants);

9. Educational services (groups 8221-8299);

10. Electronics and other electrical equipment manufacturing, indoor only (groups 3612-3699);

11. Engineering, accounting, research, management, and related services (groups 8711-8748);

12. Food manufacturing (groups 2034, 2038, 2053, 2064, 2066, 2068, 2096, 2098, 2099);

13. Furniture and fixtures manufacturing (groups 2511-2599);

14. Government offices/buildings (groups 9111-9222, 9224-9229, 9311, 9411-9451, 9511-9532, 9611-9661);

15. Health services (groups 8011-8049);

16. Industrial and commercial machinery and computer equipment (groups 3524, 3546, 3571 - 3579);

17. Industrial inorganic chemicals (groups 2833, and 2844);

18. Job training and vocational rehabilitation services (group 8331);

19. Leather and leather products (groups 3131-3199);

20. Measuring, analyzing, and controlling instruments; photographic, medical and optical goods; watches and clocks manufacturing (groups 3812-3873);

21. Medical laboratories and research and rehabilitative centers (groups 8071, 8072, 8092, 8093);

22. Miscellaneous manufacturing industries (groups 3911-3999);

23. Motion picture production (groups 7812-7819);

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24. Motor freight transportation and warehousing (group 4225, mini- and self- storage warehousing only), subject to the following criteria:

    i. The use of metal roll-up garage doors located on the exterior of the perimeter buildings and walls of buildings which are visible from a public right-of-way is prohibited; and
    ii. Access to individual units whether direct or non-direct must be from the side of the building that is oriented internally;
    iii. No building shall exceed 100 feet in length when adjacent to a residential tract within the MPUD;
    iv. No outdoor storage of any kind is permitted, and
    v. Storage units shall be utilized for storage purposes only.

25. Printing, publishing and allied industries (groups 2711-2796);

26. Rubber and miscellaneous plastic products (groups 3021, 3052, 3053);

27. Security/commodity brokers (group 6211);

28. Transportation equipment (groups 3714, 3716, 3732, 3751, 3792, 3799);

29. U.S. Postal Service (group 4311);

30. Wholesale trade durable goods (groups 5021, 5031, 5043-5049, 5063-5078, 5091, 5092, 5094-5099);

31. Wholesale trade non durable goods (5111-5153, 5181, 5182, 5191, except that wholesale distribution of chemicals, fertilizers, insecticides, and pesticides shall be a minimum of 500 feet from a residential tract within the MPUD, 5192-5193);

32. Any other use which is comparable in nature with the foregoing list of permitted principal uses, as determined by the Board of Zoning Appeals.

B. Limited Principal Uses:

The following uses shall be limited to a maximum of 30 percent of the total acreage of the Business Park tract:

1. Business services (7312, 7313, 7319, 7331, 7334-7336, 7342, 7349, 7352, 7361, no labor pools, 7371-7384, 7389);

2. Child day care services (group 8351);

3. Depository and non-depository institutions (groups 6021-6062, 6091, 6099, 6111-6163);

4. Drug stores (group 5912, limited to drug stores and pharmacies) in conjunction with health service groups and medical laboratories/research/rehabilitative groups;

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5. Hotels (group 7011) up to 135 rooms, capped at 92,000 square feet of gross floor area if a hotel is not developed in Tract C. Hotel square footage does not reduce the business park square footage cap. If the hotel conversion is applied to Tract BP, then a hotel is not permitted;

6. Membership organizations (group 8611); business associations (group 8621); professional organizations (8631); labor unions and similar labor organizations;

7. Personal services (groups 7215-7231, 7241);

8. Physical fitness facilities and bowling centers (groups 7991, 7933);

9. Professional offices; insurance agencies (group 6411); insurance carriers (groups 6311-6399); real estate (6531, 6541, 6552, 6553); holding and other investment offices (groups 6712-6799); attorneys (group 8111);

10. Travel agencies (group 4724).

C. Uses Accessory to Principal and Limited Uses:

1. Uses and structures that are accessory and incidental to uses permitted as of right;

2. One (1) caretaker's residence within Tract BP, Business Park Tract, subject to the following:
   i. The residence shall be constructed as an integral part of the principal structure and shall be entered from within the principal structure. Exits required to comply with fire code shall be permitted;
   ii. The caretaker's residence shall be an accessory use and shall be for the exclusive use of the property owner, tenant, or designated employee operating or maintaining the principal structure;
   iii. Off-street parking shall be as required for a single-family residence.

3. For primary business park uses, retail sales and/or display areas as accessory to the principal uses shall not exceed an area greater than 20 percent of the gross floor area of the permitted principal use and is further subject to retail standards for landscaping, parking and open space.

VI TRACT "C" COMMERCIAL PERMITTED USES:

Up to 327,500 square feet of gross floor area of retail land uses and up to 70,000 square feet of gross floor area of professional and medical office uses reduced by medical-related retail use square footages approved by SDP in Tract R/MU and reduced by *up* to 50,000 square feet of gross floor area of professional and medical office land use square footages approved by plat or SDP in Tract R/MU. The 70,000 square feet of professional and medical office may be exceeded if the retail land uses are converted to office thereby reducing the retail square footage, not to exceed 25% of the retail land use allocation. Additionally, a hotel of up to 135 rooms and up to 92,000 square feet of gross floor area shall be allowed in Tract C unless a hotel is developed within Tract BP or if the hotel use is converted to BP uses in Tract BP based on an approved plat or SDP.
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:

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A. Principal Uses:

1. Single family attached dwellings, (including townhouses intended for fee simple conveyance including the platted lot associated with the residence);
2. Multi-family dwellings;
3. Residential land uses integrated into commercial buildings with residential units located above commercial land uses to create a mixed-use building;
4. Accounting, auditing and bookkeeping services (group 8721);
5. Adjustment and collection services (group 7322);
6. Advertising agencies (group 7311);
7. Advertising – miscellaneous (group 7319);
8. Amusements and recreation services, indoor (groups 7911-7922, 7991, 7993, 7999, only billiard parlors, bingo parlors, martial arts and yoga instruction, bicycle and golf cart rentals);
9. Apparel and accessory stores with (groups 5611-5699);
10. Auto and home supply stores (groups 5211-5261, and 5531);
11. Automotive dealers, not elsewhere classified (group 5599);
12. Automobile parking (group 7521), including garages-automobile parking, parking structures, no towing yards;
13. Automotive repair, services and parking (groups 7513 – 7533, 7536 -7549);
14. Barber shops (group 7241), except barber schools;
15. Beauty shops (7231), except beauty schools;
16. Boat dealers (5551);
17. Bookkeeping services (8721);
18. Bowling centers, indoor (7933);
19. Building construction – General contractors (groups 1521 – 1542);
20. Building materials, hardware and garden supplies (groups 5211-5261);
21. Business associations (group 8611);
22. Business consulting services (group 8748);
23. Business credit institutions (groups 6153-6159);

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24. Business services (groups 7311-7353, 7359, except labor contractors, 7371-7379, 7381 except armored car and dog rental, 7382-7389 except auctioneering service, automobile recovery, automobile repossession, batik work, bottle exchanges, bronzing, cloth cutting, cosmetic kits, cotton inspection, cotton sampler, drive-away automobile, exhibits-building, filling pressure containers, field warehousing, fire extinguisher, floats-decoration, folding and refolding, gas systems, bottle labeling, liquidation services, metal slitting and shearing, packaging and labeling, patrol of electric transmission or gas lines, press clipping service, repossession service, rug binding, salvaging of damaged merchandise, scrap steel cutting and slitting, shrinking textiles, solvent recovery, sponging textiles, tape slitting, texture designers, textile folding, tobacco sheeting and window trimming service);

25. Cable and other pay television services (group 4841);

26. Senior housing for persons over age 55, limited to independent and assisted living facilities, continuing care retirement communities, and nursing homes. This housing is included in the retail square foot limitation and no greater than 450 senior housing units shall be developed in this entire MPUD;

27. Child day care services (8351);

28. Commercial printing (2752, excluding newspapers);
29. Civic, social and fraternal associations (group 8641);

30. Coin operated amusement devices, indoor (group 7993);

31. Communications (groups 4812-4841) including communications towers up to specified height, subject to LDC Section 5.05.09;

32. Construction – special trade contractors (groups 1711 – 1793, 1796, 1799);

33. Dance studios, schools and halls (group 7911);

34. Drug stores (group 5912);

35. Depository institutions (groups 6011-6099);

36. Eating and drinking establishments (group 5812, and group 5813) excluding bottle clubs. Outdoor amplified sound is prohibited;

37. Educational services (groups 8221, 8222, 8243 – 8249);

38. Engineering, accounting, research, management and related services (groups 8711-8748);

39. Food stores (groups 5411-5499);

40. Gasoline service stations (group 5541 subject to LDC requirements);

41. General merchandise stores (groups 5311, 5331-5399);

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42. Glass and glazing work (1793);

43. Health services (groups 8011-8049, 8051-8059, 8071-8072, 8082 and 8092-8099);

44. Home furniture, furnishing, and equipment (groups 5712-5736);

45. Hotels and motels (groups 7011, 7021, and 7041) only if a hotel is not built in Tract BP and the hotel conversion is not applied to Tract BP;

46. Insurance carriers, agents and brokers (groups 6311-6399, 6411);

47. Landscape architects, consulting and planning (group 0781);

48. Legal services (group 8111);

49. Libraries (group 8231);

50. Management and public relations services (groups 8741-8743, 8748);

51. Membership organizations (8611-8699);

52. Membership sports and recreation clubs, indoor (group 7997);

53. Miscellaneous personal services (7291, 7299, debt counseling only);

54. Miscellaneous repair services (groups 7622 – 7699);

55. Miscellaneous retail (groups 5912-5963, 5992-5999);

56. Motion picture theaters (group 7832);

57. Motorcycle dealers (group 5571);

58. Motor freight transportation and warehousing (group 4225 mini- and self-storage warehousing only);

59. Museums and art galleries (group 8412);

60. Non-depository credit institutions, and loan brokers (groups 6111-6163);

61. Offices for engineering, architectural, and surveying services (groups 0781, 8711-8713);

62. Paint, glass and wallpaper stores (5231);

63. Passenger car leasing (group 7515);

64. Passenger car rental (group 7514);

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65. Personal services (groups 7211, 7212, 7215, 7216 nonindustrial dry cleaning only, 7217, 7219, 7221-7251, no beauty or barber schools, 7261 except crematories, 7291, 7299, excluding massage parlors, escort services, steam baths, Turkish baths and tattoo parlors);

66. Photographic studios (7221);

67. Physical fitness facilities (7991);

68. Political organizations (group 8651);

69. Printing, publishing, and allied industries (groups 2711, 2721);

70. Professional membership organizations (group 8621);

71. Public Administration (groups 9111-9199, 9229, 9311, 9411-9451, 9511-9532, 9611-9661);

72. Public or private parks and playgrounds;

73. Public relations services (group 8743);

74. Radio, television, and consumer electronics stores (group 5731);

75. Radio and television broadcasting stations (groups 4832, and 4833);

76. Real estate (group 6512, 6531-6552);

77. Record and prerecorded tape stores (group 5735), excluding adult oriented rentals and sales;

78. Recreational vehicle dealers (group 5561);

79. Religious organizations (group 8661);

80. Research, development, and testing services (group 8731-8734);

81. Retail nurseries, lawn and garden supply stores (group 5261);

82. Security and commodity brokers, dealer, exchanges and services (groups 6211-6289);

83. Theatrical producers and miscellaneous theatrical services, indoor (groups 7922-7929);

84. Tour operators (group 4725);

85. Travel agencies (group 4724);

86. United States Postal Service (4311 except major distribution center);

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87. Veterinary services (groups 0742, 0752 excluding outside kenneling);

88. Videotape rental (7841), excluding adult oriented rental and sales;

89. Vocational schools (groups 8243-8299);

90. Any other commercial use which is comparable in nature with the foregoing list of permitted uses and consistent with the purpose and intent statement of the district as determined by the Board of Zoning Appeals.

A. Accessory Uses:

Accessory uses and structures customarily associated with the permitted principal uses and structures, including, but not limited to:

1. Parking facilities and signage;

2. Eating/ Picnic Area;

3. One (1) caretaker's residence within the C, Commercial Tract;

4. Child care, outdoor play areas. Where play areas are constructed as an accessory use to a permitted use, the following conditions shall apply:

   a. A minimum five-foot, six-inch high reinforced fence shall be installed on all sides of the play area which are not open to the principal structure;

   b. Ingress to and egress from the play area shall be made only from the principal structure, however an emergency exit from the play area shall be provided which does not empty into the principal structure;

   c. The play equipment shall be set back a minimum distance of five feet from the required fence and from the principal structure.

5. Kiosks, that are small separate structures, often movable and open on one or more sides, used as a newsstand, vending stall, or other conveniences, Individual kiosks shall not to exceed 200 square feet.;

VII TRACT "A" ATTRACTION PERMITTED USES:

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

A. Principal Uses:

1. "Swamp Buggy" race track (group 7948, swamp buggy track only);

2. County fair and similar expositions, including circuses, carnivals, and other recreation/entertainment activities;

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3. Exhibition hall/community center;

4. Amateur soccer, softball, lacrosse, volleyball, football, and similar outdoor recreational sports and activities and shall not be limited in the number of occurrences;

5. Indoor target ranges, including archery;

6. Stock car, monster trucks, and motorized vehicle race track (group 7948, motorized vehicle race track only);

7. Motocross (including bicycle and motorcycle) race course (group 7948, motocross race course only);

8. Stadium, training, and practice facilities for professional baseball (group 7941). This use is allowed only if a Notice of Proposed Change or Substantial Deviation Application for Development Approval is processed in accordance with Section 380.06, F.S., or any successor statute, and the Hacienda Lakes DRI is amended. If state law changes such that DRI review or other state review is no longer required then this provision shall terminate;

9. Administrative offices and supportive service facilities;

10. Any other use or structure that is comparable in nature to the foregoing and that is approved by the Board of Zoning Appeals.

B. Accessory Uses:

Accessory uses and structures customarily associated with the permitted principal uses and structures, including, but not limited to:

1. Any accessory uses and structures that are incidental to and customarily associated with those uses permitted herein;

2. Onsite water management, utility, and service facilities;

3. Signs as permitted or required by the applicable Collier County Land Development Code at the time of application for construction permits;

4. Residential facilities (one (1) residential unit within the A, Attraction Tract) for housing of security personnel or caretakers whose work requires residence on the property;

5. Concessions, ticketing, bleachers, and other spectator-related facilities;

6. Picnicking and playground areas, as well as areas for camping that may be utilized only three days prior to, during, and three days after a major event weekend.

C. Conditional Uses:

1. Fuel storage and related facilities.

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VIII TRACT "P" PRESERVE PERMITTED USES:

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

A. Principal Uses

1. Upland preserves;

2. Wetland preserves;

B Accessory Uses and Structures

Accessory uses and structures customarily associated with the permitted principal uses and structures, including, but not limited to:

1. Boardwalks, nature trails, horse trails, shelters, viewing platforms, educational signs, and information kiosks;

2. Water management structures;

3. Archaeological sites and associated research of said sites.

IX TRACT "PF" PUBLIC FACILITY PERMITTED USES:

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

A. Principal Uses

1. Public safety facilities intended to provide emergency medical, ground transportation services.

B. Accessory Uses

Accessory uses and structures customarily associated with the permitted principal uses and structures, including, but not limited to:

1. Parking facilities and signage;

2. Administrative offices and support service facilities;

3. Lighting or storm water management facilities and structures.

X TRACT "JD" JUNIOR DEPUTY PERMITTED USES:

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

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A. Principal Uses:

1. Open space and outdoor recreational uses, including, but not limited to hiking, biking, fishing, boating, camping, picnicking and nature trails;

2. Sporting and recreational camps;

3. Caretaker's residence, limited to two for the JD, Junior Deputy Tract.

B. Accessory Uses:

Accessory uses and structures customarily associated with the permitted principal uses and structures, including, but not limited to:

1. Boardwalks, nature trails, shelters, pavilions, viewing piers, viewing platforms, educational signs, kiosks, and docks or platforms for launching and mooring or storage of non-motorized vessels utilizing movable storage racks;

2. Covered camping pavilion(s) (i.e.: concrete, or similar hard surface, that is roofed, and may, or may not be enclosed with screen/plastic sheeting, or walls), which may include kitchen/cooking facilities, office and restroom facilities;

3. Passive parks and passive recreational uses;

4. Pervious roads, driveways, and pervious and/or impervious parking facilities;

5. Project identification and directional signage;

6. Water management structures;

7. Restrooms/bath houses;

8. Roofed or unroofed storage for maintenance and recreational equipment;

9. Fencing and security gates, which may include barbed wire;

10. Archery and air rifle range(s).

XI TRACT "S" SCHOOLS PERMITTED USES:

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

A. Principal Uses:

1. Schools, public or private, including Educational Services (Group 82).

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B. Accessory Uses:

Accessory uses and structures customarily associated with the permitted principal uses and structures, including, but not limited to:

1. Educational facilities;

2. Parking facilities and signage;

3. Administrative offices and support service facilities;

4. Lighting or storm water management facilities and structures;

5. Recreational facilities.

XII SIGNS:

A. Seven, on-premise, ground signs shall be permitted on property corners fronting on existing, proposed, or future public roadways as depicted and labeled "Boundary Marker" on Sheets 3 and 4 of the MPUD Master Plan Set. These ground signs shall be allowed in addition to other signage allowed by Section 5.06.00 of the LDC. Each of these permitted signs shall only contain the name of the project or any major use, insignia or motto of the entire development (See Exhibit E, Deviation #3).

B. One real estate sign shall be permitted in the Commercial Tract for the purposes of marketing residential products within the MPUD. This additional real estate signage may be utilized by any of the developers of the residential communities within the MPUD (See Exhibit E, Deviation #6).

C. The existing Swamp Buggy sign located in the southeast corner of Rattlesnake Hammock road and Collier Boulevard shall be allowed to remain until new signage can be permitted in Tract C. (See Exhibit E, Deviation #7)

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EXHIBIT B
DEVELOPMENT STANDARDS

GENERAL:

Development of the Hacienda Lakes MPUD shall be in accordance with the contents of this Ordinance and applicable sections of the Collier County Land Development Code (LDC) and Growth Management Plan (GMP) in effect at the time of issuance of any development order, such as, but not limited to, final subdivision plat, final site development plan, excavation permit, and preliminary work authorization, to which such regulations relate. Where these regulations fail to provide developmental standards, then the provisions of the most similar district in the LDC shall apply.

Conversion of residential land use types are provided for below which may be utilized to apportion units to senior housing or recreational vehicle units relative to the mix of residential land uses within this MPUD and their relation to public facility impacts.

Table I below, sets forth the development standards for residential land uses within the MPUD, including residential land uses that are required to be developed in Tracts C and R/MU. 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. Figures 1 thru 7 generally depict typical development standards for the various residential products.

Table II below, sets forth the development standards for commercial land uses, senior housing units, and public facility land uses within the MPUD, however these standards do not apply to the Collier County School District public schools. 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.

Table III below, sets forth the development standards for the business park land uses and school land uses within the MPUD, however these standards do not apply to the Collier County School District public schools. 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.

Table IV below, sets forth the development standards for the Attraction land uses and Junior Deputy passive recreation land uses within the MPUD. 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.

The facilities and improvements that are depicted on Exhibit C, the MPUD Master Plan shall be considered conceptual in nature. The design, location, and configuration of land improvements shall be defined at either site development plan, or construction plans and plat approval(s).

Except as provided for herein, all criteria set forth below shall be understood to be in relation to individual parcel or lot boundary lines, or between structures. Condominium, and/or homeowners' association boundaries shall not be utilized for determining development standards.

MAXIMUM DENSITY AND INTENSITY:

Residential Density: This MPUD shall be limited to 1,760 residential dwelling units (du) that equates to a density of 0.78 dwelling units per gross acre. The 1,760 residential units are either single- or multi-family units as defined in the LDC. No more than 1,232 multi-family units may be constructed in the entire PUD. Caretakers residences shall be deducted from the 1,760 unit allocation. A minimum of 25 residential units shall be constructed in the R/MU Tract, and a minimum of 17 residential units shall be constructed in Tract C. The balance of the residential dwelling units generated from Tract C (13 units) must be constructed in either the R/MU Tract, or on a portion of Tract R, within one-third of one mile of the boundary of Tract C.

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LAND USE CONVERSION FACTORS

Residential Density: 1.0 residential unit equates to 2.73 Recreational Vehicle units/spaces (not to exceed 290 RV units in the entire PUD), or 4 Senior Housing Units (not to exceed 450 Senior Housing Units in the entire PUD). Up to 1,232 of the total 1,760 residential units may be multi-family as defined in the Land Development Code.

Commercial Intensity: Hacienda Lakes is intended to be developed with a mixture of commercial land uses that include 327,500 square feet of gross floor area of retail uses, 50,000 square feet of gross floor area of medical office uses, 20,000 square feet of gross floor area of general office uses, 140,000 square feet of gross floor area of business park land uses, and 135 hotel rooms.

In no event shall the project exceed 3,328 PM Peak Hour Trips. Such maximum trip generation cap was developed based on 327,500 gross square feet of retail land uses, 50,000 gross square feet of medical office land uses, 20,000 gross square feet of general office land uses, 140,000 gross square feet of business park land uses, a primary school with a contemplated enrollment of 919 students, 135 hotel rooms, not to exceed 92,000 gross square feet, 704 single-family units, and 1,056 multi-family units. However, the hotel shall not count against the 140,000 square foot cap associated with the business park.

Should the BP Tract not be developed as a business park but be developed as a school facility (excluding Collier County School District public schools), such facility shall not exceed the maximum 140,000 gross square feet allowed in that Tract.

The developer shall be allowed to convert retail land uses to office land uses at a one to one (1:1) ratio, not to exceed 25% of the retail land use allocation, provided only if the converted use is an allowed use in the tract. The developer shall also be allowed to wholly convert the hotel development opportunity of 135 rooms not to exceed 92,000 square feet to 60,000 square feet of gross floor area of business park land uses.

All existing land uses and facilities in the Attraction and Junior Deputy Tracts shall not count against the overall trip and land use cap.

Senior Housing Intensity: The intensity of any senior housing project shall have a maximum Floor Area Ratio (FAR) of 0.60. The 1,760 dwelling unit cap is only intended to limit the number of single family and multi-family residential units, as those units are defined in the Land Development Code. The development may include in excess of 1,760 residential units if some are developed as senior housing units. With the exception of senior housing development in the C, Commercial Tract, senior housing units shall be developed through the conversion of residential land uses. Residential units shall be allowed for conversion to senior housing units based on the Land Use Conversion Factors, above. However, 1 single-family dwelling unit equates to 1 single-family style independent living units. In no instance shall greater than 450 senior housing units be developed in the entire MPUD.

Total Project Intensity: In no event shall the project exceed 3,328 pm Peak Hour Trips.

Operational Characteristics for Senior Housing

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

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- The facility shall be for residents 55 years of age and older;
- There shall be on-site dining facilities to the residents, with food service being on-site, or catered;
- Group transportation services shall be provided for the residents for the purposes of grocery and other types of shopping. Individual transportation services shall be coordinated for the residents needs, including but not limited to medical office visits;
- There shall be an onsite manager/activities coordinator to assist residents, who shall be responsible for planning and coordinating stimulating activities for the residents;
- An on-site wellness facility shall provide exercise and general fitness opportunities for the residents.
- Each unit shall be equipped with devices provided to notify emergency service providers in the event of a medical or other emergency;
- Independent living units shall be designed so that a resident is able to age in place. For example, kitchens may be easily retrofitted by lowering the sink to accommodate a wheelchair bound resident or bathrooms may be retrofitted by adding grab bars.

Recreational Vehicle Park Criteria

- Any RV Park may be located in one location as generally depicted on Exhibit C, MPUD Master Plan.
- This area shall be developed either with an RV Park or residential land uses, and not be a combination of both.
- The RV Park shall be limited to Class A motorcoaches only.
- In no instance shall greater than 290 Recreational Vehicle units be developed in the entire MPUD.
- The density of the RV park shall not exceed 12 RV units for each acre of the development parcel [not less than 20 acres].
- The Lord's way shall be the principal access to Collier Boulevard (CR-951).
- A 25 foot Type C landscape buffer shall be located between any RV land use and adjoining residentially zoned or developed parcel.

Sign Development Standards

- Boundary Markers shall be no greater than 15 feet in height, and shall not exceed 64 square feet of sign content area (See Exhibit E, Deviation #3). Each of these permitted signs shall only contain the name of the project or any major use, insignia or motto of the entire development.
- Any signage proposed for identifying the on-site Swamp Buggy Attraction land use in the Commercial Tract may be illuminated and manually changeable so the traveling public may learn of upcoming events in the Attraction Tract.
- Any land uses permitted within the boundaries of the MPUD shall be considered on-site for the purposes of providing for signage within the Commercial Tract.

Site Development, or Plat Approval

- At the time of each development order application subsequent to rezone approval, the developer or its successors and assigns shall submit a list of previously approved land uses (approved via site development plan, or plat), and the trips, commercial square footage and residential units consumed to date. Developer shall also provide to County a copy of its master list of land uses and converted uses for this PUD with each SDP or plat application in the form attached as Exhibit G.

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TABLE I
RESIDENTIAL DEVELOPMENT STANDARDS

SETBACK	SINGLE FAMILY DETACHED	ZERO LOT LINE	TWO FAMILY/ DUPLEX	TOWNHOUSE	MULTI-FAMILY DWELLINGS	CLUB HOUSE/ REC-REATION BLDGS	RECREAT-IONAL VEHICLE PARKS
PRINCIPAL STRUCTURES							
Minimum Lot Area	4,800 SF	4,000 SF	3,500 SF per lot	1,800 SF per lot	1 acre	10,000 SF	800 SF per space/unit
Minimum Lot Width	40'	35'	35' per lot	18'per lot or unit	150'	N/A	35'
Minimum Distance From MPUD Boundary **	15' or ½ BH, whichever is greater.	15' or ½ BH, whichever is greater.	15' or ½ BH, whichever is greater.	15' or ½ BH, whichever is greater.	15' or ½ BH, whichever is greater.	15' or ½ BH, whichever is greater.	15'
Front Yard Setback	20', or 15' with side load garages	20', or 15' with side load garages	20', or 15' with side load garages	20'	20' or ½ BH, whichever is greater.	N/A	10'
Side Yard	6'	0' or 10'	0' or 6	0' or 6'	½ BH	N/A	5'
Rear Yard	15'	15'	15'	15'	15' or ½ BH, whichever is greater	N/A	8'
From Preserve	25'	25'	25'	25'	25'	25'	25'
Maximum Zoned Height	35'	35'	35'	45'	75'	40'	30'
Maximum Actual Height	42'	42'	42'	50'	85'	50'	35'
Floor Area Minimum (SF)	1200 SF	1000 SF	1000 SF	900 SF	750 SF	N/A	N/A
Minimum Distance Between Principal Structures	12'	10'	12'	12'	½ SBH	15' or 1/2 SBH, whichever is greater	10'
ACCESSORY STRUCTURES							
Front	SPS	SPS	SPS	SPS	SPS	SPS	SPS
Side	SPS	SPS	SPS	SPS	SPS	SPS	SPS
Rear	5'	5'	5'	5'	5'	10'	SPS
From Preserve	10'	10'	10'	10'	10'	10'	10'
Minimum Distance Between Accessory Structures on same lot	0' or 10'	0' or 10'	0' or10'	0' or 10'	0' or 10'	0' or 10'	10'
Minimum Distance Between Accessory and Principle Structures on same lot	0' or 10'	0' or 10'	0' or10'	0' or 10'	0' or 10'	0' or 10'	0' OR 10'
Maximum Zoned Height	SPS	SPS	SPS	SPS	35'	SPS	SPS
Maximum Actual Height	SPS	SPS	SPS	SPS	35'	SPS	SPS
Minimum Distance From MPUD Boundary**	15'or ½ BH whichever is greater	15' or ½ BH whichever is greater	15' or ½ BH whichever is greater	15' or ½ BH whichever is greater	15' or ½ BH whichever is greater	15' or ½ BH whichever is greater	15' or ½ BH whichever is greater

SPS: Same as Principal Structure
LL: Lot Line
BOC: Back Of Curb
Paseo: A pedestrian only access way to and from residences.
N/A: Not Applicable
BH: Zoned Building Height
SBH: Sum of Building Heights
**Principal and Accessory Uses shall not protrude or encroach into any required landscape buffer

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General application of setbacks: Front yard setbacks shall comply with the following:

i. If the parcel is served by a public or private road right-of-way, the setback is measured from the adjacent right-of-way line.

ii. If the parcel is served by a non-platted private drive, the setback is measured from the back of curb or edge of pavement.

Notes:

1) Structures adjacent to a lake may have no setback from the lake maintenance easement.

2) Entrance features (i.e.: guard house, clock towers and colonnades) are limited in height to no greater than 35 feet in actual height.

3) Two or three story multi-family structures may have terraced setbacks. Terraced setbacks shall be measured from the ground floor exterior wall, as long as a minimum 15-foot building wall setback is provided as depicted in Figure 1 below.

4) For all residential units, garages shall be located a minimum of 23 feet from the back of the sidewalk closest to the garage, except for side loaded garages, wherein a parking area 23 feet in depth must be provided perpendicular to the sidewalk to prevent vehicles being parked across a portion, or all of the referenced sidewalk.

5) No residential buildings greater than 50 feet in actual height shall be permitted west of the Florida Power and Light easement.

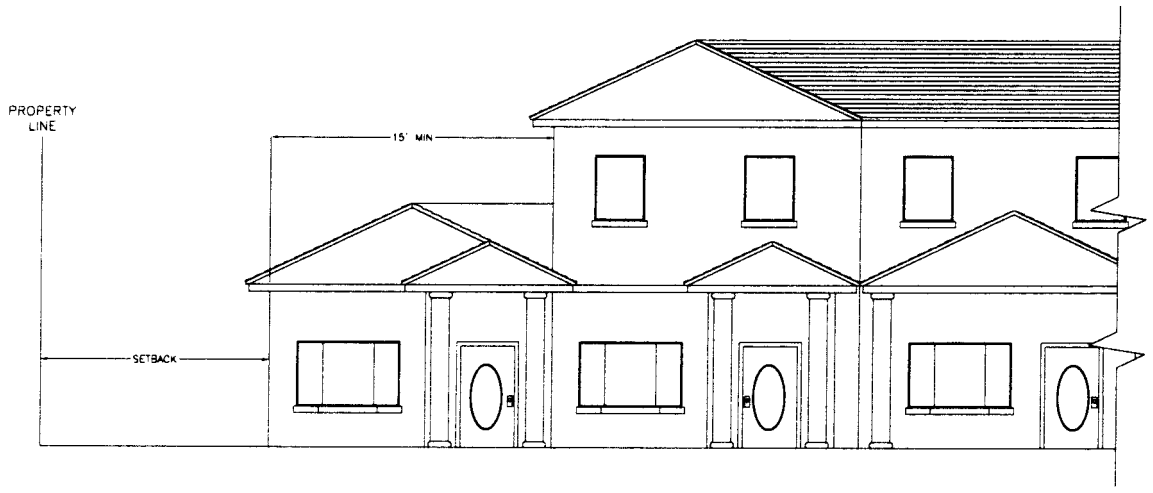
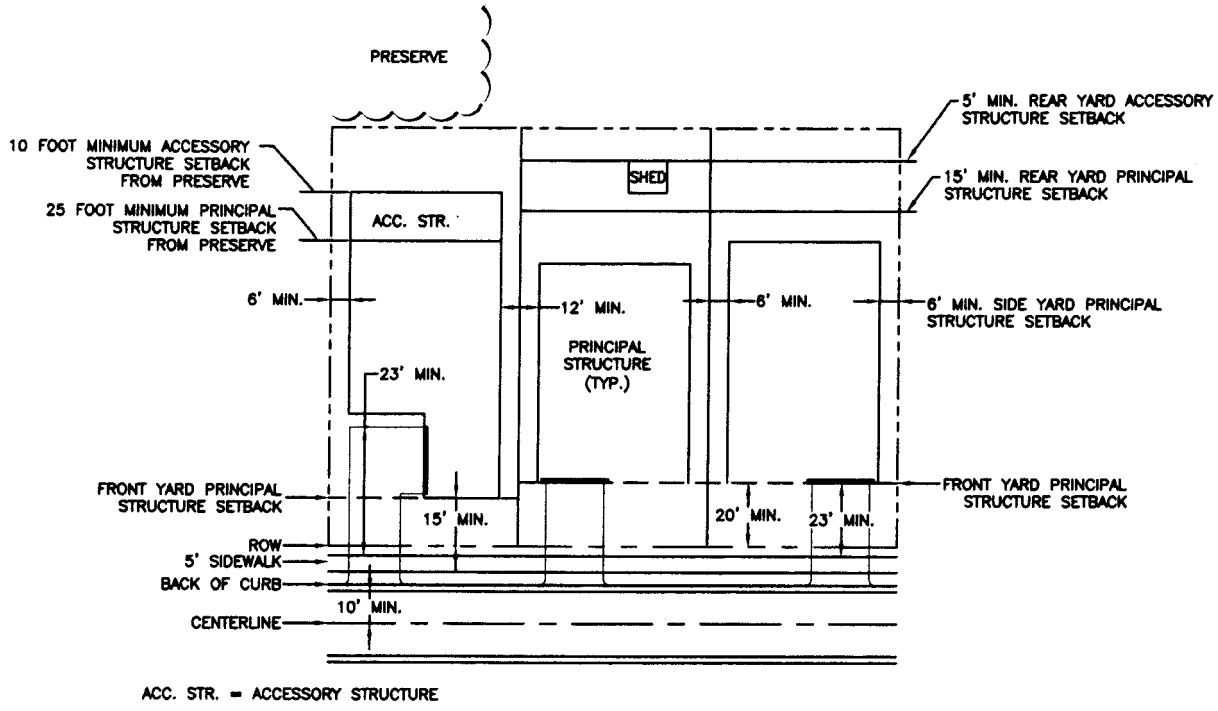


Figure 1

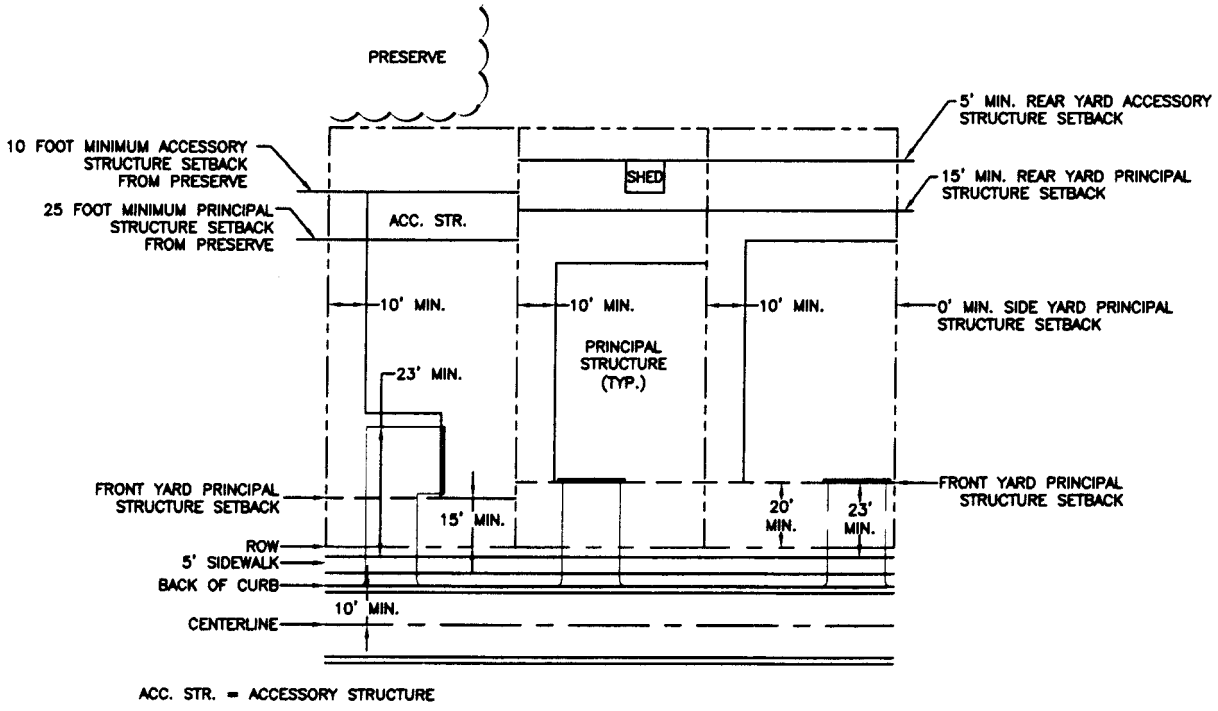
Terraced Setbacks

Attachment: Att C - Ordinance 11-41 Hacienda Lakes MPUD (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)



NOT TO SCALE
NOT DRAWN PROPORTIONALLY

Figure 2
Detached Single-Family Units



NOT TO SCALE
NOT DRAWN PROPORTIONALLY

Figure 3
Detached Single-Family/Zero Lot Line Units

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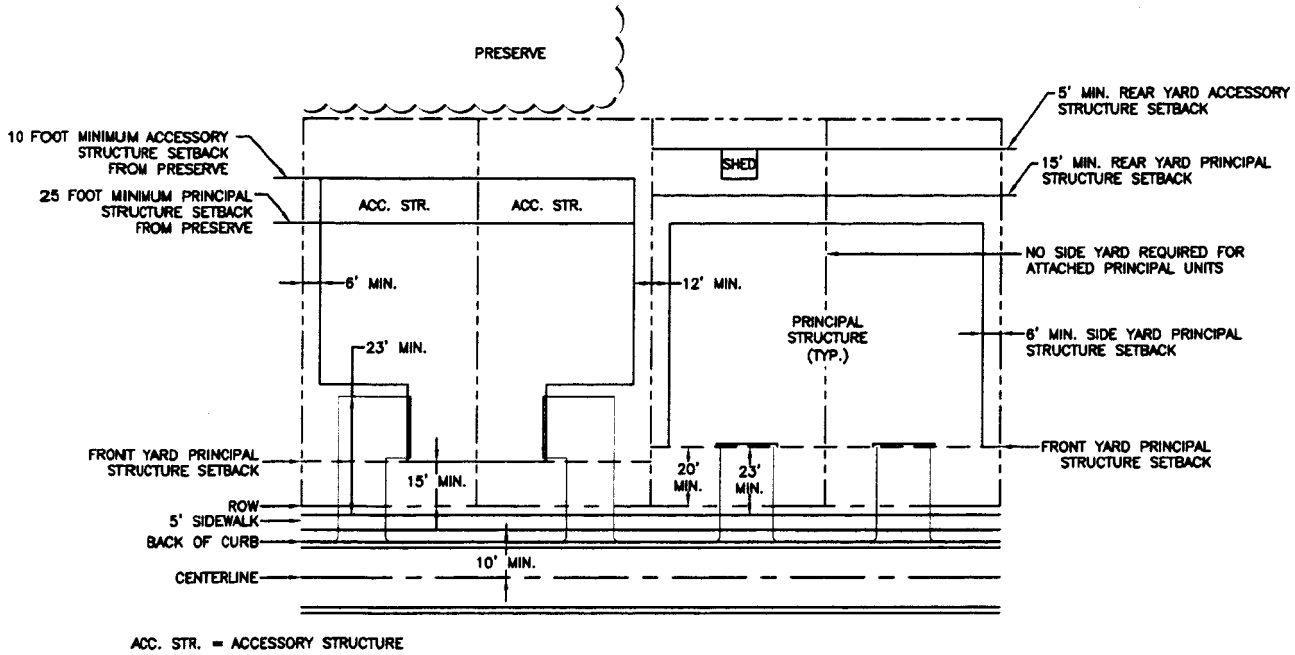


Figure 4
Duplex and Two-Family Units

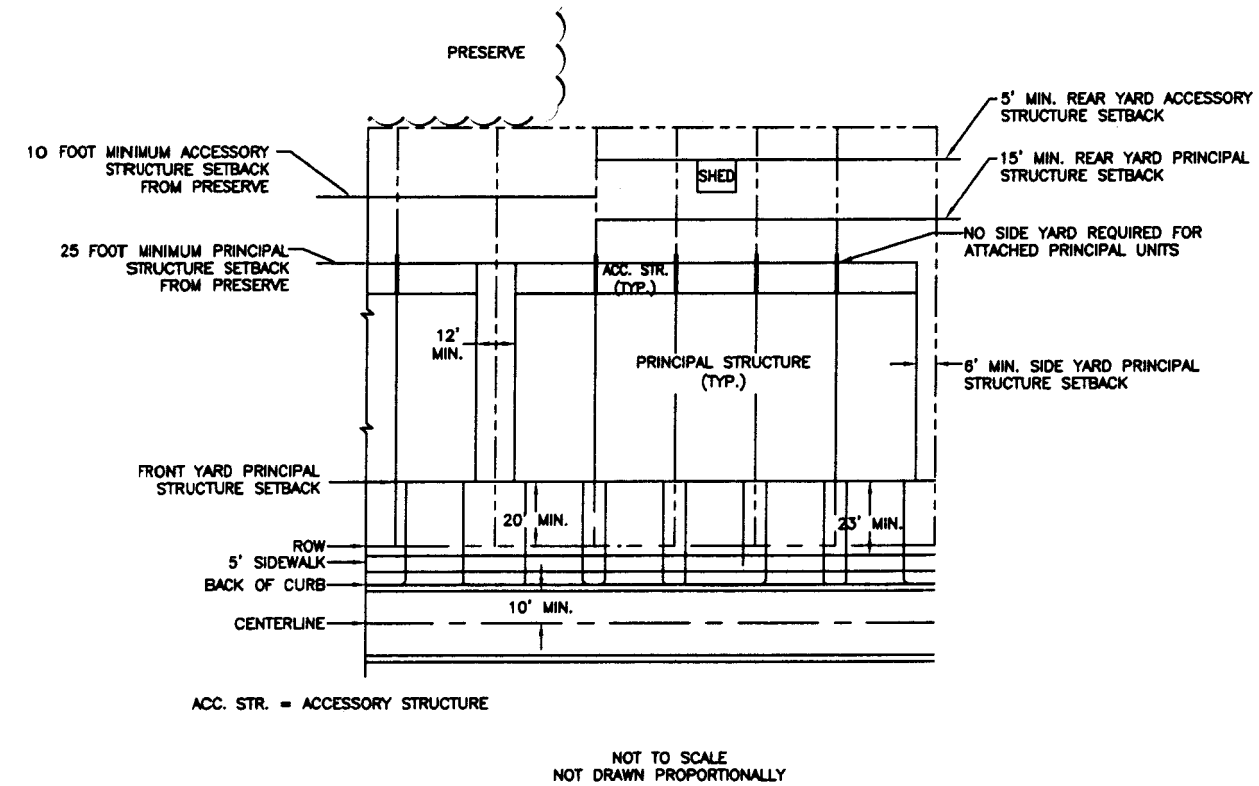
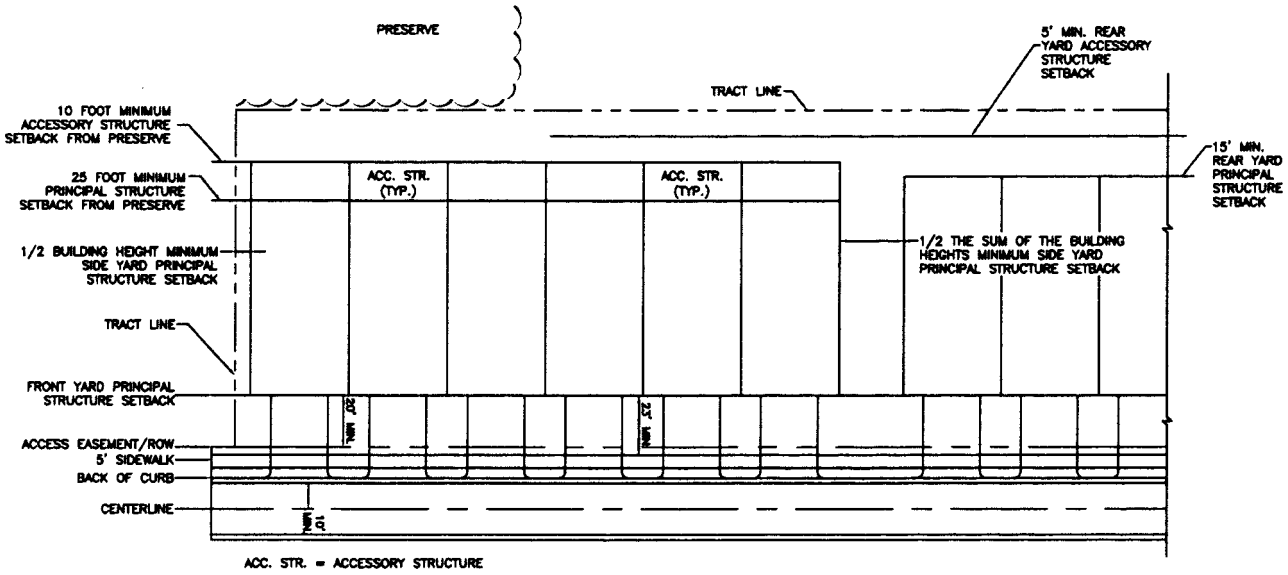


Figure 5
Attached Single-Family and Townhouse Units

Attachment: Att C - Ordinance 11-41 Hacienda Lakes MPUD (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)



NOT TO SCALE
NOT DRAWN PROPORTIONALLY

Figure 6
Multi-Family Units

Attachment: Att C - Ordinance 11-41 Hacienda Lakes MPUD (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

TABLE II
COMMERCIAL, INCLUDING MIXED USE BUILDINGS, PUBLIC FACILITY, AND SENIOR HOUSING DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD	PRINCIPAL USES	ACCESSORY USES
MINIMUM LOT AREA	10,000 SQUARE FEET	N/A
MINIMUM LOT WIDTH	100 FEET	N/A
MINIMUM YARDS (MEASURED FROM LOT BOUNDARY)	25 FEET OR ½ THE BUILDING HEIGHT, WHICHEVER IS GREATER***	10 FEET
MINIMUM YARDS (MEASURED FROM MPUD BOUNDARIES ****	25 FEET	10 FEET
PRESERVE SETBACK	25 FEET	10 FEET
MIN. DISTANCE BETWEEN STRUCTURES	15 FT. OR ½ THE SUM OF BUILDING HEIGHTS*	10 FEET
MAXIMUM ZONED HEIGHT	50 FEET *****	25 FEET
MAXIMUM ACTUAL HEIGHT	60 FEET *****	30 FEET
MINIMUM FLOOR AREA – COMMERCIAL	600 SQUARE FEET**	N/A
MINIMUM FLOOR AREA – SENIOR HOUSING	350 SQUARE FEET	N/A
MINIMUM FLOOR AREA – PUBLIC FACILITY	1,500 SQUARE FEET	N/A
MIN. GROSS FLOOR AREA PER UNIT	600 SQUARE FEET**	80 SQUARE FEET**

* Whichever is greater

** Not applicable to kiosks

*** General application for setbacks: Front yard setbacks shall comply with the following:

i. If the parcel is served by a public or private road right-of-way, the setback is measured from the adjacent right-of-way line.

ii. If the parcel is served by a non-platted private drive, the setback is measured from the back of curb or edge of pavement.

**** Principal and Accessory Structures shall not protrude or encroach into any required landscape buffer.

***** except that a hotel, destination resort, senior housing or mixed use building may be up to 75 feet in zoned height and 85 feet in actual height.

Note: Any independent living unit proposed for development in a single-family type of configuration shall comply with the development standards for single-family land uses set forth in Table I.

Attachment: Att C - Ordinance 11-41 Hacienda Lakes MPUD (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

TABLE III
BUSINESS PARK AND SCHOOL DEVELOPMENT STANDARDS
(EXCLUDES COLLIER COUNTY SCHOOL DISTRICT PUBLIC SCHOOLS)

DEVELOPMENT STANDARD	PRINCIPAL USES	ACCESSORY USES
MINIMUM LOT AREA	8,000 SQUARE FEET	N/A
MINIMUM LOT WIDTH	80 FEET	N/A
MINIMUM YARDS (MEASURED FROM TRACT BOUNDARY) – BUSINESS PARK MINIMUM YARDS (MEASURED FROM TRACT BOUNDARY) – SCHOOL	50 FEET*** 50 FEET***	10 FEET 25 FEET
MINIMUM YARDS (MEASURED FROM MPUD BOUNDARIES	N/A	N/A
PRESERVE SETBACK	25 FEET	10 FEET
MIN. DISTANCE BETWEEN STRUCTURES - BUSINESS PARK MIN. DISTANCE BETWEEN STRUCTURES - SCHOOL	15 FT. OR ½ THE SUM OF BUILDING HEIGHTS * or 18 FEET	10 FEET 10 FEET
MAXIMUM ZONED HEIGHT - BUSINESS PARK MAXIMUM ZONED HEIGHT - SCHOOL	35 FEET 50 FEET	35 FEET 50 FEET
MAXIMUM ACTUAL HEIGHT – BUSINESS PARK MAXIMUM ACTUAL HEIGHT - SCHOOL	50 FEET 60 FEET	35 FEET 60 FEET
MINIMUM FLOOR AREA – BUSINESS PARK MINIMUM FLOOR AREA – SCHOOL	1000 SQUARE FEET or 350 SQUARE FEET	N/A 35 SQUARE FEET
MIN. GROSS FLOOR AREA PER UNIT BUSINESS PARK SCHOOL	 500 SQUARE FEET N/A	 80 SQUARE FEET N/A

* Whichever is greater

*** General application for setbacks: Front yard setbacks shall comply with the following:

i. If the parcel is served by a public or private road right-of-way, the setback is measured from the adjacent right-of-way line.

ii. If the parcel is served by a non-platted private drive, the setback is measured from the back of curb or edge of pavement.

The Lord's Way Access Improvements:
In the event that Tract BP is developed as a business park, the Lord's Way shall be improved by the Developer with roadway facilities as depicted by LDC Appendix B-4, a Commercial/Industrial typical roadway section, prior to the issuance of the first certificate of occupancy for a business park land use. In the event that Tract BP is developed as an educational facility, the Lord's Way shall be improved by the Developer as depicted by LDC Appendix B-3, a Local Street typical roadway section.

Attachment: Att C - Ordinance 11-41 Hacienda Lakes MPUD (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

TABLE IV
ATTRACTION AND JUNIOR DEPUTY DEVELOPMENT STANDARDS

DEVELOPMENT STANDARD	PRINCIPAL USES	ACCESSORY USES
MINIMUM LOT AREA	1 ACRE	N/A
MINIMUM LOT WIDTH	100 FEET	N/A
MINIMUM YARDS (MEASURED FROM TRACT BOUNDARY)	20 FEET, PLUS 1 FOOT FOR EACH 2 FEET OF BLDG. HT. OVER 50 FEET	20 FEET
MINIMUM YARDS (MEASURED FROM MPUD BOUNDARIES	25 FEET	20 FEET
PRESERVE SETBACK	25 FEET	10 FEET
MIN. DISTANCE BETWEEN STRUCTURES	15 FT. OR ½ THE SUM OF BUILDING HEIGHTS*	10 FEET
MAXIMUM ZONED HEIGHT	50 FEET	50 FEET
MAXIMUM ACTUAL HEIGHT	75 FEET	75 FEET
MINIMUM FLOOR AREA	1000 SQUARE FEET**	N/A

* Whichever is greater

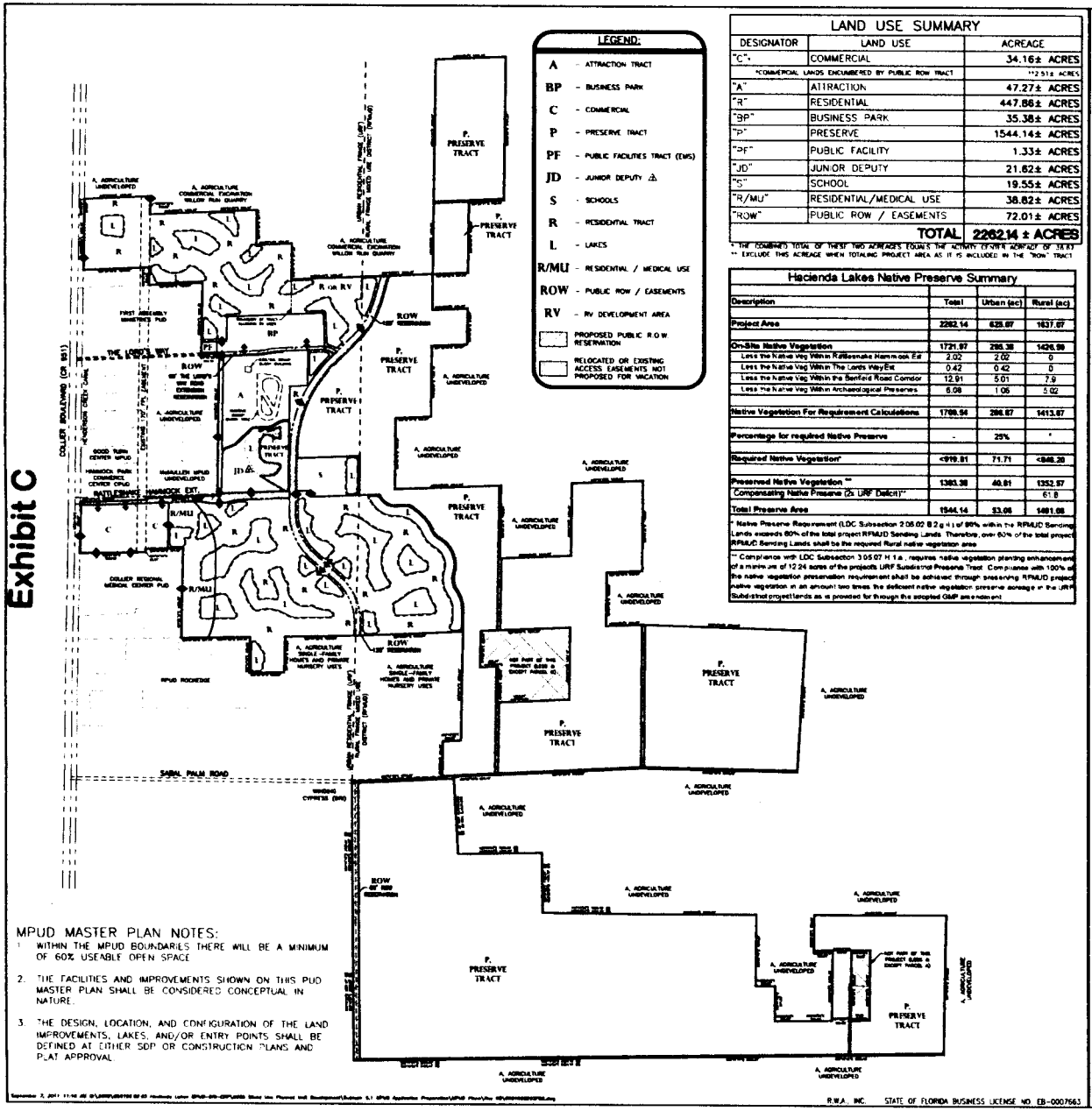
** Not applicable to modular units, trailers, towers, camping pavilion, and similar structures to support the utilization of the attraction facilities, which have no minimum floor area limitations

Parking for Junior Deputy: Required parking for the JD designated areas of the MPUD shall be calculated at the rate of one parking space for each 1000 square feet of covered camping pavilion.

Junior Deputy Target Orientation: Archery and air rifle ranges shall be oriented for a line of fire only to the east, or north, and shall have a back stop that shall be comprised of absorbing materials such as an earthen berm, hay bales, or similar treatments, each installed according to industry standards, to prohibit projectiles from exiting the range area.

Attachment: Att C - Ordinance 11-41 Hacienda Lakes MPUD (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

Exhibit C



MPUD MASTER PLAN NOTES:

1. WITHIN THE MPUD BOUNDARIES THERE WILL BE A MINIMUM OF 60% USEABLE OPEN SPACE
2. THE FACILITIES AND IMPROVEMENTS SHOWN ON THIS PUD MASTER PLAN SHALL BE CONSIDERED CONCEPTUAL IN NATURE.
3. THE DESIGN, LOCATION, AND CONFIGURATION OF THE LAND IMPROVEMENTS, LAKES, AND/OR ENTRY POINTS SHALL BE DEFINED AT EITHER SDP OR CONSTRUCTION PLANS AND PLAT APPROVAL

R.W.A., INC. STATE OF FLORIDA BUSINESS LICENSE NO. EB-0007663

LAND USE SUMMARY

DESIGNATOR	LAND USE	ACREAGE
"C"*	COMMERCIAL	34.16± ACRES
	*COMMERCIAL LANDS ENCUMBERED BY PUBLIC ROW TRACT	**2.51± ACRES
"A"	ATTRACTION	47.27± ACRES
"R"	RESIDENTIAL	447.86± ACRES
"BP"	BUSINESS PARK	35.38± ACRES
"P"	PRESERVE	1544.14± ACRES
"PF"	PUBLIC FACILITY	1.33± ACRES
"JD"	JUNIOR DEPUTY	21.62± ACRES
"S"	SCHOOL	19.55± ACRES
"R/MU"	RESIDENTIAL/MEDICAL USE	38.82± ACRES
"ROW"	PUBLIC ROW / EASEMENTS	72.01± ACRES
	TOTAL	2262.14 ± ACRES

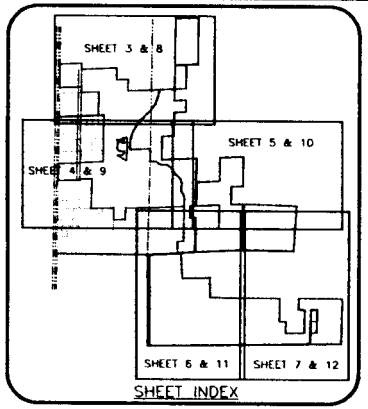
* THE COMBINED TOTAL OF THESE TWO ACREAGES EQUALS THE ACTUAL CENTER ACREAGE OF 38.82
** EXCLUDE THIS ACREAGE WHEN TOTALING PROJECT AREA AS IT IS INCLUDED IN THE "ROW" TRACT

Hacienda Lakes Native Preserve Summary

Description	Total	Urban (ac)	Rural (ac)
Project Area	2262.14	625.07	1637.07
On-Site Native Vegetation	1721.97	295.38	1426.59
Less the Native Veg Within Rattlesnake Hammock Est	2.02	2.02	0
Less the Native Veg Within The Lords Way Est	0.42	0.42	0
Less the Native Veg Within the Sanford Road Corridor	12.91	5.01	7.9
Less the Native Veg Within Archaeological Preserves	6.08	1.06	5.02
Native Vegetation For Requirement Calculations	1700.54	286.87	1413.67
Percentage for required Native Preserve	-	25%	*
Required Native Vegetation*	<919.91	71.71	<848.20
Preserved Native Vegetation **	1383.38	40.81	1352.57
Compensating Native Preserve (2x URF Deficit)**			61.8
Total Preserve Area	1544.14	53.06	1491.08

* Native Preserve Requirement (LDC Subsection 2.05.02 B.2.g.1) of 80% within the RPMUD Sending Lands exceeds 60% of the total project RPMUD Sending Lands. Therefore, over 60% of the total project RPMUD Sending Lands shall be the required Rural native vegetation area

** Compliance with LDC Subsection 3.05.07 H.1.a., requires native vegetation planting enhancements of a minimum of 12.24 acres of the projects URF Subdistrict Preserve Tract. Compliance with 100% of the native vegetation preservation requirement shall be achieved through preserving RPMUD project native vegetation in an amount two times the deficient native vegetation preserve acreage in the URF Subdistrict project lands as is provided for through the accepted GMP amendment.



MAXIMUM DENSITY AND INTENSITY

RESIDENTIAL DENSITY: THIS MPUD SHALL BE LIMITED TO 1,760 RESIDENTIAL DWELLING UNITS (DU) THAT EQUATES TO A DENSITY OF 0.78 DWELLING UNITS PER GROSS ACRE. THE 1,760 RESIDENTIAL UNITS ARE EITHER SINGLE- OR MULTI-FAMILY UNITS AS DEFINED IN THE LDC. NO MORE THAN 1,232 MULTI-FAMILY UNITS MAY BE CONSTRUCTED IN THE ENTIRE PUD. CARETAKER'S RESIDENCES SHALL BE DEDUCTED FROM THE 1,760 UNIT ALLOCATION. A MINIMUM OF 25 RESIDENTIAL UNITS SHALL BE CONSTRUCTED IN THE R/MU TRACT, AND A MINIMUM OF 17 RESIDENTIAL UNITS SHALL BE CONSTRUCTED IN TRACT C. THE BALANCE OF THE RESIDENTIAL DWELLING UNITS GENERATED FROM TRACT C (13 UNITS) MUST BE CONSTRUCTED IN EITHER THE R/MU TRACT, OR ON A PORTION OF TRACT R, WITHIN ONE-THIRD OF ONE MILE OF THE BOUNDARY OF TRACT C.

LAND USE CONVERSION FACTORS

RESIDENTIAL DENSITY: 1.0 RESIDENTIAL UNIT EQUATES TO 2.73 RECREATIONAL VEHICLE UNITS/SPACES (NOT TO EXCEED 290 RV UNITS IN THE ENTIRE PUD), OR 4 SENIOR HOUSING UNITS (NOT TO EXCEED 450 SENIOR HOUSING UNITS IN THE ENTIRE PUD). UP TO 1,232 OF THE TOTAL 1,760 RESIDENTIAL UNITS MAY BE MULTI-FAMILY AS DEFINED IN THE LAND DEVELOPMENT CODE.

COMMERCIAL INTENSITY: HACIENDA LAKES IS INTENDED TO BE DEVELOPED WITH A MIXTURE OF COMMERCIAL LAND USES THAT INCLUDE 327,500 SQUARE FEET OF GROSS FLOOR AREA OF RETAIL USES; 50,000 SQUARE FEET OF GROSS FLOOR AREA OF MEDICAL OFFICE USES; 20,000 SQUARE FEET OF GROSS FLOOR AREA OF GENERAL OFFICE USES; 140,000 SQUARE FEET OF GROSS FLOOR AREA OF BUSINESS PARK LAND USES; AND 135 HOTEL ROOMS.

IN NO EVENT SHALL THE PROJECT EXCEED 3,328 PM PEAK HOUR TRIPS. SUCH MAXIMUM TRIP GENERATION CAP WAS DEVELOPED BASED ON 327,500 GROSS SQUARE FEET OF RETAIL LAND USES; 50,000 GROSS SQUARE FEET OF MEDICAL OFFICE LAND USES; 20,000 GROSS SQUARE FEET OF GENERAL OFFICE LAND USES; 140,000 GROSS SQUARE FEET OF BUSINESS PARK LAND USES; A PRIMARY SCHOOL WITH A CONTEMPLATED ENROLLMENT OF 919 STUDENTS; 135 HOTEL ROOMS; NOT TO EXCEED 92,000 GROSS SQUARE FEET; 704 SINGLE-FAMILY UNITS AND 1,056 MULTI-FAMILY UNITS. HOWEVER, THE HOTEL SHALL NOT COUNT AGAINST THE 140,000 SQUARE FOOT CAP ASSOCIATED WITH THE BUSINESS PARK.

SHOULD THE BP TRACT NOT BE DEVELOPED AS A BUSINESS PARK BUT BE DEVELOPED AS A SCHOOL, (EXCLUDING COLLIER COUNTY SCHOOL DISTRICT PUBLIC SCHOOLS), SUCH FACILITY SHALL NOT EXCEED THE MAXIMUM 140,000 GROSS SQUARE FEET ALLOWED IN THAT TRACT.

THE DEVELOPER SHALL BE ALLOWED TO CONVERT RETAIL LAND USES TO OFFICE LAND USES AT A ONE TO ONE (1:1) RATIO, NOT TO EXCEED 25% OF THE RETAIL LAND USE ALLOCATION, PROVIDED ONLY IF THE CONVERTED USE IS AN ALLOWED USE IN THE TRACT. THE DEVELOPER SHALL ALSO BE ALLOWED TO WHOLLY CONVERT THE HOTEL DEVELOPMENT OPPORTUNITY OF 135 ROOMS NOT TO EXCEED 92,000 SQUARE FEET TO 60,000 SQUARE FEET OF BUSINESS PARK LAND USES.

ALL EXISTING LAND USES AND FACILITIES IN THE ATTRACTION AND JUNIOR DEPUTY TRACTS SHALL NOT COUNT AGAINST THE OVERALL TRIP AND LAND USE CAP.

SENIOR HOUSING INTENSITY: THE INTENSITY OF ANY SENIOR HOUSING PROJECT SHALL HAVE A MAXIMUM FLOOR AREA RATIO (FAR) OF 0.60. THE 1,760 DWELLING UNIT CAP IS ONLY INTENDED TO LIMIT THE NUMBER OF SINGLE-FAMILY AND MULTI-FAMILY RESIDENTIAL UNITS, AS THOSE UNITS ARE DEFINED IN THE LAND DEVELOPMENT CODE. THE DEVELOPMENT MAY INCLUDE IN EXCESS OF 1,760 RESIDENTIAL UNITS IF SOME ARE DEVELOPED AS SENIOR HOUSING UNITS. WITH THE EXCEPTION OF SENIOR HOUSING DEVELOPMENT IN THE C, COMMERCIAL TRACT, SENIOR HOUSING UNITS SHALL BE DEVELOPED THROUGH THE CONVERSION OF RESIDENTIAL LAND USES. RESIDENTIAL UNITS SHALL BE ALLOWED FOR CONVERSION TO SENIOR HOUSING UNITS BASED ON THE LAND USE CONVERSION FACTORS, ABOVE. HOWEVER, 1 SINGLE-FAMILY DWELLING UNIT EQUATES TO 1 SINGLE-FAMILY STYLE INDEPENDENT LIVING UNITS. IN NO INSTANCE SHALL GREATER THAN 450 SENIOR HOUSING UNITS BE DEVELOPED IN THE MPUD.

TOTAL PROJECT INTENSITY: IN NO EVENT SHALL THE PROJECT EXCEED 3,328 PM PEAK HOUR TRIPS.

REV	REVISION	BY	CHECKED	DATE
7	REVISED PER COLLIER COUNTY ATTORNEY'S OFFICE	PTN	DHN	08/11
6	REVISED PER COLLIER COUNTY COMMENTS	MSJ	DHN	08/11
5	REVISED PER COLLIER COUNTY COMMENTS	MSJ	DHN	07/11
4	REVISED BY APPLICANT	MSJ	DHN	06/11
3	REVISED PER COLLIER COUNTY COMMENTS	MSJ	DHN	05/11
2	REVISED PER COLLIER COUNTY COMMENTS	MSJ	DHN	02/11
1	REVISED PER COLLIER COUNTY COMMENTS	RMJ	DHN	10/10
0	REVISED PER COLLIER COUNTY COMMENTS	RMJ	DHN	06/10

DATE: MARCH 2010
PROJECT NO: 06052002.01
FILE NO: 06052002P02
DRAWN BY: MSJ
CHECKED:

SEC. TWP. RGE.
USGS QUAD SHEET
SCALE: 1" = 1000'
HALF SCALE

CLIENT: HACIENDA LAKES OF NAPLES, LLC.

TITLE: OVERALL MPUD/DRI MASTER PLAN

PROJECT: HACIENDA LAKES MPUD/DRI

RWA INC. Planning Visualization Civil Engineering Surveying & Mapping
CONSULTING

Attachment: Att C - Ordinance 11-41 Hacienda Lakes MPUD (16314 : PL20200001294 Hacienda Lakes

EXHIBIT D

LEGAL DESCRIPTION

A TRACT OR PARCEL OF LAND SITUATED IN THE STATE OF FLORIDA, COUNTY OF COLLIER, LYING IN SECTION 11 THROUGH 14 AND 23 THROUGH 25, TOWNSHIP 50 SOUTH, RANGE 26 EAST AND SECTION 19 AND 30, TOWNSHIP 50 SOUTH, RANGE 27 EAST, COLLIER COUNTY, FLORIDA, BEING FURTHER BOUND AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 30; THENCE S.89°10'42"W. ALONG THE SOUTH LINE OF SAID SECTION FOR 2835.68 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION; THENCE S.89°11'14"W. ALONG SAID SOUTH LINE FOR 2906.24 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 25; THENCE S.89°09'39"W. ALONG THE SOUTH LINE OF SAID SECTION FOR 2693.18 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION; THENCE S.89°11'01"W. ALONG SAID SOUTH LINE FOR 2693.80 FEET TO THE SOUTHWEST CORNER OF SAID SECTION; THENCE N.00°13'35"W. ALONG THE WEST LINE OF SAID SECTION FOR 2636.34 FEET TO THE WEST QUARTER CORNER OF SAID SECTION; THENCE N.00°14'15"W. ALONG SAID WEST LINE FOR 2637.01 FEET TO THE NORTHWEST CORNER OF SAID SECTION; THENCE N.87°07'13"E. ALONG A LINE COMMON TO SAID SECTION 24 AND 25 FOR 1704.07 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 24; THENCE N.01°08'02"E. ALONG THE EAST LINE OF SAID FRACTION FOR 684.58 FEET TO THE NORTHWEST CORNER OF SAID FRACTION; THENCE N.87°12'28"E. ALONG THE NORTH LINE OF SAID FRACTION FOR 340.01 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST HALF OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE N.01°04'11"E. ALONG THE WEST LINE OF SAID FRACTION FOR 2052.01 FEET TO THE NORTHWEST CORNER OF SAID FRACTION AND AN INTERSECTION WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE S.87°28'21"W. ALONG SAID NORTH LINE FOR 2025.64 FEET TO THE QUARTER CORNER COMMON TO SAID SECTIONS 23 AND 24; THENCE S.89°01'58"W. ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23 FOR 1328.51 FEET TO THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE S.01°18'52"W. ALONG THE WEST LINE OF SAID FRACTION FOR 679.65 FEET TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE S.89°22'00"W. ALONG THE SOUTH LINE OF SAID FRACTION FOR 663.28 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION; THENCE N.01°14'38"E. ALONG THE WEST LINE OF SAID FRACTION FOR 675.75 FEET TO THE NORTHWEST CORNER OF SAID FRACTION AND AN INTERSECTION WITH THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 23; THENCE S.89°01'58"W. ALONG SAID NORTH LINE FOR 664.25 FEET; THENCE CONTINUE S.89°01'58"W. ALONG SAID LINE FOR 627.16 FEET; THENCE N.01°01'15"E. FOR 1699.99 FEET; THENCE S.89°01'58"W. FOR 701.42 FEET TO AN INTERSECTION WITH THE EAST LINE OF A 170 FOOT WIDE FLORIDA POWER AND LIGHT COMPANY EASEMENT; THENCE S.01°01'15"W. ALONG SAID EAST LINE FOR 68.31 FEET; THENCE S.89°01'58"W. FOR 1232.97 FEET TO AN INTERSECTION WITH THE EAST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 21, AT PAGE 183 OF THE PUBLIC RECORDS OF SAID COLLIER COUNTY; THENCE N.00°51'54"E. ALONG SAID EAST LINE FOR 956.27 FEET TO AN INTERSECTION WITH A LINE 30.00 FEET SOUTH OF AND PARALLEL WITH (AS MEASURED ON A PERPENDICULAR) THE SOUTH LINE OF SAID SECTION 14; THENCE N.87°37'31"E. ALONG SAID PARALLEL LINE FOR 1237.00 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID FLORIDA POWER AND LIGHT COMPANY EASEMENT; THENCE N.01°01'15"E. ALONG SAID EAST LINE FOR 30.05 FEET TO THE SOUTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE N.87°37'31"E. ALONG THE SOUTH LINE OF SAID FRACTION FOR 1337.24 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 14; THENCE N.00°48'00"E. ALONG THE EAST LINE OF SAID FRACTION FOR 2683.32 TO THE SOUTHEAST CORNER OF THE EAST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER; THENCE S.87°31'38"W. ALONG THE SOUTH LINE OF SAID FRACTION FOR 334.19 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION; THENCE N.00°48'11"E. ALONG THE WEST LINE OF SAID FRACTION FOR 1341.38 FEET TO THE NORTHWEST CORNER OF SAID FRACTION AND AN INTERSECTION WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE S.87°28'42"W. ALONG SAID SOUTH LINE FOR 1002.41 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION AND AN INTERSECTION WITH THE EAST LINE OF SAID FLORIDA POWER AND LIGHT COMPANY EASEMENT; THENCE N.00°48'45"E. ALONG SAID WEST

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AND EAST LINE FOR 335.13 FEET TO THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE S.87°27'58"W. ALONG THE NORTH LINE OF SAID FRACTION FOR 1236.32 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 21, AT PAGE 183; THENCE N.00°49'30"E. ALONG SAID EAST LINE FOR 1004.62 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 11; THENCE N.00°50'27"E. ALONG SAID EAST LINE FOR 344.07 FEET TO AN INTERSECTION WITH THE NORTH LINE OF THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE N.87°28'56"E. ALONG SAID NORTH LINE FOR 1235.95 FEET TO THE NORTHEAST CORNER OF SAID FRACTION; THENCE S.00°49'13"W. ALONG THE EAST LINE OF SAID FRACTION FOR 342.92 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION AND AN INTERSECTION WITH THE NORTH LINE OF SAID SECTION 14; THENCE N.87°25'45"E. ALONG SAID NORTH LINE FOR 1336.32 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION; THENCE CONTINUE N.87°25'45"E. ALONG SAID NORTH LINE FOR 668.16 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE S.00°47'37"W. ALONG THE EAST LINE OF SAID FRACTION FOR 671.11 FEET TO THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14; THENCE N.87°27'14"E. ALONG THE NORTH LINE OF SAID FRACTION FOR 668.22 FEET TO THE NORTHEAST CORNER OF SAID FRACTION; THENCE S.00°47'14"W. ALONG THE EAST LINE OF SAID FRACTION FOR 671.39 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE N.87°28'42"E. ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 14 1336.55 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION AND THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 13; THENCE N.87°30'06"E. ALONG THE SOUTH LINE OF SAID FRACTION FOR 1328.72 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE N.00°38'50"E. ALONG THE EAST LINE OF SAID FRACTION FOR 1345.26 FEET TO THE NORTHEAST CORNER OF SAID FRACTION AND THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 12; THENCE N.00°41'44"E. ALONG THE WEST LINE OF SAID FRACTION FOR 2707.07 FEET TO THE NORTHWEST CORNER OF SAID FRACTION; THENCE N.87°40'34"E. ALONG THE NORTH LINE OF SAID FRACTION FOR 1321.29 FEET TO THE NORTHEAST CORNER OF SAID FRACTION; THENCE S.00°36'23"W. ALONG THE EAST LINE OF SAID FRACTION FOR 2701.30 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION SAID POINT BEING THE NORTH QUARTER CORNER OF SAID SECTION 13; THENCE S.87°26'11"W. ALONG THE NORTH LINE OF SAID SECTION FOR 662.90 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION; THENCE S.00°35'02"W. ALONG THE EAST LINE OF SAID FRACTION FOR 1345.93 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE S.87°30'06"W. ALONG THE SOUTH LINE OF SAID FRACTION FOR 664.36 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION AND SAID SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER; THENCE S.00°38'50"W. ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER FOR 672.63 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION; THENCE N.87°32'03"E. ALONG THE SOUTH LINE OF SAID FRACTION FOR 665.09 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE S.00°35'02"W. ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER FOR 672.97 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE S.87°33'59"W. ALONG THE SOUTH LINE OF SAID FRACTION FOR 665.81 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION; THENCE S.00°38'51"W. ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER FOR 1345.10 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE S.87°37'27"W. ALONG THE SOUTH LINE OF SAID FRACTION FOR 667.27 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER; THENCE S.00°42'40"W. ALONG THE WEST LINE OF SAID FRACTION FOR 1344.51 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION AND AN INTERSECTION WITH THE NORTH LINE OF SAID SECTION 24; THENCE N.87°40'54"E. ALONG SAID NORTH LINE FOR 2006.20 FEET TO THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE S.00°56'29"W. ALONG THE WEST LINE OF SAID FRACTION FOR 1368.25 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION; THENCE N.87°34'58"E. ALONG THE SOUTH LINE OF SAID FRACTION FOR 1343.68 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE N.00°41'32"E. ALONG THE EAST LINE OF SAID FRACTION FOR 1365.31 FEET TO THE NORTHEAST CORNER OF SAID FRACTION; THENCE N.87°41'38"E. ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER FOR 1337.58 FEET TO THE NORTHEAST CORNER OF SAID SECTION; THENCE S.00°26'32"W. ALONG THE EAST LINE OF SAID SECTION FOR 1703.00 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE

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NORTHEAST QUARTER; THENCE S.87°33'18"W. ALONG THE SOUTH LINE OF SAID FRACTION FOR 672.60 FEET TO AN INTERSECTION WITH THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER; THENCE S.00°34'02"W. ALONG SAID WEST LINE FOR 1022.89 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION; THENCE N.87°28'21"E. ALONG THE SOUTH LINE OF SAID FRACTION FOR 674.89 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 19; THENCE S.88°12'42"E. ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER FOR 3093.52 FEET TO THE NORTHEAST CORNER OF SAID FRACTION; THENCE S.03°39'20"W. ALONG THE EAST LINE OF SAID FRACTION FOR 2676.74 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION; THENCE N.88°56'10"W. ALONG THE SOUTH LINE OF SAID FRACTION FOR 2940.59 FEET TO THE SOUTHWEST CORNER OF SAID SECTION; THENCE S.87°07'20"W. ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 25 FOR 2726.50 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION; THENCE S.87°07'13"W. ALONG THE NORTH LINE OF THE NORTHWEST QUARTER FOR 807.16 FEET; THENCE S.03°18'31"E. FOR 1451.00 FEET; THENCE N.88°56'54"E. FOR 1582.00 FEET; THENCE S.00°31'35"E. FOR 1130.61 FEET; THENCE S.89°15'59"E. FOR 1823.18 FEET TO THE EAST QUARTER CORNER OF SAID SECTION; THENCE N.89°57'58"E. ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 30 FOR 2200.53 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE S.00°37'14"W. ALONG THE WEST LINE OF SAID FRACTION FOR 1344.51 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION; THENCE N.89°34'43"E. ALONG THE SOUTH LINE OF SAID FRACTION FOR 365.01 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE WEST HALF OF THE SOUTH HALF; THENCE S.00°41'48"W. ALONG THE WEST LINE OF SAID FRACTION FOR 671.03 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION; THENCE N.89°23'00"E. ALONG THE SOUTH LINE OF SAID FRACTION FOR 364.14 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE N.89°22'35"E. FOR 710.09 FEET TO THE SOUTHEAST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE EAST HALF OF THE SOUTH HALF; THENCE N.00°52'45"E. FOR 1334.78 FEET TO THE NORTHEAST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE EAST HALF OF THE SOUTH HALF; THENCE S.89°46'12"W. ALONG THE NORTH LINE OF SAID FRACTION FOR 356.23 FEET TO THE NORTHWEST CORNER OF SAID FRACTION; THENCE N.00°49'34"E. ALONG THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE EAST HALF OF THE SOUTH HALF FOR 668.60 FEET TO THE NORTHEAST CORNER OF SAID FRACTION; THENCE N.89°57'58"E. ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 30 FOR 2497.82 FEET TO THE EAST QUARTER CORNER OF SAID SECTION; THENCE S.01°12'08"W. ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION FOR 2640.60 FEET TO THE POINT OF BEGINNING.
101,084,043 SQUARE FEET OR 2,320.6 ACRES +/-

LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCELS:

PARCEL "A"
BEGINNING AT THE NORTHEAST CORNER OF THE EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE EAST HALF OF THE SOUTH HALF OF SAID SECTION 30; THENCE S.00°59'10"W. FOR 1329.95 FEET TO THE SOUTHEAST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE EAST HALF OF THE SOUTH HALF; THENCE S.89°22'35"W. ALONG THE SOUTH LINE OF SAID FRACTION FOR 355.05 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION; THENCE N.00°55'57"E. FOR 1332.36 FEET TO THE NORTHWEST CORNER OF SAID EAST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF THE EAST HALF OF THE SOUTH HALF; THENCE N.89°46'12"E. ALONG THE NORTH LINE OF SAID FRACTION FOR 356.23 FEET TO THE POINT OF BEGINNING.

473,270 SQUARE FEET OR 10.9 ACRES +/-

PARCEL "B"
BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTEROF SAID SECTION 24; THENCE N.87°28'21"E. ALONG THE NORTH LINE OF SAID FRACTION FOR 1349.77 FEET TO THE NORTHEAST CORNER OF SAID FRACTION; THENCE S.00°40'10"W. ALONG THE EAST LINE OF SAID FRACTION FOR 1361.17 FEET TO THE SOUTHEAST CORNER OF SAID FRACTION; THENCE S.87°17'48"W. ALONG THE SOUTH LINE OF SAID FRACTION FOR 1356.51 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION; THENCE N.00°56'29"E. ALONG THE WEST LINE OF SAID FRACTION FOR

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682.86 FEET TO THE SOUTHEAST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE S.87°23'02"W. ALONG THE SOUTH LINE OF SAID FRACTION FOR 338.41 FEET TO THE SOUTHWEST CORNER OF SAID FRACTION; THENCE N.01°00'20"E. ALONG THE WEST LINE OF SAID FRACTION FOR 683.43 FEET TO THE NORTHWEST CORNER OF SAID FRACTION; THENCE N.87°28'21"E. ALONG THE NORTH LINE OF SAID FRACTION FOR 337.61 FEET TO THE POINT OF BEGINNING.

2,072,100 SQUARE FEET OR 47.6 ACRES +/-

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EXHIBIT E
LIST OF REQUESTED DEVIATIONS FROM LDC

Deviation #1 seeks relief from LDC Subsection 6.06.01.B, related to streets in subdivisions, that requires subdivisions to have platted road rights-of-way for streets, to allow private streets to be provided by separate access easements rather than platted road rights-of way.

Deviation #2 seeks relief from LDC Section 5.04.04.B.5.c that limits the number of model homes, to allow one model home for each variant of the residential product proposed in the various phases or communities within the project. The number of model homes may exceed five for each phase or community within the project, but shall not exceed a total of 60 models for the entire MPUD development.

Deviation #3 seeks relief from LDC Section 5.06.02 to allow "boundary marker" signage on property corners fronting on existing, proposed, or future public roadways that provide access to the MPUD. The sign content area for "boundary markers" to be located in the Residential Tract R may be 15 feet in height rather than 8 feet in height as limited in LDC Subsection 5.06.02B.6.b.

Deviation #4 seeks relief from LDC Section 5.03.02.C.2. that limits fence or wall heights to six (6') feet, to allow fences or walls to be no greater than eight (8') feet throughout the development. Where associated with existing or future public roadways, or Tract A, a 20 foot tall visual screen may be installed as a wall, berm, or wall/berm combination.

Deviation #5 seeks relief from LDC Sections 4.02.13 G., and 4.06.02 C.5., that requires a six foot tall opaque architecturally finished masonry wall, or berm, or combination thereof be provided around the boundaries of a business park. Buffering around the proposed Business Park Tract would be as required by the entirety of the referenced sections of the LDC, but the six foot wall, or berm, or combination thereof will not be required on the Business Park Tract along the frontage of Lord's Way.

Deviation #6 seeks to allow one real estate sign in addition to the real estate signage permitted in LDC Section 5.06.02 B.2., that would be erected off-site from the Residential Tract, in the Commercial Tract.

Deviation #7 The existing Swamp Buggy sign located in the southeast corner of Rattlesnake Hammock road and Collier Boulevard shall be allowed to remain in the present location until: the sign is relocated to allow the construction of the bridge to extend Rattlesnake Hammock Road, and/or a new sign can be permitted in Tract C.

Deviation #8 seeks relief from LDC Section 5.05.04 D.1. that limits care unit Floor Area Ratio (FAR) to 0.45, to allow a care unit FAR of 0.60.

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EXHIBIT F
LIST OF OWNER COMMITMENTS

For the purposes of this PUD, the owner commitments set forth below are applicable to Hacienda Lakes of Naples, LLC, its successors, and/or assigns. The owner commitments below shall not be enforceable upon Swamp Buggy Days, Inc., nor Collier County Junior Deputies League, Inc.

I LEGAL

A. Access to Parcel "A", as described in Exhibit D of this document and is not a part of this MPUD shall be accessible via a new roadway easement from Owner that shall be recorded in the public records of Collier County, and shall run in a north-south direction from the existing thirty-foot roadway easement recorded in O.R. Book 857, Page 1800. This easement shall be recorded within 90-days of approval of this PUD.

B. Access to Parcel "B", as described in Exhibit D of this document and is not a part of this MPUD shall be accessible via the existing roadway and ingress/egress easements recorded in O.R. Book 271, Page 505, O.R. Book 622, Page 1609, O.R. Book 245, Page 124, and O.R. Book 287, Page 18.

C. No existing public access/roadway easements shall be vacated to preclude access to off-site private and public lands without providing replacement access easements. This new roadway easement shall be equivalent to the existing easement and shall be recorded concurrently with the vacation.

II ENVIRONMENTAL

A. Native vegetation shall be preserved in this MPUD in accordance with the table below:

Hacienda Lakes Native Preserve Summary			
Description	**Total**	**Urban (ac)**	**Rural (ac)**
Project Area	**2262.14**	**625.07**	**1637.07**
On-Site Native Vegetation	**1721.97**	**295.38**	**1426.59**
Less the Native Veg Within Rattlesnake Hammock Ext.	2.02	2.02	0.00
Less the Native Veg Within The Lords Way Ext.	0.42	0.42	0.00
Less the Native Veg Within the Benfield Road Corridor	12.91	5.01	7.90
Less the Native Veg Within Archaeological Preserves	6.07	1.06	5.02
Native Vegetation For Requirement Calculations	**1700.54**	**286.87**	**1413.67**
Percentage for required Native Preserve	**-**	**25%**	*****
Required Native Vegetation*	**<921.09**	**71.71**	**<849.38**
Preserved Native Vegetation **	**1395.35**	**40.81**	**1352.57**
Compensating Native Preserve (2x URF Deficit)**			61.80
Total Preserve Area	**1544.14**	**53.06**	**1491.08**

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* Native Preserve Requirement (LDC Subsection 2.05.02.B.2.g.ii.) of 90% within the RFMUD Sending Lands exceeds 60% of the total project RFMUD Sending Lands. Therefore, over 60% of the total project RFMUD Sending Lands shall be the required Rural native vegetation area.

** Compliance with LDC Subsection 3.05.07 H.1.a., requires native vegetation planting enhancement of a minimum of 12.24 acres of the project's URF Subdistrict Preserve Tract. Compliance with 100% of the native vegetation preservation requirement shall be achieved through preserving RFMUD project native vegetation in an amount two times the deficient native vegetation preserve acreage in the URF Subdistrict project lands as is provided for through the adopted GMP amendment.

B. A Wetland Mitigation/Monitoring plan is to be submitted once approved from SFWMD, for County review.

C. The MPUD shall be developed in accordance with the Wildlife Habitat Management Plan accepted by Collier County as contained in the Environmental Impact Statement.

D. An updated listed species survey for the future development areas shall be submitted prior to the next development order approval.

E. Installation of the Sabal Palm Road culvert crossings and spreader swales shall occur prior to the first preliminary acceptance.

III ENGINEERING

A. A SFWMD ROW permit will be required for widening the bridge at Rattlesnake Hammock/951 over the Henderson Creek Canal.

IV ARCHAEOLOGICAL and HISTORIC RESOURCES

A. The five archaeological sites identified within the Hacienda Lakes parcel are denoted AP, Archaeological Preserve on Sheets 3 -12 in the MPUD Master Plan Set. These sites must remain undeveloped. A public access easement around the archaeological sites for potential digs and further study has been provided. Disturbance to these five protected archaeological sites may only occur with County approval and approval of the State Division of Historical Resources, and any disturbance shall only be permitted under the direct supervision of a qualified archaeologist.

B. Historical/archeological areas are not used to meet preserve requirements because if an archaeological dig is required, then native vegetation would have to be removed.

V EMERGENCY MEDICAL SERVICES

A. In order to mitigate for the project impacts and demand on Emergency Medical Services (EMS), the developer shall provide a one acre parcel to Collier County. This public facility site is identified as "PF" on the MPUD Master Plan (Exhibit C). The dedication of the one acre site shall be by deed to Collier County and is subject to an Emergency Medical Services Impact Fee credit based on the fair market value of the donated property. The valuation of the one acre site dedication has been determined to be $30,000 per acre, for the purposes of the Emergency Medical Services Impact Fee credit, and the conveyance shall occur no later than at the time the 500th residential unit is included in a development order request (site development plan, or plat), subsequent to the adoption of the DRI Development Order. If Owner conveys to County mitigated land for the real property conveyances described in this paragraph, then Owner shall be entitled to an EMS impact fee credit for the value of the

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mitigation, as a cost of construction for public facilities. The value of the mitigation shall be a per acre value calculated at the total cost of state and federal mitigation of the environmental impacts including wetland and wildlife impacts divided by the impacted acreage of 718 acres. Developer shall provide documentation acceptable to the County to verify this cost. The total cost of State and Federal mitigation includes land costs for onsite preserves used for mitigation, environmental permitting costs, exotic removal, enhancement of preservation lands, creation of wildlife habitat, hydrological improvements and any mitigation activity required in the Army Corps of Engineers permit and South Florida Water Management District permit for the project in order to address the project's mitigation. State and Federal mitigation does not include County required mitigation. In lieu of EMS impact fee credits for environmental mitigation, the County reserves the right to transfer to Developer or Owner County-owned State or Federal panther and wetlands credits equal to the value of the EMS impact fee credits calculated pursuant to this paragraph.

VI TRANSPORTATION

For the purposes of the following commitments, it must be understood that the property was divided into three main areas:

North area being north of The Lord's Way extension;
South area being south of Rattlesnake Hammock Road plus School;
Benfield Road Improvements.

The South area commitments shall be constructed in a sequential manner. However, the rest of the commitments are not sequential and can be accomplished in no specific order. Similarly, the three areas identified above are not required to be developed in a sequential manner.

SOUTH AREA

I. The Owner shall construct (here forward to mean "constructed to meet minimum County requirements for acceptance"), at its sole expense without road impact fee credits, the initial two lanes (south side) of Rattlesnake Hammock Road Extension from C.R.951 to Florida Power Line Easement (approximately 0.25 miles). In addition, the Owner shall construct the Collier Boulevard/Rattlesnake Hammock Road intersection interim geometry as shown in Figure 1, below and to improve the bridge on Rattlesnake Hammock Road Extension over the canal to the interim geometry as shown in Figure 1, below. Upon completion (here forward to mean "completed construction to County minimum requirements, and reserved for future conveyance to the County at the County's request.") of all of such improvements, the Owner shall be allowed to develop up to 327,500 square feet of Retail Land Uses, or Residential Pod A, or some combination of the two land uses. However, the total number of gross trips to be generated by this portion of development shall not exceed 1,409 PM peak hour trips. In the event that Residential Pod A is developed, access to Pod A will be either an internal private roadway or via an extension of Rattlesnake Hammock Road to the entrance of Pod A. These improvements and the areas allowed to develop upon completion of these improvements are depicted in Figure 1, below. All of these improvements are site related improvements.

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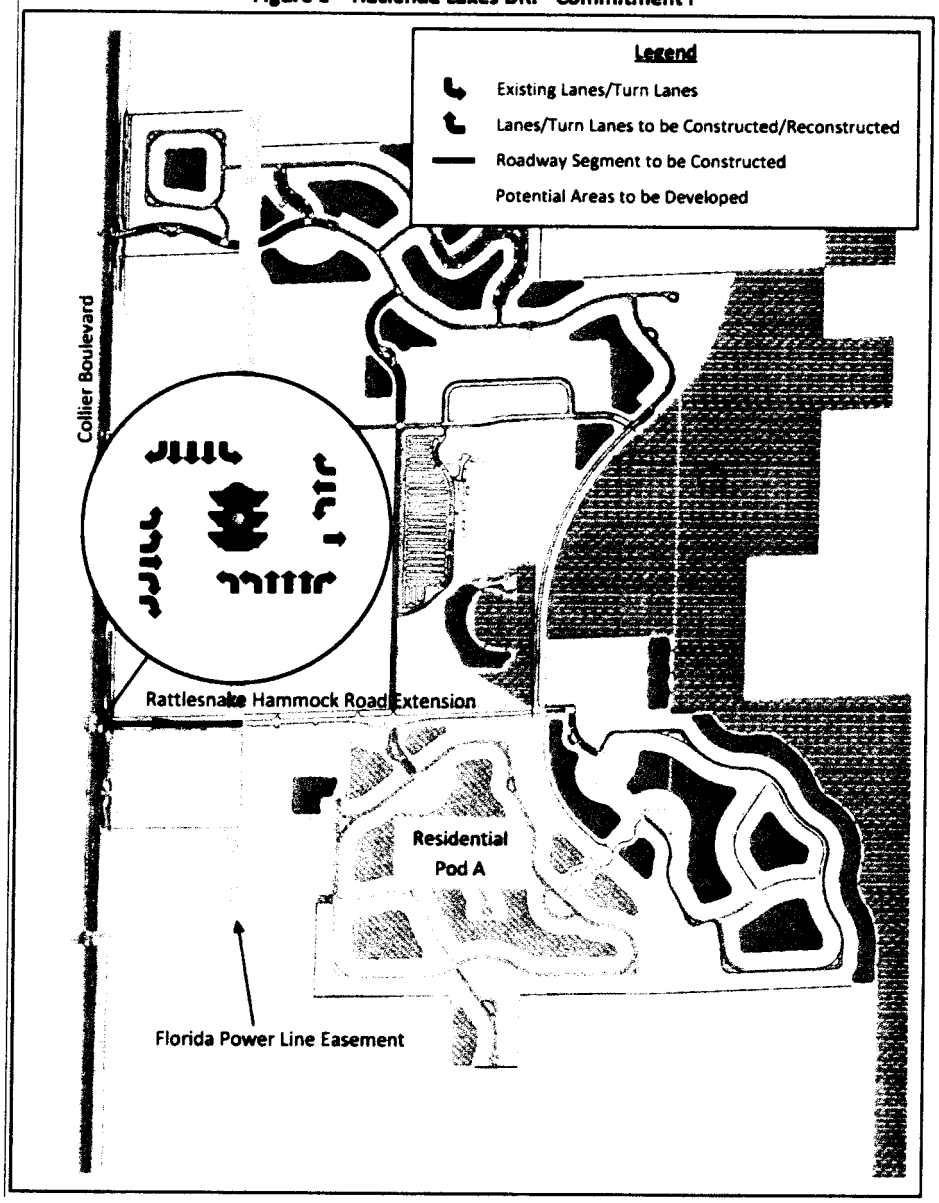
Figure 1 – Hacienda Lakes DRI - Commitment I



II. The Owner shall construct, at its own expense and without road impact fee credits, Rattlesnake Hammock Road Extension from Florida Power Line Easement to the road leading into Swamp Buggy grounds (approximately 0.25 miles) and improve the bridge on Rattlesnake Hammock Road Extension over the canal to the final geometry as shown is Figure 2, below. These improvements are site related improvements. Upon completion of such improvement, the Owner shall be allowed to develop the following additional land uses:

20,000 Square Feet of General Office, and;
50,000 Square Feet of Medical Office, and;
135 Room Hotel, and;
Remaining portion of the 327,500 Square Feet of Retail (if applicable pursuant to Commitment I), and;
Remaining portion of Residential Pod A (if applicable pursuant to Commitment I), and;
Required residential uses within Activity Center land use;

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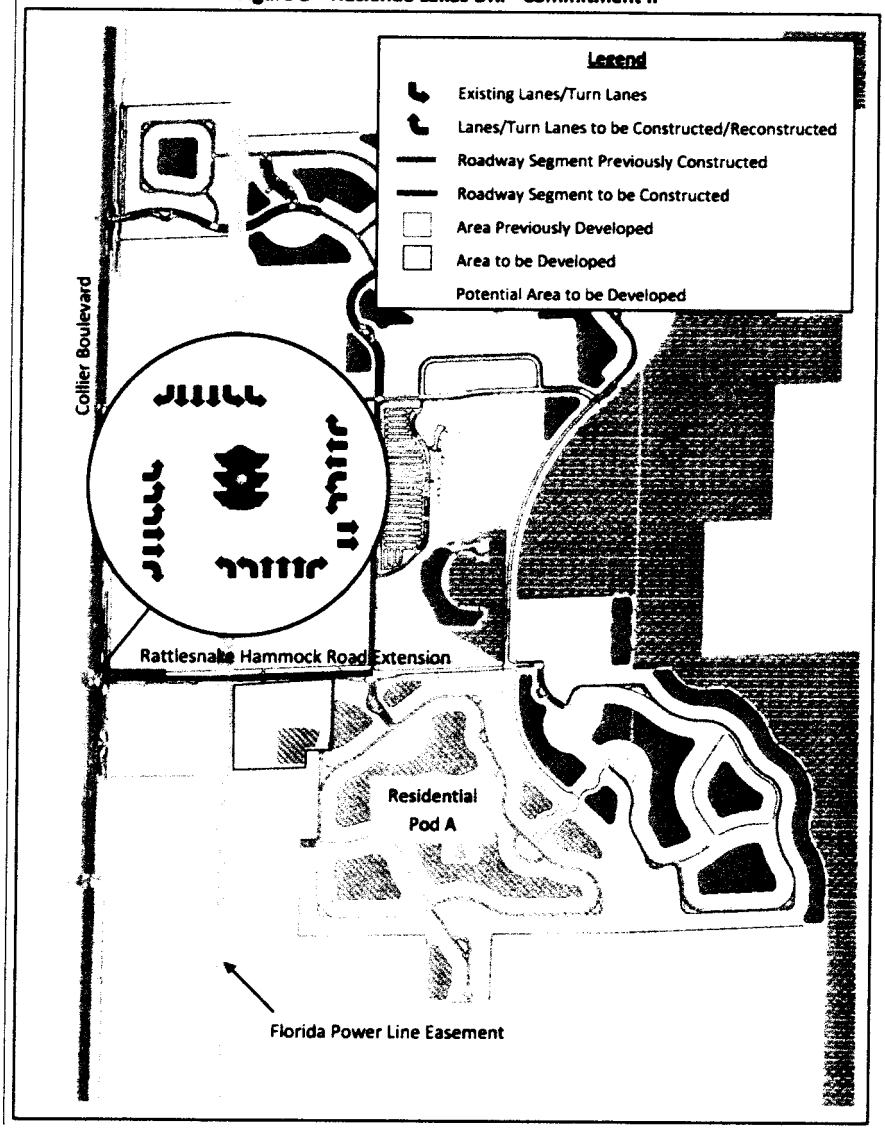
These improvements and the area allowed to develop upon completion of these improvements are depicted in Figure 2, below.

Figure 2 – Hacienda Lakes DRI - Commitment II



III. The Owner shall construct, at its sole expense, Rattlesnake Hammock Road Extension from the road leading into Swamp Buggy grounds to the future Benfield Road as a two lane road, including construction of the Rattlesnake Hammock Road Extension at Benfield Road intersection. Upon completion of such improvement, the Owner shall be allowed to develop the following additional land uses:

919 Student Elementary School, and;
Residential Pod B.

Since only a portion of the capacity to be provided by this two lane section will be consumed by the Hacienda Lakes PUD, the Owner shall receive road impact fee credits equal to 50% of the cost of this improvement. The cost of this improvement will be determined at the time

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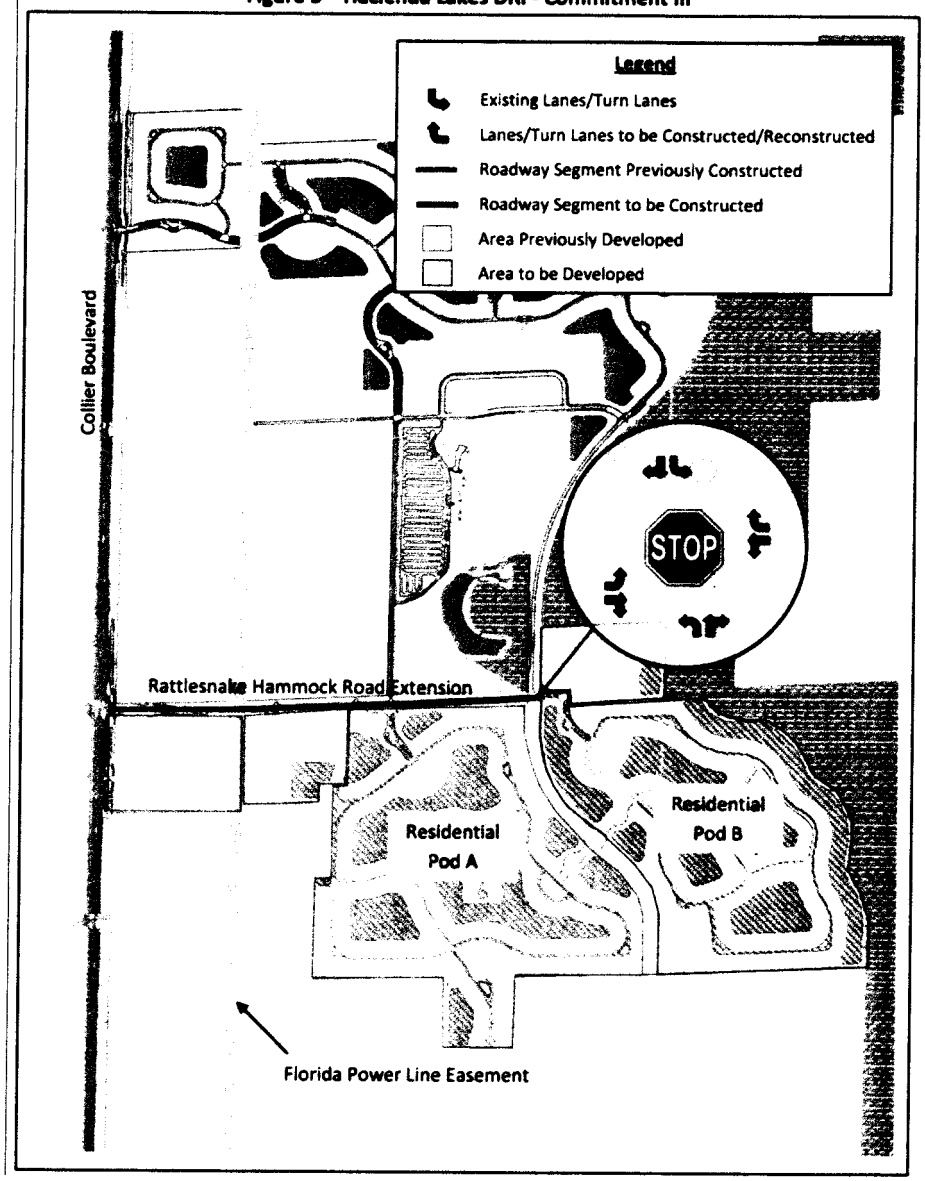
of construction, and shall include the fair market value of the land or easement when the Owner conveys the road right of way to the County, free and clear of liens and encumbrances. Fair market value has been determined to be $30,000 per acre. This improvement and the area allowed to develop upon completion of this improvement are depicted in Figure 3, below. Fifty percent (50%) of the cost of this improvement is deemed a site-related improvement.

Figure 3 – Hacienda Lakes DRI - Commitment III



NORTH AREA

IV. With no improvement other than a bridge to be constructed by the Owner, at its sole cost and without road impact fee credit, over the water canal that runs parallel to C.R.951 at the northern project site access, the Owner shall be allowed to develop Residential Pod C (not to exceed 300 PM peak hour trips at the connection to C.R.951). This improvement and the area allowed to develop upon completion of this improvement are depicted in Figure 4, below. At no time will the County accept ownership of this bridge. This improvement is a site related improvement.

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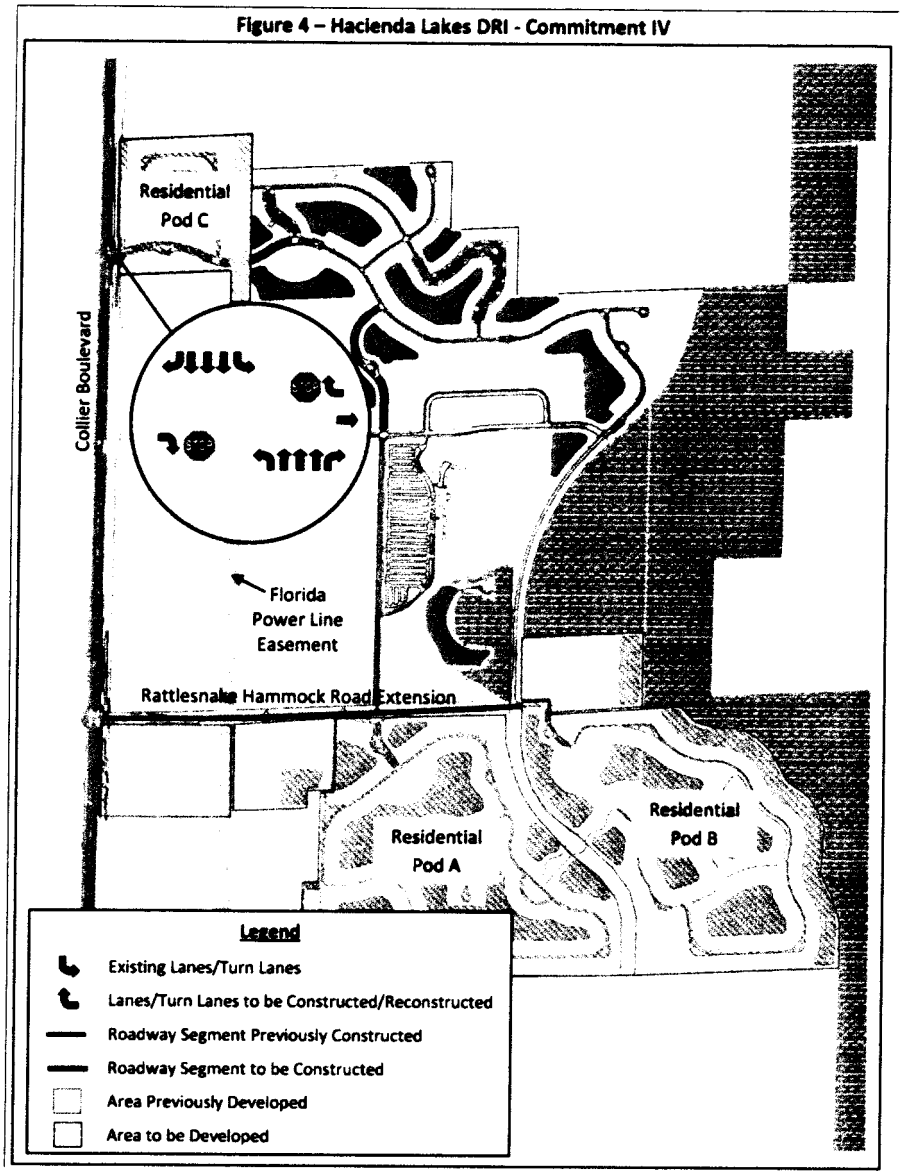

V. The Owner shall, at its sole expense and without road impact fee credits, complete the reconstruction of The Lord's Way from C.R.951 to Florida Power Line Easement and construct the extension of The Lord's Way from Florida Power Line Easement to the west entrance to the Business Park with a two lane undivided cross section. In addition, when the Collier Boulevard at The Lord's Way intersection is signalized upon meeting warrants, the cost of the signalization of this intersection will be shared proportionately among the Owner and other developments located in the area (east and west of C.R.951) and at no cost to Collier County and without road impact fee credits. These improvements are site-related improvements. Upon completion of such road improvement, the Owner shall be allowed to develop the following additional land uses:

Business Park, and;
Residential Pod D.

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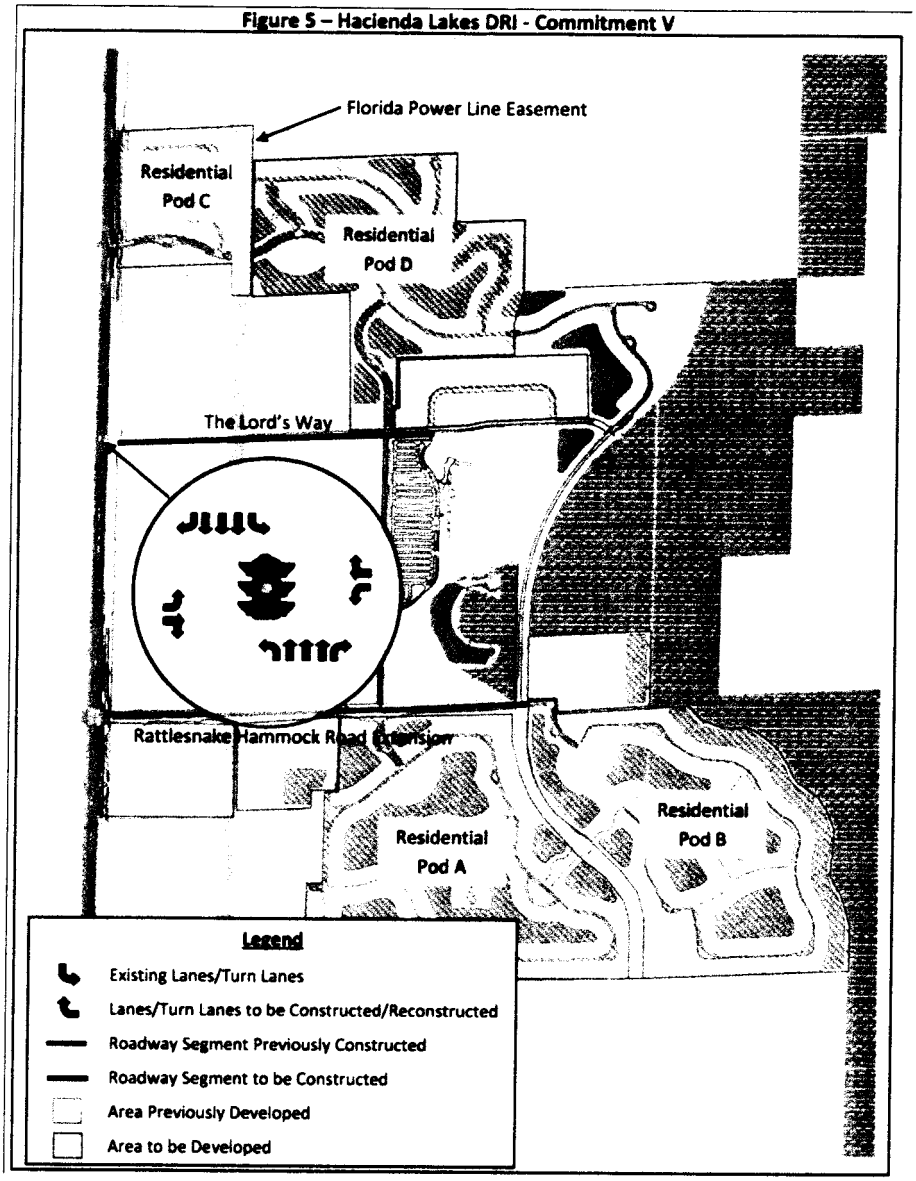
These improvements and the area allowed to develop upon completion of these improvements are depicted in Figure 5, below.

Figure 5 – Hacienda Lakes DRI - Commitment V



When the DRI has received certificates of occupancy for 66 percent of the total commercial and residential development authorized by the DRI, Collier County will perform an evaluation and inform the Owner if it is necessary to convey road right of way to the County for the section of The Lord's Way Extension from the west entrance to the Business Park/School to Benfield Road. If Collier County requests the road right of way, the Owner shall convey by road easement to the County the needed road right of way up to a width of 60 feet, free and clear of all liens and encumbrances, and shall receive impact fee credits equal to 100 percent of the fair market value of the road easement conveyed to the County which has been determined to be $30,000 per acre. No further certificates of occupancy shall be issued until the road easement conveyance is recorded in the public records of Collier County. If this segment of The Lord's Way is not deemed necessary (through documentation, or lack thereof, in the LRTP or the CIE) by the time the development achieves 66 percent of the total approved development quantities, this commitment shall be considered expired.

Attachment: Att C - Ordinance 11-41 Hacienda Lakes MPUD (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

BENFIELD ROAD IMPROVEMENTS

VI. The Owner shall construct, at its sole expense Benfield Road from Rattlesnake Hammock Road Extension to the entrance of Residential Pod E with a two lane undivided cross section and reserve the right of way necessary for the final 4 lane divided cross section. Residential Pod E shall be connected in a consistent manner with the County's right of way reservation plans or construction plans for future Benfield Road sections. Upon completion of such improvement and acceptance by Collier County of the improvements, the Owner shall convey to the County a road easement for the road right of way needed for this section of Benfield Road up to a width of 120 feet, free and clear of all liens and encumbrances. Upon recordation of the road easement in the public records of Collier County, the Owner shall receive road impact fee credits for 50% of the fair market value of the road easement necessary for this section of Benfield Road and for 100% of the increase in cost resulting from the construction of the road according to County Standards (arterial) instead of as a local subdivision road. The fair market value of 50% of the conveyance of the road right of way easement to the County has been determined to be $30,000 per acre. Fifty percent (50%) of the fair market value of the road right of way easement and the total cost of the improvements are site-related improvements. The Cost of this improvement will be determined at the time of construction. Upon completion of such improvement, the Owner shall be allowed to develop the following additional land uses:

Residential Pod E.

These improvements and the area allowed to develop upon completion of this improvement are depicted in Figure 6, below.

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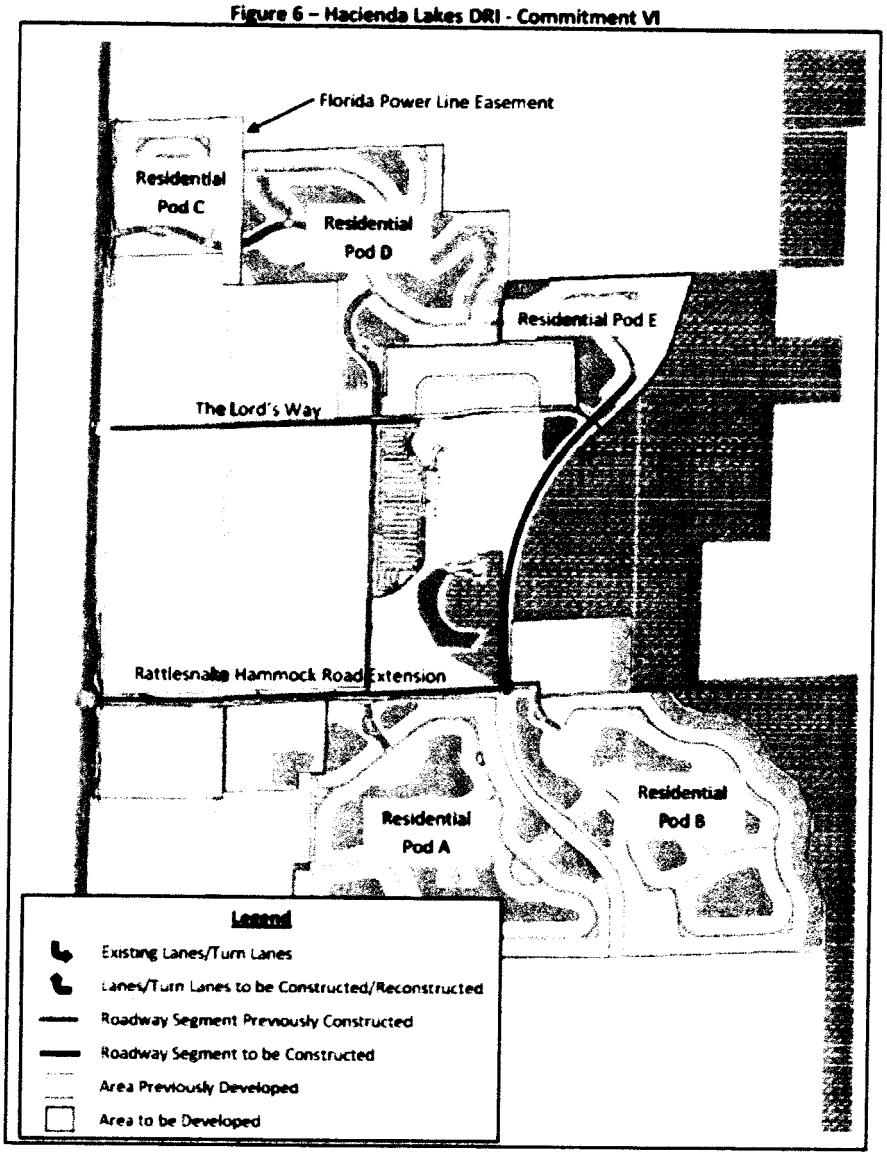
Figure 6 – Hacienda Lakes DRI - Commitment VI



VII. Benfield Road South of Rattlesnake Hammock Extension and north of Residential Pod E connection to Benfield Road: the Owner will convey right of way to Collier County by road easement for Benfield Road on areas not to be built by Owner up to a width of 120 feet, free and clear of all liens and encumbrances. Upon such conveyance, Collier County will provide road impact fees credits for 100% of the fair market value of the road easement. The value of the right of way has been determined to be $30,000 per acre. The area to be conveyed is depicted in Figure 7, below.

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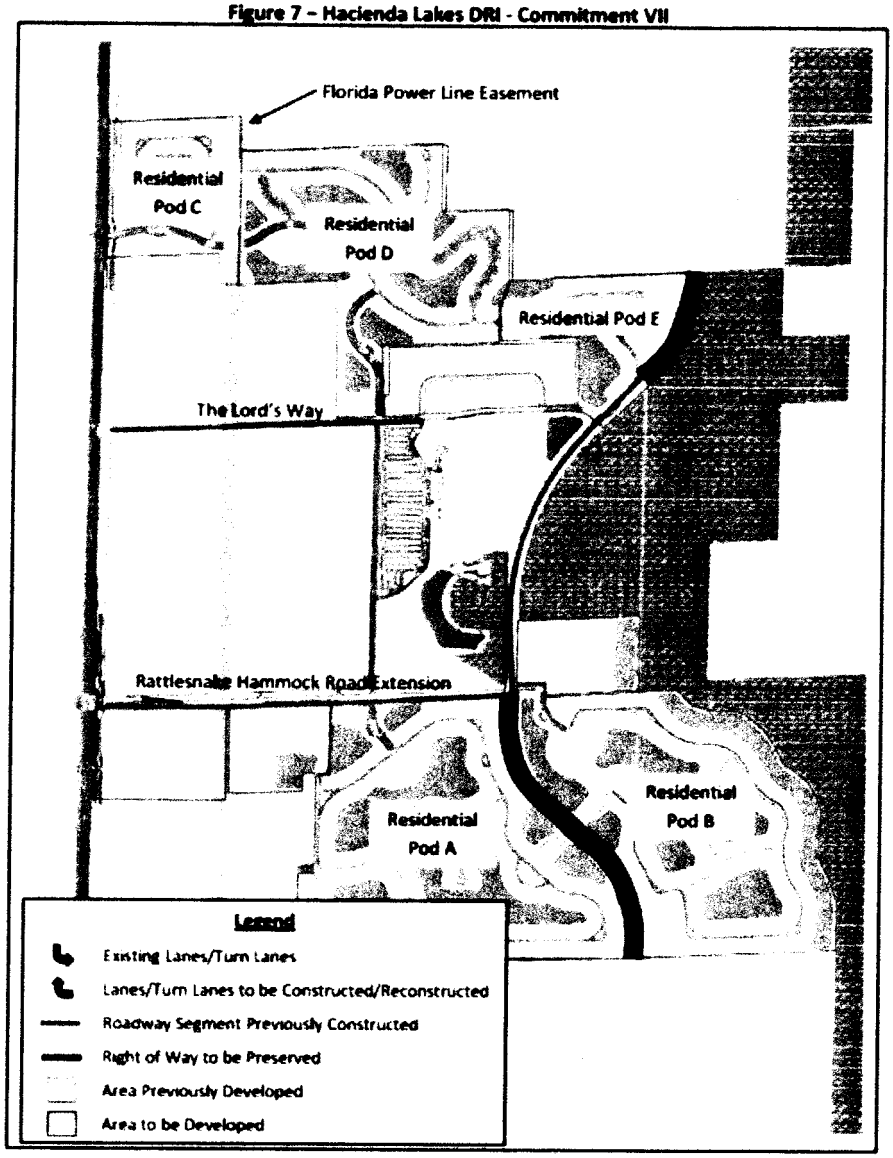
Figure 7 – Hacienda Lakes DRI - Commitment VII



VIII. Benfield Road South of Sabal Palm Road: the Owner shall convey by road easement to the County the right of way needed for the future construction of Benfield Road south of Sabal Palm Road (approximately 1.00 mile) up to a width of 120 feet free and clear of all liens and encumbrances and at no expense to the County. In addition, the Owner shall receive no impact fee credits for such right of way conveyance. This is a site-related improvement. The area to be dedicated is depicted in Figure 8, below.

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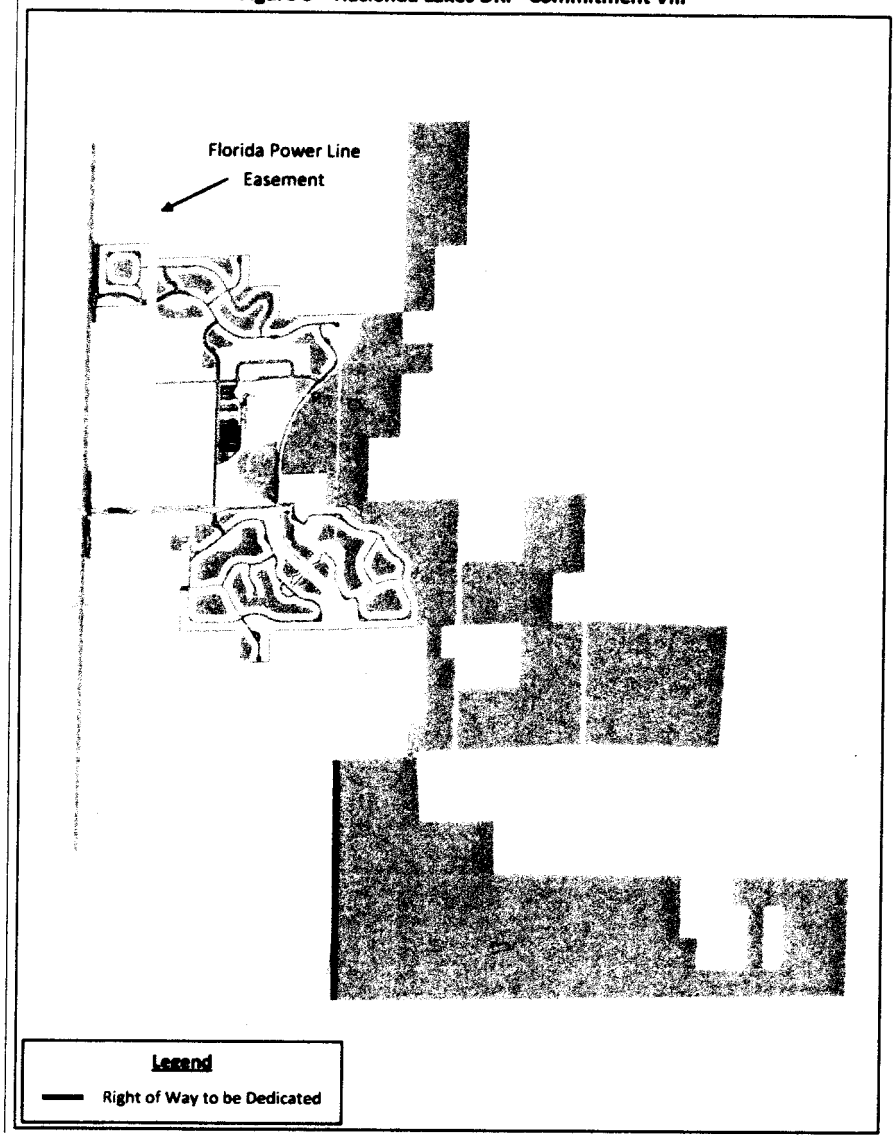
Figure 8 – Hacienda Lakes DRI - Commitment VIII



IX. As a part of its State and Federal permits, the Owner shall pay for mitigation required for State and or Federal environmental impacts arising from the permitting for portions of Benfield Road described in Commitments VI and VII. In addition to this commitment, the Owner shall at no cost to County either: (1) Convey drainage easement(s) to the County for their stormwater management facility needs free and clear of all liens and encumbrances, or (2) agree to accept stormwater from Benfield Road into the Project's stormwater management system. These are site-related contributions.

X. At two thresholds during construction of this DRI, the Owner shall provide to Collier County a transportation analysis which compares the value of the Owner's contribution to the County's public road network against the DRI's proportionate share, (as defined in the State of Florida's HB 7207) of which this DRI impacts County and State road segments. If Owner's contribution is less than its impact based on the transportation analysis, then Owner shall pay to County the difference in three installments starting 90 days after the transportation analysis is agreed to by both parties, and then each 90 days thereafter until paid in full. The transportation contribution by the Developer shall be defined as the sum of all road impact fees paid to date, the costs of the non site-related transportation

Attachment: Att C - Ordinance 11-41 Hacienda Lakes MPUD (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

improvements (those receiving road impact fee credits) on Rattlesnake Hammock Road, Benfield Road and the Lords Way, plus the value of any road right-of-way conveyance by donation to the County unless otherwise calculated as an impact fee credit. The first transportation analysis shall be submitted to the County when 33% of approved development trips (1,109 total gross trips) have been permitted based on building permit issuance, without projecting forward growth. The second transportation analysis will be submitted when 66% of the approved development trips (2,219 total gross trips) have been permitted based on building permit issuance, with a projection toward build out. The second analysis and reconciliation will finalize any transportation related assessments owed by the Developer for the build out of the Project. With the annual PUD monitoring report, Developer shall provide an annual trip generation analysis of trips approved by Site Development Plan approval and building permit issuance compared to total trips approved within the DRI. Upon triggering 33% or 66% as described above, Developer shall submit the transportation analysis described in this paragraph within six months. No certificates of occupancy shall be issued until the traffic analysis and annual trip generation analysis required by this paragraph and any payments due have been delivered to County, unless the BCC grants an extension.

XI. Prior to the issuance of a certificate of occupancy for the first 75,000 square feet of retail land uses, the Owner shall construct, at its sole expense, a Collier Area Transit (CAT) stop/shelter fronting the Commercial Tract C that shall include a 10'x 20' pavilion shelter with benches and protection from the elements, and include a minimum of three (3) bike racks. Owner shall be responsible for maintenance of the bus stop/shelter unless Owner elects to convey to County at no cost to County an easement for the bus shelter. The location of the CAT shelter is generally depicted below on the Master Mobility Plan. This is a site-related contribution.

XII. Prior to the issuance of a certificate of occupancy for the first 70,000 square feet of business park land uses, or prior to the issuance of a certificate of occupancy for a school or educational facility in the Business Park Tract, the Owner shall construct, at its sole expense, a Collier Area Transit (CAT) stop/shelter fronting the Business Park Tract BP that shall include a 10'x 20' pavilion shelter with benches and protection from the elements, and include a minimum of three (3) bike racks. Owner shall be responsible for maintenance of the bus stop/shelter unless Owner elects to convey to County at no cost to County an easement for the bus shelter. The location of the CAT shelter is generally depicted below on the Master Mobility Plan. This is a site-related contribution.

XIII. DRI traffic studies identified an off-site impact at the interchange of I-75 and S.R. 951 Ramps Intersection, specifically in the left-turn movement serving the northbound S.R. 951 to westbound (northbound) I-75 turning movement. Assessments of this operation in 2011 indicate that changes to lane usage and signage could augment the acceptable operation of the intersection and delay the impacts of the DRI. Hacienda Lakes traffic becomes significant (exceeds five percent of service volume) at this location at 46.2 percent of site traffic generation. When the first transportation analysis required under subsection X above is undertaken (e.g. at 33 percent of site traffic generation), the existing traffic flow and level of service at this location will be reviewed and projected to the build-out of the DRI. If the 2011 operational assessment is confirmed and the intersection is, or will be, operating at an unacceptable level of service as determined by County or FDOT, then the Developer will identify a solution to offset its impacts and/or restore acceptable operating conditions, and contribute its proportionate share, per subsection X above, of the cost of the improvement to the appropriate government agency. If a proportionate share payment is identified as needed, the owner shall receive road impact fee credits for 100 percent of this contribution.

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XIV. If Owner conveys to County mitigated land for the real property conveyances that are eligible for impact fee credits described in Subsections III, V, VI and VII of this Article VI, Transportation, then Owner shall be entitled to a transportation impact fee credit for the value of the State and Federal environmental mitigation, as a cost of construction for public facilities. The value of the mitigation shall be a per acre value calculated at the total cost of state and federal mitigation of the environmental impacts including wetland and wildlife impacts divided by the impacted acreage of 718 acres. The total cost of State and Federal mitigation includes land costs for onsite preserves used for mitigation, environmental permitting costs, exotic removal, enhancement of preservation lands, creation of wildlife habitat, hydrological improvements and any mitigation activity required in the Army Corps of Engineers permit and South Florida Water Management District permit for the project in order to address the project's mitigation. State and Federal mitigation does not include County required mitigation. Developer shall provide documentation acceptable to the County to verify this cost. In lieu of transportation impact fee credits for environmental mitigation, the County reserves the right to transfer to Developer or Owner County-owned State or Federal panther and wetlands credits equal to the value of the transportation impact fee credits calculated pursuant to this Subsection XIV.

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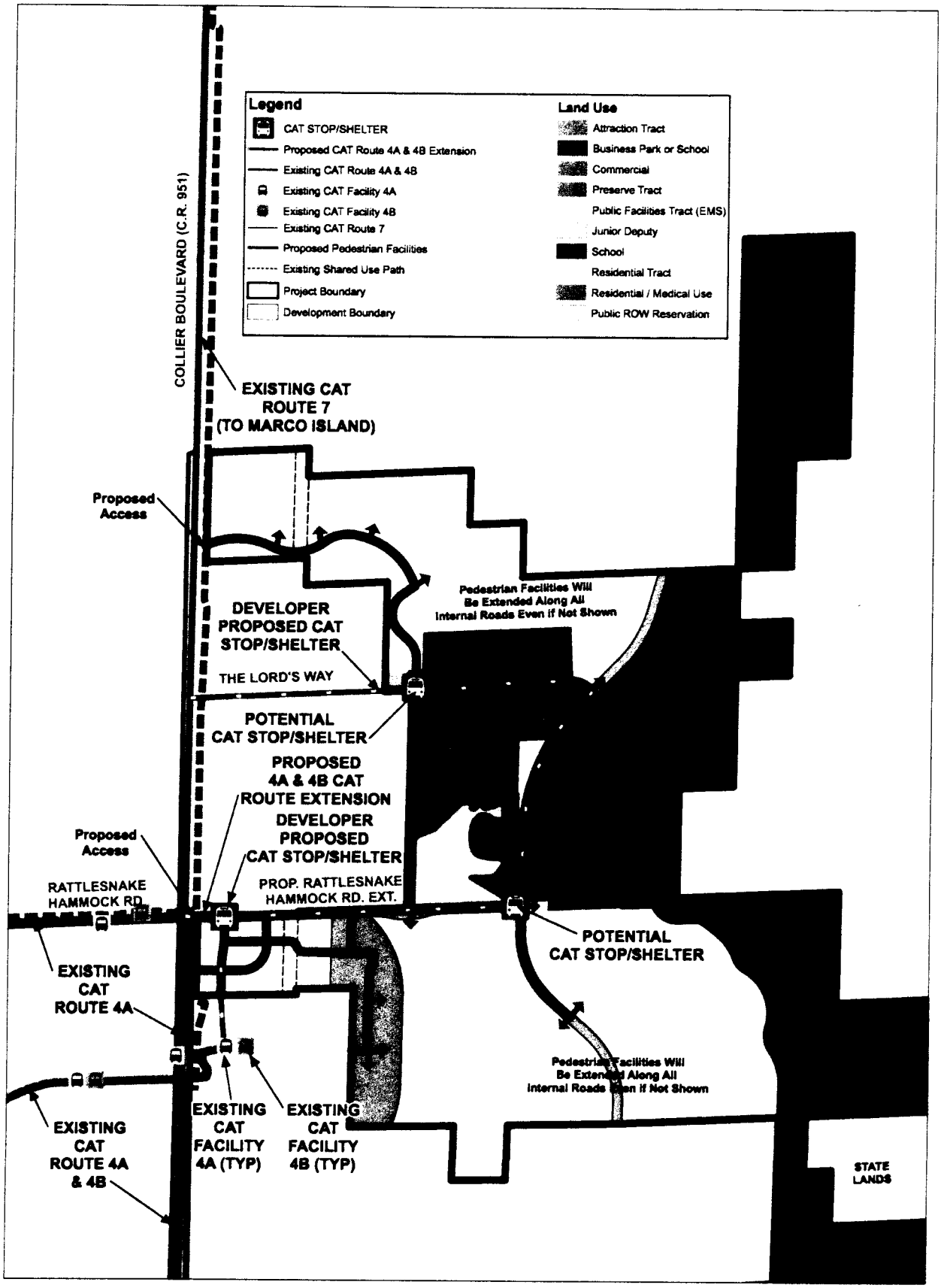

Hacienda Lakes
Master Mobility Plan

0 500 1,000 Feet

N

Prepared By: rmjones
Printing Date: October 8, 2010

Attachment: Att C - Ordinance 11-41 Hacienda Lakes MPUD (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

VII PUBLIC UTILITIES

A. Per the current 2008 Water and Sewer Master Plan Update, the majority area of this project is located within the Collier County Water-Sewer District Boundary; there are some areas of this project that currently are outside of the Collier County Water & Sewer District Boundary. The areas that are not part of Collier County Water-Sewer District also do not belong to any other Water-Sewer District. Since Public Utilities can provide service as requested by this project, Impact Fees will be applied to the entire area to be developed.

B. The project shall connect to the CCWSD potable water system at a location to be determined by the CCWSD when capacity is available.

C. The project shall connect to the CCWSD wastewater collection and conveyance system at a location determined by CCWSD, when capacity is available.

D. This future development is located on the zone of the existing South Hawthorn Wellfield for the wellfield-SCRWTP expansion to 20 MGD. The Rules and Regulations for protection of well fields shall be followed. All well sites and pipeline easements located on and close to this development needs to be shown on all future site development plans, PPL or any other site plans applications.

VIII PLANNING

A. Prior to the issuance of the first residential Development Order in the Hacienda Lakes MPUD, the Base TDR Credits and Early Entry TDR Bonus Credits shall be severed and redeemed from all Sending Lands to be preserved within one mile of the Urban Residential Fringe and the filing of executed Limitation of Development Rights Agreement(s) shall occur for these same lands.

B. A permanent conservation mechanism, including Limitation of Development Rights Agreement(s), [shall] be attached/applied to all Sending Lands to be preserved beyond one mile of the Urban Residential Fringe prior to final approval of the first Site Development Plan (SDP) for the Hacienda Lakes project.

IX SWAMP BUGGY DAYS RECREATION AND SPORTS PARK PUD GENERAL DEVELOPMENT COMMITMENTS

The following commitments shall only apply to the Attraction and Junior Deputy Tracts:

General Provisions

A. All motor racing shall normally be limited to weekends and holidays. No motor racing or practice will commence earlier than 9:00 a.m. and all racing shall be completed no later than 11:00 p.m.

B. The shooting and archery ranges shall meet accepted design standards regarding safety and shall be operated and maintained in accordance with accepted safe practices. For security and safety, access to the shooting and archery range areas shall be limited by fencing or other suitable barriers.

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C. Fencing and/or other suitable barriers will be provided on the site by the Owner for security, safety, and traffic control.

Roadways and Traffic

A. Roadways within the subject property shall be private roadways and shall be maintained by the Owner. Therefore, said roadways shall be constructed and surfaced in accordance with accepted practices and as permitted by the County Engineer.

B. For special events such as the Swamp Buggy races, and as deemed necessary by the County Sheriff, the Owner will arrange for special traffic control at the intersection of the main entrance road with CR 951 and Rattlesnake Hammock Road.

Utilities and Service Facilities

A. The potable water supply source for the project shall be the County regional water system (now known as the Collier County Water Sewer District).

B. Permanent sanitary facilities shall be provided for everyday use by administrative and other personnel. Treatment and disposal of wastewater from said facilities shall be by septic tank/drainfield, or as otherwise permitted by Florida Administrative Code and approved by the appropriate local and/or State regulatory agencies.

C. Sanitary facilities for spectators and participants at scheduled events shall consist of portable toilets (provided by a licensed commercial service), or permanent restroom facilities, or both. Wastewater from any permanent facilities provided for spectator use shall be stored in a buried holding tank of suitable capacity and subsequently removed and disposed of offsite by a licensed commercial service; or as otherwise permitted by Florida Administrative Code and approved by the appropriate local and/or State regulatory agencies.

D. Onsite water well or wells may be constructed (as permitted) for flooding of the Swamp Buggy track and other non-potable uses.

X DEVELOPMENT OF REGIONAL IMPACT

A. One entity (hereinafter the Managing Entity) shall be responsible for PUD and DRI monitoring until close-out of the PUD and DRI, and this entity shall also be responsible for satisfying all PUD/DRI commitments until close-out of the PUD and DRI. At the time of this PUD approval, the Managing Entity is Hacienda Lakes of Naples LLC. Should the Managing Entity desire to transfer the monitoring and commitments to a successor entity, then it must provide a copy of a legally binding document 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 and DRI by the new owner and the new owner's agreement to comply with the Commitments through the Managing

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Entity, but the Managing Entity shall not be relieved of its responsibility under this Section. When the PUD and DRI are closed-out, then the Managing Entity is no longer responsible for the monitoring and fulfillment of PUD and DRI commitments.

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Attachment: Att C - Ordinance 11-41 Hacienda Lakes MPUD (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

EXHIBIT G

HACIENDA LAKES PUD
MASTER USE AND CONVERSION LIST
FOR SDP / PLAT / BUILDING PERMITS

APPROVED USES
(including square footages)

APPROVED RESIDENTIAL USES (SDP & PLAT & BUILDING PERMIT)

DATE	PERMIT #	DISTRICT	TOTAL RESIDENTIAL UNITS	MULTI-FAMILY RESIDENTIAL	SINGLE FAMILY RESIDENTIAL	MANDATED OR NON-MANDATED	PROJECT TOTAL

NOTE: IF BUILDING DUPLEX ON ONE LOT, ADD SECOND UNIT AT BUILDING PERMIT

APPROVED COMMERCIAL USES IN GROSS FLOOR AREA (SDPs)

DATE	PERMIT #	DISTRICT	TOTAL RETAIL	TOTAL OFFICE	TOTAL BP	HOTEL	PROJECT TOTAL

Attachment: Att C - Ordinance 11-41 Hacienda Lakes MPUD (16314 : PL20200001294 Hacienda Lakes

APPROVED CONVERSIONS (SDPs & PLAT)

DATE	PERMIT #	FROM USE (& QUANTITY)	TO USE (& QUANTITY)	FROM DISTRICT	TO DISTRICT

ATTACHMENTS: RESIDENTIAL WORKSHEET FOR EACH SDP /PLAT / BUILDING PERMIT
COMMERCIAL WORKSHEET FOR EACH SDP

Attachment: Att C - Ordinance 11-41 Hacienda Lakes MPUD (16314 : PL20200001294 Hacienda Lakes

HACIENDA LAKES PUD

RESIDENTIAL WORKSHEET FOR EACH SDP / PLAT / BUILDING PERMIT

TOTAL PROJECT RESIDENTIAL UNITS: 1,760 [UP TO 1,232 MAY BE MULTI-FAMILY]

MANDATED
UNITS BY GMP:

17 IN C DISTRICT
13 IN R/MU FROM C
25 IN RMU
55 MANDATED RES UNITS

NON-MANDATED UNITS: 1,705 UNITS [UP TO 1,232 MAY BE MULTI-FAMILY IN ENTIRE PUD]

REDUCED BY:

1. CARETAKER'S RESIDENCES IN ENTIRE PUD

2. UNITS USED FOR CONVERSION TO RV [UP TO 106 RES UNITS IF 290 RV UNITS ARE DEVELOPED] **1 RES UNIT = 2.73 RV UNITS**

3. UNITS USED FOR CONVERSION TO SENIOR HOUSING [UP TO 112.50 RES UNITS FOR 450 SENIOR HOUSING UNITS IF DERIVED FROM RESIDENTIAL]
1 RES UNIT = 4 SENIOR HOUSING EXCEPT INDEPENDENT LIVING SINGLE FAMILY STYLE UNITS ARE 1 TO 1.

AT SDP, DETERMINE WHICH MANDATED RES UNITS OR NON-MANDATED UNITS ARE MULTI-FAMILY AND WHICH ARE SINGLE FAMILY

DISTRICTS THAT ALLOW RES:

C DISTRICT: 17 RES UNITS (MANDATED)

R DISTRICT:

RMU DISTRICT: 38 UNITS (MANDATED)

CONVERSIONS:

TO RV IN RV DISTRICT: DEDUCT: _____ [UP TO 106 RES UNITS IF 290 RV UNITS ARE DEVELOPED]

TO SENIOR HOUSING: DEDUCT ____ [UP TO 112.50 IF RES UNITS ARE DERIVED FROM RESIDENTIAL]

TOTAL: 1,760

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HACIENDA LAKES PUD

COMMERCIAL WORKSHEET FOR EACH SDP

TOTAL PROJECT COMMERCIAL INTENSITY IN GROSS FLOOR AREA:	327,500	RETAIL
	70,000	OFFICE
	140,000	BP
	92,000	HOTEL OF 135 ROOMS

BP DISTRICT:

(A) ___ 140,000 SF OF GROSS FLOOR AREA OF BP USES; AND

___ IF HOTEL BUILT HERE AND NOT IN C DISTRICT, ADD 92,000 SF OF GROSS FLOOR AREA FOR HOTEL UP TO 135 ROOMS (HOTEL CONVERSION DISAPPEARS)

OR

___ IF NO HOTEL IN BP & NO HOTEL IN C, ADD 60,000 SF OF GROSS FLOOR AREA OF BP USES (THIS IS HOTEL CONVERSION)

* *

OR

(B) ___ PRIVATE OR PUBLIC SCHOOL UP TO 140,000 SF OF GROSS FLOOR AREA (EXCLUDES COLLIER COUNTY SCHOOL DISTRICT PUBLIC SCHOOLS)

* *

R/MU DISTRICT:

___ UP TO 50,000 SF OF GROSS FLOOR AREA OF MEDICAL-RELATED USES [ALL USES ARE OFFICE USES EXCEPT FOR DRUG STORES AND PROPRIETORY STORES (GROUP 5912) WHICH IS RETAIL]

___ [CHECK APPROVED RETAIL IN TRACT C – CAN'T GO OVER 327,500 SF OF GROSS FLOOR AREA OF RETAIL IN THE ENTIRE PUD]

___ [CHECK OFFICE IN TRACT C – CAN'T GO OVER 70,000 SF OF GROSS FLOOR AREA IN ENTIRE PUD]

* *

TRACT C:

___ 327,500 SF OF GROSS FLOOR AREA OF RETAIL;

1. DEDUCT MEDICAL RETAIL APPROVED IN RMU

2. DEDUCT SF OF GROSS FLOOR AREA OF SENIOR HOUSING NOT DERIVED FROM RESIDENTIAL UNITS [MAX 450 SENIOR HOUSING UNITS IN ENTIRE PUD]

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3. UP TO 81,875 SF OF GROSS FLOOR AREA OF RETAIL CAN BE CONVERTED TO OFFICE [= 25% OF TOTAL]; AND

___ IF NO HOTEL IN BP & HOTEL CONVERSION NOT USED IN BP, ADD 92,000 SF OF GROSS FLOOR AREA OF HOTEL UP TO 135 ROOMS; AND

___ 70,000 SF OF GROSS FLOOR AREA OF PROFESSIONAL AND GENERAL OFFICE USES

1. DEDUCT UP TO 50,000 SF OF GROSS FLOOR AREA OF PROFESSIONAL AND GENERAL OFFICE IF APPROVED IN RMU DISTRICT

CONVERSIONS IN TRACT C:

UP TO 25% OF RETAIL CAN BE CONVERTED TO OFFICE [UP TO 81,875 SF]

___ RETAIL TO _____ OFFICE ON A ONE-TO-ONE BASIS [UP TO 81,875 SF]

___ RETAIL TO _____ SF SENIOR HOUSING ON A ONE-TO-ONE BASIS [MAY HAVE 450 SENIOR HOUSING UNITS IN ENTIRE PUD]

* * * *

STATE OF FLORIDA)

COUNTY OF COLLIER)

I, DWIGHT E. BROCK, Clerk of Courts in and for the Twentieth Judicial Circuit, Collier County, Florida, do hereby certify that the foregoing is a true and correct copy of:

ORDINANCE 2011-41

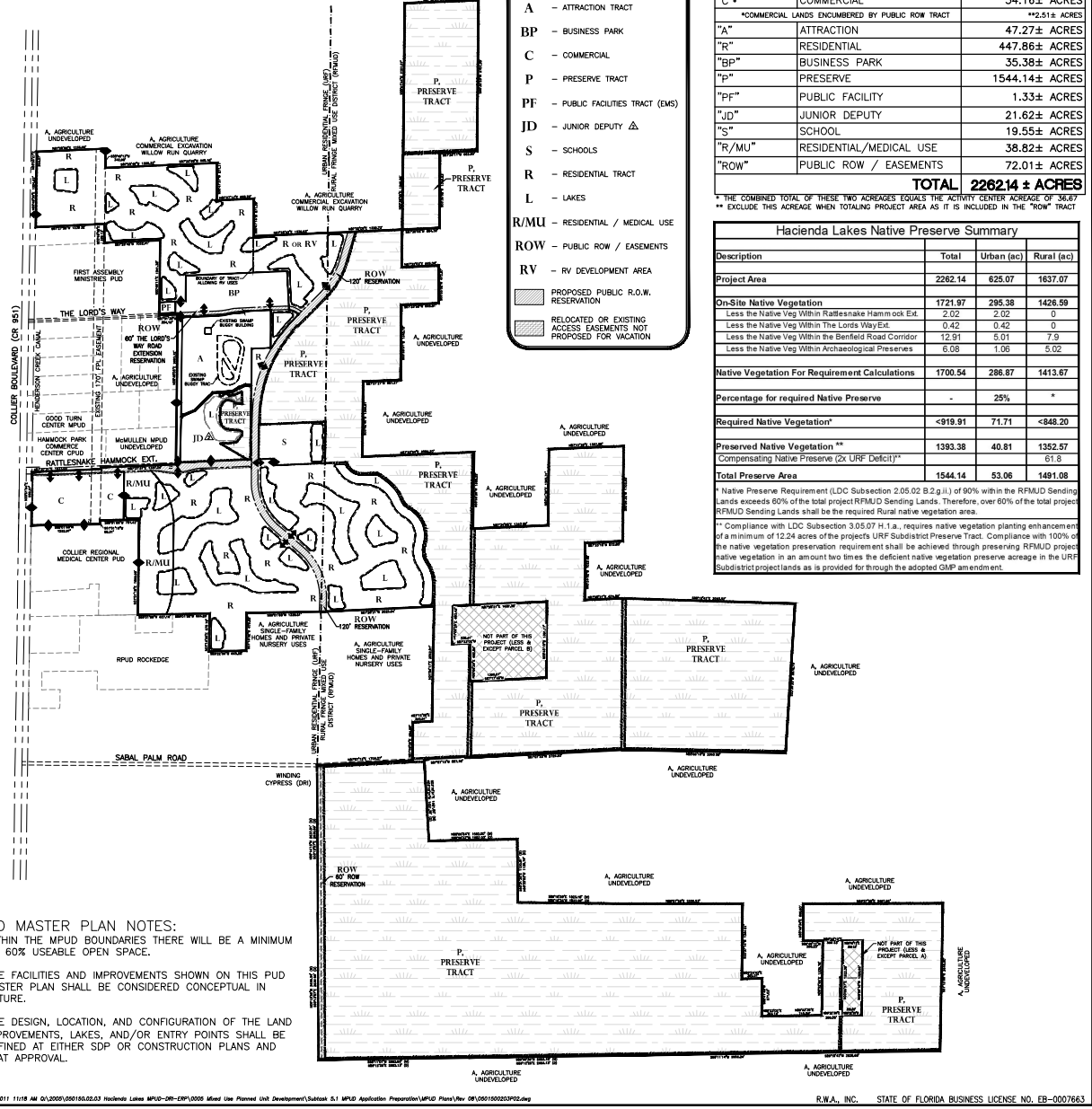
Which was adopted by the Board of County Commissioners on the 25th day of October, 2011, during Regular Session.

WITNESS my hand and the official seal of the Board of County Commissioners of Collier County, Florida, this 28th day of October, 2011.

DWIGHT E. BROCK
Clerk of Courts and Clerk
Ex-officio to Board of
County Commissioners

By: Martha Vergara
Deputy Clerk

Attachment: Att C - Ordinance 11-41 Hacienda Lakes MPUD (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)



MPUD MASTER PLAN NOTES:

1. WITHIN THE MPUD BOUNDARIES THERE WILL BE A MINIMUM OF 60% USEABLE OPEN SPACE.
2. THE FACILITIES AND IMPROVEMENTS SHOWN ON THIS PUD MASTER PLAN SHALL BE CONSIDERED CONCEPTUAL IN NATURE.
3. THE DESIGN, LOCATION, AND CONFIGURATION OF THE LAND IMPROVEMENTS, LAKES, AND/OR ENTRY POINTS SHALL BE DEFINED AT EITHER SDP OR CONSTRUCTION PLANS AND PLAT APPROVAL.

LAND USE SUMMARY

DESIGNATOR	LAND USE	ACREAGE
"C"*	COMMERCIAL	34.16± ACRES
	*COMMERCIAL LANDS ENCUMBERED BY PUBLIC ROW TRACT	**2.51± ACRES
"A"	ATTRACTION	47.27± ACRES
"R"	RESIDENTIAL	447.86± ACRES
"BP"	BUSINESS PARK	35.38± ACRES
"P"	PRESERVE	1544.14± ACRES
"PF"	PUBLIC FACILITY	1.33± ACRES
"JD"	JUNIOR DEPUTY	21.62± ACRES
"S"	SCHOOL	19.55± ACRES
"R/MU"	RESIDENTIAL/MEDICAL USE	38.82± ACRES
"ROW"	PUBLIC ROW / EASEMENTS	72.01± ACRES
	TOTAL	**2262.14 ± ACRES**

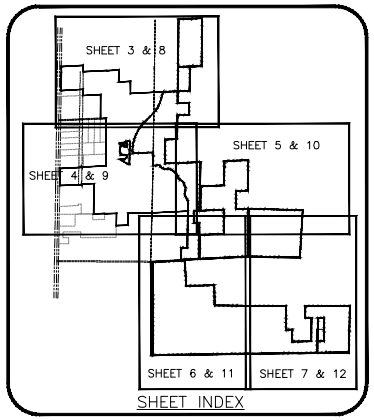
* THE COMBINED TOTAL OF THESE TWO ACREAGES EQUALS THE ACTIVITY CENTER ACREAGE OF 36.67
** EXCLUDE THIS ACREAGE WHEN TOTALING PROJECT AREA AS IT IS INCLUDED IN THE "ROW" TRACT

Hacienda Lakes Native Preserve Summary

Description	Total	Urban (ac)	Rural (ac)
Project Area	2262.14	625.07	1637.07
On-Site Native Vegetation	1721.97	295.38	1426.59
Less the Native Veg Within Rattlesnake Hammock Ext.	2.02	2.02	0
Less the Native Veg Within The Lords WayExt.	0.42	0.42	0
Less the Native Veg Within the Benfield Road Corridor	12.91	5.01	7.9
Less the Native Veg Within Archaeological Preserves	6.08	1.06	5.02
Native Vegetation For Requirement Calculations	1700.54	286.87	1413.67
Percentage for required Native Preserve	-	25%	*
Required Native Vegetation*	<919.91	71.71	<848.20
Preserved Native Vegetation **	1393.38	40.81	1352.57
Compensating Native Preserve (2x URF Deficit)**			61.8
Total Preserve Area	1544.14	53.06	1491.08

* Native Preserve Requirement (LDC Subsection 2.05.02 B.2.g.ii.) of 90% within the RFMUD Sending Lands exceeds 60% of the total project RFMUD Sending Lands. Therefore, over 60% of the total project RFMUD Sending Lands shall be the required Rural native vegetation area.

** Compliance with LDC Subsection 3.05.07 H.1.a., requires native vegetation planting enhancement of a minimum of 12.24 acres of the projects URF Subdistrict Preserve Tract. Compliance with 100% of the native vegetation preservation requirement shall be achieved through preserving RFMUD project native vegetation in an amount two times the deficient native vegetation preserve acreage in the URF Subdistrict project lands as is provided for through the adopted GMP amendment.



MAXIMUM DENSITY AND INTENSITY:

RESIDENTIAL DENSITY: THIS MPUD SHALL BE LIMITED TO 1,760 RESIDENTIAL DWELLING UNITS (DU) THAT EQUATES TO A DENSITY OF 0.78 DWELLING UNITS PER GROSS ACRE. THE 1,760 RESIDENTIAL UNITS ARE EITHER SINGLE– OR MULTI–FAMILY UNITS AS DEFINED IN THE LDC. NO MORE THAN 1,232 MULTI–FAMILY UNITS MAY BE CONSTRUCTED IN THE ENTIRE PUD. CARETAKER'S RESIDENCES SHALL BE DEDUCTED FROM THE 1,760 UNIT ALLOCATION. A MINIMUM OF 25 RESIDENTIAL UNITS SHALL BE CONSTRUCTED IN THE R/MU TRACT, AND A MINIMUM OF 17 RESIDENTIAL UNITS SHALL BE CONSTRUCTED IN TRACT C. THE BALANCE OF THE RESIDENTIAL DWELLING UNITS GENERATED FROM TRACT C (13 UNITS) MUST BE CONSTRUCTED IN EITHER THE R/MU TRACT, OR ON A PORTION OF TRACT R, WITHIN ONE–THIRD OF ONE MILE OF THE BOUNDARY OF TRACT C.

LAND USE CONVERSION FACTORS

RESIDENTIAL DENSITY: 1.0 RESIDENTIAL UNIT EQUATES TO 2.73 RECREATIONAL VEHICLE UNITS/SPACES (NOT TO EXCEED 290 RV UNITS IN THE ENTIRE PUD), OR 4 SENIOR HOUSING UNITS (NOT TO EXCEED 450 SENIOR HOUSING UNITS IN THE ENTIRE PUD). UP TO 1,232 OF THE TOTAL 1,760 RESIDENTIAL UNITS MAY BE MULTI–FAMILY AS DEFINED IN THE LAND DEVELOPMENT CODE.

COMMERCIAL INTENSITY: HACIENDA LAKES IS INTENDED TO BE DEVELOPED WITH A MIXTURE OF COMMERCIAL LAND USES THAT INCLUDE 327,500 SQUARE FEET OF GROSS FLOOR AREA OF RETAIL USES, 50,000 SQUARE FEET OF GROSS FLOOR AREA OF MEDICAL OFFICE USES, 20,000 SQUARE FEET OF GROSS FLOOR AREA OF GENERAL OFFICE USES, 140,000 SQUARE FEET OF GROSS FLOOR AREA OF BUSINESS PARK LAND USES, AND 135 HOTEL ROOMS.

IN NO EVENT SHALL THE PROJECT EXCEED 3,328 PM PEAK HOUR TRIPS. SUCH MAXIMUM TRIP GENERATION CAP WAS DEVELOPED BASED ON 327,500 GROSS SQUARE FEET OF RETAIL LAND USES, 50,000 GROSS SQUARE FEET OF MEDICAL OFFICE LAND USES, 20,000 GROSS SQUARE FEET OF GENERAL OFFICE LAND USES, 140,000 GROSS SQUARE FEET OF BUSINESS PARK LAND USES, A PRIMARY SCHOOL WITH A CONTEMPLATED ENROLLMENT OF 919 STUDENTS, 135 HOTEL ROOMS, NOT TO EXCEED 92,000 GROSS SQUARE FEET, 704 SINGLE–FAMILY UNITS, AND 1,056 MULTI–FAMILY UNITS. HOWEVER, THE HOTEL SHALL NOT COUNT AGAINST THE 140,000 SQUARE FOOT CAP ASSOCIATED WITH THE BUSINESS PARK.

SHOULD THE BP TRACT NOT BE DEVELOPED AS A BUSINESS PARK BUT BE DEVELOPED AS A SCHOOL (EXCLUDING COLLIER COUNTY SCHOOL DISTRICT PUBLIC SCHOOLS), SUCH FACILITY SHALL NOT EXCEED THE MAXIMUM 140,000 GROSS SQUARE FEET ALLOWED IN THAT TRACT.

THE DEVELOPER SHALL BE ALLOWED TO CONVERT RETAIL LAND USES TO OFFICE LAND USES AT A ONE TO ONE (1:1) RATIO, NOT TO EXCEED 25% OF THE RETAIL LAND USE ALLOCATION, PROVIDED ONLY IF THE CONVERTED USE IS AN ALLOWED USE IN THE TRACT. THE DEVELOPER SHALL ALSO BE ALLOWED TO WHOLLY CONVERT THE HOTEL DEVELOPMENT OPPORTUNITY OF 135 ROOMS NOT TO EXCEED 92,000 SQUARE FEET TO 60,000 SQUARE FEET OF BUSINESS PARK LAND USES.

ALL EXISTING LAND USES AND FACILITIES IN THE ATTRACTION AND JUNIOR DEPUTY TRACTS SHALL NOT COUNT AGAINST THE OVERALL TRIP AND LAND USE CAP.

SENIOR HOUSING INTENSITY: THE INTENSITY OF ANY SENIOR HOUSING PROJECT SHALL HAVE A MAXIMUM FLOOR AREA RATIO (FAR) OF 0.60. THE 1,760 DWELLING UNIT CAP IS ONLY INTENDED TO LIMIT THE NUMBER OF SINGLE–FAMILY AND MULTI–FAMILY RESIDENTIAL UNITS, AS THOSE UNITS ARE DEFINED IN THE LAND DEVELOPMENT CODE. THE DEVELOPMENT MAY INCLUDE IN EXCESS OF 1,760 RESIDENTIAL UNITS IF SOME ARE DEVELOPED AS SENIOR HOUSING UNITS. WITH THE EXCEPTION OF SENIOR HOUSING DEVELOPMENT IN THE C, COMMERCIAL TRACT, SENIOR HOUSING UNITS SHALL BE DEVELOPED THROUGH THE CONVERSION OF RESIDENTIAL LAND USES. RESIDENTIAL UNITS SHALL BE ALLOWED FOR CONVERSION TO SENIOR HOUSING UNITS BASED ON THE LAND USE CONVERSION FACTORS, ABOVE. HOWEVER, 1 SINGLE–FAMILY DWELLING UNIT EQUATES TO 1 SINGLE–FAMILY STYLE INDEPENDENT LIVING UNITS. IN NO INSTANCE SHALL GREATER THAN 450 SENIOR HOUSING UNITS BE DEVELOPED IN THE MPUD.

TOTAL PROJECT INTENSITY: IN NO EVENT SHALL THE PROJECT EXCEED 3,328 PM PEAK HOUR TRIPS.

REV #	REVISION	DRAWN:	CHECKED:	DATE
1	REVISED PER COLLIER COUNTY ATTORNEY'S OFFICE	P.T.N.	D.H.N.	09/11
1	REVISED PER COLLIER COUNTY COMMENTS	M.S.J.	D.H.N.	08/11
1	REVISED PER COLLIER COUNTY COMMENTS	M.S.J.	D.H.N.	07/11
1	REVISED BY APPLICANT	M.S.J.	D.H.N.	06/11
1	REVISED PER COLLIER COUNTY COMMENTS	M.S.J.	D.H.N.	05/11
1	REVISED PER COLLIER COUNTY COMMENTS	M.S.J.	D.H.N.	02/11
1	REVISED PER COLLIER COUNTY COMMENTS	R.M.J.	D.H.N.	10/10
1	REVISED PER COLLIER COUNTY COMMENTS	R.M.J.	D.H.N.	06/10

DATE: MARCH, 2010
PROJECT No. 050150.02.03
FILE No. 050150020302.DWG
SEC: TWP: RGE: 1/4 SEC 26 52S 26E
SCALE: 1" = 1000' (HALF) 1" = 2000' (FULL)
DRAWN: M S J
CLIENT: HACIENDA LAKES OF NAPLES, LLC.
TITLE: OVERALL MPUD/DRI
PROJECT: HACIENDA LAKES

RWA INC. Planning Visualization Civil Engineering CONSULTING

R.W.A., INC. STATE OF FLORIDA BUSINESS LICENSE NO. EB–0007663

Attachment: Att C - Ordinance 11-41 Hacienda Lakes MPUD (16314 : PL20200001294 Hacienda Lakes

Staff Analysis and Recommendation: Staff finds the petitioner's deviation and rationale supportable for this project.

Zoning and Land Development Review staff recommends APPROVAL of this deviation, finding that, in compliance with LDC Section 10.02.13.A.3, the petitioner has demonstrated that "the element may be waived without a detrimental effect on the health, safety and welfare of the community," and LDC Section 10.02.13.B.5.h, the petitioner has demonstrated that the deviation is "justified as meeting public purposes to a degree at least equivalent to literal application of such regulations."

FINDINGS OF FACT:

PUD Findings: LDC Subsection 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" (Staff's responses to these criteria are provided in bold font):

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.

Staff has reviewed the proposed rezone and believes the uses and property development regulations are compatible with the development approved in the area as limited by staff. If staff's limitations are accepted, the commitments made by the applicant should provide adequate assurances that the proposed change should not adversely affect living conditions in the area.

2. Adequacy of evidence of unified control and suitability of any proposed agreements, contracts, or other instruments, or for amendments in those proposed, particularly as they may relate to arrangements or provisions to be made for the continuing operation and maintenance of such areas and facilities that are not to be provided or maintained at public expense.

Documents submitted with the application, which were reviewed by the County Attorney's Office, demonstrate unified control of the property. Additionally, the development will be required to gain platting and/or site development approval. Both processes will ensure that appropriate stipulations for the provision of and continuing operation 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 Growth Management Plan (GMP).

Staff has reviewed this petition and has offered an analysis of the relevant goals, objectives and policies of the GMP within the GMP discussion and the attached report from Comprehensive Planning staff and the zoning analysis of this staff report. Based on those staff analyses, planning zoning staff is of the opinion that this petition may be found consistent with the overall GMP with the staff recommended limitations.

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.

Attachment: Att D - PUDZ-06-10146-Rezone-Findings (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

Staff has provided a review of the proposed uses and believes that the project will be compatible with the surrounding area, subject to approval of the recommended limitation of staff, the proposed development standards and project commitments.

5. The adequacy of usable open space areas in existence and as proposed to serve the development.

The amount of native preserve aside for this project meets the minimum 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.

The developer has proposed that this project will be developed in one, eight-year long phase and has provided the following breakdown (as found in the DRI DO Maps H-2-4):

ESTIMATED DEVELOPMENT SCHEDULE

Stage One

Year	Residential	Single-Family	Multi-Family	Retail	Office	Business Park	School
2012	50 Units	20 Units	30 Units	27,500 SF	0.0 SF	0.0 SF	
2013	200 Units	100 Units	100 Units	150,000 SF	20,000 SF	0.0 SF	
2014	200 Units	100 Units	100 Units	150,000 SF*	25,000 SF	40,000 SF	
2015	250 Units	100 Units	150 Units	0.0 SF	25,000 SF	0.0 SF	
2016	250 Units	100 Units	150 Units	0.0 SF	0.0 SF	0.0 SF	
	950 Units	420 Units	530 Units	327,500 SF	70,000 SF	40,000 SF	

ESTIMATED DEVELOPMENT SCHEDULE

Stage Two

Year	Residential	Single-Family	Multi-Family	Retail	Office	Business Park	School
2015	25 Units	0 Units	25 Units	0.0 SF	0.0 SF	20,000 SF	919 Students
2016	25 Units	0 Units	25 Units	0.0 SF	0.0 SF	20,000 SF	
2017	275 Units	100 Units	175 Units	0.0 SF	0.0 SF	20,000 SF	
2018	275 Units	100 Units	175 Units	0.0 SF	0.0 SF	20,000 SF	
2019	210 Units	84 Units	126 Units	0.0 SF	0.0 SF	20,000 SF	
	810 Units	284 Units	526 Units	0	0	100,000 SF	919 Students
Totals:	**1760 Units**	**704 Units**	**1,056 Units**	**327,500 SF**	**70,000 SF**	**140,000 SF**	**919 Students**

*The 135 Room hotel is proposed to be developed in Phase One, in 2014.

The DRI DO document addresses the phasing of the project as to determinations of any substantial deviation if the phasing schedule is violated, in compliance with Florida Statutes.

7. The ability of the subject property and of surrounding areas to accommodate expansion.

The area has adequate supporting infrastructure such as road capacity, wastewater disposal system, and potable water supplies (with the mitigation provided in the PUD document and the DRI DO) to accommodate this project based upon the commitments made by the petitioner and the fact that adequate public facilities requirements will be addressed when development approvals are sought.

8. Conformity with PUD regulations, or as to desirable modifications of such regulations in the particular case, based on determination that such modifications are justified as meeting public purposes to a degree at least equivalent to literal application of such regulations.

Attachment: Att D - PUDZ-06-10146-Rezone-Findings (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

The petitioner is seeking nine deviations to allow design flexibility in compliance with the purpose and intent of the Planned Unit Development Districts (LDC Section 2.03.06.A). This criterion requires an evaluation of the extent to which development standards and deviations proposed for this PUD depart from development standards that would be required for the most similar conventional zoning district. Staff has provided an analysis of the deviation requests in the Deviation Discussion portion of this staff report, and is recommending support of Deviations 2, 5, 7, 8 and 9; support with limitations of Deviation 3 and 4; and Denial of Deviations 1 and 6 as explained in the deviation section of this staff report.

Rezone Findings: *LDC Subsection 10.03.05.I. states*, "When pertaining to the rezoning of land, the report and recommendations to the planning commission to the Board of County Commissioners…shall show that the planning commission has studied and considered proposed change in relation to the following when applicable" *(Staff's responses to these criteria are provided in bold font):*

1. Whether the proposed change will be consistent with the goals, objectives, & policies of the Future Land Use Map and the elements of the Growth Management Plan.

The zoning analysis provides an in-depth review of the proposed project. Staff is of the opinion that the project as proposed is consistent with GMP FLUE Policy 5.4 requiring the project to be compatible with neighborhood development. Staff recommends that this petition be deemed consistent with the FLUE of the GMP if staff's conditions of approval are adopted. The petition can also be deemed consistent with the CCME. Therefore, staff recommends that this petition be deemed consistent with the GMP subject to staff's conditions of approval.

2. The existing land use pattern;

Staff has described the existing land use pattern in the "Surrounding Land Use and Zoning" portion of this report and discussed it at length in the zoning review analysis. Staff believes the proposed rezone is appropriate given the existing land use pattern, and development restrictions included in the PUD.

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

The proposed PUD rezone) would not create an isolated zoning district because there are lands to the west along CR 951 that are also zoned PUD (see Zoning Map).

4. Whether existing district boundaries are illogically drawn in relation to existing conditions on the property proposed for change.

Staff is of the opinion that the proposed district boundaries are logically drawn given the current property ownership boundaries. The rezoning does create one isolated pocket; however that site is a state-owned preservation area upon which no development is planned. The proposed uses around this pocket are shown as preserve.

5. Whether changed or changing conditions make the passage of the proposed rezoning necessary.

Attachment: Att D - PUDZ-06-10146-Rezone-Findings (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

The proposed rezone is not necessary, *per se*; but it is being requested in compliance with the LDC provisions to seek such the rezone to allow the owner the opportunity to develop the land with uses other than what the existing zoning district would allow. Without rezoning, the agriculturally zoned tracts could not be developed with the proposed uses or with the proposed property development regulations. The applicant's request is consistent with the proposed GMPA.

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

Staff is of the opinion that the proposed rezone, with the commitments made by the applicant, can been deemed consistent County's land use policies that are reflected by the Future Land Use Element (FLUE) of the GMP. The project includes numerous restrictions and standards that are designed to address compatibility of the project. 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 with the mitigation that will be provided by the developer. Staff believes the petition can be deemed consistent with all elements of the GMP if the mitigation is included in any recommendation of approval.

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

The proposed rezone will not create drainage or surface water problems. The developer of the project will be required to obtain a surface water management permit from the SFWMD prior to approval of a local site development plan. The conceptual master plan identifies the conceptual location of the water management areas which will be a component of the water management system.

9. Whether the proposed change will seriously reduce light and air to adjacent areas;

If this rezone petition is approved, any subsequent development would need to comply with the applicable LDC standards for development or as outlined in the PUD document. The location of the proposed buildings, combined with the setbacks and project buffers will help insure that light and air to adjacent areas will not be reduced.

10. Whether the proposed change will adversely affect property values in the adjacent area;

This is a subjective determination based upon anticipated results, which may be internal or external to the subject property. Property valuation is affected by a host of factors including zoning; however zoning by itself may or may not affect values, since value determination is driven by market conditions.

Attachment: Att D - PUDZ-06-10146-Rezone-Findings (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

11. Whether the proposed change will be a deterrent to the improvement or development of adjacent property in accordance with existing regulations;

The proposed zoning change should not be a deterrent to the improvement of adjacent properties.

12. Whether the proposed change will constitute a grant of special privilege to an individual owner as contrasting with the public welfare;

The proposed development complies with the Growth Management Plan which is a public policy statement supporting zoning actions when they are consistent with said Comprehensive Plan. In light of this fact, the proposed change does not constitute a grant of special privilege. Consistency with the FLUE is further determined to be a public welfare relationship because actions consistent with plans are in the public interest.

13. Whether there are substantial reasons why the property cannot be used in accordance with existing zoning;

The subject property could be developed within the parameters of the existing zoning designations; however, the petitioner is seeking this rezone in compliance with LDC provisions for such action. The petition can be evaluated and action taken as deemed appropriate through the public hearing process. Staff believes the proposed rezone meets the intent of the PUD district, if staff's conditions of approval are adopted, and further, believes the public interest will be maintained.

14. Whether the change suggested is out of scale with the needs of the neighborhood or the County;

The petitioner proposes to develop a large, multi-faceted, mixed use development on 2,262± acres. The new non-residential uses will be located nearer to the intersection of Rattlesnake Hammock and CR 951, which is consistent with the current non-residential use trend in the area, and consistent with the proposed GMPA. Residential uses will be located west of the proposed public right of way reservation in the northern portion of the project and along both sides of the project in the area south of the proposed Rattlesnake Hammock extension. Preserve areas are located on the eastern project perimeter. The overall project density of 0.78 units per acre makes the project a low density project. The project has been evaluated for compliance with the GMP and found to be consistent with the GMP requirements, as amended, if staff's conditions of approval are adopted. The GMP is a policy statement, which has evaluated the scale, density, and intensity of land uses deemed to be acceptable throughout the urban-designated areas of Collier County. Staff is of the opinion that the development standards and the developer commitments will ensure that the project is not out of scale with the needs of the community if the staff stipulations are adopted.

15. Whether is it impossible to find other adequate sites in the County for the proposed use in districts already permitting such use.

The petition was reviewed on its own merit for compliance with the GMP and the LDC; and staff does not review other sites in conjunction with a specific petition. The proposed

Attachment: Att D - PUDZ-06-10146-Rezone-Findings (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

rezone is consistent with the GMP as it is proposed to be amended as discussed in other portions of the staff report.

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.

Most new development anticipated by the PUD document would require considerable site alteration. This project will undergo extensive evaluation relative to all federal, state, and local development regulations during the site development plan or platting 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 Growth Management Plan and as defined and implemented through the Collier County Adequate Public Facilities Ordinance, as amended.

This petition has been reviewed by county staff that is responsible for jurisdictional elements of the GMP as part of the rezone process and those staff persons have concluded that no Level of Service will be adversely impacted with the commitments contained in the PUD document and the DRI DO.

18. Such other factors, standards, or criteria that the Board of County Commissioners (BCC) shall deem important in the protection of the public health, safety, and welfare.

To be determined by the BCC during its advertised public hearing.

NEIGHBORHOOD INFORMATION MEETING (NIM):

Dwight Nadeau, Planning Manager of RWA began the NIM meeting at 5:30pm. Dwight introduced himself; David Torres, Manager of Hacienda Lakes of Naples, LLC; Richard Yovanovich of Coleman, Yovanovich & Koester, P.A.; and Bob Mulhere of Mulhere & Associates. Collier County Staff – Kay Deselem & Corby Schmidt were also present.

Dwight presented a general project overview and provided a fact sheet which included pertinent development information related to residential yield non-residential land use intensities, recreational and attraction land uses, and preservation areas. Dwight provided the current status of the project with respect to future hearing dates for adoption and also explained the process of notifying the surrounding property owners of the Neighborhood Information Meeting (NIM).

The following concerns were raised by the property owners and addressed by the applicant and agent team.

Preserve Area – How will this development impact wildlife and their horses? Many residents go horseback riding. Will the Agricultural zoning remain the same? *David stated*, the conservation land would not be affected. Public Agencies are involved, i.e. the Florida Fish and Wildlife Commission are also concerned and would ultimately be the governing party.

Affordable Housing – Is there a provision for Affordable Housing? *David stated*, No, Affordable Housing is not a component of this PUD

Attachment: Att D - PUDZ-06-10146-Rezone-Findings (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

potential digs and further study shall be provided by the Owner upon County request at no cost to County. Disturbance to these five protected archaeological sites may only occur with County approval, and any disturbance shall only be permitted under the direct supervision of a qualified archaeologist.

D. Historical/archeological areas shall not be used to meet preserve requirements.

E. The Developer shall reasonably accommodate the Florida Division of Historical Resource's (DHR) investigation of these sites by allowing access to the archaeological sites by properly credentialed investigators, whenever such access can be reasonably accommodated.

F. If any additional archaeological/historical sites are uncovered during the proposed development activities, all work in the immediate vicinity of such sites shall cease immediately, and the Owner shall contact DHR, SWFRPC and Collier County so that a state certified archaeologist can determine the significance of the findings and recommend appropriate preservation and mitigation actions, as necessary.

3. HURRICANE EVACUATION/FLOODPLAINS

A. (1) The following supplies and equipment shall be purchased by the Developer for Collier County Emergency Management in accordance with its specifications and in some cases sole source provider and delivered in new condition, free on board (FOB) to the Collier County Emergency Services Center.

(2) The following contributions shall be a one-time contribution in full mitigation of all requirements of the current project scope of the Hacienda Lakes DRI:

(a) Two (2) new 45kw towable portable generators with heavy duty diesel engine, sound insulated, manufactured by Godwin Pump and Generator to exactly

Attachment: Att E - DRI Commitment from Resolution 2011-201 Hacienda Lakes DRI DO (16314 : PL20200001294 Hacienda Lakes MPUD Senior

match the supplies, equipment, and power distribution systems approved and currently in use; or near the time of equipment acquisition by the Developer, as approved by the Collier County Emergency Management Department. This is a sole source procurement to ensure compatibility and parallel operations of generators within Collier County's existing fleet and insure the ability to provide essential emergency portable power to additional evacuation shelter spaces consumed by the increased shelter census created by the Hacienda Lakes DRI. Collier County will assume all maintenance, repair, and replacement of these generators following satisfactory acceptance by Collier County beyond the warranty period. Delivery of the first portable generator shall occur prior to the issuance of the first residential certificate of occupancy. Delivery of the second generator shall occur at the earlier of (i) 24 months from the issuance of the first residential certificate of occupancy or (ii) the issuance of the certificate of occupancy of the 300th residential unit within the development.

(b) Two (2) new enclosed utility trailers for the storage and transport of the supplies noted above. Collier County will own and maintain these trailers and augment them with other minor disaster supplies in a fashion similar to its current disaster response unit (DRU) shelter supply delivery system. These trailers shall be new, from a Collier County approved list of vendor(s) and be at least 16 feet in length, dual axle load rated at 7,000 lbs. with trailer brakes, with laminate finish interior wall and floor finish, cabinets, shelving and load secure devices, Florida Department of Transportation approved for highway use, dropdown rear door and curbside door and extended tongue hitch length. At least one of the two trailers noted above shall include interior AC wiring, lighting, a generator connection, circuit breaker and roof mounted air conditioning to allow the empty trailer to be used for special post disaster field offices, damage assessment and relief efforts identical to the County's existing fleet of disaster supply trailers. Delivery of the utility trailers shall occur at the earlier of (i) 12 months

Attachment: Att E - DRI Commitment from Resolution 2011-201 Hacienda Lakes DRI DO (16314 : PL20200001294 Hacienda Lakes MPUD Senior

from the issuance of the first residential certificate of occupancy or (ii) the issuance of the certificate of occupancy of the 150th residential unit within the development.

(c) Four hundred and twenty-two (422) new military type adult folding disaster cots from a Collier County approved list of eligible vendors and approved type and style. Said cots shall be compatible with Collier County's existing storage and delivery systems and shall be provided at the earlier of (i) 48 months from the issuance of the first residential certificate of occupancy, or (ii) the issuance of the certificate of occupancy for the 1200th residential unit within the development.

(d) Seventy-two (72) new special needs disaster cots from a Collier County approved list of eligible vendors and approved type and style. Said cots shall be compatible with Collier County's existing storage and delivery systems and shall be provided at the earlier of (i) 36 months from the issuance of the first residential certificate of occupancy, or (ii) the issuance of the certificate of occupancy of the 900th residential unit within the development.

(e) All deeds to property located within Hacienda Lakes shall be accompanied by a disclosure statement in the form of a covenant stating that the property is located in a hurricane vulnerability zone, that the hurricane evacuation clearance time for Collier County or the Southwest Florida Region is high, and/or hurricane shelter spaces are limited.

B. The Developer has provided off-site hurricane shelter mitigation for the Hacienda Lakes DRI per Paragraph A above pursuant to commitments made as a result of negotiations with Collier County officials.

4. STORMWATER MANAGEMENT

A. The Hacienda Lakes DRI shall require a South Florida Water Management District (SWFMD) Environmental Resource Permit for conceptual approval of the proposed

Attachment: Att E - DRI Commitment from Resolution 2011-201 Hacienda Lakes DRI DO (16314 : PL20200001294 Hacienda Lakes MPUD Senior

HEX PACKAGE

VILLA VERDE/ ALLEGRO PDI

INSUBSTANTIAL CHANGE TO HACIENDA LAKES MPUD

PL202000001294

Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL2020-1294) (16314 : PL202000001294 Hacienda Lakes MPUD Senior Housing

PDI APPLICATION FORM

Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL2020-1294) (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing

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): Hacienda Lakes of Naples, LLC

Name of Applicant if different than owner: McDowell Housing Partners

Address: 601 Brickell Key Drive #700 **City:** Miami **State:** FL **ZIP:** 33131

Telephone: 786-257-2775 **Cell:** 309-303-4466 **Fax:** N/A

E-Mail Address: chollis@mcdhousing.com

Name of Agent: Lindsay F. Robin, MPA

Firm: Waldrop Engineering, P.A.

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

Telephone: 239-405-7777 **Cell:** N/A **Fax:** 239-405-7899

E-Mail Address: lindsay.robin@waldropengineering.com

DETAIL OF REQUEST

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

Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL2020-1294) (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing

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

PROPERTY INFORMATION

PUD NAME: Hacienda Lakes MPUD **ORDINANCE NUMBER:** 11-41
FOLIO NUMBER(S): 48586003020

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

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

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

If no, please explain: _____

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

If yes, in whose name? _____

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

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

Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL2020-1294) (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing

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

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

REQUIREMENTS FOR REVIEW	# OF COPIES	REQUIRED	NOT REQUIRED
Completed Application (download current form from County website)	1	☒	
Pre-Application Meeting notes	1	☑	☐
Project Narrative, including a detailed description of proposed changes and why amendment is necessary	1	☑	☐
Detail of request	1	☒	
Current Master Plan & 1 Reduced Copy	1	☒	
Revised Master Plan & 1 Reduced Copy	1	☒	
Revised Text and any exhibits	1	☑	☐
PUD document with changes crossed through & underlined	1	☑	☐
PUD document as revised with amended Title Page with Ordinance #	1	☑	☐
~~Warranty Deed~~ TIS IS REQUIRED	1	☑	☐
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.	1	☑	☐
***If located in Immokalee or seeking affordable housing, include an additional set of each submittal requirement.**			

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

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

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

FEE REQUIREMENTS

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

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

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

All checks payable to: Board of County Commissioners.

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

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

Lindsay Robin
Agent/Owner Signature

8/24/20
Date

Lindsay F. Robin
Applicant/Owner Name (please print)

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PRE-APPLICATION MEETING NOTES

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Pre-Application Meeting Notes

Petition Type: PDI - Insubstantial Change
Date and Time: Wednesday 7/29/2020 9:00 AM

Assigned Planner: James Sabo

Engineering Manager (for PPL's and FP's): _____

Project Information

Project Name: Hacienda Lakes MPUD Senior Housing (PDI)

PL #: 20200001294

Property ID #: 48586003020 **Current Zoning:** MPUD

Project Address: _____ **City:** Naples **State:** FL **Zip:** 34114

Applicant: Alexis Crespo

Agent Name: Waldrop Engineering c/o Alexis Crespo **Phone:** 239-850-8525

Agent/Firm Address: 28100 Bonita Grande Dr, Ste 305, Bonita Springs, FL 34135 **City:** _____ **State:** _____ **Zip:** _____

Property Owner: Hacienda Lakes of Naples LLC

Please provide the following, if applicable:

i. **Total Acreage:** 16.29

ii. **Proposed # of Residential Units:** _____

iii. **Proposed Commercial Square Footage:** _____

iv. **For Amendments, indicate the original petition number:** _____

v. **If there is an Ordinance or Resolution associated with this project, please indicate the type and number:** _____

vi. **If the project is within a Plat, provide the name and AR#/PL#:** _____

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Meeting Notes

As of 10/16/2017 all Zoning applications have revised applications, and your associated Application is included in your notes; additionally a *new Property Ownership Disclosure Form is required for all applications. A copy of this new form is included in your pre-app

Note – link is https://www.colliergov.net/Home/ShowDocument?id=75093.

ZONING - NIM REQUIRED AFTER 1ST REVIEW SOCIAL DISTANCE AND REMOTE ACCESS REQUIRED FOR CITIZENS.

PUD DOCUMENT IN STANDARD EXHIBIT FORMAT STRIKE/THROUGH - UNDERLINE & CLEAN COPY.

~~EXHIBIT H FOR MASTER PLAN CHANGE~~

AGENDA ITEM WILL BE SCHEDULED ~~AT~~ AT THE HEX.

EXHIBIT C.1 FOR THE MASTER PLAN CHANGE.

If Site is within the City of Naples Water Service Area please send to Naples Utilities and Planning Departments. Then, if the petition is submitted, we are to send it (by email) to the four persons below in their Utilities and Planning Depts. - along with a request that they send us a letter or email of "no objection" to the petition. Bob Middleton RMiddleton@naplesgov.com Allyson Holland AMHolland@naplesgov.com Robin Singer RSinger@naplesgov.com Erica Martin emartin@naplesgov.com

Disclaimer: Information provided by staff to applicant during the Pre-Application Meeting is based on the best available data at the time of the meeting and may not fully inform the applicant of issues that could arise during the process. The Administrative Code and LDC dictates the regulations which all applications must satisfy. Any checklists provided of required data for an application may not fully outline what is needed. It is the applicant's responsibility to provide all required data.

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Note – link is https://www.colliergov.net/Home/ShowDocument?id=75093.

– Comp Planning: The subject site is identified as Urban Designation, Urban Mixed Use District, Urban Residential Fringe Subdistrict on the Future Land Use Map and in the Future Land Use Element (FLUE) of the Growth Management Plan (GMP). The FLUE states the purpose of the Urban Residential Fringe Subdistrict is to provide transitional densities between the Urban Designated Area and the Agricultural/Rural Area. The applicant is requesting insignificant changes to the Hacienda Lakes MPUD Senior Housing (PDI) for development standards. Comp Planning does not have any issues with this petition. My apologies that a Comprehensive Planning staff member did not attend this pre-app meeting. I will be reviewing application when submitted.

SUE FAULKNOR

– ENVIRONMENTAL – NO ISSUES OR CONCERNS AT THIS TIME PER CRAIG BROWN

– TRANSPORTATION – SEE ATTACHED EMAIL FROM MIKE SAWYER PG 3.A

Disclaimer: Information provided by staff to applicant during the Pre-Application Meeting is based on the best available data at the time of the meeting and may not fully inform the applicant of issues that could arise during the process. The Administrative Code and LDC dictates the regulations which all applications must satisfy. Any checklists provided of required data for an application may not fully outline what is needed. It is the applicant's responsibility to provide all required data.

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ClarkeThomas

From: SawyerMichael
Sent: Thursday, July 30, 2020 9:06 AM
To: ClarkeThomas
Subject: RE: Notes for Hacienda Lakes MPUD Senior Housing (PDI)

Thomas,

Here you go.

Please check the TIS required box on the pre app checklist however also provide a note "Provide a letter of no additional transportation impacts", no methodology meeting required.

Transportation Planning: Please provide a separate letter indicating that there are no additional units or square footage additions proposed with this PUD change. No additional trips are proposed and no additional transportation impacts. As discussed suggest using the interconnections between developments are part of your justification for proposed deviation from required shuttle services. Strongly show those interconnections on your master plan.

Thanks much,

Michael Sawyer
Principal Planner
Growth Management Department
Transportation Planning
2685 South Horseshoe Drive, Suite 103
Naples, Florida 34104
239-252-2926
michael.sawyer@colliercountyfl.gov

From: ClarkeThomas <Thomas.Clarke@colliercountyfl.gov>
Sent: Wednesday, July 29, 2020 5:56 PM
To: SawyerMichael <Michael.Sawyer@colliercountyfl.gov>
Subject: Notes for Hacienda Lakes MPUD Senior Housing (PDI)

Hi Mike,
Just a reminder to email me the notes for the Zoning Pre-App this morning for Hacienda Lakes.
Thanks
Tom

Respectfully,

Thomas Clarke
Operations Coordinator - Zoning Division
2800 North Horseshoe Drive, Naples, FL 34104
Phone: 239-252-2526

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☐ Jack McKenna, P.E.	Engineering Services	252-2911	jack.mckenna@colliercountyfl.gov
☐ Matt McLean, P.E.	Development Review Director	252-8279	matthew.mclean@colliercountyfl.gov
☐ Michele Mosca, AICP	Capital Project Planning	252-2466	michele.mosca@colliercountyfl.gov
☐ Annis Moxam	Addressing	252-5519	annis.moxam@colliercountyfl.gov
☐ Richard Orth	Stormwater Planning	252-5092	richard.orth@colliercountyfl.gov
☐ Brandy Otero	Transit	252-5859	brandy.otero@colliercountyfl.gov
☐ Brandi Pollard	Utility Impact fees	252-6237	brandi.pollard@colliercountyfl.gov
☐ Todd Riggall	North Collier Fire	597-9227	triggall@northcollierfire.com
☐ Brett Rosenblum, P.E.	Development Review Principal Project Manager	252-2905	brett.rosenblum@colliercountyfl.gov
☑ James Sabo, AICP	Zoning Principal Planner	252-2708	james.sabo@colliergo.net
☑ Michael Sawyer	Transportation Planning	252-2926	michael.sawyer@colliercountyfl.gov
☐ Corby Schmidt, AICP	Comprehensive Planning	252-2944	corby.schmidt@colliercountyfl.gov
☐ Chris Scott, AICP	Development Review - Zoning	252-2460	chris.scott@colliercountyfl.gov
☐ Linda Simmons	North Collier Fire	252-2311	Linda.Simmons@colliercountyfl.gov
☐ Peter Shawinsky	Architectural Review	252-8523	peter.shawinsky@colliercountyfl.gov
☐ Camden Smith	Zoning Operations Manager	252-1042	camden.smith@colliercountyfl.gov
☐ Mark Strain	Hearing Examiner/CCPC	252-4446	mark.strain@colliercountyfl.gov
☐ Mark Templeton	Landscape Review	252-2475	mark.templeton@colliercountyfl.gov
☐ Jessica Velasco	Zoning Division Operations	252-2584	jessica.velasco@colliercountyfl.gov
☐ Jon Walsh, P.E.	Building Review	252-2962	jonathan.walsh@colliercountyfl.gov
☐ David Weeks, AICP	Comprehensive Planning Future Land Use Consistency	252-2306	david.weeks@colliercountyfl.gov
☐ Kirsten Wilkie	Environmental Review Manager	252-5518	kirsten.wilkie@colliercountyfl.gov
☐ Christine Willoughby	Development Review - Zoning	252-5748	christine.willoughby@colliercountyfl.gov
☐ Daniel Zunzunegui	North Collier Fire	252-2310	Daniel.Zunzunegui@colliercountyfl.gov

Additional Attendee Contact Information:

Name	Representing	Phone	Email
Alexis Crespo	Waldrop Eng.	239 850-9525	AlexisCrespo@waldropengineering
Jackie Labecque	McDowell Housing		
Lindsay Rubin	Waldrop		
Norm Trebilock	Traffic		
Cormac Giblin	Staff		
Denise Perry	CAO		

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Pre-Application Meeting Sign-In Sheet
PL# 20200001294

Collier County Contact Information:

Name	Review Discipline	Phone	Email
☐ David Anthony	Environmental Review	252-2497	david.anthony@colliercountyfl.gov
☐ Claudine Auclair	GMD Operations and Regulatory Management	252-5887	claudine.auclair@colliercountyfl.gov
☐ Sally Ashkar	Assistant County Attorney	252-8842	sally.ashkar@colliercountyfl.gov
☐ Steve Baluch	Transportation Planning	252-2361	stephen.baluch@colliercountyfl.gov
☐ Ray Bellows	Zoning, Planning Manager	252-2463	raymond.bellows@colliercountyfl.gov
☐ Laurie Beard	PUD Monitoring	252-5782	laurie.beard@colliercountyfl.gov
☑ Craig Brown	Environmental Specialist	252-2548	craig.brown@colliercountyfl.gov
☐ Alexandra Casanova	Operations Coordinator	252-2658	Alexandra.casanova@colliercountyfl.gov
☐ Heidi Ashton Cicko	Managing Asst. County Attorney	252-8773	heidi.ashton@colliercountyfl.gov
☑ Thomas Clarke	Operations Coordinator	252-2584	thomas.clarke@colliercountyfl.gov
☐ Jamie Cook	Prin. Environmental Specialist	252-6290	Jaime.cook@colliercountyfl.gov
☐ Eric Fey, P.E.	Utility Planning	252-1037	eric.fey@colliercountyfl.gov
☐ Tim Finn, AICP	Zoning Division	252-4312	timothy.finn@colliercountyfl.gov
☐ Sue Faulkner	Comprehensive Planning	252-5715	sue.faulkner@colliercountyfl.gov
☐ Jeremy Frantz	LDC Manager	252-2305	Jeremy.Frantz@colliercountyfl.gov
☐ James French	Growth Management Deputy Department Head	252-5717	james.french@colliercountyfl.gov
☐ Michael Gibbons	Structural/Residential Plan Review	252-2426	michael.gibbons@colliercountyfl.gov
☐ Storm Gewirtz, P.E.	Engineering Stormwater	252-2434	storm.gewirtz@colliercountyfl.gov
☐ Nancy Gundlach, AICP, PLA	Zoning Division	252-2484	nancy.gundlach@colliercountyfl.gov
☐ Richard Henderlong	Principal Planner	252-2464	richard.henderlong@colliercountyfl.gov
☐ John Houldsworth	Engineering Subdivision	252-5757	john.houldsworth@colliercountyfl.gov
☐ Alicia Humphries	Right-Of-Way Permitting	252-2326	alicia.humphries@colliercountyfl.gov
☐ Erin Josephitis	Environmental Specialist, Senior	252-2915	erin.josephitis@colliercountyfl.gov
☐ Marcia Kendall	Comprehensive Planning	252-2387	marcia.kendall@colliercountyfl.gov
☐ John Kelly	Zoning Senior Planner	252-5719	john.kelly@colliercountyfl.gov
☐ Diane Lynch	Operations Analyst	252-8243	diane.lynch@colliercountyfl.gov
☐ Gil Martinez	Zoning Principal Planner	252-4211	gilbert.martinez@colliercountyfl.gov
☐ Thomas Mastroberto	Greater Naples Fire	252-7348	thomas.mastroberto@colliercountyfl.gov

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Collier County
Growth Management Department
Zoning Division

Applicant/Agent may also send site plans or conceptual plans for review in advance if desired.

PL20200001294 – Hacienda Lakes MPUD Senior Housing Insubstantial Change (PDI) –

James Sabo PRE-APP

Assigned Ops Staff: Amanda Martin
Jeremy Frantz,(Ops Staff)

STAFF FORM FOR SUPPLEMENTAL PRE-APPLICATION MEETING INFORMATION

- **Name and Number of who submitted pre-app request**
  Alexis Crespo
  Alexis.Crespo@waldropengineering.com
  239-850-8525

- **Agent to list for PL#**
  Waldrop Engineering c/o Alexis Crespo

- **Owner of property (all owners for all parcels)**
  HACIENDA LAKES OF NAPLES LLC

- **Confirm Purpose of Pre-App: (Rezone, etc.)**
  Insubstantial Change to PUD (PDI) Pre-application meeting

- **Please list the density request of the project if applicable and number of homes/units/offices/docks (any that apply):**
  No changes to the approved MPUD density/intensity is requested. The MPUD is limited to 450 senior housing units and the project will conform.

- **Details about Project:**

  Amend the Operational Characteristics for Senior Housing Characteristics in PUD Document - Exhibit B of Hacienda Lakes MPUD Ordinance 11-41.

  PDI – Plans, Drawings etc.?

  REQUIRED Supplemental Information provided by:

Name: Alexis Crespo
Title: Senior Vice President - Planning
Email: alexis.crespo@waldropengineering.com
Phone: (239) 850-8525

Cancellation/Reschedule Requests: Contact Danny Condomina-Client Services Supervisor
danny.condomina@colliercountyfl Phone: 239-252-6866

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PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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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 _____

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

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

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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.

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Growth Management Department
ATTN: Business Center
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Naples, FL 34104

_____ _____
Agent/Owner Signature Date

_____
Agent/Owner Name (please print)

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If PUD is platted, include plat book pages	☐	☐	☐
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☐	Utilities Engineering: Eric Fey	☐	Parks and Recreation: Barry Williams and David Berra
☐	Emergency Management: Dan Summers	☐	Naples Airport Authority:
☐	Conservancy of SWFL: Nichole Johnson	☐	Other:
☐	City of Naples: Robin Singer, Planning Director	☐	Other:

FEE REQUIREMENTS

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

METHODOLOGY MEETING NOT REQUIRED - SEE EMAIL NOTES - MIKE SAWYON TRANSPORTAT

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

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

All checks payable to: Board of County Commissioners.

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

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

_____ _____
Agent/Owner Signature Date

_____
Applicant/Owner Name (please print)

Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL2020-1294) (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing

COVER LETTER/ REQUEST NARRATIVE

Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL2020-1294) (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing

WALDROP ENGINEERING
PLANNING | CIVIL ENGINEERING | LANDSCAPE ARCHITECTURE
BONITA SPRINGS Tampa Orlando Sarasota
28100 Bonita Grande Dr., Suite 305, Bonita Springs, FL 34135
p. (239) 405-7777 f. (239) 405-7899

September 15, 2020
REVISED NOVEMBER 2020

Mr. James Sabo, AICP
Principal Planner
Zoning & Land Development Review Department
2800 North Horseshoe Drive
Naples, Florida 34104

RE: Hacienda Lakes MPUD –Allegro at Hacienda Lakes Senior Housing
Insubstantial Change to a Planned Unit Development (PDI) - PL20200001294

Dear Mr. Sabo:

Enclosed for your review is an application for Insubstantial Change to a PUD in regards to the Hacienda Lakes MPUD/DRI, a 2,262.14+/- acre project located on the east side of Collier Boulevard (C.R. 951) and north and south of Rattlesnake Hammock Road in unincorporated Collier County, Florida. The PDI request is specific to a 6.7+/- acre portion of a 16.29+/- acre parcel known as "Hacienda Lakes Tract I" and designated as Residential/Medical Use (R/MU) on the Master Plan.

BACKGROUND/EXISTING CONDITIONS:

In 2011, the overall Hacienda Lakes Property was rezoned from Rural Agriculture (A) and Agricultural Special Treatment Overlay (A-ST) to Mixed Use Planned Unit Development pursuant to Ordinance 11-41. The MPUD allows for a maximum of 1,760 dwelling units, 327,500 square feet of commercial retail uses, 70,000 square feet of professional and medical office uses, 135 hotel rooms, 140,000 square feet of business park/educational facilities, a public school, and continuation of the "swamp" buggy attraction.

In 2014, the MPUD was amended pursuant to HEX No. 2014-18 to add a deviation to allow one wall sign with a maximum height of 13 feet at the entrance to Esplanade at Hacienda Lakes. Subsequently, in 2015 pursuant to HEX No. 2015-06, the MPUD was amended specific to Esplanade at Hacienda Lakes to reduce the front yard setback for secondary front yards on residential corner lots from 20 feet to 10 feet.

The MPUD was amended again in 2016 pursuant to HEX No. 2016-20 to reduce the front yard setback from secondary front yards on single family detached, zero lot line and two family/duplex corner lots; to increase the minimum distance between multi-family principal structures; and to add four (4) deviations relating to entrance signs, dead-end streets, and off-street parking, only for the residential development known as Azure at Hacienda Lakes.

The proposed senior housing project known as Allegro at Hacienda Lakes is located within Hacienda Lakes Tract I, ("property"), which is located in the southwestern portion of the MPUD, directly south of Rattlesnake Hammock Road, less than 1/2 a mile east of the Rattlesnake Hammock and CR 951 intersection, and directly north and west of the Esplanade at Hacienda Lakes residential community. The property is designated within Tract R/MU, on the MPUD Master Plan and DRI Map H, which allows for residential and commercial uses including senior housing units. The site is currently undeveloped with the exception of an existing stormwater management lake.

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REQUEST

The Applicant, McDowell Housing Partners, develops affordable housing projects nationwide including highly demanded affordable senior. The development program, known as Allegro at Hacienda Lakes, proposed on the **6.7+/- acre site includes 160 affordable housing units** restricted to senior citizens ages 62 and older. The requested modified development standards specific to the Operational Characteristics for Senior Housing will allow for the protection of public health, safety and welfare, while supporting the Applicant's proposed affordable senior housing project. The request is in compliance with Exhibit A – Permitted Uses, which requires no less than 25 units to be constructed within Tract R/MU and allows for the senior housing use. The MPUD contains a total of 38.82+/- acres of residential/medical use (R/MU) areas of which the only remaining lands left in the R/MU is the 16.29-acre subject parcel, of which the Applicant is utilizing 9.81+/- for the senior housing project including a 3.1+/- acre pond area outside of the project boundary. A total of 6.5+/- acres will remain in the tract for future development.

The Applicant is committing to providing 140 rental units within the "low income" bracket, or 51% - 80% annual medium income (AMI), and 20 rental units within the "extremely low income" bracket, or 30% or less AMI, for a total of 160 affordable rental units. The units will be Independent Living Facility units, which are intended to support independent living and not those that would require the level of care provided at a convalescent or a skilled nursing facility.

The Applicant, or its management company, will provide resident programs including assistance with light housekeeping, grocery shopping and/or laundry services. A list of qualified service providers will be provided and updated every six (6) months to ensure the referral information is accurate and up to date. The Applicant or management company will also coordinate, at no cost to the resident, the scheduling of these services.

In order to maintain affordability of the rental units, the Applicant is requesting Staff's approval of an insubstantial change to the Hacienda Lakes MPUD/DRI to allow for the following modifications to the PUD related to senior housing units:

1) Amend Exhibit "B" Development Standards, Operational Characteristics for Senior Housing, to support the development of an affordable senior housing development program on Tract I located within Tract R/MU by eliminating requirements for on-site dining facilities, transportation services, and emergency response devices in the units ; and

2) Amend Exhibit "C" Master Plan, to incorporate Exhibit C-1, R/MU Access to Rattlesnake Hammock Road.

The following is more detailed discussion on the appropriateness of the request based upon the unique nature of the Allegro at Hacienda Lakes project and the County's stated affordable housing goals.

1. **Operational Characteristics for Senior Housing**

The Applicant is requesting approval to remove several operational characteristics for senior housing in order to develop a bona fide affordable senior housing project in an area of the county where a senior housing development is approved and highly demanded. Affordable senior housing is especially needed for seniors who are retired and on fixed incomes. While their income remains fixed, the cost of housing continues to rise, especially in Southwest Florida. For many, entering retirement means tightening budgets in order to make their pension or savings last, making the need for an affordable housing option critical. As a demonstration of the need for this type of housing in Collier County, the

Applicant has obtained approval for expedited review through the Certificate of Affordable Housing Expedited Review process provided by the Public Services Department.

Specifically, the Applicant is requesting removal of the following operational characteristics for senior housing contained in Exhibit B of the PUD document:

- **Remove:** ***"There shall be on-site dining facilities to the residents, with food service being on-site, or catered."***

In order to maintain the affordability factor for the senior housing development, the project will not contain on-site dining facilities. Allegro at Hacienda Lakes is an Independent Living Facility intended to provide senior housing for independent adults with the ability to operate a vehicle, take public transportation, or walk/bike to and from their destinations including for meals.

As outlined in more detail below, the Applicant, or its managing entity, will provide assistance with grocery shopping through on-site management. Allegro at Hacienda Lakes is located on Rattlesnake Hammock Road, which is immediately southeast of the Hammock Park MPUD. Upon final approval, the Hammock Park MPUD will provide for dining options that are within 1/4 mile of the project, further providing the residents with access to dining.

- **Remove:** ***"Group transportation services shall be provided for the residents for the purposes of grocery and other types of shopping. Individual transportation services shall be coordinated for the residents needs, including but not limited to medical office visits."***

To maintain the affordability of the project, group transportation services are not proposed. The project is served by Collier County Area Transit, which provides multiple routes and transit opportunities to the property. Routes 17 and 18 are the nearest to the property and are both located on CR 951 just south of Rattlesnake Hammock Road.

Residents are also typically able to operate a vehicle, and will have access to groceries, medical facilities, services, and other types of shopping in the immediate area. As previously mentioned, directly northwest of the Property is the Hammock Park MPUD, which upon final approval will provide a mix of residential and commercial uses including a minimum of 20,000 sq. ft. of commercial uses of which a minimum of 5,000 sq. ft. must be dedicated to restaurants. Residents will be able to walk or bike 0.35+/- miles to this development via the sidewalks in place along Rattlesnake Hammock Road both on the north and south side. Directly across CR 951 at the northwest corner is a Publix shopping center, which is 0.50+/- miles from the senior housing project and also provides groceries within close proximity at a walkable, bikeable, and drivable distance.

- **Remove:** ***"Each unit shall be equipped with devices provided to notify emergency service providers in the event of a medical or other emergency."***

By removing this requirement the Applicant is able to maintain a price point that provides for an affordable senior housing project. The Applicant is proposing an Independent Living Facility use, which reduces the need for these services that are typically found in Assisted Living Facilities, or Skilled Nursing facilities. Residents in an ILF are highly functional and will not require this advanced level of in-room emergency devices. The Applicant can provide cost-effective safety measures that will uphold the intent of this condition, but without the associated cost. Furthermore, in-room devices are known to malfunction causing false alarms and long-term maintenance issues. Safety is a priority to the Applicant

Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL2020-1294) (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing

and they have demonstrated at other affordable senior housing projects through unit design and on-site management/oversight.

Those operational characteristics in the adopted PUD that are not proposed for modification include:

- **NO Change:** ***"The facility shall be for residents 55 years of age and older."***

The Allegro at Hacienda Lakes project is a senior housing development and will be age-restricted to comply with this characteristic, and exceeds the minimum requirement by restricting to 62 years and older.

- **NO Change:** ***"There shall be an onsite manager/activities coordinator to assist residents, who shall be responsible for planning and coordinating stimulating activities for the residents."***

In direct compliance with this characteristic, the Applicant or its management company, will provide on-site, supervised, structured activities, at no cost to the residents, at least five (5) days a week. The activities will be offered between the hours of 8:00a.m. and 7:00p.m.

The Applicant or the management company will also make available, at no cost to the residents, literacy tutor(s) who will provide weekly literacy lessons to residents in private space on-site. Various literacy programing can be offered that strengthens participants' reading, writing skills, and comprehension, but at a minimum will provide basic reading education and English proficiency. The adult literacy component will also be offered between the hours of 8:00 a.m. and 7:00 p.m.

- **NO Change:** ***"An on-site wellness facility shall provide exercise and general fitness opportunities for the residents."***

In addition to the daily activities that will be provided as mentioned in the previous point, the project will also provide a fitness center with age-appropriate equipment and ongoing fitness opportunities for residents.

- **NO Change:** ***"Independent living units shall be designed so that a resident is able to age in place. For example, kitchens may be easily retrofitted by lowering the sink to accommodate a wheelchair bound resident or bathrooms may be retrofitted by adding grab bars."***

The Applicant is committed to providing a senior housing development that caters to the concept of aging in place. The units will be designed in such a manner.

2. Modified Access

As depicted on Exhibit C-1, R/MU Access to Rattlesnake Hammock Road, and outlined in the enclosed Traffic Memorandum prepared by Trebilcock Consulting Solutions, P.A., the Applicant is proposing to add an access point from the R/MU Tract to Rattlesnake Hammock Road. The proposed access point complies with the criteria outlined in the Collier County Access Management Criteria (Resolution 2013-57). The proposed ingress/egress will provide direct access to the Allegro at Hacienda Lakes senior housing project on Rattlesnake Hammock Road.

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The additional access point is to provide the senior housing project with direct access to Rattlesnake Hammock Road. As shown on Exhibit C-1, the interconnection to Tract C to the west will remain, so the additional access will not remove any opportunities for interconnectivity between the parcels. The project's proposed driveway location is in compliance with Collier County Access Management Policy and is appropriate for this location. The proposed SDP application and associated TIS will provide additional support and definition for the access to this project. In addition, potential internal connections within the Hacienda Lakes PUD will be maintained which will help reduce traffic on the external roadways.

The Applicant is also amending the Mobility Master Plan within the PUD document to reflect the existing conditions. Allegro at Hacienda Lakes is providing a hammerhead that meets the fire apparatus turnaround, and Esplanade at Hacienda Lakes dead-ends at that location and also meets the LDC requirement for dead-ends (not to exceed 150'). This road is already constructed and there is no intent to provide an interconnection between what will be two (2) private communities.

JUSTIFICATION/COMPLIANCE WITH LDC §10.02.13.E:

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

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

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

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

No, the request will not increase the approved density or intensity, or the height of proposed buildings. The Applicant is not proposing any changes to the development standards table.

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

No, the request will not result in a decrease of preserve, conservation, recreation, or open space areas.

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

No, the request does not impact the size of non-residential areas, or propose to relocate such areas within the PUD boundary. The R/MU tract is permitted for a mix of commercial and residential land uses, including senior housing.

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

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No, the request will not result in an impact to the development in terms of traffic and public facilities. Please refer to Exhibit C-1 enclosed, which demonstrates the vehicular access points that will serve the project and also provides an interconnection to the west as intended by the PUD Master Plan. The Applicant has also provided a detailed traffic memorandum that outlines how the request does not increase traffic generation or changes in traffic circulation, or impacts on public facilities, and how the proposed access will comply with the Collier County Access Management Policy.

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

No, the request will not generate a higher level of vehicular traffic. No change in land use activities is being requested. The senior housing residential use is approved on the R/MU tract.

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

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

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

No, the request will not negatively impact abutting land uses. The project will continue to provide the required buffers and preserve as outlined in the approved zoning ordinance. From an internal compatibility standpoint, the senior housing project abuts existing residential land uses within the Hacienda Lakes MPUD to the south, a roadway to the north and east, and vacant future development to the west.

As demonstrated on the proposed Exhibit C-1, R/MU Access to Rattlesnake Hammock Road, the senior housing development project will continue to provide an interconnection to the remaining R/MU lands located directly to the west. While the actual Allegro at Hacienda Lakes affordable senior housing project may be gated, it remains essential to provide the additional interconnect as intended and shown on the PUD Master Plan for interconnectivity purposes.

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

No, the request does not impact the project's compliance with the Growth Management Plan. The request is limited to modifying operational characteristics for senior housing in order to provide a bona fide affordable senior housing project in eastern Collier County where the senior housing use is approved.

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

Yes, the PUD is within a DRI. The requested amendments do not substantiate a change to the DRI or PUD master plan based on the criteria outlined in the F.S.

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

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

CONCLUSION:

In summary, the proposed Insubstantial Change will allow for an affordable senior housing project in Collier County. The MPUD and the requested amendments will remain consistent with the LDC and the Growth Management Plan (GMP); the changes meet all criteria for review as an Insubstantial Change; and the request will not impact internal or external compatibility of the project.

The following items are enclosed for your review:

1. One (1) copy of the Cover Letter/Project Narrative detailing the purpose of the request;
2. One (1) copy of the completed PDI Application;
3. One (1) copy of the Pre-Application Meeting Notes;
4. One (1) copy of the Current Master Plan;
5. One (1) copy of the Exhibit C-1, R/MU Access to Rattlesnake Hammock Road;
6. One (1) copy of the PUD document with changes crossed through & underlined;
7. One (1) copy of the Traffic Memorandum;
8. One (1) copy of the Recorded Plat;
9. One (1) copy of the Affidavit of Authorization;
10. One (1) copy of the Evidence of Authority;
11. One (1) copy of the approved Addressing Checklist;
12. One (1) copy of the Property Ownership Disclosure Form; and
13. One (1) copy of the Location Map.

If you have any further questions, please do not hesitate to contact me directly at (239) 908-3079, or lindsay.robin@waldropengineering.com.

Sincerely,

WALDROP ENGINEERING, P.A.

Lindsay F. Robin, MPA
Project Manager

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Enclosures

cc:

Ana Padilla & Christopher Shear, McDowell Housing Partners
David Torres, Hacienda Lakes of Naples, LLC
Norm Trebilcock, AICP, P.E., Trebilcock Consulting Solutions

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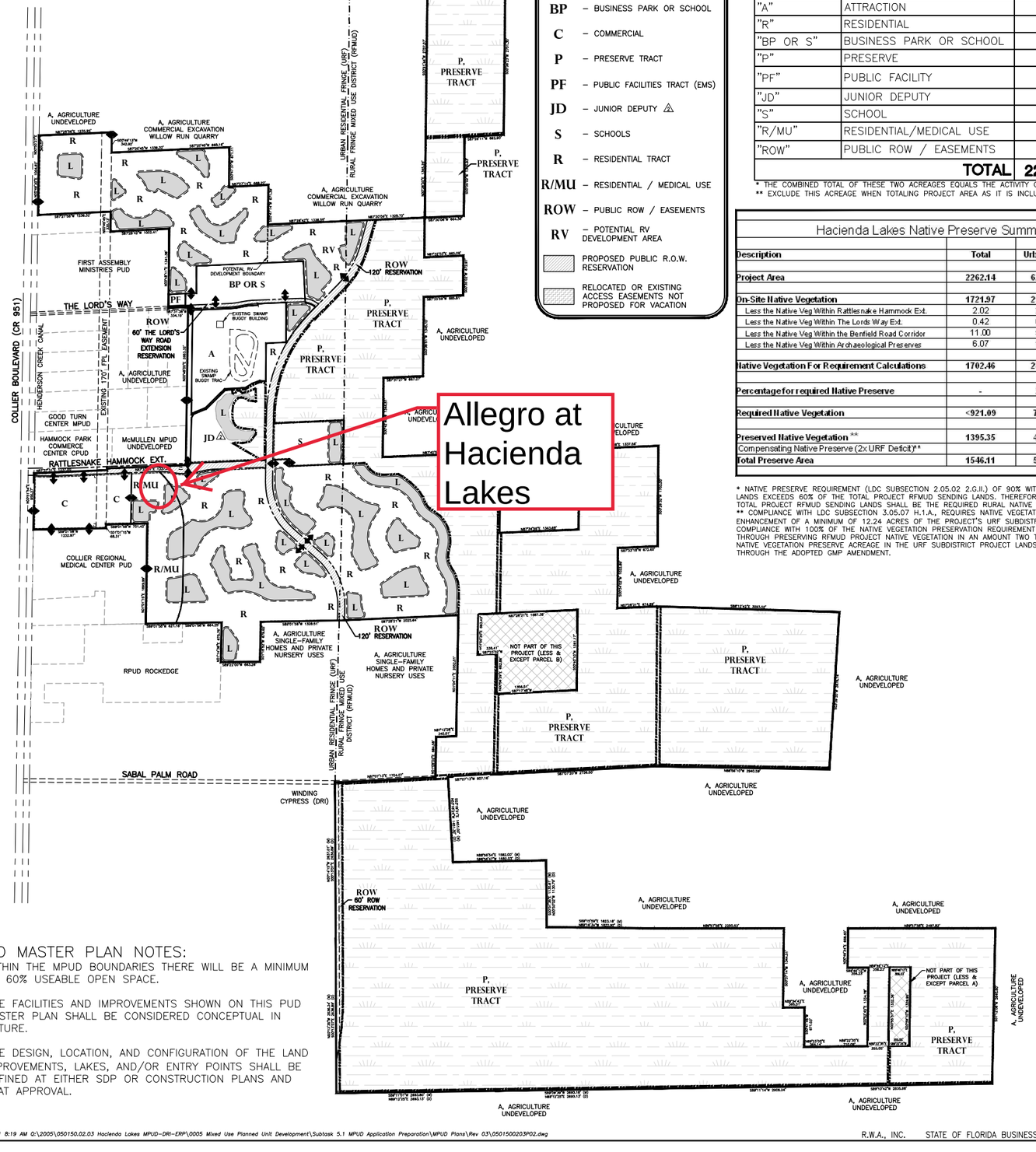
EXHIBIT C
CURRENT PUD MASTER PLAN

Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL2020-1294) (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing



LEGEND:	
A	– ATTRACTION TRACT
BP	– BUSINESS PARK OR SCHOOL
C	– COMMERCIAL
P	– PRESERVE TRACT
PF	– PUBLIC FACILITIES TRACT (EMS)
JD	– JUNIOR DEPUTY
S	– SCHOOLS
R	– RESIDENTIAL TRACT
R/MU	– RESIDENTIAL / MEDICAL USE
ROW	– PUBLIC ROW / EASEMENTS
RV	– POTENTIAL RV DEVELOPMENT AREA
	PROPOSED PUBLIC R.O.W. RESERVATION
	RELOCATED OR EXISTING ACCESS EASEMENTS NOT PROPOSED FOR VACATION

LAND USE SUMMARY

DESIGNATOR	LAND USE	ACREAGE
"C"*	COMMERCIAL	34.16± ACRES
	*COMMERCIAL LANDS ENCUMBERED BY PUBLIC ROW TRACT	**2.51± ACRES
"A"	ATTRACTION	47.27± ACRES
"R"	RESIDENTIAL	447.86± ACRES
"BP OR S"	BUSINESS PARK OR SCHOOL	35.38± ACRES
"P"	PRESERVE	1546.11± ACRES
"PF"	PUBLIC FACILITY	1.33± ACRES
"JD"	JUNIOR DEPUTY	21.62± ACRES
"S"	SCHOOL	19.55± ACRES
"R/MU"	RESIDENTIAL/MEDICAL USE	38.82± ACRES
"ROW"	PUBLIC ROW / EASEMENTS	70.04± ACRES
	TOTAL	2262.14 ± ACRES

* THE COMBINED TOTAL OF THESE TWO ACREAGES EQUALS THE ACTIVITY CENTER ACREAGE OF 36.67
** EXCLUDE THIS ACREAGE WHEN TOTALING PROJECT AREA AS IT IS INCLUDED IN THE "ROW" TRACT

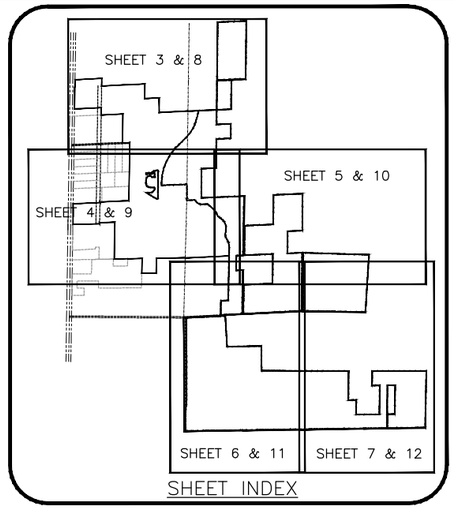
Hacienda Lakes Native Preserve Summary

Description	Total	Urban (ac)	Rural (ac)
Project Area	2262.14	625.07	1637.07
On-Site Native Vegetation	1721.97	295.38	1426.59
Less the Native Veg Within Rattlesnake Hammock Ext.	2.02	2.02	0.00
Less the Native Veg Within The Lords Way Ext.	0.42	0.42	0.00
Less the Native Veg Within the Benfield Road Corridor	11.00	5.01	5.93
Less the Native Veg Within Archaeological Preserves	6.07	1.06	5.02
Native Vegetation For Requirement Calculations	1702.46	286.87	1415.64
Percentage for required Native Preserve	-	25%	*
Required Native Vegetation	<921.09	71.71	<849.38
Preserved Native Vegetation **	1395.35	40.81	1354.54
Compensating Native Preserve (2x URF Deficit)*			61.80
Total Preserve Area	1546.11	53.06	1493.05

* NATIVE PRESERVE REQUIREMENT (LDC SUBSECTION 2.05.02 2.G.II.) OF 90% WITHIN THE RFMUD SENDING LANDS EXCEEDS 60% OF THE TOTAL PROJECT RFMUD SENDING LANDS. THEREFORE, OVER 60% OF THE TOTAL PROJECT RFMUD SENDING LANDS SHALL BE THE REQUIRED RURAL NATIVE VEGETATION AREA.
** COMPLIANCE WITH LDC SUBSECTION 3.05.07 H.1.A., REQUIRES NATIVE VEGETATION PLANTING ENHANCEMENT OF A MINIMUM OF 12.24 ACRES OF THE PROJECT'S URF SUBDISTRICT PRESERVE TRACT. COMPLIANCE WITH 100% OF THE NATIVE VEGETATION PRESERVATION REQUIREMENT SHALL BE ACHIEVED THROUGH PRESERVING RFMUD PROJECT NATIVE VEGETATION IN AN AMOUNT TWO TIMES THE DEFICIENT NATIVE VEGETATION PRESERVE ACREAGE IN THE URF SUBDISTRICT PROJECT LANDS AS IS PROVIDED FOR THROUGH THE ADOPTED GMP AMENDMENT.

MPUD MASTER PLAN NOTES:

1. WITHIN THE MPUD BOUNDARIES THERE WILL BE A MINIMUM OF 60% USEABLE OPEN SPACE.
2. THE FACILITIES AND IMPROVEMENTS SHOWN ON THIS PUD MASTER PLAN SHALL BE CONSIDERED CONCEPTUAL IN NATURE.
3. THE DESIGN, LOCATION, AND CONFIGURATION OF THE LAND IMPROVEMENTS, LAKES, AND/OR ENTRY POINTS SHALL BE DEFINED AT EITHER SDP OR CONSTRUCTION PLANS AND PLAT APPROVAL.



MAXIMUM DENSITY AND INTENSITY:

RESIDENTIAL DENSITY: THIS MPUD SHALL BE LIMITED TO 1,760 RESIDENTIAL DWELLING UNITS (DU) THAT EQUATES TO A DENSITY OF 0.78 DWELLING UNITS PER GROSS ACRE. THE 1,760 RESIDENTIAL UNITS ARE COMPRISED OF 704 SINGLE-FAMILY UNITS AND 1056 MULTI-FAMILY UNITS. SINGLE-FAMILY UNITS AND MULTI-FAMILY UNITS SHALL BE ELIGIBLE FOR CONVERSION FROM ONE TYPE TO ANOTHER BASED ON THE CONVERSION FACTORS BELOW, BUT IN NO EVENT SHALL THE RESIDENTIAL UNIT COUNT EXCEED 1,760 UNITS. A MINIMUM OF 25 RESIDENTIAL UNITS SHALL BE CONSTRUCTED IN THE R/MU TRACT, AND A MINIMUM OF 17 RESIDENTIAL UNITS SHALL BE CONSTRUCTED IN TRACT C.

CONVERSION FACTORS:

1.0 SINGLE-FAMILY UNIT EQUATES TO 1.667 MULTI-FAMILY UNITS, OR 2.73 RECREATIONAL VEHICLE UNITS/SPACES (NOT TO EXCEED 290 RV UNITS IN THE ENTIRE PUD), OR 4 SENIOR HOUSING CARE UNITS (NOT TO EXCEED 450 SENIOR HOUSING CARE UNITS IN THE ENTIRE PUD).

1.0 MULTI-FAMILY UNIT EQUATES TO 0.6 SINGLE-FAMILY UNITS, OR 1.41 RECREATIONAL VEHICLE UNITS/SPACES (NOT TO EXCEED 290 RV UNITS IN THE ENTIRE PUD), OR 4 SENIOR HOUSING CARE UNITS (NOT TO EXCEED 450 SENIOR HOUSING CARE UNITS IN THE ENTIRE PUD).

COMMERCIAL INTENSITY:

HACIENDA LAKES IS INTENDED TO BE DEVELOPED WITH A MIXTURE OF COMMERCIAL LAND USES THAT INCLUDE 327,500 SQUARE FEET OF RETAIL USES, 50,000 SQUARE FEET OF MEDICAL OFFICE USES, 20,000 SQUARE FEET OF GENERAL OFFICE USES, 140,000 SQUARE FEET OF BUSINESS PARK LAND USES, AND 135 HOTEL ROOMS.

IN NO EVENT SHALL THE PROJECT EXCEED 3,328 PM PEAK HOUR TRIPS. SUCH MAXIMUM TRIP GENERATION CAP WAS DEVELOPED BASED ON 327,500 SQUARE FEET OF RETAIL LAND USES, 50,000 SQUARE FEET OF MEDICAL OFFICE LAND USES, 20,000 SQUARE FEET OF GENERAL OFFICE LAND USES, 140,000 SQUARE FEET OF BUSINESS PARK LAND USES, OR 140,000 SQUARE FEET OF SCHOOL LAND USES, A PRIMARY SCHOOL WITH A CONTEMPLATED ENROLLMENT OF 919 STUDENTS, 135 HOTEL ROOMS, 704 SINGLE-FAMILY UNITS, AND 1,056 MULTI-FAMILY UNITS. AT THE TIME OF EACH DEVELOPMENT ORDER APPLICATION SUBSEQUENT TO REZONE APPROVAL, THE DEVELOPER SHALL SUBMIT A LIST OF PREVIOUSLY APPROVED LAND USES (APPROVED VIA SITE DEVELOPMENT PLAN, OR PLAT), AND THE TRIPS CONSUMED TO DATE. THE DEVELOPER SHALL BE ALLOWED TO CONVERT OFFICE LAND USES TO RETAIL LAND USES, OR FROM RETAIL LAND USES TO OFFICE LAND USES. IN NO INSTANCE SHALL GREATER THAN 50% OF THE OFFICE LAND USE ALLOCATION BE CONVERTED TO RETAIL LAND USES, NOR SHALL GREATER THAN 50% OF THE RETAIL LAND USE ALLOCATION BE CONVERTED TO OFFICE LAND USES. THE FOLLOWING CONVERSIONS APPLY:

1,000 SQUARE FEET OF MEDICAL OFFICE LAND USE = 928 SQUARE FEET OF SHOPPING CENTER LAND USES, AND VICE VERSA;
1,000 SQUARE FEET OF GENERAL OFFICE LAND USE = 399 SQUARE FEET OF SHOPPING CENTER LAND USES, AND VICE VERSA;

THE 135 ROOM HOTEL SHALL NOT EXCEED 92,000 SQUARE FEET OF BUILDING SQUARE FOOTAGE. HOTEL ROOMS SHALL BE ALLOWED TO CONVERT TO OFFICE LAND USES, AND/OR BUSINESS PARK LAND USES UTILIZING THE FOLLOWING CONVERSIONS:

ONE (1) HOTEL ROOM = 171 SQUARE FEET OF MEDICAL OFFICE LAND USES;
ONE (1) HOTEL ROOM = 396 SQUARE FEET OF GENERAL OFFICE LAND USES;
ONE (1) HOTEL ROOM = 457 SQUARE FEET OF BUSINESS PARK LAND USES.

REV #	REVISION	DRAWN:	CHECKED:	DATE
3	REVISED PER COLLIER COUNTY COMMENTS	M.S.J.	D.H.N.	02/11
2	REVISED PER COLLIER COUNTY COMMENTS	R.M.J.	D.H.N.	10/10
1	REVISED PER COLLIER COUNTY COMMENTS	R.M.J.	D.H.N.	06/10

RWA INC. CONSULTING
Planning
Visualization
Civil Engineering
Surveying & Mapping
6610 Willow Park Drive, Suite 200, Naples, Florida 34109
(239) 597-0575 FAX: (239) 597-0578

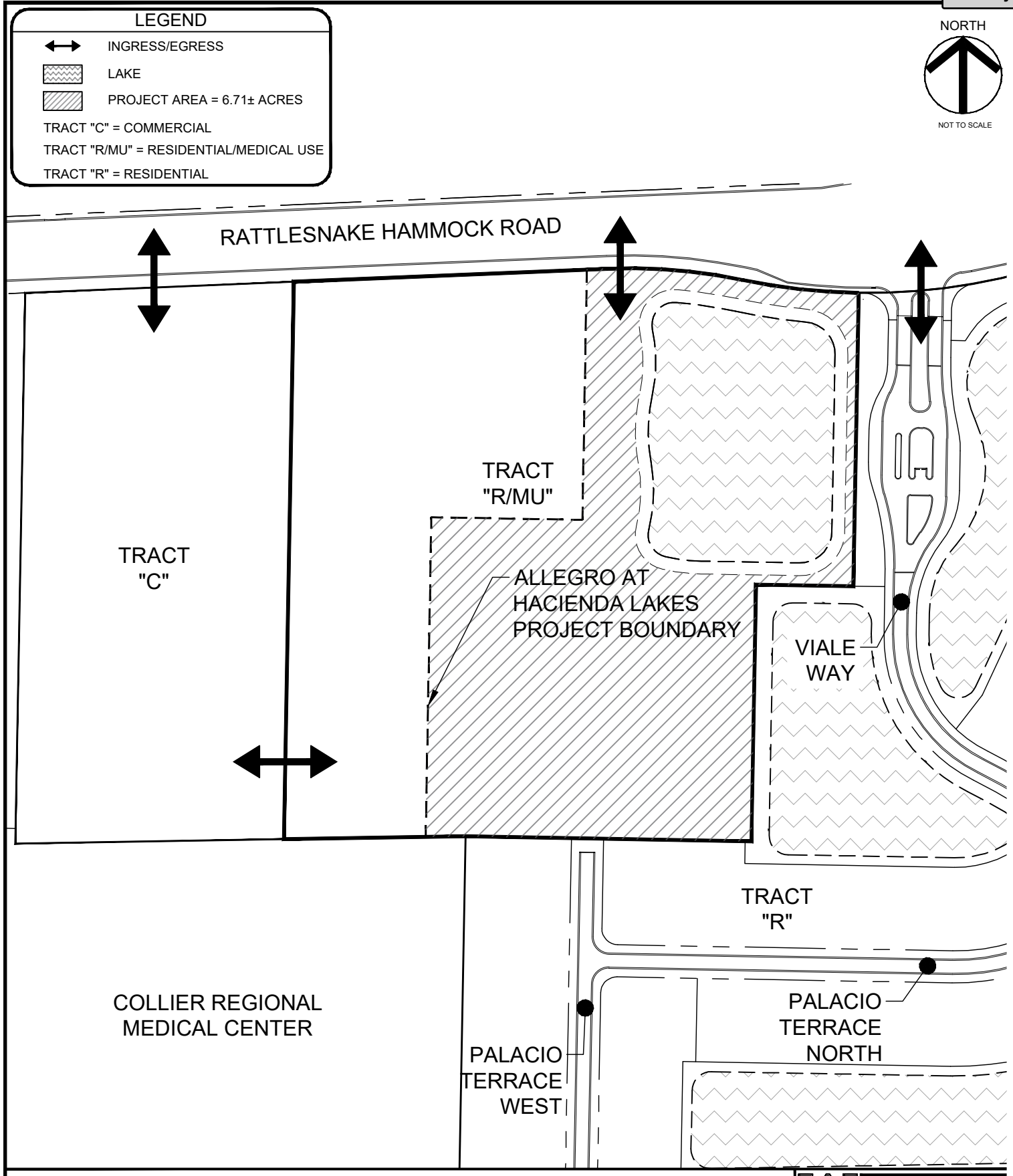
PROJECT: HACIENDA LAKES MPUD/DRI
CLIENT: HACIENDA LAKES OF NAPLES, LLC.
TITLE: OVERALL MPUD/DRI MASTER PLAN
SEC: TWP: RGE: 11/12/13/24 50S 26E,27E
SCALE: (FULL) 1" = 1000' (HALF) 1"=2000'
DRAWN: M.S.J.
CHECKED: D.H.N.
DATE: MARCH 2010
PROJECT NO: 0150.02.03
FILE NO: 0150203P02
SHEET NUMBER: 2 OF 16

Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL2020-1294) (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing

R.W.A., INC. STATE OF FLORIDA BUSINESS LICENSE NO. EB-0007663

PROPOSED
EXHIBIT C-1

Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL2020-1294) (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing



HACIENDA LAKES MPUD

EXHIBIT C-1: R/MU ACCESS TO RATTLESNAKE HAMMOCK ROAD

PREPARED FOR:
HACIENDA LAKES OF NAPLES, LLC
7742 ALICO ROAD
FORT MYERS, FLORIDA 33912

SECTION:	TOWNSHIP:	RANGE:	COLLIER COUNTY
23	50	26	FLORIDA

REVISION DATE: 11/11/2020
SHEET: 1 OF 1

WALDROP ENGINEERING
CIVIL ENGINEERING | PLANNING | LANDSCAPE ARCHITEC
28100 BONITA GRANDE DRIVE - SUITE 305
BONITA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7899
EMAIL: info@waldropengineering.com

Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL2020-1294) (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing

PUD DOCUMENT IN STRIKE-THROUGH/ UNDERLINE FORMAT

Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL2020-1294) (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing

EXHIBIT B
DEVELOPMENT STANDARDS

* * * * * * * * * * * * * *

Operational Characteristics for Senior Housing

* * * * * * * * * * * * * *

- The facility shall be for residents 55 years of age and older;
- ~~There shall be on-site dining facilities to the residents, with food service being on-site, or catered;~~
- ~~Group transportation services shall be provided for the residents for the purposes of grocery and other types of shopping. Individual transportation services shall be coordinated for the residents needs, including but not limited to medical office visits;~~
- There shall be an onsite manager/activities coordinator to assist residents, who shall be responsible for planning and coordinating stimulating activities for the residents;
- An on-site wellness facility shall provide exercise and general fitness opportunities for the residents.
- ~~Each unit shall be equipped with devices provided to notify emergency service providers in the event of a medical or other emergency;~~
- Independent living units shall be designed so that a resident is able to age in place. For example, kitchens may be easily retrofitted by lowering the sink to accommodate a wheelchair bound resident or bathrooms may be retrofitted by adding grab bars.
- Lands described in SDP PLPL20200001717 shall comply with the following: One Hundred Percent (100%) of the 160 units will be restricted to households with less than 80% Annual Median Income (AMI), of which no less than 16 units will be restricted to households with less than 30% Annual Median Income (AMI). This restriction shall remain in place for no less than thirty (30) years from the date issuance of the first Certificate of Occupancy).

* * * * * * * * * * * * * *

Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL2020-1294) (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing

TRAFFIC STUDY MEMORANDUM

Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL2020-1294) (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing

Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL2020-1294) (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing

Traffic Study Memorandum

The Harmony (fka Villa Verde)

Collier County, Florida
9/15/2020

Prepared for:
Waldrop Engineering
28100 Bonita Grande Drive
Bonita Springs, FL 34135
Phone: 239.405.7777

Prepared by:
Trebilcock Consulting Solutions, PA
2800 Davis Boulevard, Suite 200
Naples, FL 34104
Phone: 239.566.9551
Email: ntrebilcock@trebilcock.biz

Statement of Certification

I certify that this Traffic Study Memorandum has been prepared by me or under my immediate supervision, and that I have experience and training in the field of Traffic and Transportation Engineering.

This item has been electronically signed and sealed by Norman J. Trebilcock, P.E., State of Florida license 47116, using a *SHA-1* authentication code. Printed copies of this document are not considered signed and sealed, and the *SHA-1* authentication code must be verified on any electronic copies.

Norman J. Trebilcock, AICP, P.E., PTOE
FL Registration No. 47116
Trebilcock Consulting Solutions, PA
2800 Davis Boulevard, Suite 200
Naples, FL 34104
Company Cert. of Auth. No. 27796

Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL2020-1294) (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing

General Considerations – Study Criteria

The purpose of this submittal is to review access management procedures and provide guidance for a proposed access onto Rattlesnake Hammock Road east of Collier Boulevard. The access is being considered for a proposed development, The Harmony (fka Villa Verde), which is within the Hacienda Lakes PUD and lies south of Rattlesnake Hammock Road, east of the FPL utility easement and west of the intersection of Rattlesnake Hammock Road and Viale Way.

An Insubstantial Change to the Hacienda Lakes PUD (PDI) is being prepared to include the proposed additional access to the Hacienda Lakes Master Plan and this memorandum is provided to support the PDI application.

The Harmony project is an Assisted Living Facility which will provide 229 beds in 160 dwelling units. The ITE Land Use Code (LUC) 254, Assisted Living Facility was used to calculate the projects AM and PM peak hour trip generation. Based on the independent variable "beds", the estimated trip generation is: AM – Entering-28vph, Exiting-16vph and PM – Entering-23vph, Exiting-37vph.

The Board of County Commissioners of Collier County Resolution 2013-256 authorized a speed limit of 40 mph for Rattlesnake Hammock Road from Collier Boulevard east to the future Benfield Road Extension.

The access management classification was adopted for this roadway by Collier County Resolution 2013-257 and established Rattlesnake Hammock Road east of Collier Boulevard as a Class 5 roadway. Consistent with the Collier County Access Management Policy, a Class 5 roadway is a divided arterial with a minimum connection spacing of 220 feet, minimum directional median opening spacing of 440 feet, minimum full median opening spacing of 660 feet and a minimum signal spacing of 0.25 miles.

Project access is typically evaluated for turn lane warrants based on the Collier County Right-of-way Manual: (a) two-lane roadways – 40vph for right-turn lane/20vph for left-turn lane; and (b) multi-lane divided roadways – right turn lanes shall always be provided: and (c) when new median openings are permitted, they shall always include left-turn lanes.

Turn lane lengths required at build-out conditions are analyzed based on the number of turning vehicles in an average one-minute period for right-turning movements, and two-minute period for left-turning movements, within the peak hour traffic. The minimum queue length is 25 feet and the queue/vehicle is 25 feet.

Based on FDOT Standard Plans Index 711-001, for a design speed of 40 mph – urban conditions – the minimum turn-lane length is 185 feet (which includes 50 feet of taper) plus required queue.

Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL2020-1294) (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing

Rattlesnake Hammock Road – Proposed Project Access

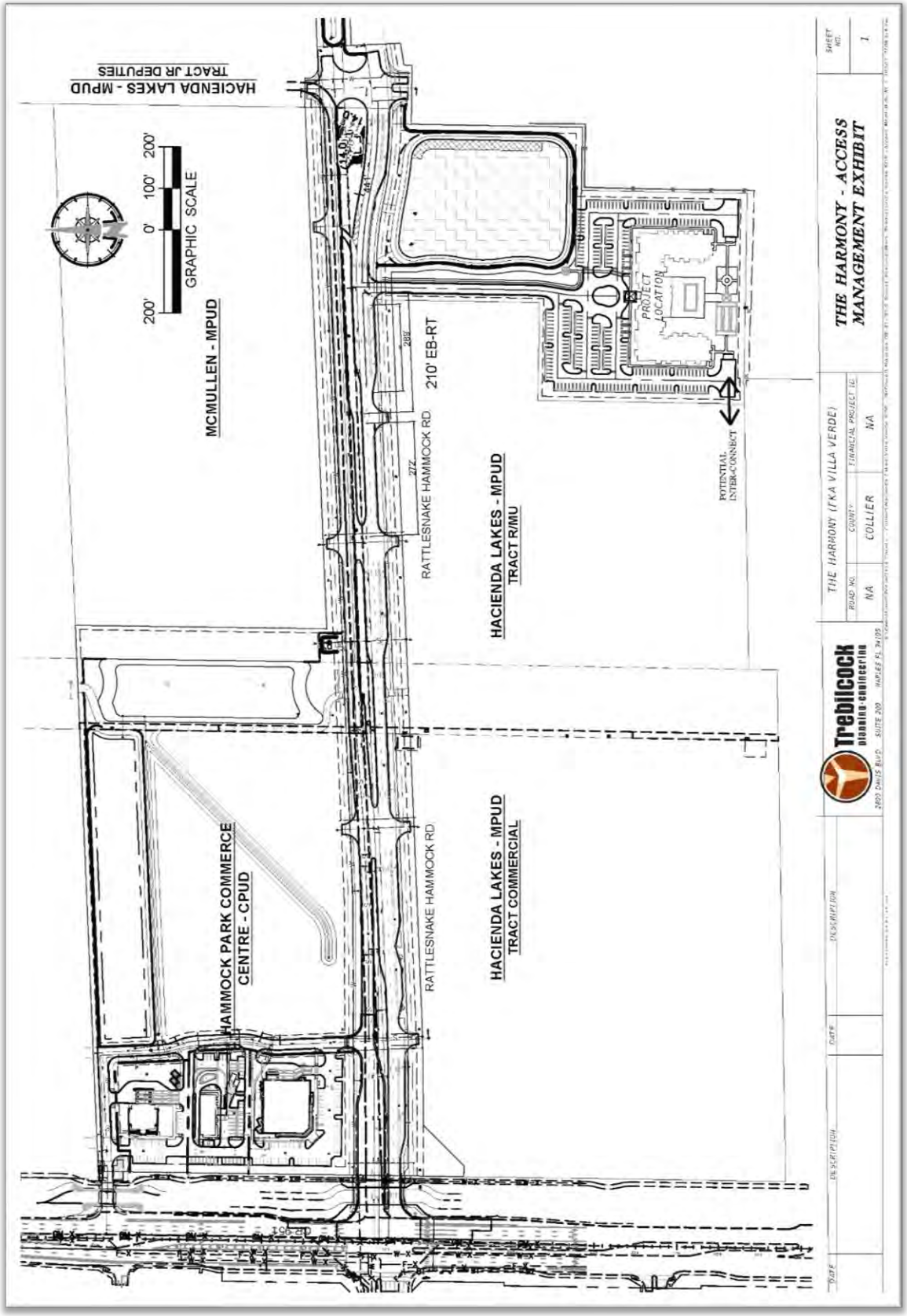
The proposed access onto Rattlesnake Hammock Road will be a right-in/right-out connection. A dedicated eastbound right-turn lane is warranted as the multi-lane criteria is met. In conformance with FDOT Standard Plans Index 711-001, the proposed eastbound right-turn lane will be a minimum 210 feet long (which includes a 1 vehicle queue).

Based on existing and future driveway locations, the projects driveway will be approximately 289 feet from the driveway to the west and approximately 441 feet from the driveway to the east. As such, the project's proposed driveway location is in compliance with Collier County Access Management Policy and is appropriate for this location. For additional details see **Figure 1**.

A future SDP application and TIS will provide additional support and definition for the access to this project. In addition, potential internal connections within the Hacienda Lakes PUD will be maintained which will help reduce traffic on the external roadways.

Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL2020-1294) (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing

Figure 1


HACIENDA LAKES - MPUD
TRACT JR DEPUTIES
GRAPHIC SCALE
200' 100' 0 200'
MCMULLEN - MPUD
210' EB-RT
RATTLESNAKE HAMMOCK RD
HACIENDA LAKES - MPUD
TRACT R/MU
PROJECT LOCATION
POTENTIAL INTER-CONNECT
HAMMOCK PARK COMMERCE CENTRE - CPUD
RATTLESNAKE HAMMOCK RD
HACIENDA LAKES - MPUD
TRACT COMMERCIAL
THE HARMONY - ACCESS MANAGEMENT EXHIBIT
THE HARMONY (FKA VILLA VERDE)
ROAD NO. NA
COUNTY COLLIER
FINANCIAL PROJECT NO. NA
SHEET NO. 1
TrebilCock
DESCRIPTION
DATE

PLAT
HACIENDA
LAKES TRACT I

Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL2020-1294) (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing

HACIENDA LAKES OF NAPLES

A SUBDIVISION OF PART OF SECTIONS 11, 13, 14, 23 & 24, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA

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NAPLES, FLORIDA 34109
(239) 597-0575 FAX: (239) 597-0578
www.consult-rwa.com
FLORIDA CERTIFICATE OF AUTHORIZATION #6952

THIS INSTRUMENT PREPARED BY:
DENNIS A. MILLER, PSM # 5626

N
W E
S

0 50' 100'
GRAPHIC SCALE
1"= 100'

SEE SHEET 1 FOR LEGEND AND ABBREVIATIONS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S87°37'31"W	65.00'
L2	S02°22'29"E	40.00'
L3	N87°37'31"E	50.00'

LINE TABLE		
LINE	BEARING	LENGTH
L4	N02°22'29"W	40.00'
L6	N87°37'31"E	50.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C4	1669.72'	2370.00'	40°21'59"	S20°58'11"W	1635.40'
C6	574.41'	2370.00'	13°53'12"	S07°43'48"W	573.00'
C16	955.48'	1160.00'	47°11'39"	N25°00'56"W	928.70'
C17	79.37'	50.00'	90°57'22"	N46°53'48"W	71.30'
C18	546.89'	1160.00'	27°00'44"	N78°52'07"W	541.84'
C19	211.21'	1040.00'	11°38'09"	N71°10'49"W	210.84'
C20	297.08'	600.00'	28°22'07"	S88°49'03"W	294.05'
C21	268.58'	949.00'	16°12'55"	S82°44'27"W	267.68'
C22	111.22'	110.00'	57°55'46"	N30°32'06"E	106.54'
C26	1302.67'	2530.00'	29°30'04"	S15°32'13"W	1288.33'
C27	47.82'	55.00'	49°49'12"	N24°07'24"W	46.33'
C28	56.91'	35.00'	93°09'41"	N45°47'39"W	50.84'
C29	83.36'	55.00'	86°50'19"	N44°12'21"E	75.61'
C30	53.05'	35.00'	86°50'19"	N44°12'21"E	48.11'
C31	429.36'	1010.00'	24°21'25"	S80°11'47"E	426.13'
C32	420.86'	990.00'	24°21'25"	S80°11'47"E	417.69'
C33	107.80'	55.00'	112°18'06"	S11°52'02"E	91.36'
C34	95.08'	35.00'	155°38'34"	S09°48'12"W	68.42'
C35	74.85'	949.00'	4°31'08"	N76°53'33"E	74.83'
C36	193.73'	949.00'	11°41'48"	N85°00'01"E	193.40'
C37	182.68'	949.00'	11°01'45"	S83°38'13"E	182.40'
C38	211.69'	851.16'	14°15'01"	N85°14'53"W	211.15'
C39	47.97'	851.00'	3°13'48"	S89°14'25"W	47.97'
C40	110.99'	999.00'	6°21'56"	S81°18'18"E	110.93'
C41	74.62'	50.00'	85°30'31"	N41°44'01"W	67.89'
C42	78.54'	50.00'	90°00'00"	N46°01'15"E	70.71'
C43	55.51'	35.00'	90°52'25"	S31°27'22"E	49.87'
C44	105.42'	250.00'	24°09'38"	N01°54'01"E	104.64'
C45	103.61'	265.00'	22°24'03"	S01°01'13"W	102.95'
C46	104.71'	250.00'	23°59'52"	N00°13'18"E	103.95'
C47	65.35'	35.00'	106°58'50"	S41°42'48"W	56.26'
C48	93.30'	801.00'	6°40'27"	N81°27'34"W	93.25'
C49	37.08'	35.00'	60°41'59"	S18°34'22"W	35.37'
C50	226.60'	911.00'	14°15'07"	N85°14'56"W	226.02'
C51	361.55'	889.00'	23°18'07"	S89°46'26"E	359.06'

MATCH LINE SEE SHEET 7

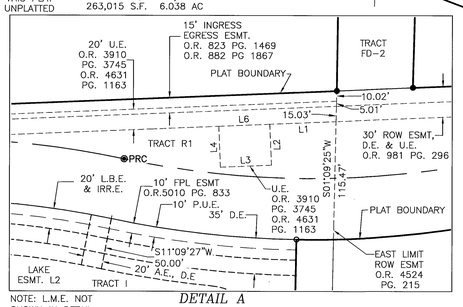
PLAT BOUNDARY
NOT A PART OF THIS PLAT UNPLATTED
N00°48'00"E 175.87'
N89°12'00"W 58.03' (NR)
C22
NOT A PART OF THIS PLAT UNPLATTED
N00°48'00"E 2683.32' (O/A)
N00°48'00"E 1341.66'
PLAT BOUNDARY
TRACT FD-2
FUTURE DEVELOPMENT (A.E., D.E.)
9,946,067 S.F.
228.330 AC.
10' FPL ESMT.
O.R. 4642
PG. 2808
N01°34'13"E 779.21'
N84°15'58"E 71.12'
N00°48'00"E 25.00'
N84°15'58"E 10.07'
NOT A PART OF THIS PLAT UNPLATTED
410.85'
EAST LIMIT OF RATTLESNAKE HAMMOCK ROAD ROW ESMT. O.R. 4524 PG. 215
SEE DETAIL A THIS SHEET
PLAT BOUNDARY
N87°37'31"E 2574.31' (O/A)
S87°37'31"W 74.83'
30' ROW ESMT, D.E. & U.E. O.R. 981 PG. 296
15' INGRESS EGRESS ESMT. O.R. 823 PG. 1469 O.R. 882 PG 1867
73.12'
659.33'
S87°37'31"W 1262.41'
74.33'
N02°22'29"W(NR) 135.05'
PC
PRC
PCP
C50
C51
C39
C38
C37
C36
C35
C20
C21
60.71'
10' D.E.
N28°42'13"W (NR) 70.32'
C49
C48
C40
C41
C46
C45
C44
C43
C42
LAKE ESMT. L2 (A.E., D.E.)
20' L.M.E.
TRACT I
FUTURE DEVELOPMENT (A.E., D.E.)
709,757 S.F.
16.294 AC
PLAT BOUNDARY
S88°58'45"E 153.04'
S01°01'15"W 279.26'
S01°01'15"W 457.04' (NR)
TRACT R1
RATTLESNAKE HAMMOCK ROAD
(R.O.W., A.E., D.E., P.U.E., C.U.E., IRR.E.)
263,015 S.F. 6.038 AC
NOT A PART OF THIS PLAT UNPLATTED
C19
C18
S87°37'31"W 48.21'
C17
C16
PLAT BOUNDARY
NOT A PART OF THIS PLAT UNPLATTED
MATCH LINE A SEE SHEET 11
MATCH LINE B SEE SHEET 11
MATCH LINE SEE SHEET 10
MATCH LINE SEE SHEET 9

LESS & EXCEPT PARCEL

NOT A PART OF THIS PLAT UNPLATTED

POINT OF BEGINING
LESS & EXCEPT PARCEL

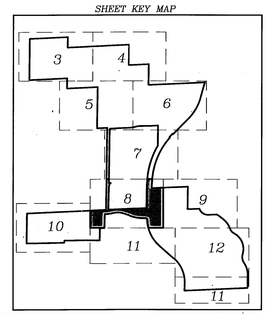
PLAT BOUNDARY
S. LINE SECT. 14
N87°37'31"E 424.89'
500.40'
N01°19'21"E 15.03'
29.56'
S00°47'12"W 85.13'
20'L.M.E.
LAKE ESMT. L1 (A.E., D.E.)
C34
C33
C32
C31
C30
C29
S87°37'31"W 26.35'
TRACT FD-1
FUTURE DEVELOPMENT (A.E., D.E.)
7,374,755 S.F.
169.301 AC.
S00°47'14"W 786.85'
650.49'
C28
C6
C4(O/A)
PLAT BOUNDARY
S00°47'12"W 127.52'
NOT A PART OF THIS PLAT UNPLATTED (CE03)
136.36'
N87°37'31"E 160.24'
N87°37'31"E 1176.86'
1337.09' (O/A)
CONSERVATION AREA SETBACK
(25' PRINCIPLE STRUCTURE)
(10' ACCESSORY STRUCTURE)



NOTE: L.M.E. NOT SHOWN IN DETAIL

DETAIL A
SCALE 1"= 60'

SHEET KEY MAP



PL20130001050

3.A.j
Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL2020-1294) (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)
Packet Pg. 198

HACIENDA LAKES OF NAPLES

A SUBDIVISION OF PART OF SECTIONS 11, 13, 14, 23 & 24, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA

N
W E
S

0 50' 100'
GRAPHIC SCALE
1" = 100'

SEE SHEET 1 FOR
LEGEND AND ABBREVIATIONS.

RWA INC.
CONSULTING
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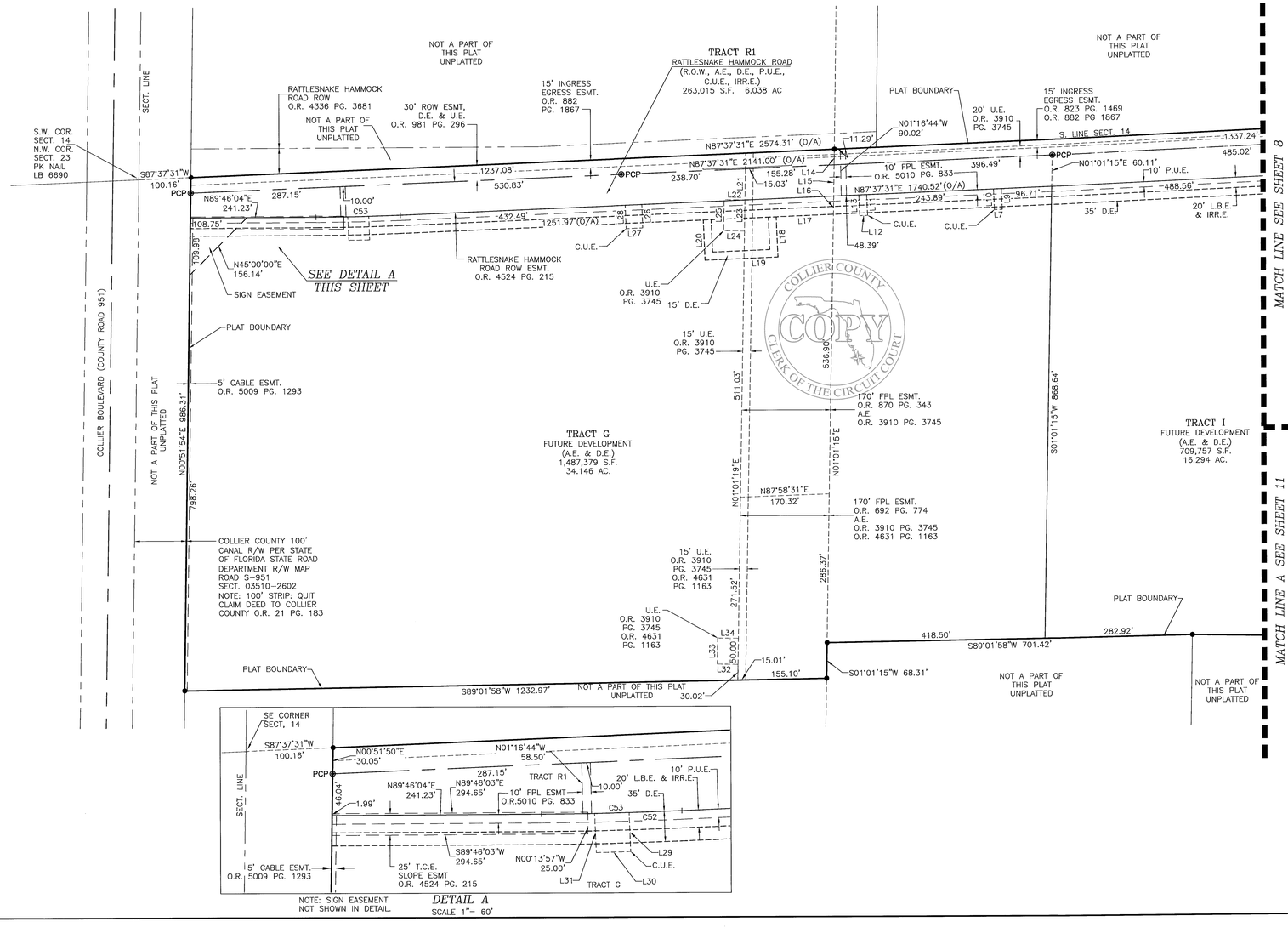
FLORIDA CERTIFICATE OF AUTHORIZATION #6952

THIS INSTRUMENT PREPARED BY:
DENNIS A. MILLER, PSM # 5626



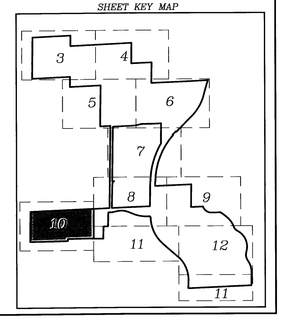
NOTE: SIGN EASEMENT NOT SHOWN IN DETAIL.

DETAIL A
SCALE 1"= 60'

LINE TABLE		
LINE	BEARING	LENGTH
L7	N87°37'31"E	15.00'
L9	N02°22'29"W	40.00'
L10	S02°22'29"E	40.00'
L11	N02°22'53"W	40.00'
L12	N87°37'31"E	15.00'
L13	S02°22'53"E	40.00'
L14	N01°01'15"E	30.05'
L15	S01°01'26"W	60.11'
L16	S01°01'15"W	35.06'
L17	S87°37'31"W	109.89'
L18	N02°22'29"W	77.50'
L19	N87°37'31"E	140.00'
L20	S02°22'29"E	77.50'
L21	N01°01'14"E	60.00'
L22	S88°58'46"E	40.00'
L23	S01°01'14"W	60.00'
L24	N88°58'46"W	40.00'
L25	N01°01'14"E	60.00'
L26	N02°22'29"W	45.00'
L27	N87°37'31"E	32.00'
L28	S02°22'29"E	45.00'
L29	N02°11'36"W	45.00'
L30	N88°41'04"E	39.99'
L31	S02°22'29"E	45.01'
L32	S88°59'33"E	40.00'
L33	S01°00'27"W	50.00'
L34	N88°59'33"W	40.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C52	60.85'	4336.00'	0°48'15"	N88°01'38"E	60.85'
C53	162.14'	4336.00'	2°08'33"	N88°41'47"E	162.13'

SHEET KEY MAP



COLLIER COUNTY
COPY
CLERK OF THE CIRCUIT COURT

3.A.j
Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL20...
Packet Pg. 199

HACIENDA LAKES OF NAPLES

A SUBDIVISION OF PART OF SECTIONS 11, 13, 14, 23 & 24, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA

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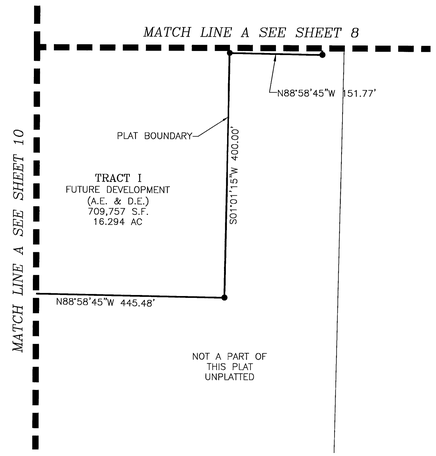
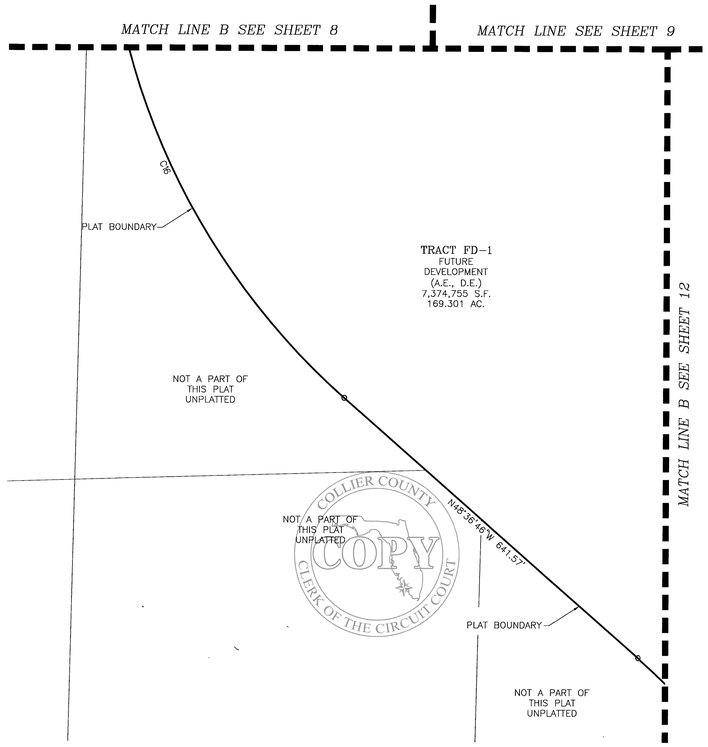
DENNIS A. MILLER, PSM # 5626

N
W E
S

0 50' 100'
GRAPHIC SCALE
1" = 100'

SEE SHEET 1 FOR
LEGEND AND ABBREVIATIONS.

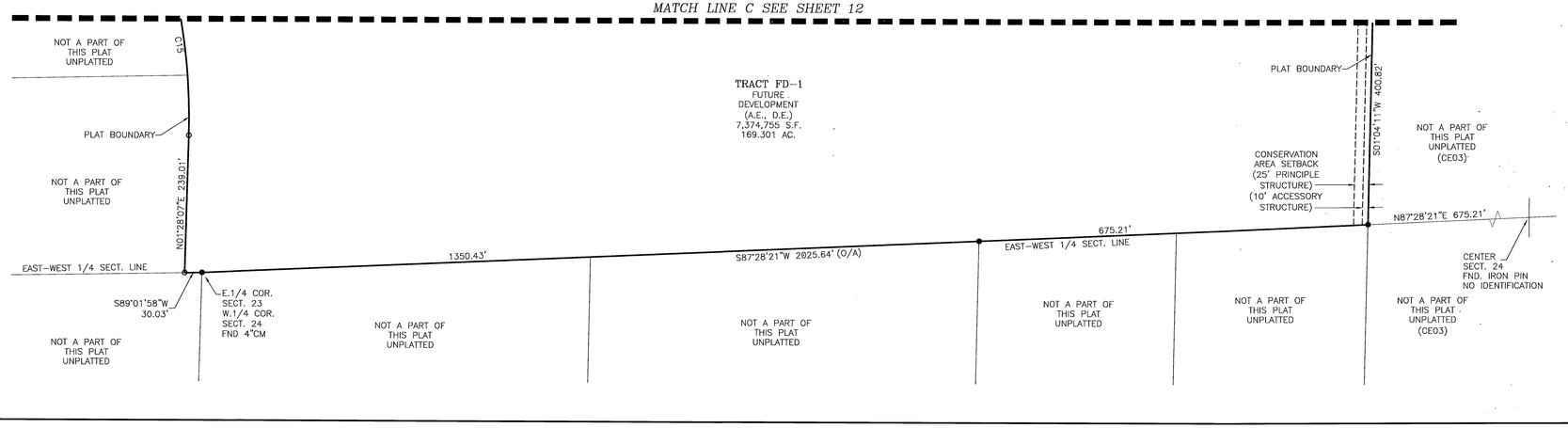




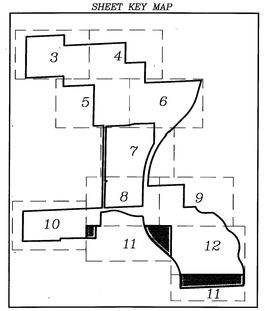
COLLIER COUNTY
COPY
CLERK OF THE CIRCUIT COURT

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C15	909.05'	1040.00'	50°04'53"	N23°34'19"W	880.38'
C16	955.48'	1160.00'	47°11'39"	N25°00'56"W	928.70'

NOTE; (CE03) REFERS TO CONSERVATION EASEMENT PARCEL 03, AS RECORDED IN O.R. 5016 PG. 3140 PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.



SHEET KEY MAP



PL20130001050

Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL20...
Allegro HEX (PL2020-1294) (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

AFFIDAVITS OF AUTHORIZATION

Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL2020-1294) (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20200001294

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

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

Notes:

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

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

Signature

08/11/2020
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [X] physical presence or [ ] online notarization this 11 day of August, 2020, by (printed name of owner or qualifier) David Torres.

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

[X] Are personally known to me

[ ] Has produced a current drivers license _____

[ ] Has produced _____ as identification.

Notary Signature: _____

JESSICA K LINN
State of Florida-Notary Public
Commission # GG 170813
My Commission Expires
April 16, 2022

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

Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL2020-1294) (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20200001294

I, Christopher Shear (print name), as Authorize Representative (title, if applicable) of CORE MHP Collier, Ltd (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 Waldrop Engineering, P.A. to act as our/my representative in any matters regarding this petition including 1 through 2 above.

Notes:

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

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

Signature

1/15/2021
Date

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [✓] physical presence or [ ] online notarization this 14 day of January, 2021 by (printed name of owner or qualifier) Christopher Shear.

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: Cheryl Chalas

CHERYL CHALAS
Notary Public - State of Florida
Commission # HH 040453
My Comm. Expires Oct 23, 2024
Bonded through National Notary Assn.

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

Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL2020-1294) (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing

2020 FLORIDA LIMITED PARTNERSHIP REINSTATEMENT

DOCUMENT# A19000000569

FILED
Oct 08, 2020
Secretary of State
7243285579CR

Entity Name: CORE MHP COLLIER, LTD.

Current Principal Place of Business:

601 BRICKELL KEY DRIVE
SUITE:700
MIAMI, FL 33131

Current Mailing Address:

601 BRICKELL KEY DRIVE
SUITE:700
MIAMI, FL 33131 US

FEI Number: APPLIED FOR

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

CORPORATE CREATIONS NETWORK INC.
801 US HIGHWAY 1
NORTH PALM BEACH, FL 33408 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: CARLOS M ALVAREZ, SPECIAL SECRETARY 10/08/2020

Electronic Signature of Registered Agent — Date

General Partner Detail :

Document #

Name CORE COLLIER GP, LLC

Address 9421 HAVEN RANCHO

City-State-Zip: CUCAMONGA CA 91730

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 a general partner of the limited partnership or the receiver or trustee empowered to execute this report as required by Chapter 620, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: CARLOS M ALVAREZ ATTORNEY-IN-FACT 10/08/2020

Electronic Signature of Signing General Partner Detail — Date

Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL2020-1294) (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20200001294

I, Christopher Shear (print name), as Chief Operating Officer (title, if applicable) of McDowell Housing Partners (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 Waldrop Engineering, 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.

_____ 11/5/2020

Signature **Date**

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was acknowleged before me by means of [✓] physical presence or [ ] online notarization this 5 day of November, 2020 by (printed name of owner or qualifier) Christopher Shear.

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: _____

CHERYL CHALAS
Notary Public - State of Florida
Commission # HH 040453
My Comm. Expires Oct 23, 2024
Bonded through National Notary Assn.

CHERYL CHALAS
Notary Public - State of Florida
Commission # HH 040453
My Comm. Expires Oct 23, 2024
Bonded through National Notary Assn.

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

Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL2020-1294) (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing

SECRETARY'S CERTIFICATE
OF
McDOWELL HOUSING PARTNERS, LLC

The undersigned certifies that he is the duly appointed and acting Secretary of McDowell Housing Partners, LLC (the "Company"), and that as such, he is authorized to execute and deliver this Certificate on behalf of Company. The undersigned further certifies that:

1. Attached hereto as Exhibits A and B, respectively, are true and complete copies of the Certificate of Formation (as amended) and the Amended and Restated Limited Liability Company Operating Agreement of the Company as in effect on the date hereof, and such Certificate of Formation and Amended and Restated Limited Liability Company Operating Agreement have not been altered, amended, modified, or rescinded.

2. The following persons are now appointed and qualified officers of the Company, holding the offices indicated, and the signatures appearing opposite their names below are their true and genuine signatures:

Name	Title	Signature
W. Patrick McDowell	Managing Partner and Co-Chief Executive Officer	
Kenneth Lee	Managing Partner, Co-Chief Executive Officer	
Christopher Shear	Chief Operating Officer	
Mario Sariol	Chief Financial Officer and Assistant Secretary	
Charles W. Koslosky	Treasurer and Secretary	

[SIGNATURE PAGE FOLLOWS]

Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL2020-1294) (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing

Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY THE ATTACHED IS A TRUE AND CORRECT COPY OF THE CERTIFICATE OF FORMATION OF "MCDOWELL ACQUISITIONS, LLC", FILED IN THIS OFFICE ON THE SECOND DAY OF NOVEMBER, A.D. 2015, AT 5:12 O`CLOCK P.M.

Jeffrey W. Bullock, Secretary of State

5866546 8100
SR# 20150742062

Authentication: 10360679
Date: 11-04-15

You may verify this certificate online at corp.delaware.gov/authver.shtml

Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL2020-1294) (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing PDI)

Delaware

The First State

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "MCDOWELL ACQUISITIONS, LLC" IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE FOURTH DAY OF NOVEMBER, A.D. 2015.

Jeffrey W. Bullock, Secretary of State

5866546 8300

SR# 20150742062

Authentication: 10360680

Date: 11-04-15

You may verify this certificate online at corp.delaware.gov/authver.shtml

Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL2020-1294) (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing

State of Delaware
Secretary of State
Division of Corporations
Delivered 05:12 PM 11/02/2015
FILED 05:12 PM 11/02/2015
SR 20150742062 - File Number 5866546

CERTIFICATE OF FORMATION

OF

McDOWELL ACQUISITIONS, LLC

This Certificate of Formation of McDowell Acquisitions, LLC (the "Company") dated as of November 2, 2015, is being duly executed and filed by Charles W. Koslosky, an individual, as an authorized person to form a limited liability company under the Delaware Limited Liability Company Act (6 Del.C. § 18-101, et seq.).

FIRST: The name of the limited liability company formed hereby is McDowell Acquisitions, LLC.

SECOND: The address of the registered office of the Company in the State of Delaware is Corporation Trust Center, 1209 Orange Street, City of Wilmington, County of New Castle, State of Delaware 19801.

THIRD: The name and address of the registered agent for service of process on the Company in the State of Delaware is The Corporation Trust Company, Corporation Trust Center, 1209 Orange Street, City of Wilmington, County of New Castle, State of Delaware 19801.

IN WITNESS WHEREOF, the undersigned has executed this Certificate of Formation this 2nd day of November, 2015.

Charles W. Koslosky,
Authorized Person

Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL2020-1294) (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing

DISCLOSURE OF INTEREST

Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL2020-1294) (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL2020-1294) (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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

Name and Address	% of Ownership
Hacienda Lakes of Naples LLC	
7742 Alico Road	
Fort Myers, FL 33912	
David E. Torres Revocable Trust 20% Jennifer Toll Revocable Trust 20% Carolyn Toll 1%, Taylor Toll 1%, Courtney Toll 1%.	

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 _____

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

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

Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL2020-1294) (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
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2800 NORTH HORSESHOE DRIVE
NAPLES, FLORIDA 34104
(239) 252-2400 FAX: (239) 252-6358

Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

_____
Agent/Owner Signature

8/24/20.
Date

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

Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL2020-1294) (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
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2800 NORTH HORSESHOE DRIVE
NAPLES, FLORIDA 34104
(239) 252-2400 FAX: (239) 252-6358

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL2020-1294) (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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

Name and Address	% of Ownership

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
McDowell Acquisitions, LLC	
601 Brickell Key Drive Suite 700. Miami, FL 33131	
which is owned 100% by	
McDowell Properties Inc. - 100%	

Date of Contract: 12/17/19

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 _____

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

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

Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL2020-1294) (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

Lindsay Robin
Agent/Owner Signature

11/10/2020
Date

Lindsay Robin
Agent/Owner Name (please print)

Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL2020-1294) (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing

ADDRESSING CHECKLIST

Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL2020-1294) (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing

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

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

HACIENDA LAKES OF NAPLES TRACT I

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

48586003020

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

~~8465 Rattlesnake Hammock Road~~

- **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)*

Hacienda Lakes MPUD - Tract I

PROPOSED PROJECT NAME *(if applicable)*

~~Villa Verde~~

PROPOSED STREET NAMES *(if applicable)*

TBD

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

SDP___-____ or AR or PL # N/A

Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL2020-1294) (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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)

N/A

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

Applicant Name: Alexis Crespo

Phone: 239-850-8525 **Email/Fax:** alexis.crespo@waldropengineering.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 48586003020

Folio Number _____

Folio Number _____

Folio Number _____

Folio Number _____

Folio Number _____

Approved by: VF **Date:** 7/9/2020

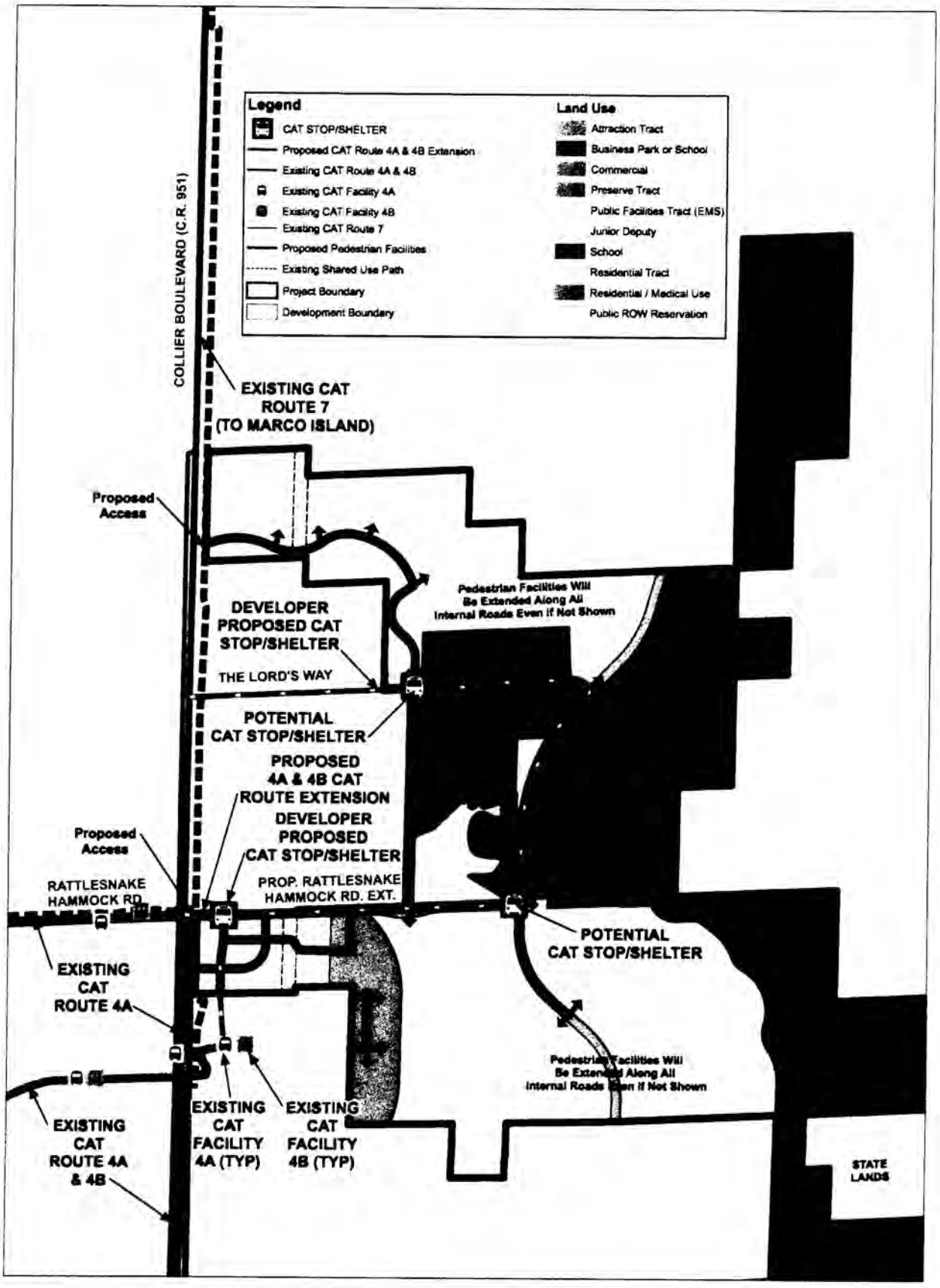
Updated by: _____ **Date:** _____

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

Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL2020-1294) (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing

UPDATED MASTER MOBILITY PLAN

Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL2020-1294) (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing



Hacienda Lakes
Master Mobility Plan

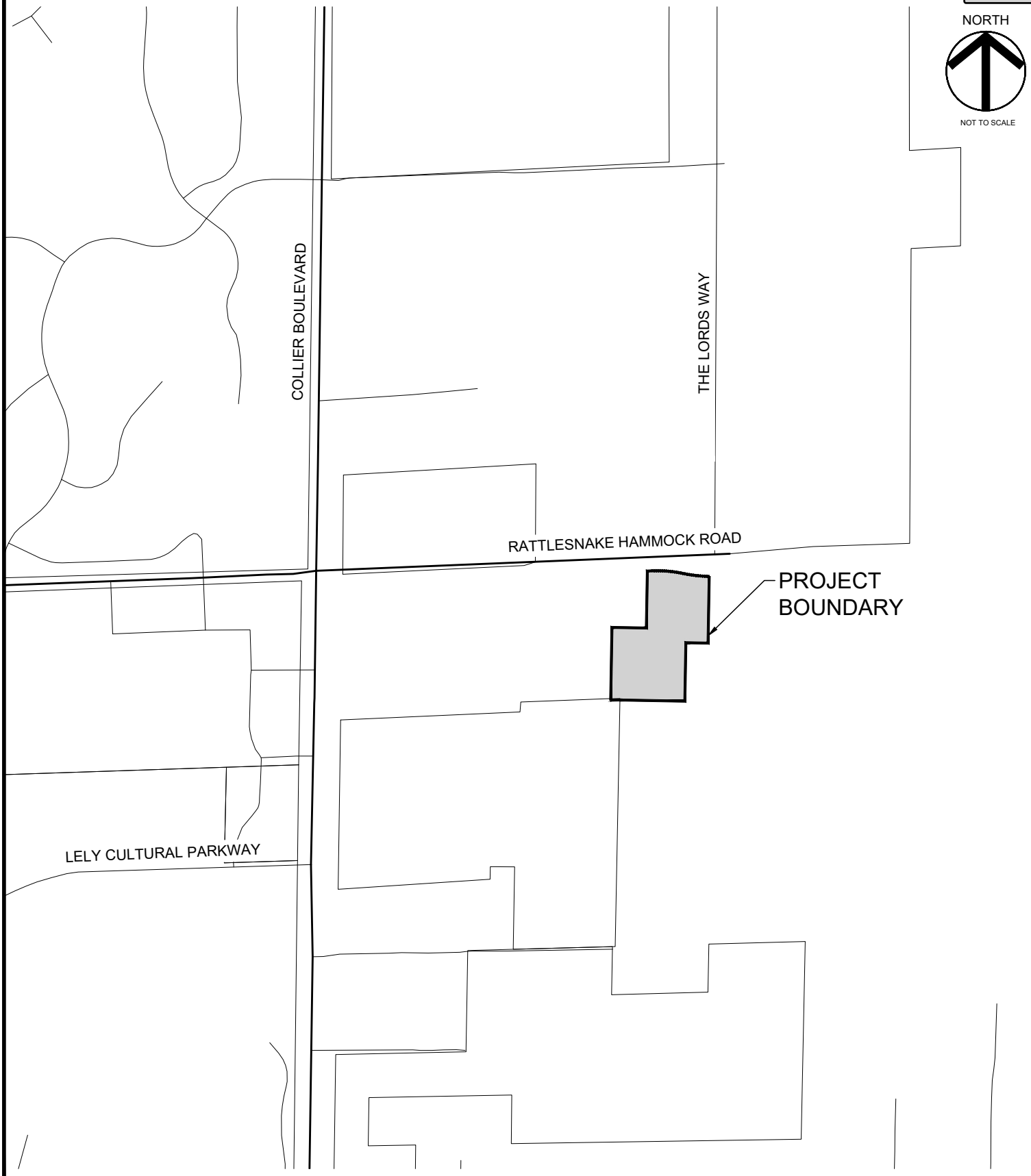
0 500 1,000 Feet

A.1

Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL2020-1294) (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing

LOCATION MAP

Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL2020-1294) (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing



VILLA VERDE PDI

PROJECT LOCATION EXHIBIT

PREPARED FOR:
HACIENDA LAKES OF NAPLES,LLC
7742 ALICO ROAD
FORT MYERS, FLORIDA 33912

SECTION:	TOWNSHIP:	RANGE:	COLLIER COUNTY
23	50	26	FLORIDA

FILE NAME:

SHEET: 1 OF 1

WALDROP ENGINEERING
CIVIL ENGINEERING | PLANNING | LANDSCAPE ARCHITEC
28100 BONITA GRANDE DRIVE - SUITE 305
BONITA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7899
EMAIL: info@waldropengineering.com

Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL2020-1294) (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing

SIGN POST AFFIDAVIT & SIGN PHOTOS

Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL2020-1294) (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing

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.

- - - -

Attachment: Att F - Applicant Back up - Villa Verde Allegro HEX (PL2020-1294) (16314 : PL20200001294 Hacienda Lakes MPUD Senior Housing

DocuSign Envelope ID: C68BFC1B-EA83-4E99-B26E-C92657875294

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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): PL202000001294

Regarding the above subject petition number(s), McDowell Acquisitions LLC c/o Chris Shear (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: Chris Shear
McDowell Acquisitions, LLC

Date: 4/6/2021

Signature: DocuSigned by: Christopher Shear 95119D766D85459...

☑ 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.

Attachment: Att H - HEX Hybrid Meeting Waiver (16314 : PL202000001294 Hacienda Lakes MPUD Senior Housing PDI)

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.B
Item Summary: PETITION NO. BDE-PL20210000519 406 Cristobal St - Request for a 20-foot boat dock extension from the maximum permitted protrusion of 20 feet for waterways greater than 100 feet in width allowed by Section 5.03.06.E.1 of the Land Development Code, to allow construction of a boat docking facility and vessel protruding a total of 40 feet into a waterway that is 358 feet wide, for property located at 406 Cristobal Street, legally described as Isles of Capri Number 3, Lot 579, in Section 32, Township 51 South, Range 26 East, Collier County, Florida. [Coordinator: Ray Bellows, AICP, Zoning Manager] Commission District 1.

Meeting Date: 07/22/2021

Prepared by:
Title: – Zoning
Name: Laura DeJohn
07/01/2021 10:49 AM

Submitted by:
Title: – Zoning
Name: Mike Bosi
07/01/2021 10:49 AM

Approved By:

Review:

Growth Management Operations & Regulatory Management	Kenneth Kovensky		Review Item	Completed
Zoning	Mike Bosi	Zoning Director Review	Completed	07/06/2021 7:59 AM
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	07/06/2021 11:22 AM
Zoning	Ray Bellows	Review Item	Completed	07/06/2021 2:32 PM
Zoning	Diane Lynch	Review Item	Skipped	07/06/2021 11:22 AM
Hearing Examiner	Andrew Dickman	Meeting Pending	07/22/2021 9:00 AM	

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: GROWTH MANAGEMENT DEPARTMENT
ZONING DIVISION- ZONING SERVICES SECTION

HEARING DATE: JULY 22, 2021

SUBJECT: BDE-PL20210000519, 406 CRISTOBAL STREET - MIDDLEBROOK

PROPERTY OWNER:

Beau Middlebrook
406 Cristobal Street
Naples, FL 34113

AGENT:

Jeff Rogers
Turrell, Hall & Associates, Inc.
3584 Exchange Ave.
Naples, FL 34104

REQUESTED ACTION:

The petitioner requests a 20-foot boat dock extension from the maximum permitted protrusion of 20 feet for waterways greater than 100 feet in width allowed by Section 5.03.06.E.1 of the Land Development Code, to allow construction of a boat docking facility and vessel protruding a total of 40 feet into a waterway that is 358 feet wide.

GEOGRAPHIC LOCATION:

The subject property is located at 406 Cristobal Street, on the south side of Cristobal Street approximately 225-feet west of Capri Boulevard, and is legally described as Isles of Capri Number 3, Lot 579, in Section 32, Township 51 South, Range 26 East. Collier County, Florida. *(See location map on the following page)*

Attachment: Cristobal BDE Staff Report (17424 : PL20210000519 406 Cristobal St BDE)

Location Map

Zoning Map

Petition Number: PL20210000519

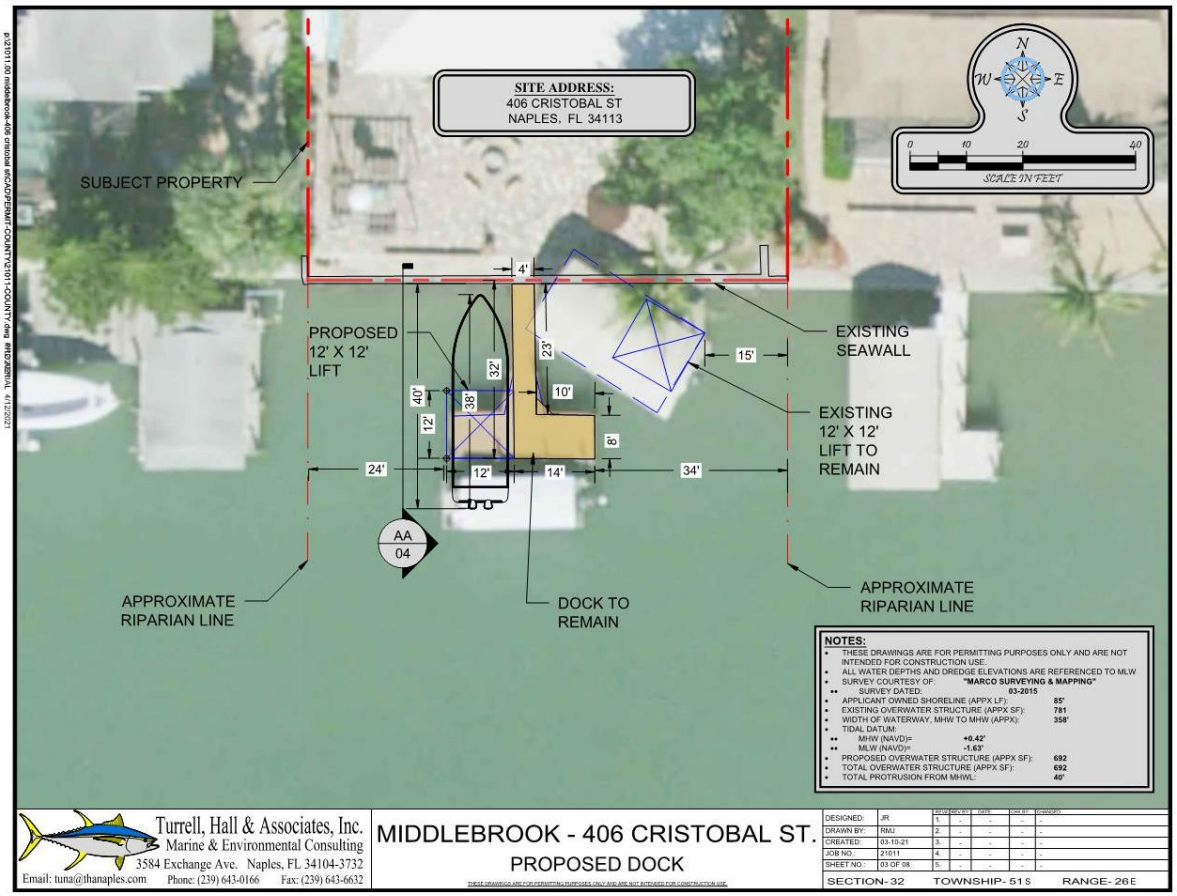
PURPOSE/DESCRIPTION OF PROJECT:

The petitioner seeks to modify an existing dock facility for a single family home within Isles of Capri, subject to the RSF-3 Single Family Zoning designation.

The existing dock was originally constructed under Permit Number 79-4599 for a "T" shaped dock extending a total of 32 feet from the property line and 31 feet from the seawall, as depicted in permitting records provided in **Attachment B**. A boat lift canopy measuring 15'-10" wide and 29 feet long was approved along the dock near the existing seawall through BLC-PL20160000832; see **Attachment B** for related permitting documents. The existing boat lift accommodates a 25-foot vessel.

The existing dock is proposed to be modified by removing a section to transform the "T" to an "L," and by adding a second boat lift for a 38-foot vessel.

This Boat Dock Extension request is needed because the total proposed protrusion from the property line to accommodate the new boat lift and vessel is 40 feet, which exceeds the maximum allowed protrusion of 20 feet. The distance the dock structure extends from the property line remains as originally constructed at 31 feet from the seawall and 32 feet from the property line. Using the most restrictive measurement of 32 feet from the property line, the protrusion is 40 feet including the vessel. Per the aerial exhibit below (also provided as **Attachment A**), the proposed protrusion appears to protrude less than the existing condition of dock and vessel protrusion shown in the aerial exhibit below.



Attachment: Cristobal BDE Staff Report (17424 : PL20210000519 406 Cristobal St BDE)

SURROUNDING LAND USE & ZONING:

North: Single-family residence, within a Residential Single Family-3 (RSF-3) zoning district

South: Johnson Bay, a waterway, located within a Rural Agricultural (A) zoning district and Special Treatment (ST) overlay

East: Single-family residence, within a Residential Single Family-3 (RSF-3) zoning district

West: Single-family residence, within a Residential Single Family-3 (RSF-3) zoning district

Attachment: Cristobal BDE Staff Report (17424 : PL20210000519 406 Cristobal St BDE)

ENVIRONMENTAL EVALUATION:

Environmental Planning Staff has reviewed this petition and has no objection to the granting of this request. The property is located adjacent to an ST overlay zone (Johnson Bay), which will require an ST-permit for the proposed docking facilities prior to issuance of the building permits. The proposed docking facilities will be constructed waterward of the existing seawalled shoreline. The shoreline does not contain native vegetation. A submerged resources survey provided by the applicant found no submerged resources in the area 200 feet beyond the proposed docking facility. The applicant's Exhibit sheet 6 of 8 provides an aerial with a note stating that no seagrasses were observed within 200 feet. This project does not require an Environmental Advisory Council Board (EAC) review, because this project did not meet the EAC scope of land development project reviews as identified in Chapter 2, Article VIII, Division 23, Section 2-1193 of the Collier County Code of Laws and Ordinances.

STAFF ANALYSIS:

Land Development Code Section 5.03.06.H. provides that additional protrusions of docks into a waterway beyond the standard allowed protrusion may be considered appropriate under certain circumstances. The Collier County Hearing Examiner shall approve, approve with conditions, or deny a dock facility extension request based on certain criteria. In order for the Hearing Examiner to approve this request, at least four of the five primary criteria and four of the six secondary criteria outlined under Section 5.03.06.H must be met. These criteria are stated and addressed by staff below:

Primary Criteria:

1. **Whether the number of dock facilities and/or boat slips proposed is appropriate in relation to the waterfront length, location, upland land use and zoning of the subject property. Consideration should be made of property on unbridged barrier islands, where vessels are the primary means of transportation to and from the property. (The number should be appropriate; typical single-family use should be no more than two slips; typical multi-family use should be one slip per dwelling unit; in the case of unbridged barrier island docks, additional slips may be appropriate.)**

   Criterion met. The property is located within a residential single-family zoning district. As stated in the criterion, the number of dock facilities and/or boat slips appropriate for a typical single-family use should be no more than two slips. The request is to maintain the existing condition of two boats; one is now proposed to be a 38-foot vessel with a boat lift and the existing boat lift is to accommodate a 25-foot vessel. The proposed modifications result in the dock and vessel combination protruding 40 feet from the property line.

2. **Whether the water depth at the proposed site is so shallow that a vessel of the general length, type and draft as that described in the petitioner's application is unable to launch or moor at mean low tide (MLT). (The petitioner's application and survey should establish that the water depth is too shallow to allow launching and mooring**

Attachment: Cristobal BDE Staff Report (17424 : PL20210000519 406 Cristobal St BDE)

of the vessel(s) described without an extension.)

The narrative submitted by the petitioner states:

> *The reason for this BDE request is based on the size of vessel as the applicant owned shoreline has [sic] sufficient water depths on-site.*

Therefore, this criterion is not met.

3. **Whether the proposed dock facility may have an adverse impact on navigation within an adjacent marked or charted navigable channel. (The facility should not intrude into any marked or charted navigable channel thus impeding vessel traffic in the channel.)**

Criterion met. The proposed dock facility is to protrude a maximum of 40 feet into the waterway which is consistent with the existing conditions depicted on page 3 of this report and consistent with positions of neighboring dock facilities. Additionally, the proposed dock facility will not impact navigation as the waterway does not have a marked navigational channel; the entire Bay is open to navigation.

4. **Whether the proposed dock facility protrudes no more than 25 percent of the width of the waterway, and whether a minimum of 50 percent of the waterway width between dock facilities on either side is maintained for navigability. (The facility should maintain the required percentages.)**

Criterion met. The dock facility is proposed to protrude 40 feet into a waterway that is approximately 358 feet wide, so the protrusion is under 12% of the width of the waterway.

5. **Whether the proposed location and design of the dock facility is such that the facility would not interfere with the use of neighboring docks. (The facility should not interfere with the use of legally permitted neighboring docks.)**

Criterion met. The dock is proposed to maintain required 15-foot setbacks from the riparian lines, with no recognized impediments to the navigation of neighboring docked vessels.

Secondary Criteria:

1. **Whether there are special conditions not involving water depth, related to the subject property or waterway, which justify the proposed dimensions and location of the proposed dock facility. (There must be at least one special condition related to the property; these may include type of shoreline reinforcement, shoreline configuration, mangrove growth, or seagrass beds.)**

The narrative submitted by the petitioner states:

Attachment: Cristobal BDE Staff Report (17424 : PL20210000519 406 Cristobal St BDE)

The subject property shoreline consists of a concrete seawall with 85-feet of usable shoreline. The required side yard setbacks of 15-feet for a total of 30-feet leaves only 55-feet of buildable area for the proposed dock and associated vessels. Due to the applicant's vessel sizes and the existing adjacent neighboring docking facilities there is not enough space to design a dock and boat-lift that would accommodate the applicant's vessel within the 20-foot limitations. The least impactive is to push the boat-lift out further into the subject waterway as there is plenty of room for navigation and will not affect the waterway navigability.

Criterion met. The information provided above is consistent with Staff findings in addition to the consideration that the existing dock configuration is being maintained and potential protrusion appears to be less than the existing condition of dock and vessel protrusion shown in the aerial exhibit on page 3 of this report.

2. Whether the proposed dock facility would allow reasonable, safe access to the vessel for loading/unloading and routine maintenance, without the use of excessive deck area not directly related to these functions. (The facility should not use excessive deck area.

Criterion met. The dock facility is proposed to be consistent with the previously permitted dock structure, and is designed without excessive decking and provides sufficient area to allow for safe access to the vessel.

3. For single-family dock facilities, whether the length of the vessel, or vessels in combination, described by the petitioner, exceeds 50 percent of the subject property's linear waterfront footage. (The applicable maximum percentage should be maintained.)

Criterion not met. The proposed 38-foot vessel in addition to the 25-foot vessel totals 63 feet. This exceeds the 50 percent threshold of 85 linear waterfront feet, which calculates to 42.5 feet.

4. Whether the proposed facility would have a major impact on the waterfront view of neighboring property owners. (The facility should not have a major impact on the view of a neighboring property owner.)

The narrative submitted by the petitioner states:

As proposed the existing dock which is being modified will still be within the designated side yard setbacks and is consistent with others on this waterway. Therefore, no new impacts to neighboring property views of the waterway will result from the proposed project.

Criterion met. The proposed boat dock facility satisfies LDC setback requirements from the riparian lines, and the existing dock configuration is being maintained. Potential

Attachment: Cristobal BDE Staff Report (17424 : PL20210000519 406 Cristobal St BDE)

protrusion appears to be less than the existing condition of dock and vessel protrusion shown in the aerial exhibit on page 3 of this report.

5. **Whether seagrass beds will be impacted by the proposed dock facility. (If seagrass beds are present, compliance with subsection 5.03.06.J of the LDC must be demonstrated.)**

   Criterion met. A submerged resources survey provided by the applicant found no submerged resources in the area 200 feet beyond the proposed docking facility. The applicant's Exhibit sheet 6 of 8 provides an aerial with a note stating that no seagrasses were observed within 200 feet. The property is located adjacent to an ST overlay zone (Johnson Bay), which will require an ST-permit for the proposed docking facilities prior to issuance of the building permits.

6. **Whether the proposed dock facility is subject to the manatee protection requirements of subsection 5.03.06(E)(11) of this Code. (If applicable, compliance with section 5.03.06(E)(11) must be demonstrated.**

   Criterion is not applicable. The provisions of the Collier County Manatee Protection Plan do not apply to individual docks behind individual residences.

Staff analysis finds this request complies with four of the five of the primary criteria and four of the six secondary criteria, with the one being not applicable.

PUBLIC NOTICE

A public notice was published in the Naples Daily News on July 2, 2021, at least 15 days prior to the hearing; and a notification letter was sent to property owners within 500 feet of the subject site on July 2, 2021, at least 15 days prior to the hearing. A sign was also posted on the property 15 days prior to the hearing.

STAFF RECOMMENDATION:

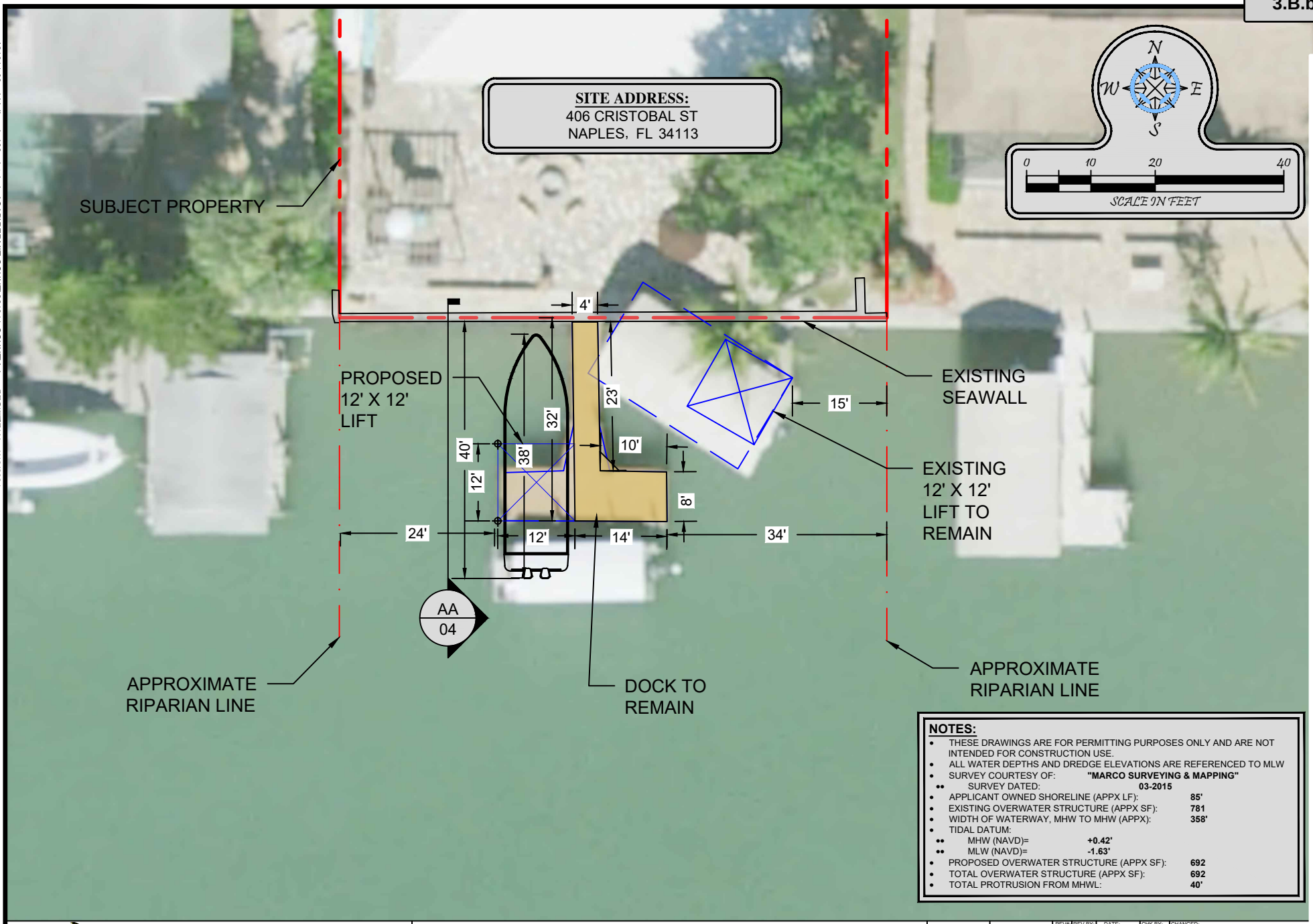
Based on the above findings, staff recommends that the Hearing Examiner APPROVE Petition BDE- PL2021000509, with the condition that an ST permit must be sought and approved prior to the issuance of any permits to construct the subject dock facility, consistent with the 20-foot boat dock extension depicted in **Attachment A.**

Attachments:

A) Exhibit titled "Proposed Dock"
B) Past Permitting Records
C) Applicant's Backup Material

Attachment: Cristobal BDE Staff Report (17424 : PL20210000519 406 Cristobal St BDE)

p:\21011.00 middlebrook-406 cristobal st\CAD\PERMIT-COUNTY\21011-COUNTY.dwg 4/12/2021 10:27:27 AM EDT



NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"MARCO SURVEYING & MAPPING"**
  - SURVEY DATED: **03-2015**
- APPLICANT OWNED SHORELINE (APPX LF): **85'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **781**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **358'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.42'**
  - MLW (NAVD)= **-1.63'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **692**
- TOTAL OVERWATER STRUCTURE (APPX SF): **692**
- TOTAL PROTRUSION FROM MHWL: **40'**

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tuna@thanaples.com Phone: (239) 643-0166 Fax: (239) 643-6632

MIDDLEBROOK - 406 CRISTOBAL ST.

PROPOSED DOCK

THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	03-10-21	3.	-	-	-	-
JOB NO.:	21011	4.	-	-	-	-
SHEET NO.:	03 OF 08	5.	-	-	-	-

SECTION- 32 TOWNSHIP- 51 S

Attachment: Attachment A - Proposed Dock BDE Exhibit (17424 : PL20210000519 406 Cristobal St BDE)

Collier County

Thursday, March 10, 2016

MIDDLEBROOK, BEAU CHRISTOPHER
406 Cristobal St
Naples, FL 34113

RE: Special Treatment Permit No.PL20160000523
Property ID # 52450120009
406 Cristobal St

Mr. Middlebrook:

Your request for a special treatment (ST) development permit for the above referenced property has been administratively approved pursuant to Section 4.02.14 and 2.2.24.8.1 of the Collier County Land Development Code (CCLDC). The attached site plan identifies site alterations authorized by this permit. The following stipulations shall apply:

1. Prior to issuance of a certificate of occupancy (CO) all exotic vegetation, as defined in Division 1.08.02 CCLDC, shall be removed from the property.

If you have any questions regarding this matter, please feel free to call me at (239) 252-2497.

Sincerely,

David Anthony
Senior Environmental Specialist
Growth Management Department
Environmental Review Section

C: PL20160000523 file
Clark Turner, 2555 Shumrd Oak Blvd, Room 370-C, Tallahassee, FL 32399-3000

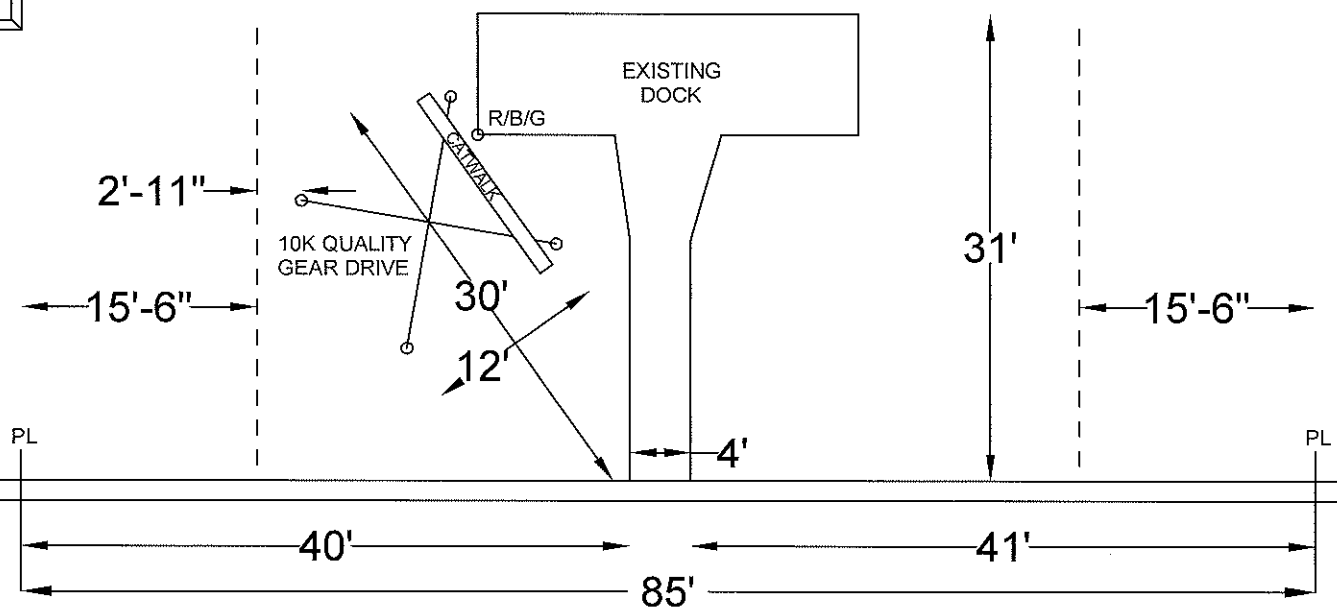
Attachment: Attachment B - Past Permitting Records (17424 : PL20210000519 406 Cristobal St BDE)

Moore DOCKS, LIFTS & SEAWALLS

MOORE DOCKS, LIFTS & SEAWALLS IS A D.B.A. OF ONYX MARINE CONSTRUCTION
239-394-2100 mooremarcodocks@yahoo.com

EXCLUSIVE DEALER OF
IMM-QUALITY BOAT LIFTS

DIMENSIONS ARE
APPROXIMATE



NOTE: FEED FROM POOL SUB PANEL
3/4 CONDUIT 4 #10 THHN 20 AMP
BREAKER COPPER

G	= GFCI RECEPTICAL	W	= HOSE SPIGOT
B	= GFCI BREAKER	WX2	= HOSE SPIGOT X 2
L	= LIGHT	S	= SINGLE SWITCH
R	= REMOTE CONTROL	SX2	= DOUBLE SWITCH
SP	= SHORE POWER	SE	= STUB ELECTRIC
F	= FEED	o	= UP PILING
SUB	= SUB PANEL	○	= DOWN PILING

MIDDLEBROOK 406 CRISTOBAL ST

DATE: 1-27-16	SCALE: 3/32 =1'
REVISED:	DRAWN BY: B.SWEENEY
SQUARE FT:	

Attachment: Attachment B - Past Permitting Records (17424 : PL20210000519 406 Cristobal St BDE)

Collier County
Growth Management Division

May 5, 2016

Waterway Boat Lift Covers of Florida
Jaime Schmidt
15040 Tamiami Trl
Punta Gorda, FL 33955

RE: Boat Lift Canopy, PL20160000832
406 Cristobal Street

Dear Applicant:

You have submitted an application for a Boat Lift Canopy along with a copy of a signed, sealed survey of the property showing any existing dock facility on the property; a scale drawing of the proposed facility showing all dimensions; and a sample of the fabric (#515 Beige) for color review.

Your application has been reviewed by Development Review staff and has been found to meet all the required standards.

The attached drawing has been stamped and dated by staff. When submitting your application for a building permit to construct the proposed facility, please include a copy of this letter, a copy of the survey, a fabric sample, and a copy of the proposed facility stamped and approved drawing.

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. This permit is conditioned on all other applicable state or federal permits being obtained before commencement of the development.

Approved by

Christopher Sparacino

Christopher Sparacino, CFM
Planner

CC: BLC- PL20160000832 File

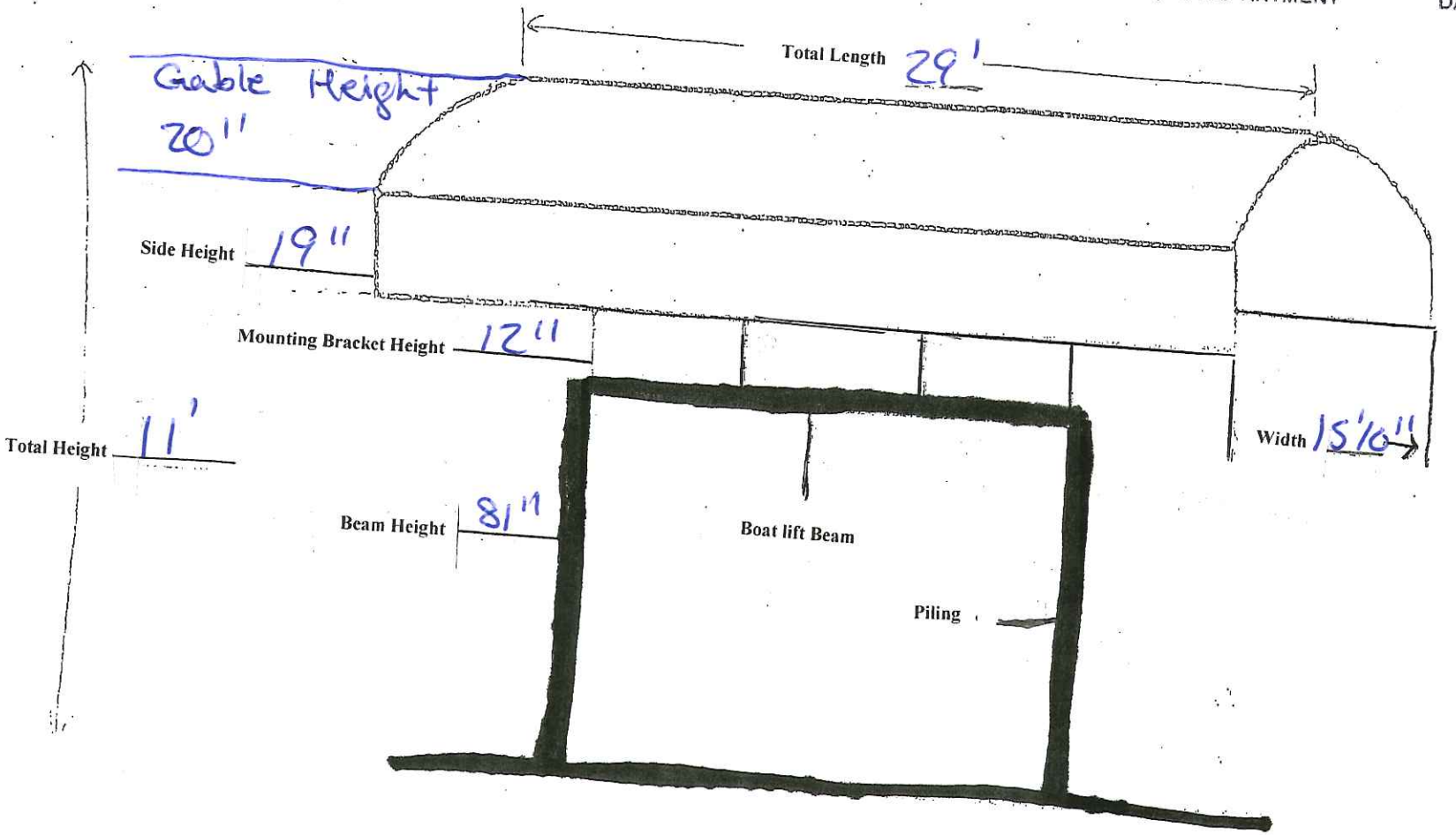
Attachment: Attachment B - Past Permitting Records (17424 : PL20210000519 406 Cristobal St BDE)

SETBACK REQUIREMENTS

HEIGHT ~~SIDE~~ 11'
LENGTH ~~FRONT~~ 29'
COVERS ~~REAR~~ 24"

COLLIER COUNTY
ZONING DEPARTMENT
(APPROVAL SUBJECT TO THE STIPULATIONS IDENTIFIED IN THE APPROVAL LETTER)

BY: C. Sparacino — ZONING DEPARTMENT
5/5/16 — DATE



COLLIER COUNTY
BOARD OF COUNTY COMMISSIONERS
CERTIFICATE OF COMPLETION

This Certificate is issued pursuant to the requirements of the Florida Building Code certifying that at the time of issuance this structure was in compliance with the various ordinances of the county regulating building construction or use. For the following:

PERMIT NBR: PRBD2016020577701 CO NBR: STATUS: Finaled

CO TYPE: COMP ISSUED DATE: May 05, 2016

ADDRESS: 406 Cristobal ST

SUBDIVISION:

LOT: BLOCK: T.R.S.:

SLUC CODE: UTILITY COMPANY:

JOB DESC: INSTALL 4 PILINGS & 1 LIFT TO EXISTING DOCK
406 CRISTOBAL ST. NUMBER OF METERS:

OWNER: MIDDLEBROOK, BEAU
CHRISTOPHER

LEGAL DESCRIPTION

ISLES OF CAPRI NO 3 LOT 579

Note: A new certificate is required if the use of the building or premises is changed, or if alterations are made to the building or property described. A new certificate voids any certificate or prior date.

Attachment: Attachment B - Past Permitting Records (17424 : PL20210000519 406 Cristobal St BDE)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

DOCK FACILITY EXTENSION OR BOATHOUSE ESTABLISHMENT PETITION

LDC Section 5.03.06
Ch. 3 B. of the Administrative Code

THIS PETITION IS FOR (check one): ☒ DOCK EXTENSION ☐ BOATHOUSE

PROJECT NUMBER
PROJECT NAME
DATE PROCESSED

To be completed by staff

APPLICANT INFORMATION

Name of Property Owner(s): Beau Middlebrook

Name of Applicant if different than owner: Jeff Rogers

Address: 406 Cristobal St. **City:** Naples **State:** FL **ZIP:** 34113

Telephone: _____ **Cell:** 239-248-9774 **Fax:** _____

E-Mail Address: beaumiddlebrook@gmail.com

Name of Agent(s): Jeff Rogers

Firm: Turrell, Hall & Associates, Inc.

Address: 3584 Exchange Ave **City:** Naples **State:** FL **ZIP:** 34104

Telephone: 239-643-0166 **Cell:** 239-784-0081 **Fax:** 239-643-6632

E-Mail Address: jeff@thanaples.com

PROPERTY LOCATION

Section/Township/Range: 32 / 51S / 26E **Property I.D. Number:** 52450120009

Subdivision: ISLES OF CAPRI **Unit:** 3 **Lot:** 579 **Block:** _____

Address/ General Location of Subject Property:
406 Cristobal St. Naples, FL 34113

Current Zoning and Land use of Subject Property:
SINGLE FAMILY RESIDENTIAL

Attachment: Attachment C - Applicants Backup Material (17424 : PL20210000519 406 Cristobal St BDE)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

BE AWARE THAT COLLIER COUNTY HAS LOBBYIST REGULATIONS. GUIDE YOURSELF ACCORDINGLY AND ENSURE THAT YOU ARE IN COMPLIANCE WITH THESE REGULATIONS.

ADJACENT ZONING AND LAND USE

	Zoning	Land Use
N	RSF-3	Cristobal Street
S	A-ST	Johnson Bay
E	RSF-3	Residential Single-family
W	RSF-3	Residential Single-family

DESCRIPTION OF PROJECT

Narrative description of project (indicate extent of work, new dock, replacement, addition to existing facility, any other pertinent information):

The proposed project consist of modifying an existing single-family docking facility in order to accommodate the applicant's new vessel. The existing dock has one boat-lift with a removable canopy cover that accommodates one vessel. The proposed project will minimize/remove a portion of the existing dock to install a boat-lift for the 38-foot vessel which is driving this 20-foot BDE request. The vessel is driving this request.

SITE INFORMATION

1. **Waterway Width:**
   358 ft. Measurement from ☐ plat ☐ survey ☐ visual estimate
   ☒ other (specify) Aerial
2. **Total Property Water Frontage:**
   85 ft.
3. **Setbacks:**
   Provided: 15 & 24 ft.
   Required: 15 & 15 ft.
4. **Total Protrusion of Proposed Facility into Water:**
   40 ft.
5. **Number and Length of Vessels to use Facility:**
   1. 38 ft.
   2. 25 ft.
6. **List any additional dock facilities in close proximity to the subject property and indicate the total protrusion into the waterway of each:**
   Johnson Bay and most of the surrounding properties all have boat docks some of which are grandfathered strucutres. Most of the docks are consistent with our proposed dock its just the vessel driving this petition request.
7. **Signs are required to be posted for all petitions. On properties that are 1 acre or larger in size, the applicant shall be responsible for erecting the required sign. What is the size of the petitioned property?** 0.23 Acres

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8. Official Interpretations or Zoning Verifications:

To your knowledge, has there been an official interpretation or zoning verification rendered on this property within the last year? ☐ Yes ☒ No If yes, please provide copies.

PRIMARY CRITERIA

The following criteria, pursuant to LDC section 5.03.06, shall be used as a guide by staff in determining its recommendation to the Office of the Hearing Examiner. The Hearing Examiner will utilize the following criteria as a guide in the decision to approve or deny a particular Dock Extension request. In order for the Hearing Examiner to approve the request, it must be determined that at least 4 of the 5 primary criteria, and at least 4 of the 6 secondary criteria, must be met. On separate sheets, please provide a narrative response to the listed criteria and/or questions.

1. Whether or not the number of dock facilities and/or boat slips proposed is appropriate in relation to the waterfront length, location, upland land use, and zoning of the subject property; consideration should be made of property on unbridged barrier islands, where vessels are the primary means of transportation to and from the property. (The number should be appropriate; typical, single-family use should be no more than two slips; typical multi-family use should be one slip per dwelling unit; in the case of unbridged barrier island docks, additional slips may be appropriate.)

2. Whether or not the water depth at the proposed site is so shallow that a vessel of the general length, type, and draft as that described in the petitioner's application is unable to launch or moor at mean low tide (MLT). (The petitioner's application and survey should show that the water depth is too shallow to allow launch and mooring of the vessel (s) described without an extension.)

3. Whether or not the proposed dock facility may have an adverse impact on navigation within an adjacent marked or charted navigable channel. (The facility should not intrude into any marked or charted navigable channel thus impeding vessel traffic in the channel.)

4. Whether or not the proposed dock facility protrudes no more than 25 percent of the width of the waterway, and whether or not a minimum of 50 percent of the waterway width between dock facilities on either side of the waterway is maintained for navigability. (The facility should maintain the required percentages.)

5. Whether or not the proposed location and design of the dock facility is such that the facility would not interfere with the use of neighboring docks. (The facility should not interfere with the use of legally permitted neighboring docks.)

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NAPLES, FLORIDA 34104
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SECONDARY CRITERIA

1. Whether or not there are special conditions, not involving water depth, related to the subject property or waterway, which justify the proposed dimensions and location of the proposed dock facility. (There must be at least one special condition related to the property; these may include type of shoreline reinforcement, shoreline configuration, mangrove growth, or seagrass beds.)

2. Whether the proposed dock facility would allow reasonable, safe, access to the vessel for loading/unloading and routine maintenance, without the use of excessive deck area not directly related to these functions. (The facility should not use excessive deck area.)

3. For single-family dock facilities, whether or not the length of the vessel, or vessels in combination, described by the petitioner exceeds 50 percent of the subject property's linear waterfront footage. (The applicable maximum percentage should be maintained.)

4. Whether or not the proposed facility would have a major impact on the waterfront view of neighboring waterfront property owners. (The facility should not have a major impact on the view of either property owner.)

5. Whether or not seagrass beds are located within 200 feet of the proposed dock facility. (If seagrass beds are present, compliance with LDC subsection 5.03.06 I must be demonstrated.)

6. Whether or not the proposed dock facility is subject to the manatee protection requirements of LDC subsection 5.03.06 E.11. (If applicable, compliance with subsection 5.03.06.E.11 must be demonstrated.)

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Pre-Application Meeting and Final Submittal Requirement Checklist for:

☒ Dock Extension
☐ Boathouse
Chapter 3 B. 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 time of 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	☒	☐
Property Ownership Disclosure Form	1	☒	☐
Signed and Sealed Survey	1	☐	☐
Chart of Site Waterway	1	☐	☐
Site Plan Illustration with the following: • Lot dimensions; • Required setbacks for the dock facility; • Cross section showing relation to MHW/MLW and shoreline (bank, seawall, or rip-rap revetment); • Configuration, location, and dimensions of existing and proposed facility; • Water depth where proposed dock facility is to be located; • Distance of navigable channel; • Illustration of the contour of the property; and • Illustration of dock facility from both an aerial and side view.	1	☐	☐
Affidavit of Authorization, signed and notarized	1	☒	☐
Completed Addressing Checklist	1	☒	☐
Electronic copy of all required documents *Please be advised: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.	1	☐	☐

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

Attachment: Attachment C - Applicants Backup Material (17424 : PL20210000519 406 Cristobal St BDE)

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

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

☐	Bayshore/Gateway Triangle Redevelopment: Executive Director	☐	Historical Review
☐	Addressing: Annis Moxam	☐	Parks and Recreation: David Berra
☐	City of Naples: Robin Singer, Planning Director	☐	School District (Residential Components): Amy Lockheart
☐	Conservancy of SWFL: Nichole Johnson	☐	Other:
☐	Emergency Management: Dan Summers; and/or EMS: Artie Bay	☐	Other:

FEE REQUIREMENTS:

- ☒ **Boat Dock Extension Petition:** $1,500.00
- ☐ **Estimated Legal Advertising fee for the Office of the Hearing Examiner:** $1,125.00
- ☐ **An additional fee for property owner notifications will be billed to the applicant prior to the Hearing Examiner hearing date.**

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:

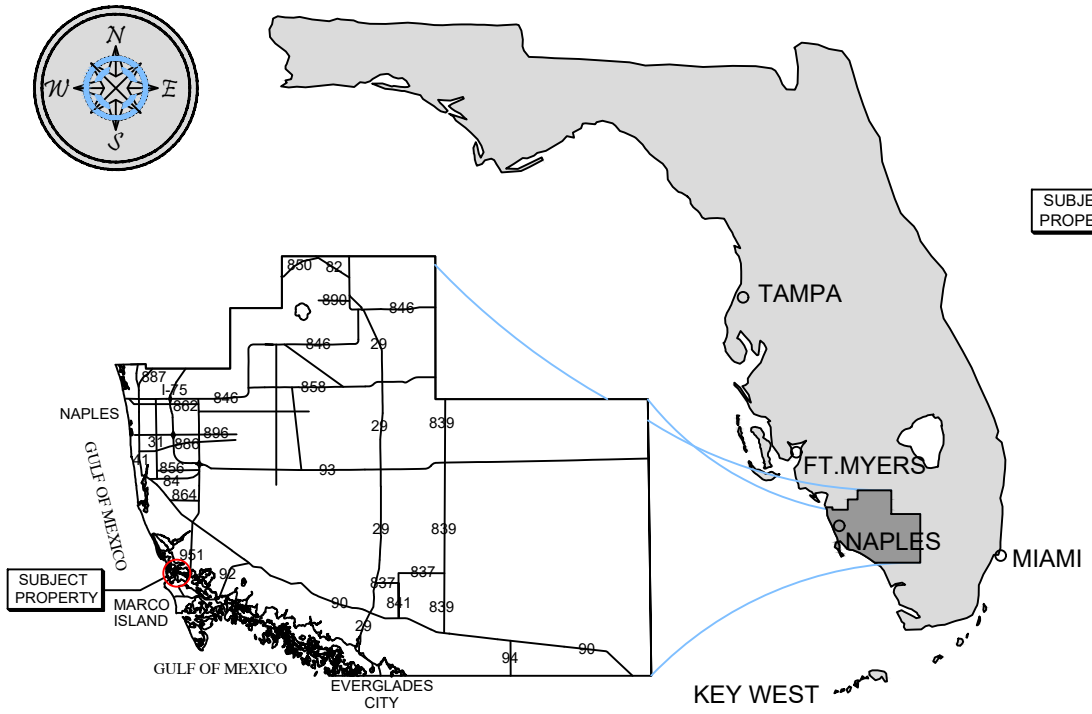
Growth Management Department
Planning and Regulation
ATTN: Business Center
2800 North Horseshoe Drive
Naples, FL 34104

Jeff Bogan
Signature of Petitioner or Agent

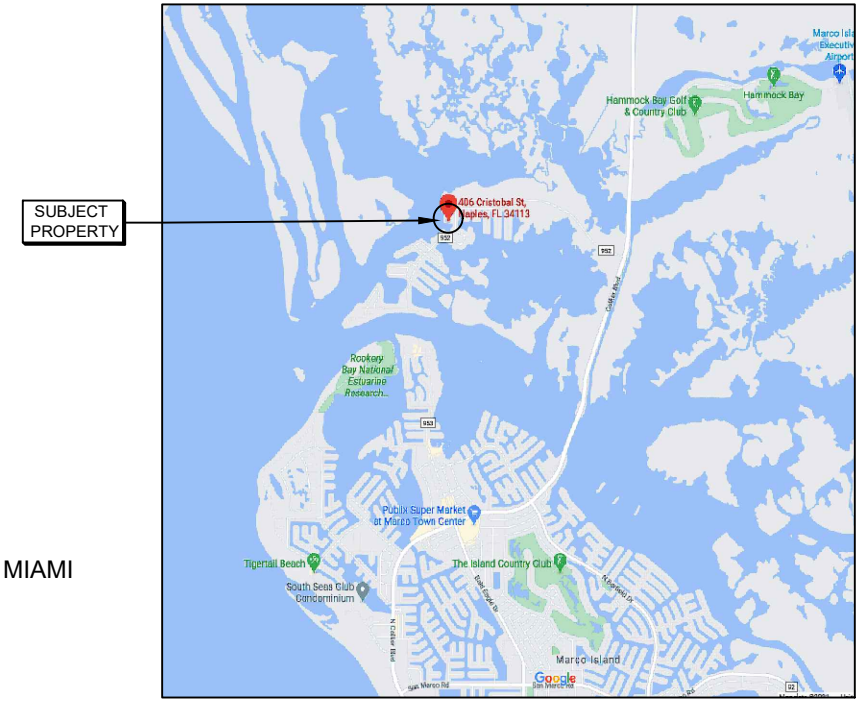
4.9.21
Date

Attachment: Attachment C - Applicants Backup Material (17424 : PL20210000519 406 Cristobal St BDE)

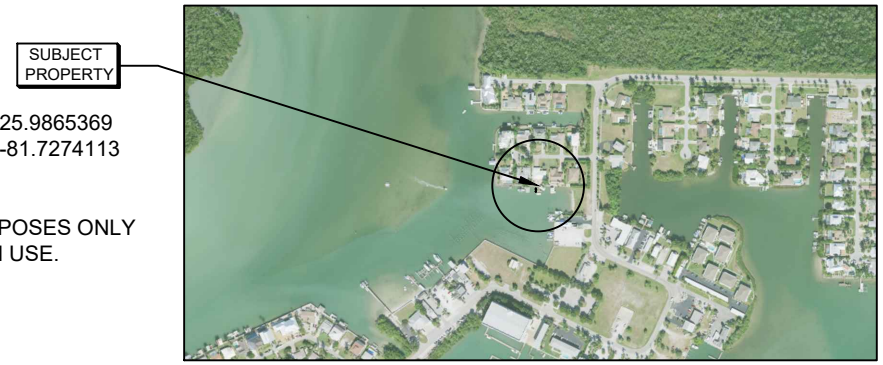
STATE OF FLORIDA



COLLIER COUNTY



VICINITY MAP



COUNTY AERIAL

SITE ADDRESS:

<> 406 CRISTOBAL ST
NAPLES, FL 34113

<> LATITUDE: N 25.9865369
<> LONGITUDE: W -81.7274113

NOTES:

<> THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email

MIDDLEBROOK - 406 CRISTOBAL ST.

LOCATION MAP

		REV#:	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	03-10-21	3.	-	-	-	-
JOB NO.:	21011	4.	-	-	-	-
SHEET NO.:	01 OF 08	5.	-	-	-	-

E

p:\21011.00 middelbrook-406 cristobal st\CAD\PERMIT-COUNTY\21011-COUNTY.dwg LOCATION 4/12/2021

Attachment: Attachment C - Applicants Backup Material (17424 : PL20210000519 406 Cristobal St BDE)

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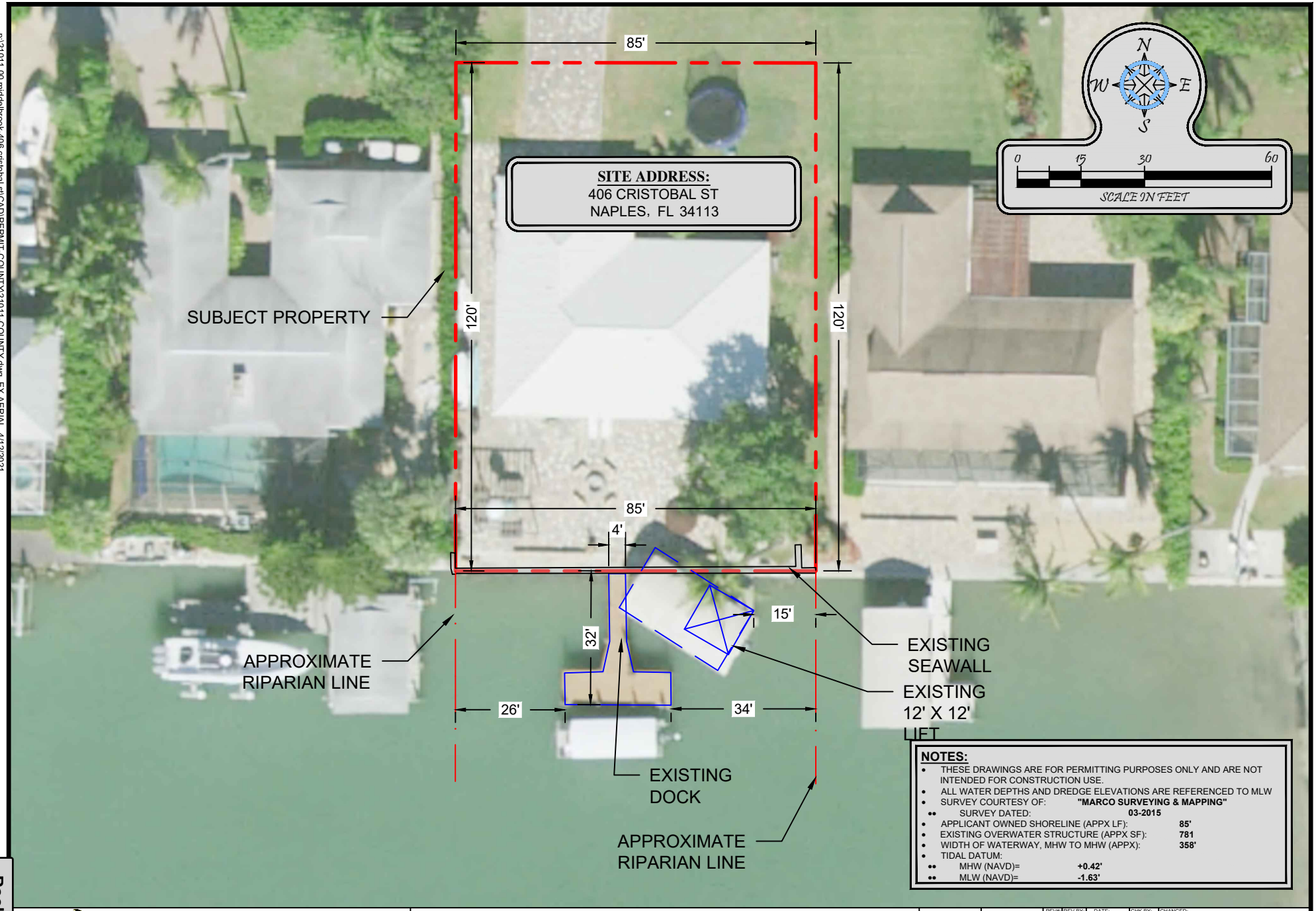

NOTES:

- THESE DRAWINGS ARE FOR PERMITTING PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION USE.
- ALL WATER DEPTHS AND DREDGE ELEVATIONS ARE REFERENCED TO MLW
- SURVEY COURTESY OF: **"MARCO SURVEYING & MAPPING"**
  - SURVEY DATED: **03-2015**
- APPLICANT OWNED SHORELINE (APPX LF): **85'**
- EXISTING OVERWATER STRUCTURE (APPX SF): **781**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **358'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.42'**
  - MLW (NAVD)= **-1.63'**

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Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tyne@thenaples.com

MIDDLEBROOK - 406 CRISTOBAL ST.

EXISTING CONDITIONS

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	03-10-21	3.	-	-	-	-
JOB NO.:	21011	4.	-	-	-	-
SHEET NO.:	02 OF 08	5.	-	-	-	-

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Attachment: Attachment C - Applicants Backup Material (17424 : PL20210000519 406 Cristobal St BDE)

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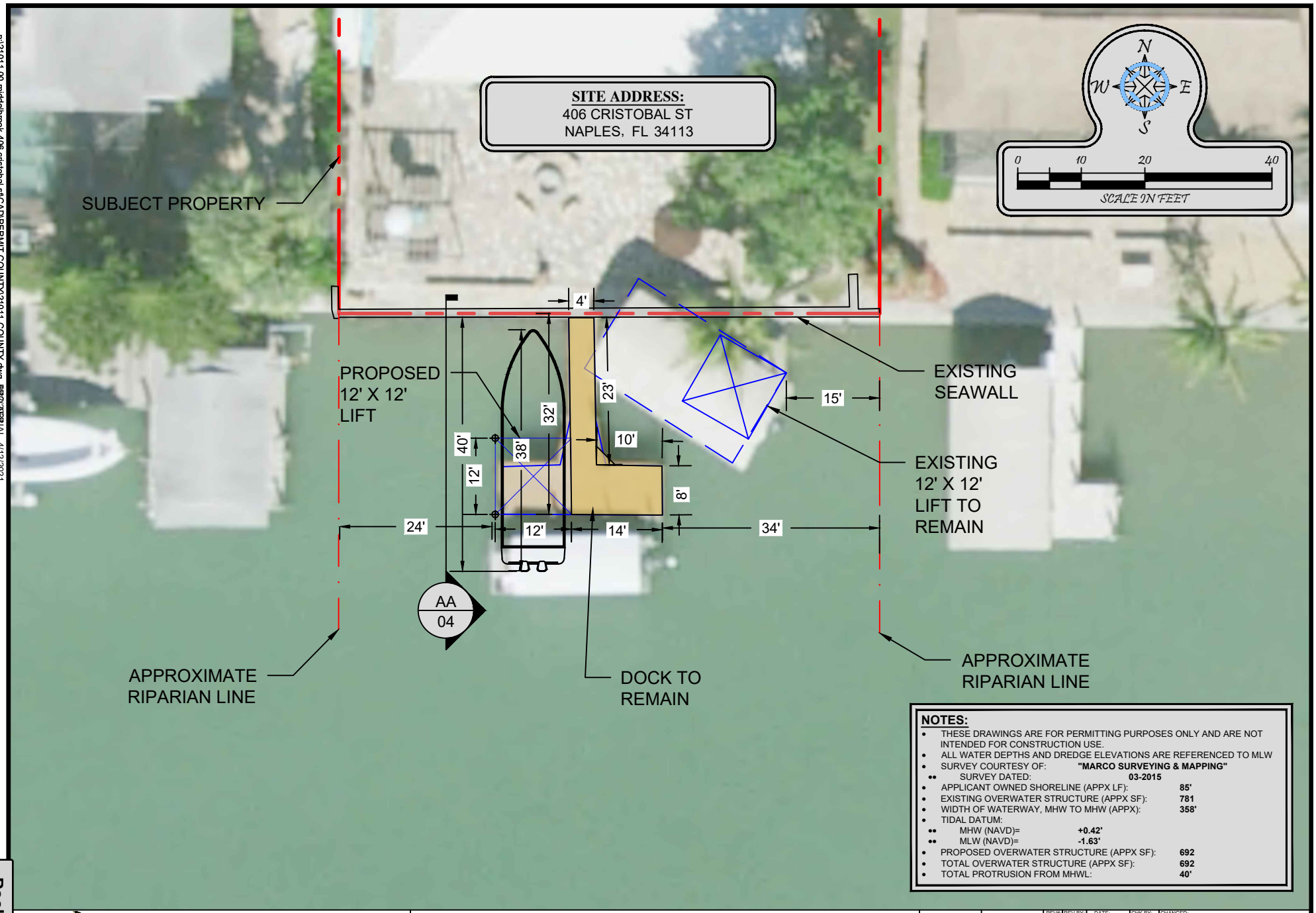

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  - SURVEY DATED: **03-2015**
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- EXISTING OVERWATER STRUCTURE (APPX SF): **781**
- WIDTH OF WATERWAY, MHW TO MHW (APPX): **358'**
- TIDAL DATUM:
  - MHW (NAVD)= **+0.42'**
  - MLW (NAVD)= **-1.63'**
- PROPOSED OVERWATER STRUCTURE (APPX SF): **692**
- TOTAL OVERWATER STRUCTURE (APPX SF): **692**
- TOTAL PROTRUSION FROM MHWL: **40'**

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tyna@thanaples.com

MIDDLEBROOK - 406 CRISTOBAL ST.

PROPOSED DOCK

		REV#:	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	03-10-21	3.	-	-	-	-
JOB NO.:	21011	4.	-	-	-	-
SHEET NO.:	03 OF 08	5.	-	-	-	-

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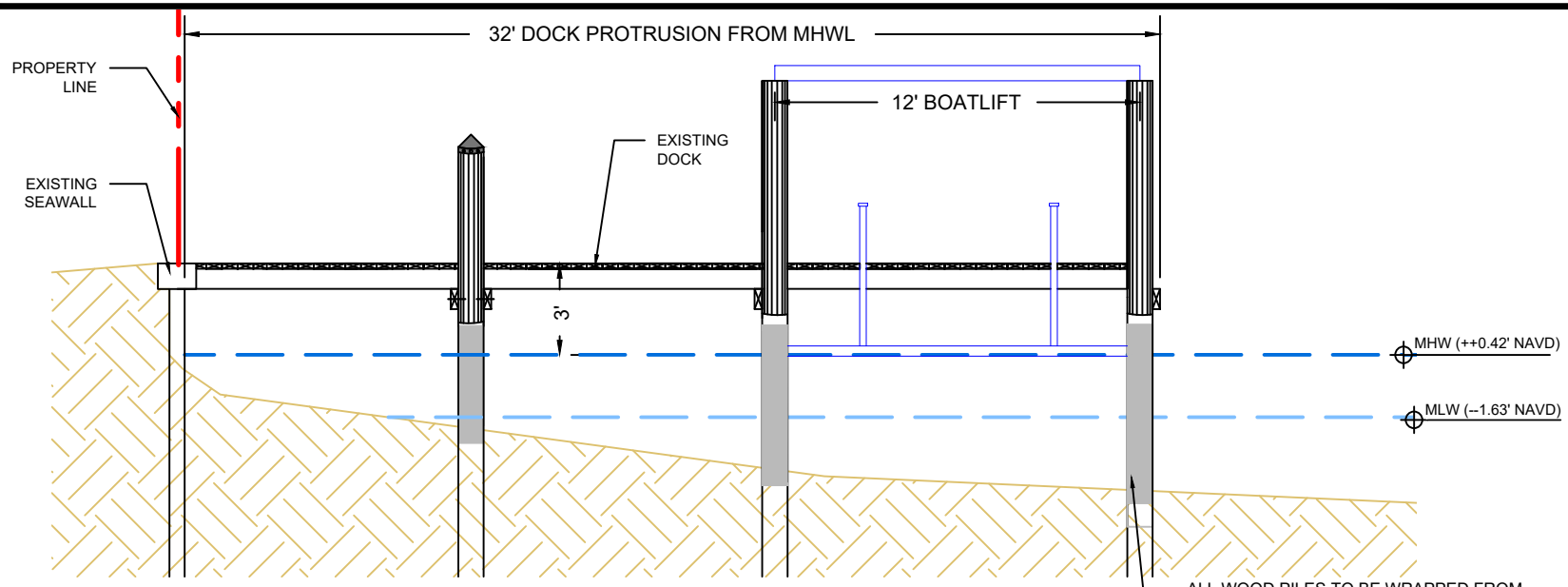
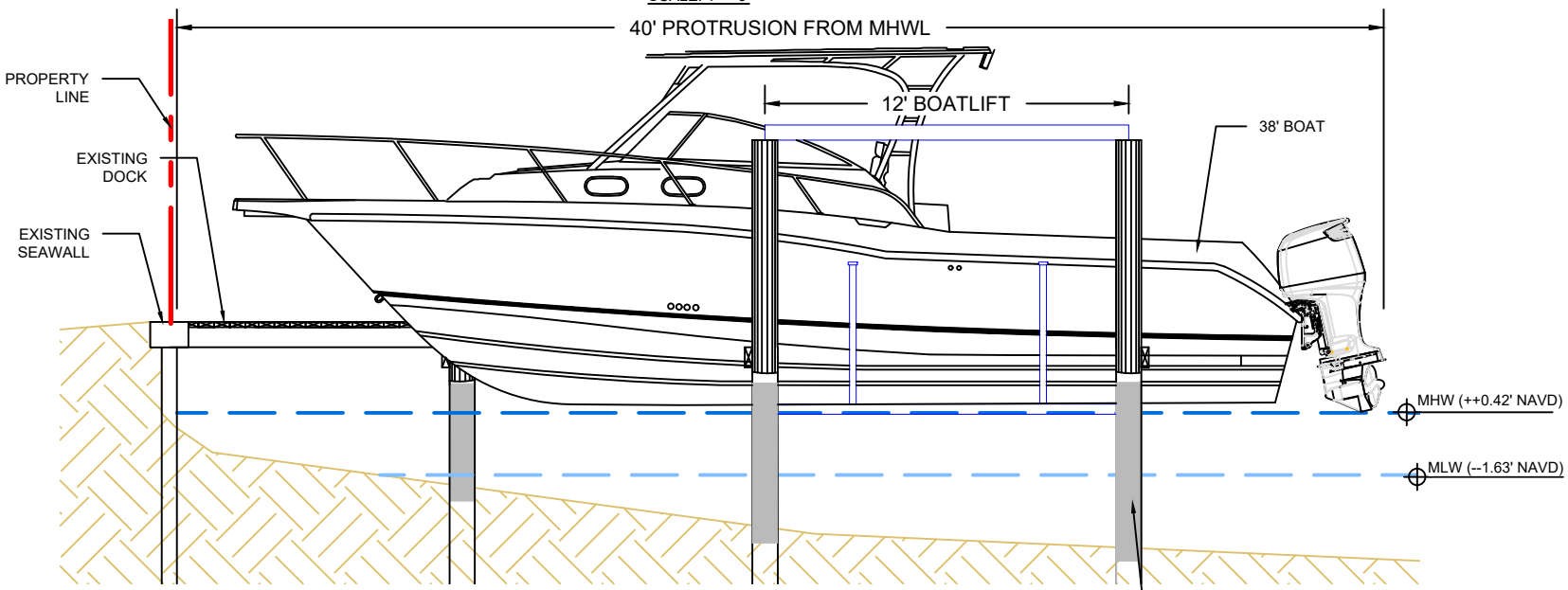
Attachment: Attachment C - Applicants Backup Material (17424 : PL20210000519 406 Cristobal St BDE)

p:\21011.00 middelbrook-406 cristobal st\CAD\PERMIT-COUNTY\21011-COUNTY.dwg SECTION 4/12/2021



CROSS SECTION AA

SCALE: 1" = 6'



CROSS SECTION AA WITH BOAT

SCALE: 1" = 6'

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Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email: tyne@thenaples.com

MIDDLEBROOK - 406 CRISTOBAL ST.

CROSS SECTION AA

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	03-10-21	3.	-	-	-	-
JOB NO.:	21011	4.	-	-	-	-
SHEET NO.:	04 OF 08	5.	-	-	-	-

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Attachment: Attachment C - Applicants Backup Material (17424 : PL20210000519 406 Cristobal St BDE)

p:\21011.00 middelbrook-406 cristobal st\CAD\PERMIT-COUNTY\21011-COUNTY.dwg ADJ DOCKS 4/12/2021

NOTE:
THE DIMENSIONS SHOWN ARE APPROXIMATE AND ARE TAKEN FROM THE AERIAL IMAGE.

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email:

MIDDLEBROOK - 406 CRISTOBAL ST.

ADJACENT DOCKS

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	03-10-21	3.	-	-	-	-
JOB NO.:	21011	4.	-	-	-	-
SHEET NO.:	05 OF 08	5.	-	-	-	-

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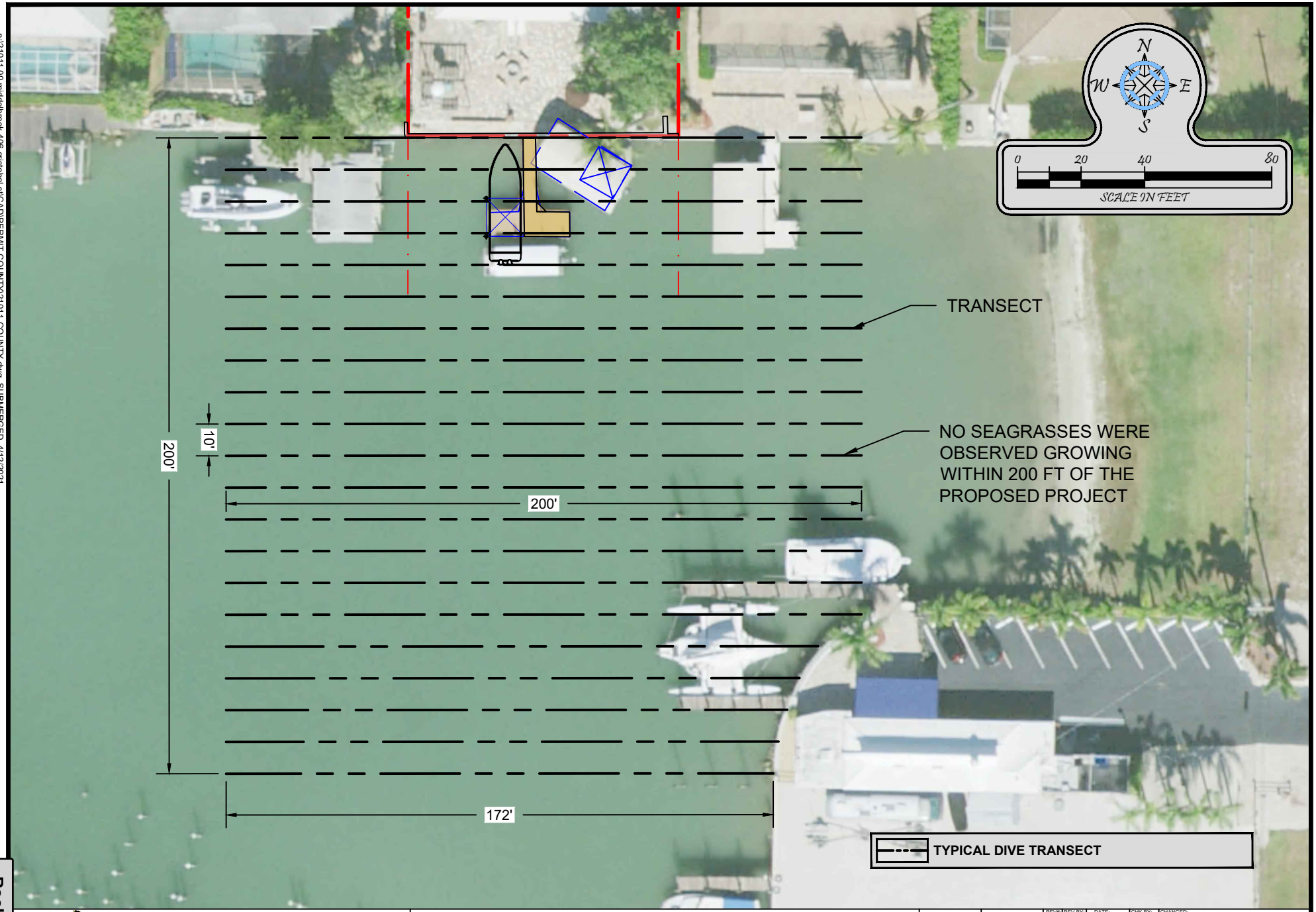

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email:

MIDDLEBROOK - 406 CRISTOBAL ST.

SUBMERGED RESOURCE SURVEY

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	03-10-21	3.	-	-	-	-
JOB NO.:	21011	4.	-	-	-	-
SHEET NO.:	06 OF 08	5.	-	-	-	-

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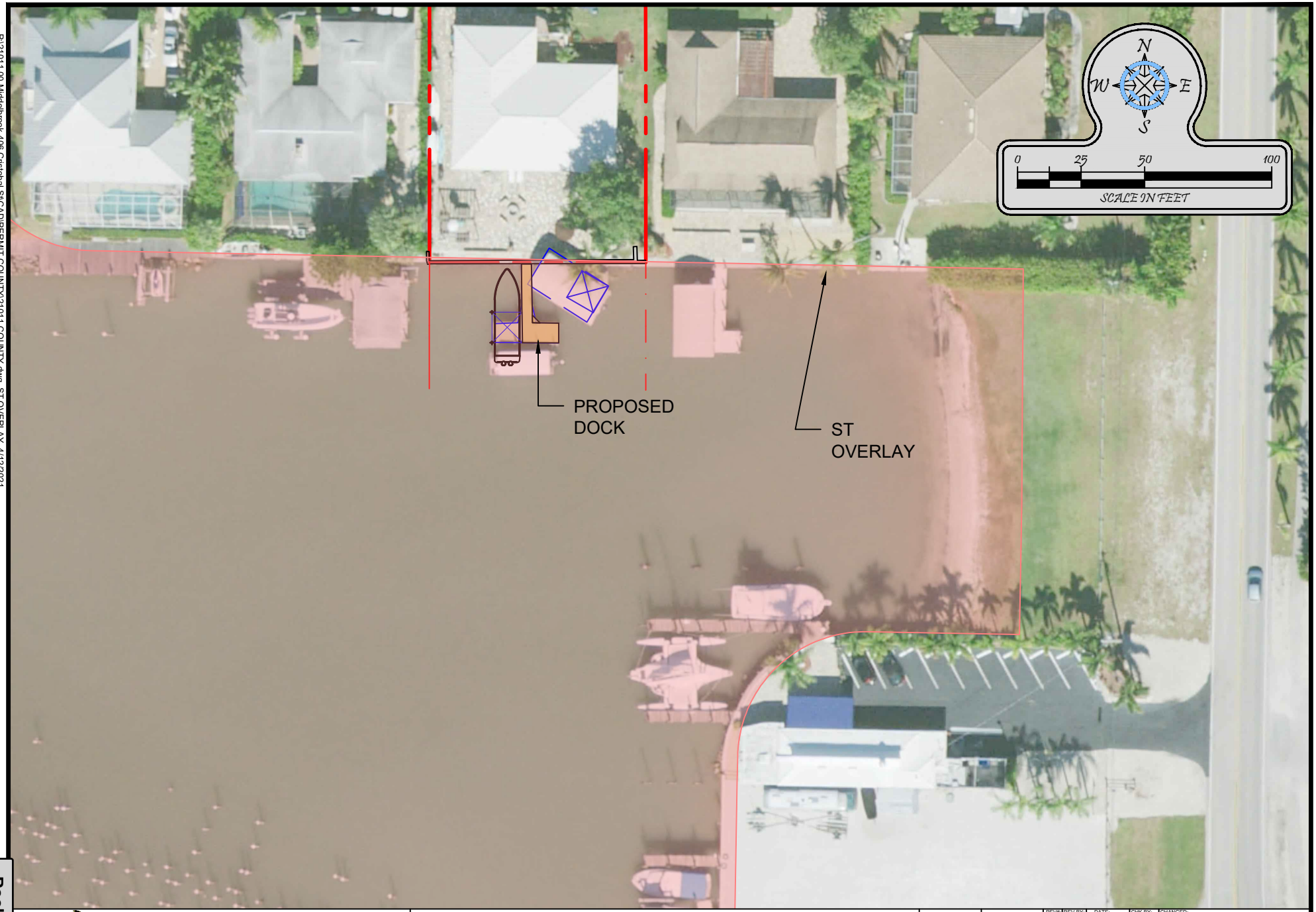
Attachment: Attachment C - Applicants Backup Material (17424 : PL20210000519 406 Cristobal St BDE)

P:\21011.00 Middelbrook-406 Cristobal St\CAD\PERMIT-COUNTY\21011-COUNTY.dwg ST OVERLAY 4/12/2021



Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email:

MIDDLEBROOK - 406 CRISTOBAL ST.

ST OVERLAY

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	03-10-21	3.	-	-	-	-
JOB NO.:	21011	4.	-	-	-	-
SHEET NO.:	07 OF 08	5.	-	-	-	-

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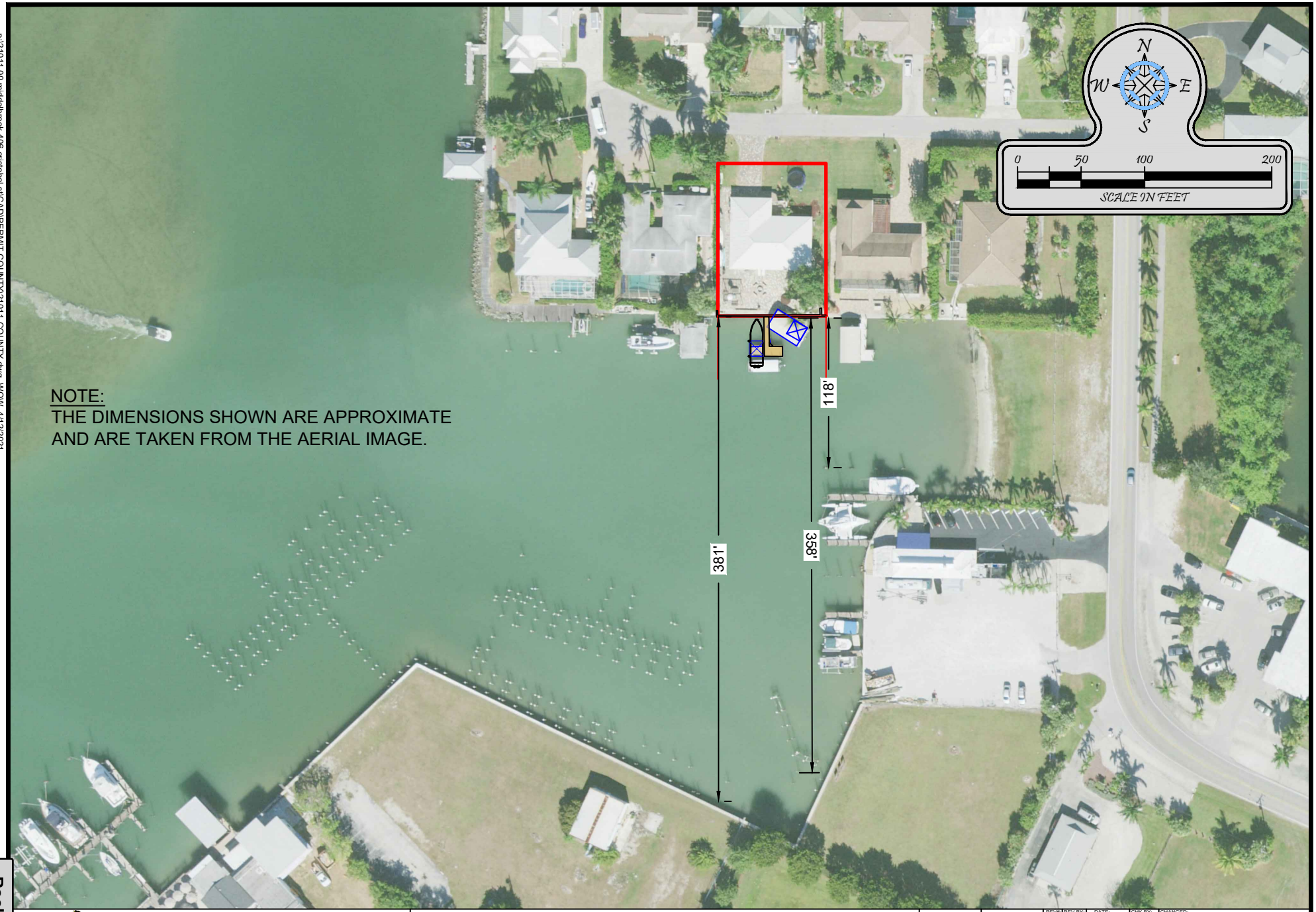

Turrell, Hall & Associates, Inc.
Marine & Environmental Consulting
3584 Exchange Ave. Naples, FL 34104-3732
Email:

MIDDLEBROOK - 406 CRISTOBAL ST.

WIDTH OF WATERWAY

		REV#	REV BY:	DATE:	CHK BY:	CHANGED:
DESIGNED:	JR	1.	-	-	-	-
DRAWN BY:	RMJ	2.	-	-	-	-
CREATED:	03-10-21	3.	-	-	-	-
JOB NO.:	21011	4.	-	-	-	-
SHEET NO.:	08 OF 08	5.	-	-	-	-

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Attachment: Attachment C - Applicants Backup Material (17424 : PL20210000519 406 Cristobal St BDE)

PRIMARY CRITERIA

The following criteria, pursuant to LDC section 5.03.06, shall be used as a guide by staff in determining its recommendation to the Office of the Hearing Examiner. The Hearing Examiner will utilize the following criteria as a guide in the decision to approve or deny a particular Dock Extension request. In order for the Hearing Examiner to approve the request, it must be determined that at least 4 of the 5 primary criteria, and at least 4 of the 6 secondary criteria, must be met. On separate sheets, please provide a narrative response to the listed criteria and/or questions.

1. Whether or not the number of dock facilities and/or boat slips proposed is appropriate in relation to the waterfront length, location, upland land use, and zoning of the subject property; consideration should be made of property on unbridged barrier islands, where vessels are the primary means of transportation to and from the property. (The number should be appropriate; typical, single-family use should be no more than two slips; typical multi-family use should be one slip per dwelling unit; in the case of unbridged barrier island docks, additional slips may be appropriate.)

   The subject property is zoned for a single-family residential unit which warrants no more than 2 slips per the CC-LDC. The proposed project consists of modifying the existing dock by removing a small section and adding one additional boatlift for a 38-foot vessel and the existing boat-lift will accommodate a 25-foot vessel. The existing dock is a grandfathered structure but as proposed the new boatlift and vessel will extend the existing dock out 20-feet from the allowed 20-feet for an overall protrusion measurement of 40-feet from the MHWL/Seawall or plotted property line. The applicant is now requesting for a 20-foot dock extension measured from the property line for a total of 40-feet out. Criteria met.

2. Whether or not the water depth at the proposed site is so shallow that a vessel of the general length, type, and draft as that described in the petitioner's application is unable to launch or moor at mean low tide (MLT). (The petitioner's application and survey should show that the water depth is too shallow to allow launch and mooring of the vessel (s) described without an extension.)

   The reason for this BDE request is based on the size of vessel as the applicant owned shoreline as sufficient water depths on-site. Criteria not met.

3. Whether or not the proposed dock facility may have an adverse impact on navigation within an adjacent marked or charted navigable channel. (The facility should not intrude into any marked or charted navigable channel thus impeding vessel traffic in the channel.)

   The proposed docking facility is consistent with the other docks along the subject shoreline. As proposed the dock and boatlifts will not impact navigation as the subject bay does not have a marked navigational channel so therefore the entire bay is open to navigation. Criteria met.

Attachment: Attachment C - Applicants Backup Material (17424 : PL20210000519 406 Cristobal St BDE)

4. Whether or not the proposed dock facility protrudes no more than 25 percent of the width of the waterway, and whether or not a minimum of 50 percent of the waterway width between dock facilities on either side of the waterway is maintained for navigability. (The facility should maintain the required percentages.)

   The approximate waterway width is 358-feet wide. The proposed dock protrusion is 40-feet which is under 12% width of the waterway. Criteria met.

5. Whether or not the proposed location and design of the dock facility is such that the facility would not interfere with the use of neighboring docks. (The facility should not interfere with the use of legally permitted neighboring docks.)

   The existing docking facility currently provides a 15-foot setback from the eastern riparian line and a 24-foot setback from the western property line which the required side yard setbacks are 15-feet. Therefore, this criterion has been met.

Attachment: Attachment C - Applicants Backup Material (17424 : PL20210000519 406 Cristobal St BDE)

SECONDARY CRITERIA

1. Whether or not there are special conditions, not involving water depth, related to the subject property or waterway, which justify the proposed dimensions and location of the proposed dock facility. (There must be at least one special condition related to the property; these may include type of shoreline reinforcement, shoreline configuration, mangrove growth, or seagrass beds.)

   The subject property shoreline consists of a concrete seawall with 85-feet of usable shoreline. The required side yard setbacks of 15-feet for a total of 30-feet leaves only 55-feet of buildable area for the proposed dock and associated vessels. Due to the applicant's vessel sizes and the existing adjacent neighboring docking facilities there is not enough space to design a dock and boat-lift that would accommodate the applicant's vessel within the 20-foot limitations. The least impactive is to push the boat-lift out further into the subject waterway as there is plenty of room for navigation and will not affect the waterway navigability. Criteria met.

2. Whether the proposed dock facility would allow reasonable, safe, access to the vessel for loading/unloading and routine maintenance, without the use of excessive deck area not directly related to these functions. (The facility should not use excessive deck area.)

   The proposed project consists of minimizing the existing docking facility from 781-square feet to 692-square feet of over-water structure in order to install a new boat-lift. The proposed project is being driven by the applicant's new vessel and the proposed dock modifications will minimize decking area but has been designed to provide adequate deck area for safe access to the vessels as well as still provide enough deck area for maintenance and recreational activities like fishing, kayaking, and paddle boarding. Criteria met.

3. For single-family dock facilities, whether or not the length of the vessel, or vessels in combination, described by the petitioner exceeds 50 percent of the subject property's linear waterfront footage. (The applicable maximum percentage should be maintained.)

   The proposed docking facility has been designed to moor two vessels one being 38-feet and the other being 25-feet in length. The total dimension length proposed to be stored on the subject dock is approximately 63-feet and the total shoreline length is 85-feet therefore this criterion is not met.

4. Whether or not the proposed facility would have a major impact on the waterfront view of neighboring waterfront property owners. (The facility should not have a major impact on the view of either property owner.)

   As proposed the existing dock which is being modified will still be within the designated side yard setbacks and is consistent with others on this waterway. Therefore, no new impacts to neighboring property views of the waterway will result from the proposed project. Criteria met.

Attachment: Attachment C - Applicants Backup Material (17424 : PL20210000519 406 Cristobal St BDE)

5. Whether or not seagrass beds are located within 200 feet of the proposed dock facility. (If seagrass beds are present, compliance with LDC subsection 5.03.06 I must be demonstrated.)

   There are no seagrass beds present on the property nor the neighboring properties within 200' of the existing dock structure.

6. Whether or not the proposed dock facility is subject to the manatee protection requirements of LDC subsection 5.03.06 E.11. (If applicable, compliance with subsection 5.03.06.E.11 must be demonstrated.)

   The proposed work is a single-family dock facility and therefore not subject to Manatee Protection Requirements

Attachment: Attachment C - Applicants Backup Material (17424 : PL20210000519 406 Cristobal St BDE)

MIDDLEBROOK DOCK
406 CRISTOBAL STREET
NAPLES, FL 34113

SUBMERGED RESOURCE SURVEY

APRIL 9, 2021

PREPARED BY:

TURRELL, HALL & ASSOCIATES, INC
3584 EXCHANGE AVENUE, STE B
NAPLES, FL 34104

Attachment: Attachment C - Applicants Backup Material (17424 : PL20210000519 406 Cristobal St BDE)

1.0 INTRODUCTION

The Castrogiovanni dock and associated residence is located at 406 Cristobal Street and can be identified by parcel #52450120009. The property is bound to the east and west by single family residences, to the north by Cristobal Street, and to the south by Johnson Bay. The property is located at Section 32, Township 51, and Range 26. The landward portion of the property currently contains a single-family residence with an existing docking facility.

Turrell, Hall & Associates was contracted to provide environmental permitting services pertaining to the removal of the existing docking facility and construction of the proposed dock, which requires the completion of a Submerged Resource Survey (SRS). This survey will provide planning and assistance to both the owner(s) and government agencies reviewing the proposed project.

The SRS survey was conducted on April 9, 2021. Sea surface conditions consisted of partly cloudy skies, light winds out of the south, and an air temperature of 82° F. The tide was at mid-level upon arrival to the site, allowing for observance of most of the bottom lands from the dock. High tide at the project site occurred at 12:57 P.M. (2.5 ft.) and low tide had occurred prior to our arrival onsite at 6:24 A.M. (0.1 ft.). The water temperature was 76° F.

2.0 OBJECTIVE

The objective of the submerged resource survey was to identify and locate any existing submerged resources within 200' of the proposed project. The survey provided onsite environmental information to help determine if the proposed project would impact any existing submerged resources and if so would assist in reconfiguring the proposed dock in order to minimize any impacts. The general scope of work performed at the site is summarized below.

- Turrell, Hall & Associates personnel conducted a site visit to verify the location of any submerged resources within 200-feet.
- Turrell, Hall & Associates personnel identified submerged resources at the site (or the lack there of), estimated the percent coverage, and delineated the approximate limits of any submerged resources observed.
- Turrell, Hall & Associates personnel delineated limits via a handheld GPS (Garmin Model 76csx).

Attachment: Attachment C - Applicants Backup Material (17424 : PL20210000519 406 Cristobal St BDE)

3.0 METHODOLOGY

Turrell, Hall & Associates biologists intentionally designed the methodology of the Submerged Resource Survey to cover the entire property shoreline for the proposed dock modification and proposed boat-lift installation. The components for this survey included:

- Review of aerial photography of survey area
- Establish survey transects lines overlaid onto aerials
- Physically swim transects, GPS locate limits of submerged resources, and determine approximate percent of coverage
- Document and photograph all findings

The survey area was evaluated systematically by following the established transects, spaced approximately 10-feet apart as shown on the attached exhibit. The existing and surrounding docks on the bay provided reference points for easily identifiable land markers such as dock pilings which assisted in maintaining position within each transect.

4.0 RESULTS

The substrate found within the surveyed area consists of 1 distinct classification: silt sand with shell debris, which was observed throughout the entire surveyed area. The shoreline consists of a seawall and an existing docking facility which supports a variety of fish as well as sessile and motile invertebrates such as barnacles and mud crabs. Some of the existing dock piles carried historic fragments or remains of oysters, but no live individuals were observed. Algae was observed covering parts of the submerged portions of the piles and seawall panels but was not observed in the underlying substrate. The majority of the project site was devoid of vegetative growth, presumably because of a combination of low water quality and volatile tidal currents. Such conditions also create highly turbid waters, reducing penetration of the water column by sunlight. A list of observed species can be seen below in Table 1.

Table 1 – Observed fish species

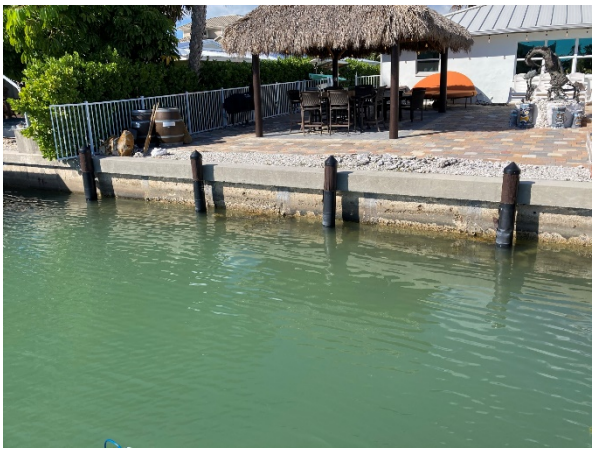
Common Name	**Scientific Name**
Striped Mullet	*Mugil cephalus*
Sheepshead	*Archosargus probatocephalus*
Crevalle Jack	*Caranx hippos*
Gray Snapper	*Lutjanus grisens*
Barnacle	*Amphibalanus spp.*
Mud Crab	*Panopius* herbstii
Snook	*Centropomus undecimalis*

Attachment: Attachment C - Applicants Backup Material (17424 : PL20210000519 406 Cristobal St BDE)

5.0 CONCLUSIONS

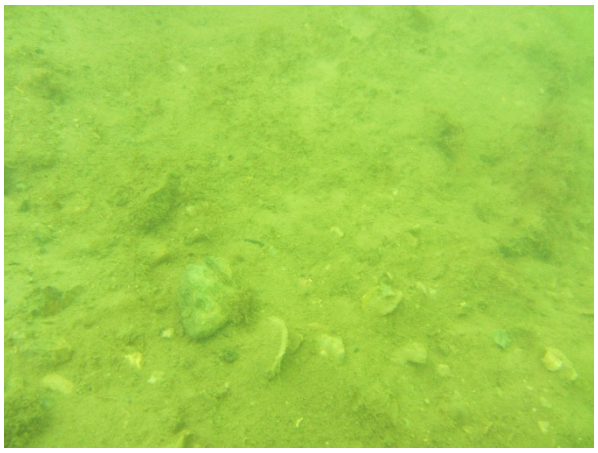
The submerged resource survey conducted at the project site yielded few findings at best. Barnacles, mud crabs, and historic indicators of oysters could be seen on the seawall panel and pilings. Algae was observed on parts of the same piles and along sections of the seawall panels, but nowhere else around the project site. Seagrasses were not observed anywhere near the project site. All fish species were observed swimming in and around the existing docking facility.

Negative impacts to submerged resources are not expected with the proposed project.



SEAWALL SHORELINE & EXISTING DOCK

SILT, SAND WITH SHELL DEBRIS IN SEDIMENT



Typical Bottom Sediment

Typical Bottom sediment with shell debris

Attachment: Attachment C - Applicants Backup Material (17424 : PL20210000519 406 Cristobal St BDE)

SKETCH OF BOUNDARY SURVEY

SURVEY #18387

BENCHMARK
LAND SERVICES, INC.

1807 J. & C. Boulevard
Naples,Florida 34109
L.B. # 7502

Tel. 239-591-0778
Fax. 239-591-1195
www.benchmarklandservices.com

Property Address:
406 Cristobal Street
Naples, FL 34113

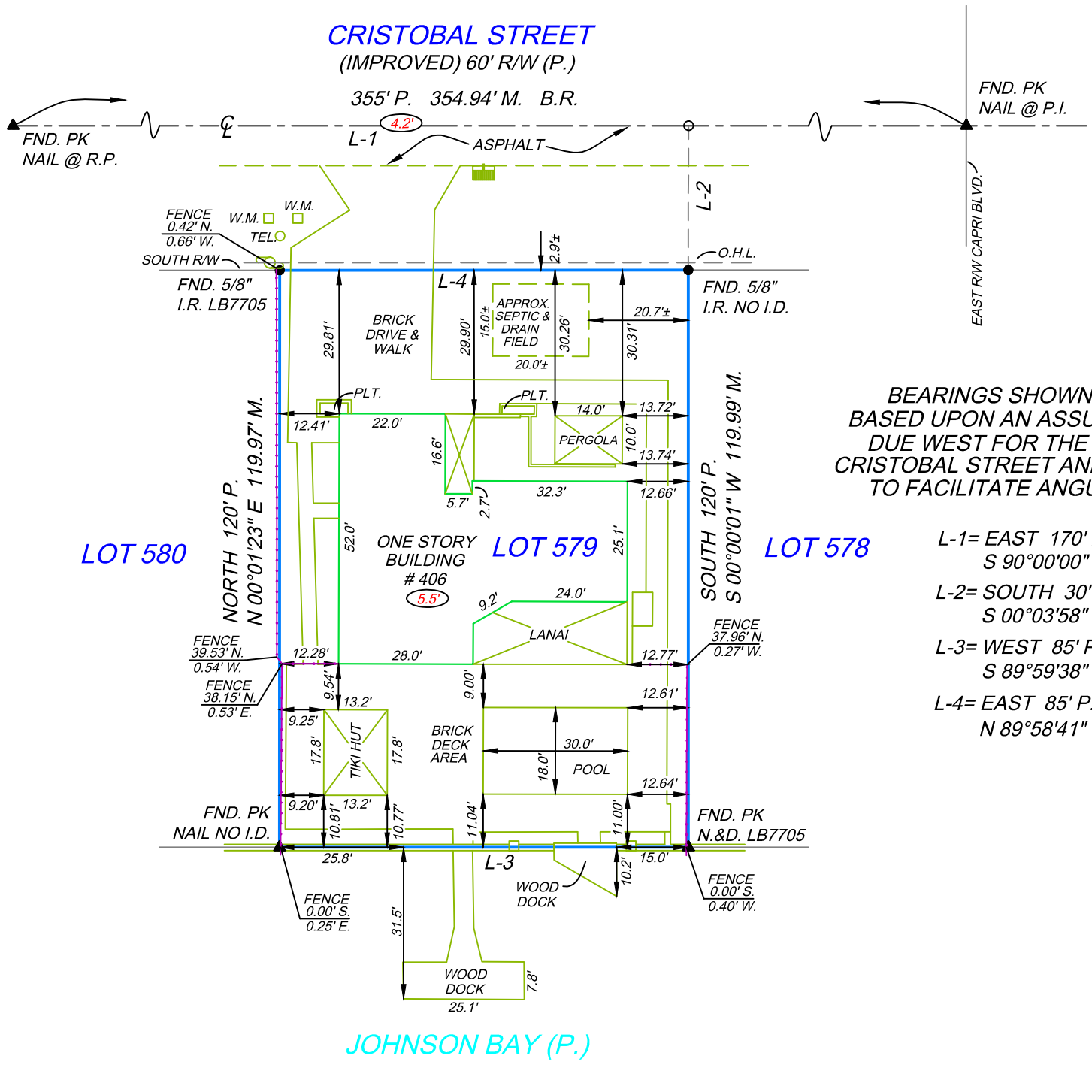
Certified To:
Christopher Beau Middlebrook

NO OTHER PERSON OR ENTITY MAY RELY ON THIS SURVEY.

Flood Zone Information:
Community Number: 120067
Panel: 0826 Suffix: H
Effective Date: 05/16/2012
Flood Zone: AE BFE: 8' N.A.V.D.1988

Legal Description As Furnished:
Lot 579, ISLES OF CAPRI NO. 3, according to the plat thereof as recorded in Plat Book 3, Page 66, of the Public Records of Collier County, Florida.

DATE OF SURVEY	DRAWN BY
09/04/2017	E.S.
COMPLETION DATE:	CHECKED BY
09/06/2017	K.S.
SITE PLAN: 09/21/2017	
POOL SPOT: 03/01/2018	
FINAL SURVEY: 02/24/2020	



BEARINGS SHOWN HEREON ARE BASED UPON AN ASSUMED BEARING OF DUE WEST FOR THE CENTERLINE OF CRISTOBAL STREET AND ARE USED ONLY TO FACILITATE ANGULAR CLOSURE.

L-1= EAST 170' P.
S 90°00'00" E 169.94' M.

L-2= SOUTH 30' P.
S 00°03'58" W 30.02' M.

L-3= WEST 85' P.
S 89°59'38" W 85.03' M.

L-4= EAST 85' P.
N 89°58'41" E 84.98' M.

1. LEGAL DESCRIPTION PROVIDED BY OTHERS. NO EXAMINATION OF TITLE MADE BY SURVEYOR. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS OR OTHER RECORDED ENCUMBRANCES NOT SHOWN ON THE PLAT.
2. THIS CERTIFICATION IS ONLY FOR THE LANDS DESCRIBED. IT IS NOT A CERTIFICATION OF TITLE, ZONING, EASEMENTS OR FREEDOM FROM ENCUMBRANCES OWNERSHIP, OR RIGHTS-OF-WAY.
3. UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED. WALL TIES ARE TO THE FACE OF THE WALL AND ARE NOT TO BE USED TO RECONSTRUCT BOUNDARY LINES.
4. NOT VALID WITHOUT THE SIGNATURE & ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ONLY VISIBLE ENCROACHMENTS LOCATED.
5. THIS SURVEY IS INTENDED FOR MORTGAGE OR REFINANCE PURPOSES ONLY, EXCLUSIVELY FOR THIS USE BY THOSE TO WHOM IT IS CERTIFIED. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION, PERMITTING, DESIGN OR ANY OTHER USE WITHOUT WRITTEN CONSENT.
6. ONLY IMPROVEMENTS SHOWN WERE LOCATED. FENCE OWNERSHIP NOT DETERMINED.
7. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF. NO EFFORT WAS MADE TO PROVE PLAT BOUNDARIES.
8. PARCEL SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHT-OF-WAYS OF RECORD.
9. WHEN LOCATION OF EASEMENTS OR RIGHTS-OF-WAY OF RECORD, OTHER THAN THOSE ON RECORD PLATS, IS REQUIRED, THIS INFORMATION MUST BE FURNISHED TO THE SURVEYOR AND MAPPER. PER FLORIDA STATUTE 5J-17.052 (2)4(d)4 OF THE FLORIDA ADMINISTRATIVE CODE.
10. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
11. IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO VERIFY FLOOD ZONE INFORMATION AND BUILDING RESTRICTIONS PRIOR TO ANY CONSTRUCTION.
12. ELEVATIONS SHOWN HEREON ARE BASED UPON N.A.V.D. 1988.

POINTS OF INTEREST:
1. YARD REQUIREMENTS PER COLLIER COUNTY BUILDING DEPARTMENT.

1 inch = 30' ft.
GRAPHIC SCALE
0 15 30

I hereby certify that A Survey of the hereon described property was made under my direction and meets the Minimum Technical Standards as per Chapter 5J-17.051 & .052 F.A.C., pursuant to section 472.027, Florida Statutes.

KENNETH SARRIO
Professional Surveyor and Mapper PSM No. 6348 State of Florida

B.R.	BEARING REFERENCE	I.P.	IRON PIPE	P.I.	POINT OF INTERSECTION
C.	CALCULATED	A.E.	ACCESS EASEMENT	P.L.S	PROFESIONAL LAND SURVEYOR
CATV	CABLE TV. RISER	B.D.	BRASS DISC	P.T.	POINT OF TANGENCY
C.U.E.	COUNTY UTILITY ESMT.	I.E.	INGRESS / EGRESS EASEMENT	P.O.B.	POINT OF BEGINNING
D.E.	DRAINAGE EASEMENT	L.C.U.E.	LEE COUNTY UTILITY EASEMENT	PROP.	PROPOSED
D.H.	DRILL HOLE	M.	FIELD MEASURED	P.R.C.	POINT OF REVERSE CURVATURE
ELEC.	ELECTRIC BOX	M.E.	LAKE MAINTENANCE EASEMENT	P.R.M.	PERMANENT REFERENCE MONUMENT
ENCL.	ENCLOSURE	N & D.	NAIL & DISK	P.U.E.	PUBLIC UTILITY EASEMENT
E.O.W.	EDGE OF WATER	O.H.L.	OVERHEAD LINE	R/W	RIGHT OF WAY
F.F.	FINISHED FLOOR	P.	PLAT	O.U.E.	ORANGE TREE UTIL. ESMT. UTIL. ESMT.
FND.	FOUND	P.C.	POINT OF CURVATURE	C.B.W.	CONCRETE BLOCK WALL
I.D.	IDENTIFICATION	P.C.C.	POINT OF COMPOUND CURVATURE	T.B.M.	TEMPORARY BENCH MARK
I.R.	IRON ROD	P.C.P.	PERMANENT CONTROL POINT	TEL.	TELEPHONE FACILITIES
		PK	PARKER-KALON NAIL	T.O.B.	TOP OF BANK

U.E.	UTILITY EASEMENT		
W.M.	WATER METER		
R.	RADIAL		
N.R.	NON-RADIAL		
C.V.G.	CONC VALLEY GUTTER		
C.B.	CATCH BASIN		
S.D.	STORM DRAIN		
C.M.	CONCRETE MONUMENT		
C/O	CLEAN OUT		

EXISTING ELEVATION
PROPOSED ELEVATION
I.R.
CONCRETE MONUMENT
CATCH BASIN
FENCE
NAIL
CONC. CONCRETE
N/A NOT APPLICABLE
WV E.P. EDGE OF PAVEMENT
WATER VALVE
POWER PLE
WELL
EXISTING FIRE HYDRANT
B.M. BENCH MARK
LAMP POST
℄ CENTER LINE
PLNT PLANTER

Attachment: Attachment C - Applicants Backup Material (17424 : PL20210000519 406 Cristobal St BDE)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Pre-Application Meeting Notes

Petition Type: Boat Dock Extension (BDE)
Date and Time: Tuesday 3/23/2021 1:30 PM

Assigned Planner: Laura DeJohn

Engineering Manager (for PPL's and FP's): _____

Project Information

Project Name: 406 Cristobal St.(BDE)

PL #: 20210000519

Property ID #: 54250120009 **Current Zoning:** RSF-3

Project Address: 406 Cristobal St **City:** Naples **State:** FL **Zip:** 34113

Applicant: Jeff Rogers- Turrell,Hall&Associates, Inc.

Agent Name: Jeff Rogers **Phone:** 239-643-0166

Agent/Firm Address: 3584 Exchange Ave **City:** Naples **State:** FL **Zip:** 34104

Property Owner: Beau Christopher Middlebrook

Please provide the following, if applicable:

i. **Total Acreage:** .23

ii. **Proposed # of Residential Units:** _____

iii. **Proposed Commercial Square Footage:** _____

iv. **For Amendments, indicate the original petition number:** _____

v. **If there is an Ordinance or Resolution associated with this project, please indicate the type and number:** _____

vi. **If the project is within a Plat, provide the name and AR#/PL#:** _____

_____

Attachment: Attachment C - Applicants Backup Material (17424 : PL20210000519 406 Cristobal St BDE)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Meeting Notes

As of 10/16/2017 all Zoning applications have revised applications, and your associated Application is included in your notes; additionally a *new Property Ownership Disclosure Form is required for all applications. A copy of this new form is included in your pre-app

Note – link is https://www.colliercountyfl.gov/Home/ShowDocument?id=75093

ZONING NOTES – See Attached email From Laura DeJohn - Pg. 21

If Site is within the City of Naples Water Service Area please send to Naples Utilities and Planning Departments. Then, if the petition is submitted, we are to send it (by email) to the four persons below in their Utilities and Planning Depts. - along with a request that they send us a letter or email of "no objection" to the petition. Bob Middleton RMiddleton@naplesgov.com Allyson Holland AMHolland@naplesgov.com Robin Singer RSinger@naplesgov.com Erica Martin emartin@naplesgov.com

Disclaimer: Information provided by staff to applicant during the Pre-Application Meeting is based on the best available data at the time of the meeting and may not fully inform the applicant of issues that could arise during the process. The Administrative Code and LDC dictates the regulations which all applications must satisfy. Any checklists provided of required data for an application may not fully outline what is needed. It is the applicant's responsibility to provide all required data.

Attachment: Attachment C - Applicants Backup Material (17424 : PL20210000519 406 Cristobal St BDE)

ThomasClarkeVEN

From: LauraDeJohnVEN
Sent: Thursday, April 01, 2021 9:11 AM
To: ThomasClarkeVEN
Subject: PL20210000519 - 406 Cristobal St BDE pre app notes

Subject property has an existing dock and existing boat lift with canopy.
Per LDC 5.03.06.C.1, measurement of protrusion shall be from the most restrictive point (property line vs. sea wall vs. mean high water)
15' side setbacks
Include narrative addressing compliance (or not) with Primary and Secondary Criteria outlined in LDC
Petitioner will research past approval of the existing Boat Lift Canopy. If not previously approved, petitioner will file a companion petition for the existing Boat Lift Canopy.

Laura DeJohn, AICP
Collier County Growth Management Department
Zoning Services (Vendor)
2800 North Horseshoe Drive
Naples, FL 34104
Desk: (239) 252-5587

laura.dejohn@colliercountyfl.gov

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.

Attachment: Attachment C - Applicants Backup Material (17424 : PL20210000519 406 Cristobal St BDE)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Meeting Notes

ENVIRONMENTAL NOTES - SEE ATTACHED EMAIL AND CHECKLISTS FROM CRAIG BROWN PAGE 3A

Other required documentation for submittal (not listed on application):

Disclaimer: Information provided by staff to applicant during the Pre-Application Meeting is based on the best available data at the time of the meeting and may not fully inform the applicant of issues that could arise during the process. The Administrative Code and LDC dictates the regulations which all applications must satisfy. Any checklists provided of required data for an application may not fully outline what is needed. It is the applicant's responsibility to provide all required data.

Attachment: Attachment C - Applicants Backup Material (17424 : PL20210000519 406 Cristobal St BDE)

ThomasClarkeVEN

From: BrownCraig
Sent: Tuesday, March 23, 2021 10:19 AM
To: ThomasClarkeVEN
Subject: RE: Pre-App RESEARCH for 406 Cristobal St.(BDE) - PL20210000519 Virtual Meeting on Tuesday 3/23 at 1:30 Via Bridge Conference Call
Attachments: Boat Dock Extension Checklist 2017 for reviewer.doc

Follow Up Flag: Follow up
Flag Status: Flagged

Thomas,

I have field work that I need to complete, so I MAY not be back in time to attend the Pre-App today.
Here are my notes for the Pre-App. If Jeff needs me to provide more information he can contact me.
Thanks.

Please provide a benthic survey with an exhibit to indicate the location of seagrasses or oyster beds within 200 feet of the proposed docking facility. ***LDC Section 5.03.06.J***
Please provide a description of the shoreline and any native vegetation present. Indicate any proposed impacts to the native shoreline vegetation (approximate area in square feet to be impacted).
Please provide complete answers to Secondary Criteria #5 and #6 See ***LDC section 5.03.06. H.2***
If lighting is proposed, please provide a description of the type and locations on the docking facility.
Please provide any written authorization from any state and federal agencies ***if any approvals*** *have been obtained.*
Please provide written acknowledgment from The Conservancy of Southwest Florida.
The property is located adjacent to an ST Overlay zone and will need an ST permit prior to the issuance of the building permit for the docking facility.

(See Attached Checklist).

Craig Brown
Senior Environmental Specialist
Development Review Division
(239) 252-2548.

How are we doing? Please CLICK HERE to fill out a Customer Survey.
We appreciate your Feedback!

From: ThomasClarkeVEN <Thomas.Clarke@colliercountyfl.gov>
Sent: Monday, March 22, 2021 5:32 PM
To: AshtonHeidi <Heidi.Ashton@colliercountyfl.gov>; BeardLaurie <Laurie.Beard@colliercountyfl.gov>; BrownCraig <Craig.Brown@colliercountyfl.gov>; CookJaime <Jaime.Cook@colliercountyfl.gov>; CrotteauKathynell <Kathynell.Crotteau@colliercountyfl.gov>; FaulknerSue <Sue.Faulkner@colliercountyfl.gov>; FeyEric <Eric.Fey@colliercountyfl.gov>; JosephitisErin <Erin.Josephitis@colliercountyfl.gov>; OrthRichard <Richard.Orth@colliercountyfl.gov>; PollardBrandi <Brandi.Pollard@colliercountyfl.gov>; AshkarSally <Sally.Ashkar@colliercountyfl.gov>; SawyerMichael <Michael.Sawyer@colliercountyfl.gov>; TempletonMark <Mark.Templeton@colliercountyfl.gov>; WilkieKirsten <Kirsten.Wilkie@colliercountyfl.gov>
Cc: LauraDeJohnVEN <Laura.DeJohn@colliercountyfl.gov>; FrantzJeremy <Jeremy.Frantz@colliercountyfl.gov>;

Attachment: Attachment C - Applicants Backup Material (17424 : PL20210000519 406 Cristobal St BDE)

Residential Boat Dock Extension Checklist FOR REVIEWERS
Submerged Resources Survey Checklist

1. Is there an overlay? ST overlay needs an ST permit (much of Isle of Capri & Keewaydin has an ST Overlay over the water)

2. Include an aerial with a note indicating whether seagrass beds exist within 200 feet of the proposed dock facility. (LDC 5.03.06 J)
   Provide a submerged resources survey from an Environmental Consultant done between April and October.
   Policy on Requirement for requiring Submerged Resources Survey (October 2017):
   - Require for all Boat Dock petitions
   - Always require an aerial with a note indicating whether seagrass beds exist within 200 feet of the proposed dock facility.

3. All proposed dock facilities shall be located and aligned to stay at least ten feet from any existing seagrass beds, or meet restrictions for continuous beds. (LDC 5.03.06 J.) P530

4. Provide complete answers to Secondary Criteria #5 & #6. (Use Misc in CV)

5. Demonstrate how negative impacts to seagrass beds and other native shoreline vegetation and hard bottom communities have been minimized. (LDC 5.03.06 J .4) P530

6. Provide a clearing plan for removal of any vegetation related to the boat dock. This is simply an information exhibit being requested.

7. Are there any draft restrictions? Look at the MPP.
   Draft restrictions exist for Wiggins Pass.

Keewaydin: BDE not required for Keewaydin
- Most always need an ST permit related to a Building Permit– water and land have ST Overlay

Seagrass: Light penetration is needed to survive, usually in more shallow areas

Submerged Resources Survey:
- Read thoroughly
- Check location description for street & waterway (if given)
- Check to see if it was uploaded to CV
- Indicate in CV "Comments box" if one was done & if it was uploaded to CV

*****SEE SUGGESTED FORMAT OF SUBMERGED RESOURCES SURVEY ON NEXT PAGE*****

Attachment: Attachment C - Applicants Backup Material (17424 : PL20210000519 406 Cristobal St BDE)

MULTI SLIP DOCKING FACILITY

- Look at supplemental criteria in 5.05.02
  - Port of the Islands uses different Rating system – see MPP
- **See 5.03.06 E 11 and 5.05.02 for Manatee awareness requirements for multi-slip docking facilities**
  Whether the proposed **dock** facility is subject to the manatee protection requirements of subsection 5.03.06(E)(11) of this LDC. (If applicable, compliance with section 5.03.06(E)(11) must be demonstrated).

SUGGESTED FORMAT AND INFORMATION TO INCLUDE IN SUBMERGED RESOURCES SURVEY

- Location of survey – property address and folio#
  - The survey shall indicate any seagrass or seagrass beds located within 200 feet on any proposed dock facility (5.03.06.J). In order for this to be accomplished, any within 200 feet of the proposed dock (within the riparian lines of the property and adjacent to the property) shall be surveyed.
- Who did the survey – which firm and their contact information including name, address, phone #, email
- What date was the survey conducted? Guidance from FWC is to do between April and October
  - Weather conditions, water temperature, low tide & high tide times
- Objective of Survey & Work done on the site
  - Was the site snorkeled?
  - What methodologies were used?
  - Was a GPS used?
  - Was an aerial photograph reviewed and used to establish survey transect lines?
- Results
  - What was found? Substrate and what kind? Seagrass, shell, oysters?
  - What was along the shoreline? Mangroves, seawall, etc?
  - Why does the consultant think no submerged resources were found?
  - Other observations
- When seagrass is found, include all requirements of LDC section 5.03.06. J.
- Conclusions
  - Were any submerged resources found? If yes, what?
  - Are any impacts to submerged resources expected or proposed?
- Pictures (suggested angles)
  - Looking toward and away from the shoreline
  - The proposed location of the boat access
  - Observations in the water - Any oyster debris, shell, seagrass
- Aerial photograph
  - Where new **docking** facilities or boat **dock** extensions are proposed, the location and presence of seagrass or seagrass beds within 200 feet of any proposed **dock** facility shall be identified on an aerial photograph having a scale of 1 inch to 200 feet when available from the County, or a scale of 1 inch to 400 feet when such photographs are not available from the County. (LDC 5.03.06.J)
  - An aerial is required even when seagrasses are not found. The aerial shall indicate whether seagrasses were found within 200 feet of the proposed dock facility.

5.03.06. J. (LDC section up to date as of 2016)

Protection of seagrass beds. Seagrass or seagrass beds within 200 feet of any proposed **docks**, **dock facilities,** or **boathouses** shall be protected through the following standards:

1. Where new **docking** facilities or boat **dock** extensions are proposed, the location and presence of seagrass or seagrass beds within 200 feet of any proposed **dock** facility shall be identified on an aerial photograph having a scale of 1 inch to 200 feet when available from the County, or a scale of 1 inch to 400 feet when such

Attachment: Attachment C - Applicants Backup Material (17424 : PL20210000519 406 Cristobal St BDE)

photographs are not available from the County. The location of seagrass beds shall be verified by the County Manager or designee prior to issuance of any project approval or permit.

2. All proposed **dock** facilities shall be located and aligned to stay at least 10 feet from any existing seagrass beds, except where a continuous bed of seagrasses exists off the **shore** of the property and **adjacent** to the property, and to minimize negative impacts to seagrasses and other native **shoreline**, emergent and submerged vegetation, and hard bottom communities.

3. Where a continuous bed of seagrasses exists off the **shore** of the property and **adjacent** to the property, the **applicant** shall be allowed to build a **dock** across the seagrass beds, or a **docking** facility within 10 feet of seagrass beds. Such **docking** facilities shall comply with the following conditions:

   a. The **dock** shall be at a height of at least 3.5 feet NGVD.
   b. The terminal platform area of the **dock** shall not exceed 160 square feet.
   c. The **access dock** shall not exceed a width of 4 feet.
   d. The **access dock** and terminal platform shall be sited to impact the smallest area of seagrass beds possible.

4. The petitioner shall be required to demonstrate how negative impacts to seagrass beds and other native **shoreline** vegetation and hard bottom communities have been minimized prior to any project approval or permit issuance.

Attachment: Attachment C - Applicants Backup Material (17424 : PL20210000519 406 Cristobal St BDE)

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GROWTH MANAGEMENT DEPARTMENT
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2800 NORTH HORSESHOE DRIVE
NAPLES, FLORIDA 34104
(239) 252-2400

Pre-Application Meeting Sign-In Sheet

PL# 20210000519

Collier County Contact Information:

Name	Review Discipline	Phone	Email
☐ Maggie Acevedo	North Collier Fire	252-2309	macevedo@northcollierfire.com
☐ Steve Baluch	Transportation Planning	252-2361	stephen.baluch@colliercountyfl.gov
☐ Ray Bellows	Zoning, Planning Manager	252-2463	raymond.bellows@colliercountyfl.gov
☐ Laurie Beard	PUD Monitoring	252-5782	laurie.beard@colliercountyfl.gov
☑ Craig Brown	Environmental Specialist	252-2548	craig.brown@colliercountyfl.gov
☐ Alexandra Casanova	Operations Coordinator	252-2658	Alexandra.casanova@colliercountyfl.gov
☐ Heidi Ashton Cicko	Managing Asst. County Attorney	252-8773	heidi.ashton@colliercountyfl.gov
☑ Thomas Clarke	Zoning Operations Coordinator	252-2584	thomas.clarke@colliercountyfl.gov
☐ Jamie Cook	Prin. Environmental Specialist	252-6290	Jaime.cook@colliercountyfl.gov
☐ Jackie De la Osa	North Collier Fire	252-2312	jdelaosa@northcollierfire.com
☐ Maggie DeMeo	North Collier Fire	252-2308	pdemeo@northcollierfire.com
☐ Eric Fey, P.E.	Utility Planning	252-1037	eric.fey@colliercountyfl.gov
☐ Tim Finn, AICP	Zoning Principal Planner	252-4312	timothy.finn@colliercountyfl.gov
☐ Sue Faulkner	Comprehensive Planning	252-5715	sue.faulkner@colliercountyfl.gov
☐ Jeremy Frantz	LDC Manager	252-2305	Jeremy.Frantz@colliercountyfl.gov
☐ Michael Gibbons	Structural/Residential Plan Review	252-2426	michael.gibbons@colliercountyfl.gov
☐ Storm Gewirtz, P.E.	Engineering Stormwater	252-2434	storm.gewirtz@colliercountyfl.gov
☐ Cormac Giblin, AICP	Development Review-Planning Manager	252-5095	Cormac.giblin@colliercountyfl.gov
☐ Nancy Gundlach, AICP	Zoning Principal Planner	252-2484	nancy.gundlach@colliercountyfl.gov
☐ Richard Henderlong	Zoning Principal Planner	252-2464	richard.henderlong@colliercountyfl.gov
☐ John Houldsworth	Engineering Subdivision	252-5757	john.houldsworth@colliercountyfl.gov
☐ Alicia Humphries	Right-Of-Way Permitting	252-2326	alicia.humphries@colliercountyfl.gov
☐ Anita Jenkins	Planning & Zoning Director	252-5095	Anita.jenkins@colliercountyfl.gov
☐ John Kelly	Zoning Senior Planner	252-5719	john.kelly@colliercountyfl.gov
☐ Parker Klopf	Zoning Senior Planner	252-2471	Parker.klopf@colliercountyfl.gov
☐ Troy Komarowski	North Collier Fire	252-2521	tkomarowski@northcollierfire.com
☐ Sean Lintz	North Collier Fire	597-9227	slintz@northcollierfire.com
☐ Diane Lynch	Operations Analyst	252-8243	diane.lynch@colliercountyfl.gov
☐ Thomas Mastroberto	Greater Naples Fire	252-7348	thomas.mastroberto@colliercountyfl.gov

Attachment: Attachment C - Applicants Backup Material (17424 : PL20210000519 406 Cristobal St BDE)

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☐	Jack McKenna, P.E.	Engineering Services	252-2911	jack.mckenna@colliercountyfl.gov
☐	Matt McLean, P.E.	Development Review Director	252-8279	matthew.mclean@colliercountyfl.gov
☐	Michele Mosca, AICP	Capital Project Planning	252-2466	michele.mosca@colliercountyfl.gov
☐	Annis Moxam	Addressing	252-5519	annis.moxam@colliercountyfl.gov
☐	Richard Orth	Stormwater Planning	252-5092	richard.orth@colliercountyfl.gov
☐	Brandy Otero	Transit	252-5859	brandy.otero@colliercountyfl.gov
☐	Derek Perry	Assistant County Attorney	252-8066	Derek.perry@colliercountyfl.gov
☐	Brandi Pollard	Utility Impact fees	252-6237	brandi.pollard@colliercountyfl.gov
☐	Todd Riggall	North Collier Fire	597-9227	triggall@northcollierfire.com
☐	Brett Rosenblum, P.E.	Development Review Principal Project Manager	252-2905	brett.rosenblum@colliercountyfl.gov
☐	James Sabo, AICP	Zoning Principal Planner	252-2708	james.sabo@colliergo.net
☐	Michael Sawyer	Transportation Planning	252-2926	michael.sawyer@colliercountyfl.gov
☐	Corby Schmidt, AICP	Comprehensive Planning	252-2944	corby.schmidt@colliercountyfl.gov
☐	Linda Simmons	North Collier Fire	252-2311	Linda.Simmons@colliercountyfl.gov
☐	Peter Shawinsky	Architectural Review	252-8523	peter.shawinsky@colliercountyfl.gov
☐	Mark Templeton	Landscape Review	252-2475	mark.templeton@colliercountyfl.gov
☐	Connie Thomas	Client Services Supervisor	252-6369	Consuela.thomas@colliercountyfl.gov
☐	Jessica Velasco	Client Services	252-2584	jessica.velasco@colliercountyfl.gov
☐	Jon Walsh, P.E.	Building Review	252-2962	jonathan.walsh@colliercountyfl.gov
☐	Kirsten Wilkie	Environmental Review Manager	252-5518	kirsten.wilkie@colliercountyfl.gov
☐	Christine Willoughby	Development Review - Zoning	252-5748	christine.willoughby@colliercountyfl.gov
☐	Daniel Zunzunegui	North Collier Fire	252-2310	Daniel.Zunzunegui@colliercountyfl.gov

Additional Attendee Contact Information:

Name	Representing	Phone	Email
LAURA DeJOHN	ZONING - PRINCIPAL PLANNER		LAURA.DEJOHN@COLLIERCOUNTYFL.G
JEFF ROGERS	TURRELL HALL	239 643-0404	JEFF@THANAPLES.COM

Attachment: Attachment C - Applicants Backup Material (17424 : PL20210000519 406 Cristobal St BDE)

Collier County
Growth Management Department
Zoning Division

Applicant/Agent may also send site plans or conceptual plans for review in advance if desired.

PL20210000519 – 406 Cristobal St. (BDE) Planner- Laura DeJohn PRE-APP INFO

Assigned Ops Staff: Thomas Clarke
Jeremy Frantz,(Ops Staff)

STAFF FORM FOR SUPPLEMENTAL PRE-APPLICATION MEETING INFORMATION

- **Name and Number of who submitted pre-app request**
  Jeff Rogers, Turrell Hall & Associates Inc.
  jeff@thanaples.com
  239-643-0166

- **Agent to list for PL#**
  Jeff Rogers, Turrell,Hall & Associates,Inc

- **Owner of property (all owners for all parcels)**
  Beau Christopher Middlebrook

- **Confirm Purpose of Pre-App: (Rezone, etc.)**
  BDE

- **Please list the density request of the project if applicable and number of homes/units/offices/docks (any that apply):**

  Boat dock extension for parcel number 54250120009

- **Details about Project:**

  BDE – See attached Exhibit

REQUIRED Supplemental Information provided by:
Name:
Title:
Email:
Phone:

Cancellation/Reschedule Requests: Contact Danny Condomina-Client Services Supervisor
danny.condomina@colliercountyfl Phone: 239-252-6866

Attachment: Attachment C - Applicants Backup Material (17424 : PL20210000519 406 Cristobal St BDE)

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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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 _____

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

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

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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 Date

_____
Agent/Owner Name (please print)

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5. All boathouses and covered structures shall be completely open on all 4 sides.

6. Roofing material and roof color shall be the same as materials and colors used on principal structure or may be a palm frond "chickee" style. A single-family dwelling unit must ve constructed on the subject lot prior to, or simultaneously with, the construction of any boathouse or covered dock structure.

7. The boathouse or covered structure must be so located as to minimize the impact on the view of the adjacent neighbors to the greatest extent practical.

Pre-Application Meeting and Final Submittal Requirement Checklist for:

☒ Dock Extension PL2021-519

☐ Boathouse Establishment

Chapter 3 B. of the Administrative Code 406 Cristobal St BDE

The following Submittal Requirement Checklist is to be utilized during the Pre-Application Meeting, and at time of application submittal. At time of 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	☒	☐
Signed and Sealed Survey	☐	☒	☐
Chart of Site Waterway	☐	☒	☐
Site Plan Illustration with the following: • Lot dimensions; • Required setbacks for the dock facility; • Cross section showing relation to MHW/MLW and shoreline (bank, seawall, or rip-rap revetment); • Configuration, location, and dimensions of existing and proposed facility; • Water depth where proposed dock facility is to be located; • Distance of navigable channel; • Illustration of the contour of the property; and • Illustration of dock facility from both an aerial and side view.	1	☒	☐
Affidavit of Authorization, signed and notarized	1	☒	☐
Completed Addressing Checklist	1	☒	☐
Electronic copy of all required documents *Please advise: The Office of the Hearing Examiner requires all materials to be submitted electronically in PDF format.	1	☒	☐

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

Attachment: Attachment C - Applicants Backup Material (17424 : PL20210000519 406 Cristobal St BDE)

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- 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.

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

☐	Bayshore/Gateway Triangle Redevelopment: Director	☐	Historical Review
☐	Addressing: Annis Moxam	☐	Parks and Recreation: David Berra
☐	City of Naples: Robin Singer, Planning Director	☐	School District (Residential Components): Amy Heartlock
☐	Conservancy of SWFL: Nichole Johnson	☐	Other:
☐	Emergency Management: Dan Summers; and/or EMS: Artie Bay	☐	Other:

FEE REQUIREMENTS:

- ☒ **Boat Dock Extension Petition:** $1,500.00
- ☒ **Pre-Application Meeting, if required:** $500.00 (Applications submitted 9 months or more after the date of the last pre-application meeting shall not be credited towards application fees; a new pre-application meeting may be required.)
- ☒ **Estimated Legal Advertising fee for the Office of the Hearing Examiner:** $1,125.00
- ☒ **An additional fee for property owner notifications will be billed to the applicant prior to the Hearing Examiner hearing date.**

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

Signature of Petitioner or Agent **Date**

Attachment: Attachment C - Applicants Backup Material (17424 : PL20210000519 406 Cristobal St BDE)

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PROPERTY OWNERSHIP DISCLOSURE FORM

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Please complete the following, use additional sheets if necessary.

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Name and Address	% of Ownership
Beau Middlebrook	100

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Attachment: Attachment C - Applicants Backup Material (17424 : PL20210000519 406 Cristobal St BDE)

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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 _____

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

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

Attachment: Attachment C - Applicants Backup Material (17424 : PL20210000519 406 Cristobal St BDE)

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

Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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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

Jeff Rogers
Agent/Owner Signature

4.9.21
Date

Jeff Rogers
Agent/Owner Name (please print)

Attachment: Attachment C - Applicants Backup Material (17424 : PL20210000519 406 Cristobal St BDE)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20210000519

I, Beau Middlebrook (print name), as _____ (title, if applicable) of _____ (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 Turrell, Hall & Associates,Inc. to act as our/my representative in any matters regarding this petition including 1 through 2 above.

**Notes:*

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

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

_____ 3-3-21

Signature **Date**

STATE OF FLORIDA
COUNTY OF COLLIER

The foregoing instrument was sworn to (or affirmed) and subscribed before me on March 3, 2021 (date) by Beau Middlebrook (name of person providing oath or affirmation), as owner who is personally known to me or who has produced _____ (type of identification) as identification.

STAMP/SEAL

_____

Signature of Notary Public

NOTARY PUBLIC STATE OF FLORIDA
MOLLIE ANNE BOYER
MY COMMISSION # GG 120607
EXPIRES: July 2, 2021
Bonded Thru Notary Public Underwriters

CP\08-COA-00115\155
REV 3/24/14

Attachment: Attachment C - Applicants Backup Material (17424 : PL20210000519 406 Cristobal St BDE)

Sign posted on 7/7/21
PL20210000519 – 406 Cristobal St BDE

Attachment: Sign posted on 7-7-21 (PL20210000519) (17424 : PL20210000519 406 Cristobal St BDE)

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.C
Item Summary: PETITION NO. PDI-PL20200000746 Fifth Third Bank for an insubstantial change to the Collier Tract 22 Planned Unit Development (PUD) by designating an ingress-egress access to the master plan. The subject PUD is located at the northwest corner of the intersection of Immokalee Road and Health Park Boulevard consisting of 506± acres in Section 22, Township 48 South, Range 25 East, Collier County, Florida. PL20200000746 Collier Tract 22 PDI

Meeting Date: 07/22/2021

Prepared by:
Title: – Zoning
Name: James Sabo
07/01/2021 1:14 PM

Submitted by:
Title: – Zoning
Name: Mike Bosi
07/01/2021 1:14 PM

Approved By:

Review:

Growth Management Operations & Regulatory Management	Kenneth Kovensky		Review Item	Completed
Zoning	Mike Bosi	Zoning Director Review	Completed	07/06/2021 8:06 AM
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	07/06/2021 11:23 AM
Zoning	Ray Bellows	Review Item	Completed	07/07/2021 10:03 AM
Zoning	Diane Lynch	Review Item	Skipped	07/06/2021 11:23 AM
Planning Commission	Diane Lynch	Additional Reviewer	Completed	07/14/2021 12:58 PM
Hearing Examiner	Andrew Dickman	Meeting Pending	07/22/2021 9:00 AM	

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: ZONING DIVISION – ZONING SERVICES SECTION
GROWTH MANAGEMENT DEPARTMENT

HEARING DATE: JULY 22, 2021

SUBJECT: PDI PL20200000746 COLLIER TRACT 22, FIFTH THIRD BANK

PROPERTY OWNERS/APPLICANT/AGENT:

Owners:
Collier Health Park Condo Assoc. Inc.
c/o Farley White Interests, LLC
155 Federal Street suite 1800
Boston, MA 02110

Agent:
Patricia Ortiz, AICP
Ortiz Planning Solutions
2810 Central Avenue
Tampa, FL 33602

Applicant:
Fifth Third Bank
38 Fountain Sq Plaza
Cincinnati, OH 45202

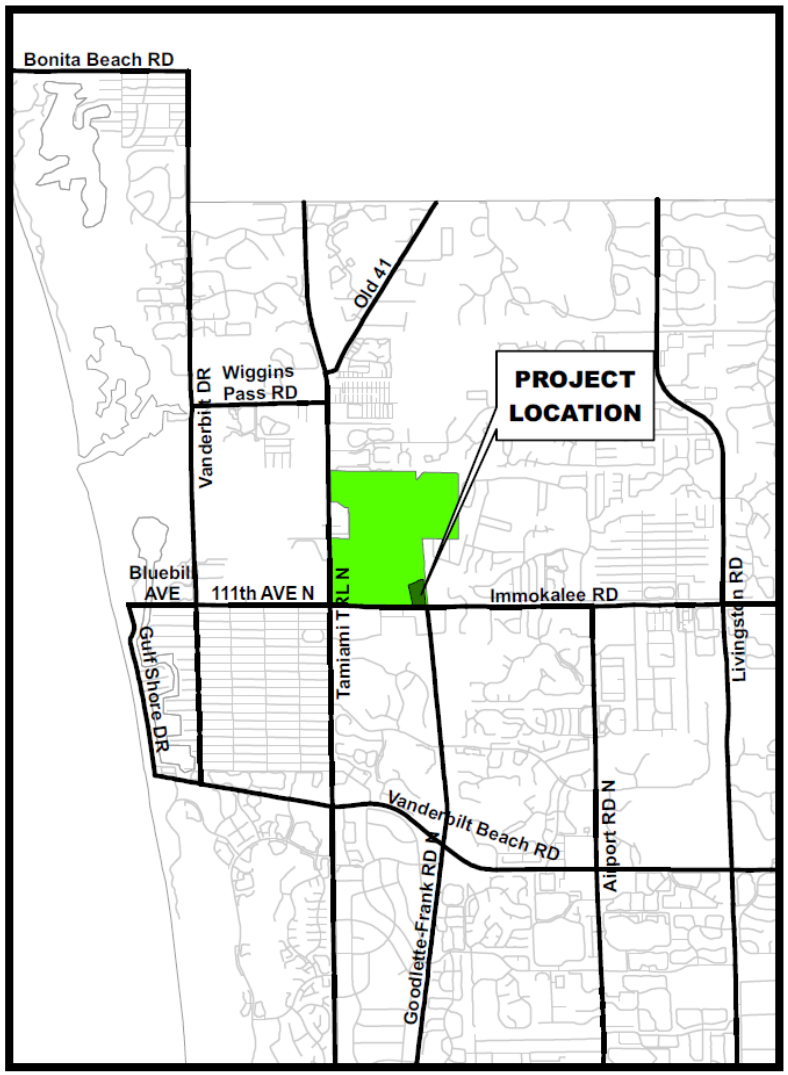
REQUESTED ACTION:

The petitioners are requesting the Collier County Planning Commission (CCPC) to consider an application to amend Ordinance Number 1991-21, the Collier Tract 22 Planned Unit Development (PUD) to update the current PUD Master Plan document to show an ingress-egress point for Tract A of the PUD. No other changes are proposed.

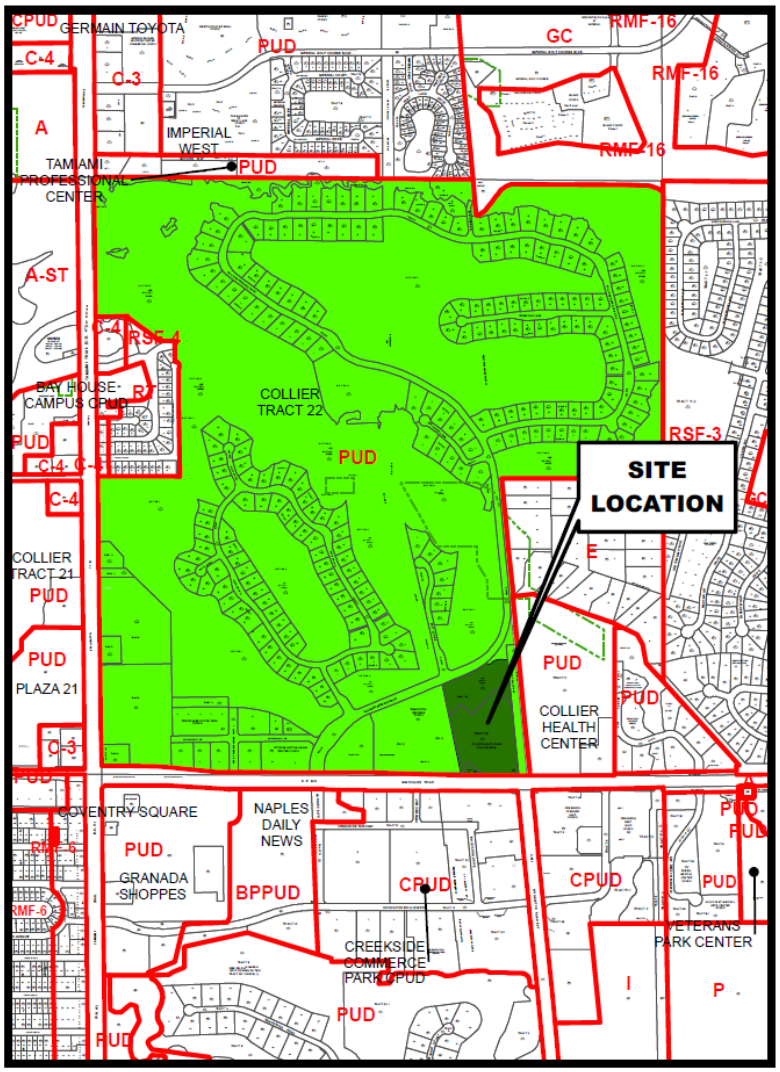
GEOGRAPHIC LOCATION:

The subject property consists of 506.3 acres and is located at the northwest corner of Goodlette-Frank and Immokalee in Section 22, Township 48 South, Range 25 East, Collier County *(see location map, page 2).* The proposed 2020 Master Plan document is included as Attachment A.

Attachment: Final Staff Report 5-3 Bank 06.25.2021 (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)



Location Map



Zoning Map

Petition Number: PL20200000746

Attachment: Final Staff Report 5-3 Bank 06.25.2021 (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

PURPOSE/DESCRIPTION OF PROJECT:

Background: The Collier Tract 22 PUD was approved on February 26, 1991. The original master plan does not show an ingress-egress access point for Tract A, which connects to Health Park Boulevard. However, there currently is an access point to Tract A from Health Park Boulevard. The approved Master Plan document is included as Attachment B.

The purpose of the project is to amend the Collier Tract 22 Master Plan and record an ingress-egress access for Tract A.

SURROUNDING LAND USE AND ZONING:

North: Residential-Medical Office, zoned Collier Tract 22

South: Commercial, zoned Creekside Commercial Park PUD

East: Commercial-Medical, zoned Collier Health Park PUD

West: Residential-Medical, zoned Collier Tract 22 PUD

Attachment: Final Staff Report 5-3 Bank 06.25.2021 (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

GROWTH MANAGEMENT PLAN (GMP) CONSISTENCY:

The project site is located in the Urban Residential Subdistrict of the Future Land Use Map. The proposed project is an insubstantial change to an existing PUD, including the addition of an ingress-egress access point. There are no changes to the PUD density or the approved land uses. The Comprehensive Planning Division finds the project to be consistent with the Collier County Growth Management Plan.

Transportation Element: According to the revised PUDI document and backup materials, the proposed change revises the Master Plan to relocate an internal access for development further north away from the existing central access on Immokalee Road. This relocation will provide better ingress traffic flow within the development thereby reducing potential stacking on Immokalee Road as well as reducing conflicts within the development itself. Transportation Planning staff supports the proposed access change and note that the proposed Bank use is allowed by the PUD currently. Therefore, this PUDI request can be found consistent with Policy 5.1 of the Transportation Element of the Growth Management Plan.

Conservation and Coastal Management Element (CCME):

Environmental Planning staff found this project to be consistent with the Conservation & Coastal Management Element (CCME), as the project is an insubstantial change to a PUD Master Plan document for ingress-egress only.

STAFF ANALYSIS:

Staff has completed a comprehensive evaluation of this land use petition, including the criteria upon which a recommendation must be based, specifically noted in LDC Section 10.02.13.B.5, *Planning Commission Recommendation* (referred to as the "PUD Findings").

Drainage: The proposed PUD Amendment request is not anticipated to create drainage problems in the area. Stormwater best management practices, treatment, and storage will be addressed through the environmental resource permitting process with the South Florida Water Management District. County staff will also evaluate the project's stormwater management system, calculations, and design criteria at the time of site development plan (SDP) and/or platting (PPL).

Environmental Review: Environmental Planning staff has reviewed the PUD petition to address environmental concerns. There are no changes to the preserve and the project involves only an ingress egress access point. This project does not require Environmental Advisory Council (EAC) review, as this project did not meet the EAC scope of land development project reviews as identified in Section 2-1193 of the Collier County Codes of Laws and Ordinances.

Landscape Review: The Landscape staff has reviewed the proposed amendment and finds that the buffers labeled on the Master Plan are consistent with the LDC provisions.

School District: Not applicable.

Attachment: Final Staff Report 5-3 Bank 06.25.2021 (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

Transportation Review: Transportation Planning staff has reviewed the petition for compliance with the GMP and the LDC and recommends approval.

Utilities Review: Not applicable.

Zoning Services Review: The proposed project seeks to amend the approved Master Plan document to show and ingress egress access point. There is currently an ingress egress access for Tract A, but it is not shown on the approved Master Plan document for Collier Tract 22 PUD. There are no other changes proposed for the PUD and the Zoning Division staff recommends approval of the PDI request for 5/3 Bank and Collier Tract 22.

PUD Findings:

LDC Section 10.02.13.B.5 states that "In support of its recommendation, the CCPC shall make findings as to the PUD Master Plan's compliance with the following criteria in addition to the findings in LDC Section 10.02.08": (Zoning Division staff responses in non-bold)

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.**

   Zoning Division staff has reviewed the proposed amendment and it does not affect the uses or the property development regulations. The site will remain compatible with the development approved in the area. There were no comments from the public utility division.

2. **Adequacy of evidence of unified control and suitability of any proposed agreements, contracts, or other instruments, or for amendments in those proposed, particularly as they may relate to arrangements or provisions to be made for the continuing operation and maintenance of such areas and facilities that are not to be provided or maintained at public expense.**

   Documents submitted with the application were reviewed by the County Attorney's Office and demonstrate that there is adequate evidence of unified control.

3. **Conformity of the proposed Planned Unit Development with the goals, objectives, and policies of the Growth Management Plan (GMP).**

   Comprehensive Planning staff has reviewed the petition and analyzed it for consistency with goals, objectives, and policies of the GMP. They have found the proposed amendment to be consistent with the GMP if the amendment is approved.

4. **The internal and external compatibility of proposed uses, which conditions may include restrictions on the location of improvements, restrictions on design, and buffering and screening requirements.**

Attachment: Final Staff Report 5-3 Bank 06.25.2021 (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

The proposed changes to the PUD Master Plan document do not affect the landscaping standards of the originally approved PUD. Additionally, the Development Review Division has reviewed the proposed amendment and finds that the buffers labeled on the Master Plan are consistent with the LDC provisions.

5. The adequacy of usable open space areas in existence and as proposed to serve the development.

The change to the Master Plan does not affect open space areas. Compliance with approved standards would be demonstrated at the time of SDP.

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

Compliance with all other applicable concurrency management regulations is required, including but not limited to, plat plans or site development plans. Transportation Planning staff finds the roadway infrastructure is sufficient to serve the proposed project, as noted in the Transportation Element consistency review.

7. The ability of the subject property and of surrounding areas to accommodate expansion.

The area has adequate supporting infrastructure, including City water and County 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 a determination that such modifications are justified as meeting public purposes to a degree at least equivalent to the literal application of such regulations.

Any proposed future development for the Collier Tract 22 PUD is required to comply with the LDC and any other applicable codes. The proposed amendment for this application is a change to the Master Plan document.

NEIGHBORHOOD INFORMATION MEETING (NIM):

The applicant requested a NIM Waiver on December 21, 2020. The Hearing Examiner granted a NIM Waiver on January 5, 2021 pursuant to Section 10.03.06(H)(2)(a) of the Collier County Land Development Code. The Hearing Examiner reserved the right to continue the public hearing and to require a NIM to be scheduled.

ENVIRONMENTAL ADVISORY COUNCIL (EAC) RECOMMENDATION:

This project does not require Environmental Advisory Council (EAC) review, as this project did not meet the EAC scope of land development project reviews as identified in Section 2-1193 of the Collier County Codes of Laws and Ordinances.

COUNTY ATTORNEY OFFICE REVIEW:

Attachment: Final Staff Report 5-3 Bank 06.25.2021 (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

The County Attorney's Office provided PUD findings review on July 14, 2021.

RECOMMENDATION:

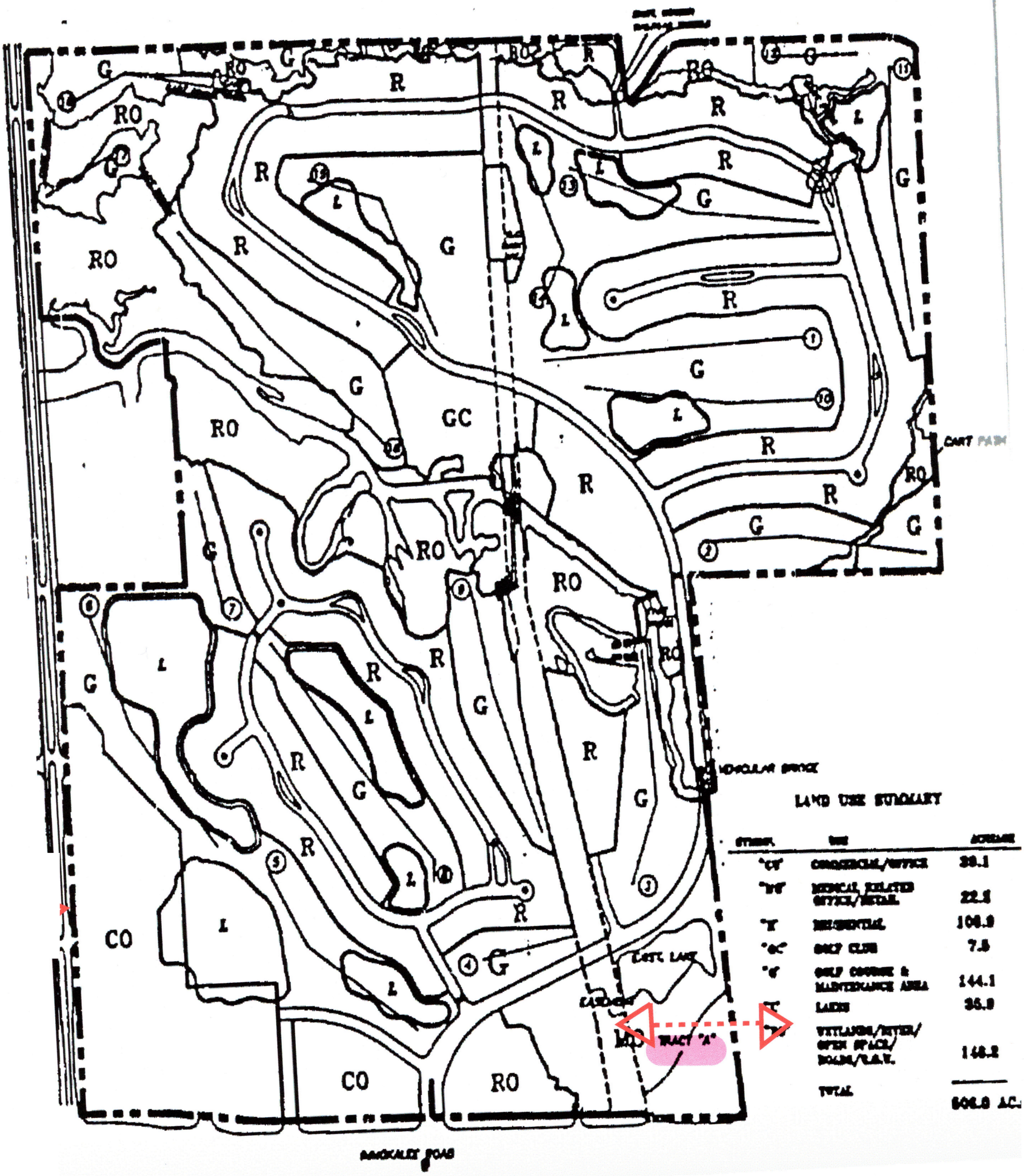
The Zoning Division staff recommends the Hearing Examiner approved petition PDI-PL20200000476 Collier Tract 22 PUD, 5/3 Bank.

Attachments:

A) Proposed Master Plan
B) Approved Master Plan Ord 91-21
C) NIM Waiver documents
D) Back-up material

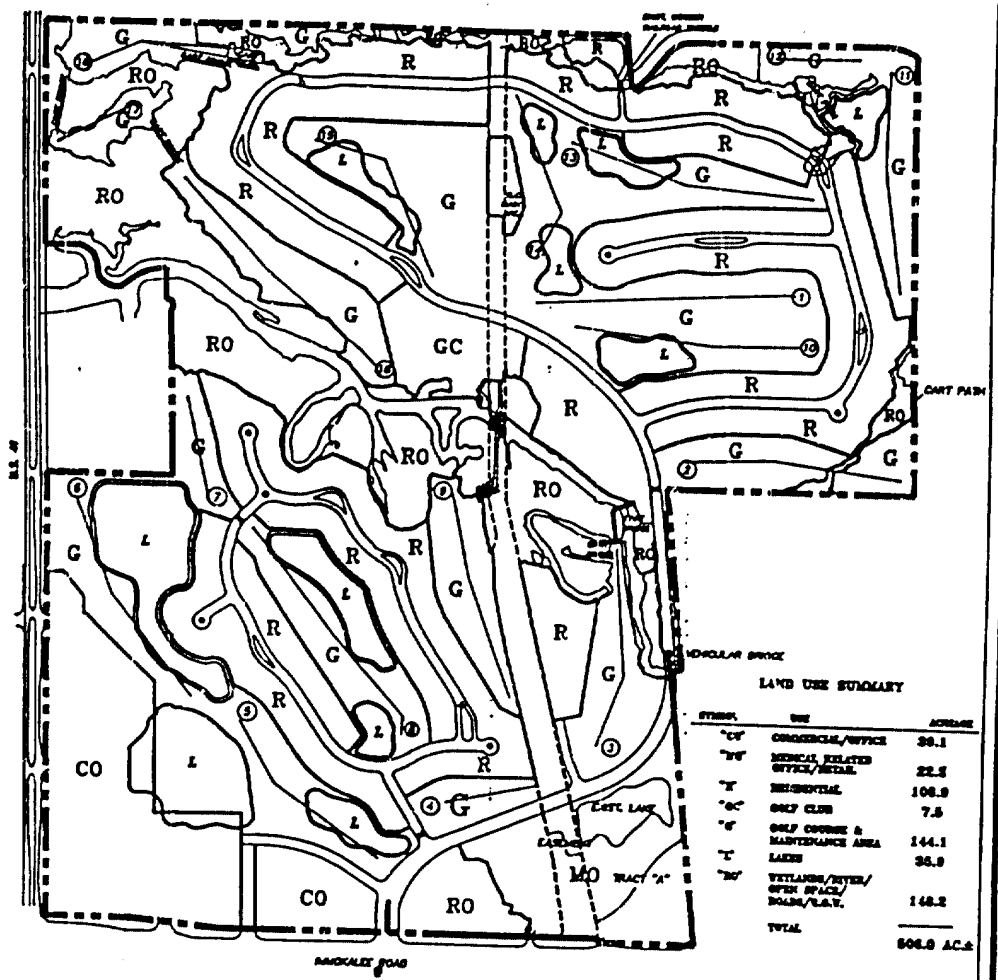
Attachment: Final Staff Report 5-3 Bank 06.25.2021 (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

SITE PLAN
INSUBSTANTIAL CHANGE



Project Name Planned Unit Development Insubstantial Change PL 20200000746 P1 of 1

Attachment: Attachment A Proposed Master Plan (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)



MASTER DEVELOPMENT PLAN

COLLIER TRACT 22

COLLIER DEVELOPMENT CORPORATION

DEVELOPER

EDWARD D. STONE JR. AND ASSOCIATES
LAND PLANNER

BARR, DUNLOP AND ASSOCIATES, INC.
TRAFFIC ENGINEER

AGNOLI, BARBER AND BRUNDAGE, INC.
SITE ENGINEER

MISSIMER AND ASSOCIATES
HYDROLOGIST

HEALD AND ASSOCIATES
ECOLOGIST

PIPER ARCHAEOLOGICAL RESEARCH, INC.
ARCHAEOLOGIST

WILSON, MILLER, BARTON, SOLL & PEEK, INC.
ECONOMIST

ART HILLS AND ASSOCIATES
GOLF COURSE ARCHITECT

EXHIBIT 'A'

043 PAGE 97

Attachment: Attachment B Approved Master Plan Ord 91-21 (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

Gmail

Patricia Ortiz <ortizplanningsolution m>

FW: NIM Waiver Request PL20-0746 5/3 Bank Collier Tract 22

3 messages

SaboJames <James.Sabo@colliercountyfl.gov>
To: Patricia Ortiz <ortizplanningsolutions@gmail.com>
Wed, Jan 6, 2021 at 10 AM

Here it is…

Respectfully,

C. James Sabo, AICP

Principal Planner

Collier County

Zoning Division

James.Sabo@colliercountyfl.gov

2800 North Horseshoe Drive, Naples Florida 34104

Phone: 239.252.2708

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

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.

From: Andrew Dickman <andrew@dickmanlawfirm.org>
Sent: Tuesday, January 5, 2021 5:37 PM
To: ortizplanningsolutons@gmail.com
Cc: BellowsRay <Ray.Bellows@colliercountyfl.gov>; Heather <heather@dickmanlawfirm.org>; SaboJames <James.Sabo@colliercountyfl.gov
Subject: NIM Waiver Request PL20-0746 5/3 Bank Collier Tract 22

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

Dear Ms. Ortiz:

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. If this is not correct, please let me know immediately.

Attachment: Attachment C NIM Waiver approval (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

between the granting of this waiver and the public hearing, I reserve the right to reschedule the hearing and require the holding of

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.

Revision 2 May 7, 2021

From: BellowsRay <Ray.Bellows@colliercountyfl.gov>
Sent: Monday, December 21, 2020 4:06 PM
To: Heather <heather@dickmanlawfirm.org>
Cc: FrantzJeremy <Jeremy.Frantz@colliercountyfl.gov>; SaboJames <James.Sabo@colliercountyfl.gov>
Subject: FW: NIM Waiver Request PL20-0746 5/3 Bank Collier Tract 22

Hi Heather,

As noted in the attached letter, the applicant for PDI-PL202000000746 - Fifth Third Bank - Collier Health Park (PDI) is requesting a waiver from the requirement to hold a Neighborhood Informatio Meeting for a insubstantial change to allow an additional access point and a reconfiguration of the existing parking lot design. Currently, only the northern most access point is reflected on the approved master plan. Staff is supportive of granting the waiver in this case.

Please don't hesitate to ask if you have any questions concerning this matter.

Ray

Raymond V. Bellows, Zoning Manager

Zoning Division - Zoning Services Section
Growth Management Department

Telephone: 239.252.2463; Fax: 239.252.6350

Collier County

Exceeding expectations, every day!

Attachment: Attachment C NIM Waiver approval (17430 : PL202000000746 Collier Tract 22 PDI 5-3 Bank)

From: SaboJames <James.Sabo@colliercountyfl.gov>
Sent: Monday, December 21, 2020 2:19 PM
To: BellowsRay <Ray.Bellows@colliercountyfl.gov>
Cc: FrantzJeremy <Jeremy.Frantz@colliercountyfl.gov>
Subject: NIM Waiver Request PL20-0746 5/3 Bank Collier Tract 22

Ray,

The applicant is requesting a NIM waiver if possible. The letter is attached. It seems straightforward to me. Cleaning up the master plan for existing ingress-egress that does not appear on the originally approved master plan document.

Respectfully,

C. James Sabo, AICP

Principal Planner

Collier County

Zoning Division

James.Sabo@colliercountyfl.gov

2800 North Horseshoe Drive, Naples Florida 34104

Phone: 239.252.2708

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

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.

2 attachments

oledata.mso
230K

NIM Waiver Request 5-3 Bank PL20-0746.pdf
2334K

Patricia Ortiz <ortizplanningsolutions@gmail.com>
To: Me <ortizplanningsolutions@gmail.com>, Bethany Rooney <Bethany.Rooney@bdgllp.com>, Wendy Hall <Wendy.Hall@bdgllp.com>, Chris Haines <ChrisH@iegroup.net>, Elizabeth Rodriguez <libbytraffic@yahoo.com>

Wed, Jan 6, 2021 at 10:4o AM

Attachment: Attachment C NIM Waiver approval (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

Collier County

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(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): COLLIER HEALTH PARK CONDO ASSOCIATION INC

Name of Applicant if different than owner: Fifth Third Bank

Address: 38 Fountain Square Plaza MD 10903K **City:** Cincinnatti **State:** Ohio **ZIP:** 45202

Telephone: 813.817.8492 **Cell:** 813.817.8492 **Fax:** NA

E-Mail Address: ortizplanningsolutions@gmail.com

Name of Agent: PATRICIA ORTIZ, AICP

Firm: ORTIZ PLANNING SOLUTIONS, LLC

Address: 2810 N CENTRAL AVE **City:** TAMPA **State:** FL **ZIP:** 33602

Telephone: 813.817.8492 **Cell:** 813.817.8492 **Fax:** NA

E-Mail Address: OrtizPlanningSolutions@gmail.com

DETAIL OF REQUEST

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

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

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PROPERTY INFORMATION

PUD NAME: Collier Tract 22 **ORDINANCE NUMBER:** 91-21
FOLIO NUMBER(S): 27167400021

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

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

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

If no, please explain: _____

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

If yes, in whose name? _____

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

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

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

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

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

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

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

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

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

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.
  Methodology $500

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

Patricia Ortiz
Agent

Agent/Owner Signature

4/19/2021
Date

Fifth Third Bank Gloria Samuel
Applicant/Owner Name (please print)

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

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(239) 252-2400

Pre-Application Meeting Notes

Petition Type: PDI
Date and Time: Tuesday 4/28/2020 2:30 PM

Assigned Planner: James Sabo

Engineering Manager (for PPL's and FP's): _____

Project Information

Project Name: Fifth Third Bank - Collier Health Park

PL #: 20200000746

Property ID #: 27167400021 **Current Zoning:** PUD - Collier Tract 22

Project Address: 11121 Health Park Blvd, Naples **City:** _____ **State:** FL **Zip:** 34110

Applicant: Chris Haines

Agent Name: Infinity Engineering Group **Phone:** 813-380-6930

Agent/Firm Address: 1208 E Kennedy Blvd STE 230 **City:** Tampa **State:** FL **Zip:** 33602

Property Owner: Farley White CHP %Farley White Interests LLC

Please provide the following, if applicable:

i. **Total Acreage:** 10.89

ii. **Proposed # of Residential Units:** _____

iii. **Proposed Commercial Square Footage:** _____

iv. **For Amendments, indicate the original petition number:** _____

v. **If there is an Ordinance or Resolution associated with this project, please indicate the type and number:** _____

vi. **If the project is within a Plat, provide the name and AR#/PL#:** _____

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

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(239) 252-2400

Meeting Notes

As of 10/16/2017 all Zoning applications have revised applications, and your associated Application is included in your notes; additionally a *new Property Ownership Disclosure Form is required for all applications. A copy of this new form is included in your pre-app Note – link is https://www.colliergov.net/Home/ShowDocument?id=75093.

Comp Planning: The subject site is in the FLUE's Urban Designation, Urban Mixed Use District, Urban Residential Subdistrict. Bank use is a widely recognized use that supports residential land uses. Bank use is previously approved with the Collier Tract 22 PUD via Ordinance 91-21 and dated 2-26-1991, a bank is a permitted use listed in Section 5.03 A.2. Reducing parking usually is an indication that this project will not be an increase in intensity.

Please address Future Land Use Element's (FLUE) Policy 5.6 (concerning compatibility).

- See ATTACHED ZONING NOTES FROM PRINCIPAL PLANNER

- ENVIRONMENTAL HAS NO ISSUES

Disclaimer: Information provided by staff to applicant during the Pre-Application Meeting is based on the best available data at the time of the meeting and may not fully inform the applicant of issues that could arise during the process. The Administrative Code and LDC dictates the regulations which all applications must satisfy. Any checklists provided of required data for an application may not fully outline what is needed. It is the applicant's responsibility to provide all required data.

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

ClarkeThomas

From: SaboJames
Sent: Tuesday, April 28, 2020 4:59 PM
To: ClarkeThomas
Subject: PRe app notes 5/3 bank PL20-0746

Hi Thomas,

Revised PUD document must be in the current accepted format (Section and Exhibits). It is listed on a PUDA and PUDZ application form. Neighborhood Information Meeting required with audio recording and NIM summary sheet. Labels can be obtained through County Addressing department. The NIM can be scheduled after the 1st Review has been completed in City View. Requested "Deviations" should be written in the correct format and will be reviewed by the County Attorney.

Respectfully,

C. James Sabo, AICP
Principal Planner

Collier County
Zoning Division
James.Sabo@colliercountyfl.gov
2800 North Horseshoe Drive, Naples Florida 34104
Phone: 239.252.2708

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

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Meeting Notes

Landscape: If master plan is required to be updated, label perimeter buffer types and widths on the updated master plan

ZONING OPS - PROPERTY IS PLATTED. APRIL 4, 1990
PLAT BOOK 17 PAGE 50-51 - ATTACHED
- SEE ATTACHED TRANSPORTATION EMAIL
- SEE ATTACHED PUD MONITORING E-MAIL. ALSO REFERENCE 2020 ANNUAL PUD MONITORING REPORT INDICATING COMMERCIAL DENSITY - PLEASE VERIFY. YOU HAVE NOT EXCEEDED COMMERCIAL DENSITY MAX.
- PLEASE PROVIDE AN ADDENDUM TO THE MASTER PLAN BY ADDING AN EXHIBIT THAT DEPICTS THE CHANGES YOU ARE MAKING TO THE SOUTH EAST CORNER OF THE COLLIER TRACT 22 PUD.

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

ClarkeThomas

From: SawyerMichael
Sent: Wednesday, April 29, 2020 12:03 PM
To: ClarkeThomas
Subject: RE: Zoning Pre-App Notes- Fifth Third Bank - PL20200000746

Absolutely, see below:

Please check the TIS required box on the pre app checklist as well as methodology on the next page with a note that methodology will be by email to staff.

Please also add the following notes:
Transportation Planning: Methodology meeting by email required and provide note on TIS cover sheet that fee will be collected at time of PUD submittal. Address all transportation elements of the GMP. Provide both ITE and SIC use codes in the TIS. Provide trip limit based on TIS using standard language: *" The maximum total daily trip generation for the PUD shall not exceed ____ two-way PM peak hour net 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."* As discussed, consider submitting a deviation from the required compensating ROW due to age and extent of existing development, the proposed relocated access point and associated safety improvements. Additionally, there is little likelihood of additional lanes needed on the access roadway.

Thanks,

Michael Sawyer
Principal Planner
Growth Management Department
Transportation Planning
2685 South Horseshoe Drive, Suite 103
Naples, Florida 34104
239-252-2926
michael.sawyer@colliercountyfl.gov

From: ClarkeThomas <Thomas.Clarke@colliercountyfl.gov>
Sent: Wednesday, April 29, 2020 9:02 AM
To: SawyerMichael <Michael.Sawyer@colliercountyfl.gov>
Subject: Zoning Pre-App Notes- Fifth Third Bank - PL20200000746

Good Morning Mike,
Could you forward me yesterday's Zoning Pre-App Notes- Fifth Third Bank - PL20200000746?
Thanks again,
Tom

Thomas Clarke
Operations Coordinator - Zoning Division
2800 North Horseshoe Drive, Naples, FL 34104
Phone: 239-252-2526

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

ClarkeThomas

From: BeardLaurie
Sent: Thursday, April 30, 2020 7:08 AM
To: ClarkeThomas
Subject: FW: Pre-app 5/3 Bank SDPA_PL20-0713
Attachments: Monitoring Report Feb20.pdf; Res. 10-190.pdf; EBOA.pdf

Tom,

I was in the pre-app for 5/3 Bank. (The first hour, not the second hour.)

Here are the notes I sent to Christine.

Yes, they should verify that there is enough square footage remaining in the PUD, which also happens with the density schedule.

Thanks.

Laurie Beard
Project Manager

Collier County Capital Projects, Planning,
Impact Fees & Program Management
2685 S. Horseshoe Drive, Suite 103
Naples, FL 34104
Laurie.Beard@CollierCountyFL.gov
Phone: (239)-252-5782

PROUDLY SERVING COLLIER COUNTY SINCE 2000

From: BeardLaurie
Sent: Tuesday, April 28, 2020 1:42 PM
To: WilloughbyChristine <Christine.Willoughby@colliercountyfl.gov>
Subject: Pre-app 5/3 Bank SDPA_PL20-0713

Please submit a copy of the 2020 annual monitoring report for Collier Tract 22 PUD and also the density schedule for the entire PUD. (Not just their site.)

Laurie Beard
Project Manager

Collier County Capital Projects, Planning,
Impact Fees & Program Management
2685 S. Horseshoe Drive, Suite 103
Naples, FL 34104
Laurie.Beard@CollierCountyFL.gov
Phone: (239)-252-5782

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Pre-Application Meeting Sign-In Sheet

PL# 20200000746

Collier County Contact Information:

Name	Review Discipline	Phone	Email
☐ David Anthony	Environmental Review	252-2497	david.anthony@colliercountyfl.gov
☐ Claudine Auclair	GMD Operations and Regulatory Management	252-5887	claudine.auclair@colliercountyfl.gov
☐ Sally Ashkar	Assistant County Attorney	252-8842	sally.ashkar@colliercountyfl.gov
☐ Steve Baluch	Transportation Planning	252-2361	stephen.baluch@colliercountyfl.gov
☐ Ray Bellows	Zoning, Planning Manager	252-2463	raymond.bellows@colliercountyfl.gov
☐ Laurie Beard	PUD Monitoring	252-5782	laurie.beard@colliercountyfl.gov
☐ Craig Brown	Environmental Specialist	252-2548	craig.brown@colliercountyfl.gov
☐ Alexandra Casanova	Operations Coordinator	252-2658	Alexandra.casanova@colliercountyfl.gov
☐ Heidi Ashton Cicko	Managing Asst. County Attorney	252-8773	heidi.ashton@colliercountyfl.gov
☑ Thomas Clarke	Operations Coordinator	252-2584	thomas.clarke@colliercountyfl.gov
☐ Jamie Cook	Prin. Environmental Specialist	252-6290	Jaime.cook@colliercountyfl.gov
☐ Eric Fey, P.E.	Utility Planning	252-1037	eric.fey@colliercountyfl.gov
☐ Tim Finn, AICP	Zoning Division	252-4312	timothy.finn@colliercountyfl.gov
☑ Sue Faulkner	Comprehensive Planning	252-5715	sue.faulkner@colliercountyfl.gov
☐ Jeremy Frantz	LDC Manager	252-2305	Jeremy.Frantz@colliercountyfl.gov
☐ James French	Growth Management Deputy Department Head	252-5717	james.french@colliercountyfl.gov
☐ Michael Gibbons	Structural/Residential Plan Review	252-2426	michael.gibbons@colliercountyfl.gov
☐ Storm Gewirtz, P.E.	Engineering Stormwater	252-2434	storm.gewirtz@colliercountyfl.gov
☐ Nancy Gundlach, AICP, PLA	Zoning Division	252-2484	nancy.gundlach@colliercountyfl.gov
☐ Richard Henderlong	Principal Planner	252-2464	richard.henderlong@colliercountyfl.gov
☐ John Houldsworth	Engineering Subdivision	252-5757	john.houldsworth@colliercountyfl.gov
☐ Alicia Humphries	Right-Of-Way Permitting	252-2326	alicia.humphries@colliercountyfl.gov
☐ Erin Josephitis	Environmental Specialist, Senior	252-2915	erin.josephitis@colliercountyfl.gov
☐ Marcia Kendall	Comprehensive Planning	252-2387	marcia.kendall@colliercountyfl.gov
☐ John Kelly	Zoning Senior Planner	252-5719	john.kelly@colliercountyfl.gov
☑ Diane Lynch	Operations Analyst	252-8243	diane.lynch@colliercountyfl.gov
☐ Gil Martinez	Zoning Principal Planner	252-4211	gilbert.martinez@colliercountyfl.gov
☐ Thomas Mastroberto	Greater Naples Fire	252-7348	thomas.mastroberto@colliercountyfl.gov

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

☐	Jack McKenna, P.E.	Engineering Services	252-2911	jack.mckenna@colliercountyfl.gov
☐	Matt McLean, P.E.	Development Review Director	252-8279	matthew.mclean@colliercountyfl.gov
☐	Michele Mosca, AICP	Capital Project Planning	252-2466	michele.mosca@colliercountyfl.gov
☐	Annis Moxam	Addressing	252-5519	annis.moxam@colliercountyfl.gov
☐	Richard Orth	Stormwater Planning	252-5092	richard.orth@colliercountyfl.gov
☐	Brandy Otero	Transit	252-5859	brandy.otero@colliercountyfl.gov
☐	Brandi Pollard	Utility Impact fees	252-6237	brandi.pollard@colliercountyfl.gov
☐	Todd Riggall	North Collier Fire	597-9227	triggall@northcollierfire.com
☐	Brett Rosenblum, P.E.	Development Review Principal Project Manager	252-2905	brett.rosenblum@colliercountyfl.gov
☑	James Sabo, AICP	Zoning Principal Planner	252-2708	james.sabo@colliergo.net
☑	Michael Sawyer	Transportation Planning	252-2926	michael.sawyer@colliercountyfl.gov
☐	Corby Schmidt, AICP	Comprehensive Planning	252-2944	corby.schmidt@colliercountyfl.gov
☐	Chris Scott, AICP	Development Review - Zoning	252-2460	chris.scott@colliercountyfl.gov
☐	Linda Simmons	North Collier Fire	252-2311	Linda.Simmons@colliercountyfl.gov
☐	Peter Shawinsky	Architectural Review	252-8523	peter.shawinsky@colliercountyfl.gov
☐	Camden Smith	Zoning Operations Manager	252-1042	camden.smith@colliercountyfl.gov
☐	Mark Strain	Hearing Examiner/CCPC	252-4446	mark.strain@colliercountyfl.gov
☑	Mark Templeton	Landscape Review	252-2475	mark.templeton@colliercountyfl.gov
☐	Jessica Velasco	Zoning Division Operations	252-2584	jessica.velasco@colliercountyfl.gov
☐	Jon Walsh, P.E.	Building Review	252-2962	jonathan.walsh@colliercountyfl.gov
☐	David Weeks, AICP	Comprehensive Planning Future Land Use Consistency	252-2306	david.weeks@colliercountyfl.gov
☐	Kirsten Wilkie	Environmental Review Manager	252-5518	kirsten.wilkie@colliercountyfl.gov
☐	Christine Willoughby	Development Review - Zoning	252-5748	christine.willoughby@colliercountyfl.gov
☐	Daniel Zunzunegui	North Collier Fire	252-2310	Daniel.Zunzunegui@colliercountyfl.gov

Additional Attendee Contact Information:

Name	Representing	Phone	Email
Chris Haines	Infinity Engineering Group	813 380-6930	Permitting@ieGroup.net

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

PLAT BOOK 17 PAGE 50

SHEET 1 OF 2

COLLIER HEALTH PARK

A SUBDIVISION OF PART OF SECTION 22 TOWNSHIP 48 SOUTH, RANGE 25 EAST COLLIER COUNTY, FLORIDA

COUNTY APPROVALS:

ENGINEER

This plat approved by the County Engineer this 11th day of July, 1990.

John F. Madajewski
John F. Madajewski
Project Review Services Manager/
County Engineer, P.E. No. 21401

HEALTH DEPARTMENT

This plat approved by the County Health Department this 12TH day of JULY, 1990, with connection to central water and central sewage systems, and no individual potable water wells or individual sewage systems are permitted.

L.D. Lukin, P.E.
Dir. of Environmental Engineering

ATTORNEY

This plat approved by the County Attorney this 7TH day of AUGUST, 19.0.

Kenneth B. Cuyler
Kenneth B. Cuyler
County Attorney

UTILITIES DIVISION

This plat approved by the Collier County Utilities Division this 12th day of July, 1990.

C.W. Temby, P.E.
Utilities Engineering Director
P.E. No. 10938

COUNTY COMMISSION APPROVAL

This plat approved for recording in regular open meeting of the Board of County Commissioners of Collier County, Florida this 15TH day of MAY, 1990, provided that this plat is filed in the Office of the Clerk of the Circuit Court of Collier County, Florida.

By: Maureen Hagan, D.C.
James C. Giles
Clerk of Circuit Court

Max A. Hasse Jr.
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 this plat was filed for record at 3:58 pm this 9TH day of AUGUST, 1990, and duly recorded in Plat book 17, Pages 50 through 51 of the public records of Collier County, Florida.

James C. Giles
Clerk of Circuit Court
Collier County, Florida

SURVEYOR'S CERTIFICATE

It is hereby certified that this plat was prepared from an actual survey of the property by me or under my supervision as provided in Rule 21 HH-6 Florida Administrative Code and Chapter 472 of the Florida Statutes.

It is further certified that all monuments shown hereon actually exist and their location, size, type and material are correctly shown, as provided in the current edition of Chapter 177 of the Florida Statutes.

AGNOLI, BARBER & BRUNDAGE, INC.

Charles J. Dunbar, P.L.S. No. 4096

6/4/90
Date

Description of Land Platted

All that part of the southeast quarter of Section 22, Township 48 South, Range 25 East, Collier County, Florida, being more particularly described as follows:

Commencing at the southeast corner of said Section 22; thence South 89°49'07" West along the southerly line of said Section 22 and the northerly right-of-way line of State Road 846 (Immokalee Road) a distance of 430.01 feet to the Point of Beginning of the parcel herein being described;
thence continue South 89°49'07" West along said southerly line and said northerly right-of-way line a distance of 1,367.03 feet to an intersection with the easterly line of a Florida Power & Light Company right-of-way easement as recorded in Deed Book 30, pages 27-34, Public Records of Collier County, Florida;
thence North 5°59'23" West along said easterly line a distance of 108.79 feet; thence continue along said easterly line North 13°17'23" West 2,184.96 feet;
thence leaving said easterly line North 76°42'37" East 13.35 feet;
thence South 53°31'07" East 52.20 feet;
thence South 72°23'45" East to the waters of the Cocohatchee River, passing through point "A" at a distance of 26.11 feet;
thence along the waters of the Cocohatchee River southerly and southeasterly to a point which bears South 71°08'30" East a distance of 484.12 feet from the aforementioned Point "A";
thence leaving the waters of the Cocohatchee River North 90°00'00" East to the waters of the Cocohatchee River, passing through Point "B" at a distance of 95.80 feet;
thence along the waters of the Cocohatchee River southerly and southeasterly to a point which bears South 24°51'20" East 550.66 feet from the aforementioned Point "B";
thence North 5°57'03" West 55.75 feet to an intersection with the westerly prolongation of the centerline of a 100 foot wide Collier County drainage easement as recorded in O.R. Book 185, page 58, Public Records of Collier County, Florida;
thence North 84°02'57" East along said westerly prolongation a distance of 105.00 feet;
thence continue North 84°02'57" East along said centerline a distance of 176.91 feet;
thence continue along said centerline South 70°36'27" East 756.88 feet to the easterly terminus of said easement;
thence South 64°37'23" East 99.29 feet to an intersection with the northerly line of the southeast quarter of the southeast quarter of said Section 22;
thence South 89°52'07" West along said northerly line a distance of 75.17 feet to the northwest corner of those lands described in O.R. Book 304, page 922, Public Records of Collier County, Florida;
thence South 0°31'51" East along the westerly line of said lands a distance of 1,329.02 feet to the Point of Beginning of the parcel herein described;

containing 61 acres of land more or less;
subject to easements and restrictions of record.

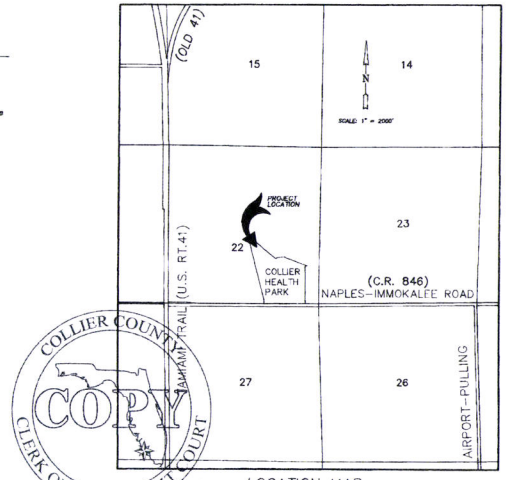
TITLE CERTIFICATION

State of Florida
County of Collier

I, Timothy G. Hains, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property and that it is vested in Collier Development Corporation, a Florida Corporation and Naples Community Hospital, Inc., a Florida Non-Profit Corporation; that the current taxes have been paid; and that the property is free of encumbrances.

Timothy G. Hains, Esquire

This instrument was prepared by Charles J. Dunbar of Agnoli, Barber & Brundage, Inc., Professional Engineers, Planners and Land Surveyors, Naples, Florida 33963



LOCATION MAP

COLLIER COUNTY
COPY
CLERK OF THE CIRCUIT COURT

GENERAL NOTES:

1. All dimensions are in feet and decimals thereof.
2. Bearings are based on the westerly line of the southwest quarter of Section 22, Township 48 South, Range 25 East, being North 1°13'03" West as shown on Florida Department of Transportation Right-of-Way Maps for State Road No. 45, Section 03010-2250.
3. ■ - Indicates Permanent Reference Monuments (PRM) set, stamped "PRM 4096".
4. □ - Indicates found concrete monument, not stamped.
5. ● - Indicates Permanent Control Points (PCP) set, iron rod 1/2" x 24" with survey cap stamped "PCP 4096".
6. All curves are circular curves. Δ = delta, R = radius, A = arc length, CH = chord, CHB = chord bearing.
7. D&UE indicates Drainage and Utility Easement.
8. DE indicates Drainage Easement.
9. UE indicates Utility Easement.
10. CUE indicates Collier Utility Easement.
11. The centerline of pavement ranges in elevation from a low of 8.0 to a high of 10.1. The ground ranges in elevation from a low of 4.0 to a high of 9.0 which is natural ground. According to Flood Insurance Rate Map, Community Panel Number 120067-0193D revised June 3, 1986, the property lies in Zone AE with a base flood elevation of 11.0 feet. Elevations are based on National Geodetic Vertical Datum of 1929.
12. Restrictions, reservations and restrictive covenants are recorded in Official Record Book 1550, pages 1228 through 1325, Public Records of Collier County, Florida.
13. NOTICE: There may be additional restrictions that are not recorded on this plat that may be found in the public records of this county.
14. Wetland jurisdictional areas within this plat, must be determined and appropriate permits obtained prior to any construction within those areas. See Homeowner's Document.
15. The property as described contains submerged lands, the boundary line between the sovereign and upland owner was not established under the scope of this survey.

DEDICATION

State of Florida
County of Collier

KNOW ALL MEN BY THESE PRESENTS that Collier Development Corporation, a Florida Corporation and Naples Community Hospital, Inc., a Florida Non-Profit Corporation, the owners of the lands described hereon have caused this plat of "Collier Health Park" to be made and do hereby dedicate the streets, roads, and easements as shown hereon as follows:

1. Tract D to all property owners with the roadway being privately maintained by the Collier Health Park Owners Association, Inc., a Florida Corporation and to Collier County Water-Sewer District, Florida Power & Light Company, United Telephone Company of Florida and any cable television franchise for installation and maintenance of their respective facilities in accordance with applicable County Ordinances.
2. All Drainage Easements (D.E.) to Collier County and the Collier Health Park Owners Association, Inc., a Florida Corporation and the owners of Tracts A and B. Said drainage easements will be privately maintained by the owners of Tracts A and B with Collier County having no responsibility for maintenance.
3. The 23 foot wide right-of-way (R.O.W.) easement to Collier County for installation and maintenance of their facilities.
4. All Collier Utility Easements (C.U.E.) to Collier County Water-Sewer District for installation and maintenance of their respective facilities.
5. The United Telephone Utility Easement (U.T.U.E.) to United Telephone Company of Florida for installation and maintenance of their facilities.
6. The Florida Power & Light Utility Easement (F.P.L.U.E.) to Florida Power & Light for installation and maintenance of their facilities.
7. The Southerly 300' of Tract D to Collier County for road Right-of-Way.

WITNESS:
Jean Means

OWNER:
Collier Development Corporation, a Florida Corporation

Miles C. Collier, President

Naples Community Hospital, Inc., a Florida Non-Profit Corporation

Virginia M. England

William G. Crone, President

CORPORATE ACKNOWLEDGMENT

State of Florida
County of Collier

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Miles C. Collier, to me known and known by me to be the President of Collier Development Corporation, a Florida Corporation, named as dedicator on the foregoing plat, and that he acknowledged executing the same voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State aforesaid this 5th day of June, 1990.

My Commission Expires: 9/10/90

Jean Means
Notary Public

CORPORATE ACKNOWLEDGMENT

State of Florida
County of Collier

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared William G. Crone, to me known and known by me to be the President of Naples Community Hospital, Inc., a Florida Non-Profit Corporation, named as dedicator on the foregoing plat, and that he acknowledged executing the same voluntarily under authority duly vested in him by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

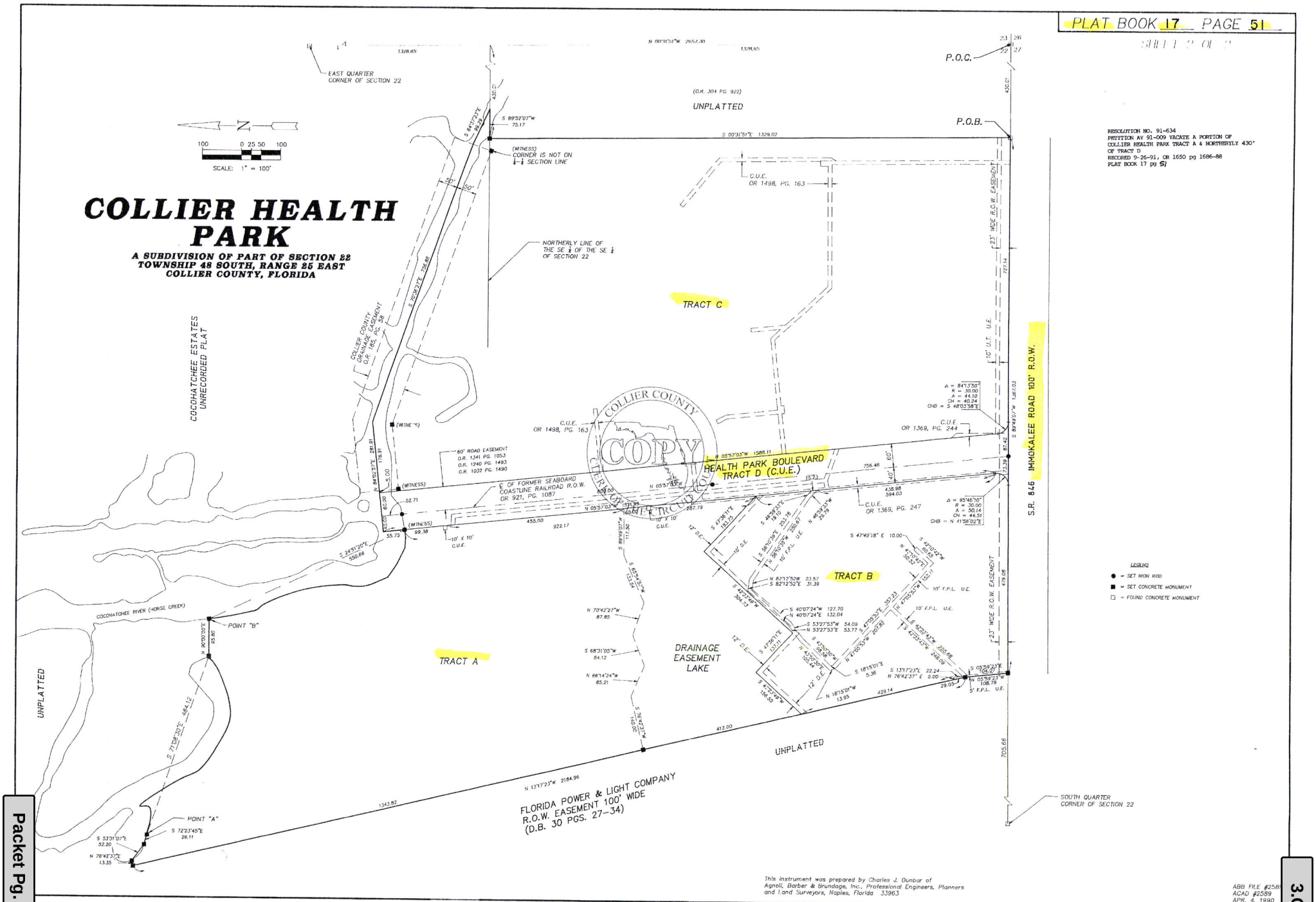
WITNESS my hand and official seal in the County and State aforesaid this 28 day of JUNE, 1990.

My Commission Expires:

Cynthia A. Bennett
Notary Public

ABR FILE
ACAD #
APPC 4

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)



This instrument was prepared by Charles J. Dunbar of Agnoli, Barber & Brundage, Inc., Professional Engineers, Planners and Land Surveyors, Naples, Florida 33963

ABB FILE #2588
ACAD #2589
APR. 4, 1990

Collier County
Growth Management Department
Zoning Division

Applicant/Agent may also send site plans or conceptual plans for review in advance if desired.

PL20200000746 – Fifth Third Bank – Collier Health Park (PDI) – James Sabo PRE-APP

Assigned Ops Staff: Amanda Martin
Jessica Velasco,(Ops Staff)

STAFF FORM FOR SUPPLEMENTAL PRE-APPLICATION MEETING INFORMATION

- **Name and Number of who submitted pre-app request**
  Name: Chris Haines /number: 813-380-6930 /email: Permitting@iegroup.net

- **Agent to list for PL#**

  Infinity Engineering Group, LLC

- **Owner of property (all owners for all parcels)**
  27167400021 – Landlord: FARLEY WHITE CHP LLC, Tenant: Fifth Third Bank

- **Confirm Purpose of Pre-App: (Rezone, etc.)**

  Pre-application meeting is requested to discuss site layout, confirm land development codes (required setbacks, landscape buffers, open space, sidewalks, dumpster enclosure, and other PUD and DRI requirements), fire department requirements, confirm bank with drive-through allowed use, any overlay districts, traffic study requirements, utility connection requirements, permitting processes, PUD/DRI modifications required, etc.

- **Please list the density request of the project if applicable and number of homes/units/offices/docks (any that apply):**
  Proposed project will demolish an existing parking lot within the Collier Tract 22 (Colliers Reserve 90-1) DRI and construct a 2400 SF bank with drive-through window and night drop-off with associated parking and utilities.

- **Details about Project:**

  PDI – Plans, Drawings etc.?

REQUIRED Supplemental Information provided by:
Name: Chirs Haines
Title: Permitting Manager
Email: Permitting@iegroup.net
Phone: 813-380-6930

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

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

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

Name and Address	% of Ownership

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 _____

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

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

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

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

Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

_____ _____
Agent/Owner Signature Date

_____
Agent/Owner Name (please print)

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
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2800 NORTH HORSESHOE DRIVE
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.

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

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: TIS REQUIRED - TRANSPORTATION *
☐	City of Naples: Robin Singer, Planning Director	☒	Other: METHODOLOGY BY EMAIL TO STAFF *

* FEE will Be Collected AT TIME OF PUD SUBMITTAL

FEE REQUIREMENTS

- ☑ **PUD Amendment Insubstantial (PDI):** $1,500.00
- PD ☑ **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.
- ☒ METHODOLOGY : $500.00 ADDITIONAL FEES TO BE DETERMINED AT MEETING W/TRANSPORT

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

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

All checks payable to: Board of County Commissioners.

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

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

_____ _____
Agent/Owner Signature Date

_____
Applicant/Owner Name (please print)

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20200000746

I, Gloria Samuel (print name), as Vice President (title, if applicable) of Fifth Third Bank (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 Patricia Ortiz - Ortiz Planning Solutions to act as our/my representative in any matters regarding this petition including 1 through 2 above.

Notes:

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

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

Signature

06/03/2021
Date

STATE OF ~~FLORIDA~~ OHIO
COUNTY OF ~~COLLIER~~ Hamilton

The foregoing instrument was acknowleged before me by means of [☒] physical presence or [ ] online notarization this 3 day of June, 2021, by (printed name of owner or qualifier) Gloria Samuel.

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

[ ] Are personally known to me
[☒] Has produced a current drivers license RT234063
[ ] Has produced _____ as identification.

Notary Signature: _____

Notary Seal

ZACHARY JOSEPH DUKE - NOTARY PUBLIC
COMM EXP: JAN 1, 2025
STATE OF OHIO

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

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

Revision 2 May 7, 2021

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PDI PL 20200000746

I, ROGER ALTREUTER (print name), as VICE PRESIDENT (title, if applicable) of COLLIER HEALTH PARK CONDO ASSOCIATION (company, If applicable), swear or affirm under oath, that I am the (choose one) owner [x] 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 PATRICIA ORTIZ OF ORTIZ PLANNING SOLUTIONS 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.*
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- *If the applicant is a trust, then they must include the trustee's name and the words "as trustee".*
- *In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, and then use the appropriate format for that ownership.*

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

Signature

4/16/21
Date

STATE OF MASSACHUSETTS
COUNTY OF SUFFOLK

The foregoing instrument was acknowleged before me by means of [x] physical presence or [ ] online notarization this 16 day of April, 2021, by (printed name of owner or qualifier) Roger W. Altreuter.

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

[x] Are personally known to me

[ ] Has produced a current drivers license _____

[ ] Has produced _____ as identification.

EILEEN LEES
Notary Public, Commonwealth of Massachusetts
My Commission Expires on Sept. 12, 2025

Notary Signature: _____

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

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

Revision 2 May 7, 2021

Prepared by and Return to:
John P. Dougherty, Esq.
Nutter, McClennen & Fish, LLP
155 Seaport Boulevard
Boston, MA 02210

(space above this line for recording data)

CERTIFICATE OF SECOND AMENDMENT

The undersigned, being the duly elected Secretary of Collier Health Park Condominium Association, Inc., a Florida not-for-profit corporation (the "Association"), does hereby certify that, the following resolution was approved and adopted by the written consent in lieu of a meeting of the Declarant and the members having the sufficient number of votes that would be necessary to take the such action at a meeting, for the purpose of amending the Declaration of Condominium of Collier Health Park Condominium, a Commercial Land Condominium as originally recorded in the Public Records of Collier County in O.R. Book 5244, Page 1526, as affected by Assignment of Rights of Declarant recorded in O.R. Book 5244, Page 1640, and Certificate of Amendment dated May 30, 2019 and recorded in O.R. 5637, Page 1275.

RESOLVED, that the Declaration of Condominium for Collier Health Park Condominium is hereby amended in the form attached hereto and made a part hereof, which form is entitled Second Amendment to the Declaration of Condominium of Collier Health Park Condominium, a Commercial Land Condominium.

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

DATED this __ day of April, 2021.

COLLIER HEALTH PARK CONDOMINIUM ASSOCIATION, INC.,
Florida not-for-profit corporation

Witnesses:

Print Name: David Henck

Print Name: Mary Ann Rabios

By: Roger W Altreuter
Name: Roger W Altreuter
Title: Secretary

COMMONWEALTH OF MASSACHUSETTS)
) ss.
COUNTY OF SUFFOLK)

The foregoing Certificate was acknowledged before me this 19th day of April, 2021 by Roger W. Altreuter, as Secretary of Collier Health Park Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of said corporation, who is personally known to me.

Notary Public
Name: _____
(Type or Print)
My Commission Expires: _____

EILEEN LEES
Notary Public, Commonwealth of Massachusetts
My Commission Expires on Sept. 12, 2025

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OF COLLIER HEALTH PARK CONDOMINIUM, A COMMERCIAL LAND CONDOMINIUM

THIS SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM OF COLLIER HEALTH PARK CONDOMINIUM, A COMMERCIAL LAND CONDOMINIUM ("Amendment") is made this ___ day of April, 2021, by **FARLEY WHITE CHP, LLC**, a Florida limited liability company ("Declarant").

Preliminary Statement

Collier Health Park Condominium, a Commercial Land Condominium "Condominium"), was formed pursuant to the Florida Condominium Act, Chapter 718, Florida Statutes, as amended, by virtue of that certain Declaration of Condominium. of Collier Health Park. Condominium, a Commercial Land Condominium, recorded in the Public Records of Collier County in O.R. Book 5244, Page 1526, as affected by Assignment of Rights of Declarant recorded in O.R. Book 5244, Page 1640, and Certificate of Amendment dated May 30, 2019 and recorded in O.R. 5637, Page 1275 (as amended, "Declaration");

The undersigned is: (i) the holder of all of the right, title and interest of the Declarant of the Condominium by virtue of the Assignment of Rights of Declarant recorded in O.R. Book 5244, Page 1640; and (ii) the owner of Units 1 and 2 in the Condominium by virtue of Special Warranty Deed dated as of February 18, 2016 and recorded with said Public Records in O.R. 5244, Page 1633, holding a 61.42% Percentage Interest and Voting Interest in the Condominium.

The Declarant has the unilateral right to grant and relocate access easements in any portion of the Common Elements pursuant to Section 8.2.5 of the Declaration.

The Declarant wishes to relocate the curb cut and access easement from Health Park Boulevard into the exclusive Limited Common Element parking area reserved for the exclusive use of Unit 1 as hereinafter set forth.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the undersigned Declarant hereby states and declares:

1. Definitions. All capitalized terms not defined herein shall have the meaning as defined in the Declaration.

2. Recitals. The recitals set forth above are binding on the parties hereto and have the same effect as if set forth in full in the body of this Amendment.

3. Relocation of Curb Cut. The most southern curb cut from Health Park Boulevard into the exclusive Limited Common Element parking area reserved for the exclusive use of Unit 1 is hereby relocated to the location shown on the Proposed Site Development Plan prepared by Infinity Engineering Group, PLLC dated August 4, 2020, last revised September 4, 2020, a copy of which is attached to this Amendment as Exhibit A.

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

4. Full Force and Effect. Except as expressly amended herein, the Declaration is ratified and shall remain in full force and effect. To the extent that there is any inconsistency or conflict with any of the provisions contained in this Amendment and the Declaration, the provisions set forth in this Amendment shall control.

5. Counterparts; Originals. This Amendment may be executed in any number of counterparts, each of which shall be deemed an original, and all of which taken together shall constitute one and the same document. Photographic or facsimile reproductions of any signature may be made and relied upon to the same extent as though the fax or copy was an original.

Signatures on following pages.

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

Signature page to Second Amendment of Declaration of Condominium of Collier Health Park Condominium, a Commercial Land Condominium

Acknowledged and agreed to:

COLLIER HEALTH PARK CONDOMINIUM ASSOCIATION, INC., Florida not-for-profit corporation

Witnesses:

Print Name: David Henck 4/19/21

Print Name: Mary Armenis Patsios

By: _____
Roger W. Altreuter
Vice President and Secretary

COMMONWEALTH OF MASSACHUSETTS)
) ss.
COUNTY OF SUFFOLK)

The foregoing Certificate was acknowledged before me this 19th day of April, 2021 by Roger W. Altreuter, as Vice President and Secretary of Collier Health Park Condominium Association, Inc., a Florida not-for-profit corporation, on behalf of said corporation, who is personally known to me.

_____
Notary Public
Name: _____
(Type or Print)
My Commission Expires: _____

EILEEN LEES
Notary Public, Commonwealth of Massachusetts
My Commission Expires on Sept. 12, 2025

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership
COLLIER HEALTH PARK CONDOMINIUM ASSOCIATION, INC.	100
c/o Farley White Interests, LLC	
155 Federal Street, Suite 1800	
Boston, MA 02110	

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

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

Name and Address	% of Ownership

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 _____

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

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

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

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GROWTH MANAGEMENT DEPARTMENT
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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

4/16/21
Date

Collier Health Park Condominium Association, Inc.
Agent/Owner Name (please print)

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

Collier County

COLLIER COUNTY GOVERNMENT
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Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

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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
Fifth Third Bank
Attn: Gloria Samuel
38 Fountain Square Plaza MD10903K
Cincinnati, OH 45202

g. Date subject property acquired 07/21/2020

☑ **Leased: Term of lease** 20 **years /months**

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

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

Collier County

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
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(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

GK Samuel
Agent/Owner Signature

04/27/21
Date

Gloria Samuel
Agent/Owner Name (please print)

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

FIFTH THIRD BANK

SECRETARY'S CERTIFICATE

The undersigned does hereby certify that he is the duly elected, qualified, and acting Assistant Secretary of Fifth Third Bank, National Association, and the undersigned does hereby further certify that:

1. The individuals listed below have achieved the title set forth opposite his or her name and is acting in his or her capacity at this date.

Name	Title
Lynn Blackwell	Senior Vice President
Curtis Bodison	Senior Vice President
Thomas Neltner	Senior Vice President
DeeDee Wiele	Senior Vice President
Tammala Brooks	Vice President
Lisa Corpus	Vice President
Amanda Darnell	Vice President
DeAnn Leonard	Vice President
Karen Majors	Vice President
Patricia McLellan	Vice President
Randall Morrissey	Vice President
Chad Pendlay	Vice President
Thomas Quill	Vice President
Thomas Ross	Vice President
Gloria Samuel	Vice President
Jeff Wagner	Vice President
Rebecca Young	Assistant Vice President

2. At a meeting held and convened on February 25, 2020, the Fifth Third Bank Board of Directors adopted general resolutions of authority (the "Corporate Resolutions"). The Corporate Resolutions, attached hereto as Exhibit A, have not been modified or repealed and are still in full force and effect.

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

FIFTH THIRD BANK

IN WITNESS WHEREOF, I hereunto subscribe my name as of this 28th day of September, 2020.

H. Samuel Lind
Assistant Secretary

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

FIFTH THIRD BANK

EXHIBIT A

FIFTH THIRD BANK, NATIONAL ASSOCIATION

Feburary 25, 2020

RESOLUTION APPROVING REVISED GENERAL AUTHORITIES

RESOLVED, that the Chairman of the Board, Vice Chairman, Chief Executive Officer, President, or any Executive Vice President, Senior Vice President or Vice President, or any Assistant Vice President, the Cashier, Secretary or Treasurer, or any Assistant Cashier or Officer, Assistant Secretary or Assistant Treasurer, or any Branch Manager, or any other officer or employee designated by this Board of Directors or a Committee thereof, is authorized to sign loan or credit agreements, security agreements or instruments, leases, purchase or participation agreements relating to loans or leases or other extensions of credit, financing statements, and any modifications or amendments thereof, or other documents ancillary to loans and leases and other extensions of credit made by this Bank; contracts for treasury management and corporate card services and any modifications or amendments thereof, or other documents ancillary to such banking services or the collateralization thereof provided by this Bank; checks, drafts, certificates of deposit, bill of exchange, or other orders for the payment of money drawn by this Bank on any office of this Bank or its depositaries or correspondents, certification of checks, drafts and other orders for the payment of money drawn on this Bank, and endorsements on behalf of this Bank on checks drafts, bills of exchange, acceptances, bills of lading, warehouse receipts, insurance policies, and other similar documents; appointments of attorneys in fact, or proxies issued in connection with the same with or without power of substitution and with full power of revocation; to guarantee signatures on assignment of stock certificates and all other forms of securities, also to guarantee signatures on any and all other forms of documents; and to execute satisfactions and releases of mortgages or deeds of trust and other indentures, chattel mortgages and conditional sales contracts, or any other collateral, with like power to affix the corporate seal of this Bank thereto, and to acknowledge the same;

RESOLVED, that the Chairman of the Board, or the Vice Chairman, or the Chief Executive Officer, or the President, or any Executive Vice President, Senior Vice President or Vice President, acting in conjunction with the Cashier, Secretary or Treasurer, or any Assistant Vice President, or any Assistant Cashier or Officer, Assistant Secretary or Assistant Treasurer, or any other officer or employee designated by the Board of Directors or its Executive Committee, is authorized to sign assignments of stocks, registered bonds, notes, mortgages, certificates of indebtedness, notes and certificates of interest in real or personal property owned by this Bank; bonds or other instruments necessary or proper to secure deposits of public or private funds, deeds, bills of sale and conveyances with or without covenants of warranty and other instruments of a similar nature in respect of real or personal property owned by this Bank; mortgages, deeds of trust, security agreements, pledge agreements, financing statements, satisfactions, and releases of mortgages and other indentures in respect of real or personal property owned by this Bank; contracts, license agreements, leases perpetual or for terms of years for personal or real property and with privilege and obligation of purchase letters of credit issued by this Bank, with power to affix the corporate seal of this Bank thereto and to acknowledge the same;

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

FIFTH THIRD BANK

RESOLVED FURTHER, that notwithstanding the foregoing, the authority conferred by the above resolutions is hereby restricted to exclude any person who, as an officer of the Bank, would otherwise have been authorized to act, in all situations in which that officer, or any member of his immediate family, shall have any existing or potential economic interest, any existing or potential tax relationship, or any existing or potential conflict of interest, with respect to any trust in which the officer is grantor, settlor, beneficiary or trustee, it being the intent of this restricting resolution to authorize only officers of the Bank who shall have no individual interest in the subject matter of the proposed fiduciary action; specifically, no officer who shall have created any interest subject to fiduciary action by the Bank, or who shall hold any power over such interest, including a beneficial interest, created by another shall have any authority to act on behalf of the Bank with respect to that interest;

RESOLVED FURTHER, that the Officers of the Bank be, and each are hereby, authorized, directed and empowered to perform any and all other acts and things as in such Officer's opinion may be necessary or appropriate in order to carry out the intent and purposes of the foregoing resolution with respect to the Bank, respectively; and

RESOLVED FURTHER, that any act of any Director or Officer of the Bank and of any person designated or authorized to act by any Officer of the Bank, which act would have been authorized by the foregoing resolutions except that such act was taken prior to the adoption of such resolutions, is hereby ratified, confirmed, approved, and adopted as the act of the Bank, respectively.

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

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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
COLLIER HEALTH PARK CONDOMINIUM ASSOCIATION, INC.	100
c/o Farley White Interests, LLC	
155 Federal Street, Suite 1800	
Boston, MA 02110	

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

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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

Name and Address	% of Ownership

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 _____

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

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

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

Agent/Owner Signature

4/16/21
Date

Collier Health Park Condominium Association, Inc.
Agent/Owner Name (please print)

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

Collier County

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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

Name and Address	% of Ownership

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
Fifth Third Bank
Attn: Gloria Samuel
38 Fountain Square Plaza MD10903K
Cincinnati, OH 45202

g. Date subject property acquired 07/21/2020

☑ **Leased: Term of lease** 20 **years /months**

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

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

Collier County

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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

GK Samuel
Agent/Owner Signature

04/27/21
Date

Gloria Samuel
Agent/Owner Name (please print)

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

FIFTH THIRD BANK

SECRETARY'S CERTIFICATE

The undersigned does hereby certify that he is the duly elected, qualified, and acting Assistant Secretary of Fifth Third Bank, National Association, and the undersigned does hereby further certify that:

1. The individuals listed below have achieved the title set forth opposite his or her name and is acting in his or her capacity at this date.

Name	Title
Lynn Blackwell	Senior Vice President
Curtis Bodison	Senior Vice President
Thomas Neltner	Senior Vice President
DeeDee Wiele	Senior Vice President
Tammala Brooks	Vice President
Lisa Corpus	Vice President
Amanda Darnell	Vice President
DeAnn Leonard	Vice President
Karen Majors	Vice President
Patricia McLellan	Vice President
Randall Morrissey	Vice President
Chad Pendlay	Vice President
Thomas Quill	Vice President
Thomas Ross	Vice President
Gloria Samuel	Vice President
Jeff Wagner	Vice President
Rebecca Young	Assistant Vice President

2. At a meeting held and convened on February 25, 2020, the Fifth Third Bank Board of Directors adopted general resolutions of authority (the "Corporate Resolutions"). The Corporate Resolutions, attached hereto as Exhibit A, have not been modified or repealed and are still in full force and effect.

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

FIFTH THIRD BANK

IN WITNESS WHEREOF, I hereunto subscribe my name as of this 28th day of September, 2020.

H. Samuel Lind
Assistant Secretary

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

FIFTH THIRD BANK

EXHIBIT A

FIFTH THIRD BANK, NATIONAL ASSOCIATION

Feburary 25, 2020

RESOLUTION APPROVING REVISED GENERAL AUTHORITIES

RESOLVED, that the Chairman of the Board, Vice Chairman, Chief Executive Officer, President, or any Executive Vice President, Senior Vice President or Vice President, or any Assistant Vice President, the Cashier, Secretary or Treasurer, or any Assistant Cashier or Officer, Assistant Secretary or Assistant Treasurer, or any Branch Manager, or any other officer or employee designated by this Board of Directors or a Committee thereof, is authorized to sign loan or credit agreements, security agreements or instruments, leases, purchase or participation agreements relating to loans or leases or other extensions of credit, financing statements, and any modifications or amendments thereof, or other documents ancillary to loans and leases and other extensions of credit made by this Bank; contracts for treasury management and corporate card services and any modifications or amendments thereof, or other documents ancillary to such banking services or the collateralization thereof provided by this Bank; checks, drafts, certificates of deposit, bill of exchange, or other orders for the payment of money drawn by this Bank on any office of this Bank or its depositaries or correspondents, certification of checks, drafts and other orders for the payment of money drawn on this Bank, and endorsements on behalf of this Bank on checks drafts, bills of exchange, acceptances, bills of lading, warehouse receipts, insurance policies, and other similar documents; appointments of attorneys in fact, or proxies issued in connection with the same with or without power of substitution and with full power of revocation; to guarantee signatures on assignment of stock certificates and all other forms of securities, also to guarantee signatures on any and all other forms of documents; and to execute satisfactions and releases of mortgages or deeds of trust and other indentures, chattel mortgages and conditional sales contracts, or any other collateral, with like power to affix the corporate seal of this Bank thereto, and to acknowledge the same;

RESOLVED, that the Chairman of the Board, or the Vice Chairman, or the Chief Executive Officer, or the President, or any Executive Vice President, Senior Vice President or Vice President, acting in conjunction with the Cashier, Secretary or Treasurer, or any Assistant Vice President, or any Assistant Cashier or Officer, Assistant Secretary or Assistant Treasurer, or any other officer or employee designated by the Board of Directors or its Executive Committee, is authorized to sign assignments of stocks, registered bonds, notes, mortgages, certificates of indebtedness, notes and certificates of interest in real or personal property owned by this Bank; bonds or other instruments necessary or proper to secure deposits of public or private funds, deeds, bills of sale and conveyances with or without covenants of warranty and other instruments of a similar nature in respect of real or personal property owned by this Bank; mortgages, deeds of trust, security agreements, pledge agreements, financing statements, satisfactions, and releases of mortgages and other indentures in respect of real or personal property owned by this Bank; contracts, license agreements, leases perpetual or for terms of years for personal or real property and with privilege and obligation of purchase letters of credit issued by this Bank, with power to affix the corporate seal of this Bank thereto and to acknowledge the same;

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

FIFTH THIRD BANK

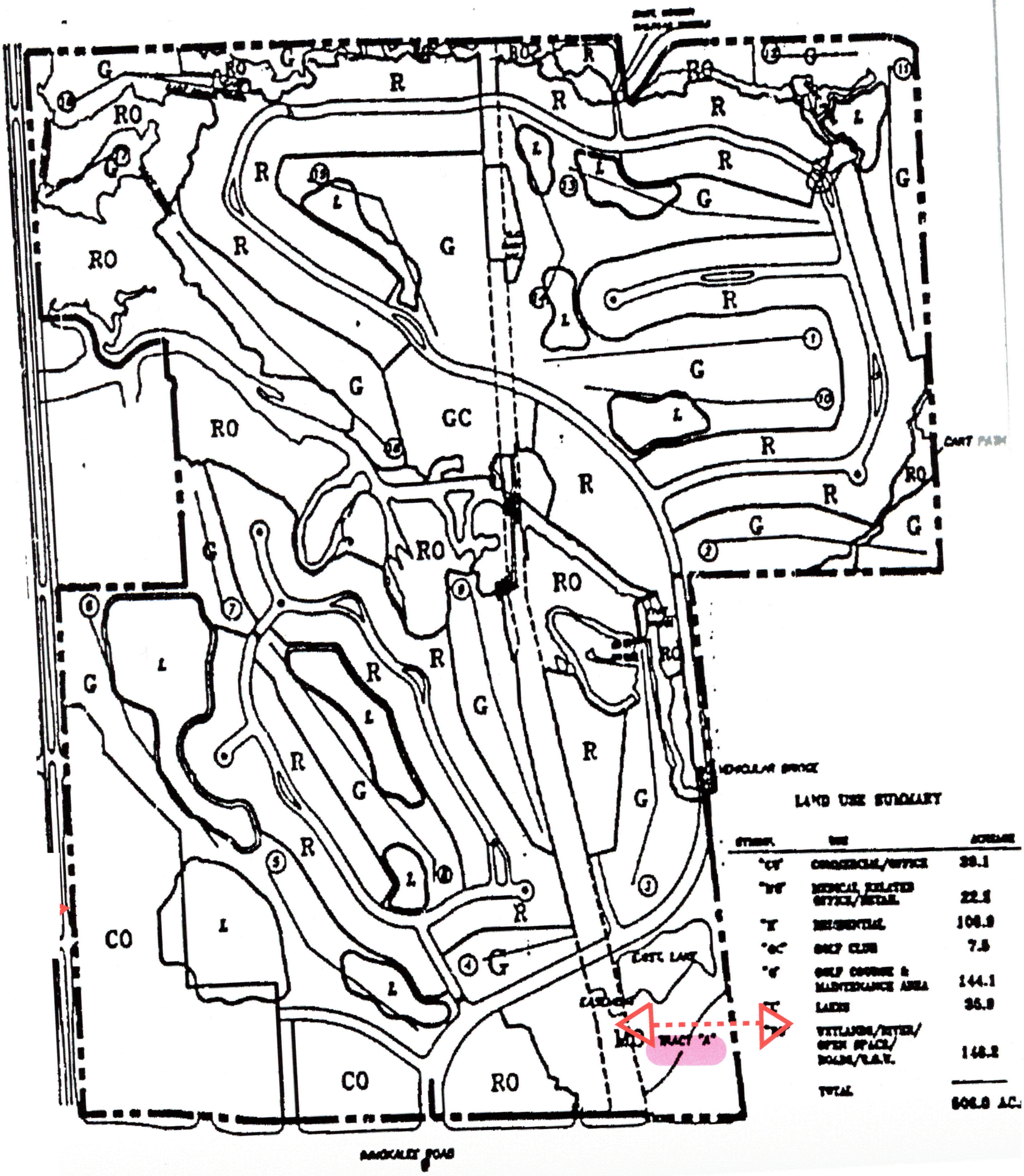
RESOLVED FURTHER, that notwithstanding the foregoing, the authority conferred by the above resolutions is hereby restricted to exclude any person who, as an officer of the Bank, would otherwise have been authorized to act, in all situations in which that officer, or any member of his immediate family, shall have any existing or potential economic interest, any existing or potential tax relationship, or any existing or potential conflict of interest, with respect to any trust in which the officer is grantor, settlor, beneficiary or trustee, it being the intent of this restricting resolution to authorize only officers of the Bank who shall have no individual interest in the subject matter of the proposed fiduciary action; specifically, no officer who shall have created any interest subject to fiduciary action by the Bank, or who shall hold any power over such interest, including a beneficial interest, created by another shall have any authority to act on behalf of the Bank with respect to that interest;

RESOLVED FURTHER, that the Officers of the Bank be, and each are hereby, authorized, directed and empowered to perform any and all other acts and things as in such Officer's opinion may be necessary or appropriate in order to carry out the intent and purposes of the foregoing resolution with respect to the Bank, respectively; and

RESOLVED FURTHER, that any act of any Director or Officer of the Bank and of any person designated or authorized to act by any Officer of the Bank, which act would have been authorized by the foregoing resolutions except that such act was taken prior to the adoption of such resolutions, is hereby ratified, confirmed, approved, and adopted as the act of the Bank, respectively.

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

SITE PLAN
INSUBSTANTIAL CHANGE



Project Name Planned Unit Development Insubstantial Change PL 20200000746 P1 of 1

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

INSTR 5231381 OR 5244 PG 1633 RECORDED 2/23/2016 12:41 PM PAGES 3
DWIGHT E. BROCK, CLERK OF THE CIRCUIT COURT, COLLIER COUNTY FLORIDA
DOC@.70 $110,250.00 REC $27.00
CONS $15,750,000.00

NCS: 757932
First American Title Ins. Co.
800 Boylston Street, Suite 2820
Boston, MA 02199

Prepared without opinion of title by:
Harold J. Webre, Esq.
Coleman, Yovanovich & Koester, P.A.
4001 Tamiami Trail North, Suite 300
Naples, Florida 34103

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made ~~on~~ as of the 18th day of February, 2016, by **CHP Erie Investors, LLC, a Delaware limited liability company**, whose post office address is 560 Delaware Avenue, Suite 300, Buffalo, NY 14202, Grantor, and **Farley White CHP, LLC, a Florida limited liability company**, whose post office address is c/o Farley White Interests LLC, 155 Federal Street, Suite 1800, Boston, MA 02110, Grantee.

WITNESSETH that the 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 Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's heirs and assigns forever, the real property more particularly described in **Exhibit "A"**, attached hereto and incorporated herein by reference ("Property"), such real property situate, lying and being in the County of Collier, State of Florida.

Subject to: (a) ad valorem and non-ad valorem real property taxes and assessments for the year 2016 and subsequent years; (b) zoning, building code and other use restrictions imposed by governmental authority; (c) outstanding oil, gas and mineral interests of record, if any; and (d) any and all restrictions, reservations, covenants and easements of record.

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

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

AND the Grantor hereby covenants with the 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 this land; and that the Grantor hereby warrants the title to the land and will defend the same against the lawful claims of all persons claiming by, through or under grantors but against no others.

COLLIER COUNTY FLORIDA
CLERK OF THE CIRCUIT COURT
COPY

3pgs 18 27-

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed, and delivered
In the presence of:

Paula Jo Hearn
Signature – Witness #1

Paula Jo Hearn
Printed Name

M. T
Signature – Witness #2

Jennifer M. Teach
Printed Name

CHP Erie Investors, LLC, a Delaware limited liability company

By: F James McGuire
F. James McGuire, its General Manager

[Company Seal]

STATE OF New York
COUNTY OF Erie

The foregoing instrument was acknowledged before me on this 13 day of February, 2016, by F. James McGuire, as General Manager of CHP Erie Investors, LLC, a Delaware limited liability company, who ✓ is personally known to me or who ___ provided _____ as identification.

(SEAL)

Print Name: Catherine A Panczykowski

My commission expires: 4/28/18

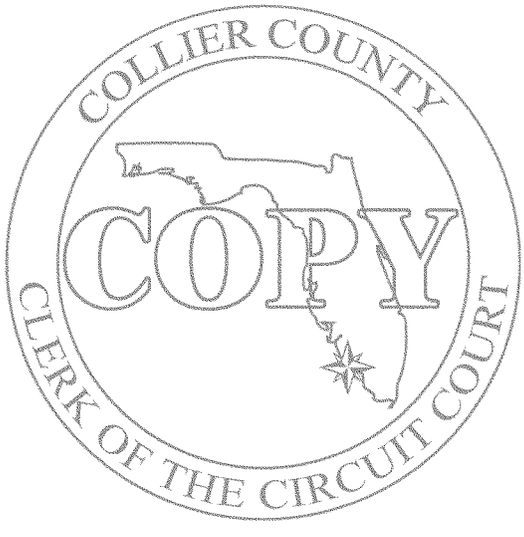
CATHERINE A. PANCZYKOWSKI
Notary Public, State of New York
Registration #01PA6302005
Qualified In Erie County
Commission Expires April 28, 2018

COLLIER COUNTY COPY CLERK OF THE CIRCUIT COURT

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

Exhibit "A"

Units 1 and 2, Collier Health Park Condominium, a Commercial Land Condominium, according to the Declaration of Condominium thereof recorded in Official Records Book 5244, at Page 1526, of the Public Records of Collier County, Florida, together with all buildings and improvements thereon.



Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

The Historic/Archaeological Probability Maps are the official County source designating historic or archaeologic resources.

LAST REVISION: ZONING 9/3/19 OTHER

- - - - - - - - - - - INDICATES SPECIAL TREATMENT OVERLAY

SUBDIVISON INDEX

NO.	NAME	P.B.	Pg.
1	COCOHATCHEE RIVER ESTATES	(UNRECORDED)	
2	RIVERCHASE SHOPPING CENTER	18	19-20
3	COLLIER HEALTH PARK	17	50-51
4	COLLIER'S RESERVE	20	59-87
5	PLAT OF TRACT "B-1"	26	42-43
6	NORTH NAPLES MEDICAL PARK	26	46-47
7	RIVERCHASE COMMONS	32	20-21
8	RIVERCHASE SHOPPING CENTER FIRST ADDITION	32	36-37
9			
10			

NO.	NAME	P.B.	Pg.
11			
12			
13			
14			
15			
16			
17			
18			
19			
20			

ZONING NOTES

1 4-26-88 R-87-41C 88-40
2
3
4 5-23-89 R-88-21C 89-28
5 10-9-90 R-90-10 90-77
6 11-13-90 PU-90-15 90-532
7 2-26-91 R-90-20 91-21
8 2-26-91 DRI-90-1 91-207
9 LCD-91
10 2-23-93 V-92-28 93-90
11 8-8-95 PUD-90-10(1) 95-45
12 4-28-98 V-98-4 98-115
13 8-3-99 V-99-11 99-327
14 7-25-06 SV-06-AR-9160 06-180
15 9-28-10 DRICLO-PL-09-95 10-190
16 8-16-19 VA-PL-19-913 HEX 19-35

THIS IS TO CERTIFY THAT THIS IS A PAGE OF THE OFFICIAL ZONING ATLAS REFERRED TO AND ADOPTED BY REFERENCE BY ORDINANCE NO. 04-41 OF THE COUNTY OF COLLIER, FLORIDA, ADOPTED JUNE 22, 2004, AS AMENDED BY THE ZONING NOTES AND SUBDIVISION INDEX REFERENCED HEREON.

BY_____CHAIRMAN

ATTEST_____CLERK

N

COLLIER COUNTY, FLORIDA

COMMUNITY DEVELOPMENT DIVISION

TWP 48S RNG 25E SEC(S) 22 SO 1/2

SCALE 0 400

MAP NUMBER: 8522S

September 30,2020

Mr. James Sabo
2800 N. Horseshoe Drive
Naples, FL 34104

RE: Additional Documents Essentially Built Out Agreement and 2020 Monitoring Report

Dear Mr. Sabo,

Please accept the attached documents in conjunction with this request for Insubstantial Change. The pre-application submittal notes indicate this petition will require the attached:

Essentially Built Out Agreement for Collier Tract 22

2020 PUD Monitoring Report for Collier Tract 22

Thank you for your time and attention,

Sincerely,

Patricia Ortiz

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

ROETZEL & ANDRESS
A LEGAL PROFESSIONAL ASSOCIATION

850 PARK SHORE DRIVE
TRIANON CENTRE - THIRD FLOOR
NAPLES, FL 34103
239.649.2708 DIRECT
239.649.6200 MAIN
239.261.3659 FAX
banderson@ralaw.com
www.ralaw.com

November 17, 2010

VIA: U.S. Mail

Heidi Ashton-Cicko
Assistant County Attorney
Collier County
3301 E. Tamiami Trail
Naples, FL 34112

COUNTY ATTORNEY
2010 NOV 19 AM 10:05

Re: Collier Tract 22 Essentially Built Out Agreement

Dear Heidi:

I have enclosed two executed original copies of the above document that have been finalized by the Department of Community Affairs for your files. Also, attached for your information is the Notice of Recording related to Tract 22.

Should you have any questions, please give me a call. Thank you for your assistance in bring this to a close.

Sincerely,

R. Bruce Anderson
For the Firm

RBA/ca
cc: Ray Bellow

636788 v_01 \ 113114.0006

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

INSTR 4496084 OR 4624 PG 2386 RECORDED 11/17/2010 12:16 PM PAGES 5
DWIGHT E. BROCK, COLLIER COUNTY CLERK OF THE CIRCUIT COURT
REC $44.00

Prepared by and after recording return to:
R. Bruce Anderson
Roetzel & Andress, LPA
850 Park Shore Drive
Naples, Florida 34103
(239) 649-6200

(Space above this line for recording data)

NOTICE OF ESSENTIALLY BUILT-OUT AGREEMENT FOR COLLIER TRACT 22 DEVELOPMENT OF REGIONAL IMPACT

On September 28, 2010 the Board of County Commissioners of Collier County, Florida approved an Essentially Built-Out Agreement for the Collier Tract 22 Development of Regional Impact, the legal description of which is attached hereto and incorporated by reference herein as Exhibit "A".

The other parties to this Agreement are CDC Land Investments, Inc. and the State of Florida Department of Community Affairs. The Agreement constitutes a land development regulation applicable to the lands described in Exhibit "A". The Agreement may be examined in the office of the Clerk to the Board of County Commissioners, Minutes and Records Department, 3301 East Tamiami Trail, Naples, FL 34112.

Dated this 16th day of November, 2010.

R. Bruce Anderson

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

STATE OF FLORIDA)
) ss:
COUNTY OF COLLIER)

The foregoing instrument was acknowledged before me, this 16th day of November, 2010, by R. Bruce Anderson, who is (X) personally known to me or ( ) has produced _____ as evidence of identification.

Carol J. Agan
Notary Public

NOTARY RUBBER STAMP SEAL
OR EMBOSSED SEAL

CAROL J. AGAN
MY COMMISSION # DD 794768
EXPIRES: August 24, 2012
Bonded Thru Notary Public Underwriters

CAROL J. AGAN
Printed Name

DD 794768
Commission No.

8-24-12
Expiration Date

636612 v_01

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

EXHIBIT "A"

LEGAL DESCRIPTION

All that part of Section 22, Township 48 South, Range 25 East, Collier County, Florida. being more particularly described as follows:

Commencing at the northeast corner of said Section 22; thence South 0° 33'39" East along the easterly line of the Northeast quarter of said Section 22 a distance of 92.28 feet to a point on the easterly line of those lands described in O.R Book 619, page 1857, said point being the Point of Beginning of the parcel herein being described;

thence continue South 0° 33'39" East along the easterly line of said Section 22 a distance of 2564.67 feet to the East Quarter corner of said Section 22; thence South 89° 55'06" West along the east-west quarter section line of said section 22 a distance of 1431.78 feet to an intersection with the easterly right-of-way line of the former Seaboard Coastline Railroad;

thence South 5° 57'03" East along said easterly right-of-way line a distance of 1057.54 feet to the centerline of a Drainage Easement as described - O.R. Book 185, page 59:
thence South 84° 02'57" West along the westerly prolongation of said centerline a distance of 65.00 feet to an intersection with the centerline of the right-of-way of the former Seaboard Coastline Railroad;
thence South 5° 57'03" East along said centerline a distance of 1609.17 feet to an intersection with the southerly line of the Southeast Quarter of said Section 22, said intersection being a point of the northerly right-of-way line of Immokalee Road (C.R. 846);
thence South 89° 49'07" West along said southerly line and said northerly right-of-way line a distance of 1258.12 feet to the South Quarter corner of said Section 22;
thence South 89° 40'07" West along said southerly line and said northerly right-of-way line a distance of 552.46 feet to an intersection with the easterly line of a Florida Power and Light Company Right-of-Way Easement as recorded in Deed Book 30, pages 27-34, Public Records of Collier County, Florida;
thence leaving said northerly right-of-way line North 5° 59'23" West along said easterly line a distance of 25.13 feet to an intersection with the northerly right-of-way line of said County Road 846 (Immokalee Road) as recorded in O.R. Book 1523, pages 1243 and 1244, Public Records of Collier County, Florida;
thence South 89° 40'07" West along said northerly right-of-way line a distance of 703.10 feet;
thence South 89° 52'39" West 1501.91 feet;
thence North 84° 25'24" West 503.44 feet;
thence South 89° 52'39" West 501.54 feet to an intersection with the easterly right-of-way line of U.S. 41 (S.R. 45);
thence North 1° 04'29" West along said easterly right-of-way line a distance of 2588.76 feet to an intersection with the east-west quarter section line of said

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

Section 22;
thence North 89°55'06" East along said east-west quarter section line a distance of 733.34 feet to the southeast corner of the westerly 110.00 feet of the East one-half of the Southwest Quarter of the Northwest Quarter of said Section 22, said corner being a point on the easterly right-of-way line of Cocohatchee Street;
thence North 1°07'31" West along said easterly right of way line a distance of 959.09 feet to the beginning of a circular curve concave southwesterly whose radius point bears North 49° 42'56" West 40.00 feet;
thence northeasterly, northerly, northwesterly and westerly along the arc of said circular curve through a central angle of 131° 24'35" an arc distance of 91.74 feet to an intersection with the easterly line of the westerly 80.00 feet of the East one-half of the Southwest Quarter of the Northwest Quarter of said Section 22;
thence North 01° 07'31" West along said easterly line a distance of 181 feet more or less to the centerline of Horse Creek;
thence westerly and southwesterly along the centerline of the original channel of said Horse Creek to a point on the easterly right-of-way line of U.S. 41 Tamiami Trail (S.R. 45), said point being the intersection of the northerly line of the West one-half of the Southwest Quarter of the Northwest Quarter of said Section 22 and said easterly right-of-way line;
thence North 1° 01'35" West along said easterly right-of-way line a distance of 1331.44 feet to an intersection with the northerly line of the Northwest Quarter of said section 22:
thence North 85° 57'34" East along said northerly line a distance of 2520.99 feet to the North Quarter corner of said Section 22;
thence South 89° 59'39" East along the northerly line of the Northeast Quarter of said Section 22 a distance of 848.95 feet to the northwest corner of those lands described in O.R. Book 619, page 1857;
thence along the boundaries of said lands on the following six courses:

1) South 5° 57'03" East 326.16 feet to an intersection with the arc of a circular curve concave northwesterly whose radius point bears North 22°46'49" West 240.00 feet;
2) thence northeasterly along the arc of said circular curve through a central angle of 29° 44'11" an arc distance of 124.56 feet;
3) thence North 37° 29'00" East 184.65 feet to the beginning of a circular curve concave southeasterly and having a radius of 160.00 feet;
4) thence northeasterly and easterly along the arc of said circular curve through a central angle of 52°31'02" an arc distance of 146.66 feet;
5) thence South 89° 59'58" East 1137.68 feet to the beginning of a circular curve concave southerly and having a radius of 320.00 feet;

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

6) thence easterly and southeasterly along the arc of said circular curve through a central angle of 33° 15'40" an arc distance of 185.77 feet to the Point of Beginning of the parcel herein described;

containing 506± acres of land more or less; subject to easements and restrictions of record.

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

Prepared by and return to:
R. Bruce Anderson
Roetzel & Andress, LPA
850 Park Shore Drive
Naples, FL 34103
(239) 261-6200

ESSENTIALLY BUILT-OUT AGREEMENT

This Essentially Built-Out Agreement ("Agreement") is entered into by and between CDC Land Investments, Inc., a Florida corporation, whose address is 3003 Tamiami Trail North, Suite 400, Naples, FL 34103 ("Developer"), Collier County, a political subdivision of the State of Florida, whose address is 3301 Tamiami Trail East, Naples, FL 34112 ("County"), and the Florida Department of Community Affairs, whose address is 2555 Shumard Oak Boulevard, Tallahassee, FL 32399-2100 ("DCA"), with reference to the following facts:

RECITALS

A. Developer is the developer of the Collier Tract 22 Development of Regional Impact (DRI), located within Collier County, encompassing the real property more particularly described on Exhibit "A" attached hereto (the "Subject Property"), which legal description is taken from the Development Order (defined below).

B. The County is a political subdivision of the State of Florida.

C. DCA is the state land planning agency responsible for the administration and enforcement of Chapter 380, *Florida Statutes,* including those provisions relating to developments of regional impact ("DRI").

D. Pursuant to Section 380.032(3) and 380.06(15)(g)(3), *Florida Statutes,* DCA is authorized to enter into agreements as may be necessary to effectuate the provision and purposes of Chapter 380, *Florida Statutes.*

E. Developer, the County, and the DCA desire to enter into this Agreement pursuant to Section 380.032(3), *Florida Statutes.*

F. The Collier Tract 22 DRI was assigned DRI No. 5-8990-105.

G. The County adopted the original Development Order for the DRI as Resolution 91-207 (DO 91-3) on February 26, 1991, as amended by Resolution 91-335 (DO 91-4) adopted on April 23, 1991, and as further amended by Resolution 94-295 (DO 94-1) adopted on April 26, 1994 (collectively the "DO"), which approved the following:

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

174,000 Gross Square Feet of Office Commercial Uses
270,000 Gross Square Feet of Retail Commercial Uses

385 Residential Dwelling Units
18 Holes of Golf

on approximately 506 +/- acres of property as more fully described in Exhibit A.

H. The uses and intensities and density of development approved in the DO are the same as were approved in the "Collier Tract 22" Planned Unit Development Ordinance for the Subject Property in Ordinance No. 91-21.

I. The actual development constructed to date is approximately as follows:

136,395 Gross Square Feet of Office Commercial Uses
180,297 Gross Square Feet of Retail Commercial Use

272 Residential Dwelling Units
18 Holes of Golf

J. There is only one parcel that remains vacant, namely, Lot 2, less the westerly 19.3 feet. Riverchase Commons, according to the plat thereof, as recorded in Plat Book 32, pages 20 and 21 of the Public Records of Collier County, Florida, containing approximately 0.89 +/-acres and allowing 12,000 gross square feet of retail commercial uses. Copies of the deeds which allocate the original square footage of 22,000 square feet, of which 10,000 square feet have been constructed, are attached as Exhibit "B"; and

K. The Collier Tract 22 DRI is located in a highly urbanized area of Collier County designated Urban, Commercial District, Mixed Use Activity Center Subdistrict, on the Future Land Use Map of the Growth Management Plan.

L. The build-out date for the Collier Tract 22 DRI expired on February 26, 1995 pursuant to Collier County Resolution No. 91-207 (DO 91-3); and

M. Based on the above, the existing development represents 72% of the development authorized by the DO and approximately 0.89 acres of the total land area remains undeveloped; and

N. The total remaining land area is contiguous to and part of Collier Tract 22 DRI, shares common infrastructure, and is presently accessible via constructed roadways; and

O. The Owner wishes to allow the development of the remaining Lots consistent with the expired DRI and wishes to retain the right to develop or redevelop within the parameters of the DRI allowances;

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, it is hereby agreed as follows:

1. The foregoing Recitals are true and correct and are incorporated by reference herein as terms of this Agreement.

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

2. The parties agree that Collier Tract 22 DRI is "essentially built-out" in accordance with Section 380.06(15)(g)4 a. & b.(II), Florida Statutes; as the land uses and all infrastructure presently built are consistent with the terms and conditions of the of the DRI DO; the project is in compliance with all applicable terms and conditions of the DO except the built-out date; all physical improvements required by the DO have been made; only 30% of the total approved residential 22% of the proposed commercial office, and 33% of the proposed commercial retail remains undeveloped; Developer and its assignees retain the development rights ("Retained Rights") to all uses, densities, and intensities previously approved and undeveloped, specifically the rights to develop:

36,605 square feet of office commercial uses of which 19,401 square feet have not been assigned to others and are owned by Developer;

89,703 square feet of retail commercial uses, of which 22,146 square feet have not been assigned to others and are owned by Developer;

113 residential dwelling units, of which 103 units have not been assigned to others and are owned by Developer.

3. Notwithstanding the build-out date contained within the expired DO, as amended, DCA and the County agree that the remaining square footage of Gross Building Area in the unbuilt areas (Lot 2, as described above) and the amount of Retained Rights do not create the likelihood of any additional regional impact not previously reviewed and may be developed without further DRI impact review, subject to the County's comprehensive plan and land use regulations, so long as the units and/or square footage authorized under the DO are not exceeded. Developer is relieved of the responsibility to file future DRI monitoring reports. However, Developer and its future assigns agree to provide a traffic impact statement or traffic data for a Site Development Plan or amendment, Site Improvement Plan (SIP), Insubstantial Change to a Site Development Plan (SDPI) or any other development order where approval of the development order would approve a change in use and which is submitted for any of the Retained Rights, if required by the County's land use regulations or County staff.

4. Owner asserts and warrants that the information it has presented and the representations and statements set forth above are true and accurate. Based upon such information and representation, DCA concludes that this Agreement reasonably applies and effectuates the provisions and purposes of Chapter 380, Florida Statutes.

5. In the event of a breach of this Agreement or failure to comply with any condition of this Agreement, or if this Agreement is based upon materially inaccurate information, DCA may terminate this Agreement or file suit to enforce this Agreement as provided in Section 380.11, Florida Statutes. Injunctive relief shall be granted to the other parties in the event of a breach of this Agreement or a failure to comply with any condition by another party.

6. This Agreement affects the rights and obligations of the parties under Chapter 380, Florida Statutes. It is not intended to determine or influence the authority or decision of any other state or regional agency or the county in the issuance of any other permits or approval required for the development specifically authorized by this Agreement.

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

7. The terms and conditions of this Agreement shall run with the property more particularly described in the attached Exhibit "A" and inure to the benefit of and be binding upon the heirs, personal representatives, and future successors and assigns of the parties hereto. Developer shall insure and provide that any such successor in interest in and to any lands or parcels or Retained Rights owned by the Developer affected by this Agreement is bound by the terms of this Agreement. Developer shall record a notice of this Agreement that complies with Section 380.06(8)(a)10, Florida Statutes, and shall provide DCA with a copy of the recorded notice within 30 days of execution of this Agreement by the last party.

8. This Agreement may be executed in one or more counterparts, each of which shall be deemed an original, but all of which shall together constitute one and the same agreement.

9. Any amendment to or modification of this Agreement shall not be effective unless contained in writing signed by the parties.

10. The effective date and the date of execution of this Agreement shall be the date that the last party signs and acknowledges the Agreement.

[Remainder of Page Intentionally Blank]

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

IN WITNESS WHEREOF, the parties, by and through the undersigned duly authorized representatives have executed this Agreement as of the date(s) set forth below.

DULY PASSED AND ADOPTED THIS 28 day of September, 2010.

ATTEST:
DWIGHT E. BROCK, CLERK

Deputy Clerk

Attest as to Chairman's signature only

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

By: Fred W. Coyle
FRED W. COYLE, Chairman

CDC LAND INVESTMENTS, INC.

(1) _____
Signature

Sabrina E. Harvey
Print/Typed Name

(2) _____
Signature

Beatrice Sturka
Printed/Typed Name

By: _____
Signature

Robert D. Collina
Printed/Typed Name

Vice President
Printed/Typed Title

Approved as to form
and legal sufficiency

Heidi Ashton-Cicko
Assistant County Attorney

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

(1) _____ 11/8/10
Signature

Brenda Winningham
Print/Typed Name

(2) _____
Signature

Thomas Tumminia
Printed/Typed Name

FLORIDA DEPARTMENT OF
COMMUNITY AFFAIRS

By: _____ 11/8/10
Signature FOR Division Director

Mike McDaniel
Printed/Typed Name

Chief, Office of Comprehensive Planning
Printed/Typed Title

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

CP\10-CPS-01017\42

EXHIBIT "A"

LEGAL DESCRIPTION

All that part of Section 22, Township 48 South, Range 25 East, Collier County, Florida. being more particularly described as follows:

Commencing at the northeast corner of said Section 22; thence South 0° 33'39" East along the easterly line of the Northeast quarter of said Section 22 a distance of 92.28 feet to a point on the easterly line of those lands described in O.R Book 619, page 1857, said point being the Point of Beginning of the parcel herein being described;

thence continue South 0° 33'39" East along the easterly line of said Section 22 a distance of 2564.67 feet to the East Quarter corner of said Section 22; thence South 89° 55'06" West along the east-west quarter section line of said section 22 a distance of 1431.78 feet to an intersection with the easterly right-of-way line of the former Seaboard Coastline Railroad;

thence South 5° 57'03" East along said easterly right-of-way line a distance of 1057.54 feet to the centerline of a Drainage Easement as described - O.R. Book 185, page 59:
thence South 84° 02'57" West along the westerly prolongation of said centerline a distance of 65.00 feet to an intersection with the centerline of the right-of-way of the former Seaboard Coastline Railroad;
thence South 5° 57'03" East along said centerline a distance of 1609.17 feet to an intersection with the southerly line of the Southeast Quarter of said Section 22, said intersection being a point of the northerly right-of-way line of Immokalee Road (C.R. 846);
thence South 89° 49'07" West along said southerly line and said northerly right-of-way line a distance of 1258.12 feet to the South Quarter corner of said Section 22;
thence South 89° 40'07" West along said southerly line and said northerly right-of-way line a distance of 552.46 feet to an intersection with the easterly line of a Florida Power and Light Company Right-of-Way Easement as recorded in Deed Book 30, pages 27-34, Public Records of Collier County, Florida;
thence leaving said northerly right-of-way line North 5° 59'23" West along said easterly line a distance of 25.13 feet to an intersection with the northerly right-of-way line of said County Road 846 (Immokalee Road) as recorded in O.R. Book 1523, pages 1243 and 1244, Public Records of Collier County, Florida;
thence South 89° 40'07" West along said northerly right-of-way line a distance of 703.10 feet;
thence South 89° 52'39" West 1501.91 feet;
thence North 84° 25'24" West 503.44 feet;
thence South 89° 52'39" West 501.54 feet to an intersection with the easterly right-of-way line of U.S. 41 (S.R. 45);
thence North 1° 04'29" West along said easterly right-of-way line a distance of 2588.76 feet to an intersection with the east-west quarter section line of said

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

Section 22;
thence North 89°55'06" East along said east-west quarter section line a distance of 733.34 feet to the southeast corner of the westerly 110.00 feet of the East one-half of the Southwest Quarter of the Northwest Quarter of said Section 22. said corner being a point on the easterly right-of-way line of Cocohatchee Street;
thence North 1°07'31" West along said easterly right of way line a distance of 959.09 feet to the beginning of a circular curve concave southwesterly whose radius point bears North 49° 42'56" West 40.00 feet;
thence northeasterly, northerly, northwesterly and westerly along the arc of said circular curve through a central angle of 131° 24'35" an arc distance of 91.74 feet to an intersection with the easterly line of the westerly 80.00 feet of the East one-half of the Southwest Quarter of the Northwest Quarter of said Section 22;
thence North 01° 07'31" West along said easterly line a distance of 181 feet more or less to the centerline of Horse Creek;
thence westerly and southwesterly along the centerline of the original channel of said Horse Creek to a point on the easterly right-of-way line of U.S. 41 Tamiami Trail (S.R. 45), said point being the intersection of the northerly line of the West one-half of the Southwest Quarter of the Northwest Quarter of said Section 22 and said easterly right-of-way line;
thence North 1° 01'35" West along said easterly right-of-way line a distance of 1331.44 feet to an intersection with the northerly line of the Northwest Quarter of said section 22:
thence North 85° 57'34" East along said northerly line a distance of 2520.99 feet to the North Quarter corner of said Section 22;
thence South 89° 59'39" East along the northerly line of the Northeast Quarter of said Section 22 a distance of 848.95 feet to the northwest corner of those lands described in O.R. Book 619, page 1857;
thence along the boundaries of said lands on the following six courses:

1) South 5° 57'03" East 326.16 feet to an intersection with the arc of a circular curve concave northwesterly whose radius point bears North 22°46'49" West 240.00 feet;
2) thence northeasterly along the arc of said circular curve through a central angle of 29° 44'11" an arc distance of 124.56 feet;
3) thence North 37° 29'00" East 184.65 feet to the beginning of a circular curve concave southeasterly and having a radius of 160.00 feet;
4) thence northeasterly and easterly along the arc of said circular curve through a central angle of 52°31'02" an arc distance of 146.66 feet;
5) thence South 89° 59'58" East 1137.68 feet to the beginning of a circular curve concave southerly and having a radius of 320.00 feet;

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

6) thence easterly and southeasterly along the arc of said circular curve through a central angle of 33° 15'40" an arc distance of 185.77 feet to the Point of Beginning of the parcel herein described;

containing 506± acres of land more or less; subject to easements and restrictions of record.

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

2526989 OR: 2587 PG: 3127

C. Perry Beckham, Esq.
Roetzel & Andress
1300 Vanderbilt Beach Rd., Suite 300
Naples, FL 34108

Parcel ID Number: 69587600698

Warranty Deed

This Indenture, Made this 31st day of August, 1999 A.D. Between Crossprointe Development, Inc., a corporation existing under the laws of the State of Florida, grantor, and Coconut Properties, Ltd., a Florida limited partnership whose address is 4301 Tamiami Trail North, Suite 265, Naples, Florida 34103 of the County of Collier, State of Florida, grantee,

Witnesseth that the GRANTOR, for and in consideration of the sum of TEN DOLLARS ($10) and other good and valuable consideration to GRANTOR in hand paid by 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 the County of Collier, State of Florida to wit:

Lots 1 and 2, RIVERCHASE COMMONS, according to Plat thereof recorded in Plat Book 32, Pages 20 and 21, Public Records of Collier County, Florida.

SUBJECT TO: See Exhibit "A" attached hereto and made a part hereof.

THE CONVEYANCE herein, however, is not substantially all of the assets of the Grantor, has been approved by the Board of Directors and is in compliance with F.S. 607.1202.

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

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

COLLIER COUNTY
CLERK OF THE CIRCUIT COURT

In Witness Whereof, the said Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

Crossprointe Development, Inc.

By: _____
Jeffrey M. Bixler, Vice President

Witness: _____
Printed Name: _____

Witness: _____
Printed Name: _____

(Corporate Seal)

STATE OF Florida
COUNTY OF Collier

The foregoing instrument was acknowledged before me this 31st day of August, 1999 by Jeffrey M. Bixler, Vice President of Crossprointe Development, Inc., a Florida corporation, on behalf of the corporation. He is personally known to me or has produced a Florida driver's license as identification.

NANCY LYNN HULL
COMMISSION # CC 670155
EXPIRES: JULY 24, 2001
ATLANTIC BONDING CO., INC.

_____
Printed Name: _____
Notary Public
My Commission Expires: _____

8351-007

Exhibit B
Page 1 of 6

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

*** OR: 2587 PG: 3128 ***

EXHIBIT "A"

(i) Applicable zoning and/or privately imposed restrictions and matters appearing on the recorded plat, which zoning regulations, restrictions and matters appearing on the plat have not been violated and which either singularly or collectively do not materially interfere with or impair the existing use of the Property unless such objections have been waived by Grantee;

(ii) Public utility easements and privately imposed restrictions of record;

(iii) Real estate taxes accruing subsequent to December 31, 1998;

(iv) Declaration of Covenants, Restrictions and Easements for Riverchase Commons recorded in O.R. Book 2545 Pages 2145 of the Public Records of Collier County, Florida;

(v) Grantor reserves all oil, gas and mineral rights relating to this Property, but will acknowledge that such reservation in no manner permits or authorizes any entry onto or upon the surface of the Property.;

Grantee hereby agrees to commence construction of vertical improvements the earlier of (i) not later than thirty (30) business days after Grantee obtains the initial permit relating permits that it requires to construct its intended improvements on the Property, or (ii) twenty-four (24) months from the recording date of this Deed. Grantee hereby agrees to proceed continuously and diligently prosecute such construction to completion within twelve (12) months of commencement of receiving all of the required permits. Delays in completion because of an act of God or other events outside of Grantee's control shall extend such completion period. Grantee hereby grants to Grantor an option to repurchase the Property and the improvements thereon, in the event Grantee fails to comply with any of the provisions of this paragraph to timely obtain permits, commence construction, and complete construction, for the then appraised value of the Property and the improvements as determined by a then-current appraisal, such value to be no less than the amount invested in the Property. If such option shall be exercised, Grantor shall have the Property and improvements appraised by an appraiser selected by Grantor. If Grantee disputes the value as determined by such appraiser, Grantee may have the Property and improvements appraised by an appraiser selected by Grantee. If the parties still cannot agree on the value, the two appraisers shall jointly select a third appraiser whose determination of value shall control.

(vi) The buildings or improvements to be constructed upon the Property shall be single story buildings and not contain more than 22,000 square feet of floor area enclosed by walls. The Architectural Theme shall incorporate a Mediterranean style. The architectural details and definition should consider all sides of the buildings and include, but not limited to: banding, accent materials, roof character and window treatments. Natural materials in light warm earthtones are required for the exterior of buildings and structures.

(vii) The lots conveyed by this Deed shall not be developed for the following uses: banking, grocery supermarket, bakery, delicatessen, fish market, photo finishing (on-premises), drug store greater than 14,000 square feet or gasoline service station. The foregoing restricted uses shall not, however, prohibit: health food store, ice cream parlor, candy store, or delicatessen with take out and catering less than 30% of its primary business.

Lots 1 and 2
5/16.3

Exhibit "B"
Page 2 of 6

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

3636299 OR: 3818 PG: 3234
RECORDED in OFFICIAL RECORDS of COLLIER COUNTY, FL
06/10/2005 at 10:20AM DWIGHT E. BROCK, CLERK
COPY 1173000.00
REC FEE 35.50
DOC-.70 10125.00

Return to:
JOHN F. BENNETT, ESQUIRE
120 East Washington Street
Orlando, Florida 32801-2397

This instrument Prepared by:
JOHN F. BENNETT, ESQUIRE
120 East Washington Street
Orlando, Florida 32801-2397

Fund ID # 6 [illegible]

Date:
FIRSTBACK LAW FIRM
120 E WASHINGTON ST
ORLANDO FL 32801

WARRANTY DEED

THIS WARRANTY DEED, made the 1st day of May, 2005, by BAILES FAMILY LIMITED PARTNERSHIP, a Florida limited partnership, having its principal place of business at 6424 Pine Castle Boulevard, Suite A, Orlando, Florida 32809, hereinafter called the grantor, to RIVERCHASE PLAZA LLC, a Florida limited liability company, with its permanent post office address at 1020 Crosspointe Drive, Suite 107, Naples, Florida 34110, hereinafter called the grantee.

WITNESSETH:

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

Lot 2, less the westerly 19.3 feet RIVERCHASE COMMONS, according to the plat thereof as recorded in Plat Book 32, Pages 20 and 21, of the Public Records of Collier County, Florida.

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

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

AND the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except:

1. Taxes accruing subsequent to December 31, 2004;
2. Restrictions, conditions, reservations, easements and other matters contained on the Plat of Riverchase Commons, as recorded in Plat Book 32, Pages 20 and 21, Public Records of Collier County, Florida.
3. Lot Line Adjustment Affidavit recorded in Official Records Book 2904, Page 3060, as corrected at Official Records Book 3035, Page 3242, Public Records of Collier County, Florida.
4. Oil, gas, mineral, or other reservations as set forth in Deed by Collier Development Corporation recorded in Official Records Book 2476, Page 1129, Public Records of Collier County, Florida.
5. Waiver of Surface Exploration Rights recorded in Official Records Book 2796, Page 2586, Public Records of Collier County, Florida.
6. Covenants, conditions and restrictions recorded September 2, 1999, in Official Records Book 2587, Page 3127, as modified at Official Records Book 2857, Page 1711, Public Records of Collier County, Florida.
7. Covenants, conditions and restrictions recorded May 11, 1999, in Official Records Book 2545, Page 2145, as assigned at Official Records Book 2552, Page 891, and as amended in Official Records Book 2556, Page 838, and Official Records Book 2557, Page 1071, Public Records of Collier County, Florida.
8. Easement in favor of Riverchase Owner's Association, Inc., contained in instrument recorded November 1, 1990, Official Records Book 1569, Page 1771, Public Records of Collier County, Florida.

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

9. Easement in favor of Collier County Water and Sewer District, contained in instrument recorded November 15, 1960, in Official Records Book 1575, Page 1801, Public Records of Collier County, Florida.

10. Easement in favor of United Telephone Company of Florida, contained in instrument recorded June 22, 1992, Official Records Book 1728, Page 135, Public Records of Collier County, Florida.

11. Shared Cost & Maintenance Agreement recorded in Official Records Book 1781, Page 227, as amended in Official Records Book 2552, Page 928, Public Records of Collier County, Florida.

12. Agreement recorded in Official Records Book 1781, Page 244, as amended in Official Records Book 2552, Page 939, Scrivener's Affidavit in Official Records Book 2556, Page 845, Public Records of Collier County, Florida.

13. Agreement recorded in Official Records Book 2552, Page 919, Public Records of Collier County, Florida.

14. Easement in favor of Crosspointe Development, Inc., contained in instrument recorded May 23, 1989; Official Records Book 2552, Page 951, Public Records of Collier County, Florida.

15. Resolution No. 2000-89, recorded in Official Records Book 2630, Page 2625, Public Records of Collier County, Florida.

16. Easement in favor of Florida Power & Light Company, contained in instrument recorded July 15, 1992, Official Records Book 1735, Page 2086, Public Records of Collier County, Florida.

17. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the restrictions which provide for monthly and/or annual maintenance assessment fees and is recorded in Official Records Book 1581, Page 1750; Corrective Supplemental Declaration in Official Records Book 2552, Page 945; Amendments in Official Records Book 3297, Page 3019, and Official Records Book 3297, Page 3025, of the Public Records of Collier County, Florida, but omitting any covenant or condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin, and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code or (b) relates to handicap, but does not discriminate against handicapped persons.

18. Cross Access Easement Agreement between the parties hereto of even date herewith to be presently recorded.

19. Stormwater Easement Agreement between the parties hereto of even date herewith to be presently recorded.

20. Landscaping, Irrigation, and Lighting Easement between the parties hereto of even date herewith to be presently recorded.

21. It is an express restriction of this Deed that subject property shall not be used for the sale of alcoholic beverages for off premises consumption for a period of 25 years from the date of this conveyance.

22. Setback from Immokalee Road Right of Way: No vertical improvements or structures shall be placed, erected or constructed on the property between the setback line and the north right of way line of Immokalee Road ("the setback area") as shown on Exhibit "A" to this deed; this restriction shall not be deemed to prohibit the encroachment into said setback area of roof overhangs, decorative treatments, window and door sills, and other similar structural features, as well as the placement within said setback area of lighting or other governmentally required improvements (such as backflow preventers) or a monument sign that is in keeping with monument signage on other properties within Riverchase Commons."

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.

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

OR: 3818 PG: 3236

IN WITNESS WHEREOF, the grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

(Signature)

Jean for Torres
(Print Name)

(Signature)

J.F. Bennett
(Print Name)

BAILES FAMILY LIMITED PARTNERSHIP

By: Charles E. Bailes Jr.
CHARLES E. BAILES, JR.

Its: GENERAL PARTNER

STATE OF FLORIDA
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 31st day of May, 2005, by CHARLES E. BAILES, JR. as General Partner of BAILES FAMILY LIMITED PARTNERSHIP.

(Signature of Notary Public - State of Florida)
JOHN F. BENNETT
COMMISSION # [illegible]
[illegible]
(Print, Type or Stamp Commissioned Name of Notary Public)

Personally Known ✓ Or Produced Identification _____

Type of Identification Produced _____

J:\EAJFB\Clients\Bailes Family Ltd. Partnership\Kirkpatrick B568-18950\Legal Docs\DEED 3-26-05.doc

Exhibit "B"
Page 5 of 6

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

EXHIBIT "A"

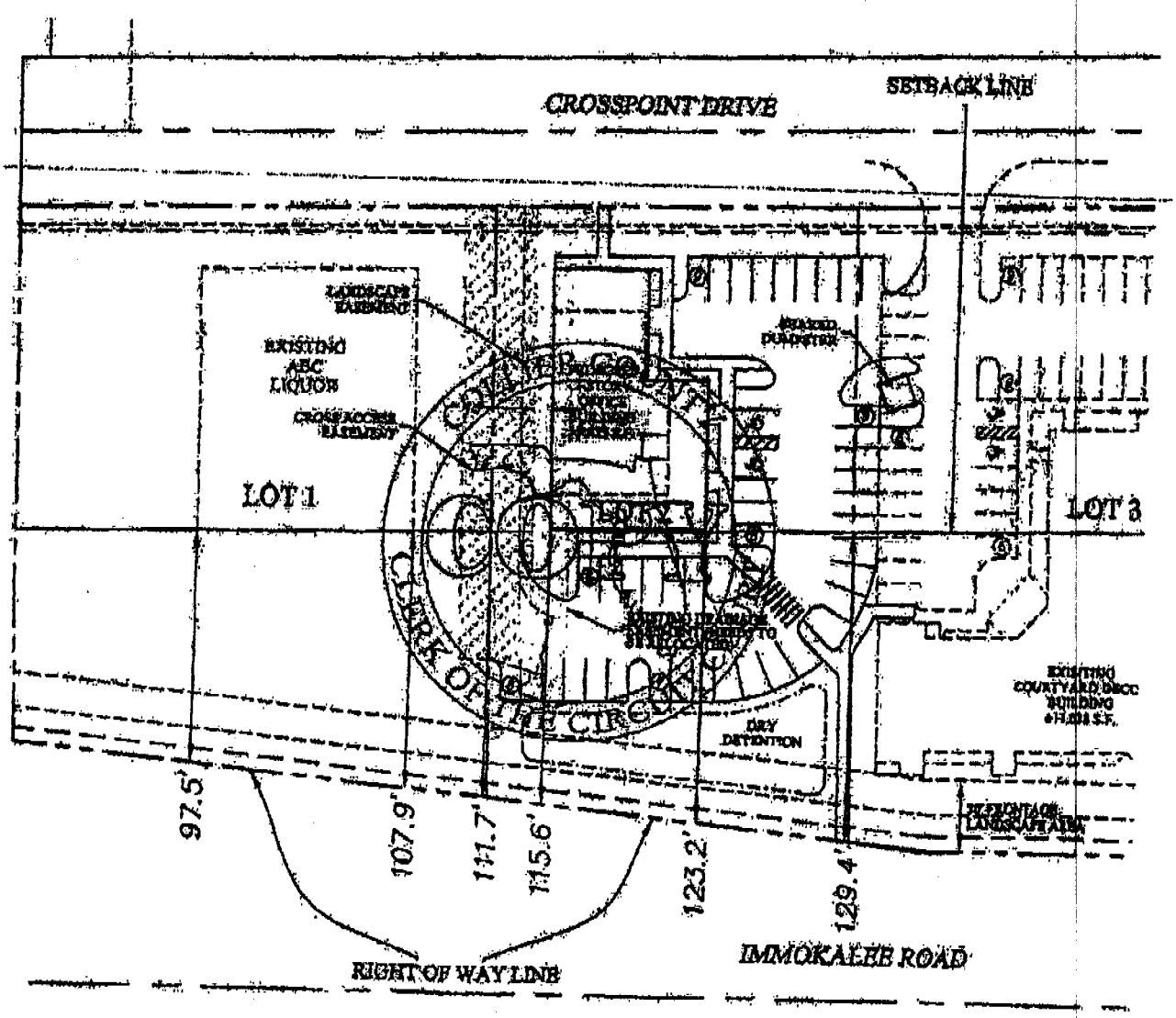


Exhibit "B"
Page 6 of 6

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

2020 PUD MONITORING FORM
COLLIER TRACT 22
SECTION 22, TOWNSHIP 48 SOUTH, RANGE 25 EAST
REPORT DUE DATE: February 28, 2020

APPROVAL DATE: February 26, 1991
ORDINANCE NUMBER: 92-21

PUD ONLY DRI Builtout

APPLICANT INFORMATION:

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

Riverchase Commons Owners Assoc Inc
Commercial Management of Naples, Inc
9010 Strada Stell Ct., #209
Naples, FL 34109

Name: Dean Prevolos

Signature:

Date: MARCH 26, 2020

E-Mail: deanp@cminaples.com

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

Owner entity:
Tract and folio number:
Allocation of development rights and PUD commitments:
Contact's name:
Address:
Telephone number:
Email address:

AUTHORIZED DENSITY/INTENSITY:	
The maximum residential dwelling units shall not exceed 385 units. The maximum commercial development shall not exceed 270,000 gross square feet.	**List the total number of single family dwelling units constructed to date:** **n/a** **List the total number of multi-family dwelling units constructed to date:** **n/a** **List the total number of commercial square footage constructed to date:** 107,190
DEVELOPER COMMITMENTS: Check the box that indicates the status of each commitment.	Commitments deleted from the report and considered fulfilled are no longer monitored through the PUD Annual Monitoring

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

If the commitment has been completed, attach documentation to this report (copy of permit, copy of Preserve Management Plan, copy of receipt or canceled check, etc.). For dedications, list O.R. Book and Page Number.

If the commitment has not been completed, please list the estimated completion date.

process but are subject to compliance through ongoing maintenance and upkeep. Examples of these types of commitments include exotic vegetation removal, littorals and landscaping.

Land Development Code and County Ordinance commitments have been removed from the monitoring report but compliance will still be required at development review, inspection, certificate of occupancy, etc.

ENGINEERING:
All commitments have been fulfilled or removed.

ENVIRONMENTAL:
All commitments have been fulfilled or removed.

TRANSPORTATION:
All other commitments have been fulfilled or removed.

	COMPLETE	INCOMPLETE
The developer shall provide a fair share contribution toward the capital cost of traffic signals, including interconnection where applicable at any project access where deemed warranted by Collier County. The signal shall be owned, operated, and maintained by Collier County.	☒	☐

UTILITIES:
All commitments have been fulfilled or removed.

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

CORPORATE FORMAT

CORPORATE AFFIDAVIT

STATE OF Florida)

COUNTY OF Collier) ss:

BEFORE ME, the undersigned officer authorized to administer oaths, on this day personally appeared Dean Prevolos, the Manager (Title) of Riverchase Commons Owners Association, Inc., a Florida corporation (the "Corporation"), who upon being duly sworn, deposes and says:

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

2. The undersigned is the Secretary/Tresurer of the Corporation.

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

FURTHER AFFIANT SAYETH NAUGHT.

Name, Title Sec Treasurer

Riverchase Commons Owners Association,
a, Florida corporation

The foregoing instrument was sworn to, subscribed and acknowledged before me this 27th day of March, 2020 by Dean Prevolos, the (Title) Riverchase Commons Owners Assoc, a Florida corporation, who is personally known to me or has produced _____ as identification.

Sec./ Treasure

Notary Public
Printed Name:_____
My Commission Expires:_____

[Notary Seal]

STUART A. THOMPSON
MY COMMISSION # GG 306496
EXPIRES: June 27, 2023
Bonded Thru Notary Public Underwriters

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

2020 PUD MONITORING FORM
COLLIER TRACT 22
SECTION 22, TOWNSHIP 48 SOUTH, RANGE 25 EAST
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Riverchase Commons Owners Assoc Inc
Commercial Management of Naples, Inc
9010 Strada Stell Ct., #209
Naples, FL 34109

Name: Dean Prevolos

Signature:

Date: MARCH 26, 2020

E-Mail: deanp@cminaples.com

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UTILITIES:
All commitments have been fulfilled or removed.

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

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STATE OF Florida)

COUNTY OF Collier) ss:

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

2. The undersigned is the Secretary/Tresurer of the Corporation.

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

FURTHER AFFIANT SAYETH NAUGHT.

Name, Title Sec Treasurer

Riverchase Commons Owners Association,
a, Florida corporation

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Sec./ Treasure

Notary Public
Printed Name:_____
My Commission Expires:_____

[Notary Seal]

STUART A. THOMPSON
MY COMMISSION # GG 306496
EXPIRES: June 27, 2023
Bonded Thru Notary Public Underwriters

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

Gmail Patricia Ortiz <ortizplanningsolution m>

FW: NIM Waiver Request PL20-0746 5/3 Bank Collier Tract 22

3 messages

SaboJames <James.Sabo@colliercountyfl.gov>
To: Patricia Ortiz <ortizplanningsolutions@gmail.com> Wed, Jan 6, 2021 at 10 AM

Here it is…

Respectfully,

C. James Sabo, AICP

Principal Planner

Collier County

Zoning Division

James.Sabo@colliercountyfl.gov

2800 North Horseshoe Drive, Naples Florida 34104

Phone: 239.252.2708

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

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.

From: Andrew Dickman <andrew@dickmanlawfirm.org>
Sent: Tuesday, January 5, 2021 5:37 PM
To: ortizplanningsolutons@gmail.com
Cc: BellowsRay <Ray.Bellows@colliercountyfl.gov>; Heather <heather@dickmanlawfirm.org>; SaboJames <James.Sabo@colliercountyfl.go
Subject: NIM Waiver Request PL20-0746 5/3 Bank Collier Tract 22

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

Dear Ms. Ortiz:

You have requested a waiver of the neighborhood information meeting (NIM) in connection with the above referenced application. Pursuant tc 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. If this is not correct, please let me know immediately.

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

between the granting of this waiver and the public hearing, I reserve the right to reschedule the hearing and require the holding of

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.

Revision 2 May 7, 2021

From: BellowsRay <Ray.Bellows@colliercountyfl.gov>
Sent: Monday, December 21, 2020 4:06 PM
To: Heather <heather@dickmanlawfirm.org>
Cc: FrantzJeremy <Jeremy.Frantz@colliercountyfl.gov>; SaboJames <James.Sabo@colliercountyfl.gov>
Subject: FW: NIM Waiver Request PL20-0746 5/3 Bank Collier Tract 22

Hi Heather,

As noted in the attached letter, the applicant for PDI-PL202000000746 - Fifth Third Bank - Collier Health Park (PDI) is requesting a waiver from the requirement to hold a Neighborhood Informatio Meeting for a insubstantial change to allow an additional access point and a reconfiguration of the existing parking lot design. Currently, only the northern most access point is reflected on the approved master plan. Staff is supportive of granting the waiver in this case.

Please don't hesitate to ask if you have any questions concerning this matter.

Ray

Raymond V. Bellows, Zoning Manager

Zoning Division - Zoning Services Section
Growth Management Department

Telephone: 239.252.2463; Fax: 239.252.6350

Collier County

Exceeding expectations, every day!

Attachment: Attachment D Backup Material (17430 : PL202000000746 Collier Tract 22 PDI 5-3 Bank)

From: SaboJames <James.Sabo@colliercountyfl.gov>
Sent: Monday, December 21, 2020 2:19 PM
To: BellowsRay <Ray.Bellows@colliercountyfl.gov>
Cc: FrantzJeremy <Jeremy.Frantz@colliercountyfl.gov>
Subject: NIM Waiver Request PL20-0746 5/3 Bank Collier Tract 22

Ray,

The applicant is requesting a NIM waiver if possible. The letter is attached. It seems straightforward to me. Cleaning up the master plan for existing ingress-egress that does not appear on the originally approved master plan document.

Respectfully,

C. James Sabo, AICP

Principal Planner

Collier County

Zoning Division

James.Sabo@colliercountyfl.gov

2800 North Horseshoe Drive, Naples Florida 34104

Phone: 239.252.2708

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

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.

2 attachments

oledata.mso
230K

NIM Waiver Request 5-3 Bank PL20-0746.pdf
2334K

Patricia Ortiz <ortizplanningsolutions@gmail.com>
To: Me <ortizplanningsolutions@gmail.com>, Bethany Rooney <Bethany.Rooney@bdgllp.com>, Wendy Hall <Wendy.Hall@bdgllp.com>, Chris Haines <ChrisH@iegroup.net>, Elizabeth Rodriguez <libbytraffic@yahoo.com>

Wed, Jan 6, 2021 at 10:4o AM

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

ORTIZ PLANNIG SOLUTIONS
Patricia Ortiz, AICP ortizplanningsolutions@gmail.com 813.817.8492

September 30, 2020

James Sabo
2800 N. Horseshoe Drive
Naples FL 34104

RE Revised PUD Document with changes crossed through and underlined

Dear Mr. Sabo,

Please accept this cover letter in place of the PUD Document with strike thru underline as is required per the Insubstantial Change application.

There are no proposed text changes to the approved PUD document. The PD Document is very large, and exceeds the size for on-line submittal. Pertinent pages are attached:

- Title page identifying the PUD as Collier Tract 22
- Table of Contents
- Section 5 Commercial/Office Regulations

Please note, Section 5 CO Commercial/Office Development Regulations Part 5.03 Permitted Uses and Structures A. 2. Calls out the Bank use (branch or main office) as a permitted use. See highlighted text.

Sincerely

Patricia Ortiz, AICP
2810 N Central Ave
Tampa FL 33602

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

EXHIBIT A

COLLIER TRACT 22

A Planned Unit Development

prepared for:

Collier Development
Corporation

prepared by:
Edward D. Stone, Jr. and Associates, Inc.
1512 E. Broward Boulevard Suite 110
Fort Lauderdale, Florida 33301
&
Agnoli, Barber and Brundage, Inc.
7400 North Tamiami Trail
Naples, Florida 33963

DATE FILED: 8/13/90
DATE REVISED: 2/26/91
DATE REVIEWED BY CCPC: 2/07/91
DATE APPROVED BY BCC: 2/26/91
ORDINANCE NUMBER: 91-21

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

SECTION 5 - "CO" COMMERCIAL/OFFICE DEVELOPMENT REGULATIONS

5.01	Purpose	5.1
5.02	General	5.1
5.03	Permitted Uses and Structures	5.1
5.04	Development Standards	5.3
5.05	Off-Street Parking/Off-street Loading	5.4
5.06	Landscaping Requirements	5.4

SECTION 6 - "MO" MEDICAL OFFICE DEVELOPMENT REGULATIONS

6.01	Purpose	6.1
6.02	General	6.1
6.03	Permitted Uses and Structures	6.1
6.04	Development Standards	6.3

SECTION 7 - "R" RESIDENTIAL DEVELOPMENT REGULATIONS

7.01	Purpose	7.1
7.02	General	7.1
7.03	Permitted Uses and Structures	7.1
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SECTION 8 - "GC" GOLF CLUB DEVELOPMENT REGULATIONS

8.01	Purpose	8.1
8.02	General	8.1
8.03	Permitted Uses and Structures	8.1
8.04	Development Standards	8.2

SECTION 9- "G" GOLF COURSE DEVELOPMENT REGULATIONS

9.01	Purpose	9.1
9.02	General	9.1
9.03	Permitted Uses and Structures	9.1
9.04	Development Standards	9.2

SECTION 10 - "RO" RECREATION/OPEN SPACE DEVELOPMENT REGULATIONS

10.01	Purpose	10.1
10.02	General	10.1
10.03	Permitted Uses and Structures	10.1
10.04	Development Standards	10.1

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

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C43 PAGE 53

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

SECTION 11 - GENERAL DEVELOPMENT COMMITMENTS

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TABLE I: LAND USE SUMMARY		T-1
TABLE II: ESTIMATED ABSORPTION SCHEDULE		T-2
TABLE III: RESIDENTIAL DEVELOPMENT STANDARDS		T-3
EXHIBIT A:	PUD MASTER DEVELOPMENT PLAN Agnoli, Barber and Brundage, Inc. File No. 2944 - MD	"A"
EXHIBIT B:	SUBDIVISION MASTER PLAN as prepared by Agnoli, Barber, and Brundage, Inc. Drawing File No. 2897 as revised December 7, 1990.	"B"

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

SECTION 5 - "CO" COMMERCIAL/OFFICE DEVELOPMENT REGULATIONS

5.01 PURPOSE

The purpose of this section is to set forth the regulations for the areas designated on the Master Development Plan as "CO"- Commercial/Office.

5.02 GENERAL

Areas designated "CO" on the Master Development Plan are designed to accommodate a broad range of retail, commercial, and professional uses. These areas will attract users from both the project and the surrounding general population, and will provide for those commercial and related uses which appeal to a broad range of potential users.

5.03 PERMITTED USES AND STRUCTURES

A. No building or structure, or part thereof, shall be erected, altered or used or land or water used, in whole or part, for other than the following:

Permitted Principal Uses and Structures

1. Antique shops; Appliance stores; Art Studios; Art supplies; Auction houses; Automobile dealerships; Automobile parts stores; Automobile service stations without repair; Awning shops;

2. Bait and tackle shops; Bakery shops; Banks (branch or main office) and financial institutions; Barber and beauty shops; Bath supply stores; Bicycle sales and services; Blueprint shops; Bookbinders; Book stores; Building maintenance service; Building supplies; Business machine services; Business and Professional offices;

3. Cabinet shops; Car Washes; Carpet and floor covering sales (including storage and installation); Child Care Centers; Clothing stores; Civic and cultural facilities; Cocktail Lounges; Commercial radio and television; Commercial recreation uses (indoor-outdoor) Commercial schools; Communication services and equipment repair; Community Centers; Computer Sales and Service; Conference Centers; Confectionery and Candy Stores;

4. Delicatessens; Department stores; Drive-thru Facilities; Drug stores; Dry cleaning shops; Dry goods stores;

5. Electrical supply stores; Employment agencies; Equipment rental including lawnmowers and power saws;

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PDI 5-3 Bank)

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.

- - - -

Attachment: Attachment D Backup Material (17439 : PL20200000746 Collier Tract 22 PD(6-3 Bank)

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PD(5-3 Bank)
Packet Pg. 391

Attachment: Attachment D Backup Material (17439 : PL20200000746 Collier Tract 22 PD(5-3 Bank)

Attachment: Attachment D Backup Material (17439 : PL20200000746 Collier Tract 22 PD(5-3 Bank)

Attachment: Attachment D Backup Material (17439 : PL20200000746 Collier Tract 22 PD(5-3 Bank)

PUBLIC HEARING NOTICE
COLLIER TRACT 22
PUD INSUBSTANTIAL CHANGE
PETITION NUMBER 2020000746
HEA JULY 22, 2021 - 9:00 AM
Collier County Growth Management Division Building
2800 Horseshoe Drive N. - Meeting Room 609/610
Naples, FL 34104
GUN SHOW

Attachment: Attachment D Backup Material (17430 : PL20200000746 Collier Tract 22 PD) 5-3 Bank)

Attachment: Attachment D Backup Material (17439 : PL20200000746 Collier Tract 22 PD) 5-3 Bank)

Attachment: Attachment D Backup Material (17439 : PL20200000746 Collier Tract 22 PD(5-3 Bank)

COLLIER COUNTY
Collier County Hearing Examiner

Item Number: 3.D
Item Summary: PETITION NO. PDI-PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI - Request for an insubstantial change to the Sabal Bay Mixed Planned Unit Development (MPUD) adopted by Ordinance Number 21-04, as amended, by establishing residential development standards for courtyard two-family homes in Table I, Section 3.5, and adopting Exhibit F that depicts the master plan for the courtyard two-family homes accessed by courtyard streets limited to Tract F-1, Isles of Collier Preserve Phase 3, recorded in Plat Book 57, Page 66 of the public records of Collier County. [Coordinator: Ray Bellows, AICP, Zoning Manager] Commission Districts 1 & 4.

Meeting Date: 07/22/2021

Prepared by:
Title: – Zoning
Name: Laura DeJohn
07/06/2021 2:38 PM

Submitted by:
Title: – Zoning
Name: Mike Bosi
07/06/2021 2:38 PM

Approved By:

Review:

Growth Management Operations & Regulatory Management	Kenneth Kovensky		Review Item	Completed
Hearing Examiner (GMD Approvers)	Diane Lynch	Review Item	Completed	07/12/2021 12:36 PM
Zoning	Ray Bellows	Review Item	Completed	07/15/2021 8:32 AM
Zoning	Mike Bosi	Zoning Director Review	Completed	07/15/2021 10:25 AM
Hearing Examiner	Andrew Dickman	Meeting Pending	07/22/2021 9:00 AM	

STAFF REPORT

TO: COLLIER COUNTY HEARING EXAMINER

FROM: ZONING DIVISION – ZONING SERVICES SECTION
GROWTH MANAGEMENT DEPARTMENT

HEARING DATE: JULY 22, 2021

SUBJECT: PL20200002648; ISLES OF COLLIER PRESERVE TRACT F-1, SABAL BAY MPUD PDI

PROPERTY OWNER/AGENT:

Owner: Minto Sabal Bay, LLC
4400 W. Sample Road 200
Coconut Creek, FL 33073

Agent(s): Jennifer Sapen, AICP
Barraco and Associates, Inc.
2271 McGregor Blvd. 100
Fort Myers, FL 33901

REQUESTED ACTION:

The petitioner requests an insubstantial change to the Sabal Bay Mixed Planned Unit Development (MPUD) adopted by Ordinance Number 21-04, as amended, by establishing residential development standards for courtyard two-family homes in Table I, Section 3.5, and adopting Exhibit F that depicts the master plan for the courtyard two-family homes accessed by courtyard streets limited to Tract F-1, Isles of Collier Preserve Phase 3, recorded in Plat Book 57, Page 66 of the public records of Collier County.

GEOGRAPHIC LOCATION:

The Sabal Bay PUD is approximately ± 2,518.98 acres in sections 23, 24, 25, 26, and 36 township 50 South, Range 25 East, and Section 19, Township 50 South, Range 26 East, Collier County, Florida. The proposed insubstantial change would only apply to Tract F-1, Isles of Collier Preserve Phase 3, Folio# 52505036925, approximately +60.48, which abuts Tamiami Trail East and is accessed by Dominica Drive in Section 19, Township 50 South, Range 26 East, Collier County, Florida. *(See location map on next page)*

Attachment: Sabal Bay PDI Staff Report (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

Location Map

Zoning Map

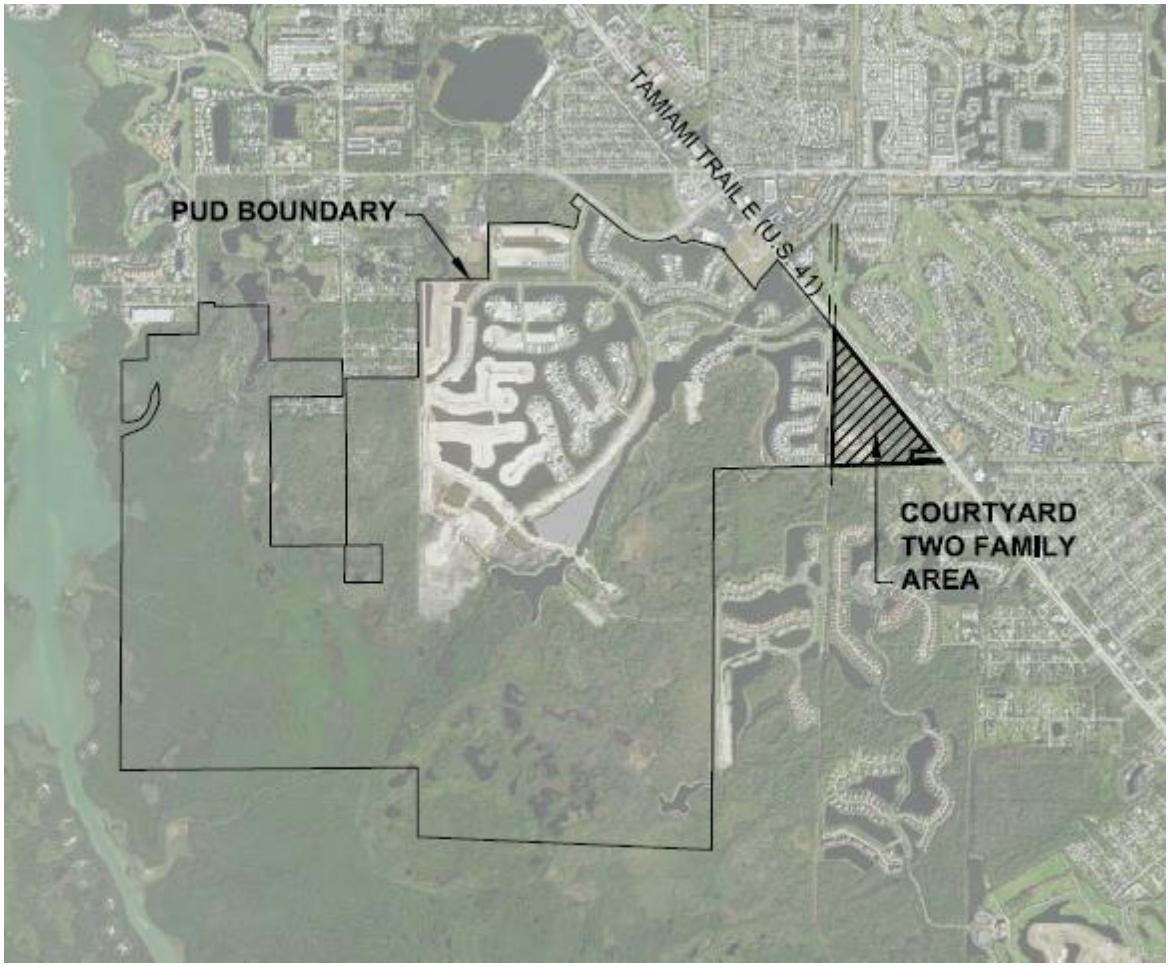
Petition Number: PL20200002648

Attachment: Sabal Bay PDI Staff Report (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

PURPOSE AND DESCRIPTION OF PROJECT:

The Sabal Bay MPUD is a mixed planned unit development ±2,518.98 acres in size. The MPUD was amended by Ordinance 21-04 to allow for a maximum of 2,229 dwelling units, 200,000 square feet of commercial retail uses, 60,000 square feet of office, 250 hotel rooms.

The proposed insubstantial change to the MPUD is to introduce a courtyard two family residential unit type to the mix of single and multi-family dwelling unit types. The courtyard two family units are proposed to be limited to Tract F-1 of Isles of Collier Preserve Phase 3, which is ±60.48 acres depicted below. The site abuts Tamiami Trail E. in the eastern portion of the MPUD. The site is accessed by Dominica Drive internal to the Isles of Collier community.

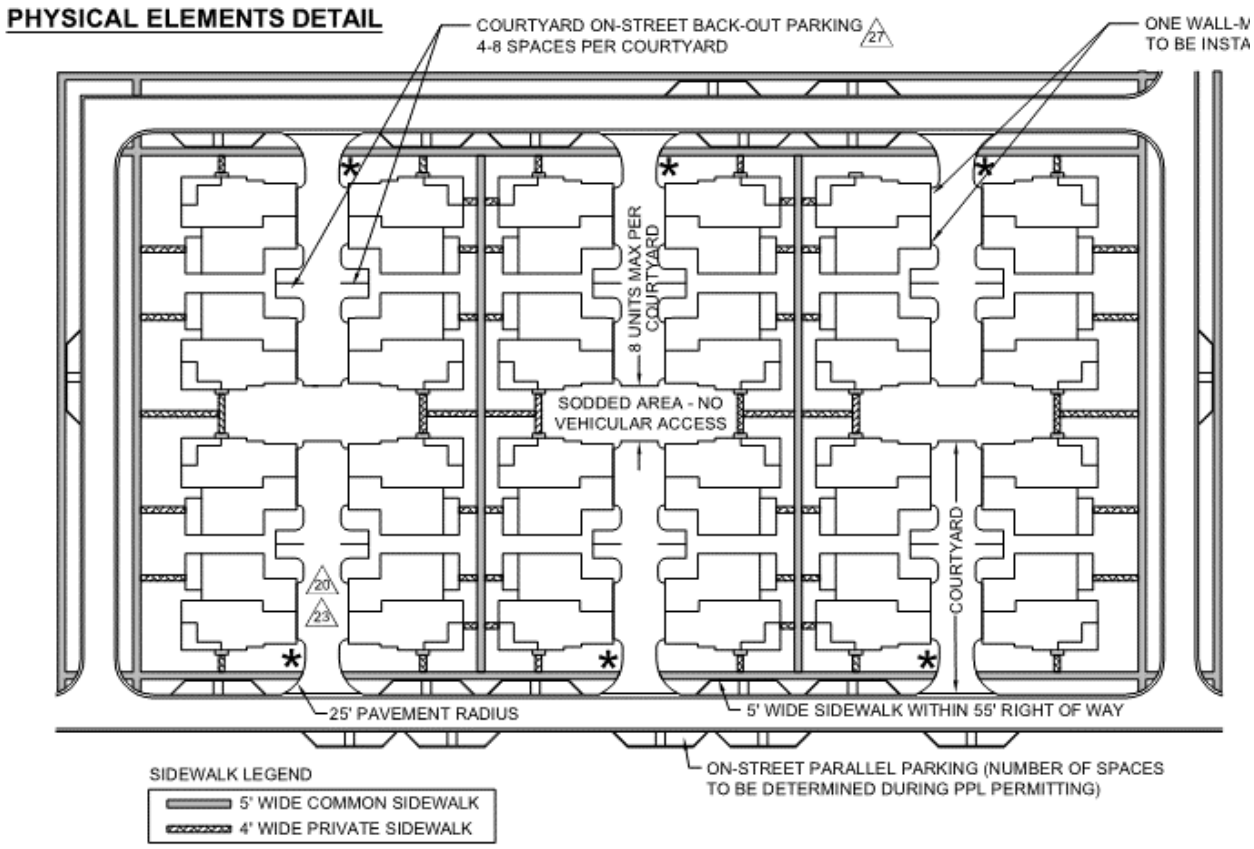


The proposed Insubstantial Change entails:

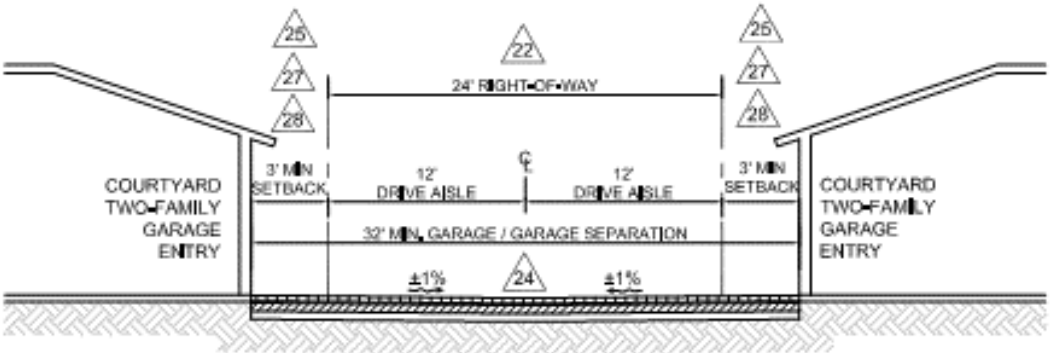
- Amendment to the Development Standards Table to establish minimum lot area and setbacks for this two-family unit type.
- Two new road cross sections in the MPUD Master Plan Exhibit A, Page 4 of 4.
- Nine deviations are proposed within Exhibit "C" of the MPUD to accommodate the unique configuration; seven deviations (Deviation 20 – 26) are from Section 6.06.00 Transportation Standards and two (Deviation 27 – 28) are from Section 4.07.02 Design Requirements for Planned Unit Developments.

Attachment: Sabal Bay PDI Staff Report (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

The proposed courtyard two family units are intended to provide an alternative lot design currently not available within the MPUD. The courtyard two family units will be accessed by a right-of-way described by the petitioner as a 24' wide courtyard right-of-way. Each courtyard right-of-way serves a pod of eight units (four sets of two-family units). Two-car garages are proposed to be set back 3 feet from the courtyard right-of-way. The diagram below is provided on Exhibit "F" of the proposed amended PUD.



The diagram below is provided on MPUD Master Plan Exhibit A, Page 4 of 4.



24' WIDE COURTYARD ROAD CROSS SECTION
TRACT F-1

Four to eight parking spaces are proposed in each pod subject to access easements for shared use

Attachment: Sabal Bay PDI Staff Report (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

in addition to the double garage for each unit. The double garages face each other along the courtyard right-of-way, with 32 feet of separation per the proposed addition of Note #13 to the Development Standards Table. Walkways are proposed for each pod, providing access to the main entrance of each unit.

SURROUNDING LAND USE AND ZONING:

This section of the staff report identifies the land uses and zoning classifications for properties surrounding the boundaries of Tract F-1 proposed for the courtyard two-family units.

North: Tamiami Trail E. R-O-W; Golf Course Zoning District developed with Hibiscus Golf Club

East: Tamiami Trail E. R-O-W; Lely Square CPUD and C-4 Commercial Zoning developed with commercial centers

South: Canal Drainage Easement and FDOT drainage pond; beyond canal is FPL substation & Wentworth Estates MPUD undeveloped Preserve Tract and Commercial Tract

West: Dominica Drive, Sabal Bay MPUD developed with two-family residential units

Attachment: Sabal Bay PDI Staff Report (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

STAFF ANALYSIS:

Comprehensive Planning: The Future Land Use Element (FLUE) designates the subject site as Urban, Urban Mixed Use District, Urban Coastal Fringe Subdistrict and is within the Coastal High Hazard Area. This reduces the base density to a maximum of 3 dwelling units per acre (DU/A). The proposed density has already been approved with Ordinance 21-04 (0.91 DU/A). The FLUE states in a section "Coordination of Land Use and Public Facilities"… allow for maximum utilization of clustering of allowable residential density". Also stated in FLUE Policy 5.8: Permit the use of clustered residential development… in order to conserve open space and environmentally sensitive areas. Because this application is not adding or increasing the density of the previously approved uses in the Sabal Bay MPUD, it can be found consistent with the Future Land Use (FLUE) of the Growth Management Plan (GMP).

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

Stormwater Review: Stormwater Management staff has evaluated the proposed changes to the PUD documents and found no issues with consistency.

Environmental Review: Environmental review staff has found this project to be consistent with the Conservation & Coastal Management Element (CCME). No revisions to the environmental portions of the PUD petition are being proposed. The proposal is consistent with the CCME.

Transportation Review: According to the PUD changes and backup materials the proposed change will have no net increase or decrease in the number of trips generated by this development. Staff further notes that the current trip cap in section 8.8.E of the PUD document is not changing, thereby retaining the same maximum number of trips allowed by this development. Based on the revised PUD, the subject petition request can be found consistent with Policy 5.1 of the Transportation Element of the Growth Management Plan because there are no additional traffic impacts resulting from the proposed changes.

Deviation Review

Staff reviewed the requested deviations, which are restated below in *italics* followed by the corresponding staff analysis.

Deviation 20 seeks relief from LDC 6.06.01.U which requires street signs and traffic control devices such as street name signs, speed limit signs, stop signs and stop bars on streets and at intersections of streets, to provide no street signs or traffic control markings on the courtyard streets.

> Staff recommends **denial of Deviation 20. Traffic control devices shall be provided including the typical addressing signage and stop signs as depicted in Exhibit F-1.**
>
> Because the proposed courtyard streets are intended to fulfill the safety and convenience requirements of the LDC stated below, staff recommends denial of Deviation 20 to

Attachment: Sabal Bay PDI Staff Report (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

eliminate standard safety and convenience features of street design such as street signs and traffic control signs and markings.

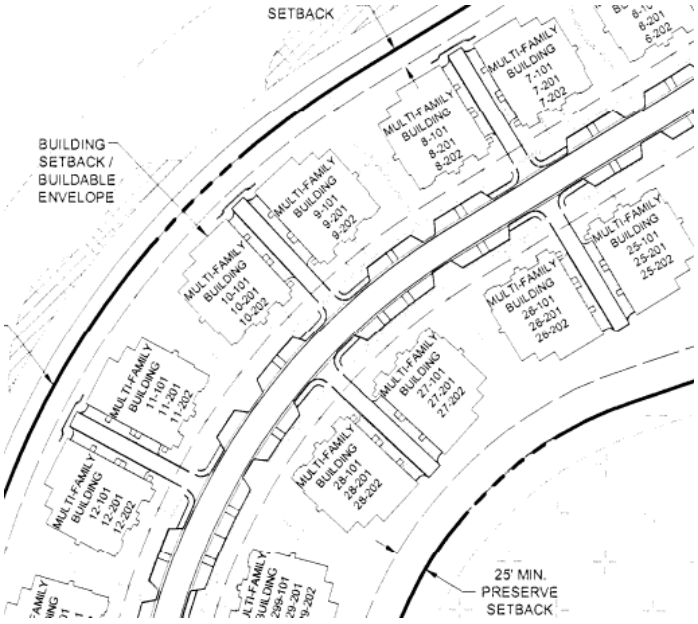
The petitioner's request to provide access to the groupings of 8 fee simple units with a 24-foot wide "courtyard street" rights-of-way is intended to fulfill the Collier County LDC requirements for the safety and convenience of every home to have primary access to a street. Specifically, Section 4.03.08.A.1. provides that:

> Access to lots within a subdivision shall be designed to accomplish access to the lots by use of local streets.

LDC 4.04.01.B also provides that:

> Every building hereafter erected or moved shall be on a lot adjacent to a public street or with actual and legal access to an approved private street, and all structures shall be so located on lots as to provide safe and convenient access for servicing, fire protection, and required off-street parking.

The petitioner notes the example of the multifamily area on Dominica Drive where multifamily units gain access from a common driveway as justification for the deviation. The excerpt below from the record drawing set for this arrangement (SDP-PL20120002038) illustrates how each of the multifamily buildings fronts on a standard road right-of-way. Two multifamily buildings share a driveway that is approximately 100 feet in length. Each multifamily building contain 3 units, for a total of 6 units accessing the driveway.



The proposed courtyard streets are different in that each pod of 8 fee simple lots will include buildings that have no frontage on a standard street; the design results in some internal buildings that only front on the 24-foot wide courtyard street. Therefore, all required street names, signage and markings shall be provided including the typical

Attachment: Sabal Bay PDI Staff Report (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

addressing signage and stop signs as depicted in Exhibit F-1 of the proposed amended PUD (see Attachment A).

Deviation 21 seeks relief from LDC 6.06.01.J which prohibits dead end streets without a cul de sac, to allow 150' deep courtyard streets without a cul de sac.

Staff does not object to **approval of Deviation 21.**

The petitioner identifies that dead end roads up to 150 feet in length are allowed by the Florida Fire Prevention Code. Fire review staff does not object to the deviation to allow the courtyard street design as depicted on Exhibit "F" of the proposed amended PUD when limited to 150 feet in length.

Deviation 22 seeks relief from LDC 6.06.01.N which requires a 60' wide right of way to allow a 24' wide right of way for courtyard streets.

Staff does not object to **approval of Deviation 22, subject to a condition of approval #1.a that sidewalks be provided within the easements dedicated to the HOA for common use by residents, and they must be the standard 5 feet in width consistent with the Physical Elements Detail diagram on Exhibit "F."**

The petitioner proposes 24-foot wide "courtyard street" rights-of-way which they describe as "functioning as a shared driveway for 8 residential units," with low traffic generation and speeds, limited to 150 feet in length. This is a normal width for an alley which generally serve as a secondary access rather than primary access. Given the proposed courtyard streets are restricted to serving no more than 8 units, and no more than 150 feet in length, the unique design of each housing "pod" must be served by sidewalks in alternative locations within an easement for common use by all residents and not within the street right-of-way as normally required. To compensate for the reduction in right-of-way that results in alternative sidewalk locations, the sidewalks serving the homes shall be provided within the easements dedicated to the HOA for common use by residents, and they must be the standard 5 feet in width as depicted in the Physical Elements Detail diagram on Exhibit "F" of the proposed amended PUD (see Attachment A).

Deviation 23 seeks relief from LDC 6.06.01.P which requires street names for all streets to provide no street names for courtyard streets.

Staff does not object to approval **of Deviation 23 subject to the typical addressing signage for courtyard streets as depicted in Exhibit F-1.**

The proposed courtyard streets are intended to fulfill the safety and convenience requirements of the LDC, the proposed addressing signage for courtyard streets depicted in Exhibit F-1 of the proposed amended PUD shall be provided.

Attachment: Sabal Bay PDI Staff Report (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

Deviation 24 seeks relief from LDC 6.06.01.S which requires all streets to provide curbs to provide an inverted crown for courtyard streets.

Staff does not object to **approval of Deviation 24 to allow the proposed design specific to courtyard streets that are limited to serving 8 units and limited to 150 feet in length, subject to a condition of approval #1.b that the inverted crown must be at a minimum elevation of the 25 year 3 day storm event elevation.**

Deviation 25 seeks relief from LDC 6.06.02 which requires a 5-foot wide sidewalk on both of sides of private rights-of-way, to provide no sidewalk within the courtyard right-of-way.

Staff does not object to **approval of Deviation 25, subject to a condition of approval #1.a that sidewalks be provided within the easements dedicated to the HOA for common use by residents, and they must be the standard 5 feet in width consistent with the Physical Elements Detail diagram on Exhibit "F."**

Staff acknowledges that the unique design of each housing "pod" must be served by sidewalks in alternative locations within an easement for common use by all residents because they do not fit within the proposed courtyard street right-of-way as normally required. To compensate for the substandard nature of the courtyard streets that act as the primary access to these homes, staff recommends as a condition of approval that sidewalks be provided within the easements dedicated to the HOA for common use by residents, and they must be the standard 5 feet in width instead of the proposed 4-foot width.

Deviation 26 seeks relief from LDC 6.06.03 which requires streetlights per IES standards for all streets to provide wall-mounted carriage lights at each garage, and to waive IES standards for courtyard streets.

Staff does not object to **approval of Deviation 26.**

The petitioner proposes 24-foot wide "courtyard street" rights-of-way which they describe as "functioning as a shared driveway for 8 residential units," with low traffic generation and speeds, limited to 150 feet in length. Given the proposed courtyard streets are restricted to serving no more than 8 units, and no more than 150 feet in length, and the petitioner proposes lighting at each garage, the deviation maybe granted given the small scale nature of the street.

Deviation 27 seeks relief from LDC 4.05.02.F which prohibits back-out parking into a right-of-way to allow back-out parking in courtyard streets.

Staff does not object to **approval of Deviation 27.**

The petitioner proposes 24-foot wide "courtyard street" rights-of-way which they describe as "functioning as a shared driveway for 8 residential units," with low traffic generation and speeds, limited to 150 feet in length. Given the proposed courtyard streets are restricted to serving no more than 8 units, and no more than 150 feet in length, the deviation maybe granted given the small scale nature of the street.

Attachment: Sabal Bay PDI Staff Report (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

Deviation 28 seeks relief from LDC 4.07.02.F.1 which requires 23' from right of way to garage face to allow 3-feet.

Staff does not object to **approval of Deviation 28, subject to condition of approval #1.c that HOA documents include a restriction that no vehicles may park within the courtyard rights-of-way.**

Section 130-66 of the Code of Ordinances of Collier County prohibits stopping, standing or parking of a vehicle on streets owned or maintained by the county within the unincorporated area of the county to avoid obstruction of the free, convenient, and normal use of any public street. The proposed courtyard streets will be privately maintained rights-of-way for vehicular access by residents, guests, emergency, and service vehicles for eight individual homes. Designated parking spots are proposed within access easements to supplement the garage parking within each pod of homes. These parking spots are depicted on Exhibit "F" of the proposed amended PUD and are noted to be within access easements and outside the 24-foot wide right-of-way. A restriction to prohibit parking within the confines of the 24-foot wide right-of-way must be established to limit obstruction of these narrow rights-of-way.

PLANNED UNIT DEVELOPENT INSUBSTANTIAL CHANGE CRITERIA:

Sections 10.02.13.E.1 and 10.02.13.E.2 of the Land Development Code set forth the criteria by which insubstantial amendments to a PUD Master Plan and/or minor text changes to a PUD document are to be reviewed before they can be approved. The criteria and a response to each are listed below:

LDC Section 10.02.13.E.1 Criteria:

a. Is there a proposed change in the boundary of the 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 5% of the total acreage previously designated as such, or five 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.

Attachment: Sabal Bay PDI Staff Report (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

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 proposed change is to add development standards for a new type of two-family residential structure, and the area proposed for the change is designated for residential development. There would be no increase to the size of areas used for non-residential uses and no relocation of non-residential uses.

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, the proposed change will not result in a substantial increase in impacts of the development. No increase in intensity is related to the changes requested, and the Traffic Study provided within the application documents that the associated traffic circulation and maximum allowable trip counts for the PUD will not be impacted by the request.

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?

The proposed change will not result in land use activities which were not accounted for when the principal uses were originally adopted.

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 beyond that which was already contemplated for the PUD.

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. Tract F-1 where the two-family housing type is proposed is currently designated for residential development. The project will continue to provide the required buffers and preserve as mandated by the Sabal Bay MPUD.

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. Both environmental and transportation planning staff reviewed this petition, and no changes to the PUD Document

Attachment: Sabal Bay PDI Staff Report (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

are proposed that would be deemed inconsistent with the CCME or the Transportation Element of the GMP. This petition does not propose any increase in density or intensity of the permitted land uses.

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

N/A. The Sabal Bay MPUD is no longer a DRI. Abandonment of the DRI was approved by Resolution 05-396.

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

LDC Section 10.02.13.E.2 Criteria:

LDC Subsection 10.02.13.E.2 also requires an evaluation of the findings and criteria used for the original PUD application.

See Attachment B for the Findings for PUD rezoning associated with the original PUD application, PUDZ-A-2004-AR-6126 PUDR. The proposed changes do not affect the analysis and findings of the original PUD rezoning approved by Ordinance 05-59.

NEIGHBORHOOD INFORMATION MEETING (NIM) & PUBLIC NOTICE:

The NIM was held on April 14, 2021 at the Isles of Collier Preserve Clubhouse. Fourteen members of the public signed the sign-in sheet at the meeting, and additional attendees joined remotely via Zoom. See Attachment C for all backup documentation. During the NIM, attendees inquired about the quality of the interior and exterior building components, which the applicant said would be unique and in keeping with character of the Isles of Collier Preserve including concrete tile roofs and brick paver drives. The applicant also stated that rental rules and regulations will be consistent with those that exist for the Isles of Collier Preserve HOA. In response to questions about the line of site at the project entrance from Dominica Drive, the applicant said traffic and vegetation conflicts will be evaluated as part of ongoing community maintenance initiatives.

Public notice was provided about the July 22, 2021 Hearing Examiner Hearing by posting of a Public Hearing Notice sign on the property, mailing of notices to owners within 500 feet of the subject site, and publication of a newspaper advertisement at least 15 days prior to the hearing.

Attachment: Sabal Bay PDI Staff Report (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

RECOMMENDATION:

Staff recommends that the Collier County Hearing Examiner (HEX) approve Petition PDI-PL20200002648, subject to the following conditions:

1. Deviations 22, 24, 25 and 28 are conditionally approved, provided that:
   a. The sidewalks for common use by residents shall be provided within the easements dedicated to the HOA, and they must be the standard 5 feet in width.
   b. For Courtyard Rights-of-Way designed with an inverted crown, the crown must be at a minimum elevation of the 25-year 3-day storm event elevation.
   c. HOA documents must include a restriction that no vehicles may park within the Courtyard Rights-of-Way.

2. Two well sites, as large as 100'x100' each, are to be reserved on the property per Developer Commitment 8.5 D.

Attachments:

A) Sabal Bay PUD document with changes in strike underline format
B) Findings of Fact from PUDZ-2004-AR-6126
C) Neighborhood Information Meeting Documentation
D) Applicant's Backup Materials

Attachment: Sabal Bay PDI Staff Report (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

Sabal Bay

A MIXED-USE PLANNED UNIT DEVELOPMENT

2,518.98 ± Acres Located in Sections 23, 24, 25, 26, and 36
Township 50 South, Range 25 East, and
Section 19, Township 50 South, Range 26 East,
Collier County, Florida

PREPARED FOR:

Minto Sabal Bay, LLC
4400 W. Sample Road, Suite 200
Coconut Creek, FL 33073

PREPARED BY:

Barraco and Associates, Inc.
2271 McGregor Boulevard, Suite 100
Fort Myers, FL 33901

And

Richard D. Yovanovich
Coleman, Yovanovich, Koester P.A.
4001 Tamiami Trail North, Suite 300
Naples, FL 34103

EXHIBIT "A"

Attachment: Att A - Strike-Und PUD (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

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

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EXHIBIT D	SIGN PLACEMENT – FLAGPOLE PER PUD SECTION 2.17.A.6	
EXHIBIT E	MASTER SITE PLAN FOR R9 TRACT	
EXHIBIT F	COURTYARD TWO FAMILY SITE PLAN & TYPICAL LOT DETAILS	

Attachment: Att A - Strike-Und PUD (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

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

STATEMENT OF COMPLIANCE

The purpose of this Section is to express the intent of the applicants, CDC Land Investments, Inc., and Collier Land Development. Inc., hereinafter referred to as the Owners, to create a Mixed-Use Planned Unit Development (MPUD) on 2,518.98 ± acres of land located in Sections 23, 24, 25, 26, and 36, Township 50 South, Range 25 East, and Section 19, Township 50 South, Range 26 East, Collier County, Florida. The name of this MPUD shall be Sabal Bay. The development of Sabal Bay will be in compliance with the planning goals and objectives of Collier County as set forth in the Growth Management Plan (GMP). The development will be consistent with the GMP goals, objectives and policies, and other applicable regulations for the following reasons:

1. The subject property is within the Urban Coastal Fringe Sub-District as identified on the Future Land Use Map of the Future Land Use Element (FLUE). The purpose of the Urban Coastal Fringe Sub-District is to provide for a variety of residential and mixed-use developments such as Planned Unit Developments.

2. a) The proposed residential density of Sabal Bay is 0.91 dwelling units (DUs) per acre, 2,229 units/2,453 acres, which excludes the 50 acres of commercial uses, and the 16 acres of recreation/village center uses. This density is consistent with the maximum density permitted by the FLUE Density Rating System and is therefore consistent with FLUE Policy 5.1. The base density allowed by the FLUE for the entire subject property is four (4) DUs per acre. Due to the project's location within the Coastal High Hazard Zone, one (1) dwelling unit is subtracted from the base density permitting a maximum density of three (3) dwelling units per acre.

   b) In no case shall commercial uses, inclusive of the existing 101,894 square feet of existing commercial development, exceed the following: 250 hotel rooms; 200,000 square feet of retail; and, 60,000 square feet of office.

   c) The undeveloped and developed commercial acreage is consistent with the provisions of the FLUE as it is located within Activity Center# 17 at US 41 and Thomasson Drive.

   d) Commercial uses within the Recreation/Village Center District are consistent with FLUE Map -11, which identifies existing zoning consistent with the FLUE by Policies 5-9, 5-10, 5-11, and 5-12. Moreover, the area and allowable uses within the Recreation/Village Center District are consistent with the provisions set forth in Policy 5.1.

3. The Sabal Bay MPUD is compatible with and complementary to existing and future surrounding land uses as required in Policy 5.4 of the FLUE.

4. Improvements are planned to be in compliance with the LDC as set forth in Objective 3 of the FLUE.

5. The development of the Sabal Bay MPUD will result in an efficient and economical extension of community facilities and services as required in Policy 3.1 of the FLUE.

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

Attachment: Att A - Strike-Und PUD (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

6. The Sabal Bay MPUD is planned to incorporate natural systems for water management in accordance with their natural functions and capabilities as may be required by Objective 1.5 of the Drainage Sub-Element of the Public Facilities Element.

7. All final local development orders for this project are subject to the Collier County Adequate Public Facilities Ordinance, Chapter 6 and Chapter 10, of the LDC. Transportation concurrency is partially vested in that the Owners are entitled to a Certificate of Adequate Public Facilities for transportation concurrency for 1,766 dwelling units, upon compliance with the provisions set forth in the Standard Form Collier County Contribution Agreement for Road Impact Fee Credits dated October 22, 2002, and further amended on April 22, 2008 and June 22, 2010 between Collier Land Development, Inc., Collier Development Corporation, and the Board of County Commissioners.

8. By virtue of compliance with the provisions of Chapter 6, of the LDC, the project will also implement, further Objective 2.0 of the FLUE, Objective 1.2 of the Sanitary Sewer Sub-Element, and Objective 1.5 of the Recreation and Open Space Element.

9. The native vegetation provisions of the Sabal Bay MPUD implement Policy 6.1.1 of the Conservation Coastal Management Element in that native preserves will be incorporated into the project design.

10. The development's commitment regarding the Lely Area Stormwater Improvement Project (Section 8.6(E) of this Document) is consistent with and furthers Policy 1.3.4 of the Drainage Sub-element of the Public Facilities Element in that it improves the existing Lely Canal drainage facility.

SHORT TITLE

This ordinance shall be known and cited as the "SABAL BAY PUD MIXED-USE PLANNED UNIT DEVELOPMENT ORDINANCE".

Attachment: Att A - Strike-Und PUD (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

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

SECTION I

LEGAL DESCRIPTION, GENERAL DESCRIPTION, AND DENSITY

1.1 PURPOSE

The purpose of this Section is to set forth the legal description of the Sabal Bay MPUD, and to describe the existing conditions of the property proposed to be developed.

1.2 LEGAL DESCRIPTION

The subject property referred to within this Document as "project site" and "project area", is comprised of 2,518.98 ± acres, and located within Sections 23, 24, 25, 26, and 36 Township 50 South, Range 25 East, and Section 19, Township 50 South, Range 26 East, Collier County, Florida, and is legally described as:

See Exhibit "B"

1.3 GENERAL DESCRIPTION OF PROPERTY

A. The subject property is located in Sections 23, 24, 25, 26, and 36, Township 50 South, Range 25 East, and Section 19, Township 50 South, Range 26 East, Collier County, Florida. The property is generally located south of Thomasson Drive, south and west of U.S. 41, north and west of the Wentworth PUD, and east of the Naples Bay Intercoastal Waterway in the western portion of Collier County.

B. The zoning classification of the subject property, at the time of the MPUD application is PUD, RSF-3 - Residential, RSF-3-ST, Residential Special Treatment Overlay, A - Agriculture, and A-ST - Agriculture Special Treatment Overlay

C. Elevations within the subject property are approximately 8 to 11 feet above MSL. Finished floor elevations within the Sabal Bay development will be set in accordance with the FEMA Flood Elevation or SFWMD ERP in effect at the time of development permitting, whichever is greater.

D. A large portion of the subject property contains native vegetation habitats of varying quality. The property also contains a significant amount of jurisdictional wetlands. An Environmental Impact Statement (EIS) has been submitted, pursuant to Subsection 10.02.02(A) of the LDC, and provisions for on-site preservation of higher quality wetlands, interspersed with uplands, are incorporated into the design of the conceptual master plan, and overall water management system. The Sabal Bay MPUD contains a wide variety of vegetative communities inventoried and mapped in the EIS. The site has been designed to provide for onsite protection of habitat for listed species.

E. The soil types on the subject property include a variety of hydric and non-hydric soils listed in EIS.

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F. The subject property is located within the Lely Main Canal, Lely Manor Canal and Miscellaneous Coastal drainage basins.

G. A portion of the subject property is located within the City of Naples Water Service District.

H. The subject property is partially developed pursuant to the January 7, 2002 Preliminary Development Agreement (PDA) with the State of Florida's Department of Community Affairs to allow development on 83 acres of the property within Collier County.

1.4 DENSITY

A. A maximum of 2,229 residential dwelling units may be constructed in the total project area. The gross project area, excluding commercial/office (C/O) development and Village Commercial (REC/VC) is approximately 2,453 acres. The gross project density shall be a maximum of 0.91 dwelling units per acre.

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SECTION II

PROJECT DEVELOPMENT

2.1 PURPOSE

The purpose of this Section is to generally describe the plan of development for the Sabal Bay MPUD, and to identify relationships to applicable County ordinances, policies, and procedures.

2.2 GENERAL DESCRIPTION OF PROJECT PLAN AND PROPOSED LAND USES

A. The Sabal Bay MPUD will be a mixed-use planned unit development. The MPUD will incorporate residential, commercial, recreational, and preserve land uses. The northeastern portion of the property along US 41 is located within Activity Center #17 and shall allow for commercial/office uses. There currently exists 101,894 square feet of retail development within the MPUD authorized to be constructed pursuant to a PDA between Collier Development Corporation and the State of Florida Department of Community Affairs. The other uses shall be distributed throughout the remainder of the MPUD property, as set forth on the MPUD Master Plan (Exhibit A).

Access to the property shall be from East Tamiami Trail (US 41), Thomasson Drive, Hamilton Avenue and Bayshore Drive.

The project will be served with centrally provided potable water, sanitary sewer, electric power, and telephone. Additional services shall be provided as deemed appropriate.

B. The MPUD Master Plan is illustrated graphically as Exhibit "A". A Land Use Summary indicating approximate land use acreages is shown on the Plan. The Master Plan is conceptual, and the location, size, and configuration of individual, residential, commercial, recreational areas, water management features, and tract development areas shall be determined at the time of site development plan (SDP) and/or subdivision plat approval.

2.3 COMPLIANCE WITH COUNTY ORDINANCES

A. Regulations for development of the Sabal Bay MPUD shall be in accordance with the contents of this MPUD Ordinance and applicable sections of the LDC (to the extent they are not inconsistent with this MPUD Ordinance) and the GMP in effect at the time of issuance of any development order to which said regulations authorize the construction of improvements, such as but not limited to subdivision plat, SDP, excavation permit and preliminary work authorization. Where these MPUD regulations fail to provide developmental standards, then the provisions of the most similar district in the LDC shall apply.

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B. Unless otherwise defined herein, or as necessarily implied by context, the definitions of all terms shall be the same as the definitions set forth in the LDC in effect at the time of development order application.

C. Development permitted by the approval of this MPUD shall be subject to the Adequate Public Facilities Ordinance, Section 6.02.00 and Section 10.02.07 of the LDC. At this time, 1,766 residential units are vested for transportation concurrency pursuant to the terms of the Standard Form Collier County Contribution Agreement for Road Impact Fee Credits dated October 22, 2002, and amended April 22. 2008 and June 22, 2010, between Collier Land Development, Inc., Collier Development Corporation, and the Board of County Commissioners. In addition, 101,894 square feet of commercial development exists within the MPUD boundary.

D. Unless modified, waived or excepted by this MPUD or by subsequent request, the provisions of other sections of the LDC remain in effect with respect to the development of the land which comprises this MPUD.

E. All conditions imposed herein or as represented on the Sabal Bay Master Plan are part of the regulations that govern the manner in which the land may be developed.

F. The Subdivisions Division of the LDC (Section 10.02.04 and Appendix B) shall apply to the Sabal Bay MPUD, except where an exemption or substitution is set forth herein or otherwise granted pursuant to Subsection 10.02.02(B) of the LDC.

G. The Site Development Plans Section of the LDC (10.02.03) shall apply to the Sabal Bay MPUD, except where an exemption is set forth herein or otherwise granted pursuant to Subsection 10.02.03(B) of the LDC.

H. Recognizing that the MPUD Master Plan does not designate specific dwelling unit types, the type of dwelling unit which characterizes the initial development of any platted tract or phase of a platted tract shall be carried out throughout the development of that tract or phase.

I. The project shall be monitored through the PUD monitoring process on an annual basis and during SDP and/or subdivision plat review process, as may be applicable.

2.4 ROADWAYS

A. Roadways within the Sabal Bay MPUD shall be privately and/or CDD owned and maintained, except for Thomasson and Cardinal Way, which will be public roads. Standards for roads shall be in compliance with the applicable provisions of the LDC regulating subdivisions, unless otherwise modified, waived or excepted by this

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MPUD or approved during subdivision plat approval. The Owners reserve the right to request substitutions to design standards in accordance with Subsection 10.02.04(A)(3) of the LDC. The Owners retain the right to establish gates, guardhouses, and other access controls as may be deemed appropriate by the Owners on all internal and privately owned and maintained project roadways.

B. Roadways within the Sabal Bay MPUD shall be designed and constructed in accordance with Chapter 10 of the LDC with the following substitutions:

1. Streets and access improvements

a. Street Right-of-Way Width: At the discretion of the Owners, the minimum right-of-way width to be utilized for local streets and cul-de-sacs may be fifty feet (50'), a deviation from LDC Subsection 6.06.01(0) that requires rights-of-way for local roads to be at least sixty feet (60'). Drive aisles serving multi-family tracts shall not be required to meet this standard. Additionally, in specific cases where development roadways cross potential wetland or upland preserves, the Owners shall have the ability to reduce the required right-of-way width below the current 50-foot minimum to a width of no less than 40 feet.

b. Dead-end Streets: Cul-de-sacs may exceed a length of one thousand feet (1,000'), a deviation from LDC Subsection 6.06.0l(J) that limits cul-de-sacs to 1,000 feet.

c. Reverse Curves: Tangents between reverse curves are not required for any local street design in this MPUD. A deviation from Section III, Exhibit "A", Design Requirements for Subdivisions C.13.j. of the Administrative Code for Collier County Construction Standards Manual adopted through Ordinance No. 2004-66.

d. In specific cases where development roadways cross potential wetland or upland preserves, the Owners shall have the ability to utilize rip-rap back slope treatment with a slope no steeper than 2:1, and for a maximum height of 36 inches for the length of the roadway crossing, a deviation from Section 4.06.05.j. Owners may utilize structural retaining wall to minimize potential wetland or upland impacts for backfill elevations exceeding 36 inches in height for the length of the roadway crossing. In these specific cases, a guard rail system designed to withstand vehicular impact will be provided.

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2.5 SIDEWALKS/BIKEPATHS, BIKE LANES

A. Sidewalks: All privately and/or CDD owned roads internal to the Sabal Bay MPUD shall have a minimum five foot (5') wide sidewalk on both sides of the street as illustrated on Exhibit A, or a minimum ten foot (10') wide pathway on one side of the street which may meander in and out of the right-of-way. This constitutes a deviation from LDC Subsection 6.06.02.A which requires arterial and collector roadways to provide a six foot (6') wide sidewalk on both sides of the street.

B. Pursuant to Chapter 6.06.02 of the LDC, sidewalks/bike paths shall be permitted as follows:

1. An internal pedestrian walkway system is permitted within drainage easements. Where such a pedestrian system is provided, no sidewalk shall be required adjacent to the right-of-way serving the adjacent residential tract.

2. Sidewalks may be located outside platted rights-of-way when located within a separate sidewalk easement.

3. Sidewalks may be located within landscape buffers and/or easements; however, the landscape buffer shall be increased in width by an amount equal to the encroachment at the point of encroachment.

2.6 LAKE SETBACK AND EXCAVATION

The lake setback requirements described in Section 22-122(l) of the Collier County Code of Laws and Ordinances may be reduced subject to the provisions established in Section 22- 122(l) of the Collier County Code of Laws and Ordinances. All lakes greater than two (2) acres may be excavated to the maximum commercial excavation depths set forth in Section 22-122(3) of Collier County Code of Laws and Ordinances, and subject to permit approval from the South Florida Water Management District. Removal of fill and rock from the Sabal Bay MPUD shall be administratively permitted to an amount up to ten (10) percent (20,000 cubic yards maximum), unless the project is issued a commercial excavation permit.

2.7 FILL STORAGE

Fill storage is generally allowed throughout the Sabal Bay MPUD. Fill may be transported and stockpiled within areas that have been disturbed or farmed. Prior to stockpiling in these locations, the Owners shall notify the County Manager or his designee and shall demonstrate compliance with the following standards:

1. Stockpile maximum slope: 2:1
2. Stockpile maximum height: Thirty Feet (30')
3. Fill storage in excess of six feet (6') in height shall be located no closer than one hundred feet (100') from any existing residential unit or residential unit under construction. This excludes fill storage areas associated with the Lely Area Surface Drainage Improvements Project.

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4. Soil erosion control shall be provided in accordance Subsection 10.02.02.C of the LDC.
5. Stockpiles with side slopes greater than 4:1 shall be fenced with childproof fencing.

2.8 USE OF PRIVATE AND/OR CDD RIGHTS-OF-WAY

Utilization of lands within all project rights-of-way for landscaping, decorative entranceways, and signage shall be allowed subject to review and administrative approval by the Collier County Engineering Director for engineering and safety considerations during the development review process and prior to any installations.

2.9 MODEL HOMES/SALES CENTERS/SALES OFFICES/CONSTRUCTION OFFICES

A. Models, sales/rental centers and other uses and structures related to the promotion and sale, resale, and/or rental of real estate and sports memberships such as, but not limited to, pavilions, viewing platforms, gazebos, tents, parking areas, and signs, shall be permitted principal uses throughout the Sabal Bay MPUD subject to the requirements of Chapters 4.05.00, 4.06.00, 5.06.00 and 5.04.04 of the LDC. Such temporary use permits shall be valid through the life of the project with no extension of the temporary use permit required.

B. Temporary use permits for sales centers, and model homes may be approved subsequent to zoning approval. Temporary use permit applications, and, where required, associated SDP or site improvement plan (SIP) application(s) for residential models, shall be submitted, and approved pursuant to Chapters 4.05.00, 4.06.00, 5.06.00, and 5.04.04 of the LDC, with applications for the subdivision plat. The location of the model units within a future platted lot shall be depicted on the SDP or SIP, as the case may be. All model units shall be located on lots that will be platted through subsequent development order approvals, and shall comply with all development standards applicable to said lots.

C. Temporary uses for sales centers may be serviced by temporary well and septic systems.

D. A portion (no more than 1/3 of the gross floor area), of the clubhouse facilities may be used as a temporary sales facility to be utilized to market residential products, including the re-sale of residences within the boundaries of the Sabal Bay MPUD and sports club memberships.

2.10 CHANGES AND AMENDMENTS TO MPUD DOCUMENT OR MPUD MASTER PLAN

Changes and amendments may be made to this MPUD Ordinance, MPUD Master Plan as provided in LDC Subsection 10.02.13.E. Minor changes and refinements as described in Section 8.3 C of this Document, may be made by the Owners in connection with any type of development or permit application required by the LDC.

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2.11 COMMON AREA MAINTENANCE

Common area maintenance shall be provided by a Community Development District (CDD) established pursuant to Chapter 190, Florida Statutes, or by a property owners' association. For those areas not maintained by a CDD, the Owners will create a property owners' association or associations, whose functions shall include provisions for the perpetual maintenance of common facilities and open spaces. The CDD, or the property owners' association, as applicable, shall be responsible for the operation, maintenance, and management of the surface water and stormwater management systems.

2.12 LANDSCAPE BUFFERS, BERMS, FENCES AND WALLS

Landscape buffers, berms, fences and walls are generally permitted as a principal use throughout the Sabal Bay MPUD. The following standards shall apply:

A. Landscape berms shall have the following maximum side slopes:

1. Grassed berms: 4:1
2. Ground covered berms:
   a. Perimeter: 3:1
   b. Internal to project: 3:1
3. Other slope stabilizing materials and landscape features, including natural or manmade rock features and geotextile mats, where necessary, excluding rip rap: 1:1
4. Structural walled berms: vertical

B. Fence or wall maximum height:

1. Perimeter fences or walls and fences and walls separating commercial uses in the CO1, CO2, and C03 areas from residential areas shall be permitted at a height of up to eight feet (8'), on top of a berm of up to four feet (4'). This constitutes a deviation from Subsection 5.03.02.C of the LDC.

2. All other fences or walls shall not exceed a height of six feet (6') as measured from the finished floor elevation of the nearest residential structure. Fences or walls constructed on a landscaped berm shall not exceed a height of six feet (6'), as measured from the top of the berm and the combination of berm and fence shall not exceed eight feet (8'), as measured from existing grade.

3. Entrance features, which are an integral part of security and access control structures such as gatehouses and control gates, shall be subject to the height limitations for principal residential structures, not to exceed 35 feet.

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C. Pedestrian sidewalks and/or bike paths and utilities may be allowed in landscape buffers. Where such structures or features are located in the required landscape buffer, the landscape buffer shall be increased in width equal to the encroachment in that location, as required in Chapter 4.06.02 of the LDC. Water management systems, and drainage structures, shall be permitted within a required buffer as provided in Subsection 4.06.02D(4) of the LDC.

D. 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.

2.13 DESIGN GUIDELINES AND STANDARDS

A. The Collier County Planned Unit Development District is intended to encourage ingenuity, innovation and imagination in the planning, design and development or redevelopment of relatively large tracts of land under unified ownership or control, as set forth in Policy 5.6 of the FLUE of the Collier County GMP.

B. The Sabal Bay MPUD is a planned community and shall be developed under unified control. The Owners will establish design guidelines and standards to ensure a high and consistent level of quality for residential units and related community features and facilities such as landscapes, hardscapes, waterscapes, signage, lighting, pedestrian systems, bicycle paths, pavement treatments, roadway medians, fences, walls, buffers, berms and other similar facilities.

2.14 GENERAL PERMITTED USES

Certain uses shall be considered general permitted uses throughout the Sabal Bay MPUD except in the Preserve Area. General permitted uses are those uses which generally serve the Owners and residents of the Sabal Bay MPUD and are typically part of the common infrastructure or are considered community facilities.

A. General Permitted Uses:

1. Water management facilities and related structures.
2. Irrigation treatment and distribution facilities.
3. Temporary sewage treatment facilities.
4. Lakes including lakes with bulkheads or other architectural or structural bank treatments.
5. Guardhouses, gatehouses, and access control structures.
6. Community and neighborhood parks, recreational facilities.

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7. Temporary construction, sales, and administrative offices for the Owners and Owners' authorized contractors and consultants, including necessary access ways, parking areas and related uses.

8. Landscape features including, but not limited to, landscape buffers, berms, fences and walls subject to the standards set forth in Section 2.12 of this Document.

9. Outside storage areas for recreational vehicles, trailers, and similar uses for the use by the project's residents and guests, excluding boats, in the R5 area only. If this use is provided, the Owners shall install an eight-foot (8') high wall or fence on top of a four-foot (4') berm for screening/buffering purposes prior to any storage use.

B. Development Standards:

Unless otherwise set forth in this Document, the following development standards shall apply to structures:

1. Setback from back of curb or edge of pavement of any road - Twelve feet (12') except for guardhouses, gatehouses, and access control structures which shall have no required setback.

2. Setback from MPUD boundary: See Table I, Section III, Development Standards.

3. Minimum distance between unrelated structures - Ten feet (10')

4. Maximum height of structures - See Table I, Section III Development Standards.

5. Minimum floor area - None required.

6. Minimum lot or parcel area - None required.

7. Standards for parking, landscaping, signs and other land uses where such standards are not specified herein are to be in accordance with LDC in effect at the time of SDP approval.

2.15 OPEN SPACE REQUIREMENTS

The Collier County LDC requires that mixed-use residential projects maintain open space at a minimum of 30% of the entire MPUD. The MPUD Master Plan identifies preserves, lakes, recreation tracts, including buffers as open spaces. These areas, in conjunction with open space areas included within the residential areas, will satisfy the 30% open space requirements of Subsection 4.02.0lB of the LDC for mixed-use developments.

2.16 NATIVE VEGETATION RETENTION REQUIREMENTS

Pursuant to Policy 6.1.1 of the Conservation and Coastal Management Element of the

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Collier County GMP, and Section 3.05.07 of the Collier County LDC, a minimum of 563.01 acres (25% of the 2,252.02 ± acres of native vegetation on site) is required to be retained or replanted. For the purposes of this MPUD, the Preserve Tracts, which equal 59% ± (1,332 acres) of the 2,252.02 ± acres of native vegetation occurring on site, will fully satisfy the native vegetation requirements of Collier County. No other vegetation relocation or revegetation is required.

Of the 2,518.98 ± acres on the project site, 266.96 ± acres are not considered habitats with native vegetation present. Those habitats not included as native vegetation habitats include commercial uses, open water, cleared lands, agricultural lands and 0.92 acres of Tract R9 addition. Of the remaining habitat types, exotic plant species coverage was not evaluated according to canopy coverage alone; therefore, these habitats are not excluded from the native vegetation preservation requirement pursuant to Policy 6.1.1 of the Conservation and Coastal Management Element of the GMP. Since the on-site preserve will exceed the GMP requirement, the applicant has elected not to further evaluate native habitats on-site to exclude them from this requirement.

2.17 SIGNAGE

A. GENERAL

All signs shall be in accordance with Section 5.06.00 of the LDC except in the following instances.

1. Two ground or wall entrance signs shall be allowed at the entrance to each individual residential tract, shall be limited in size to 60 square feet each and shall not exceed a height of 6 feet as measured from finished grade. These signs shall not contain more than the project name of the individual tract, the main project name or any major use, the insignia or motto of the project and the Owners' name and logo. Said signs shall be located so that they are visible only internal to the Sabal Bay MPUD. This constitutes a deviation from Subsection 5.06.02.B.6 of the LDC, which limits such signs to 64 square feet.

2. Two ground signs are permitted for each project entrance (on US 41, Thomasson Drive, Hamilton Avenue and Bayshore Drive), and shall be allowed in addition to other signage allowed by Section 5.06.00 of the LDC. Each of these permitted signs shall be limited to 120 square feet in area and shall only contain the name of the project or any major use, insignia or motto of the entire development, and the Owners' name and logo and shall be architecturally compatible with the landscape buffer along the project boundaries and the common architectural theme of the entire project. This constitutes a deviation from LDC Section 5.06.02 and 5.06.04 which limits such signs to 64 square feet.

3. Boundary marker monuments containing project identification signs designed to identify the project, or any major use within the project, shall be permitted in locations depicted on the MPUD Master Plan (Exhibit "A"). The sign face

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area for such boundary markers shall not exceed 64 square feet in area and shall not exceed the height or length of the monument on which it is located. If the sign is two-sided, each sign shall not exceed 64 square feet in area. Each sign shall only contain the main project name, insignia or motto of the entire development, and the Owners' name and logo.

4. In the case of commercial development within the REC/VC District, which is internalized within the MPUD, and in consideration of mixed-use and/or neo-traditional development, signage may vary from the requirements of Chapter 5.06.00 of the LDC.

5. Traffic signs, such as street signs, stop signs, speed limit signs, internal directional signs, and the like, shall be designed to reflect a common architectural theme. The placement and size of such signs shall be in accordance with the LDC, or other applicable County regulations.

6. Project identification flagpoles may be located throughout project. Internal project identification flagpoles must be located on light poles, shall not exceed 8 square feet (34" height, 30" width), and must be setback a minimum of 20' from a public right of way. Flagpole sign, text and graphical representation may be altered from what is shown on Exhibit "D", Signage Plan and Single Family Lot Detail. Future development phases will follow similar intensities and frequency as the sign placement represented on Exhibit "D". [Approved in HEX Decision No. 14-08]

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SECTION III

RESIDENTIAL

3.1 PURPOSE

The purpose of this Section is to identify permitted uses and development standards for areas within the Sabal Bay MPUD designated on the Master Plan as "R", Residential.

3.2 MAXIMUM DWELLING UNITS

A maximum of 2,229 approved residential dwelling units may be constructed on lands designated "R" Residential on the MPUD Master Plan. For purposes of project density, 4 ALF/CCRC units shall constitute 1 residential dwelling unit. However, the maximum density on tract R/8 is limited to 390 dwelling units.

3.3 GENERAL DESCRIPTION

Areas designated as "R," Residential, on the Master Plan are designed to accommodate a full range of residential dwelling types, general permitted uses as described by Section 2.14 of this Document, a full range of recreational facilities, essential services, and customary accessory uses.

The approximate acreage of the area designated as "R", Residential, is indicated on the MPUD Master Plan. This acreage is based on conceptual designs and is approximate. Actual acreages of all development tracts will be provided at the time of SDP, or subdivision plat approvals, in accordance with Sections 10.02.03 and 10.02.04 of the LDC. Residential tracts are designed to accommodate internal roadways, open spaces, and other similar uses found in residential areas.

3.4 PERMITTED USES AND STRUCTURES

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

A. Principal Uses:

1. Single family attached and detached dwellings, townhomes.

2. Single family and zero lot line dwellings.

3. Two-family and duplex dwellings.

4. Multi-family dwellings including mid-rise, coach home and garden apartments. Multi-family buildings are limited to a maximum building height of 50 feet measured as set forth in the LDC Section 1.08.02 Definitions "building, zoned height of", except that within tract R4, depicted on Exhibit "A", multi-family buildings shall be permitted up to a height of 10 residential floors over parking, not to exceed a zoned height of 150 feet", and an actual height of 165

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feet. Multi-family is prohibited in the R9 Tract.

5. Timeshares, which shall not be counted as temporary lodging units but which shall be counted as residential dwelling units. Timeshares are prohibited in the R9 Tract.

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

7. Assisted living facilities (ALF) and/or continuing care retirement communities (CCRC) with ancillary medical uses and personal services for residents and their guests, including but not limited to, beauty salon, bank, pharmacy and convenience store are permitted as ancillary uses. (Such ancillary medical or personal service uses shall only be accessed from inside the ALF or CCRC). No external signage or advertising is permitted in support of these ancillary medical or personal service uses. As ancillary uses, not intended for utilization by the general public, such ancillary medical or personal service uses shall be limited in size and intensity to an amount determined to be necessary to serve the residents of the ALF or CCRC, their guests, and the facility employees. ALF and/or CCRC are prohibited in the R2-B, R5, R7, and R9 areas as indicated on the MPUD Master Plan.

8. Recreational facilities such as parks, playgrounds, and pedestrian/bikeways

A. Accessory Uses and Structures:

1. Accessory uses and structures customarily associated with principal uses permitted in this District, including swimming pools, spas and screen enclosures, recreational facilities designed to serve the development and provide essential services.

2. Community related recreational facilities and structures including clubhouses, health and fitness facilities, restaurants, cocktail lounges, pools, meeting rooms, community buildings, playgrounds, playfields, tennis courts, and similar uses intended to exclusively serve community residents and their guests.

3. Community maintenance facilities, water management facilities, and utility and maintenance structures and staff offices.

4. Boardwalks, nature trails, shelters, viewing piers, viewing platforms, educational signs, kiosks, elevated paths, and docks or platforms for launching and mooring or storage of non-motorized vessels utilizing movable storage racks. Electric boats are an allowed accessory use.

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3.5 DEVELOPMENT STANDARDS

B. Table I sets forth the development standards for land uses within the Sabal Bay MPUD Residential Area. Standards not specified herein shall be those specified in Chapter 5 of the LDC in effect as of the date of adoption of this MPUD Ordinance.

C. The following standards shall be applicable to the proposed ALF or CCRC use. The ALF or CCRC use is prohibited in the R2-B, R5, R7, and R9 areas depicted on the MPUD Master Plan. Standards not specified herein shall be those specified in Section 5.05.04 of the LDC in effect as of the date of adoption of this MPUD Ordinance.

1. Minimum Lot Size: 1 acre.
2. Minimum Yard Requirement:
   - i) Front: one-half (1/2) the height of the principal structure
   - ii) Side: one-half (1/2) the sum of the height of principal structures, except no setback shall be required from any lake easement.
   - iii) Rear: one-half (1/2) the height of the principal structure, except that no setback shall be required from any lake easement.
   - iv) Setback from U.S. 41: same as height of the principal structure
3. Floor Area Ration: 0.60 FAR.
4. Maximum height: not to exceed a zoned height of 60 feet and an actual height of 75 feet.
5. Any ALF or CCRC constructed along U.S. 41 will provide a Type C buffer, 20 foot wide, opaque within one year, with a six-foot wall, fence, hedge or berm or combination thereof and two staggered rows of trees spaced no more than 30 feet on center along with a single row shrub. Trees shall be 14 feet tall at time of planting and shrubs shall be 24 inches tall at time of planting.

D. Site development standards for single family, zero lot line, two-family (including courtyard), duplex, single family attached and town home uses apply to individual residential lot boundaries. Multi-family standards apply to platted parcel boundaries, unless otherwise specified.

E. Standards for parking, landscaping, signs and other land uses, where such standards are not specified herein, are to be in accordance with the LDC in effect at the time of SDP approval. Unless otherwise indicated, required yards, heights, and floor area standards apply to principle structures.

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TABLE I: SABAL BAY MPUD DEVELOPMENT STANDARDS FOR "R" RESIDENTIAL AREA

SETBACK	SINGLE FAMILY DETACHED	ZERO LOT LINE	TWO FAMILY/ DUPLEX	COURTYARD TWO FAMILY [12]	SINGLE FAMILY ATTACHED/ TOWNHOME	MULTI FAMILY/ [11] TIMESHARE DWELLINGS (EXCLUDING TOWNHOUSES)	CLUBHOUSE/ RECREATION BUILDINGS	ALF CCRC'S [8]
PRINCIPLE STRUCTURES [10]								
Minimum Lot Area	5,000 SF	4,000 SF	3,500 SF per lot or unit	3,300 SF	2,600 SF	N/A	10,000 SF	Per Section 3.5 B
Minimum Lot Width [2]	40'	35'	35' per lot or unit	35'	20'	N/A	N/A	N/A
Front Yard Setback [6]	15'	15'	15'	12', [14]	15'	15' or .5 BH, whichever is greater, and a minimum of 75 feet from the PUD perimeter boundary	20'	Per Section 3.5 B
Frond Yard Side [6] Entry Garage	10'	10'	10'	N/A	10'	15' or .5 BH, whichever is greater, and a minimum of 75 feet from the PUD perimeter boundary	N/A	N/A
Rear Yard [1]	10'	10'	10'	5'	10'	15' or .5 BH, whichever is greater, and a minimum of 75 feet from the PUD perimeter boundary	15'	Per Section 3.5 B
Side Yard	5'	5', [3]	5', [3]	5' and 0' along the property line of the shared wall	5', [3]	15' or 50% of BH, whichever is greater and a minimum of 75 feet from the PUD perimeter boundary [4]	10'	Per Section 3.5 B
From Preserve [1]	25'	25'	25'	25'	25'	25'	25'	25'
Maximum Height [5]	35'	35'	35'	35'	35'	50' above FEMA elevation [5,7]	55'	Per Section 3.5 B
Floor Area Minimum (SF)	1,200 SF	1,200 SF	1,200 SF	1,200 SF	1,200 SF	700 SF	N/A	N/A [8]
Minimum Distance Between Principal Structures [4]	10'	10'	10'	10', [13]	10'	15' or .5 SBH, whichever is greater [4,9]	15' or .5 SBH, whichever is greater [4]	15' or .5 SBH, whichever is greater [4]
ACCESSORY STRUCTURES [10]								
Front	SPS	SPS	SPS	10'	SPS	SPS	SPS	SPS
Side	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS
Rear	5'	5'	5'	5'	5'	5'	10'	10'
From Preserve [1]	10'	10'	10'	10'	10'	10'	10'	10'
Minimum Distance Between Accessory Structures on same lot	0' or 10'	0' or 10'	0' or 10'	0' or 10'	0' or 10'	0' or 10' [4]	0' or 10' [4]	0' or 10'
Minimum Distance Between Accessory and Principal Structures on same lot	0' or 10'	0' or 10'	0' or 10'	0' or 10'	0' or 10'	0' or 10' [4]	0' or 10' [4]	0' or 10'
Maximum Height	SPS	SPS	SPS	SPS	SPS	50'	SPS	80'

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BH: Building Height - measured as defined in LDC Section 1.08.02 Definitions "building, zoned height of."
SBH: (Sum of Building Heights): Combined height of two adjacent buildings for the purpose of determining setback requirements.
SPS: Same as Principal Structure
Front yards shall be measured as follows: If the parcel is served by a public or private right-of-way, setback is measured from the adjacent right-of-way line.

1. Setback from lake easements for all accessory uses and structures may be O feet. Setback from preserve areas shall be 25 feet for principal structures and 10 feet for accessory structures, or as may otherwise be permitted in accordance with the applicable provisions set forth in LDC Section 3.05.07.
2. Minimum lot width for cul-de-sac lots consistent with the measurement standards established in the LDC.
3. Zero feet (0'). Where the zero foot (0') yard option is utilized, the opposite side of the structure or attached structures shall have a ten (10') side yard. Where zero lot line development is proposed, a conceptual site plan shall be submitted with the application for final subdivision plat approval. The conceptual site plan shall depict the proposed location of dwelling units and the required setbacks.
4. Distance between principal and accessory structures for multi-family development: Where common architectural themes are utilized for a common development tract, distances between principal structures may be reduced subject to Fire District approval at the time of site plan review. In no case shall the distance between principal structures be less than 10 feet or .25 SBH, whichever is greater. A common architectural theme shall be demonstrated during SDP review through submittal of drawings and renderings depicting common signage, common entry design features, common landscape and landscape features, and common architectural building design features.
5. Building height is measured as set forth in LDC Section 1.08.02 Definitions "building, zoned height of." Actual height of structures in Single Family Detached, Zero Lot Line, Two Family/Duplex, and Single Family Attached/Townhome categories shall not exceed forty-five feet (45'). Multi-family/timeshare structures within Tracts- R4, as depicted on the MPUD Master Plan (Exhibit "A") shall have a maximum height of 10 residential floors over parking, not to exceed 150 feet of zoned height as measured pursuant to LDC Section 1.08.02 Definitions "Buildings, zoned height of", and a maximum actual height of 165 feet.
6. Front loading garages shall have a minimum front yard setback 23 feet, as measured from the back of sidewalk. Side loaded garages may be located less than 23 feet from the back of sidewalk provided that the driveway design allows for parking of vehicles so as not to interfere with or block the sidewalk.
7. 50 feet for R8.
8. Standards not specified herein shall be those specified in Section 5.05.04 of the LDC in effect as of the date of adoption of this MPUD Ordinance. There is no minimum floor area established for an ALF or CCRC; however, the maximum floor area ratio (FAR) is .60. The ALF/CCRC use is prohibited in the R2-B, R5, R7, and R9 areas.
9. Minimum separation between parking decks under mid-rise structures shall not be less than 60 feet.
10. In no instance shall a structure encroach into a required landscape buffer, other than those structures permitted to be located within a landscape buffer in accordance with LDC applicable provisions in effect at the time or permitting.
11. The Multi-family use is prohibited in the R9 Tract.
12. Courtyard two family units only permitted in Tract F-1, Isles of Collier Preserve Phase 3, recorded in Plat Book 57, at Page 66, of the Public Records of Collier County, Florida. A maximum of eight units may access the courtyard right-of-way.
13. Garage faces shall have a minimum 32' separation.
14. Courtyard two family units which provide 2 parking spaces within an enclosed garage per unit and provide for guest parking other than in private driveways may reduce the front yard requirement abutting a courtyard right of way to 3 feet for the garage.

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SECTION IV

RECREATION VILLAGE CENTER

4.1 PURPOSE

The purpose of this section is to identify permitted uses and development standards for areas within the Sabal Bay MPUD designated on the Master Plan as REC/VC, "Recreation Village Center."

4.2 GENERAL DESCRIPTION

The approximate acreage of the REC/VC Tract is indicated on the Master Plan. This acreage is based on conceptual designs and is approximate. Actual acreages of all development tracts will be provided at the time of SDP or subdivision plat approvals in accordance with Section 10.02.03 and Section 10.02.04 of the LDC. The REC/VC area shall accommodate a variety of recreational, water management, open space, commercial uses, including temporary lodging establishments, as well as customary accessory uses associated with the permitted principal use, and essential services.

The REC/VC Subdistrict shall not be subject to the conditions, limitations or restrictions set forth in Chapter 4.07.04 of the LDC. The commercial uses identified within this subdistrict are permitted pursuant to FLUE Map 11 that establishes exempt commercial areas within the boundaries of the MPUD which have been determined to be consistent by policy (FLUE Policy 5.9). Regardless of the ultimate mix of uses, in no case shall this MPUD exceed thresholds in Statement of Compliance 2.b). The Owners shall provide the County with incremental development information, including the aggregate commercial square footage within the REC/VC Tract and within the PUD in total, as required during the annual PUD monitoring process, and through the SDP and/or subdivision plat application submittal process.

4.3 PERMITTED USES AND STRUCTURES

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

A. Permitted Principal Uses and Structures:

1. Recreational facilities and structures such as, but not limited to, pools, tennis courts, health and fitness facilities, clubhouses, pro shops, meeting rooms, community buildings, playgrounds, playfields, docks, and electric boats.

2. Commercial banks (Groups 6021-6029 drive-through facilities are prohibited).

3. Real estate agents and managers for property within PUD only (Group 6531).

4. Hardware store only- 2,500 square feet, maximum floor area (Group 5251).

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5. Variety stores-2,500 square feet maximum floor area (Group 5331).

6. Miscellaneous general merchandise stores, except catalog showrooms - 2,500 square feet maximum floor area (Group 5399).

7. Grocery stores, 10,000 square feet maximum floor area (Group 5411).

8. Fish, meat, and seafood markets only (Group 5421).

9. Fruit and vegetable markets (Group 5431).

10. Retail bakeries (Group 5461).

11. Coffee stores and health food stores only - 2,500 square feet maximum floor area (Group 5499).

12. Gasoline service stations, except truck stops (Group 5541).

13. Apparel and accessory stores - 2,500 square feet maximum floor area (Groups 5 6 1 1 -5661).

14. Record and prerecorded tape stores (Group 5735).

15. Eating places, except caterers and industrial and institutional food service establishments, dinner theaters, drive-in restaurants and restaurants with drive-through facilities (Group 5812).

16. Liquor stores (Group 5921).

17. Gift, novelty, and souvenir shops (Group 5947).

18. Sewing, needlework, and piece goods stores (Group 5949).

19. Florists (Group 5992).

20. Agents for laundries and drycleaners only (Group 7212).

21. Coin-operated laundries and drycleaning (Group 7215).

22. Diaper service, and garment alteration and repair shops only (Group 7219).

23. Beauty shops, except beauty schools and cosmetology schools (Group 7231).

24. Barber shops, except barber colleges (Group 7241).

25. Depilatory salon, electrolysis, massage parlor, shopping services for individuals, and tanning salons only (Group 7299).

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26. Housekeeping and maid services only (Group 7349).

27. Videotape rental (Group 7841).

28. Physical fitness facilities (Group 7991).

29. Offices and/or clinics of physicians, and offices and/or clinics of dentists. (Groups 8011-8021).

30. Offices and clinics of chiropractors (Group 8041).

31. Establishments operating primarily to provide temporary lodging such as hotels or motels as defined under Industry Group 7011 in the Standard Industrial Classification Manual. Within the REC/VC Subdistrict, up to 150 temporary lodging units may be developed. Those temporary lodging units may be developed as typical hotel or motel units or may be developed as independent detached or attached units constructed so as to appear like residential dwelling units of various types (No more than 250 temporary lodging units shall be permitted within the entire MPUD).

32. Timeshares, which shall not be counted as temporary lodging units but which shall be counted as residential dwelling units.

33. Miscellaneous Retail Stores, not elsewhere provided for above (Groups 5699, 5999), whether accessory to a hotel, motel, clubhouse, or independent.

34. Open space uses, and structures such as, but not limited to, boardwalks, nature trails, bikeways, landscape nurseries, gazebos, fishing/observation pier, picnic areas, fitness trails, and shelters.

35. Carwashes (Group 7542)

36. United States Postal Service (Group 4311)

B. Permitted Accessory Uses and Structures

1. Customary accessory uses or structures incidental to recreation and village center areas and, or facilities, including structures constructed for purposes of maintenance, storage or shelter with appropriate screening and landscaping.

2. Accessory uses and structures customarily associated with the permitted principal uses and structures, including, but not limited to:

   a. Parking facilities and signage
   b. One caretaker's residence
   c. Temporary licensed uses such as art festivals, displays, outdoor gatherings or performances and outdoor food markets.

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4.4 DEVELOPMENT STANDARDS

A. Minimum Yard Requirements:

1. Front Yard: Twenty-five feet (25').
2. Side Yard: Fifteen feet (15').
3. Rear Yard: Fifteen feet (15').
4. Proposed structures located adjacent to a lake may have no setback from the lake maintenance easement. No structures are permitted in the required 20- foot lake maintenance easement.
5. Principal and accessory structure setbacks from Preserve Area
   i) Principal structure: Twenty-five feet (25')
   ii) Accessory structure: Ten feet (10')

B. Exterior lighting shall be arranged in a manner which will protect roadways and residential properties from direct glare or unreasonable interference.

C. Maximum height of structures - Fifty feet (50); except clock towers or similar architectural features, which shall be permitted up to seventy-five feet (75').

D. Minimum distance between principal structures - Ten feet (10'), or greater, if required by local fire codes in effect at time of development.

E. Minimum distance between accessory structures - Ten feet (10').

F. Parking for uses and structures constructed in the Recreation/Village Center: The amount of required parking within this District may be reduced by up to 25% of the applicable LDC parking requirements if it is demonstrated that such a reduction is warranted through the submission of a shared parking analysis, to be submitted with an SDP application. The amount of parking necessary shall be determined utilizing the modal splits and parking demands for various uses recognized by the Institute of Traffic Engineers (ITE), Urban Land Institute (ULI) or other sources or studies. The analysis shall demonstrate the number of parking spaces available for more than one use or function, recognizing the required parking spaces will vary depending on the multiple functions or uses in close proximity which are unlikely to require the spaces at the same time.

The shared parking analysis methodology will be determined and agreed upon by the County Transportation Staff and the applicant during the SDP pre-application meeting. The shared parking analysis shall use the maximum square footage of uses proposed by the SDP application. Note: Any such reduction approved by staff is a deviation from the requirements set forth in LDC Section 4.05.04

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SECTION V

COMMERCIAL/OFFICE

5.1 PURPOSE

The purpose of this Section is to set forth the development plan for tracts designated as "C/O", Commercial/Office on Exhibit "A", MPUD Master Plan. The general function and purpose of this Tract is to provide the opportunity for diverse types of commercial activities delivering goods and services, including entertainment and recreational attractions to many segments of the population.

5.2 MAXIMUM COMMERCIAL/OFFICE SQUARE FEET

The 50 ± acre Commercial/Office Areas (Tracts C/O1, C/O2 and C/O3), shall be developed with an amount of commercial/office square footage that will not exceed the thresholds in Statement of Compliance 2.b). Total retail or other uses on the C/O1 and C/O2 shall not exceed 122,000 square feet of retail and 60,000 square feet of office space.

5.3 PERMITTED USES

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

A. Principal Uses[1]:

1. Establishments primarily engaged in performing soil preparation services, crop services, veterinary services, other animal services, farm labor and management services, and landscape and horticultural services, as outlined under Major Group 07 in the Standard Industrial Classification Manual, only including Industry Number 0742 - veterinary services for animal specialties.

[1] Reference Executive Office of the President, Office of Management and Budget, *Standard Industrial Classification Manual*, 1987 Edition.

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2. Establishments furnishing point-to-point communications services as outlined under Major Group 48 in the Standard Industrial Classification Manual; no communication towers are permitted.

3. Any retail business as defined in the Standard Industrial Classification Manual for the following categories:
   a. 523 - Paint glass, and wallpaper stores;
   b. 525 - Hardware stores;
   c. 526 - Retail nurseries, lawn and garden supply stores;
   d. Major Group 53 - General merchandise stores.

4. Any retail store engaged in selling food as defined under Major Group 54 in the Standard Industrial Classification Manual.

5. Any retail business engaged in selling automobile parts and accessories; and retail gasoline sales (without service facilities), as defined in the Standard Industrial Classification Manual for the following categories:
   a. 553 - Auto and home supply stores, not including any installation facility;
   b. 554 - Gasoline stations, not including service facilities;
   c. Group 7542 -Carwashes only.

6. Any retail business engaged in selling new or used motorboats and other watercraft, marine supplies, and outboard motors as defined under Industry Group 555 in the Standard Industrial Classification Manual.

7. Any retail business engaged in selling apparel and accessories as defined under the Major Group 56 in the Standard Industrial Classification Manual.

8. Any retail business engaged in selling home furniture, furnishings, and equipment stores as defined under Major Group 57 in the Standard Industrial Classification Manual.

9. Any retail establishment selling prepared foods and drinks, including alcoholic drinks (for consumption on the premises), as defined under the Major Group 58 in the Standard Industrial Classification Manual.

10. Any miscellaneous retail business as defined under Major Group 59 in the Standard Industrial Classification Manual, not including Industry Group Numbers: 596 - non-store retailers; 598 - fuel dealers; and not including retail sale of fireworks.

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11. Establishments operating primarily in the fields of finance, insurance, and real estate as defined under Major Groups 60, 61, 62, 63, 64, 65, and 67 in the Standard Industrial Classification Manual.

12. Within Tract C/O3 only, establishments operating primarily to provide temporary lodging such as hotels or motels as defined under Industry Group 7011 in the Standard Industrial Classification Manual. No more than 150 units shall be permitted. (No more than 250 units shall be permitted in total within the REC/VC District and Tract C/O3).

13. Establishments operating primarily to provide personal services as defined in the Standard Industrial Classification Manual for the following Industry Groups:
    a. 721 - Laundry, cleaning, and garment services, only including Group 7211 - power laundries, family and commercial, Group 7215 - coin-operated laundries and dry-cleaning, and Group 7217 - carpet and upholstery cleaning;
    b. 722 - Photographic portrait studios;
    c. 723 - Beauty shops
    d. 724 - Barber shops;
    e. 725 - Shoe repair shops and shoeshine parlors;
    f. 729 - Miscellaneous personal services, only including Group 7291 tax return preparation services, and Group 7299 personal services, only including car title and tag service, computer photography or portraits, costume rental, diet workshops, electrolysis (hair removal), genealogical investigation service, hair weaving or replacements service, dress suit or tuxedo rental, and tanning salons.

14. Establishments operating primarily to provide business services as defined in the Standard Industrial Classification Manual for the following industry Groups:
    a. 731 - Advertising, not including Group 7312 outdoor advertising services agencies;
    b. 733 - Mailing, reproduction, commercial art and photography, and stenographic services;
    c. 735 - Miscellaneous equipment rental and leasing, only including Group 7352 - medical equipment, rental and leasing;
    d. 737 - Computer programming, data processing, and other computerrelated services, not including Group 7371 - prepackaged software

15. Establishments primarily engaged in developing film and in making photographic prints and enlargements for the trade or for the general public, only including Group 7384, Photofinishing laboratories.

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16. Establishments primarily engaged in furnishing automotive repair, rental, leasing and parking services to the general public, including Group 7513 - Truck rental and leasing, without drivers; Group 7514 - Passenger car rental; Group 7515 - Passenger car leasing; and Group 7519 - Utility trailer and recreational vehicle rental.

17. Establishments engaged in miscellaneous repair services, only including Group 7631 - Watch, clock, and jewelry repair and Group 7699 - Repair shops and related services, not elsewhere classified.

18. Establishments operating primarily to provide motion picture services as defined under Major Group 78 in the Standard Industrial Classification Manual, only including Group 7832 - Motion picture theaters, except drive-in, and Group 7841 - Videotape rental.

19. Establishments operating primarily to provide amusement and recreation services as defined under Major Group 79 in the Standard Industrial Classification Manual, for the following Groups:
    a. 7911 - Dance studios, schools and halls
    b. 7922 - Theatrical producers (except motion picture) and miscellaneous theatrical services
    c. 7941 - Professional sports clubs and promoters, only including managers of individual professional athletes, and promoters of sports events.
    d. 7991 - Physical fitness facilities
    e. 7999 - To include moped rental, motorcycle rental, rental of bicycles, schools and camps-sports instructional, scuba and skin diving instruction, sporting goods rental only.

20. Establishments operating primarily to provide medical and health services as defined under Major Group 80 in the Standard Industrial Classification Manual, for the following Groups:
    a. 801 - Offices and clinics of doctors of medicine;
    b. 802 - Offices and clinics of dentists;
    c. 803 - Offices and clinics of doctors of osteopathy;
    d. 804 - Offices and clinics of other health practitioners.

21. Establishments operating primarily to provide medical and dental laboratories as defined under Major Group 807 in the Standard Industrial Classification Manual, for the following Groups:

    a. Group 8071 - Medical Laboratories;
    b. Group 8072 - Dental Laboratories.

22. Establishment operating primarily to provide legal services as defined under Major Group 81 in the Standard Industrial Classification Manual.

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23. Establishments primarily engaged in providing library services, only including Group 8231 - Libraries.

24. Membership organizations engaged in promoting the interests of their member as defined under Major Group 86 in the Standard Industrial Classification Manual.

25. Establishments operating primarily to provide engineering, accounting, research, and management for the following Groups:
    a. 8711 - Engineering services
    b. 8712 - Architectural services
    c. 8713 - Surveying services
    d. 8721 - Accounting, auditing and bookkeeping services
    e. 8732 - Commercial economic, sociological, and educational research
    f. 8741 - Management services
    g. 8742 - Management consulting services
    h. 8743 - Public relations services
    i. 8748 - Business consulting services.

26. Offices of government as defined under Major Group 91 in the Standard Industrial Classification Manual.

27. Mixed multi-family residential and commercial uses located within C/O1 and C/O2 Tracts. Residential dwelling units shall be counted toward the maximum 2,229 allowable residential dwelling units. A maximum of 390 units shall be permitted within the combined Tracts R8, C/O1 and C/O2. The mixed residential and commercial uses shall be subject to the following criteria:

    a. An SDP is approved pursuant to Chapter 10 of the LDC that is designed to protect the character of the residential uses and of the neighboring lands;

    b. The commercial uses in the development shall be limited in hours of operation, size of delivery trucks, and type of equipment;

    c. The residential uses are designed so that they are compatible with commercial uses;

    d. Residential dwelling units may be located above principal structures

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e. Residential and commercial uses shall not occupy the same floor of a building in which the uses are located;

f. The mixed-commercial/residential structure shall be designed to enhance the compatibility of the commercial and residential uses through such measures as, but not limited to, minimizing noise associated with commercial uses, directing commercial lighting away from residential units, and separating pedestrian and vehicular access ways and parking areas from residential units; and

g. The SDP shall incorporate traditional neighborhood design (TND) principles.

B. Accessory Uses

Accessory uses and structures customarily associated with the permitted principal uses and structures, including, but not limited to:

1. Parking facilities and signage
2. One caretaker's residence
3. Temporary licensed uses such as art festivals, displays, outdoor gatherings or performances and outdoor food markets.
4. Docks and electric boats.

C. Should market conditions not warrant commercial development within the C/O3 Tract, that Tract shall be used for any uses permitted within the R Subdistrict, subject to all development standards set forth in Section III of this MPUD Document.

5.4 DEVELOPMENT STANDARDS

A. Minimum Lot Area: 10,000 square feet.

B. Minimum Lot Width: 100 feet

C. Minimum Yards (Internal):

1. Front Yard: Twenty (20) feet plus one (1) foot for each two (2) feet of building height over fifty (50) feet.
2. Side Yard: None, or a minimum of five (5) feet, with unobstructed passage from front to rear yard
3. Rear Yard: 15 feet.
4. Parcels with two frontages may reduce one front yard by 10 feet.
5. In no instance shall a structure encroach into a required landscape buffer, other than those structures permitted to be located within a landscape buffer, in accordance with LDC provision in effect at the time or permitting.

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D. Minimum Yards and Buffers (External):

1. East Tamiami Trail (US 41): 50-foot setback, except that canopies for gas stations shall maintain a 30-foot setback, provided no gas pumps or pump islands are located closer than 30 feet from the East Tamiami Trail right-of-way. A 20-foot landscape buffer, in accordance with Section 2.12 of this Document and Section 4.06.00 of the LDC, shall be provided along the entire frontage of US 41. In accordance with Subsection 5.05.05Dl of the LDC, should a gasoline service station be developed, a 25 foot wide landscape buffer is required along rights-of-way adjacent to the service station. In no instance shall a structure encroach into a required landscape buffer, other than those structures permitted to be located within a landscape buffer, in accordance with the LDC provisions in effect at the time or permitting.

E. Minimum Distance Between Non-attached Structures: Fifteen feet (15') or one-half the sum of the building heights, whichever is greater.

F. Maximum Height: Five stories or fifty feet (50'), whichever is greater, except for hotels, which may be developed up to seventy-five feet (75') in height, as measured in accordance with the LDC definition of the term "building, zoned height of".

G. Minimum Floor Area: 500 square feet per principal structure, on the finished first floor. Kiosk vendor, concessions, and temporary or mobile sales structures shall be permitted to have a minimum floor area of 25 square feet and shall not be subject to the setback requirements set forth on Paragraph 5.4 C. above; however, in no instance shall a structure encroach into a required landscape buffer, other than those structures permitted to be located within a landscape buffer in accordance with LDC provision in effect at the time or permitting.

H. Off-Street Parking and Loading Requirements:

As required by Section 4.05.00 of the LDC in effect at the time of SDP approval.

I. Architectural and Site Design Standards:

Commercial development within this District shall conform with the guidelines and standards of Section 5.05.08 of the LDC or variance. Gray, primary and/or secondary colors shall be permitted as a predominant exterior roof colors. This is a deviation from Subsection 5.05.08C.13.b of the LDC.

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SECTION VI

PRESERVE

6.1 PURPOSE

The purpose of this Section is to identify permitted uses and development standards for the area within the Sabal Bay MPUD designated on the Master Plan as "P", Preserve.

6.2 GENERAL DESCRIPTION

Areas designated as "P", Preserve on the Master Plan are designed to accommodate conservation, passive recreation and water management uses and functions. The approximate acreage of the Preserve is indicated on the Master Plan. This acreage is based on conceptual designs and is approximate. The configuration of these areas may change due to permitting requirements with the South Florida Water Management District, United States of America Corps of Engineers and other agencies; however, the acreage shall be generally consistent with that shown on the Master Plan. Actual acreages of preserve areas will be provided at the time of SDP or subdivision plat approvals in accordance with Sections 10.02.03 and 10.02.04 of the LDC.

6.3 PERMITTED USES AND STRUCTURES

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than the following:

A. Principal Use: Preserve

B. Accessory Uses and Structures:
Boardwalks, nature trails, shelters, viewing piers, viewing platforms, educational signs, kiosks, elevated paths, and docks or platforms for launching and mooring or storage of non-motorized vessels utilizing movable storage racks. Passive uses are allowed within the preserves to provide for access to the preserve, as long as any clearing required to facilitate these uses does not impact the minimum required native vegetation or cause loss of function to the preserve. Passive uses are subject to the LDC section *Allowable uses within County required preserves:*

1. Pathways
2. Stormwater only when in accordance with the LDC.

6.4 DEVELOPMENT STANDARDS

A. Minimum Yard Requirements for Accessory Structures

1. From MPUD or external development tract boundary: Fifteen Feet (15')

2. From internal tract boundary: Ten Feet (10')

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

Attachment: Att A - Strike-Und PUD (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

3. From lake maintenance easement: Zero Feet(0')

4. Maximum Height of Structures: Twenty-five Feet (25'), except for viewing platforms that may be seventy-five feet (75')

Attachment: Att A - Strike-Und PUD (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

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

SECTION VII

PUBLIC FACILITY

7.1 PURPOSE

The purpose of this Section is to identify permitted uses and development standards for the area within the Sabal Bay MPUD designated on the Master Plan as "PF", Public Facility. The PF district land is set aside for Collier County School Board to build an elementary or middle school and one acre is set aside for fire, rescue and an EMS site. Should the School Board or Fire District decide that it will not need this land, or a portion of it, then this area may be used for any uses permitted within the R Subdistrict, subject to all development standards set forth in R Subdistrict.

7.2 GENERAL DESCRIPTION

Areas designated as "PF", on the Master Plan are designed to accommodate an educational facility, and public safety services and facilities. The approximate acreage of the areas designated as "PF", are indicated on the MPUD Master Plan. This acreage is based on conceptual designs and is approximate. Actual acreages of all development tracts will be provided at the time of SDP or subdivision plat approvals in accordance with Sections 10.02.03 and 10.02.04 of the LDC.

7.3 PERMITTED USES AND STRUCTURES

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than the following:

A. Permitted Principal Uses and Structures

1. Educational facilities, limited to public elementary or middle school.
2. Educational plant, limited to public elementary or middle school.
3. Safety service facilities, limited to fire stations and EMS facilities.

B. Accessory Uses

Accessory uses customarily associated with the principal permitted uses.

7.4 DEVELOPMENT STANDARDS

A. Minimum Yard Requirements:

1. Front Yard: Twenty-five feet (25')
2. Side Yard: Fifty feet (50').
3. Rear Yard: Fifty feet (50').

B. Exterior lighting shall be arranged in a manner, which will protect roadways and residential properties from direct glare or unreasonable interference.

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

Attachment: Att A - Strike-Und PUD (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

C. Maximum height of structures - Thirty-five feet (35')

D. Minimum distance between principal structures - Ten feet (10'), or half the sum of building heights.

E. Minimum distance between accessory structures - Ten feet (10').

F. Minimum off-street parking: Subject to Chapter 4.05.00 of the LDC.

Attachment: Att A - Strike-Und PUD (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

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

SECTION VIII

GENERAL DEVELOPMENT COMMITMENT

8.1 PURPOSE

The purpose of this Section is to set forth the development commitments for the Sabal Bay MPUD.

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 the CDC Land Investments Inc. 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. Minto Sabal Bay, LLC shall be the Managing Entity for Tract R9 depicted on the MPUD Master Plan.

8.2 GENERAL

All facilities shall be constructed in strict accordance with SDPs, subdivision plats (if required), and all applicable State and local laws, codes, and regulations applicable to this MPUD. Except where specifically noted or stated otherwise, the standards and specifications of Section III, Exhibit "A", Design Requirements for Subdivisions of the Administrative Code for Collier County Construction Standards Manual adopted through Ordinance No. 2004-66 shall apply to this project, even if the land within the MPUD is not to be platted. The Owners, their successors and assigns, shall be responsible for the commitments outlined in this Document.

The Owners, their successors or assignee, shall follow the Master Plan and the regulations of the MPUD, as adopted, and any other conditions or modifications as may be agreed to in the rezoning of the property. In addition, any successors or assignees in title to the Owners are bound by the commitments within this Document. These commitments may be assigned or delegated to a condominium/ homeowners' association to be created by the Owners. Upon assignment or delegation, the Owners shall be released from responsibility for the commitments.

Attachment: Att A - Strike-Und PUD (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

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

8.3 MPUD MASTER DEVELOPMENT PLAN

A. Exhibit "A", MPUD Master Plan illustrates the proposed development and is conceptual in nature. Proposed tract, parcel, or land use boundaries, or special land use boundaries shall not be construed to be final, and may be varied at any time at any subsequent approval phase such as subdivision plat or SDP application. Subject to the provisions of Subsection 10.02.13(E) of the LDC, amendments may be made from time to time.

B. All necessary easements, dedications, or other instruments shall be granted to insure the continued operation and maintenance of all services and all common areas in the project.

C. The County Manager or his designee, shall be authorized to approve minor changes and refinements to the Sabal Bay MPUD Master Plan upon written request of the Owners, subject to the provisions set forth in LDC Subsection 10.02.13E.

8.4 ENGINEERING

A. Except as noted and authorized as a deviation in this PUD Document, all project development will be consistent with provisions of Sections 10.02.04 and 10.02.03 of the LDC.

8.5 UTILITIES

A. All County or City water distribution and sewage collection and transmission facilities to serve the project shall be designed, constructed, conveyed, owned, and maintained in accordance with Collier County Ordinance No. 04-3~~5~~1, as amended, and other applicable County or City rules and regulations.

B. All customers connecting to the water distribution and sewage collection facilities shall be considered to be customers of the County or the City of Naples, as the case may be, and shall be billed by the County or City in accordance with the County's or City's established rates.

C. The development shall be subject to application for and conditions associated with a water and sewer availability letter from the Collier County Public Works Division, or from the City of Naples Utilities Department, whichever is applicable, in accordance with applicable franchise services boundaries.

D. The Owners shall reserve three requested easements, and associated utility and access easements to connect with a public right-of-way. These sites shall be used for wells (not to exceed 100' by 100' for each site) with a minimum spacing of 500 feet between wells. This conveyance shall occur at the time the SDP, or final subdivision approval for the area within the development phase that contains the easement.

E. The Owners shall provide a 10 foot wide utility easement on the development property along both sides of Bayshore Drive, if determined to be needed by Collier County.

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

Attachment: Att A - Strike-Und PUD (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

F. Downstream water and wastewater system capacities must be confirmed at the time of development permit (SDP or PPL) review and will be discussed at a mandatory pre-submittal conference with representatives from the Public Utilities Engineering and Project Management Division and the Growth Management Development Review Division. Any improvements to the Collier County Water-Sewer District's water distribution or wastewater collection/transmission systems necessary to provide sufficient capacities to serve the project will be the responsibility of the developer to design, permit, and construct and will be conveyed to the Collier County Water-Sewer District at no cost to the County at the time of utilities acceptance.

8.6 WATER MANAGEMENT

A. In accordance with the Rules of the South Florida Water Management District, this project shall be designed for a storm event of a 3-day duration and 25-year return frequency.

B. The Owners shall design the water management facilities in accordance with County ordinances, State, and Federal minimum design regulations in effect at the time of submittal of SDPs, or construction plans or plat approvals as the case may be.

C. An excavation permit shall be required for the proposed lakes in accordance with Subsection 22-122(c) of Ordinance 04-55 of Collier County Code of Laws and Ordinances. All lake dimensions shall be approved at the time of excavation permit approval, and shall be consistent with permits issued by the South Florida Water Management District.

D. Detailed paving, grading and site drainage plans shall be submitted to Engineering Review Services Staff for review and approval. No construction permits shall be issued unless and until approval of the proposed construction in accordance with the approved plans is granted.

E. This Owners shall obtain an Environmental Resource Permit or Early Work Permit from the South Florida Water Management District prior to SDP approval.

F. The Owners shall adhere to the conditions set forth in the October 14, 2003 (as amended March 27, 2007, April 22, 2008, and October 27, 2009) Companion Agreement by and between Collier Land Development, Inc., Collier Development Corporation and Collier County regarding the Lely Area Surface Water Drainage Improvements in order to further the Lely Area Stormwater Improvement Project (LASIP). To further clarify, the applicant's responsibilities are as follows:

Attachment: Att A - Strike-Und PUD (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

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

1) Hamilton Avenue (f.k.a. Fern Street) - the applicant will make provisions in the land plan design to continue to allow the current positive outfall, and provide physical maintenance, through the natural flowway portions of the outfall within applicant's property. Collier County will be responsible to provide all on-going physical maintenance of the conveyance within the Hamilton Avenue (f.k.a. Fern Street) right-of-way.

2) Avalon Outfall Canal System - the applicant will make provision in the land plan design to continue to allow the current positive outfall of this canal by relocating the canal to the westerly property line in that area (as shown on the MPUD Master Plan), construct a uniform canal section, and place it in an 87-foot wide drainage easement, to be purchased by Collier County, which is consistent with previous PUD and ERP approvals. Collier County will be responsible to provide all on-going physical maintenance of the conveyance and easement. Owners agree to provide legal access to Collier County for the purposes of providing said maintenance.

8.7 ENVIRONMENTAL

A. Buffers shall be provided around wetlands, extending at least fifteen (15) feet landward from the edge of the jurisdictional wetland boundary in all places and averaging twenty-five (25) feet from the edge of the jurisdictional wetland boundary. Where natural buffers are not possible, structural buffers shall be provided in accordance with the State of Florida Environmental Resources Permit Rules.

B. This PUD shall comply with the guidelines of the United States Fish and Wildlife Service (USFWS) and Florida Fish and Wildlife Conservation Commission (FFWCC), and as applicable, Collier County regulations, for impacts to protected species. Restrictions within bald eagle nest buffer zones shall be in accordance with State and Federal Management guidelines and may require technical assistance from the USFWS and FFWCC. The listed species documented on the property include American alligator, gopher tortoise, little blue heron, snowy egret, tri-colored heron, white ibis, bald eagle, wood stork, Florida panther, and Florida black bear. A Habitat Management Plan for listed species shall be submitted to Environmental Services Staff for review and approval prior to SDP approval.

Attachment: Att A - Strike-Und PUD (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

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C. In accordance with requests from Rookery Bay National Estuarine Research Reserve (RBNERR) Owners agree to the following:

1. The Collier County Lely Area Stormwater Improvement Project (LASIP) Permit requires water quality monitoring, for some period of time, at the furthest downstream portion of the Lely Canal. During January, 2011, the Owners provided RBNERR a copy of the most recent water quality report for the test locations within the Sabal Bay MPUD. For so long as the LASIP Permit requires water quality monitoring, the Owners will provide a copy of the annual water quality monitoring report to RBNERR. Additional reports may be obtained from SFWMD upon request.

2. The Owners shall include a provision in the conservation easement requiring notification to RBNERR in advance of any changes to the conditions of, and or dedication language set forth in the project's conservation easement. The RBNERR will be allowed to participate in the discussions of any proposed changes.

3. The Owners shall utilize water management Best Management Practices (BMP's) during construction to minimize adverse impacts on water quality during development; providing post development water quality monitoring and reporting as set forth in Paragraph 8.7.C.1 above. Additionally, the Owners will seek to increase public awareness by educating residents and the homeowners' association through the use of signage and take-home information, of the potential damage from stormwater pollution on the environment and the importance of protecting aquatic and terrestrial resources within and nearby the RBNERR. Further, the Owners shall erect signage at various locations along the RBNERR boundary, making residents and guests aware of the location and natural resource importance of the estuarine ecosystem and its management. The developer will include in the design of the backbone surface water management system, four additional Best Management Practices (BMP's), which includes: 1) extended hydraulic residence time due to increased lake acreage; 2) existing and created wetland areas, incorporated into a treatment train concept, upstream of final discharge; 3) planted filter marshes, incorporated into a treatment train concept, upstream of wetland treatment areas; 4) increased flow path between inflow and outflow through both the planted filter marshes and the wetland treatment areas. These BMP's will be incorporated downstream of the lake system, and prior to final discharge from the system, to provide additional "treatment" or "polishing." Such design will be made part of the development's surface water management plans, to be reviewed and permitted by SFWMD as a part of the ERP application.

4. The Owners shall disclose in the homeowner association documents that the following activities may occur on the adjacent RBNERR lands: exotic plant

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Attachment: Att A - Strike-Und PUD (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

removal and ongoing maintenance; utilization of prescribed burns as a means of habitat management; controlling illegal dumping; management of access within RBNERR lands, controlling and trapping when necessary, feral, nuisance and domestic animals.

5. The two archeological sites determined to be of prehistoric cultural significance (8cr535 and 8cr 227) shall be preserved and the Owners shall coordinate with the Florida Division of Historic Resources to minimize any disturbance to these sites during development and as a result of exotic vegetation removal.

8.8 TRANSPORTATION

A. The development shall abide by Section 6.02.02 of the LDC in regards to Transportation Demand Management (TDM) strategies required for a project that affects a Transportation Concurrency Exemption Area (TCEA).

B. The Owners, their successors or assigns, agree that the southwest connection to US-41 across from St. Andrews Boulevard will be at the sole discretion of FDOT and shall align with the existing St. Andrews Boulevard. Upon connection to this signalized intersection, the Owners, their successors, or assigns shall assume sole financial responsibility for intersection improvements relating to the use of this intersection by this development. This shall include, but not be limited to, the following:

i. Any increase in the storage capacity of the northwest-bound left turn lane(s) approaching the signal constructed at the time of connection.

ii. Design, purchase, and installation of any physical intersection improvements including a mast arm, signal head(s), pedestrian signal heads, and any signal controller(s) that are necessary to accommodate this developments connection to the signal.

iii. County or FDOT's cost(s) for setup and modification of intersection controls including a mast arm, signal head(s), pedestrian signal heads, and any related signal timing changes that are necessary to accommodate each phase of this development. The Owners, their successors, or assigns agree to reimburse the FDOT or the agency maintaining the traffic signal within 90 days of the agency's request.

iv. Correction of any non-ADA compliant features within the Public Right-of-Way at all four quadrants of this intersection to become compliant with the then-current Americans with Disabilities Act requirements."

C. The Owners, their successors or assigns, agree that at the St. Andrews Boulevard access, they will maintain a throat distance of at least 200 feet as measured from the edge of pavement of U.S. 41 to the closest point of any gate or gatehouse.

D. The Owners, their successors or assigns, agree that the project's main residential access on U.S. 41 may be a signalized intersection if approved by FDOT. The Owners, their successors or assigns shall assume sole financial responsibility for intersection

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Attachment: Att A - Strike-Und PUD (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

improvements relating to the use of this intersection by this development. This shall include, but not be limited to, the following:

i. Design, purchase, and installation of intersection improvements including mast arm(s), signal head(s), pedestrian signal heads, and any signal controller(s) that are necessary to accommodate this development's connection to the signal.

ii. Any additional signal timing adjustments directly related to this development's traffic shall also remain the financial responsibility of this development, in perpetuity.

iii. Design, purchase, and installation of ADA compliant items within the public right-of-way.

E. The maximum total daily trip generation for the 102.45 acre Tract R9, as shown on the Master Plan, shall not exceed 172 two-way PM peak hour net 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.

F. The developer shall obtain a right of way permit prior to commencing construction of Tract R9.

G. Upon request of County, the developer of Tract R9, or its successors and assigns, shall pay its fair share payment and coordinate with Collier County on traffic calming improvements under the Neighborhood Traffic Management Program (NTMP) including but not limited to striping, signage and speed tables on Bayshore Drive from the project access to Thomasson Drive. This commitment will expire the earlier of: 2 years after buildout of Tract R9 or turnover to the HOA.

H. The P.M. peak hour peak direction trips associated with Tract R9 shall not exceed 1% of the adopted peak hour service volume on link 92.0 (U.S. 41 from Airport Road to Rattlesnake Hammock Road), as shown in the Annual Update and Inventory Report. This will be determined at the time of the plat for Tract R9.

8.9 ADDITIONAL COMMENTS

A. Prior to the issuance of the 400th certificate of occupancy for a single family home, the Owners, their successors or assigns shall provide a minimum of one playground, for use by residents and their guests, meeting ASTM design guidelines.

B. The Owners, their successors or assigns shall install a pathway along the lake where the lake fronts Thomasson Drive and shall provide a minimum of three benches for public use for this portion of lake-frontage at the time development occurs adjacent to the lake.

C. Minto Sabal Bay LLC will continue informational meetings with the Community Redevelopment Agency Advisory Board until the construction on Tract R9 is completed.

D. Entry gates at Bayshore Drive will be similar to existing gates on Saba Drive at the Thomasson Drive entry including a gate, chain link, concrete wall, and landscaping.

Attachment: Att A - Strike-Und PUD (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

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

PLANS FOR

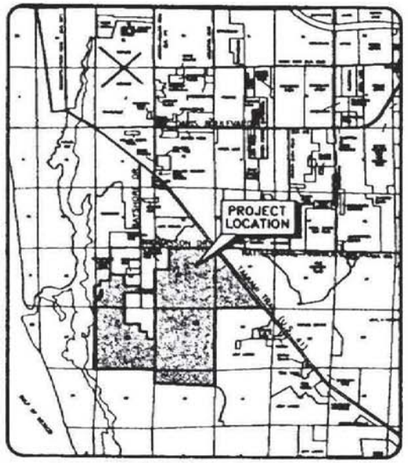
SABAL BAY MPUD

SECTION 25, AND PORTIONS OF SECTIONS 23, 24, 26, AND 36,
TOWNSHIP 50 SOUTH, RANGE 25 EAST,
AND A PORTION OF SECTION 19,
TOWNSHIP 50 SOUTH, RANGE 26 EAST,
COLLIER COUNTY, FLORIDA

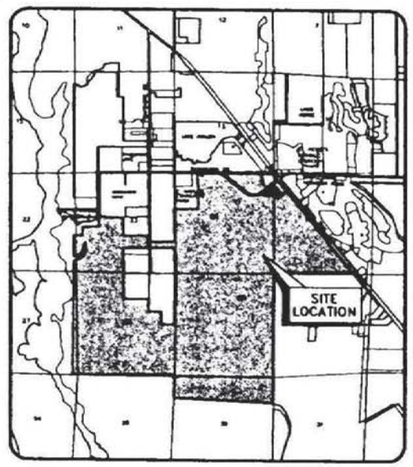
A PROJECT OWNED BY

CDC LAND INVESTMENTS, INC. AND
COLLIER LAND DEVELOPMENT, INC.

2550 GOODLETTE ROAD
NAPLES, FL 34103
PHONE



LOCATION MAP



SITE MAP

INDEX TO SHEETS

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	MPUD MASTER PLAN
3	CONCEPTUAL WATER MANAGEMENT PLAN
4	CROSS SECTIONS

NO.	DATE	DESCRIPTION	BY
5	02/16/12	REVISED ANNOTATION FOR LEGIBILITY AT REDUCED SIZES	JML/1322
4	11/09/11	CORRECTED LEGAL DESCRIPTION	JML/1322
3	09/28/11	REVISED PER CLIENT	JML/1322
2	07/25/11	REVISED PER COUNTY COMMENTS DATED JULY 5 2011	JML/1322
1			

STATUS : REVISIONS

PROJECT SURVEYOR	PROJECT ENGINEER	PROJECT MANAGER
JOHN MALONEY, PSM	JOHN ENGLISH P.E. 65971	MARGARET PERRY, AICP

DATE MAY 20, 2011 CHECKED BY JOHN ENGLISH

REVISED FOR STATUS AND DATE STAMPS

PROJECT NUMBER
215610027

DATE	INDEX NUMBER
MAY 2011	DD-N0229-066

WilsonMiller

Planners · Engineers · Ecologists · Surveyors · Landscape Architects · Transportation Consultants

WilsonMiller, Inc.

3200 Bailey Lane, Suite 200 · Naples, Florida 34105-8307 · Phone 239-649-4040 · Fax 239-263-6494 · Web-Site www.wilsonmiller.com

Exhibit A

Attachment: Att A - Strike-Und PUD (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

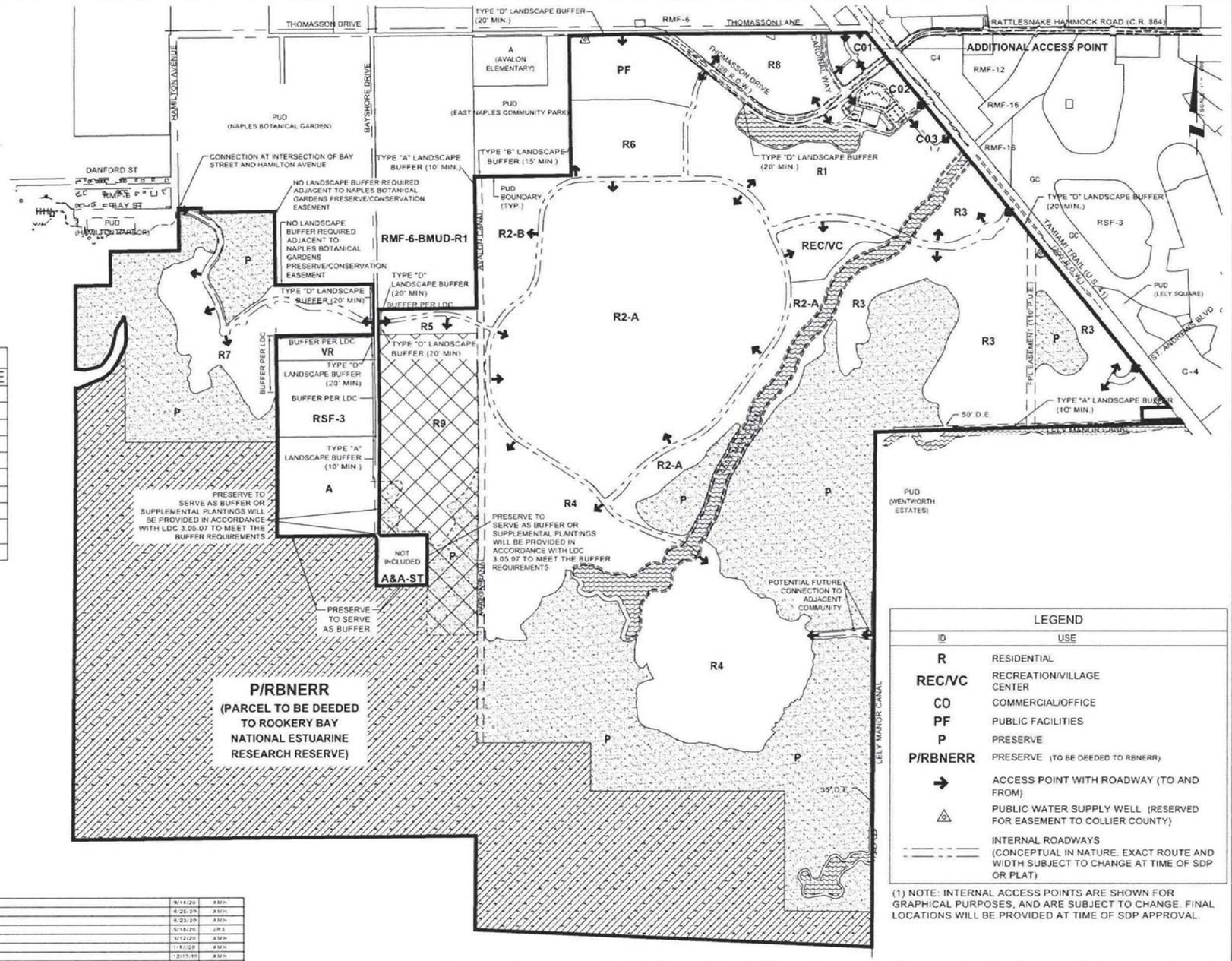
3.D.b

EXHIBIT "A"

LAND USE SUMMARY	
USE	ACREAGE
R	1,011±
REC/VC	16±
CO	50±
PF	32±
P	552±
P/RBNERR	780±
LELY MAIN CANAL EASEMENT	52±
LELY MANOR CANAL EASEMENT	14±
EX. THOMASSON DR./EX. CARDINAL WAY	12±
TOTAL	2,519

HATCH LEGEND

- EXISTING LAKE/CANAL
- PRESERVE AREAS TO BE DEEDED TO ROOKERY BAY NATIONAL ESTUARINE RESEARCH RESERVE
- 102.49 AC PARCEL ADDITION (R9)
- PRESERVE AREA



LEGEND

ID	USE
R	RESIDENTIAL
REC/VC	RECREATION/VILLAGE CENTER
CO	COMMERCIAL/OFFICE
PF	PUBLIC FACILITIES
P	PRESERVE
P/RBNERR	PRESERVE (TO BE DEEDED TO RBNERR)
→	ACCESS POINT WITH ROADWAY (TO AND FROM)
◬	PUBLIC WATER SUPPLY WELL (RESERVED FOR EASEMENT TO COLLIER COUNTY)
— — —	INTERNAL ROADWAYS (CONCEPTUAL IN NATURE. EXACT ROUTE AND WIDTH SUBJECT TO CHANGE AT TIME OF SDP OR PLAT)

(1) NOTE: INTERNAL ACCESS POINTS ARE SHOWN FOR GRAPHICAL PURPOSES, AND ARE SUBJECT TO CHANGE. FINAL LOCATIONS WILL BE PROVIDED AT TIME OF SDP APPROVAL.

13	PER COUNTY COMMENTS	9/14/20	AMH
12	PER COUNTY COMMENTS	4/25/20	AMH
11	PER ATTORNEY COMMENTS	4/23/20	AMH
10	PER COUNTY COMMENTS	5/18/20	AMH
9	PER COUNTY COMMENTS	3/12/20	AMH
8	PER COUNTY COMMENTS	1/17/20	AMH
7	ADD 102.49 ACRE "FLEISCHMANN" PARCEL	12/13/19	AMH
6	ADDITIONAL STIPULATIONS	11/23/14	
5	COMMERCIAL ACCESS POINT	11/23/14	
4	REVISED ANNOTATION FOR LEGIBILITY AT REDUCED SIZES	02/16/12	JML/TJZZ
3	CORRECTED LEGAL DESCRIPTION	11/29/11	JML/TJZZ
2	REVISED PER CLIENT	09/29/11	JML/TJZZ
1	REVISED PER COUNTY COMMENTS DATED JULY 5, 2011	07/26/11	JML/TJZZ

Barraco and Associates, Inc.
CIVIL ENGINEERING · LAND SURVEYING · LAND PLANNING
ATT: ANDREW M. HOLT, ESQ. 3106 TAMIAMI TRAIL NORTH, NAPLES, FLORIDA 34103-3502
PHONE: (239) 261-3160 www.barraco.net FAX: (239) 261-3169

PROJECT: SABAL BAY MPUD
HORIZONTAL SCALE: 1" = 600'
VERTICAL SCALE: N/A
TITLE: MPUD MASTER PLAN
PROJECT NUMBER: DD-N0229-086
REVISION NUMBER: DD-N0229-086
ORIGINAL PROJECT NUMBER: 215610027
SHEET NUMBER: 002 of 004

Exhibit A REVISED
Page 2 of 4

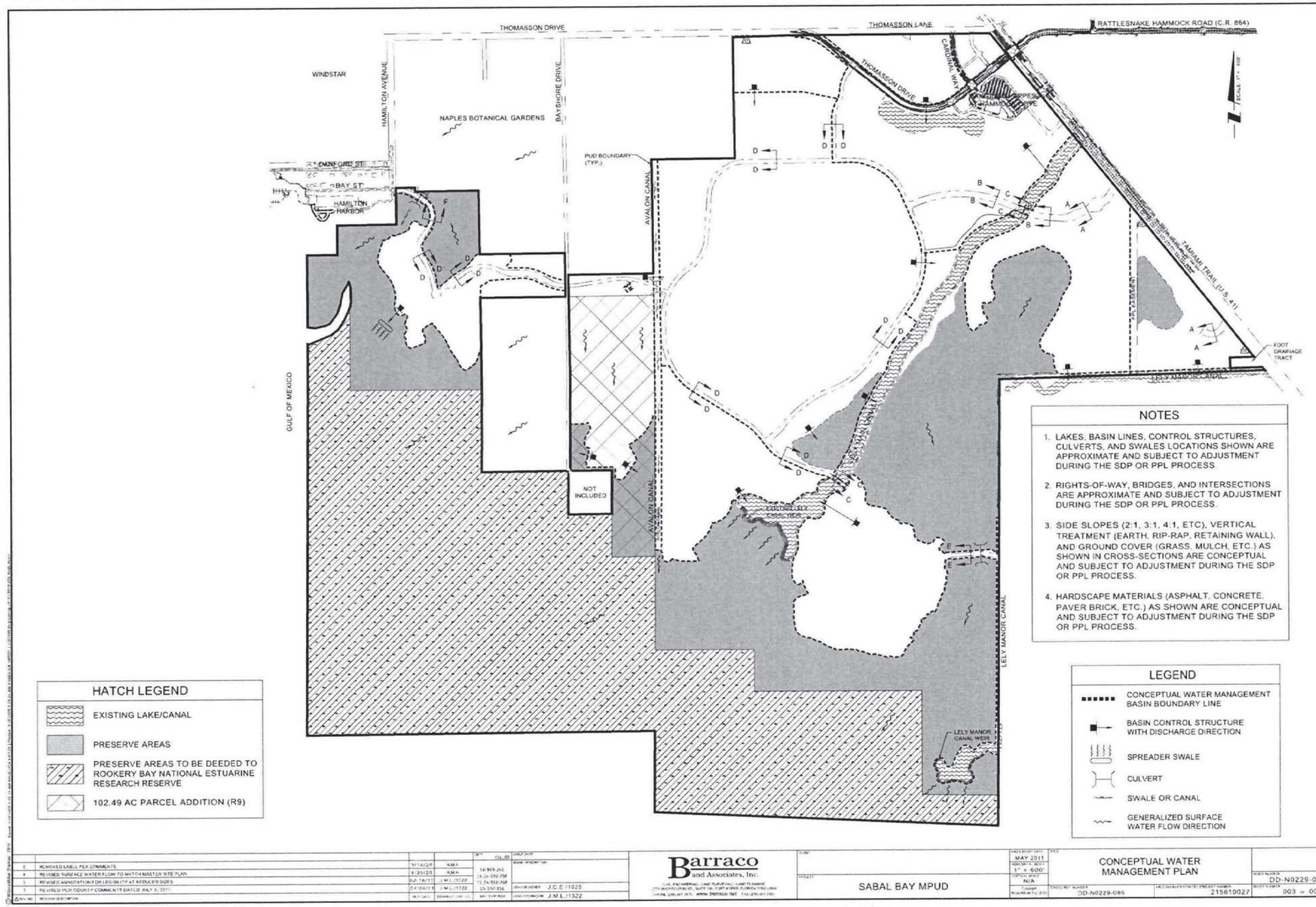
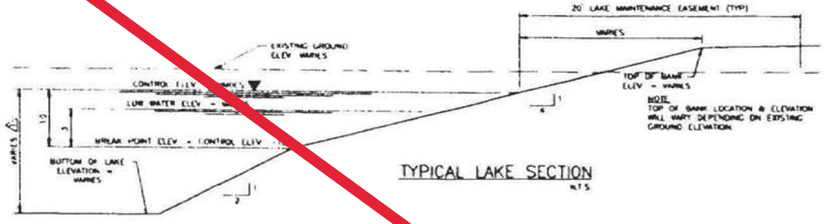


Exhibit A REVISED

Page 3 of 4

3.D.b



TYPICAL LAKE SECTION
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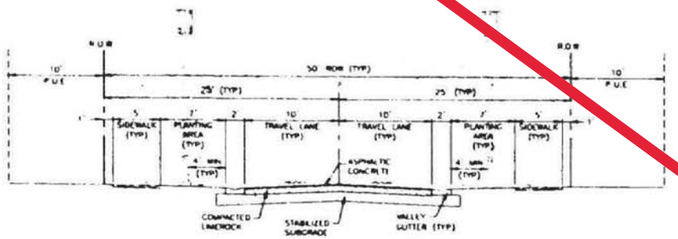

TYPICAL RESIDENTIAL STREET SECTION
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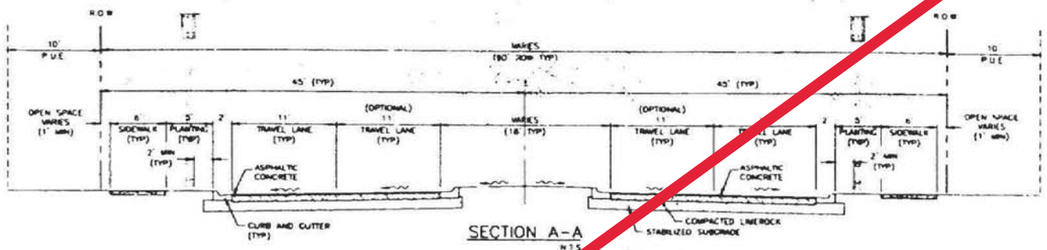
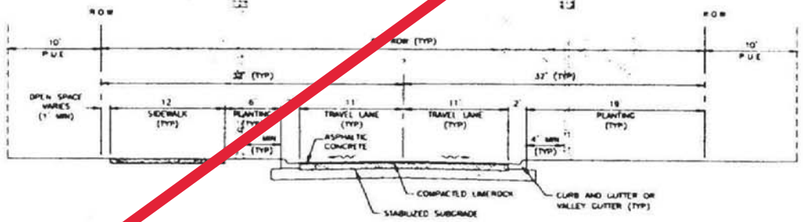
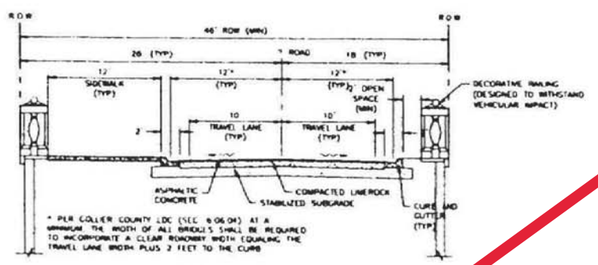


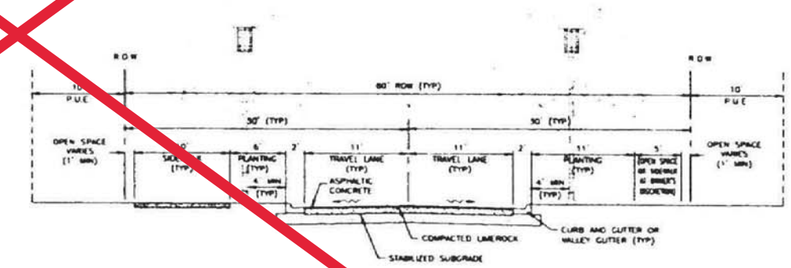
SECTION A-A
N.T.S.



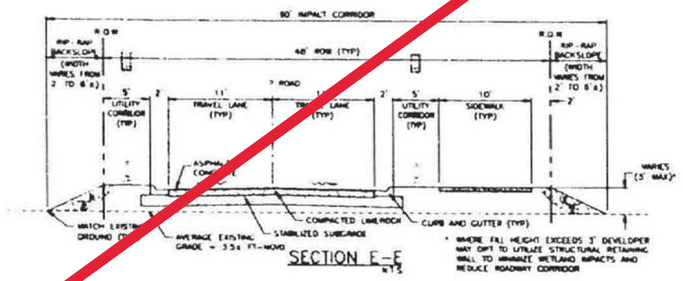
SECTION B-B
N.T.S.



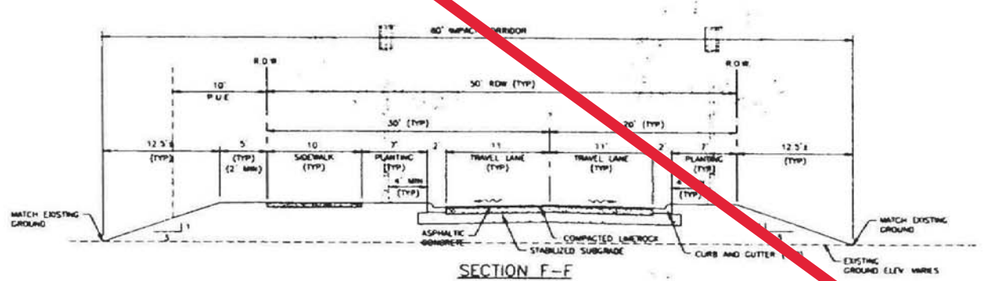
SECTION C-C
N.T.S.



SECTION D-D
N.T.S.



SECTION E-E
N.T.S.



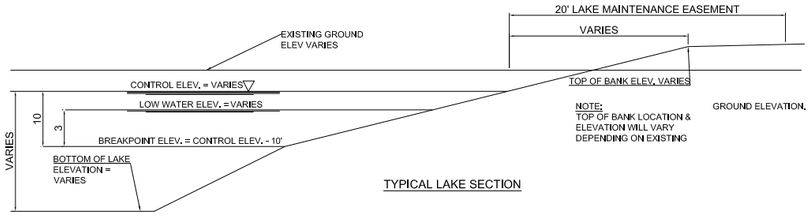
SECTION F-F
N.T.S.

		Stantec	CDC LAND INVESTMENTS, INC. AND COLLIER LAND DEVELOPMENT, INC.	MAY 2011	CROSS SECTIONS
	J.C.E./1025		SABAL BAY MPUD	1" = 80'	
	J.M.L./1322			N/A	DD-ND229-088 215610027

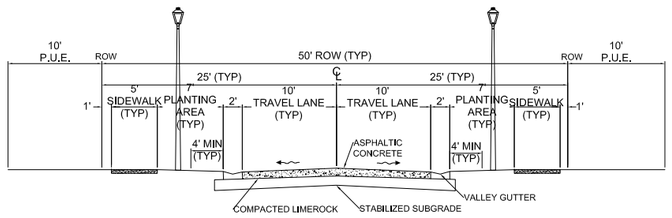
Exhibit A

Attachment: Att A - Strike-Und PUD (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

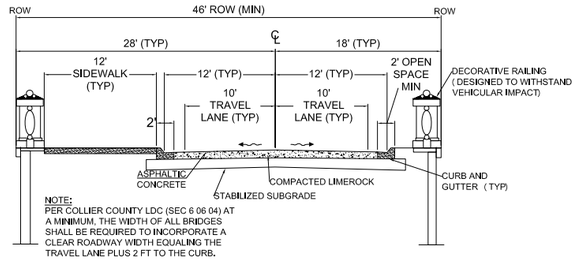
3.D.b



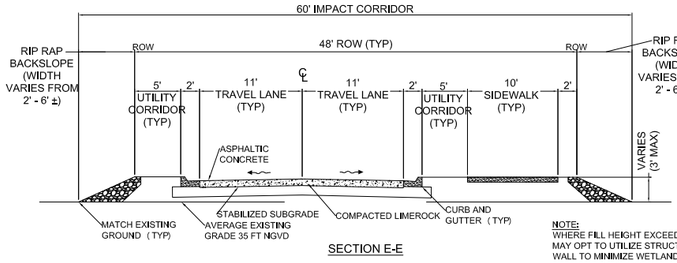
TYPICAL LAKE SECTION



TYPICAL RESIDENTIAL STREET SECTION

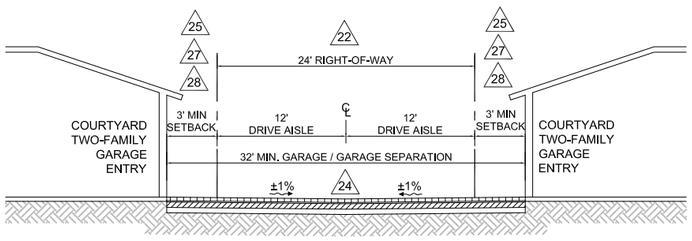


SECTION C-C

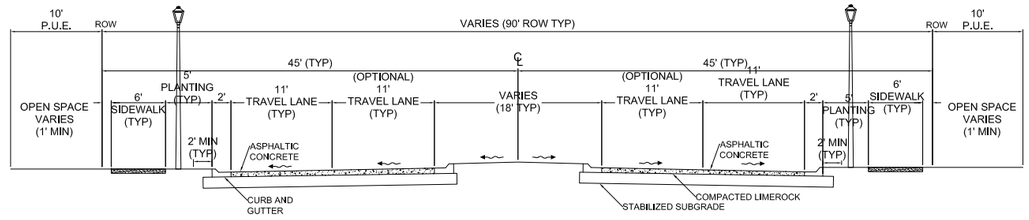


SECTION E-E

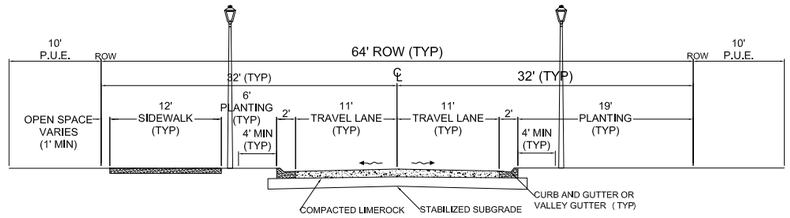
NOTE:
WHERE FILL HEIGHT EXCEEDS 3', DEVELOPER MAY OPT TO UTILIZE STRUCTURAL RETAINING WALL TO MINIMIZE WETLAND IMPACTS AND REDUCE ROADWAY CORRIDOR.



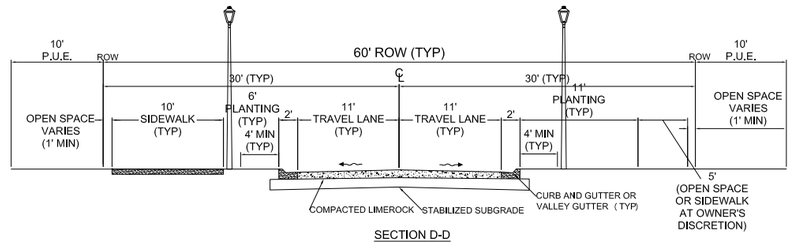
24' WIDE COURTYARD ROAD CROSS SECTION
TRACT F-1



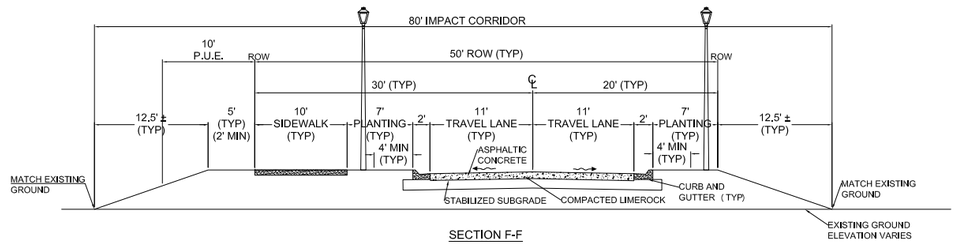
SECTION A-A



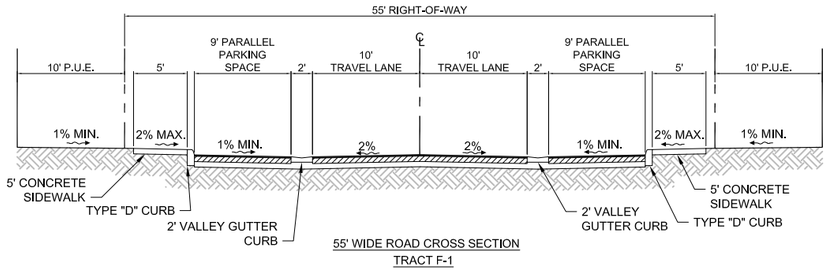
SECTION B-B



SECTION D-D



SECTION F-F



55' WIDE ROAD CROSS SECTION
TRACT F-1

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYI
LAND PLANNING
www.barraco.net
2271 McGREGOR BLVD., SUITE 10(
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-280(
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZAT
ENGINEERING 7995 - SURVEYING LB-6

PREPARED FOR

MINTO COMMUNITIES - USA
4042 PARK OAKS BOULEVARD SUITE 4
TAMPA, FL 33610
PHONE (813) 342-3838
FAX (813) 342-3831
WWW.MINTO.COM

PROJECT DESCRIPTION

THE ISLES OF COLLIE PRESERVI

PART OF SECTION 24
TOWNSHIP 50 SOUTH, RANGE 25 EA
AND PART OF SECTION 19
TOWNSHIP 50 SOUTH, RANGE 26 EA
COLLIER COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AN INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY.

SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MA CHANGE SIGNIFICANTLY BASE UPON SURVEY, ENGINEERING ENVIRONMENTAL AND / OR REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE ANE
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REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROH

FILE NAME	23099X00-CROSSSECTIONS.DWG
LOCATION	J:\23099\DWG\ZONING\2021\
PLOT DATE	MON, 6-14-2021 - 11:29 AM
PLOT BY	ALYSSA FONTAINE

CROSS REFERENCED DRAWINGS

PLAN REVISIONS

PLAN STATUS

EXHIBIT A

PROJECT / FILE NO.	SHEET NUMBER
23	

Attachment: Att A - Strike-Und PUD (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

ALL OF SECTION 25 AND PART OF SECTIONS 23, 24, 26 AND 36, TOWNSHIP 50 SOUTH, RANGE 25 EAST, AND PART OF SECTION 19 TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA
(Containing 2,416.49 Acres ±)
Sabal Bay P.U.D. Boundary

All of Section 25 and part of Sections 23, 24, 26 and 36, Township 50 South, Range 25 East, and part of Section 19 Township 50 South, Range 26 East, Collier County, Florida and being more particularly described as follows;

Beginning at the Northeast Corner of Section 25, Township 50 South, Range 25 East, Collier County, Florida;
Thence along the East Line of Said Section 25 South 00°22'18" West 2,687.69 feet;
Thence continue along the east line of said Section 25 South 00°20'37" West 2,685.56 feet to the Southeast Corner of said Section 25;
Thence along the East line of Section 36 South 00°19'56" West 1,518.00 feet;
Thence North 87°28'51" West 5,326.38 feet;
Thence North 00°14'25" East 1,254.17 feet to the North West Corner of Said Section 36;
Thence along the south line of Section 26 South 89°32'22" West 2,696.15 feet;
Thence continue along the South line of Said Section South 89°29'09" West 2,696.69 feet to the Southwest corner of said Section 26;
Thence along the West line of said Section 26 North 00°22'46" East 2,689.10 feet;
Thence continue along the West line of said Section 26 North 00°22'20" East 2,690.20 feet to the Northwest Corner of Said Section 26;
Thence along the West Line of Section 23 North 00°06'08" West 1345.66 feet;
Thence continue along the West line of Said Section 23 North 00°07'16" West 693.72 feet;
Thence North 89°29'07" East 469.67 feet;
Thence North 00°04'49" West 453.06 feet;
Thence North 89°30'33" East 916.44 feet;
Thence North 00°31'29" West 567.34 feet;
Thence North 89°27'53" East 300.00 feet;
Thence South 00°32'07" East 60.00 feet;
Thence North 89°28'59" East 980.33 feet to the West line of the plat of Naples Groves and Truck Co's Little Farms No 2 (Lots 67-69), as recorded in Plat Book 1, Page 27, Public Records of Collier County, Florida.
Thence along said West line South 00°46'37" East 308.52 feet;
Thence continue along said West line South 00°40'46" East 673.87 feet to the Northwest Corner of Lot 70, of said Naples Groves and Truck Co's Little Farms No 2;
Thence along the North line of Said Lot 70 North 89°27'07" East 1,322.10 feet to the North East Corner of Said Lot 70;
Thence along the East line of Said Lot 70 and Lot 71 of said Plat South 00°43'14" East 674.00 feet to the Southeast corner of Said Lot 71;
Thence along the South line of Said Lot 71 South 89°28'25" West 1,322.26 feet to the Southwest corner of said Lot 71;
Thence along the West line of Said Plat South 00°42'15" East 1,347.80 feet;
Thence continue along said West line South 00°20'27" West 1,344.53 feet to the Southwest corner of Lot 79 of said plat;

Exhibit B
Page 1 of 3

Attachment: Att A - Strike-Und PUD (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

Thence along the South line of Said Lot 79 North 89°31'43" East 1,346.87 feet to the fractional corner of said Section 26 being the Northwest corner of the Northwest Quarter of the Southeast Quarter of the Northeast Quarter of Said Section 26;
Thence along said fractional line South 00°19'29" West 671.99 feet to the Southwest corner of said fractional quarter;
Thence along the south line of said fractional Quarter North 89°31'42" East 673.39 feet to the Northwest corner of Lot 81 of Said Naples Grove and Truck Co's Little Farms No. 2;
Thence along the west line of said Lot 81 South 00°12'23" West 672.16 feet to the Southwest corner of said Lot 81;
Thence along the south line of said Lot North 89°31'43" East 672.16 feet to the East line of Said Lot and the East line of said Section 26;
Thence along the East line of said Section 26 North 00°19'29" East 2,688.11 feet to the Northeast corner of said Section 26;
Thence along the East line of said Section 23 North 00°42'49" West 1,351.04 feet to the southeast corner of Lot 91 of said Naples Groves and Truck Co's Little Farms No 2.
Thence along the South line of said Lot 91 South 89°27'26" West 1,320.61 feet;
Thence along the west line of Said Lot 91 North 00°47'37" West 337.27 feet;
Thence along the North line of said Lot 91 North 89°30'57" East 1,320.45 feet to the east line of said Section 23;
Thence along the East line of Said Section North 00°44'44" West 1,011.86 feet;
Thence Continue along said East line North 00°34'32" West 752.45 feet to the Southwest corner of that land described in Official Record Book 1027, page 678, Public Records of Collier County, Florida;
Thence along the South line of said Land North 89°31'59" East 1,289.77 feet;
Thence along the East line of said Land North 00°42'37" West 1,890.79 feet to the south Right of Way Line of Thomasson Drive (100 Right Of Way);
Thence along said Right of Way Line North 89°35'12" East 1399.52 feet;
Thence continue along said Right of Way line North 89°35'12" East 2855.89 feet to an intersection with the westerly Right of Way line of US 41 (Tamiami Trail) (State Road No. 90);
Thence along said Right of Way of US41 of South 39°03'59" East 1266.82 feet;
Thence continue along said Right of Way South 39°03'59" East 5,465.08 feet to a point at the intersection of said westerly Right of Way and the South line of Section 19, Township 50 South, Range 26 East, Collier County, Florida;
Thence along the South line of said Section 19 South 88°13'29" West 1,636.98 feet;
Thence continue along said South line South 88°23'16" West 2,491.52 feet to the POINT OF BEGINNING.

Less and excepting there from the waters of Tide Creek located on the west line of Section 23.

Subject to easements and restrictions of record.
Containing 2,416.49 acres more or less.
Bearings are based on the North Line of Section 19 being North 89°42'24"East - Florida State Plane - East Zone 83-90 Adjustment

Not valid unless embossed with the Professionals Seal
REF.
W.O.: N0229-200-502
Date: 11-11-11

Exhibit B
Page 2 of 3

Attachment: Att A - Strike-Und PUD (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

EXHIBIT B

DESCRIPTION

Lots 81 through 90, inclusive, Naples Groves and Truck Company's Little Farms No.2, according to the plat thereof as recorded in Plat Book 1, Page 27A, Public Records of Collier County, Florida.

Post Office Drawer 2800 • Fort Myers, FL 33902
Phone (239) 461-3170 • Fax (239) 461-3169

Attachment: Att A - Strike-Und PUD (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

Exhibit "C"

List of Deviations

(PREVIOUSLY APPROVED DEVIATIONS 1 - 8 IN ACCORDANCE WITH ORDINANCE 05-59 TO STILL REMAIN IN EFFECT)

Deviation 1: LDC Section 6.06.01(O) and LDC Appendix B, in order to allow 50 feet of right-of-way for local roads rather than the required 60-foot width (throughout).

Deviation 2: LDC Section 6.06.01(J), to allow cul-de sacs in excess of 1,000 feet the MPUD (throughout).

Deviation 3: In accord with LDC Section 10.02.04.A.3, Section 2-12 of the Collier County Code of Ordinances, Exhibit "A", Design Requirements for Subdivisions C.17.j of the Administrative Code for Collier County Construction Standards Manual, formerly LDC Section 3.2.8.4.16.10 (Section Ill P. 10 of the proposed Construction Standards Manual) to allow reverse curves without tangents (throughout).

Deviation 4: LDC Section 5.03.028 to allow perimeter fences or walls to be permitted at 8 feet on top of a 4 foot berm, formerly approved as a height of eight feet (8') as measured from the finished grade of the ground at the base of the fence or wall, and modified at staff's request.

Deviation 5: LDC Section 5.06.02.8.6., formerly Section 5.06.04 A. 6. (b.) to allow a maximum of two ground or wall entrance signs shall be allowed at the entrance to each individual residential tract and shall be limited in size to 60 square feet each (rather than the combined size permitted in the LDC of 64 square feet) and shall not exceed a height of 6 feet as measured from finished grade.

Deviation 6: LDC Sections 5.06.02 and 5.06.04, formerly Chapter 5.06.05 to allow entrance signs up to 120 square feet. Two ground signs shall be permitted for each project entrance (on US 41, Thomasson Drive and 8ayshore Drive), and shall be allowed in addition to other signage allowed by Chapter 5.06.00, of the LDC. Each of these permitted signs shall be limited to 120 square feet in area and shall only contain the name of the project or any major use, insignia or motto of the entire development, and the owners' name and logo and shall be architecturally compatible with the landscape buffer along the project boundaries and the common architectural theme of the entire project.

Deviation 7: LDC Section 4.05.04, to allow parking for uses and structures constructed in the Recreation/Village Center to be reduced by up to 25% of the applicable LDC parking requirements, should such a reduction be deemed to be warranted through the development and submission of a shared parking analysis submitted with the SDP application. Parking requirements shall be determined utilizing the modal splits and parking demands for various uses recognized by Institute of Traffic Engineers (ITE), Urban Land Institute (ULI) or other sources or studies. The analysis shall demonstrate the number of parking spaces available to more than one use or function, recognizing the required parking area will vary depending on the multiple functions or uses in close proximity which are unlikely to require the same spaces at the same time. The shared parking analysis methodology shall be determined and agreed upon by the County Growth Management Staff and the owners during the SDP pre-application meeting. The shared parking analysis shall use the maximum square footage of uses proposed by the SDP application.

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

Attachment: Att A - Strike-Und PUD (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

Deviation 8: LDC 5.05.08.C.13.b., formerly Section 5.05.iii.(a) to allow gray primary and/or secondary colors to be permitted as a predominant exterior roof color. See Section 5.4.J. of the MPUD document.

Deviation 9 seeks relief from LDC Section 6.06.01(O) and LDC Appendix B in order to allow, in specific cases where private, internal development roadways cross wetland or upland preserves, the Owners request additional flexibility to reduce the required ROW width below the current 50-foot minimum to a width of no less than 40 feet. This deviation would allow the Owners to minimize impacts to potential wetland or upland preserves while maintaining accessibility throughout the site.

Deviation 10 seeks relief from LDC Section 6.06.02.A which requires arterial and collector roads to provide a six-foot sidewalk on both sides of the street. The applicant requests the ability for all privately and/or CDD owned roadways internal to the Sabal Bay development to provide a minimum five-foot sidewalk on both sides of all streets or a minimum ten-foot wide pathway on one side of the street which may meander in and out of the right-of-way. Since the development is planned for an internal pathway system, this is a reasonable deviation.

Deviation 11 seeks relief from LDC Section 4.06.02 which requires a Type B buffer between single family and multi-family uses. Specifically, the applicant requests that no buffer be required between these uses when a water body separates the two uses. Requiring the installation of a buffer in these areas would inhibit the lake views for both single family and multi-family residences.

Deviation 12 seeks relief from LDC Section 4.06.05.J which requires that rip-rap treatment for those areas that have a slope no steeper than 2:1, but steeper than 3:1, be limited to 30 inches in height, and be limited to 200 square feet sections or solely used in rapid flow water management areas. Specifically, this deviation requests to allow rip-rap treatment along the backslope of certain roadway crossings adjoining preserves on one side or more in order to minimize impacts to potential wetland and upland preserves, as well as allow the use of rip-rap stabilization for elevations up to a height of 36 inches. Approval of this deviation will allow the owners to minimize impacts to potential wetland and upland preserve areas by minimizing the development footprint. subsequently reducing the total amount of wetland impacts required to develop the subject Project. Since the suggested roadways will be low-speed, low-volume and limited in length, this is a reasonable deviation.

Deviation 13 seeks relief from LDC Section 5.05.04.D.1 which allows a maximum floor area ratio of 0.45 for care units, assisted living units, continuing care retirement communities, nursing homes, and dwelling that are part of an aging-in-place living environment. Market studies on the desires of people moving into these types of facilities have shown that a larger unit is often desired. In order to offer a competitive product that is marketable to an aging sector, the applicant requests a maximum floor area ration of 0.60 which is similar to other approved continuing care retirement communities in this area.

Deviation 14 seeks relief from LDC Sections 5.06.02 and 5.06.04 to allow entrance signs up to 120 square feet. This previously approved deviation is requested to add the entrance signs to be located on Hamilton Avenue as previously approved for the entrances on U.S. 41, Thomasson Drive, and Bayshore Drive.

Attachment: Att A - Strike-Und PUD (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

Deviation 15 seeks relief from LDC Section 5.03.02 to allow fences or walls separating commercial uses from residential areas to be permitted at a height of up to eight feet (8') on top of a berm of up to four feet (4') in height. This is needed since much of the land within the MPUD is low-lying and given that appropriate buffering is needed between different land uses. This deviation will benefit the public welfare by allowing for enhanced buffering.

Deviation 16 seeks relief from LDC Section 5.06.04.F.3, Directory Signs, which limits multiple-occupancy parcels or multiple parcels developed under a unified development plan, with a minimum of 8 independent units, containing 20,000 s.f. or more of leasable floor area, to a maximum of one directory sign at one entrance on each public street, to allow for one additional directory sign on Tamiami Trail East (U.S. 41) in addition to the two existing directory signs (located on Tamiami Trail East and Thomasson Drive). The second directory sign permitted on the Tamiami Trail East frontage shall be located a minimum of 500 feet to the east of the existing directory sign on Tamiami Trail East. (Approved in HEX No. 2017-27 and Ord. No. 17-49)

Deviations Applicable Only to Tract F-1, Isles of Collier Preserve Phase 3, as described in Exhibit ~~"D"~~ "C-1"

Deviation 17 seeks relief from LDC Section 5.03.02.F.1.a, which prohibits alteration of existing ground levels for the purpose of increasing the height of a proposed fence or wall, to instead allow alteration of existing ground levels to build a berm up to seven and half feet (7.5') in height with a fence or wall at a height of up to eight feet (8') on top of the berm. The total combined height of the berm and wall will be fifteen and a half feet (15.5'). [Approved in HEX Decision No. 2019-34]

Deviation 18 seeks relief from LDC Section 6.06.01.N and LDC Appendix B, which requires minimum right-of-way widths for local roads to be sixty feet (60'), to instead allow a minimum right-of-way width of forty-five feet (45'), on single loaded roads as described in Deviation 19 below. [Approved in HEX Decision No. 2019-34]

Deviation 19 seeks relief from LDC Section 6.06.02.A.1, which requires local/internal accessway roads to provide a minimum five-feet wide sidewalk on both sides of the street, to instead allow all privately and/or CDD owned roadways internal to the property to have a minimum six-foot wide sidewalk on one side of the street, and no sidewalk on the other side of the street, on single loaded roads (roads with homes on only one side of the street). [Approved in HEX Decision No. 2019-34]

Deviation 20 seeks relief from LDC 6.06.01.U which requires street signs and traffic control devices such as street name signs, speed limit signs, stop signs and stop bars on streets and at intersections of streets, to provide no street signs or traffic control markings on the courtyard streets.

Deviation 21 seeks relief from LDC 6.06.01.J which prohibits dead end streets without a cul de sac, to allow 150' deep courtyard streets without a cul de sac.

Deviation 22 seeks relief from LDC 6.06.01.N which requires a 60' wide right of way to allow a 24' wide right of way for courtyard streets.

Deviation 23 seeks relief from LDC 6.06.01.P which requires street names for all streets to provide no street names for courtyard streets.

Deviation 24 seeks relief from LDC 6.06.01.S which requires all streets to provide curbs to provide an inverted crown for courtyard streets.

Attachment: Att A - Strike-Und PUD (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

Deviation 25 seeks relief from LDC 6.06.02 which requires a 5' sidewalk on both of sides of private right of ways, to provide no sidewalk within the courtyard right of way.

Deviation 26 seeks relief from LDC 6.06.03 which requires streetlights per IES standards for all streets to provide wall-mounted carriage lights at each garage, and to waive IES standards for courtyard streets.

Deviation 27 seeks relief from LDC 4.07.02.F which prohibits back-out parking into a right of way to allow back-out parking in courtyard streets.

Deviation 28 seeks relief from LDC 4.07.02.F.1 which requires 23' from right of way to garage face to allow 3-feet.

Attachment: Att A - Strike-Und PUD (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

"EXHIBIT ~~D~~ C-1,
Affected Area for Tract F-1 Deviations ~~17, 18, and 19~~"

DESCRIPTION

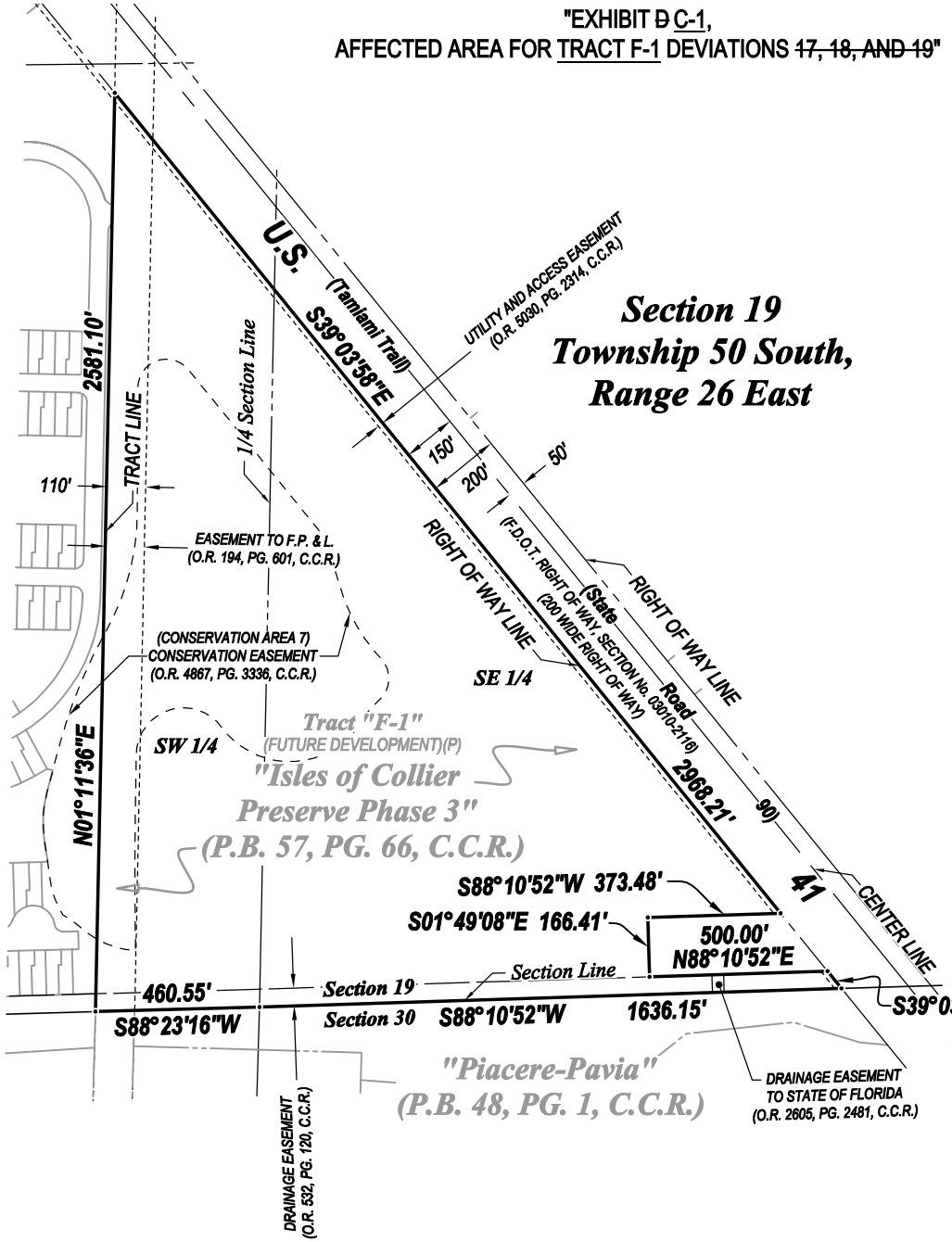
Tract "F-1", "Isles of Collier Preserve Phase 3", recorded in Plat Book 57, at Page 66, of the Public Records of Collier County, Florida.

L:\23239 - ICP Phase 3 (Parcel B)\Descriptions\Tract F-1.docx

Attachment: Att A - Strike-Und PUD (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

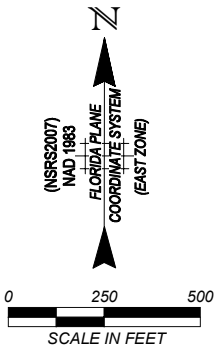
Post Office Drawer 2800 • Fort Myers, FL 33902
Phone (239) 461-3170 • Fax (239) 461-3169

"EXHIBIT ~~D~~ C-1,
AFFECTED AREA FOR TRACT F-1 DEVIATIONS ~~17, 18, AND 19~~"



NOTES:

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 1.0000118 TO OBTAIN GRID DISTANCES.
2. D.B. - DENOTES DEED BOOK.
3. D.E. - DENOTES DRAINAGE EASEMENT.
4. O.R. - DENOTES OFFICIAL RECORD BOOK, COLLIER COUNTY PUBLIC RECORDS.
5. (P) - DENOTES PLAT.
6. P.B. - DENOTES PLAT BOOK.
8. PG. - DENOTES PAGE.
9. BEARINGS AS SHOWN ARE STATE PLANE FLORIDA EAST ZONE (NAD1983 (NSRS 2007)) ARE BASED ON THE WESTERLY LINE OF TRACT "F-1" TO BEAR N01°11'36"E, AS SHOWN ON THE RECORD PLAT OF "ISLES OF COLLIER PRESERVE PHASE 3" RECORDED IN PLAT BOOK 57, PAGE 66, COLLIER COUNTY RECORDS.
10. DESCRIPTION IS ATTACHED.



THIS IS NOT A SURVEY

SCOTT A. WHEELER (FOR THE FIRM - LB-6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

DATE SIGNED:

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

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POST OFFICE DRAWER 2800
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FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZA
ENGINEERING 7995 - SURVEYING LB-

PREPARED FOR

MINTO COMMUNITIES - USA
4042 PARK OAKS BOULEVARD SUITE
TAMPA, FL 33610
PHONE (813) 342-3838
FAX (813) 342-3831
WWW.MINTO.COM

PROJECT DESCRIPTION

A TRACT OR PARCEL OF LA
LYING IN THE PLAT OF
ISLES OF COLLI
PRESERVE PHAS
PLAT BOOK 57, PAGE 66,
COLLIER COUNTY RECORI
A SUBDIVISION LYING IN
SECTION 19, TOWNSHIP 50 SO
RANGE 26 EAST
COLLIER COUNTY, FLORII

PROJECT SURVEYOR

SCOTT A. WHEELER LICENSE NUMBER 5949 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPP

FILE NAME	23234SK01.DWG
LAYOUT	2
LOCATION	J:\23234\DWG\SURVEYING\SKE
PLOT DATE	TUE. 3-5-2019 - 10:53 AM
PLOT BY	PETER OLSEN

DRAWING DATA	
SURVEY DATE	02-05-2019
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=500'
FIELD BOOK	

PLAN REVISIONS

STRAP NUMBERS

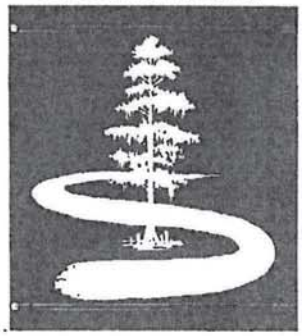
SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO. | SHEET NUMBER

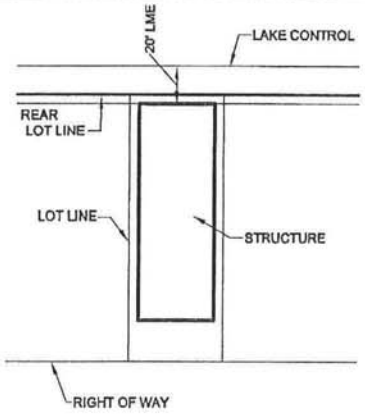
Attachment: Att A - Strike-Und PUD (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

10

PROJECT IDENTIFICATION
FLAGPOLES 34" X 30"
(TO BE HUNG ON
STREETLIGHT POLES)

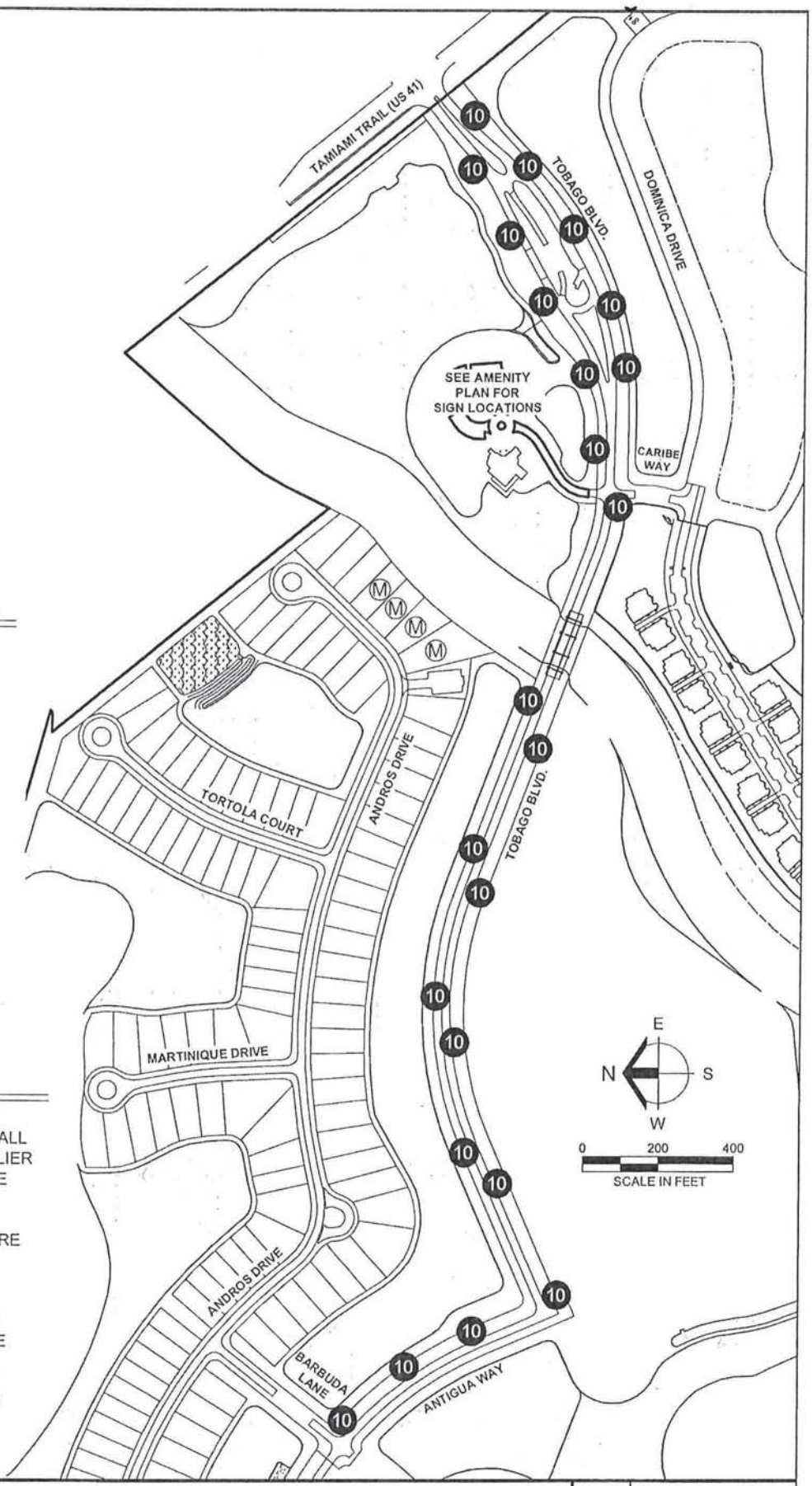


SINGLE FAMILY LAKE EASEMENT TYPICAL LOT DETAIL



NOTES

1. ALL PROJECT IDENTIFICATION FLAGPOLES LOCATED ALONG TAMIAMI TRAIL (US 41) SHALL BE LOCATED ON/WITHIN THE ISLES OF COLLIER PRESERVE PROPERTY AND NOT WITHIN THE US 41 RIGHT-OF-WAY.
2. PROJECT IDENTIFICATION FLAGPOLE LOCATIONS ALONG TAMIAMI TRAIL (US41) ARE RESTRICTED TO THE NUMBER AND APPROXIMATE LOCATION SHOWN ON THIS SIGNAGE PLAN.
3. PROJECT IDENTIFICATION FLAGPOLES AND SIGNAGE SIZE SHALL NOT EXCEED THE SIZE AS DEPICTED ON THIS SIGNAGE PLAN.
4. PROJECT IDENTIFICATION FLAGPOLE TEXT AND GRAPHICAL REPRESENTATION MAY BE ALTERED FROM WHAT IS SHOWN ON THIS SIGNAGE PLAN.



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ENGINEERING 7995 - SURVEYING LB-6940

SIGNAGE PLAN AND SINGLE FAMILY LOT DETAIL
ISLES OF COLLIER PRESERVE
EXHIBIT "D"

FILE NAME	23099A-MASTERSIGN-8X11.DWG
LAYOUT	LAYOUT1
LOCATION	J:\23099\DWG\EXHIBITS\
PLOT DATE	MON. 2-3-2014 - 11:23 AM
PLOT BY	ANGELICA CARLEY
DESIGN BY	

Attachment: Att A - Strike-Und PUD (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

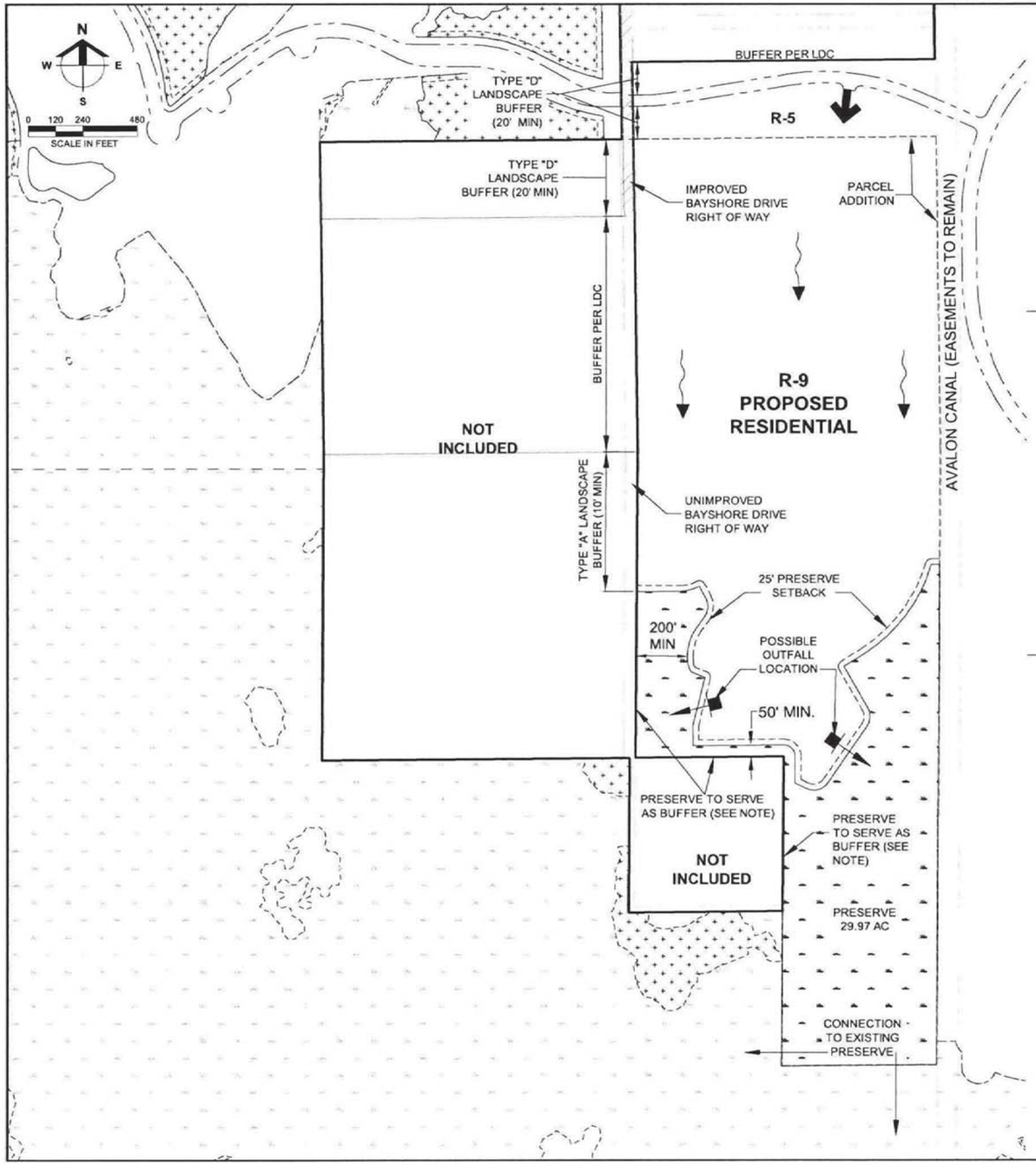
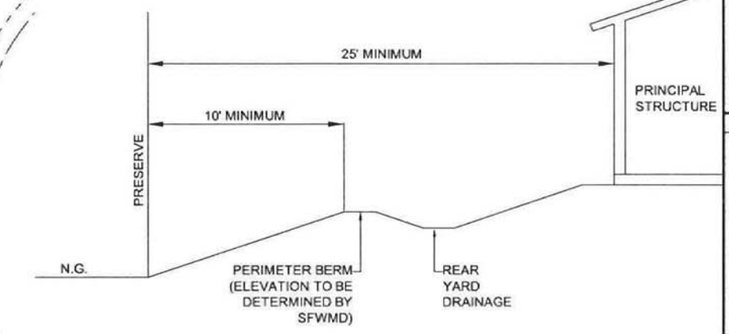
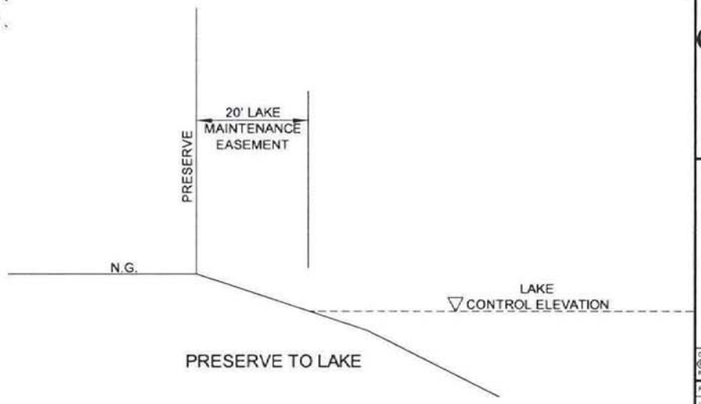


EXHIBIT "E"



PRESERVE TO PRINCIPAL STRUCTURE



PRESERVE TO LAKE

R-9 PROPOSED RESIDENTIAL

SABAL BAY PUD ADDITION
102.49 AC

MAXIMUM DENSITY
2.2 D.U. / ACRE

MAXIMUM DWELLING UNITS
230

SABAL BAY PUD ADDITION PRESERVE
29.97 AC PRESERVE / 101.57 AC EXISTING INDIGENOUS
= 29.5% OF THE EXISTING INDIGENOUS TO BE PRESERVED

OPEN SPACE

REQUIRED
30% x 102.49 AC = 30.8 AC

TOTAL PROVIDED

PRESERVE	29.9 AC
OTHER	10.7 AC
MIN.	40.6 AC

NOTE:

1) 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.
2) IN THE EVENT THAT THE PRESERVE DOES NOT SATISFY THE BUFFER REQUIREMENT AFTER REMOVAL OF EXOTICS, SUPPLEMENTAL PLANTINGS WILL BE PROVIDED IN ACCORDANCE WITH LDC 3.05.07 TO MEET THE REQUIREMENTS OF A TYPE "A" BUFFER.

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LAND PLANNING
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ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR:

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TAMPA, FL 33610
PHONE (813) 342-3838
FAX (813) 342-3831
WWW.MINTO.COM

PROJECT DESCRIPTION:

THE ISLES OF COLLIER PRESERVE

PART OF SECTION 24
TOWNSHIP 50 SOUTH, RANGE 25 EAST
AND PART OF SECTION 19
TOWNSHIP 50 SOUTH, RANGE 26 EAST
COLLIER COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY.

SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENGINEERING, ENVIRONMENTAL AND / OR REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.

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FILE NAME	PROPSITEPLAN.DWG
LOCATION	J:\23099\DWG\ZONING\2019\EXHIBITS\
PLOT DATE	MON, 6-29-2020 - 1:10 PM
PLOT BY	ANGELICA HARDY

CROSS REFERENCED DRAWINGS:

PLAN REVISIONS

1-27-20	BUFFERS & INDIG CALC UPDATED
5-12-20	PER COUNTY COMMENTS
6-23-20	PER ATTORNEY COMMENTS
6-29-20	PER COUNTY COMMENTS

PLAN STATUS:

FOR EXHIBIT ONLY
NOT FOR CONSTRUCTION

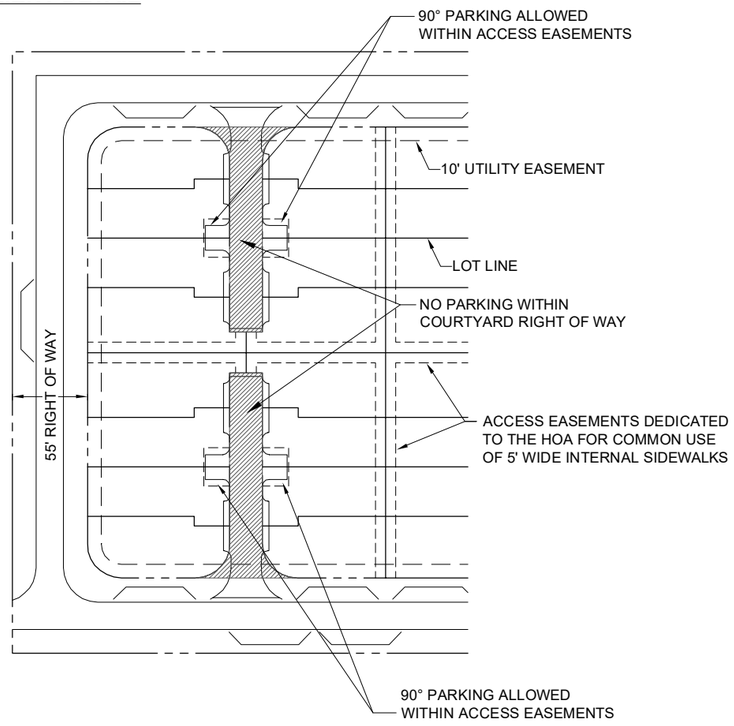
PROPOSED MASTER SITE PLAN FOR R-9 TRACT

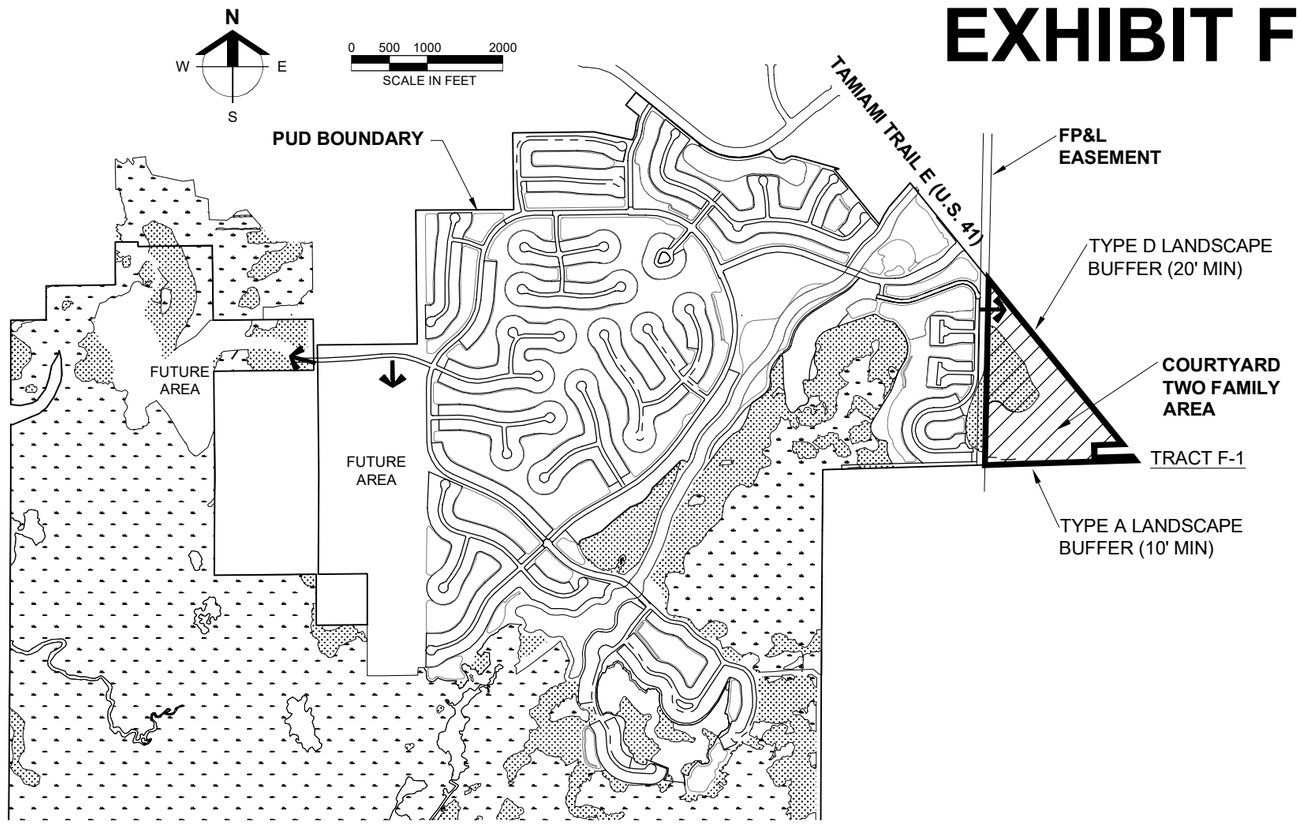
PROJECT / FILE NO.	SHEET NUMBER
23780	

3.D.b

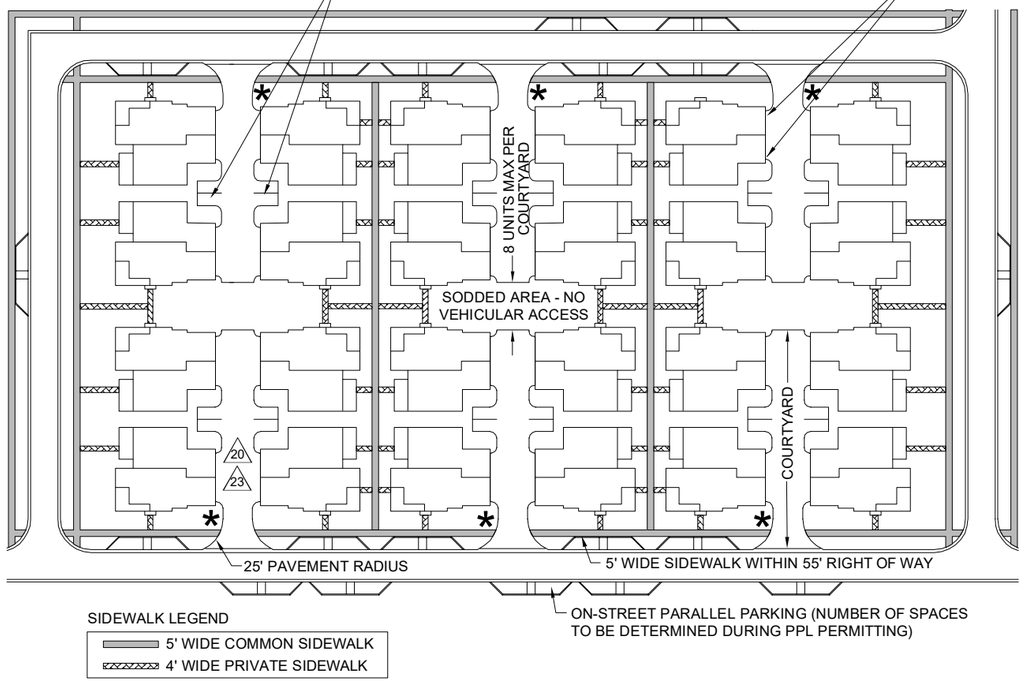
EXHIBIT F

EASEMENT DETAIL





PHYSICAL ELEMENTS DETAIL

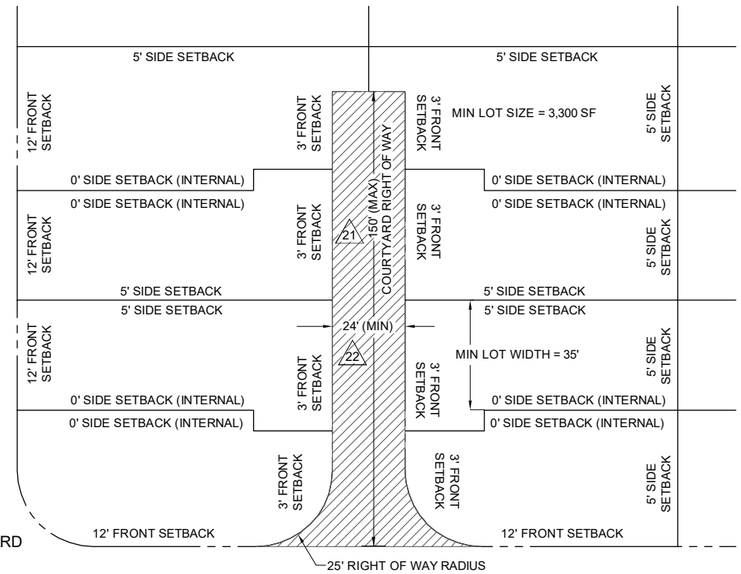


DEVIATION KEY:

#	REQUEST
20	PROVIDE DOUBLE SIDED SIGN WITH ADDRESS PLAQUE AND CUSTOM STOP SIGN FOR EACH COURTYARD
21	150' DEEP COURTYARD STREETS
22	24' WIDE RIGHT OF WAY
23	NO STREET NAMES, ADDRESS PLAQUE PROVIDED
24	INVERTED CROWN
25	NO SIDEWALK WITHIN COURTYARD RIGHT OF WAY
26	WALL MOUNTED LIGHTING
27	BACK-OUT PARKING
28	3' GARAGE SETBACK

* DOUBLE SIDED SIGN
SEE EXHIBIT F-1
SIDE 1: ADDRESS RANGE FOR 8 UNITS
SIDE 2: STOP SIGN
NOTE: EACH UNIT TO DISPLAY
INDIVIDUAL ADDRESS ON THE
STRUCTURE FACING THE COURTYARD

DEVELOPMENT STANDARDS DETAIL



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ENGINEERING 7995 - SURVEYING LB-6

PREPARED FOR

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TAMPA, FL 33610
PHONE (813) 342-3838
FAX (813) 342-3831
WWW.MINTO.COM

PROJECT DESCRIPTION

THE ISLES OF COLLIE PRESERVI

PART OF SECTION 24
TOWNSHIP 50 SOUTH, RANGE 25 EA
AND PART OF SECTION 19
TOWNSHIP 50 SOUTH, RANGE 26 EA
COLLIER COUNTY, FLORIDA

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INTENSITIES OR DENSITIES MA
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AND / OR OPPORTUNITIES.

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FILE NAME	23099Z01.DWG
LOCATION	J:\23099\DWG\ZONING\2021\
PLOT DATE	THU. 7-15-2021 - 11:31 AM
PLOT BY	JENNIFER SAPEN

CROSS REFERENCED DRAWINGS

PLAN REVISIONS	
7-13-21	PER 7-6-21 STAFF COMMENTS

PLAN STATUS

COURTYARD TWO
FAMILY SITE PLAN &
TYPICAL LOT DETAIL

PROJECT / FILE NO.	SHEET NUMBER
23	

Attachment: Att A - Strike-Und PUD (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

EXHIBIT F-1

Attachment: Att A - Strike-Und PUD (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

FINDINGS FOR PUD
PUDZ-2004-AR-6126

Section 10.02.13.B.5 of the LDC of the Collier County Land Development Code requires the Planning Commission to make a finding 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 nearby area has been or will be developed with other residential projects, such as Wentworth Estates PUD and the existing residential development along US 41 and Bayshore Road. The petitioner has agreed to connect to County water and sewer district utility service, and the drainage will be provided in compliance with all applicable codes.

2. **Adequacy of evidence of unified control and suitability of any proposed agreements, contract, or other instruments, or for amendments in those proposed, particularly as they may relate to arrangements or provisions to be made for the continuing operation and maintenance of such areas and facilities that are not to be provided or maintained at public expense.**

   Documents submitted with the application provide evidence of unified control. The PUD document makes appropriate provisions for continuing operation and maintenance of common areas.

3. **Conformity of the proposed Planned Unit Development with the goals, objectives, and policies of the Growth Management Plan (GMP).**

   The subject petition has been found consistent with the goals, objectives and policies of the GMP, with the stipulations recommended by staff and as provided for in the Ordinance. Please see the staff report for a more detailed discussion.

4. **The internal and external compatibility of proposed uses, which conditions may include restrictions on location of improvements, restrictions on design, and buffering and screening requirements.**

   Staff analysis indicates that this petition is compatible, both internally and externally, with the proposed uses and with the existing surrounding uses.

5. **The adequacy of usable open space areas in existence and as proposed to serve the development.**

   The amount of open space set aside by this project is consistent with the provisions of the Land Development Code.

Attachment: Att B - PUD Findings from 11-15-2005 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

EXHIBIT "B"

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

Timing or sequence of development in light of concurrency requirements does not appear to be a significant problem as part of the PUD amendment process, but the project's development must be in compliance with applicable concurrency management regulations when development approvals are sought.

7. **The ability of the subject property and of surrounding areas to accommodate expansion.**

Ability, as applied in this context, implies supporting infrastructure such as wastewater disposal system, potable water supplies, characteristics of the property relative to hazards, and capacity of roads. Infrastructure should be in place in the vicinity and its adequacy will be addressed when development approvals are sought.

8. **Conformity with PUD regulations, or as to desirable modifications of such regulations in the particular case, based on determination that such modifications are justified as meeting public purposes to a degree at least equivalent to literal application of such regulations.**

This criterion essentially requires an evaluation of the extent to which development standards and deviations proposed for this PUD depart from development standards that would be required for the most similar conventional zoning district. The development standards in this PUD are similar to those standards. The petitioner is seeking eight deviations as part of the rezoning approval. Those deviations have been reviewed within the staff report and staff has provided recommendations for each deviation.

Attachment: Att B - PUD Findings from 11-15-2005 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

NIM INFORMATION & EXHIBITS

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

WEDNESDAY, APRIL 14, 2021 – 5:30PM

PRESENTATION OF
COLLIER COUNTY CASE #PL20200002648

ISLES OF COLLIER PRESERVE

ICP CLUBHOUSE
5570 TOBAGO BOULEVARD
NAPLES, FL 34113

CLIENT:

MINTO COMMUNITIES-USA

Mike Elgin, Director of Community Development

TEAM:

BARRACO AND ASSOCIATES, INC.

Jennifer Sapen, AICP and Wes Kayne, P.E.

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

2271 McGregor Blvd. Suite 100 • Fort Myers, FL 33901
Phone (239) 461-3170 • Fax (239) 461-3169

ISLES OF COLLIER PRESERVE (PL20200002648)

WEDNESDAY, APRIL 14, 2021 5:30 PM
ICP CLUBHOUSE, 5570 TOBAGO BLVD., NAPLES, FL 34113

Marc Rosenberg (neighborhood representative):
Question:
Does two-family attached courtyard product apply to whole triangle?

Jennifer Sapen, Barraco and Associates, Inc.
Answer:
Zoning applies to entire platted Tract F-1 (one singular platted tract). The conservation easement is recorded and cannot change. Construction plans show the courtyards on the south side, but zoning amendment would allow them all along 41; although, that is not our intention.

Marc Rosenberg:
Question:
How many lakes are there?

Jennifer Sapen, Barraco and Associates, Inc.
Answer:
As requirement for Corps of Engineering, we have one outfall lake and a second lake that is already constructed along the preserve. It is our intention to build more lakes for Water Management, but there is nothing in the zoning requiring that.

Question:
How different will these be from Villas? What are ceiling heights, finishes, stick buildings or block buildings?

Jennifer Sapen, Barraco and Associates, Inc.
Answer:
We are here for the zoning amendment and PUD amendment element does not get into architectural elements. This is a concern that Mike Elgin from Minto can answer.

Question:
It does not look to be in keeping with product in L & D Latitude Margaritaville; how many courtyard homes are in this?

Mike Elgin, Director of Community Development at Minto Communities-USA
Answer:
The floor plans and the physical box of square feet is identical to the other brand that we have within our other properties. Here they are coastal cottages; however, Aloha, Bamboo, Camilla will not be names for ICP.

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

Floor plans will be identical to what the residents researched online. This product is going through full architectural revision to bring them up to ICP standards. This includes many ICP finishes; however, I do not know specifics like colors, types of granite, etc.

The intention is to bring this to finish level, interior and exterior, to match ICP standards. For example, if you go look at a 40' home on 50' lot in our LMD product, you will find it looks nothing like the ICP. If you compare the floor plans, they are almost identical.

There may be some changes based on the market. We recognize as Minto that our Latitude brand is not what is here; we are delivering a very unique, specific ICP brand. It is different from what Minto develops in our other markets. LMD is a concrete structure with a shingle roof. ICP will be a masonry structure with a concrete tile roof and steel accents. Simplistically, our fit and finishes will be the same. Our architects are working on the plans.

Question:
How many?

Mike Elgin, Director of Community Development at Minto Communities-USA
Answer:
(Displaying site plan) As presented previously, 30 villas with a lake will remain. It has been permitted and what you can see, through current road construction, I have the permits right now. You can see utilities and sanitary connections. Those 30 villas are already in construction and the road will be constructed and paved by June 1st. First phase is already done.

The southern half will be the proposed courtyard plan. It has been submitted to County and contains 150 coastal cottages. It will be in configuration shown on courtyard layout slide, as stated in presentation. The original development plan ranged between 136 and 146 for the original target density, but all of our tracts for ICP have had changes in some of their densities from day one.

For example, Parcel S (over the bridge) that we just developed, has 193 single-family homes. Some of the original planning efforts had 361; of which 312 were multi-family. For villas, I count every door (15 buildings and 30 doors + 180 in total). The application today does not propose any changes with density or design, as other parcels in ICP have had a density reduction.

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

Question:
Does it change density from the original plan of that parcel?

Mike Elgin, Director of Community Development at Minto Communities-USA
Answer:
Other parcels in ICP have had a significant reduction in density through their planning exercises. Depending on whether or not you are looking at a micro or macro level, parcels in ICP have had changes.

I will give you another example we are all familiar with. Parcel N and Phase 13 which is the stretch from the restaurant on Antigua has been up until 2 years ago, been slated for 102 multi-family units, coach home buildings. That now exists with 52 single-family homes. Again, there have been multiple designs for this parcel, with significant reductions in density.

Question:
Do these numbers include Fleischman?

Mike Elgin, Director of Community Development at Minto Communities-USA
Answer:
Yes, the zoning has now been adopted. The original 1999 number has been increased by the 230 that was approved for Fleischman.

Parcel A that we are discussing today has always been in the MPUD. This application specifically is about the development standards and how fee simple lots are measured within the zoning. Our development standards table takes a clustered home, which is your paired villa and puts it in a clustered configuration on a motor court as opposed to a private drive that is to be measured from the right-of-way.

Question:
At buildout, Would ICP be at 1,889? What are the HOA numbers?

Mike Elgin, Director of Community Development at Minto Communities-USA
Answer:
The PUD numbers and HOA numbers are two separate things. The County does not review assessments fees. The County determines densities of the development by the PUD numbers. That is the max zoning number. For the HOA we have to get into the math which I will not do tonight because parcels are not done. Parcel T has a net reduction of 10. This parcel has a net increase of 33, I think. The Fleishman parcel currently in permitting has less than 230, but I do not know what that final number is because my Engineers are still working on those plans based on how that property lays out. That number can only be a maximum of 1,889 units. Based on current layouts and some items we have discussed tonight, it is less than that.

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

Mary Afflerbach;
Question:
Why is this change being proposed?

Mike Elgin, Director of Community Development at Minto Communities-USA
Answer:
Minto is constantly evaluating market and sales and as we lead towards buildout, we look at our different parcels and product types both in ICP and what Minto delivers as a Company. Parcel A it is very unique to ICP in that Parcel A has some challenges. We have been in this room and talked about need for the wall that is in proximity to US 41 for noise.

With regard to the layout and parcel challenges Jennifer Sapen highlighted some of them such as the FPL Transmission Area, the outfall canal, have always been a challenge from the standpoint of planning and engineering. Due to these challenges, Minto believes that a move to this courtyard product in ICP which is less reliant on views and lot premiums, we found that our cottage product would be a much better option. It would be a positive and successful both for ICP and Minto.

Question:
What is the price point of sale?

Mike Elgin, Director of Community Development at Minto Communities-USA
Answer:
Our price points are not established yet. Our architecture and development of the product is not finished. It will bump up right underneath our current paired villa pricing. The smallest unit of villas is 1,565 square feet and is currently on line at 1,506 square feet. Our largest courtyard version is 1,466 square feet. Even at that larger 1,565 square feet, there is only a difference of 99 square feet.

From a pricing standpoint, between our smallest pair and largest cottage you would anticipate some of the base pricing to be very similar, then adjust it accordingly by lot premium and upgrade from that perspective. Because of the layout of this there will have to be adjustments made as well.

Question:
Is this going forward regardless the comments and opinions given?

Mike Elgin, Director of Community Development at Minto Communities-USA
Answer:
This is an insubstantial change to PUD (PUDI). There will be a HEX process which is part of the County process. We are proceeding and have initial reviews with County Staff. There will be an opportunity to provide feedback.

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

Jennifer Sapen, Barraco and Associates, Inc.

Comment:

It has not be found sufficient by Staff. Upon that point, it will go to Hearing and you will be notified and have an opportunity to speak.

Public Comment:

Vegetation is a problem for sight. Speed is posted at 15mph but people drive approximately 40mph. Minto should know how dangerous it is. There is a yellow line which drivers cross over.

Question:

Can modification be made to design the entrance because it is on a curve?

Mike Elgin, Director of Community Development at Minto Communities-USA

Answer:

This entrance was pre-determined when this was built and consistent with the MCP. As for concern with vegetation, we will go through the Engineering review at County level. Landscaping is something we can look at.

Minto put in the yellow line in to "curb" some of the issues in order to address residents' concerns.

Question:

Do floor plans include lanais and is there enough room for a hot tub or pool?

Mike Elgin, Director of Community Development at Minto Communities-USA

Answer:

These are not set up for those items. This particular model is 18' x 9'; the lanai on that particular paired villa is 14' x 13'. Longer, narrower, more square designs are offered. This product does not have pool options available from builder's package or after market. Provided is lanai and exterior living spaces, though many of these are set up differently because some exterior spaces are on the sides of the front of the units, based on the garage is now in the rear as opposed to your traditional paired villa where you are on the lake side.

Question:

Would 180 cottage units impact the amenity facility or pool?

Mike Elgin, Director of Community Development at Minto Communities-USA

Answer:

The 30 of the 180 is a paired villa product; 150 would not have pools. Our amenities were built and designed with some of those other plans. From an impact standpoint, there is a net reduction in multi-family units without pools, which are using the pools.

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

Question:
What is being developed on the top of the triangle?

Mike Elgin, Director of Community Development at Minto Communities-USA
Answer:
The top portion is paired villas.

Question:
Will the road where Dominica ends be closed off with construction?

Mike Elgin, Director of Community Development at Minto Communities-USA
Answer:
Dominica Drive does terminate and there is access for maintenance of the lift station.

Question:
Will there be access for existing residents to walk through this development?

Mike Elgin, Director of Community Development at Minto Communities-USA
Answer:
I have not refined connection and access with sidewalk easements to where the conservation area is. I am not sure how accessible it will be. There is a sidewalk and logically, there would be a connection. I do not have the planning done with the sidewalk but can look at that.

Public Comment:
The preference from residents would be to not have a connection because it would create a lot of traffic.

Mike Elgin, Director of Community Development at Minto Communities-USA
Replied:
There is no vehicular access to be able to go through there. It is too constricted and too many easements. There are plenty of places in ICP with connection points that people take advantage of. There will not be physical connections from a vehicular standpoint, other than the current access easement, which County has access.

Question:
Will the gap in the chain link fence on the southern wall remain?

Mike Elgin, Director of Community Development at Minto Communities-USA
Answer:
There is a chain link fence that connects to the wall. The gap was made so heavy equipment can mobilize through it. Once construction is complete, the chain link fence and landscape buffer that was there will be reinstalled.

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

Public Comment:
One of the most critical issue residence have is to enhance the view of landscaping (as you are looking to the east of Dominica).

Question:
Can you make it nicer where the FPL easement is?

Mike Elgin, Director of Community Development at Minto Communities-USA
Answer:
FPL is very specific with restrictions on vertical canopy trees and palms near transmission lines. It is a tight right-of-way and the utility easement makes it tight in execution. I am working with the landscape architect to take a look at the entrance design and how that streetscape can get extended and see if we can (within our restrictions of PUE's and FPL easements) try to address some of that interface area. The buffer on the backside of the lake is part of the plan (outside of the easement) to do substantial landscaping consistent with other lake banks in ICP. We did walk through this and saw the state it is in and are extending the scope to see if it can be addressed.

Question:
1792 HOA number for impacts referencing Fleishman; why is it different from the 1885 number?

Mike Elgin, Director of Community Development at Minto Communities-USA
Answer:
The applications are different. At the time, we discussed Fleischmann in detail with the 230 additional units; we did discuss that the net change in some of the HOA numbers that 1649 number earlier which you are currently assessed at. We talked about impacts to the HOA but those 230 units may be netted out, which got you to the 1792 number. As mentioned before, our planning exercises do change and that 143 Delta that I did talk about during that process was same math that got to HOA number with the understanding that Fleishman is not platted or planned. Parcel A had a projection but not platted or planned; Parcel T also was not platted or planned. Different projects and different Tracts exist through the planning process. Since that time, Parcel A has gone with a proposed change in product type (PDI) or to change the development standards, which has that net, increase of 30 some units that is different from that 143 number we previously talked about.

Question:
In the largest Courtyard model, what is the number of bedrooms?

Mike Elgin, Director of Community Development at Minto Communities-USA
Answer:
In the largest versions, you have a master suite, second bedroom and a den which can be converted into a bedroom. It is very similar to our smallest villa to the largest courtyard. It also has two bedrooms plus a den.

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

Question:
Would Minto dedicate 6 cottage units to use as ICP rentals?

Mike Elgin, Director of Community Development at Minto Communities-USA
Answer:
No.

Question:
How many lakes are proposed?

Mike Elgin, Director of Community Development at Minto Communities-USA
Answer:
Water Management is something we talked about earlier. Some of other planning had smaller lakes that were on that parcel. The net change in acres of lakes is negligible or identically the same because we have to treat (per SFWMD) the same amount of water based on the development footprint. Lake acreage from any of the previous plans to this plan is identical but configured in a different way. Three smaller lakes became one larger lake in one of the previous plans in the triangle.

Comment:
Jennifer Sapen, Barraco and Associates, Inc.
Some of these detailed questions are to specifics of size of porch and number of bedrooms, etc. which is not part of the zoning. Minto has explained what is currently designed but the zoning does not state how many lakes there will be.

Question:
Will they be blowing up dynamite for the lakes?

Mike Elgin, Director of Community Development at Minto Communities-USA
Answer:
No blasting is proposed with this application or process.

Marc Rosenberg (neighborhood representative):
Question:
As listed in sales brochures, will hiking trails still exist?

Mike Elgin, Director of Community Development at Minto Communities-USA
Answer:
Those trails were set up in our original permitting. I am actually working on the back of the property now. I walked one of the trails yesterday but have not walked all the way through to see how clear they are. Our brochures need to be updated because they show a path into the parcel. I do not know if those trails are accessible and how you would access with our lake configurations.

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

Our trails committee is active in discussing with the developer some improvements to some trails that are on marketing. To the extent that we can improve those and the residents and trails committee would like to move forward with better definition of that within our permits, then they would stay. If they are not, then we would remove those from the sales brochure.

Question:
Can HOA or documents insure to protect against rentals here?

Mike Elgin, Director of Community Development at Minto Communities-USA
Answer:
This application is not specific to any of HOA guidelines; it is development standards change we are proposing. We will have separate supplemental declarations for rules and regulations that will be specific to this property. We need to make sure this product is up to ICP standards.

Question:
Will Minto's analysis study the potential negative effect on the existing unit home values by adding the cottages?

Mike Elgin, Director of Community Development at Minto Communities-USA
Answer:
No, we do not typically do this analysis for any of our products. It is in our best interest from Minto's perspective to have a successful community and sell these for as much as the market will yield which is true with any of our projects and properties. We do believe this product is specific to this parcel and addresses some of the concerns and challenges of this parcel. It will be consistent with development and ICP standards.

Question:
Many residents in villas walk and ride bikes to trails and amenities. With traffic doubling, would Minto consider widening one side of the sidewalk from the entrance toward the intersection?

Mike Elgin, Director of Community Development at Minto Communities-USA
Answer:
There is no current planning for the expansion of that on this application. The range was 136 to 146 units and the net increase is only 30. This road and Dominica Drive was built based on this being a development parcel so it was built to standards. Sidewalks are on both sides and the main entrance. There is no current plan to amend any of the current right-of-way based on this being a future development parcel.

Question:
Since there is so much landscaping along Dominica and you have to walk quite a stretch in order to cross to the other sidewalk, are there any plans to give some leeway to residents so they can actually walk from one sidewalk to another?

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

Mike Elgin, Director of Community Development at Minto Communities-USA
Answer:
It is not part of this application or engineering. That project was designed with the appropriate crosswalks and development standards at that time. We can look at engineering standards but do not think we want to start putting crosswalks all over the place.

Question:
Would a satellite pool or amenity be considered for the cottages and/or expansion of the existing amenity based on those units?

Mike Elgin, Director of Community Development at Minto Communities-USA
Answer:
No, it is not anticipated or contemplated for that area.

Comment:
There was a concern with construction traffic.

Mike Elgin, Director of Community Development at Minto Communities-USA
Answer:
Construction traffic is intended to come off US 41. For the home building construction, I can speak to my land development activities, which has equipment much larger than some of their deliveries. We will see what we can do to facilitate that to work through some of the issues.

Mike Elgin thanked the public for their time and patience and stated notification will be sent to residents for upcoming meetings/hearings where they will have an opportunity to speak.

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

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

BARRACO & ASSOCIATES INC
2271 MCGREGOR BLVD STE 100
FORT MYERS, FL 33901

Affidavit of Publication
STATE OF WISCONSIN
COUNTY OF BROWN

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

3/31/2021

Subscribed and sworn to before on March 31st, 2021

Tara Mondloch

Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires: August 6, 2021

PUBLICATION COST: $1,008.00
AD NO: GCI0618210
CUSTOMER NO: 506098
PO#: PUBLIC NOTICE

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

NEIGHBORHOOD INFORMATION MEETING

The public is invited to attend a neighborhood meeting held by Michael B. Elgin, representing Minto Sabal Bay, LLC on:

Wednesday, April 14, 2021 at 5:30 p.m.
Isles of Collier Preserve Clubhouse (Multi-Purpose Room)
5570 Tobago Blvd., Naples, FL 34113

Subject Property ID No. 52505036925

The Petitioner is requesting Collier County to approve this application to allow development of courtyard two family units on Tract "F-1", "Isles of Collier Preserve Phase 3" and associated development regulations for courtyard two family. All other aspects of the planned development will remain unchanged.

TITLE

Petition #PL20200002648 – Minto Sabal Bay, LLC, requests an Insubstantial Change to Ordinance No. 05-59, as amended, the Sabal Bay MPUD, to allow courtyard two family units to be developed on the property described as Tract F-1, Isles of Collier Phase 3 subdivision. The subject property is located on the south side of U.S. 41 East, approximately one-half mile east of Thomasson Drive, in Section 19, Township 50 South, Range 26 East, Collier County, Florida, with the PUD consisting of 2,518.98 ± acres.

WE VALUE YOUR INPUT

Business and property owners, residents and visitors are welcome to attend the presentation and discuss the project with the owner/developer and Collier County staff. If you are unable to attend this meeting, but have questions or comments, they can be directed by mail, phone, fax or e-mail by **April 9, 2021** to:

Barraco and Associates, Inc., Jennifer Sapen, AICP
2271 McGregor Blvd., Ste. 100, Fort Myers, FL 33901
Phone: (239) 461-3170 Fax: (239) 461-3169 E-mail:
JenniferS@barraco.net

ND-GCI0618210-01

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

Public Notices | Public Notices | Public Notices

2021 "NOTICE OF PUBLIC MEETING SCHEDULE"
COLLIER MOSQUITO CONTROL DISTRICT
BOARD OF COMMISSIONERS AND TRUSTEES OF THE RETIREE BENEFIT TRUST

In compliance with Chapter 189.015(1), Florida Statutes, notice is hereby given that the regular meetings of the (a) Board of Commissioners and (b) Trustees of the Retiree Benefit Trust of the Collier Mosquito Control District (the "District") will be held according to the schedule listed below. These regular meetings will be held at the District headquarters at 600 North Road, Naples, Florida 34104.

All interested persons are invited to either (i) attend and participate in these public meetings in person at the District's headquarters or (ii) listen to and participate in these public meetings by using the following GoToMeeting dial-in phone number and access code:

GoToMeeting Dial-In Phone Number (United States): +1 (408) 650-3123
GoToMeeting Access Code: 954994973#

Day	Date	Description	Time
Thursday	April 22, 2021	Regular Board Meeting	3:00 p.m.
Thursday	April 22, 2021	CMCD Retiree Benefit Trust Meeting	Immediately following the Regular Board Meeting
Thursday	May 20, 2021	Regular Board Meeting	3:00 p.m.
Thursday	June 24, 2021	Regular Board Meeting	3:00 p.m.

Provisions have been made for any member of the public desiring to participate to have access to and be heard at the meetings. The public may access the live meetings to participate, including offering public comments, as described above.

If any person decides to appeal any decision made by the (a) Board of Commissioners or (b) Trustees of the Retiree Benefit Trust of the District with respect to any matter considered at such meetings, he or she will need a record of the proceedings, and that, for such purpose, he or she 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.

Sandra Lee Buxton, Chair

Public Notices | Public Notices | Public Notices

NEIGHBORHOOD INFORMATION MEETING

The public is invited to attend a neighborhood meeting held by Michael B. Elgin, representing Minto Sabal Bay, LLC on:

Wednesday, April 14, 2021 at 5:30 p.m.
Isles of Collier Preserve Clubhouse (Multi-Purpose Room)
5570 Tobago Blvd., Naples, FL 34113

Subject Property ID No. 52505036925

The Petitioner is requesting Collier County to approve this application to allow development of courtyard two family units on Tract "F-1", "Isles of Collier Preserve Phase 3" and associated development regulations for courtyard two family. All other aspects of the planned development will remain unchanged.

TITLE

Petition #PL20200002648 – Minto Sabal Bay, LLC, requests an Insubstantial Change to Ordinance No. 05-59, as amended, the Sabal Bay MPUD, to allow courtyard two family units to be developed on the property described as Tract F-1, Isles of Collier Phase 3 subdivision. The subject property is located on the south side of U.S. 41 East, approximately one-half mile east of Thomasson Drive, in Section 19, Township 50 South, Range 26 East, Collier County, Florida, with the PUD consisting of 2,518.98 ± acres.

WE VALUE YOUR INPUT

Business and property owners, residents and visitors are welcome to attend the presentation and discuss the project with the owner/developer and Collier County staff. If you are unable to attend this meeting, but have questions or comments, they can be directed by mail, phone, fax or e-mail by **April 9, 2021** to:

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2271 McGregor Blvd., Ste. 100, Fort Myers, FL 33901
Phone: (239) 461-3170 Fax: (239) 461-3169
E-mail: JenniferS@barraco.net

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Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

March 30, 2021

Dear Property Owner:

Please be advised that a formal application has been submitted to Collier County seeking approval of a PUD Insubstantial Change for the following described property:

Sabal Bay PUD: Tract "F-1", "Isles of Collier Preserve Phase 3"; Property ID #52505036925
7214 Dominica Drive, Naples, FL 34113 (500' south of US 41 and Tobago Blvd.)

The Petitioner is requesting Collier County to approve this application to allow development of courtyard two family units on Tract "F-1", "Isles of Collier Preserve Phase 3" and associated development regulations for courtyard two family. All other aspects of the planned development will remain unchanged.

TITLE:

Petition #PL20200002648 – Minto Sabal Bay, LLC, requests an Insubstantial Change to Ordinance No. 05-59, as amended, the Sabal Bay MPUD, to allow courtyard two family units to be developed on the property described as Tract F-1, Isles of Collier Phase 3 subdivision. The subject property is located on the south side of U.S. 41 East, approximately one-half mile east of Thomasson Drive, in Section 19, Township 50 South, Range 26 East, Collier County, Florida, with the PUD consisting of 2,518.98 ± acres.

In compliance with the Land Development Code requirements, a Neighborhood Information Meeting will be held at **5:30 p.m. on Wednesday, April 14, 2021 at Isles of Collier Preserve Clubhouse (Multi-Purpose Room), 5570 Tobago Blvd., Naples, FL 34113**. Please note that gates will be open to the public during this meeting time.

Due to social distancing and limitation of 50 people in the Multi-Purpose Room, a second session may be held immediately after the first, if all attendees are unable to be accommodated in the first session. If you are not able to attend the meeting in person, we will also be conducting the meeting simultaneously on ZOOM.

Here is the link:
https://zoom.us/j/94903555484?pwd=VjZ5K0dEdXpzdEQ5N21tcGlYV0g5Zz09

Meeting ID: 949 0355 5484 Passcode: 561568

+13126266799, 94903555484 #,,,,*561568# US (Chicago)
+16465588656, 94903555484 #,,,,*561568# US (New York)

Dial by your location:

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+1 301 715 8592 US (Washington DC)	+1 346 248 7799 US (Houston)
+1 669 900 9128 US (San Jose)	+1 253 215 8782 US (Tacoma)

This will provide you an opportunity to become fully aware of our development intentions and to give you an opportunity to influence the form of development. The Petitioner will make every effort to illustrate how the property will be developed and to answer any questions. Should you have questions prior to the meeting, please contact me.

Sincerely,
BARRACO AND ASSOCIATES, INC.

Jennifer Sapen, AICP
Principal Planner

File: 23808

2271 McGregor Blvd. Suite 100 • Fort Myers, FL 33901
Phone (239) 461-3170 • Fax (239) 461-3169

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

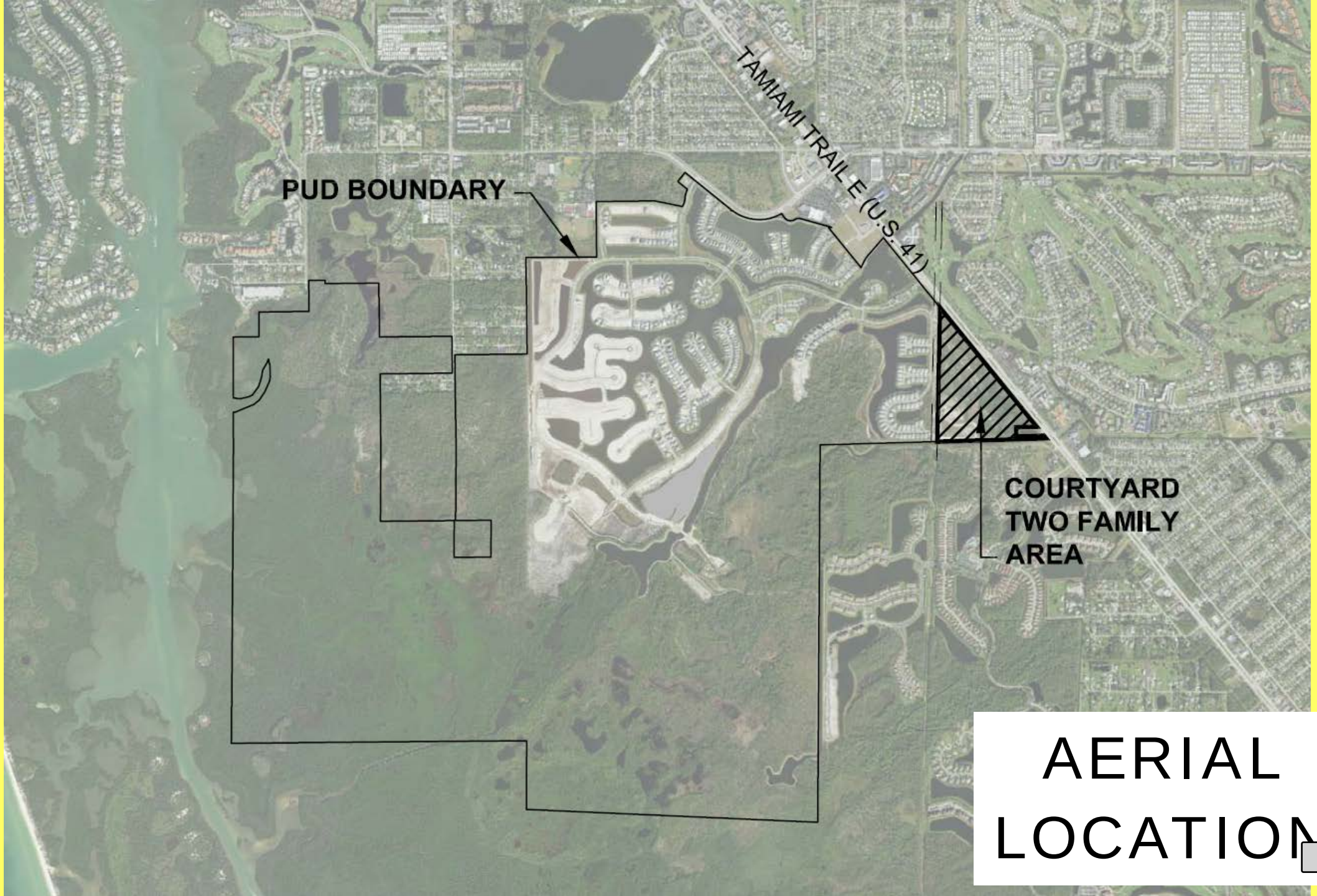
ISLES OF COLLIER PRESERVE
(PARCEL A – PHASE 15/ TRACT F-1)

PL20200002648

Neighborhood Information Meeting

April 14th, 2021

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier



AERIAL LOCATION

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier

COURTYARD PARCEL

- Request applies only to tract east of FPL Easement
- Abuts existing villa homes within ICP

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier

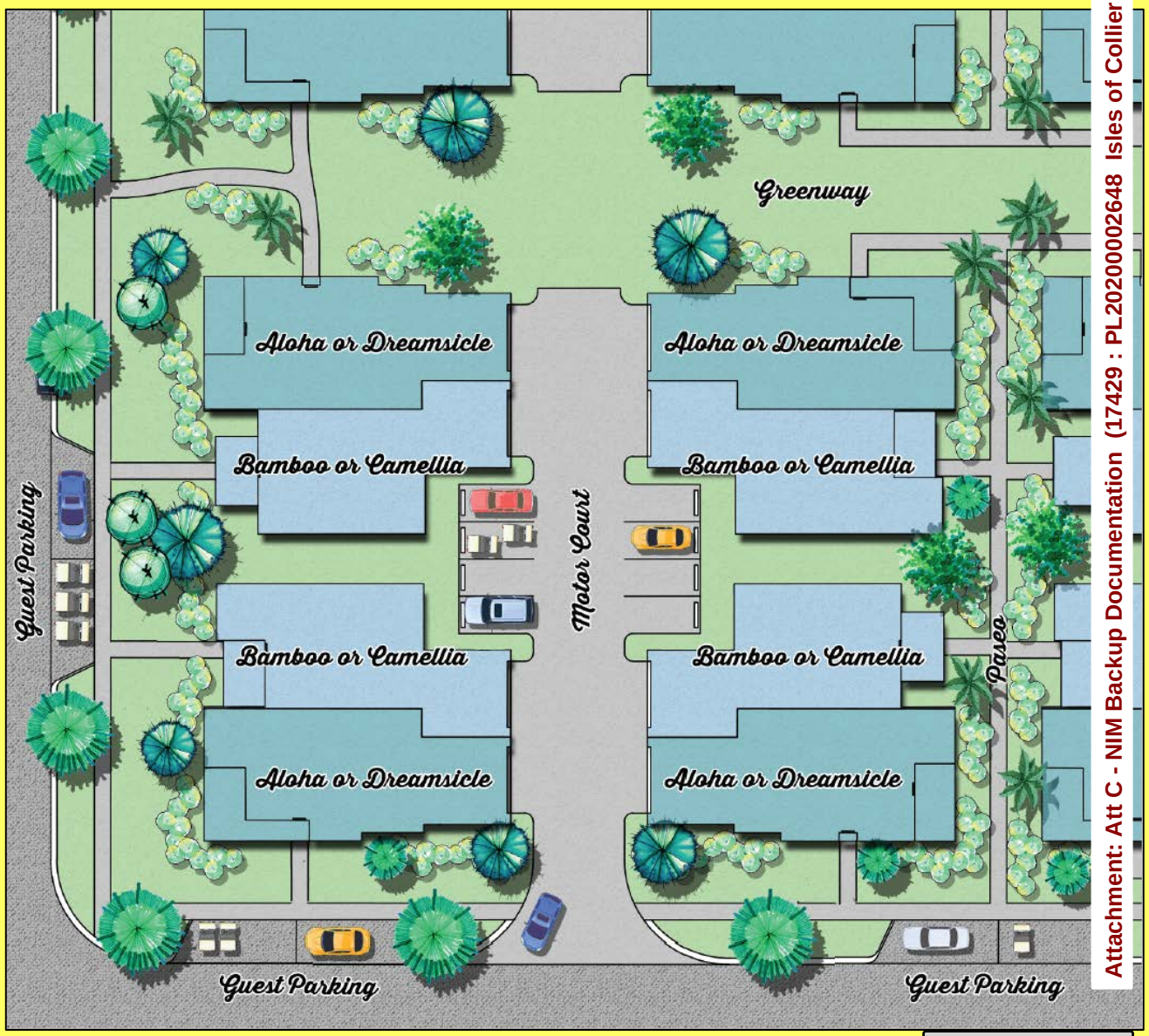
COURTYARD PARCEL

- West: FPL easement
- East: U.S. 41
- South: Lely Manor Canal & FPL substation

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier

WHAT IS CHANGING?

- **Courtyard layout**
  - 8 units with a motor court
  - Internal garage faces
- **Lot size and setbacks measured differently**
- **Similar to Dominica Isles courtyards**



Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier

MOTORCOURT / STREETSCAPE IMAGES

Dominica Isles

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier

PROPOSED TWO-FAMILY PUD CHANGES (COURTYARD)

	APPROVED	PROPOSED
Front yard setback	15’	12’*
Rear yard setback	10’	16’
Building separation	10’	10’**

*** 8 feet front setback for yards that do not face a right of way**

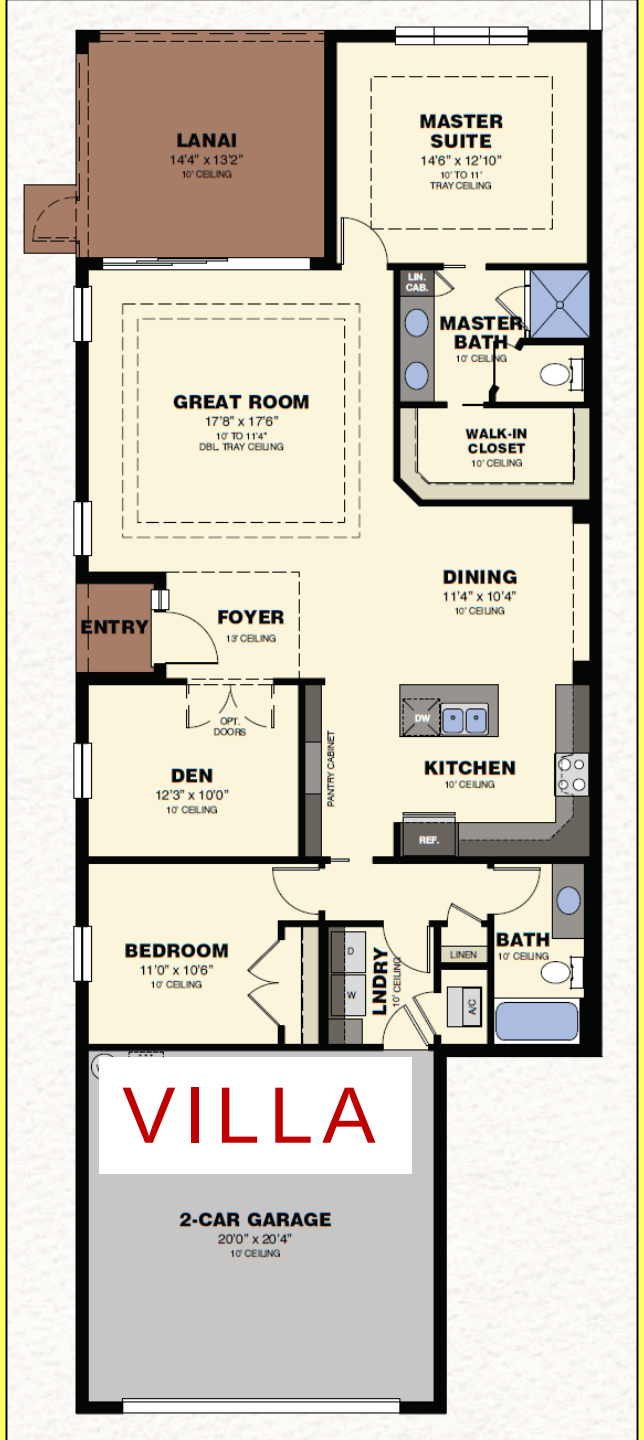
**** 32’ garage face separation**

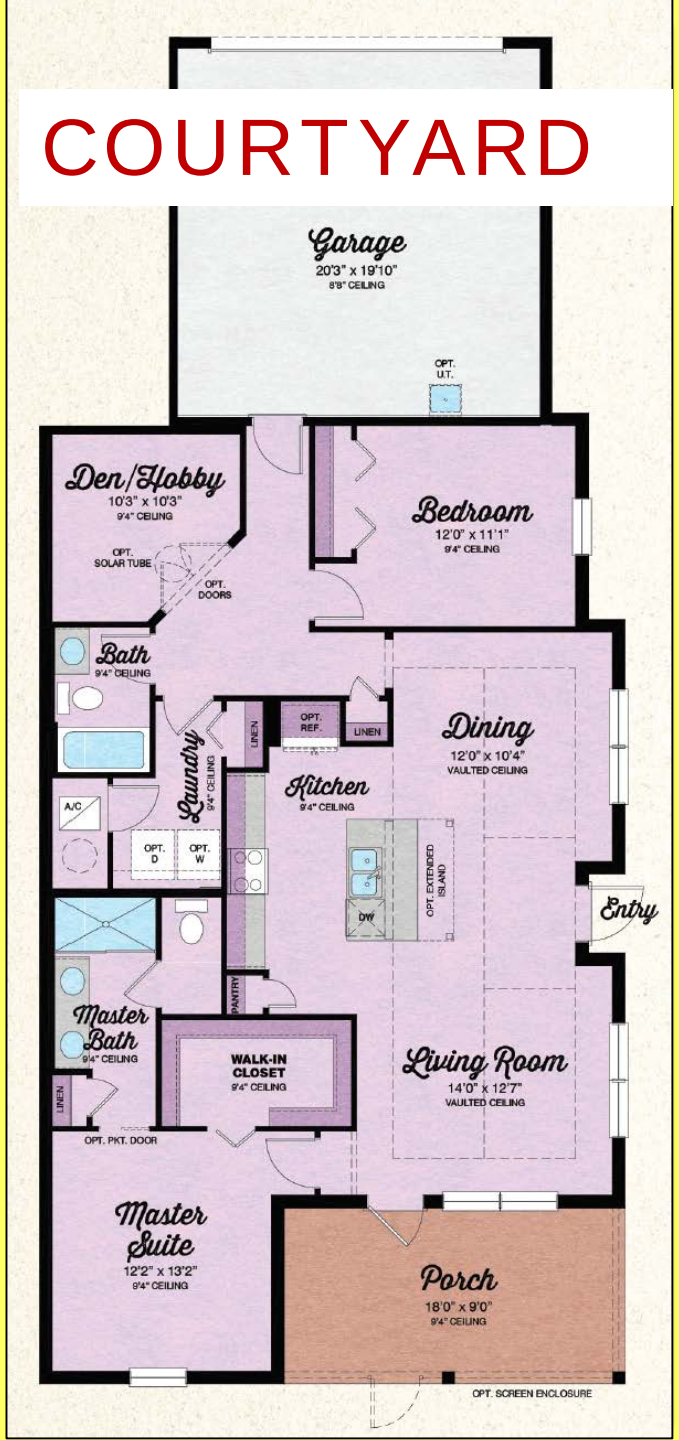
Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier

FLOOR PLAN COMPARISON

Current Villa Product:

1565 – 1862 sf





Proposed Courtyard Product:

1204 – 1466 sf

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier

WHAT IS NOT CHANGING?

- **No increase in density**
- **No additional uses**
- **No change to approved Master Plan**
- **No change to traffic**

SABAL BAY MPUD

APPROVED	PROPOSED
2,229 units	No Change

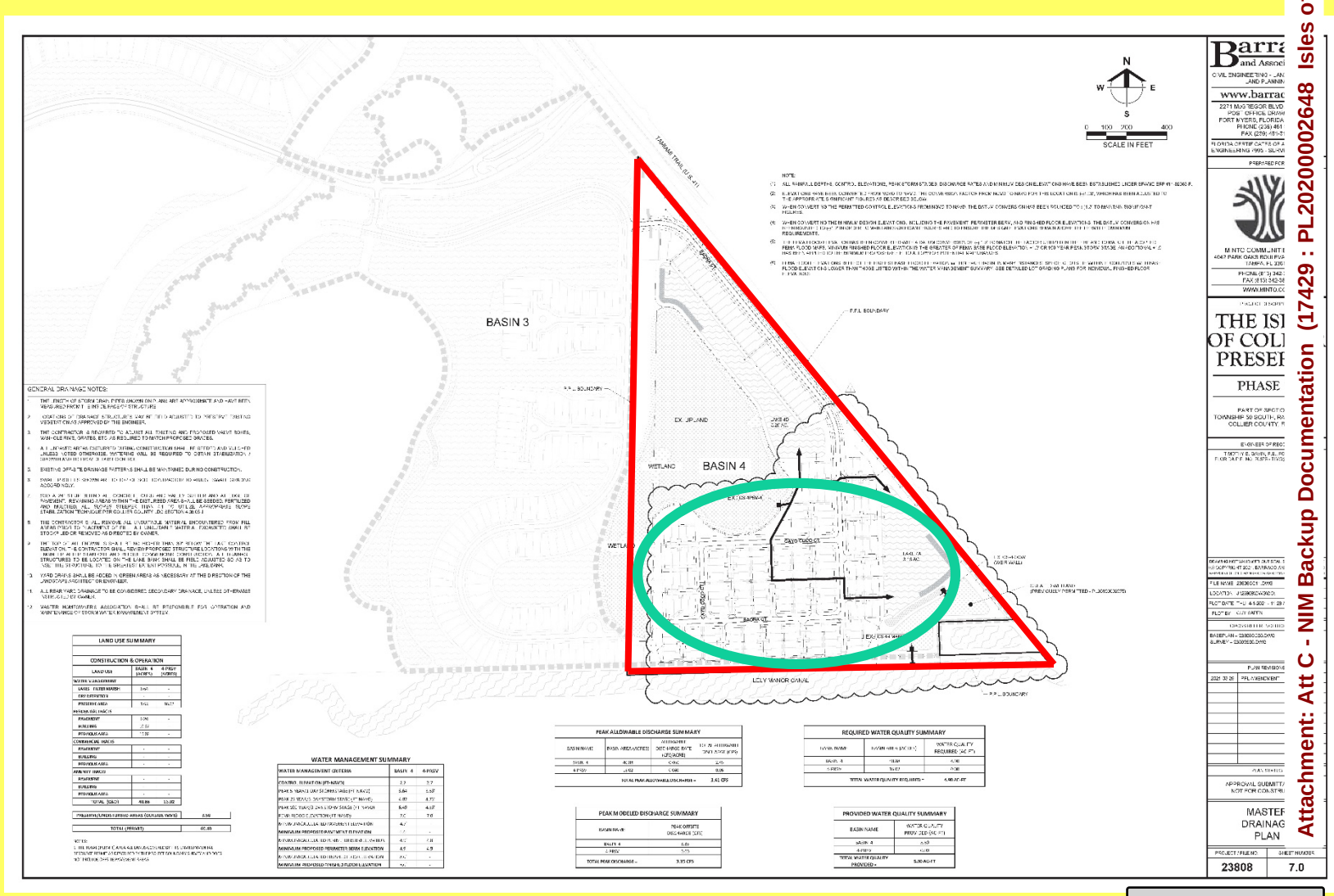
MPUD BREAKDOWN

1,889 units	ICP Resident Tracts
340 units	The Springs

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier

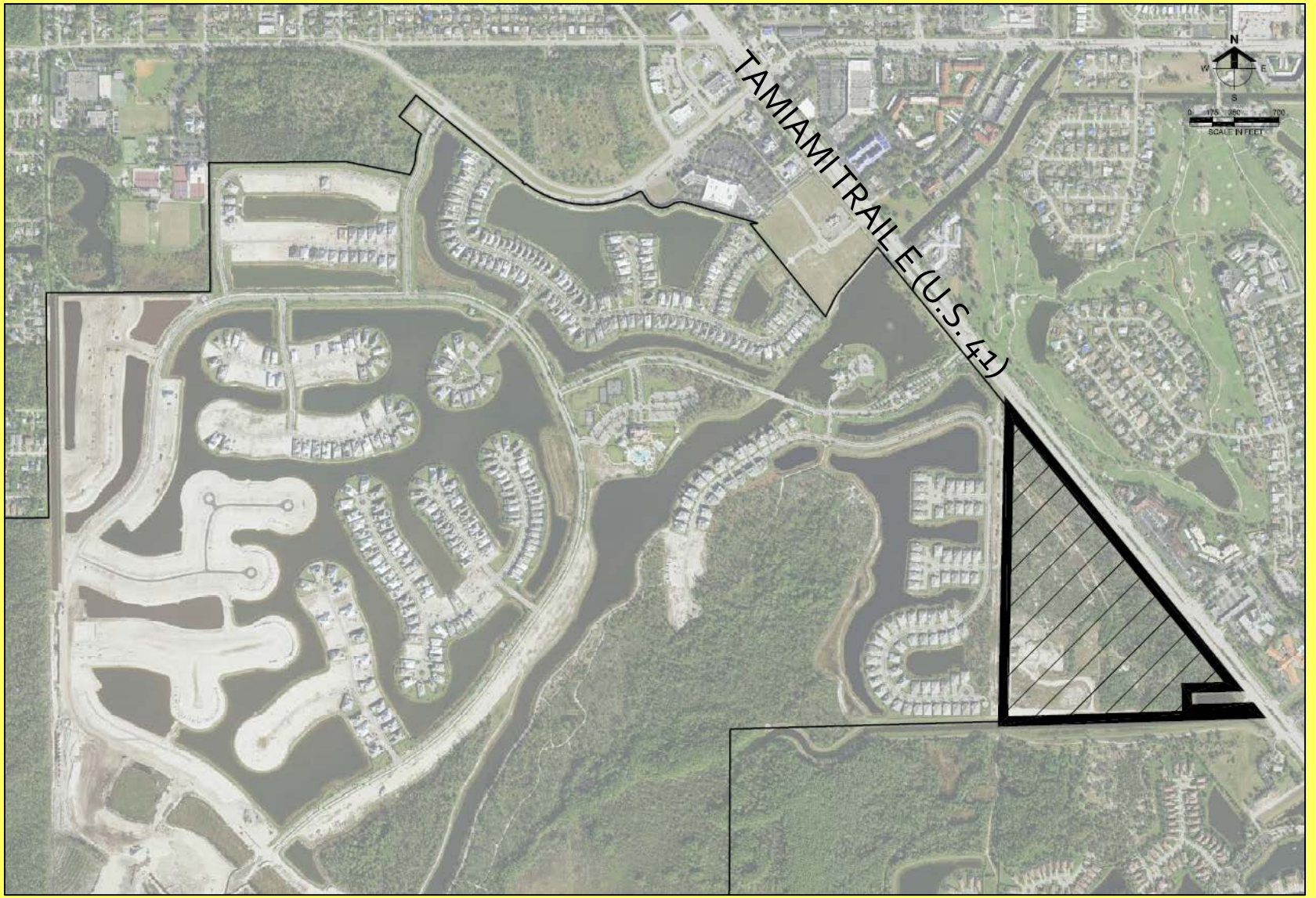
PPL SUBMITTAL

- Currently under review
- Courtyard product located in the southern area



Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier

THANK YOU



Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier

17:38:35 From carollepman : can't hear
17:40:59 From Keith Pennifold : The speaker, John Duncan, has his microphone turned off.
17:41:31 From Barraco Team : Only BAI 2 should be unmuted at the moment. Thanks.
17:43:02 From Keith Pennifold : We cannot hear anything.
17:44:51 From Barraco Team : I am on thru a cell phone and can hear.
17:46:15 From Kevin : I am worried about the smaller units which would seem to lower the price point, encourage more rentals, and investment vs. residence priority.
17:46:50 From Keith Pennifold : Agree. Exactly right,
17:47:28 From Mary Afflerbach : Why is the change being proposed?
17:49:19 From Keith Pennifold : What is the sale price for these units?
17:49:36 From iPad : How many courtyard units vs villa units
17:50:18 From Sharon G : Zoom participants can not see/understand what the speaker is pointing too.. in her responses to the questions
17:51:04 From Dennis Driscoll : What are the price points for these units
17:52:24 From Karen : Cannot hear anything
17:52:50 From Harlene Rosenberg : Karen check your audio. It is working
17:54:27 From Keith Pennifold : Is this going ahead regardless of our questions and opinions?
17:54:29 From Karen : Audio was working, then stopped.
17:55:23 From Dennis Driscoll : can't see what you are pointing too
17:57:39 From Dennis Driscoll : Can you point out or describe the traffic flow, entry and exit on the pla
17:59:13 From Audrey : How can he say no increase in density, but it's an additional 40 doors?
18:00:03 From Harlene Rosenberg : Smaller units. Less space for buildings?
18:00:23 From Kevin : Minto keeps increasing density and the mix of villas vs. single family homes. This creates more rental activity, more pressure on common pool areas, lower overall price points, and a less spacious feel. This is concerning for the overall community.
18:00:43 From Audrey : Parcels at ICP may have had a decrease in density, but the addition of the Fleishman tract negates that.
18:03:07 From iPad : What is the price point of the courtyard units
18:04:09 From Kevin : Definitely less price point than regular villas given they are so much smaller in square footage which is bad for the community.
18:04:50 From Deborah : You are increasing the density in the area of Caribe neighborhood, allowing larger lots for larger homes elsewhere. You have changed the appearance and quality of the neighborhoo and the financial effect on those of us who invested in the Caribe neighborhood are about to go down.
18:05:28 From Dennis Driscoll : Will you be closing in the wall around the triangle area? how will those abutting the triangle be separated
18:05:36 From Keith Pennifold : What is th price point?
18:06:53 From Sharon G : Mike Elgin: At the NIM for the Fleishcman parcel, we had the understanding that the maximum number of doors was 1792 for ICP. It now appears to some that the max number will l 1825 plus/minus. Can you help us understand why the difference?
18:07:28 From Kevin : Why are you selling cheaper and smaller units? Won't prices be lower than villas Won't this drive more rental activity? These all have question marks if that's what Mike requires to respon
18:07:38 From Bernstein : Will Dominica Drive cut through to the new parcel at the terminal cul-de-sac
18:08:39 From Kevin : Why does the mix towards villas keep increasing in ICP?Isn't this a growing change in the brand you initially sold to many of us who purchased prior?
18:08:48 From Property owner : how many more lakes are you making?
18:10:16 From Keith Pennifold : In the courtyard offering, what is the largest number of bedrooms?
18:11:03 From Rich : Would Minto deed a cluster of 6 courtyard cottages to the ICP HOA to use as ICP owners guest rentals
18:16:51 From Kevin : Will Minto increase pool and deck availability since these cottage villas preclude the placement of hot tubs or pools?
18:18:52 From Audrey : These definitely look like rental opportunities.
18:19:59 From Sharon G : Mike Elgin: At the NIM for the Fleishcman parcel, we had the understanding that the maximum number of doors was 1792 for ICP. It now appears to some that the max number will l 1850 plus/minus. Can you help us understand why the difference?
18:20:08 From Rich : Should Minto include a satellite pool for the cottages?
18:22:20 From terryolejnik : Serious concern about traffic flow and danger to residents on the entry cul

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from Dominica. How will construction traffic be directed during construction? Via Dominica Drive? Hope not
18:32:15 From Property owner : will this community have access to the entrance on thomasson?
18:34:34 From Kevin : what is the smallest number of bedrooms?
18:37:51 From mdenofrio : Any opportunity to widen the sidewalks from the parcel entrance back in th direction of walking paths pool area bike paths etc. given the potential large increase of traffic volume.??
18:41:00 From kpicton : Will Minto's analysis study the potential negative effects on existing unit home values by adding the cottages
18:47:48 From Kevin : Will Minto enlarge pools and deck areas given the cottage product does not accommodate pools or hot tubs?
18:53:27 From Susan Roseliep : This has been addressed....the cottages are specifically designed w/o allowance of pools or hot tubs...
18:53:55 From Tom Z : In regards to the preserve area (green location on page 3) Is this area fenced properly to protect remaining wildlife (gopher tortoise as an example) from construction activity?

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10023 RITTER ROAD LLC
43 COURT STREET
SUITE 910
BUFFALO, NY 14202---0

1031 EXCHANGE CONNECTION INC
Q/I -SILPA RENTAL PROPERTY
MANAGEMENT LLC
9528 AVELLINO WAY #2514
NAPLES, FL 34113---0

1852 FL OPCO LLC
30 STEPHANIE LANE
DARIEN, CT 06820---0

2524 AVELLINO WAY LLC
6 ORCHARD HILL ROAD
SCARBOROUGH, ME 04074---0

2816 HOLLY AVENUE TRUST
2670 AIRPORT PULLING RD S
NAPLES, FL 34112---0

3020 WOODSIDE AVE TRUST
% TIKA PROPERTIES
11665 COLLIER BLVD #990487
NAPLES, FL 34116---0

3242 PINE TREE DRIVE LLC
PO BOX 10983
NAPLES, FL 34101---0

3254 PINE TREE LLC
P O BOX 10983
NAPLES, FL 34101---0

3625 POPLAR WAY LAND TRUST
660 TAMIAMI TRAIL N STE 38
NAPLES, FL 34102---0

4219 THOMASSON LN TRUST
PO BOX 8276
NAPLES, FL 34101---8276

4570 THOMASSON LANE LLC
8 SOUND RD
FT SALONGA, NY 11768---0

4722 TREVI COURT LLC
319 DIRKSHIRE CT
MARS, PA 16046---0

4890 TT EAST (I) LLC
4890 TT EAST (II) LLC
4890 TT EAST (III) LLC
2 DEARFIELD DRIVE STE 3
GREENWICH, CT 06831---0

5017 TRUST
201 E 5TH ST #1200
SHERIDAN, WY 82801---0

5021 TRUST
201 E 5TH ST #1200
SHERIDAN, WY 82801---0

5123 TREVI GROUP LLC
4847 LILY AVE NORTH
LAKE ELMO, MN 55042---0

5708 ANEGADA DR LAND TRUST
5708 ANEGADA DR
NAPLES, FL 34113---0

6073 ALTO VELO WAY TRUST
6073 ALTO VELO WAY
NAPLES, FL 34113---0

6553 DOMINICA DR UNIT 201 LLC
15 MEADOW AVE
MONMOUTH BEACH, NJ 07750---0

7104 DOMINICA DRIVE LLC
1010 CENTRAL AVE
NAPLES, FL 34102---0

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7-ELEVEN, INC
% RYAN LLC
THREE GALLERIA TOWER
13155 NOEL RD #100 LB73
DALLAS, TX 75240---0

9584 TREVI COURT LLC
2345 FAIRCHILD LN
WEST CHICAGO, IL 60185---0

9995 TAMIAMI TRAIL LLC
97 BERLIN RD
CROMWELL, CT 06416---0

A P & M B PARISI LIVING TRUST
7083 DOMINICA DR
NAPLES, FL 34113---0

A REAL ESTATE CONNECTION
THE WRIGHTS WAY LLC
362 BURNT PINE DR
NAPLES, FL 34119---0

AARON PROPERTIES LLC
460 WOODCREST DR
DEARBORN, MI 48124---0

ABBIATI, ROBERT JOSEPH
6021 LUCAYA WAY
NAPLES, FL 34113---0

ABBOTT, TIMOTHY M & SHARYN W
2593 SHELDON ROAD
ENOSBURG, VT 05450---0

ABBRUZZESE, CARMEN & FANNIE
1809 PHILLIPS DR
MEDFORD, NY 11763---1959

ABRAMS, KATHLEEN SNEDIKER
5719 HIGHBOURNE DR
NAPLES, FL 34113---0

ACKER, ARTHUR IRWIN
NICOLE R LEHNINGER
6425 ANTIGUA WAY
NAPLES, FL 34113---0

ADAMS 4600 LLC
2215 QUEENS BLVD
NAPLES, FL 34112---0

ADAMS, DOUGLAS F
262 LITTLE HARBOUR LANE
NAPLES, FL 34102---0

ADRIANA KARABOUTIS TRUST
79 NOBSCOT RD
WESTON, MA 02493---0

AFC FLORIDA INVESTMENT LLC
6427 PEMBROKE WAY
NAPLES, FL 34113---0

AFFELDT TR, DAVID A
ALAN WENSIERSKI REV TRUST
% AFFELDT LAW OFFICE SC
8741 W NATIONAL AVE
WEST ALLIS, WI 53227---0

AFFELDT TR, DAVID A
ALAN WENSIERSKI REV TRUST
% AFFELDT LAW OFFICE SC
8741 W NATIONAL AVE
WEST ALLIS, WI 53227---0

AFFELDT TR, DAVID A
ALAN WENSIERSKI REV TRUST
% AFFELDT LAW OFFICE SC
8741 W NATIONAL AVE
WEST ALLIS, WI 53227---0

AFFELDT TR, DAVID A
ALAN WENSIERSKI REV TRUST
% AFFELDT LAW OFFICE SC
8741 W NATIONAL AVE
WEST ALLIS, WI 53227---0

AFFELDT TR, DAVID A
ALAN WENSIERSKI REV TRUST
% AFFELDT LAW OFFICES SC
8741 W NATIONAL AVENUE
WEST ALLIS, WI 53227---0

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AFFELDT TR, DAVID A
ALAN WENSIERSKI REV TRUST
% AFFELDT LAW OFFICES, S.C.
8741 W NATIONAL AVENUE
WEST ALLIS, WI 53227---0

AFFLERBACH, RODNEY LEE
MARY T AFFLERBACH
6077 LUCAYA WAY
NAPLES, FL 34113---0

AFFORDABLE HOUSING INDY LLC
745 WHITEHALL PL
CARMEL, IN 46033---0

AFONSO, GEORGE & TERESA S
62 MELROSE DRIVE
CHESTER, NJ 07930---0

AGUILERA, ISRAEL
10026 BAYSHORE DR
NAPLES, FL 34112---0

AGUILERA, ISRAEL
10026 BAYSHORE DR
NAPLES, FL 34112---0

AIREY, MICHAEL K & DENISE
82 SOUTH GLEN RD
KINNELON, NJ 07405---0

AJAE LLC
800 WILLOW CT
MARCO ISLAND, FL 34145---0

AJAE LLC
800 WILLOW CT
MARCO ISLAND, FL 34145---0

AJAE LLC
800 WILLOW CT
MARCO ISLAND, FL 34145---0

AJAE LLC
800 WILLOW CT
MARCO ISLAND, FL 34145---0

AJAE LLC
800 WILLOW CT
MARCO ISLAND, FL 34145---0

AJAE LLC
800 WILLOW CT
MARCO ISLAND, FL 34145---0

AJAE LLC
800 WILLOW CT
MARCO ISLAND, FL 34145---0

AJAE LLC
800 WILLOW CT
MARCO ISLAND, FL 34145---0

AJAE LLC
800 WILLOW CT
MARCO ISLAND, FL 34145---0

AJAE LLC
800 WILLOW CT
MARCO ISLAND, FL 34145---0

AKKJ LLC
PO BOX 8606
NAPLES, FL 34101---8606

AKZ 2001 LLC
1613 VIZCAYA LN
NAPLES, FL 34113---0

ALAN G GOODRIDGE LIVING TRUST
MARY A KING REV LIVING TRUST
6387 WARWICK AVENUE
NAPLES, FL 34113---0

ALAN G WENSIERSKI REV TRUST
8741 W NATIONAL AVE
MILWAUKEE, WI 53227---1609

ALAN WENSIERSKI TRUST
3206 PINE TREE DR
NAPLES, FL 34112---0

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ALAN WENSIERSKI TRUST
3206 PINE TREE DRIVE
NAPLES, FL 34112---0

ALCALA, LIBERATO D & GILDA M
5741 ANEGADA DR
NAPLES, FL 34113---0

ALISON C ANKERMAN TRUST-2007
4918 ANDROS DR
NAPLES, FL 34113---0

ALIVERNINI, JOHN & IRENE
1034 RADLEY DR
WEST CHESTER, PA 19382---0

ALLIKAT RENTAL PROPERTY LLC
1809 CHIPPINGHAM RD
WOODRIDGE, IL 60517---0

ALTAMIRANO, MAURO
5263 CONFEDERATE DR
NAPLES, FL 34113---8702

ALTHURU S REDDY LIVING TRUST
SARADA P REDDY LIVING TRUST
222 INDIAN TRAIL RD
OAKBROOK, IL 60523---0

ALVERO, GUMER C & AMY J
15422 LEONA LANE
WAYZATA, MN 55391---0

AMEZ, SUSAN
4106 ROSE AVE
NAPLES, FL 34112---1700

AMY LOUV REVOCABLE TRUST
6152 ANTIGUA WAY
NAPLES, FL 34113---0

ANASTASIO, MARTIN H
4409 THOMASSON LN
NAPLES, FL 34112---6765

ANDEMMY REVOCABLE TRUST
4621 LOMBARDY LANE
NAPLES, FL 34112---0

ANDERER, EMILY
627 8TH ST NE
WASHINGTON, DC 20002---0

ANDERSON, DIANE LYNN
5715 HIGHBOURNE DR
NAPLES, FL 34113---0

ANDERSON, GRENVILLE
MELANIE S ANDERSON
113 BORDER STREET
COHASSET, MA 02025---0

ANDREAS, RHONDA L
5903 GREAT COURT CIR NW
MASSILLON, OH 44646---0

ANDROS DRIVE LLC
1507 WINDY HILL DR
NORTHBROOK, IL 60062---0

ANN E REDPATH 2013 NON-IRA
REVOCABLE INVESTMENT TRUST
6951 CAY CT
NAPLES, FL 34113---0

ANN MARIE SALVAGGIO REV TRUST
5802 HAITI DRIVE
NAPLES, FL 34113---0

ANNA LUCADELLO 2012 TRUST
31 BRADFORD
OAKBROOK, IL 60523---0

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ANNARUMMA, PAULA M & JOSEPH M
151-43 24 AVE
WHITESTONE, NY 11357---0

ANNE APGAR REVOCABLE TRUST
7088 DOMINICA DR
NAPLES, FL 34113---0

ANTONELLI, RONALD N & JOANN M
5 BRATTLEBORO RD
JACKSON, NJ 08527---0

ANTONIO R PRATS REV TRUST
9440 SW 62ND CT
MIAMI, FL 33156---1810

ANTONUCCI, CHRISTOPHER D
8 BEEKMAN HILL RD
ESSEX FELLS, NJ 07021---0

ARAUJO, JULIO CESAR
NADIA LEMOS ARAUJO
5622 ELBOW AVE
NAPLES, FL 34113---0

ARCERI, JOHN ALFRED
LILIANA ARCERI
5744 ANEGADA DR
NAPLES, FL 34113---0

ARCHAMBAULT FAMILY TRUST
5719 CLARENDON DR
NAPLES, FL 34113---0

ARCHIBALD, GORDON R & MARCIA L
5015 ANDROS DR
NAPLES, FL 34113---0

ARCIA, MAGALY M
15045 SW 12 TERR
MIAMI, FL 33194---0

ARHC BTNAPFL01 LLC
% ALTUS GROUP US INC #1355
21001 N TATUM BLVD #1630-630
PHOENIX, AZ 85050---0

ARIANNA & LOGAN IRREV TRUST
38 SONDERHEN DRIVE
NAPLES, FL 34114---0

ARMENTO, RUTH C
6822 BEQUIA WAY
NAPLES, FL 34113---0

ARNOLD, DAVID C
2665 HOLLY AVE
NAPLES, FL 34112---7315

ARNOLD, DAVID C
2665 HOLLY AVE
NAPLES, FL 34112---7315

ARNOLD, ROBERT H & ROBIN J
6386 WARWICK AVENUE
NAPLES, FL 34113---0

ARNOLD, WALTER H & ANNA M
12 KOLB AVE
SAYERVILLE, NJ 08872---0

ARONSON, JAMES D & NANCY G
5071 MARTINIQUE DR
NAPLES, FL 34113---0

ARTESIAN VENTURES LLC
1448 REDONA WAY
NAPLES, FL 34113---0

ARTESIAN VENTURES LLC
1448 REDONA WAY
NAPLES, FL 34113---0

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ARTHUR G & KIM M HOFMANN
FAMILY LIVING TRUST
2812 AMESBURY DR
PLANO, TX 75093---0

ARTHUR, JAMES R & JEANINE E
6565 DOMINICA DR #201
NAPLES, FL 34113---0

ASSELTA, R TONY
KATHLEEN WHELEMAN ASSELTA
5946 HAITI DR
NAPLES, FL 34113---0

ATHANASOPOULOS, JOHN G
PAULA MARIE ATHANASOPOULOS
6010 BARTHELEMY AVENUE
NAPLES, FL 34113---0

AUSTIN, CARLA J
6564 DOMINICA DR # 101
NAPLES, FL 34113---0

AUSTIN, DAVID CHARLES
DINAH JACQUELINE AUSTIN
6359 ANTIGUA WAY
NAPLES, FL 34113---0

AUSTIN, THOMAS V
LARYSA PELC
4983 ANDROS DR
NAPLES, FL 34113---0

AVALON APARTMENT HOMES LLC
5290 GOLDEN GATE PKWY
NAPLES, FL 34116---0

AVALON APARTMENT HOMES LLC
5290 GOLDEN GATE PKWY
NAPLES, FL 34116---0

AVALON APARTMENT HOMES LLC
5290 GOLDEN GATE PKWY
NAPLES, FL 34116---0

AVALON APARTMENT HOMES LLC
5290 GOLDEN GATE PKWY
NAPLES, FL 34116---0

AVALON APARTMENT HOMES LLC
5290 GOLDEN GATE PKWY
NAPLES, FL 34116---0

AVALON APARTMENT HOMES LLC
5290 GOLDEN GATE PKWY
NAPLES, FL 34116---0

AVALON APARTMENT HOMES LLC
5290 GOLDEN GATE PKWY
NAPLES, FL 34116---0

AXINN, BARBARA
9468 CASORIA CT #202
NAPLES, FL 34113---0

BAILEY, NICOLA
GEORGE WIGNAL
4005 THOMASSON LANE
NAPLES, FL 34112---0

BAILEY, STEPHEN MALCOLM
LAURA LEA BAILEY
6026 ACKLINS DR
NAPLES, FL 34113---0

BAIN, BASIL & TONI C
7852 STRATFORD DR
NAPLES, FL 34104---7448

BAIN, BASIL & TONI C
7852 STRATFORD DR
NAPLES, FL 34104---7448

BAKAL, RON & LIHI
301 EAST 22ND ST #15E
NEW YORK, NY 10010---0

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

BAKER, LISA M
% NATIONAL REALTY & DEV
3 MANHATTANVILLE RD #202
PURCHASE, NY 10577---0

BAKER, RALPH & MARCIA
7570 WEST W H NEGLEY RD
HENDERSON, KY 42420---0

BAKER, TED H
CONNIE E CUMMINS
9477 CASORIA COURT #102
NAPLES, FL 34113---0

BALBIR C SEAM & KUSUM B SEAM
JOINT PROPERTY REV TRUST
9489 CASORIA CT #101
NAPLES, FL 34113---0

BALBONI, JOSEPH A & JOANN R
9554 TREVI COURT #4717
NAPLES, FL 34113---0

BALL, KARIN HELEN
51 EAGLE LAKE COURT #13
SAN RAMON, CA 94582---0

BALLESTEROS, JOSE O C
4304 ROSE AVE UNIT A
NAPLES, FL 34112---1711

BALZLI, MARY BETH
9596 TREVI CT #5418
NAPLES, FL 34113---0

BANERJEE, RANJEET & NILANJANA
3177 SITIO SENDERO
CARISBAD, CA 92009---0

BANK OF AMERICA
CORPORATE REAL EST ASSESMENTS
NC1 001 03 81
101 N TRYON ST
CHARLOTTE, NC 28255---0

BAPTISTE, JOCELYNE JEAN
3160 ANDREWS AVE
NAPLES, FL 34112---0

BARBARA G ROACH TRUST
5696 HIGHBOURNE DR
NAPLES, FL 34113---0

BARBARA M STRACHAN TRUST
6321 LYFORD ISLE DR
NAPLES, FL 34113---0

BARGINER, ZONIA
4630 LOMBARDY LN
NAPLES, FL 34112---0

BARRETT, DONALD A
3152 WOODSIDE AVE
NAPLES, FL 34112---0

BARRETT, PATRICK M & JOAN M
6841 BEQUIA WAY
NAPLES, FL 34113---0

BARTH, GARY T & LESLIE
6285 UNION ISLAND WAY
NAPLES, FL 34113---0

BARTOLOMEI, JAMES E
6274 LIGHTBOURN WAY
NAPLES, FL 34113---0

BASILE JR, MICHAEL J & CAROL A
6924 CAY COURT
NAPLES, FL 34113---0

BAYSHORE PARCEL LLC
255 13TH AVE S STE 202
NAPLES, FL 34102---0

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BAYSHORE PARCEL LLC
255 13TH AVE S STE 202
NAPLES, FL 34102---0

BAYSHORE PARCEL LLC
255 13TH AVE S STE 202
NAPLES, FL 34102---0

BAYSHORE PARCEL LLC
255 13TH AVE S STE 202
NAPLES, FL 34102---0

BAYSHORE PARCEL LLC
255 13TH AVE S STE 202
NAPLES, FL 34102---7246

BEACH, KATHLEEN M
11201 FAIFIELD RD #219
MINNETONKA, MN 55305---0

BEAL, KEVIN M & JAMIE M
2 CREST DR
LONG VALLEY, NJ 07853---0

BEATTY, DAVID E
3026 ANDREWS AVE
NAPLES, FL 34112---0

BEAUPARIANT, MICHAEL T
LOIS M BEAUPARIANT
NATALIE R BEAUPARIANT
387 GREENWOOD AVE
RUMFORD, RI 02916---0

BEAUPLAN, JEAN CLAUDE
LOUISETTE BEAUPLAN
4100 CORPORATE SQ BLVD
UNIT 108
NAPLES, FL 34104---0

BEAUTIFUL HOMES OF FLORIDA LLC
4127 RAFFIA DR
NAPLES, FL 34119---0

BEAUTIFUL HOMES OF FLORIDA LLC
4127 RAFFIA DR
NAPLES, FL 34119---0

BECK, JAMES MICHAEL
6323 ANTIGUA WAY
NAPLES, FL 34113---0

BEEGAN, PAUL J & VIRGINIA E
5703 CLARENDON DR
NAPLES, FL 34113---0

BEGOR, GARY W & MOLLY A
PAMELA MAHER
6561 DOMINICA DR #202
NAPLES, FL 34113---0

BEIER, JUDITH R
6012 LUCAYA WAY
NAPLES, FL 34113---0

BELIZAIRE, ERNEST & MARIE C
2912 WOODSIDE AVE
NAPLES, FL 34112---7332

BELLONE, JOSEPH G
JAMES P HIGGINS
6568 DOMINICA DRIVE #201
NAPLES, FL 34113---0

BELTRAN, CONCEPCION
2548 HOLLY AVE
NAPLES, FL 34112---7316

BENJAMIN, TIM & LESLIE A
7129 DOMINICA DR
NAPLES, FL 34113---0

BENNER FAMILY REV LIV TRUST
5158 ANDROS DR
NAPLES, FL 34113---0

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BENNETT, MATTHEW
5355 CORAL BERRY DRIVE
COLUMBUS, OH 43235---0

BENNETT, THOMAS E & MARY
169 EDGEWOOD AVE
OAKDALE, NY 11769---0

BERGERON, MICHAEL A & JANICE M
6233 UNION ISLAND WAY
NAPLES, FL 34113---0

BERGES, DAMIAN NUNEZ
GISSELLE CORTADA
3924 ROSE AVE
NAPLES, FL 34112---6772

BERK, JAMES D & DONNA M
6441 PEMBROKE WAY
NAPLES, FL 34113---0

BERMAN, MARK
BERMAN, MICHAEL
73 CONSTITUTION DR
NAPLES, FL 34112---7309

BERMAN, MARK M & VIRGINIA L
73 CONSTITUTION DR
NAPLES, FL 34112---7309

BERNARD W BRUINIUS TRUST
5739 CLARENDON DR
NAPLES, FL 34113---0

BERNSTEIN, JEFFREY K & DEBRA S
7158 DOMINICA DR
NAPLES, FL 34113---0

BERSOK, PAUL ANTHONY
CYNTHIA ANN BERSOK
200 LAKE PINES DR
BRIGHTON, MI 48114---0

BERTOLONE, DARLA D
1274 TRIPLE CROWN CT
BARAVIA, OH 45103---0

BERTUCA, DOMINIC J & JEAN M
325 CEDAR POST COVE
COLLIERVILLE, TN 38017---0

BEVERLY J SUDOL LIVING TRUST
5090 ANDROS DR
NAPLES, FL 34113---0

BIANCO, JOYCE M
6540 DOMINCA DR #101
NAPLES, FL 34113---0

BIBBO, JOHN & DARLA M
5052 TORTOLA CT
NAPLES, FL 34113---0

BIBEN, RICHARD M & LINDA D
54 RIVER ROAD
SAUNDERSTOWN, RI 02874---0

BIER, LEONARD
144 LIVINGSTON AVE
NEW BRUNSWICK, NJ 08901---0

BINDAS, DONALD R
BARBARA D DALTORIO
5653 HIGHBOURNE DR
NAPLES, FL 34113---0

BINGER, TIMOTHY A & KIMBERLY R
5167 ANDROS DR
NAPLES, FL 34113---0

BIRD REVOCABLE TRUST
MCCORMACK REVOCABLE TRUST
5706 CLARENDON DR
NAPLES, FL 34113---0

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BIRGIT I MAIO LIVING TRUST
5717 ANEGADA DR
NAPLES, FL 34113---0

BIRKS, JANICE LYNNE
7014 DOMINICA DR
NAPLES, FL 34113---0

BJORN N P BAYLEY REV TRUST
10900 NE 4TH ST #2260
BELLEVUE, WA 98004---0

BLANDI, OSCAR
1175 YORK AVE #15H
NEW YORK CITY, NY 10065---0

BLASI, ENRICO CARMEN & SUSAN E
315 COBBLESTONE CT
OXFORD, OH 45056---0

BLESSED IN NAPLES LLC
3117 AREA AVENUE
NAPLES, FL 34112---0

BLUE MARLIN STATIONS LLC
1201 OAKFIELD DR
BRANDON, FL 33511---4928

BOATMAN REVOCABLE TRUST
1437 PARKWOOD RD
INDIANA, PA 15701---0

BOATRIGHT LIVING TRUST
6273 UNION ISLAND WAY
NAPLES, FL 34113---0

BOENISCH, JUERGEN PETER CORD
C ROSA H GOLDBERG-BOENISCH
4000 CREEKVIEW CIR #4419
CRANBERRY TWP, PA 16066---0

BOENISCH, JUERGEN PETER CORD
CARMEN ROSA GOLDBERG-BOENISCH
4000 CREEKVIEW CIRCLE
CRANBERRY TOWNSH, PA 16066---0

BOGART II, HAROLD G
IRENE BOGART
304 ROLLING HILLS LANE
MARS, PA 16046---0

BOGART, DIANE E
3217 ANDREWS AVE
NAPLES, FL 34112---0

BOHNE, JOHN P & KATHLEEN M
9560 TREVI CT #4837
NAPLES, FL 34113---0

BOHRER, DAVID A & PATRICIA L
427 LANDIMORE LN
WALES, WI 53183---0

BOHRER, DOUGLAS GERARD
PEGGY ANNE BOHRER
8880 QUAIL CIR
PLYMOUTH, MI 48170---0

BONACCI, FRANK ANTHONY
JUDITH LEE BONACCI
6537 DOMINICA DRIVE UNIT 101
NAPLES, FL 34113---0

BONACUSO, THOMAS E
MARIANNE L BONACUSO
9485 CASORIA COURT #201
NAPLES, FL 34113---0

BOND, JEFFERY T & NANCY E
3701 E HOOKER ST
SPRINGFIELD, IL 62703---0

BONITA F MARX 1986 TRUST
2030 N SEDGWICK ST UNIT C
CHICAGO, IL 60614---0

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

BONNER, JOHN
1 SEAL HARBOR RD #610
WINTHROP, MA 02152---0

BONO, JAMES L & LINDA T
4999 ANDROS DR
NAPLES, FL 34113---0

BONOMOLO, DENNIS A
5-29 EUGENE ST
FAIR LAWN, NJ 07410---0

BOTANICAL GARDEN INC THE
4820 BAYSHORE DR STE D
NAPLES, FL 34112---7336

BOTANICAL GARDEN INC THE
DBA NAPLES BOTANICAL GARDEN
4820 BAYSHORE DR STE D
NAPLES, FL 34112---7336

BOTANICAL GARDEN INC THE
DBA NAPLES BOTANICAL GARDEN
4820 BAYSHORE DR STE D
NAPLES, FL 34112---7336

BOTANICAL GARDEN INC THE
DBA NAPLES BOTANICAL GARDEN
4820 BAYSHORE DR STE D
NAPLES, FL 34112---7336

BOTANICAL GARDEN INC THE
DBA NAPLES BOTANICAL GARDEN
4820 BAYSHORE DR STE D
NAPLES, FL 34112---7336

BOTANICAL GARDEN INC THE
DBA NAPLES BOTICAL GARDEN
4820 BAYSHORE DR STE D
NAPLES, FL 34112---7336

BOTTORFF, KAREN M
5831 HAITI DRIVE
NAPLES, FL 34113---0

BOWMAN, KENNETH & SHARRON J
6076 LUCAYA WAY
NAPLES, FL 34113---0

BOYLE, CORY G
50 MALDEN ST #310
BOSTON, MA 02118---0

BOYLE, JEFFERY L & ROBERTA G
5102 ANDROS DRIVE
NAPLES, FL 34113---0

BOZARTH, EDGAR FOSHE
6541 DOMINICA DRIVE #201
NAPLES, FL 34113---0

BRADFORD COOK MARITAL TRUST
2617 GLEN EYRIE LN
DELAVAN, WI 53115---0

BRADLEE FAMILY TRUST
6814 BEQUIA WAY
NAPLES, FL 34113---0

BRADY, CHARLES KEVIN
4616 NORMANDY DR
NAPLES, FL 34112---0

BRADY, HOPE M
9566 TREVI COURT #4938
NAPLES, FL 34113---0

BRAGA, ROBERT FRANCIS
15 ACCORD POIND DR
HINGHAM, MA 02043---0

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

BRANDLE, KEN EDWARD
CORINNE MARIE BRANDLE
5724 HIGHBOURNE DR
NAPLES, FL 34113---8390

BRASEL, VICKI
11 VANN AVE
EVANSVILLE, IN 47714---0

BRECHEL, JOHN R & CHARI L
7394 FOUNDERS CIRCLE
NAPLES, FL 34104---0

BRECHEL, JOHN R & CHARI L
7394 FOUNDERS CIRCLE
NAPLES, FL 34104---0

BREEDEN, LEIGH
1970 DANFORD ST
NAPLES, FL 34112---6463

BRELLENTHIN JR, W BRIAN
LISA L BRELLENTHIN
5682 ELBOW AVE
NAPLES, FL 34113---0

BRENT, GREGG & AMY
6856 BEQUIA WAY
NAPLES, FL 34113---0

BRETT, VALERIE L
RODNEY V GARDNER
15 MEADOW AVE
MONMOUTH BCH, NJ 07750---0

BRIAN C BOEVE FAMILY TRUST
1024 CENTRAL AVE
HOLLAND, MI 49423---0

BRIAN MCMULLAN REV TRUST
7735 ELAMWOOD RD
FULTON, MD 20759---0

BRISKY, BONNIE L
7174 DOMINICA DR
NAPLES, FL 34113---0

BROCATO, LAWRENCE J & ROSE M
139 EDGEGROVE AVE
STATEN ISLAND, NY 10312---0

BROGAN, JEFFREY ALLEN
NANCY MARIE BROGAN
6540 DOMINICA DRIVE UNIT 202
NAPLES, FL 34113---0

BROUSSEAU, PETER J & SUSAN M
6281 LIGHTBOURN WAY
NAPLES, FL 34113---0

BROWN, DARRELL WAYNE
KIMBERLY LOUISE BROWN
8305 BROOKS RD
HARRISON, OH 45030---8559

BROWN, DAVID FLOYD
DAWN CATHELL BROWN
6449 PEMBROKE WAY
NAPLES, FL 34113---0

BROWN, ROBERT T
JUDITH A MARRA
2629 HOLLY AVE
NAPLES, FL 34112---0

BROWNING, SCOTT J
VIRGINIA ELLEN BROWNING
7914 BEAUMONT GREEN W DRIVE
INDIANAPOLIS, IN 46250---0

BRUECKNER, STEFEN FRITZ
ANN MARIE BRUECKNER
6017 LUCAYA WAY
NAPLES, FL 34113---0

BRUNO, CONCETTA R
173 PICKET POST LANE
PHOENIXVILLE, PA 19460---0

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BRYANT, JON R
4204 MINDI AVE
NAPLES, FL 34112---0

BSC PROPERTY LLC
2055 TRADE CENTER WAY
NAPLES, FL 34109---0

BSC PROPERTY LLC
2055 TRADE CENTER WAY
NAPLES, FL 34109---0

BULTINCK, STEFAAN
POPPY LULU LLC
PO BOX 11452
NAPLES, FL 34101---0

BULTINCK, STEFAAN E
POPPY LULU LLC
PO BOX 11452
NAPLES, FL 34101---0

BURKE, ROLAND D
LINDA JOSEPHINE BURKE
P O BOX 458
PORT CLINTON, OH 43452---0

BURKHARDT, TED
6487 WARWICK AVE
NAPLES, FL 34113---0

BURNS, CHARLES J
9463 CAMPANILE CIR
NAPLES, FL 34114---0

BURNS, JAMES J & CAROLE A
6456 PEMBROKE WAY
NAPLES, FL 34113---0

BURROWES, PAUL S
BEVERLY LAURINE BURROWES
6025 ACKLINS DR
NAPLES, FL 34113---0

BURTON, KATHLEEN A
NANCY PHILLIPS
6225 ANTIGUA WAY
NAPLES, FL 34113---0

BUSBY, VICKIE L
6052 NEEDLE ROCK COURT
SYLVANIA, OH 53460---0

BUXO, VINCENT H & LAURA M
6549 DOMINICA DR #202
NAPLES, FL 34113---0

BYRD, LINDA LOUISE
5684 HIGHBOURNE DR
NAPLES, FL 34113---0

C A LEDERHAAS REV TRUST
6375 WARWICK AVE
NAPLES, FL 34113---0

C M & L M LINDER REV TRUST
6391 WARWICK AVE
NAPLES, FL 34113---0

C MICHAEL OHEARN JR REV TRUST
JAN BOYCE 1997 REVOCABLE TRUST
4958 ANDROS DR
NAPLES, FL 34113---0

C2S FLORIDA LLC
1200 BRICKELL AVE #1960
MIAMI, FL 33131---0

CABRERA, EUNICE
3631 POPLAR WAY
NAPLES, FL 34112---6635

CAGE, ALISHA Y
4535 LAKEWOOD BLVD
NAPLES, FL 34112---0

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

CAGE, ALISHA Y
4535 LAKEWOOD BLVD
NAPLES, FL 34112---0

CAJUSTE TR, OSNEL & CLONIE F
O & C CAJUSTE REV LIV TRUST
4872 CATALINA DR
NAPLES, FL 34112---6904

CALA, ORLANDO
DANIEL CALA
1603 HARBOR BLVD
PT CHARLOTTE, FL 33952---0

CALABRO, FRANK MICHAEL
ANTONIA CALABRO
6172 ANTIGUA WAY
NAPLES, FL 34113---0

CALARCO, JOHN ROD
CATHLEEN KELLY CALARCO
69 BROOK HILLS CIRCLE
WHITE PLAINS, NY 10605---0

CALDWELL, TOBIAS
227 W NECK RD
HUNTINGTON, NY 11743---0

CAMARATO, GREGORY
PATRICIA C CAMARATO
17358 WATERBRIDGE DR NORTH
ROYALTON, OH 44133---0

CAMERON, CAROLE LOUISE
5942 HAITI DRIVE
NAPLES, FL 34113---0

CAMILLE C LAZ REV TRUST
6561 DOMINICA DR #101
NAPLES, FL 34113---0

CAMPBELL, RICHARD & MAUREEN F
259 ASTOR DR
SAYVILLE, NY 11782---0

CAMPBELL, SUE MITCHELL
5778 HIGHBOURNE DR
NAPLES, FL 34113---0

CAMPOS, DAYSE
3999 ROSE AVE
NAPLES, FL 34112---6771

CANCIO, MILEIVIS A
4109 THOMASSON LN
NAPLES, FL 34112---6759

CANNON, THOMAS G & GALE
5093 TAMIAMI TRL E
NAPLES, FL 34113---4128

CANNON, THOMAS G & GALE
5093 TAMIAMI TRL E
NAPLES, FL 34113---4128

CANNONE, SUSAN E
PETER J CANNONE III
36 BOBBY JONES DRIVE
ANDOVER, MA 01810---0

CANTASANO, ANTHONY & MICHELLE
4995 ANDROS DR
NAPLES, FL 34113---0

CAPUTI, BRIAN & KATHLEEN
607 KNOX RD
EAST AURORA, NY 14052---0

CARA INTERNATIONAL LLC
4652 NAVASSA LANE
NAPLES, FL 34119---0

CARA INTERNATIONAL LLC
4652 NAVASSA LANE
NAPLES, FL 34119---0

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

CARA INTERNATIONAL LLC
4652 NAVASSA LANE
NAPLES, FL 34119---0

CARBALLEA, JULIO
ANNA HERNANDEZ
1430 GOLDEN GATE BLVD E
NAPLES, FL 34120---3603

CARBALLO, GIOVANNI
4309 THOMASSON LN
NAPLES, FL 34112---6763

CARDINALE, JOSEPH G
FILOMENA M CARDINALE
6220 COMPART ISLE DR
NAPLES, FL 34113---0

CAREY, CATHERINE COCHRANE
ELIZABETH COCHRANE REID
JOHN ALEXANDER COCHRANE JR
387 WEST END AVE
NEW YORK, NY 10024---0

CARLIN, JOSEPH MICHAEL
JUDY ANN CARLIN
6405 ANTIGUA WAY
NAPLES, FL 34113---0

CARLSON, ELIZABETH ANN
ERIK RICHARD CARLSON
9528 AVELLINO WAY #2515
NAPLES, FL 34113---0

CARNEY JR, RICHARD V
DEBRA L CARNEY
36 AMWELL ROAD
FLEMINGTON, NJ 08822---0

CAROL BERKLEY LIVING TRUST
6034 ANDROS DR
NAPLES, FL 34113---0

CAROL DELARIO IRREV S/N TRUST
1252 12 AVE N
NAPLES, FL 34102---0

CAROL EURINGER REV LIV TRUST
W340 N4975 TOWNSHIP ROAD O
NASHOTAH, WI 53058---0

CARR JR, HARRY E
BARBARA L CARR
6217 COMPART ISLE DR
NAPLES, FL 34112---0

CARRIAGE FLORIDA HOLDINGS INC
3040 POST OAK BLVD # 300
HOUSTON, TX 77056---0

CARRIAGE FLORIDA HOLDINGS INC
3040 POST OAK BLVD # 300
HOUSTON, TX 77056---0

CARROLL, MARILYN KATHRYN
5681 HIGHBOURNE DR
NAPLES, FL 34113---0

CARUTH, PAMELA JANE & DON PAUL
M J & J E LUND
21054 KAROLINE COURT N
FOREST LAKE, MN 55025---0

CARVALLO, THIERRY PASCAL
6927 CAY COURT
NAPLES, FL 34113---0

CASEY, COLLEEN M
9566 TREVI CT #4925
NAPLES, FL 34113---0

CASEY, MICHAEL PATRICK
REBEKAH BRISBIN CASEY
6041 LUCAYA WAY
NAPLES, FL 34113---0

CASHIN, MARYANN
SUSAN O'BRIEN
4913 ANDROS DR
NAPLES, FL 34113---0

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CASSELBERRY, ROBERTA SUE
6533 DOMINICA DR #202
NAPLES, FL 34113---0

CASSITY, BRENDON TYLER
6069 LUCAYA WAY
NAPLES, FL 34113---0

CASTILLO, TRINIDAD & EVA
4636 ORCHARD LN
NAPLES, FL 34112---6620

CASTOR, MARIANA PEREZ
SANDRA ANN HERNANDEZ
2775 HOLLY AVE
NAPLES, FL 34112---0

CASTRO, ERIK & BERTHA
5242 GILCHRIST ST
NAPLES, FL 34113---7728

CASTRO, ERIK & BERTHA
5242 GILCHRIST ST
NAPLES, FL 34113---7728

CASTRONOVA, PHILIP JAMES
LOIS ANN CASTRONOVA
6390 WARWICK AVE
NAPLES, FL 34113---0

CASULLO, ROCCO
2783 ELMWOOD AVE
KENMORE, NY 14217---0

CATAGNUS, GREGG STEPHEN
MINDY SUE CATAGNUS
2871 HOMESTEAD CT
GILBERTSVILLE, PA 19525---0

CATON, TERRI LYNNE
9578 TREVI COURT #5116
NAPLES, FL 34113---0

CAVALLO, ROBERT & JOYCE
1709 REDFIELD RD
BEL AIR, MD 21015---0

CAVALLO, ROBERT E & CYNTHIA M
19 BEECHWOOD CT
MASSAPEQUA, NY 11758---0

CAVALLONE, ROSE
75 SAINT ANDREWS BLVD APT 202
NAPLES, FL 34113---7602

CDC LAND INVESTMENTS INC
2550 GOODLETTE RD N #100
NAPLES, FL 34103---0

CDC LAND INVESTMENTS INC
2550 GOODLETTE RD N #100
NAPLES, FL 34103---4609

CEDARHILL AVELLINO 9529 LLC
1302 CRYER AVE
CINCINNATI, OH 45208---0

CELESTIN, DANIEL
OVERLANDE ISME
8555 BAYSHORE DR
NAPLES, FL 34112---7342

CERCONE, PETER J & CYNTHIA L
17 RIDGEWOOD DR
STOW, MA 01775---0

CERMINARO, JAMES ROBERT
DONNA LYNN CERMINARO
2131 FARR ST
SCRANTON, PA 18504---0

CETERA, ANGELA
5735 HIGHBOURNE DR
NAPLES, FL 34113---0

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CHAIKEN, AMY SUZETTE
NORTON G CHAIKEN
38065 LANTERN HILL CT
FARMINGTON, MI 48331---0

CHANDRA, MAHASE & PRIYA
6030 ACKLINS DRIVE
NAPLES, FL 34113---0

CHARELIS, ANNETTE
GUERY G PLANCHER
4625 LOMBARDY LN
NAPLES, FL 34112---0

CHARELUS, ELIQUET
3963 MOHAWK PL
NAPLES, FL 34112---0

CHARLES BARRY HARMON TRUST
5052 MARTINIQUE DR
NAPLES, FL 34113---0

CHEN TR, JIE
PINE VIEW TRUST
UTD 1/28/10
PO BOX 9051
NAPLES, FL 34101---9051

CHEN, JENNY
1109 N ALHAMBRA CIR
NAPLES, FL 34103---0

CHEN, JENNY
1109 N ALHAMBRA CIR
NAPLES, FL 34103---0

CHEVALIER, MARGARET SARAH
5708 HIGHBOURNE DR
NAPLES, FL 34113---0

CHICKERING, NICHOLAS S
MARYANGELA GADALETA
3928 ROSE AVE
NAPLES, FL 34112---6772

CHIN, STEVEN
FIONA SIM
6108 ANTIGUA WAY
NAPLES, FL 34113---0

CHOATE, JENNA E
DOUGLAS F ADAMS
3140 WOODSIDE AVE
NAPLES, FL 34112---0

CHRISTINE C MAXWELL DECL TRUST
604 CARDINAL COVE CT
ELGIN, IL 60124---0

CHRISTOPHER J YOUNG TRUST
53 HEWLETT LANE
PORT WASHINGTON, NY 11050---0

CHUMBLEY, ERIKA D
4437 NOVATO CT
NAPLES, FL 34109---0

CHUMBLEY, ERIKA D
4437 NOVATO CT
NAPLES, FL 34109---0

CIAMPO, DONNA M & ANTHONY T JR
9596 TREVI CT #5417
NAPLES, FL 34113---0

CICCHI, DOMINIC NICHOLAS
GEORGIA LOUISE CICCHI
5720 ANEGADA DRIVE
NAPLES, FL 34113---0

CIOTTI, ROBERT G & KRISTINE A
5139 ANDROS DR
NAPLES, FL 34113---0

CITY OF NAPLES
735 8TH ST S
NAPLES, FL 34102---6703

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CITY OF NAPLES
735 8TH ST S
NAPLES, FL 34102---6703

CITY OF NAPLES
735 8TH ST S
NAPLES, FL 34102---6703

CITY OF NAPLES
735 8TH ST S
NAPLES, FL 34102---6703

CLARIDA FAMILY TRUST
5707 HIGHBOURNE DR
NAPLES, FL 34113---0

CLARKE, TIMOTHY A
JEFFERY ALLEN CLARKE
48 REPUBLIC DR
NAPLES, FL 34112---7328

CLAVERIA, RAFAEL & ASUNCION J
5789 ANEGADA DR
NAPLES, FL 34113---0

CLEOPHAT, TANIS
3449 29TH AVE SW
NAPLES, FL 34117---0

CLEOPHAT, TANIS
3449 29TH AVE SW
NAPLES, FL 34117---0

CLINTON JAMES POTTER 2005 TRST
9572 TREVI CT #5033
NAPLES, FL 34113---0

COBIN, KAREN
FRANK TRUGLIO
100 CROCUS AVE
FLORAL PARK, NY 11001---0

COCALIS, TERRY
3024 WOODSIDE AVE
NAPLES, FL 34112---0

COGHLAN, THOMAS KENNETH
BARBARA HELSEL COGHLAN
5781 ANEGADA DRIVE
NAPLES, FL 34113---0

COHEN, ALON & BARBARA
5089 TORTOLA CT
NAPLES, FL 34113---0

COHEN, ROCHELLE
5660 HIGHBOURNE DR
NAPLES, FL 34113---0

COLANDO, TERESA A
6N333 GREENWOOD AVENUE
MEDINAH, IL 60157---0

COLDRICK FAMILY TRUST
6201 MEGANS BAY DR
NAPLES, FL 34113---0

COLEEN KROHN REVOCABLE TRUST
420 COTTONWOOD CT
WAHPETON, ND 58075---0

COLEMAN, WILLIAM J
PATRICIA A REARDON
5163 ANDROS DRIVE
NAPLES, FL 34113---0

COLETTE, JOSEPH F & FLORENCE W
345 HARMONY HILL RD
HARWINTON, CT 06791---1417

COLLEEN M DREHER REV TRUST
5421 N SUMMERLAND DR
APPLETON, WI 54913---0

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COLLIER CNTY
C/O REAL PROPERTY MANAGEMENT
3335 TAMIAMI TR E, STE 101
NAPLES, FL 34112---0

COLLIER CNTY
C/O REAL PROPERTY MANAGEMENT
3335 TAMIAMI TR E, STE 101
NAPLES, FL 34112---0

COLLIER CNTY
C/O REAL PROPERTY MANAGEMENT
3335 TAMIAMI TR E, STE 101
NAPLES, FL 34112---0

COLLIER CNTY
C/O REAL PROPERTY MANAGEMENT
3335 TAMIAMI TR E, STE 101
NAPLES, FL 34112---0

COLLIER CNTY
HOUSING ALTERNATIVE INC
6075 BATHEY LN
NAPLES, FL 34116---7536

COLLIER CNTY
HOUSING ALTERNATIVE INC
6075 BATHEY LN
NAPLES, FL 34116---7536

COLLIER CNTY
TRANSPORTATION RIGHT-OF-WAY
2885 HORSESHOE DRIVE S
NAPLES, FL 34104---0

COLLIER CNTY
TRANSPORTATION RIGHT-OF-WAY
2885 HORSESHOE DRIVE S
NAPLES, FL 34104---0

COLLIER FINANCIAL INC
4985 TAMIAMI TRAIL E
NAPLES, FL 34113---0

COLLIER FINANCIAL INC
4985 TAMIAMI TRL E
NAPLES, FL 34113---4131

COLLIER CNTY
C/O REAL PROPERTY MANAGEMENT
3335 TAMIAMI TR E, STE 101
NAPLES, FL 34112---0

COLLIER CNTY
C/O REAL PROPERTY MANAGEMENT
3335 TAMIAMI TR E, STE 101
NAPLES, FL 34112---0

COLLIER CNTY
C/O REAL PROPERTY MANAGEMENT
3335 TAMIAMI TR E, STE 101
NAPLES, FL 34112---0

COLLIER CNTY
HOUSING ALTERNATIVE INC
6075 BATHEY LN
NAPLES, FL 34116---7536

COLLIER CNTY
HOUSING ALTERNATIVE INC
6075 BATHEY LN
NAPLES, FL 34116---7536

COLLIER CNTY
HOUSING ALTERNATIVE INC
6075 BATHEY LN
NAPLES, FL 34116---7536

COLLIER CNTY
TRANSPORTATION RIGHT-OF-WAY
2885 HORSESHOE DRIVE S
NAPLES, FL 34104---0

COLLIER FINANCIAL INC
4985 TAMIAMI TRAIL E
NAPLES, FL 34113---0

COLLIER FINANCIAL INC
4985 TAMIAMI TRL E
NAPLES, FL 34113---4131

COLLIER LAND DEVELOPMENT INC
2550 GOODLETTE RD N #100
NAPLES, FL 34103---0

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COLLIER LAND DEVELOPMENT INC
2550 GOODLETTE RD N #100
NAPLES, FL 34103---0

COLLIER LAND DEVELOPMENT INC
2550 GOODLETTE RD N STE 100
NAPLES, FL 34103---0

COLLINS, JAN M
5737 ANEGADA DR
NAPLES, FL 34113---0

COLLINS, THOMAS MICHAEL
BARBARA GAIL COLLINS
5731 CLARENDON DR
NAPLES, FL 34113---0

COMMERCIAL PROPERTIES SW INC
7995 MAHOGANY RUN LN
NAPLES, FL 34113---1625

COMOS, MICHAEL EUGENE
ELLEN LYNN COON
5795 BELLSHIRE LANE
CLARKSTON, MI 48346---0

CONDIT, CHARLES DAVID
PATRICIA INSKEEP CONDIT
5739 HIGHBOURNE DR
NAPLES, FL 34113---0

CONGENI, JEFFREY L
MICHELLE JEANNINE TEEL
6399 ANTIGUA WAY
NAPLES, FL 34113---0

CONLEY, DEBRA J
996 13TH ST N
NAPLES, FL 34102---5484

CONNER, CLIFFORD SCOTT
6904 BURNT SIENNA CIRCLE
NAPLES, FL 34109---0

CONNORS, LAWRENCE
62 PHIPPS AVE
EAST ROCKAWAY, NY 11518---0

CONROY, KAREN A
6838 BEQUIA WAY
NAPLES, FL 34113---0

CONSTANCE J BRESSE TRUST EST
4108 MINDI AVE
NAPLES, FL 34112---6740

CONTI, MARY JEAN
95 SAINT ANDREWS BLVD APT B211
NAPLES, FL 34113---7694

CONTINENTAL 422 FUND LLC
ATTN: LEGAL DEPARTMENT
W134 N8675 EXECUTIVE PKWY
MENOMONEE FALLS, WI 53051---0

CONTINENZA, ANTHONY T & DANEEN
11495 SUTTON PLACE
CHARDON, OH 44024---0

CONWAY III, EDWARD FRANCIS
VALERIE KAY CONWAY
5892 ANTIGUA WAY
NAPLES, FL 34113---0

CONWAY, JAYNE C
7056 DOMINICA DR
NAPLES, FL 34112---0

COOK, RONALD D & KAREN L
5053 MARTINIQUE DR
NAPLES, FL 34113---0

COOL BOATS LLC
5067 TAMIAMI TRL E
NAPLES, FL 34113---0

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COOPER, KEVIN DAVID
JODI SUZANNE COOPER
6537 DOMINICA DR #201
NAPLES, FL 34113---0

CORDOVA, MANUEL
6701 SW 116 CT #303
MIAMI, FL 33173---0

CORNFIELD, STEVEN E
6573 DOMINICA DRIVE UNIT 202
NAPLES, FL 34113---0

CORRAL, JUAN C & SOLI I
6280 LANCEWOOD WAY
NAPLES, FL 34116---0

COSTANTINO, BRYAN A & DOREEN M
5155 ANDROS DR
NAPLES, FL 34113---0

COSTELLO JR, JOHN PATRICK
EILEEN SHEAHEN COSTELLO
7075 DOMINICA DR
NAPLES, FL 34113---0

COWAN, STEVEN BOYD
EMMA VICTORIA SPRECKLEY
5953 HAITI DR
NAPLES, FL 34113---0

CRABTREE, WILLIAM JODA
JANE ELLEN CRABTREE
P O BOX 461
WARSEKA, IL 60970---0

CRAIG W AYERS REVOCABLE TRUST
530 HELIGAN LN #4
LIVERMORE, CA 94551---0

CRAIG, JOSEPH E & MARYELLEN
14 APPLETON WAYE
MARSHFIELD, MA 02050---0

CRANSHAW, DONALD L & SANDRA I
6810 BEQUIA WAY
NAPLES, FL 34113---0

CREWS, CANNON
MARLOW DIMARIA
JULIE CREWS
79 CONSTITUTION DR
NAPLES, FL 34112---0

CREWS, NEEDHAM E & JULIE A
66 CONSTITUTION DR
NAPLES, FL 34112---7355

CROLLA, ANTHONY & CHRISTINE
7003 DOMINICA DR
NAPLES, FL 34113---0

CROUTHAMEL, JONATHAN H
MING-CHIN CROUTHAMEL
1801 MARY LN
HARLEYSVILLE, PA 19438---0

CRUCITT LIVING TRUST
6442 WARWICK AVE
NAPLES, FL 34113---0

CRUZ, DIANA BARCELO
LAZARO RODRIGUEZ
4623 ORCHARD LN
NAPLES, FL 34112---6619

CRUZ, DOMINGA & PEDRO
4810 BISCAYNE DR
NAPLES, FL 34112---0

CRUZ, LINO E
4115 THOMASSON LN
NAPLES, FL 34112---6759

CRYSTAL CONSULTING LLC
1200 GOODLETTE NORTH #8266
NAPLES, FL 34101---0

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CRYSTAL CONSULTING LLC
1200 GOODLETTE NORTH #8266
NAPLES, FL 34101---0

CULLEN, MARK J & KATHLEEN M
PO BOX 3071
POCASSET, MA 02559---0

CUMMINGS, SANDRA J
5130 ANDROS DR
NAPLES, FL 34113---0

CURTIS S FRAHM LIVING TRUST
JOYCE L FRAHM LIVING TRUST
7060 DOMINICA DR
NAPLES, FL 34113---0

CURTIS STUDOR R/E HLDGS LLC
SHARON STUDOR R/E HLDGS LLC
1235 ARLET CT
BROADVIEW HGTS, OH 44147---0

CURTIS, KEITH E
SETH C CURTIS
MARY ANN CURTIS LIVING TRUST
71 POSCO AVENUE
LEOMINSTER, MA 01453---0

CUSTER, LONNIE J & KATHY J
6266 LIGHTBOURN WAY
NAPLES, FL 34113---0

CYNTHIA COROGIN TRUST
420 COTTAGE COURT
MARCO ISLAND, FL 34145---0

CYR, PEGGY R
ROXANNA BROPHY
28 PARKER WAY
FALMOUTH, ME 04105---0

D AND L WOODWORTH REV TRUST
2735 LAKEVIEW DR
NAPLES, FL 34112---5817

D C & K D HICKS FAMILY TRUST
4972 ANDROS DR
NAPLES, FL 34113---0

D S M INVESTMENT TRUST
4918 STRASBURG RD
STRASBURG, VA 22659---0

DADAMIO, GREGORY J & JEANNE C
2714 OAK VALLEY DR
VIENNA, VA 22181---0

DAHM, JOSEPH & JOSEPHINE
10 RELIANCE LANE
LINCOLNSHIRE, IL 60096---0

DAHRINGER, JOHN C & MARY JANE
107 AMEN CORNER
SUMMERVILLE, SC 29483---0

DAMBRA, CARMINE & NORA C
35 COUNTRY SQUIRE RD
OLD TAPPAN, NJ 07675---0

DANA PYLE TRUST
6091 PLANA CAYS DR
NAPLES, FL 34113---0

DANIEL F RAHILL III TRUST
CHRISTINE M OTT-SHAW TRUST
100 E BELLEVUE PL
APT 19D
CHICAGO, IL 60611---0

DANKO HOLDINGS LP
1500 SYCAMORE RD
SUITE 120
MONTOURSVILLE, PA 17754---0

D'ATTILIO, RICHARD & ROXANNE
5922 HAITI DR
NAPLES, FL 34113---0

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DAVID J ROLLER REV TRUST
9554 TREVI COURT #4714
NAPLES, FL 34113---0

DAVID NAVON TRUST
6457 PEMBROKE WAY
NAPLES, FL 34112---0

DAVIE, JAMES WALTON
5685 HIGHBOURNE DR
NAPLES, FL 34113---0

DAVILA, JESUS A
4013 THOMASSON LN
NAPLES, FL 34112---6757

DAVIS, LEO & ANGELA S
9584 TREVI CT #5217
NAPLES, FL 34113---0

DE AGUIRRE, ANA MARIA ZENTENO
4128 DALE AVE
NAPLES, FL 34112---0

DE FARIA, NORTON NEY B
ALLISON FARRAND
5974 HAITI DR
NAPLES, FL 34113---0

DE HAVEN, JAMES R & PATRICIA A
6150 MEGANS BAY DR
NAPLES, FL 34113---0

DE LEON JR, SOCRATES S
SANDRA SHULTZ DE LEON
4979 ANDROS DR
NAPLES, FL 34113---0

DE LEON, MANUEL CORIO
ASHLEY NICOLE CRUMMETT
3735 THOMASSON DR
NAPLES, FL 34112---0

DEANN NORSTROM SHAWKEY
REVOCABLE TRUST
7052 DOMINICA DRIVE
NAPLES, FL 34113---0

DEBELLIS, MARK J & KATHRYN
5210 BARCLAY BLVD
MARLTON, NJ 08053---0

DEBORAH GEMBOROWSKI TRUST
8 PARKVIEW DR
BRONXVILLE, NY 10708---0

DEBORAH L LAWSON TRUST
9493 CASORIA CT #102
NAPLES, FL 34113---0

DEBRA E PLATT TRUST
33 WEST DELAWARE PLACE #22C
CHICAGO, IL 60610---0

DEBRA LOUISE HIRAKAWA ANCONA
TRUST
464 POTOMAC LN
ELK GROVE VILLAG, IL 60007---0

DEISING, BRETON F & VALERIE S
3060 WOODSIDE AVE
NAPLES, FL 34112---0

DELK, MARIA & EDGAR
5011 TAMIAMI TRAIL E
NAPLES, FL 34113---0

DELUCA, JESSICA
KATHRYN DELUCA
15235 CLUB COURSE DR
BATH, MI 48805---0

DELUCA, RANDY STEPHEN
LAURA VERONICA DELUCA
5928 ANTIGUA WAY
NAPLES, FL 34113---0

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DELUCIA, RONALD M
5079 ANDROS DR
NAPLES, FL 34112---0

DEMARCO, PETER ANTHONY
JENNIFER L MCCALLA
5763 CLARENDON DR
NAPLES, FL 34113---0

DEMARTINI, THOMAS C
CLAUDIA L DEMARTINI
49 HILLSIDE ST
WELLS, ME 04090---0

DEMASI, LISA M
183 THE HELM
EAST ISLIP, NY 11730---0

DEMERS & MYERS REV TRUST
6374 WARWICK AVE
NAPLES, FL 34113---0

DEMNICKI, DENNIS J & JOANNE M
6262 LIGHTBOURN WAY
NAPLES, FL 34113---0

DENISE M FALCONE REV TRUST
6197 MEGANS BAY DR
NAPLES, FL 34113---0

DENNER, EVAN & MARY ANN
6168 ANTIGUA WAY
NAPLES, FL 34113---0

DENNIS R BAK LIV TRUST
7762 WHEELER DR
ORLAND PARK, IL 60462---5029

DENOFRIO, MICHAEL
ERIN M OHARA DENOFRIO
17 DUANE DR
NORTH REDDING, MA 01864---0

DEPERRO, MARTIN JOSEPH
ROSEMARIE CIACCHI-DEPERRO
118 W STREETBORO ST
HUDSON, OH 44236---0

DEPPERT, LAURA A
5773 ANEGADA DR
NAPLES, FL 34113---0

DERCOLE, EDWARD & SUSAN
152 TANGLEWOOD S
HAMDEN, CT 06518---0

DERIVAL, JOSEPH A & JULIENNE
3926 MINDI AVE
NAPLES, FL 34112---6738

DESANTIS, JOHN MARK
JUDITH ANN DESANTIS
5762 ANEGADA DR
NAPLES, FL 34113---0

DESHETLER, SUSAN E
5069 TORTOLA CT
NAPLES, FL 34113---0

DESPARD, THOMAS ESHELMAN
GAYLE EDWARDS DESPARD
7116 DOMINICA DR
NAPLES, FL 34113---8221

DESTENO, ROBERT & MARGARET
9584 TREVI COURT #5222
NAPLES, FL 34113---0

DEWRELL, TRACEY & MARA
336 S ESPLANADE
ALPHARETTA, GA 30009---0

DI TURI, ANNA G
6919 CAY ST
NAPLES, FL 34113---8224

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DIACONESCU, DAN MIHNEA
ELISABETA VICTORIA DIACONESCU
6398 WARWICK AVE
NAPLES, FL 34113---0

DIANA H DAMIANO REV TRUST
ANDREW S DAMIANO TRUST
28 BRIDLEWOOD RD
NORTHBROOK, IL 60062---0

DIANE M RIDDLE TRUST
5756 ELBOW AVE
NAPLES, FL 34113---0

DIAZ, YOLAINE ARMENTEROS
RIGOBERTO MARTINEZ AGUERO
105 WARWICK HILLS DR
NAPLES, FL 34113---0

DIBUONO, JOSEPH G
TRACEY TARANTINO DIBUONO
113 COVINGTON CT
OAK BROOK, IL 60523---0

DIEUJUSTE, EMMANUS
ROLANDE ORANGE
4308 ROSE AVE
NAPLES, FL 34112---0

DIFONZO, JAMES P
THERESA JO LAPUH
1163 VISTA LAGO CIR
PAINESVILLE, OH 44077---0

DIMENNA, PAUL M
6625 W 26TH ST
BERWYN, IL 60402---0

DINISCIA, FRANK J
SUSAN MANZO-DINISCIA
5898 HAITI DR
NAPLES, FL 34113---0

DIXON, CHAPLIN E
9572 TREVI CT #5024
NAPLES, FL 34113---0

DJBEAR LLC
878 ARDSLEY LANE
BRIDGEWATER, NJ 08807---0

DO, FRANCIS S
1048 CORONET LANE
SOMERDALE, NJ 08083---0

DOBRESCU, OANA C
LAWRENCE=& DENIS EDMUNDS
3259 ANDREWS AVE
NAPLES, FL 34112---3651

DOEPKE REV TRUST
8801 ZURIGO LN
NAPLES, FL 34114---2721

DOMINGA FLOWERS OF NAPLES LLC
4896 RATTLESNAKE HAMMOCK RD
NAPLES, FL 34113---0

DONOVAN, JENNIFER LEE
SHAWN PATRICK DONOVAN
11835 CHESTNUT CT
CEDAR LAKE, IN 46303---0

DOONAN, MARYA E
9560 TREVI CT #4828
NAPLES, FL 34113---0

DOUGLAS F ADAMS REV LIV TRUST
262 LITTLE HARBOUR LANE
NAPLES, FL 34102---0

DOUGLAS F ADAMS REV LIV TRUST
262 LITTLE HARBOUR LANE
NAPLES, FL 34102---0

DOUMAS, EFKLIDES CLIFFORD
DIANE ANDERSON DOUMAS
5791 CLARENDON DR
NAPLES, FL 34113---8385

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DOWSON, JOHN J & NANCY R
6381 LYFORD ISLE DR
NAPLES, FL 34113---0

DOYLE, ROBERT J
MELISSA J KAHN
4992 ANDROS DR
NAPLES, FL 34113---0

DRAFFEN, DENNIS
4408 ROSE AVE
NAPLES, FL 34112---0

DRAGICEVIC, EMIL & RADMILA
609 WHISPERING WILLOWS CT
BALLWIN, MO 63021---0

DRAKE, CHARLES W & ELLEN P
9497 CASORIA CT #102
NAPLES, FL 34113---0

DRESSMAN FAMILY TRUST
5710 CLARENDON DR
NAPLES, FL 34113---0

DREW S DETTLING LIVING TRUST
740 BROOKSIDE AVE
BIRMINGHAM, MI 48009---0

DRISCOLL, DENNIS MICHAEL
7177 DOMINICA DR
NAPLES, FL 34113---4160

DUFFY, THOMAS P & JULIE
7023 DOMINICA DR
NAPLES, FL 34113---0

DUGGAN, RUSSELL ARTHUR
CORINNE ANN DUGGAN
7101 DOMINICA DR
NAPLES, FL 34113---0

DUNCAN FAMILY REV TRUST
7150 DOMINICA DR
NAPLES, FL 34113---0

DURHAM, PAUL & HAZEL A
7011 DOMINICA DR
NAPLES, FL 34113---0

DUTCH, DENNIS ELLIOTT
JACQUELYN RAE DUTCH
7136 DOMINICA DR
NAPLES, FL 34113---0

DWYER, THOMAS & MARY ANN
7002 DOMINICA DR
NAPLES, FL 34113---0

E H & M J HORN REV LIV TRUST
6964 CAY COURT
NAPLES, FL 34113---0

E J MADDEN MCGRATH REV TRUST
162 WARREN AVE
WOLLASTON, MA 02170---0

EASTEP, THOMAS MCCLELLAN
JULIA GARGIULO EASTEP
213 WOODMERE DR
APT D
WILLIAMSBURG, VA 23185---0

EDWARD L MCFARLAND TRUST
202 PLANTATION PT
ANDERSON, SC 29625---0

EGAN, DOROTHY T
BERNARD J FARLEY
5050 ANDROS DR
NAPLES, FL 34113---0

EHMANN, DOUGLAS ROBERT
FRANCESCA MASTANDUNO EHMANN
14215 SAWMILL CT
PHOENIX, MD 21131---1839

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EILEEN GALLAGHER TRUST
7169 DOMINICA DR
NAPLES, FL 34113---0

EISAMAN, KARL EDWARD
CARMEN T EISAMAN
744 HEARTHSTONE CIR
GREENSBURG, PA 15601---0

ELAINE M GUINTA LIVING TRUST
5094 ANDROS DR
NAPLES, FL 34113---0

ELAINE STANGLAND REV TRUST
8 WATERBURY AVE
MADISON, CT 06443---0

ELIZABETH A ACETO REV TRUST
ANTHONY ACETO III REV TRUST
9566 TREVI CT #4942
NAPLES, FL 34113---0

ELLERMEYER, FRANK
G INGE MARIA ELLERMEYER
6360 LYFORD ISLE DR
NAPLES, FL 34113---0

ELLIS, ROBERT K
BRENDA DAPOZ ELLIS
5770 HIGHBOURNE DR
NAPLES, FL 34113---0

ELMENDORF, RICHARD W
MARIE YIBRIN ELMENDORF
6073 LUCAYA WAY
NAPLES, FL 34113---0

EMIDIO LUPINI TRUST
MARGARET ANDERSON LUPINI TRUST
6818 BEQUIA WAY
NAPLES, FL 34113---0

ENGLISH III, THOMAS A
43 EDGEWATER DRIVE
QUINCY, MA 02169---3648

ERIC J ARENBERG LIVING TRUST
M DENISE ARENBERG LIVING TRUST
939 SEASHORE RD
CAPE MAY, NJ 08204---0

ERNST, THOMAS GRAHAM
GAIL A ERNST
5790 ANEGADA DRIVE
NAPLES, FL 34113---0

ESTILL, ROBERT I
2026 SOUTH QUEEN STREET
YORK, PA 17403---0

ETTS, DOUGLAS E
SUSAN M TRAINOR-ETTS
14 FURMAN PLACE
EAST NORWICH, NY 11732---0

EVANS, JANICE LOUISE
133 BLUE RIDGE DRIVE
NAPLES, FL 34112---3726

EXECUTIVE REALTY MGMT LLC
608 CORPORATE DR W
LANGHORNE, PA 19047---0

EXILHOMME, MEREST
8485 BAYSHORE DR
NAPLES, FL 34112---7329

EYLES, DOUGLAS G & MARTHA R
6829 BEQUIA WAY
NAPLES, FL 34113---0

FABISIAK, WALTER & LORI W
5049 MARTINIQUE DR
NAPLES, FL 34113---0

FAETH, KENNETH J
JANET MCLAUGHLIN
MICHAEL FAETH
12 PEPPERMILL CT
COMMACK, NY 11725---0

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FAITH L IRWIN REV TRUST
7 TANGLEWOOD DR
BRANFORD, CT 06405---0

FALCE, JOSEPH DOMINICK
MARYANN FALCE
70-30 66TH PL
GLENDALE, NY 11385---0

FARES L S CORP
3375 TIMBERWOOD CIRCLE
NAPLES, FL 34105---0

FARO INTERNATIONAL GROUP LLC
920 HONEYBEE DR
NAPLES, FL 34120---4806

FARREN, CHRISTOPHER MICHAEL
MARGARET C FARREN
5823 HAITI DR
NAPLES, FL 34113---0

FAULKNER, ANGELA C
STEPHEN GROVE
2966 ANDREWS AVE
NAPLES, FL 34112---0

FEINBERG, B STEVEN
KAREN DALE FEINBERG
116 HUNT DR
STOUGHTON, MA 02072---0

FELICE, RICHARD & MARNELL
9572 TREVI CT #5017
NAPLES, FL 34113---0

FERGUSON, WILLIAM STANLEY
CAROLYN M FERGUSON
6013 LUCAYA WAY
NAPLES, FL 34113---0

FERNANDEZ, MICHAEL R
THERESA F FERNANDEZ
5797 ANEGADA DR
NAPLES, FL 34113---8384

FERRI, JOSEPH J & KAREN T
5740 ANEGADA DR
NAPLES, FL 34113---0

FERRIELL, JAMISON R
LAURALEE C FERRIELL
6257 UNION ISLAND WAY
NAPLES, FL 34113---0

FERRIS, MATTHEW J & DANA
5077 TORTOLA COURT
NAPLES, FL 34113---0

FETTEROLF, MYRON M & JANET M
5063 MARTINIQUE DR
NAPLES, FL 34113---0

FIFTH THIRD BANK
MD 10ATA1 CORP FAC
38 FOUNTAIN SQUARE PL
CINCINNATI, OH 45263---0

FINLEY SR, JONATHON ERICK
LISA M FINLEY
6250 LIGHBOURN WAY
NAPLES, FL 34113---0

FIORE, CHRISTINE E
6113 MEGANS BAY DR
NAPLES, FL 34113---0

FIORE, DIANE J
9578 TREVI CT #5111
NAPLES, FL 34113---0

FIORENTINO, JOSEPH A
PHILIPPA X GIRLING
5134 ANDROS DR
NAPLES, FL 34113---0

FISER, COLETTE
3000 RIGGS RD
ERLANGER, KY 41018---0

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FITZWATER, MATTHEW S
ELIZABETH FITZWATER
7084 DOMINICA DR
NAPLES, FL 34113---0

FLAIRTY, WILLIAM IRVIN
JANE ELLEN FLAIRTY
5771 CLARENDON DR
NAPLES, FL 34113---0

FLANAGAN, KAREN L
LINDA J DAMPHOUSSE
15 STICKNEY RD
ATKINSON, NH 03811---0

FLEISHER JR, HAROLD L
AUDREY H FLEISHER
6460 PEMBROKE WAY
NAPLES, FL 34113---0

FLEMING, THOMAS M
15 CANAL WAY
HAMPTON BAYS, NY 11946---0

FLORES, J CRUZ & LUCIA
4627 ORCHARD LN
NAPLES, FL 34112---6619

FLORIDA POWER & LIGHT COMPANY
PROPERTY TAX-PSX/JB
700 UNIVERSE BLVD
JUNO BEACH, FL 33408---2657

FOLEY, BRIAN E
CAROL L BROWN
32 CRANBERRY LANE
S EASTON, MA 02375---1413

FOLEY, MICHAEL R & APRIL L
6278 UNION ISLAND WAY
NAPLES, FL 34113---0

FOLKMAN, BRIAN DAVID
166 STONEBRIDGE RD
SAINT PAUL, MN 55118---0

FOLLIN, WILLIAM ROBERT
JACQUELINE WICK FOLLIN
4963 ANDROS DR
NAPLES, FL 34113---0

FORD, MICHAEL WAYNE
REBECCA JANE FORD
6237 ANTIGUA WAY
NAPLES, FL 34113---0

FORIAN, LISA A
6124 RODNEY BAY LN
NAPLES, FL 34113---8859

FORREST G AMARANTH LAND TRUST
PO BOX 366787
BONITA SPRINGS, FL 34136---6787

FORREST G AMARANTH TRUST
% ALLISON DEFOOR
PO BOX 366787
BONITA SPRINGS, FL 34136---0

FORSLUND, DEBBIE A
5081 TORTOLA COURT
NAPLES, FL 34113---0

FOTI, PETER J & FRANCES C
56 MERRIVALE DRIVE
SMITHTOWN, NY 11787---0

FOXHOVEN, CRAIG A & REBECCA D
6581 DOMINICA DRIVE #101
NAPLES, FL 34113---0

FRANK A PROVENZA B TRUST
7805 WOODHARBOR DR
FORT WORTH, TX 76179---3047

FRANKEL, JUSTIN C
74 COLONIAL DR
NAPLES, FL 34112---7308

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FRANKHAUSER, JAMIE S
SHARON E FRANKHAUSER
102 RUSSERT BEND PL S
MONTGOMERY, TX 77316---0

FRASER, CHRISTOPHER
9590 TREVI CT #5343
NAPLES, FL 34113---8375

FRIEDMAN, MICHAEL A & LONA A
2702 9TH ST
EAST MOLINE, IL 61244---0

FRONTERA PROPERTY MGMNT LLC
55772 NICKELBY S
SHELBY TWP, MI 48316---0

FUMANDO, ANGELA
2698 AMBOY RD
STATEN ISLAND, NY 10306---0

FUSARO, ROBERT J
LARAINE L VIVIANI
35 BALSAM DR
DIX HILLS, NY 11746---0

G L & J M HORNER TRUST
2831 CHIEF WILLIAM DR #18
FAIRBANKS, AK 99709---0

GAFFNEY III, EDWARD JOHN
5746 CLARENDON DR
NAPLES, FL 34113---0

GAFFNEY, ROBERT
KRISTEN ALICE GAFFNEY
5062 ANDROS DR
NAPLES, FL 34113---0

GAIL M DINKIN FAMILY TRUST
3732 SPICEWOOD DR
ANNANDALE, VA 22003---0

GALARZA, J JESUS AGUIRRE
MA DEL ROSARIO SOLO-JARAMILLO
709 PINECREST LN
NAPLES, FL 34104---0

GALIA, NORMA G
4624 NORMANDY DR
NAPLES, FL 34112---0

GALINDO, FRANCISCO
5831 DOGWOOD WAY
NAPLES, FL 34116---0

GALINDO, FRANCISCO
5831 DOGWOOD WAY
NAPLES, FL 34116---0

GALINDO, ROGELIO
2167 43RD LN SW
NAPLES, FL 34116---6448

GALIOTO, DENISE A
DANIELLE M GALIOTO
12 CABELL CT
MORRISTOWN, NJ 07960---0

GALLAGHER, ROBERT J
GERTRUDE M GALLAGHER
416 JOHN MAHAR HWY # 3206
BRAINTREE, MA 02184---0

GALLARDO, IVAN J & DOLORES E
116 CARROLL AVENUE
VALLEY STREAM, NY 11580---0

GALLI SR, JOSEPH A
PATRICIA M GALLI
2553 VERONICA DR
CHESTER SPRINGS, PA 19425---0

GANIM, LAWRENCE J & DIANE H
6469 PEMBROKE WAY
NAPLES, FL 34113---0

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GARBARINI, KAREN LEE
6153 MEGANS BAY DR
NAPLES, FL 34113---0

GARCIA, BERTA
4105 ROSE AVE UNIT A
NAPLES, FL 34112---1708

GARCIA, JORGE
ANA L SERRATO-GARCIA
4705 ORCHARD LN
NAPLES, FL 34112---6621

GARCIA, JOSE DOLORES
3210 14TH AVE NE
NAPLES, FL 34120---3503

GARCIA, MIGUEL
841 4TH ST SE
NAPLES, FL 34117---0

GARCIA, ROBERT
CLARA E MORA
85 SAINT ANDREWS BLVD #A106
NAPLES, FL 34113---0

GAREE, JAMES
2684 HOLLY AVE
NAPLES, FL 34120---0

GAREE, JAMES K
2684 HOLLY AVENUE
NAPLES, FL 34112---0

GARTMAN, JON DAVID & LILIANNA
5700 HIGHBOURNE DR
NAPLES, FL 34113---0

GARZA, GUADELUPE C
4705 LOMBARDY LN
NAPLES, FL 34112---6659

GAVIGAN, JAMES M & LINDA K
9554 TREVI CT #4732
NAPLES, FL 34113---0

GAYS, DENNIS & JANICE
271 NW 91 AVE
CORAL SPRINGS, FL 33071---0

GAYTAN, JUAN & SAMANTHA
1 BELL OAK LN
LEMONT, IL 60439---0

GELLER, DAVID M & TINA S
4922 ANDROS DR
NAPLES, FL 34113---0

GENEVIEVE E HURLEY REV TRUST
JOHN T HURLEY REV TRUST
5082 ANDROS DR
NAPLES, FL 34113---0

GENOVESE, CHRISTOPHER
VICTORIA R GENOVESE
9533 AVELLINO WAY #2912
NAPLES, FL 34113---0

GEOFFREY T WELCH LIV TRUST
9464 CASORIA CT #102
NAPLES, FL 34113---0

GEORGE A BRANDES REV TRUST
BARBARA BRANDES REV TRUST
6446 WARWICK AVE
NAPLES, FL 34113---0

GEORGE FACCONE LIV TRUST
RITA FACCONE LIV TRUST
579 95TH AVE N
NAPLES, FL 34108---2452

GEORGE K WIEGOLD REV TRUST
MARY J WIEGOLD REV TRUST
237 FOREST VIEW DR
LAKE BLUFF, IL 60044---0

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GEORGE L PAULEY TRUST
9481 CASORIA CT #101
NAPLES, FL 34113---8274

GEORGE MARIENTHAL REV/LIV TRUS
61 CONSTITUTION DR
NAPLES, FL 34112---0

GERGEL, PAUL VINCENT & TRACY A
6 PRIMROSE CT
NEWTON, PA 18940---0

GERHARDT, TIMOTHY F
NANNETTE M K GERHARDT
1945 BAY ST
NAPLES, FL 34112---6413

GERTNER, ALFRED J & RACHEL
5083 ANDROS DR
NAPLES, FL 34113---0

GERTZ, MARY ANN
9560 TREVI COURT #4814
NAPLES, FL 34113---0

GEYS-LEHMANN, STEPHAN
URSULA LEHMANN
5076 MARTINIQUE DR
NAPLES, FL 34113---0

GEYS-LEHMANN,STEPHAN
URSULA LEHMANN
5038 ANDROS DR
NAPLES, FL 34113---0

GHEEN, MICHAEL & JILL L
140 WEST ORANGE HILL CIRCLE
CHAGRIN FALLS, OH 44022---0

GIANNINO JR, CHARLES JOSEPH
LUCIANNE GIANNINO
13 FOXWOOD DR
BALDWINSVILLE, NY 13027---0

GIBNEY, TIMOTHY J
THOMASINA A HYLAND
1086 SMITHMANOR BLVD
WEST ORANGE, NJ 07052---0

GILBERT, PAMELA B
9533 AVELLINO WAY #2914
NAPLES, FL 34113---8254

GILCHRIST, GARY A
7186 DOMINCA DR
NAPLES, FL 34113---0

GILLETTI, JOHN L
1645 TEMPLE TERRACE
NORTH FORT MYERS, FL 33917---0

GILLHAM, BRUCE THOMAS
ELLEN MARY GILLHAM
7044 DOMINICA DR
NAPLES, FL 34113---0

GILMAN, RONALD M & SHARON A
15 HENRY DR
BARRINGTON, RI 02806---0

GILSON, PAUL J & MAXINE
6430 WARWICK AVE
NAPLES, FL 34113---0

GINDER, FRANCIS J
SUSAN JANE BLEDA
5060 MARTINIQUE DR
NAPLES, FL 34113---0

GINDER, FRANCIS JOHN
SUSAN JANE BLEDA
6935 CAY COURT
NAPLES, FL 34113---0

GINSBERG, HARLENE P
6373 LYFORD ISLE DR
NAPLES, FL 34113---0

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GINZBURG, AVIEL PETER
ALANNA BEEBE
4209 INTERLAKE AVENUE NORTH
SEATTLE, WA 98103---0

GIUSIANA, JOSEPH P
DONNA M DORAN
760 FOREST AVE
BUFFALO, NY 14209---0

GLEIXNER, PAUL H
JOHN E VAZQUEZ
6395 ANTIGUA WAY
NAPLES, FL 34113---0

GLENN A GAMBRELL REV TRUST
6132 ANTIGUA WAY
NAPLES, FL 34113---0

GLORIA ALBERTI REVOCABLE TRUST
7146 DOMINICA DR
NAPLES, FL 34113---0

GLORY FINANCIAL CORP
4100 CORPORAT SQ
SUITE 108
NAPLES, FL 34104---0

GLOWACKI, JAN STANLEY
CAROLE A GLOWACKI
5711 CLARENDON DR
NAPLES, FL 34113---0

GLYNN, KENNETH JOHN
BRENDA KATHERINE GLYNN
5767 CLARENDON DR
NAPLES, FL 34113---0

GLYTSEA, PETER & ELENI
9560 TREVI CT #4843
NAPLES, FL 34113---0

GOBEILL, NICOLAS PIERRE
C E J DE ALBUQUERQUE BRANDAO
6367 ANTIGUA WAY
NAPLES, FL 34113---0

GOBLE, ROBERT J
ROBYN ANN DZIERZAWSKI
1201 S PRAIRIE AVE #5305
CHICAGO, IL 60605---0

GOEDTEL, MICHAEL & LENORE
177 CHARLES AVE
MASSAPEQUA PARK, NY 11762---0

GOGET, MICHEL LUC RAYMOND
BIRUTA ANNA GOGET
1133 ROUND PEBBLE LN
RESTON, VA 20194---0

GOLDEN BRIDGES II LLC
129 BRICK MILL RD
BEDFORD, NH 03110---0

GOLDEN JOINT REVOCABLE TRUST
6417 ANTIGUA WAY
NAPLES, FL 34113---0

GOLLINGER, JAMES A
LEI C MEE
6833 BEQUIA WAY
NAPLES, FL 34113---0

GOMES, HENRIC
7128 DOMINICA DR
NAPLES, FL 34113---0

GOMEZ, ARCADIO SANTIAGO
LUISA CRUZ DE SANTIAGO
2926 ANDREWS AVENUE
NAPLES, FL 34112---0

GOMEZ, MIRYAM GLADYS
3042 50TH ST SW
NAPLES, FL 34116---0

GONZALES, JUAN G & MARIBEL
4900 BISCAYNE DRIVE #13
NAPLES, FL 34112---0

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

GONZALEZ BROTHERS INVEST LLC
499 FOREST LAKES BLVD #110
NAPLES, FL 34105---0

GONZALEZ, SERGIO DANIEL
OTILIA GONZALEZ
6813 BEQUIA WAY
NAPLES, FL 34113---0

GOOCH, FLOYD WARNE
KATHLEEN HARRINGTON GOOCH
5723 CLARENDON DR
NAPLES, FL 34113---0

GORAN STOJKOSKI & NANCY A
STOJKOSKI REVOCABLE TRUST
NIKOLCE MILEVSKI
705 10TH STREET S #305
NAPLES, FL 34102---0

GORDIN FAMILY IRREV TRUST
15 KERRY LANE
STATEN ISLAND, NY 10307---0

GORDON, STEPHEN L
5745 ANEGADA DR
NAPLES, FL 34113---0

GOTTDANK, FRANKLIN D
WENDY LYNNE GOTTDANK
417 VIRDEN WAY
LEWES, DE 19958---1293

GRABOWSKI, JAMES M
ELIZABETH A GRAGOWSKI
5099 TORTOLA CT
NAPLES, FL 34113---0

GRACE, EDWARD J & SANDRA J
5016 ANDROS DR
NAPLES, FL 34113---0

GRAESSEL ET AL, KARL THOMAS
9554 TREVI COURT #4734
NAPLES, FL 34114---0

GRAHAM, DONNA R & CHARLES T
10 TURTLE CREEK
PITTSFORD, NY 14534---0

GRAHAM, EILEEN
6468 PEMBROKE WAY
NAPLES, FL 34113---0

GRAHAM, MARIE G
5806 HAITI DR
NAPLES, FL 34113---0

GRATEHOUSE DESCENDANTS TRUST
6229 UNION ISLAND
NAPLES, FL 34113---0

GRAVENGOOD JR, CHARLES CORTLEY
COURTNEY B BELLAIRE
4998 ANDROS DR
NAPLES, FL 34113---0

GRAY, JOSEPH M & RITA M
15702 HICKORY LN
OAK FOREST, IL 60452---2646

GREATER NAPLES FIRE
RESCUE DISTRICT
14575 COLLIER BLVD
NAPLES, FL 34119---5020

GRECO, MARTIN J
MARCIA E WINTERS
61 STONE RD
BELMONT, MA 02478---0

GREENFIELD, DAVID & SUSAN
6259 LIGHTBOURN WAY
NAPLES, FL 34113---0

GREENWALD, SEYMOUR
HARRIET GREENWALD
7007 DOMINICA DR
NAPLES, FL 34113---0

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

GREGOR, PATRICIA A
5752 ELBOW AVE
NAPLES, FL 34113---0

GRIDER MILLAR TRUST
5068 TORTOLA CT
NAPLES, FL 34113---0

GRIFFIN, DEBRA R
LAURA MANGINELLI
2871 2ND ST NE
NAPLES, FL 34120---0

GRINDE, CRAIG & LORI
PO BOX 396
RHINELANDER, WI 54501---0

GROAT, GARY E & CATHLEEN A
12 FOXHUNT RD
LANCASTER, NY 14086---0

GROOMS, TODD
1655 MULLET CT
NAPLES, FL 34102---0

GROSSMAN LIVING TRUST
6837 BEQUIA WAY
NAPLES, FL 34113---0

GRUCCI, VINCENT
JANE M GRUCCI
6461 PEMBROKE WAY
NAPLES, FL 34113---0

GUBER III, FREDERICK H
JACQUELINE A BOLLAG
6553 CALDECOTT DR
NAPLES, FL 34113---0

GUEHLSTORF, DANIEL W
6205 MEGANS BAY DR
NAPLES, FL 34113---0

GUENSCH, DAVID F & ELIZABETH
8836 CLEARWATER CIR
FOGELSVILLE, PA 18051---0

GUIDO FAMILY TRUST
6581 DOMINICA DRIVE #201
NAPLES, FL 34113---0

GUITE, TAHNEE
3206 ANDREWS AVE
NAPLES, FL 34112---0

GUPTA, ARUN & GEETA
2140 COUNTY LINE ROAD
GATES MILL, OH 44040---0

GUPTA, SANJAY & SAMEERA
6209 COMPART ISLE DR
NAPLES, FL 34113---0

GUTIERREZ, AIDA L
4701 LOMBARDY LANE
NAPLES, FL 34112---0

GUTIERREZ, CARLOS MARCELO
REBECCA BEATRICE BATISTA
6545 DOMINICA DRIVE UNIT 202
NAPLES, FL 34113---0

GUYATT, IRENA ZOFIA
85 SAINT ANDREWS BLVD #205B
NAPLES, FL 34113---0

GUZZO KNOWLES, ELIZABETH A
WARREN R KNOWLES
735 BAY AVE
OCEAN CITY, NJ 08226---0

H & H EAST TRAIL LLC
336 LAGOON AVENUE
NAPLES, FL 34108---0

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H & H EAST TRAIL LLC
336 LAGOON AVENUE
NAPLES, FL 34108---0

HADLEY, THOMAS W & CAROL JOAN
5752 ANEGADA DR
NAPLES, FL 34113---0

HAFNER, MICHAEL A & JEAN M
6247 LIGHTBOURN WAY
NAPLES, FL 34113---8386

HAGOOD, CHARLES & TERRI T
225 S THOMPSON RD
GOODLETTSVILLE, TN 37072---0

HALEX CORPORATION
9130 GALLERIA CT STE 101
NAPLES, FL 34109---0

HALL JR, KENNETH V DENISE C
36 BROWN CIR
PARAMUS, NJ 07652---0

HALL, JERRY T & ADRIENNE G
1902 SNYDER AVE
BELMAR, NJ 07719---0

HALLACK, JEANNE
MICHAEL HALLACK
5C YACENDA DRIVE
MORRIS PLAINS, NJ 07950---0

HALPIN, NEIL & DEBORAH
9493 CASORIA CT #101
NAPLES, FL 34113---0

HAMILTON HARBOR MARINA INC
2550 GOODLETTE RD N #100
NAPLES, FL 34103---0

HAMILTON HARBOR MARINA INC
2550 GOODLETTE RD N #100
NAPLES, FL 34103---0

HAMILTON HARBOR MARINA INC
2550 GOODLETTE RD N #100
NAPLES, FL 34103---0

HAMILTON HARBOR MARINA INC
2550 GOODLETTE RD N #100
NAPLES, FL 34103---0

HAMMER, BLANE & MICHELLE
5700 PROVIDENCE CURVE
MAPLES PLAIN, MN 55359---0

HAMMOCK COVE LLC
1895 SEWARD AVE, #2
NAPLES, FL 34109---0

HAMMOCK COVE LLC
1895 SEWARD AVE, #2
NAPLES, FL 34109---0

HANN, BEVERLY ANN
9560 TREVI CT #4813
NAPLES, FL 34113---0

HANSEN, HAROLD LEE
BARBARA LYDIA WINSTON
7190 DOMINICA DR
NAPLES, FL 34113---0

HANSMAN, DONALD J
111 FLAGSTAR CT
FOUNTAIN INN, SC 29644---0

HARMON, THOMAS D & MARY T
5810 TREELINE DRIVE
COLUMBUS, IN 47201---0

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

HARPOLIS, PANO & JODI MURPHY
50 GRETNA HILLS RD
PLEASANT VALLEY, NY 12569---0

HARRIMAN, LOIS
9528 AVELLINO WAY #2525
NAPLES, FL 34113---0

HARRINGTON, TIMOTHY
MARY JANE HARRINGTON
7026 DOMINICA DR
NAPLES, FL 34113---0

HARRIS, CARMA
725 STONEWALL DR
BOURBONNAIS, IL 60914---0

HARRIS, KATHERINE J
5858 HAITI DR
NAPLES, FL 34113---0

HARRISON, MARY A
9560 TREVI COURT #4818
NAPLES, FL 34113---0

HARRISON, RICHARD P & LINDA J
6363 ANTIGUA WAY
NAPLES, FL 34113---0

HART, GAIL A
62 S WEST DR
DENNIS, MA 02638---2403

HARTMANN, MICHAEL HOWARD
DORTHE HARTMANN
6852 BEQUIA WAY
NAPLES, FL 34113---0

HARWOOD, JOHN D
SUZANNE LECLERC
9578 TREVI COURT #5136
NAPLES, FL 34113---0

HASTINGS, JOHN J & JOANNE
5766 HIGHBOURNE DR
NAPLES, FL 34113---0

HAUSIN, ROBERT J
13 HAWK ST
NAPLES, FL 34113---4014

HAUSIN, ROBERT J
13 HAWK STREET
NAPLES, FL 34113---0

HAYDEN, HARRY THOMAS
HEATHER F HAYDEN
3202 DOUGLAS POINT CT
RIVA, MD 21140---0

HAYES, JAMES W
BARBARA M SMITH
5059 ANDROS DR
NAPLES, FL 34113---0

HAYES, LARRY R & LISA M
4949 ANDROS DR
NAPLES, FL 34113---0

HAZAN, RICHARD J & TRACEY LEE
6444 PEMBROKE WAY
NAPLES, FL 34113---0

HEAVISIDE, FREDERICK J
DEBORAH FOSS-HEAVISIDE
5042 ANDROS DR
NAPLES, FL 34113---0

HEISER, SHARON
3305 LAKEVIEW DR
NAPLES, FL 34112---5823

HELLENBRAND, MARVIN
LYNNE FRITS
7178 DOMINICA DR
NAPLES, FL 34113---8221

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

HEMELBERG, MYRIAM
4008 MINDI AVE
NAPLES, FL 34112---6738

HENDERSON, MELINDA
4206 MINDI AVE
NAPLES, FL 34112---6788

HENDREY, JEFFREY BRYAN
LANIE A HENDREY
502 WILLIAM SALESBURY DR
DOWNINGTOWN, PA 19335---0

HENDRIX FAMILY TRUST
6920 CAY COURT
NAPLES, FL 34113---0

HENNEBRY, BRIDGET ANN
5656 HIGHBOURNE DRIVE
NAPLES, FL 34113---0

HENNIE, DAVID & KAREN
6385 MEADOWBROOK DR
MENTOR, OH 44060---0

HENNING, BRANDT
MICHAELA REITERER
5330 CHERRY WOOD DR
NAPLES, FL 34119---1438

HENRIKSSON, SCOTT
AYSEN ONDER
4730 NORMANDY DR
NAPLES, FL 34112---6752

HERBERT, DOUGLAS L
CORINNE LY ANNE GOODMAN
5637 N GLENWOOD AVE # 1
CHICAGO, IL 60660---0

HERITAGE NAPLES LLC
C/O KENT COMPANIES INC
615 ROUTE 32
HIGHLAND MILLS, NY 10930---5200

HERLING, BARRY SCOTT
DEBORAH HERLING
5710 ELBOW AVE
NAPLES, FL 34113---0

HERMAN-GIDDENS, GREGORY
ANNA CAROL HERMAN-GIDDENS
5087 ANDROS DR
NAPLES, FL 34113---0

HERNANDEZ, AGUSTIN
ESTHER SANTIAGO BAUTISTA
3148 ANDREWS AVE
NAPLES, FL 34112---0

HERNANDEZ, ANA
2965 ANDREWS AVE
NAPLES, FL 34112---0

HERNANDEZ, EDGAR & SANDRA
2831 HOLLY AVE
NAPLES, FL 34112---7318

HERNANDEZ, EDGAR L
SANDRA HERNANDEZ
2831 HOLLY AVE
NAPLES, FL 34112---7318

HERNANDEZ, FRANCISCO & DAWN M
2449 KINGS LAKE BLVD
NAPLES, FL 34112---5406

HESS LIVING TRUST
5742 CLARENDON DR
NAPLES, FL 34113---0

HESSEY, ED L & DANA F
7181 DOMINICA DR
NAPLES, FL 34113---0

HETZNER, MARK S
6107 THRESHER DR
NAPLES, FL 34112---1905

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

HIBBS, MONICA
9584 TREVI COURT #5216
NAPLES, FL 34113---0

HICKOX, TODD
CARMEN VENTOCILLA
3468 SPRINGWATER BEACH RD
BOYNE CITY, MI 49712---0

HIGGINS, PAUL JOHN
ROSEMARY DOWE HIGGINS
5967 BARTHELEMY AVE
NAPLES, FL 34113---0

HILL JR TR, ROBERT L & JOAN
ROBERT L HILL JR REV TRUST
UTD 12/30/92 AMENDED 8/28/98
985 1ST AVE S
NAPLES, FL 34102---0

HILL, DAVID J
3241 ANDREWS AVE
NAPLES, FL 34112---7303

HILL, SUSAN & PAUL
149 ALBRIGHT DR
LOVELAND, OH 45140---0

HIMSTEDT, HALDON GILBERT
CAREN PAULINE HIMSTEDT
5686 ELBOW AVENUE
NAPLES, FL 34113---0

HINRICHSEN, ERK SIMON
KAREN HINRICHSEN
6450 WARWICK AVE
NAPLES, FL 34113---0

HN RODRIGUEZ FMLY REV TRUST
7125 DOMINICA DR
NAPLES, FL 34113---0

HOFFACKER, JOANNE L
6270 LIGHTBOURN WAY
NAPLES, FL 34113---0

HOFFERBERTH SR, ROBERT DAVID
PATRICIA J CURVEN-HOFFERBERTH
6420 PEMBROKE WAY
NAPLES, FL 34113---0

HOFFLAND, PHILLIP IVAN
PHILLIP CHARLES METZ
5918 HAITI DRIVE
NAPLES, FL 34113---0

HOLMES, KARIN MARTA
5794 ANEGADA DR
NAPLES, FL 34113---0

HOLT, GREGORY R & DEBRA F
PO BOX 188
COKATO, MN 55321---0

HOOP, DARLENE MARIE
2641 HOLLY AVE
NAPLES, FL 34112---7315

HORNOSKY JR, RAYMOND KENNETH
LESLIE A HORNOSKY
6459 WARWICK AVE
NAPLES, FL 34113---0

HORST & IRENE S STANGE TRUST
55 LAKEBREEZE COURT
LAKE ZURICH, IL 60047---0

HORVATH, KRISTINE & DANIEL
4N802 PRAIRIE WOODS CT
ST CHARLES, IL 60175---0

HOSEY, THOMAS CARL & MARY ANN
3470 N CENTURY OAK CIRCLE
OAKLAND TWP, MI 48363---0

HOWARD J SUND REV TRUST
9560 TREVI COURT #4841
NAPLES, FL 34113---0

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

HOWARD, ROBERT M
PENNY E HOWARD
4 WIND CHIME WAY
WALPOLE, MA 02081---0

HOWENSTINE, TREVOR
5013 TAMIAMI TRAIL EAST
NAPLES, FL 34113---0

HOWENSTINE, TREVOR
5013 TAMIAMI TRAIL EAST
NAPLES, FL 34113---0

HOYT, BRIAN SCOTT
4900 BISCAYNE DR #4
NAPLES, FL 34112---6903

HROBAT, TIMOTHY PETER
JULIE ANN HROBAT
21380 QUEEN ANNS WAY
FAIRVIEW PARK, OH 44126---0

HUDSON, JAMES
SOPHIE WANG
6164 ANTIGUA WAY
NAPLES, FL 34113---0

HUETTEMAN, RICHARD JOHN
6939 CAY COURT
NAPLES, FL 34113---0

HUMMEL JR, W THOMAS
MARCEA HUMMEL
637 KROMER AVE
BERWYN, PA 19312---0

HUNT, DEBBIE S
330 29TH ST SW
NAPLES, FL 34117---3125

HURSTAK, DANIEL J
DANAH P AL-HUSAINI
519 EAST 1ST ST UNIT 7
BOSTON, MA 02127---0

HUSTAD, DANIEL ROBERT
CYNTHIA LOUISE MULLEN
5693 HIGHBOURNE DR
NAPLES, FL 34113---0

IMHOF, ETHAN D
2016 OVERLAND DRIVE
JOHNSTOWN, CO 80534---0

IMODA, MARIA J
2441 WHITE BLVD
NAPLES, FL 34117---0

INFANTES, GILBERTO
IYAMILES MIGOYA
2906 ANDREWS AVE
NAPLES, FL 34112---7302

INNES, MICHAEL D
VIVIAN W LEUNG
5766 ANEGADA DR
NAPLES, FL 34113---0

ISLES OF COLLIER PRESERVE
PROPERTY OWNERS ASSOCATION
5570 TOBAGO BLVD
NAPLES, FL 34113---0

ISLES OF COLLIER PRESERVE
PROPERTY OWNERS ASSOCATION
5570 TOBAGO BLVD
NAPLES, FL 34113---0

ISLES OF COLLIER PRESERVE
PROPERTY OWNERS ASSOCATION
5570 TOBAGO BLVD
NAPLES, FL 34113---0

ISLES OF COLLIER PRESERVE
PROPERTY OWNERS ASSOCATION
5570 TOBAGO BLVD
NAPLES, FL 34113---0

ISLES OF COLLIER PRESERVE
PROPERTY OWNERS ASSOCATION
5570 TOBAGO BLVD
NAPLES, FL 34113---0

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

ISLES OF COLLIER PRESERVE
PROPERTY OWNERS ASSOCIATION
5570 TOBAGO BLVD
NAPLES, FL 34113---0

ISLES OF COLLIER PRESERVE
PROPERTY OWNERS ASSOCIATION
5570 TOBAGO BLVD
NAPLES, FL 34113---0

ISLES OF COLLIER PRESERVE
PROPERTY OWNERS ASSOCIATION
5570 TOBAGO BLVD
NAPLES, FL 34113---0

ISLES OF COLLIER PRESERVE
PROPERTY OWNERS ASSOCIATION
5570 TOBAGO BLVD
NAPLES, FL 34113---0

ISLES OF COLLIER PRESERVE
PROPERTY OWNERS ASSOCIATION
5570 TOBAGO BLVD
NAPLES, FL 34113---0

ISLES OF COLLIER PRESERVE
PROPERTY OWNERS ASSOCIATION
5570 TOBAGO BLVD
NAPLES, FL 34113---0

ISLES OF COLLIER PRESERVE
PROPERTY OWNERS ASSOCIATION
5570 TOBAGO BLVD
NAPLES, FL 34113---0

ISLES OF COLLIER PRESERVE
PROPERTY OWNERS ASSOCIATION
5570 TOBAGO BLVD
NAPLES, FL 34113---0

ISLES OF COLLIER PRESERVE
PROPERTY OWNERS ASSOCIATION
5570 TOBAGO BLVD
NAPLES, FL 34113---0

ISLES OF COLLIER PRESERVE
PROPERTY OWNERS ASSOCIATION
5570 TOBAGO BLVD
NAPLES, FL 34113---0

ISLES OF COLLIER PRESERVE
PROPERTY OWNERS ASSOCIATION
5570 TOBAGO BLVD
NAPLES, FL 34113---0

ISLES OF COLLIER PRESERVE
PROPERTY OWNERS ASSOCIATION
5570 TOBAGO BLVD
NAPLES, FL 34113---0

ISLES OF COLLIER PRESERVE
PROPERTY OWNERS ASSOCIATION
5570 TOBAGO BLVD
NAPLES, FL 34113---0

ISLES OF COLLIER PRESERVE
PROPERTY OWNERS ASSOCIATION
5570 TOBAGO BLVD
NAPLES, FL 34113---0

ISLES OF COLLIER PRESERVE
PROPERTY OWNERS ASSOCIATION
5570 TOBAGO BLVD
NAPLES, FL 34113---0

ISLES OF COLLIER PRESERVE
PROPERTY OWNERS ASSOCIATION
5570 TOBAGO BLVD
NAPLES, FL 34113---0

ISLES OF COLLIER PRESERVE
PROPERTY OWNERS ASSOCIATION
5570 TOBAGO BLVD
NAPLES, FL 34113---0

ISLES OF COLLIER PRESERVE
PROPERTY OWNERS ASSOCIATION
5570 TOBAGO BLVD
NAPLES, FL 34113---0

ISLES OF COLLIER PRESERVE
PROPERTY OWNERS ASSOCIATION
5570 TOBAGO BLVD
NAPLES, FL 34113---0

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ISLES OF COLLIER PRESERVE
PROPERTY OWNERS ASSOCIATION
5570 TOBAGO BLVD
NAPLES, FL 34113---0

ISSE, ANTONIO M
3141 PINE TREE DR
NAPLES, FL 34112---7356

IZAGUIRRE, IGNACIO
BRICELDA SILVA
4102 ROSE AVE
NAPLES, FL 34112---1700

J A & M GANNATTI REV TRUST
5057 TORTOLA CT
NAPLES, FL 34113---0

J C KUCZINSKI REVOCABLE TRUST
7068 DOMINICA DR
NAPLES, FL 34113---0

J D ALLEGRINI 2010 REV TRUST
A M ALLEGRINI 2010 REV TRUST
131 JACOBS LANE
NORWELL, MA 02061---0

J GARY &CHARLENE CHARLES TRUST
5904 ANTIGUA WAY
NAPLES, FL 34113---0

JABRI, JASMINE
FABIO IANNICCA
9584 TREVI CT #5238
NAPLES, FL 34113---0

JACOBS 2019 LLC
12644 TAMIAMI TRAIL E
NAPLES, FL 34113---0

JACOBS 2019 LLC
12644 TAMIAMI TRAIL E
NAPLES, FL 34113---0

JACQUELYN R ROGERS LIV TRUST
8518 HUCKINS DR
FRANKFORT, IL 60423---0

JAMES & SUSAN WALDO REV TRUST
6019 BARTHELEMY AVE
NAPLES, FL 34112---0

JAMES S HAVERSTOCK DEC TRUST
9449 EHLER AVE SE
DELANO, MN 55328---0

JANAS, DANIEL A
CHRISTINE M BAFIA
13724 S DUBLIN DR
HOMER GLEN, IL 60491---0

JANE K SEIPLE TRUST
12085 KRAMER RD
BOWLING GREEN, OH 43402---0

JANKE, KAI M & SHARON L
2 CANDLEWOOD LANE
BARRINGTON, IL 60010---0

JANSEN, HERMAN & JOSEE
4946 ANDROS DR
NAPLES, FL 34113---0

JAPATA LLC
4424 TAMIAMI TRL E
NAPLES, FL 34112---0

JARAMILLO, JOSE
3616 POPLAR WAY
NAPLES, FL 34112---6620

JARAMILLO, JOSE
MARIA GUADALUPE JARAMILLO
3616 POPLAR WAY
NAPLES, FL 34112---0

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JEAN, ANDRE
WILLIA ATTILIS
2939 ANDREWS AVE
NAPLES, FL 34112---7301

JEAN-PIERRE, JOSEPH WILLIAM
MARIE MADELEINE SAINT NERGER
3610 POPLAR WAY
NAPLES, FL 34112---6636

JEFFREY & LISA SMITH JT TRUST
PO BOX 637
BLOOMINGTON, IN 47402---0

JEFFREY R BENZINGER TRUST
12675 ISLANDVIEW CIR
ROGERS, MN 55374---0

JELINEK, EDWARD R & MARY W
220 PERKINS ROW
TOPSFIELD, MA 01983---0

JENKINS, CODY
4900 BISCAYNE DR #22
NAPLES, FL 34112---0

JENNY G BAJALCALIEV-KOPP TRUST
5093 TORTOLA CT
NAPLES, FL 34113---0

JENSEN, BRIAN E & LAILA
5151 ANDROS DR
NAPLES, FL 34113---0

JFD NAPLES LLC
11693 BALD EAGLE WAY
NAPLES, FL 34120---0

JIMAEG GLOBAL LLC
2684 HOLLY AVENUE
NAPLES, FL 34112---0

JIMENEZ III, RAFAEL
3070 POLLY AVE
NAPLES, FL 34112---2726

JNM TRUST
6101 MEGANS BAY DR
NAPLES, FL 34113---0

JOANNE GIUNTA REVOCABLE TRUST
6809 BEQUIA WAY
NAPLES, FL 34113---0

JOHEL, DAVID ARTHUR
MARGUERITE ANN JOHEL
6060 LUCAYA WAY
NAPLES, FL 34113---0

JOHN BLYTH DEC OF TRUST
6212 COMPART ISLE DR
NAPLES, FL 34113---8387

JOHN D ALLEGRINI REV TRUST
ANN M ALLEGRINI REV TRUST
5894 HAITI DR
NAPLES, FL 34113---0

JOHN E TULLEY II REV TRUST
BRENDA L TULLEY REV TRUST
PO BOX 600
NASHUA, NH 03060---0

JOHN FERNANDEZ & TERESA
FERNANDEZ REV LIV TRUST
9572 TREVI CT #5025
NAPLES, FL 34113---0

JOHN J MUSTO REVOCABLE TRUST
144 FULTON ST
MASSAPEQUA PARK, NY 11762---0

JOHN L HANNETT REV LIV TRUST
9554 TREVI CT #4727
NAPLES, FL 34113---0

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JOHN LYON LIVING TRUST
3210 EAST AUTUMN RUN CIR
SUGAR LAND, TX 77479---0

JOHNS, JAY GLYNN
LYNN SLOWINSKI JOHNS
6339 ANTIGUA WAY
NAPLES, FL 33470---0

JOHNSON, EDWARD H & KATHLEEN
860 OSCEOLA DR
BOCA RATON, FL 33432---0

JOHNSON, JERRY G & SHARON L
6447 WARWICK AVE
NAPLES, FL 34113---0

JOHNSON, JILL LENDU
5782 ANEGADA DRIVE
NAPLES, FL 34113---0

JOHNSON, KATHLEEN MARIE
EDWARD HAROLD JOHNSON
860 OSCEOLA DR
BOCA RATON, FL 33432---0

JOHNSON, TERESA
6540 DOMINICA DRIVE #201
NAPLES, FL 34113---0

JOHNSON, WILLIAM J & ELESA M
5110 ANDROS DR
NAPLES, FL 34113---0

JOHYNE O HAMRA REV TRUST
6396 LYFORD ISLE DR
NAPLES, FL 34113---0

JONES, JOSHUA A & KELLY J
5727 HIGHBOURNE DR
NAPLES, FL 34113---0

JONES, KEVIN T
SAHAR M DAJANI-JONES
6286 UNION ISLAND WAY
NAPLES, FL 34113---0

JORDAN, DAVID J & KAREN E
6397 LYFORD ISLE DR
NAPLES, FL 34113---0

JOSEPH, JENNY CARLS
MARIE L GUERRIER
3614 POPLAR WAY
NAPLES, FL 34112---0

JOST, MARIA K
CLARA FINGAR
2918 ANDREWS AVE
NAPLES, FL 34112---7302

JOYCE L APPLEGARTH TRUST
6557 MEADOW GLEN DR S
WESTERVILLE, OH 43082---0

JOYCE, THOMAS & MELANIE
1448 REDONA WAY
NAPLES, FL 34113---0

JOYCE, THOMAS & MELANIE
1448 REDONA WAY
NAPLES, FL 34113---0

JPMORGAN CHASE BANK
US 41 & RATTLESNAKE HMCK
C/O INDUSTRY CONSULTING GR INC
PO BOX 1919
WICHITA FALLS, TX 76307---1919

JSJS LLC
96 N LAKE SHORE DRIVE
BROOKFIELD, CT 06804---0

JUNG, BARBARA RAE
KIMBERLY BETH DETRICK
6337 LYFORD ISLE DR
NAPLES, FL 34113---0

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JURY, GARY & MICHELLE
5055 ANDROS DR
NAPLES, FL 34113---0

K A OTTENSMEYER REV TRUST
165 BRADFORD CT
LAKE FOREST, IL 60045---0

KAISER, SUSAN J
PATRICIA M HUTCHINSON
6572 DOMINICA DRIVE #101
NAPLES, FL 34113---0

KALABZA, DEBRA A
EDWARD RICHARD BALSAMO
6 ANGELA CT
JAMES, NY 11780---0

KALASHNIKOV, ANDREY
495 BRICKELL AVE
UNIT 3902
MIAMI, FL 33131---0

KALERGIS, SHIRLEY JEAN
2115 W HAVEN ST
MOUNT PROSPECT, IL 60056---0

KALINE, ANNA
JEROME C KALINE
ANDREA M KALINE
16745 SW 83RD CT
PALMETTO BAY, FL 33157---3612

KALMAN, STEPHEN I
CXHRISTINE CANTO-KALMAN
6967 CAY CT
NAPLES, FL 34113---0

KAMINSKI, THOMAS D
KATHLEEN E KAMINSKI
6006 BARTHELEMY AVE
NAPLES, FL 34113---0

KAMM, SAMUEL Z & KAREN A
7533 STREAM CROSSING RD
BALTIMORE, MD 21209---0

KANE, JEFFREY STEVEN
PATRICIA ANN NOWAK
5714 ELBOW AVE
NAPLES, FL 34113---0

KANELOPOULOS JR, GEORGE J
5471 EMI RD
KOLOA, HI 96756---0

KAPPES, MARY ELLEN
6369 LYFORD ISLE DR
NAPLES, FL 34113---0

KAREN H MCNEIL DEC OF TRUST
7112 DOMINICA DR
NAPLES, FL 34113---0

KAREN HAMSTRA REV TRUST
2488 W STATE RD 10
WAKEFIELD, IN 46392---0

KARJEL, CHRISTINE & ERIC
9590 TREVI CT #5314
NAPLES, FL 34113---0

KARMIS, MICHAEL E & VIVIAN P
PO BOX 10368
BLACKSBURG, VA 24062---0

KASPARIAN, RICH & LISA A
5701 HIGHBOURNE DR
NAPLES, FL 34113---0

KATHLEEN E OLEARY FAM LV TRUST
5077 KICKAPOO DR
FRISCO, TX 75034---0

KC REAL ESTATE LLC
%BIRGITT DAGGE
33755 E SR 70
MYAKKA CITY, FL 34251---0

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KEITH & CHRISTINE OGLESBY
JOINT REVOCABLE TRUST
18395 PINEBROOK DR
NORTHVILLE, MI 48168---0

KELDERHOUSE, BRUCE W
LEIGH KELDERHOUSE
161 FOGGINTOWN RD
BREWSTER, NY 10509---0

KELLI A CONWAY DEC OF TRUST
6360 ROTHERBY CIRCLE
HUDSON, OH 44236---0

KELLY CALACCI TRUST
6213 COMPART ISLE DR
NAPLES, FL 34113---0

KELLY, CHRISTOPHER & KATHLEEN
149 NEWPORT HARBOR DRIVE
PORTSMOUTH, RI 02871---0

KELLY, HEIDI LEE
5900 W BRANCH RD
MINNETRISTA, MN 55364---0

KELLY, MARTIN P & MICHELLE S
6173 MEGANS BAY DR
NAPLES, FL 34113---0

KELLY, PATRICIA A
JAMES G VAN CLEEF
18 NICHOLSON KEY
COLTS NECK, NJ 07722---0

KENCY REALTY LLC
91 3RD STREET NW
NAPLES, FL 34120---0

KENNEDY, DIANE LAVOIE
5047 ANDROS DR
NAPLES, FL 34113---0

KENNETH CROSS TRUST
6156 ANTIGUA WAY
NAPLES, FL 34113---0

KENNETH E LEOPOLD QPRT
401 EAST 60TH ST APT 26A
NEW YORK, NY 10022---0

KENVILLE, THOMAS EDWARD
CAROL FRANCES KENVILLE
6327 ANTIGUA WAY
NAPLES, FL 34113---0

KERN, DOROTHY A
75 SAINT ANDREWS BLVD #104
NAPLES, FL 34113---7602

KERR, MICHELE
75 SAINT ANDREWS BLVD #B201
NAPLES, FL 34113---0

KEVIN J POIRIER DEC OF TRUST
LAUREN E POIRIER DEC OF TRUST
6445 PEMBROKE WAY
NAPLES, FL 34113---0

KEVIN M MCALLISTER & PAULA J
MCALLISTER TRUST
5781 DAWLEY DR
FITCHBURG, WI 53711---0

KEY LIME HOUSE LLC
6273 LIGHTBOURN WAY
NAPLES, FL 34113---0

KHALIL, MAHMOUD F
5763 CLEARWATER DRIVE
MASON, OH 45050---0

KIEFER, STEVEN PAUL
TERESA OROPILLA-KIEFER
2861 DRY RIDGE ROAD
VERSAILLES, KY 40383---0

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KILEY JR, WILLIAM L
6368 LYFORD ISLE DR
NAPLES, FL 34113---0

KILEY, THOMAS M & LINDA D
6221 UNION ISLAND WAY
NAPLES, FL 34113---0

KILLEEN, WILLIAM E & JO-ANN
4925 ANDROS DR
NAPLES, FL 34113---0

KILO, CHARLES & LINDA
467 TERRA VISTA COURT
NAPLES, FL 34119---0

KING, BRIAN T & DIANE M
6545 DOMINICA DR #201
NAPLES, FL 34113---0

KING, PETER A & LINDA D
6305 LYFORD ISLE DRIVE
NAPLES, FL 34113---0

KNICHEL, TODD R & MICHELE J
7 ALBERT COURT
RANDOLPH, NJ 07869---0

KNOTT, PETER L & KATHLEEN M
6573 DOMINICA DRIVE UNIT 201
NAPLES, FL 34113---0

KOCIS II, WILLIAM & BERNADETTE
10 LINDA SUE LANE
CAPE MAY, NJ 08204---0

KOCIUBA, KENNETH KEITH
MICHELLE L HARRIS
5902 HAITI DR
NAPLES, FL 34113---0

KODEIS PROPERTIES LLC
12652 BISCAYNE CT
NAPLES, FL 34105---0

KODEIS PROPERTIES LLC
12652 BISCAYNE CT
NAPLES, FL 34105---0

KOENIG, AMANDA KATHRYN
JANNA SUSAN KOENIG
6258 LIGHTBOURN WAY
NAPLES, FL 34113---0

KOENIG, DAVID F
6855 BEQUIA WAY
NAPLES, FL 34113---0

KONZ, DAVID W & CHARISSA A
5150 ANDROS DR
NAPLES, FL 34113---0

KOOLE, MEES J & GERLINDE
3931 TREASURE COVE CIRCLE
NAPLES, FL 34114---0

KORNFEIND, BRIAN J
JULIANA E HERRMANN
6043 PLANA CAYS DR
NAPLES, FL 34113---0

KRAGH, JAMES LEE
4933 ANDROS DR
NAPLES, FL 34113---0

KRAUSER, MICHAEL & PHYLLIS
7963 COUNTRY BROOK CT
SPRINGBORO, OH 45066---0

KREUZER FAMILY REV TRUST
4964 ANDROS DR
NAPLES, FL 34113---0

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KRISS, RICHARD L & ROBERTA R
6188 ANTIGUA WAY
NAPLES, FL 34113---0

KROUT, MARY GERALYN
9572 TREVI CT #5016
NAPLES, FL 34113---0

KSWFL HOMESITES LLC
910 39TH ST SW
NAPLES, FL 34117---0

KUJBIDA, JOHN C
4628 NORMANDY DR
NAPLES, FL 34112---6790

KULA, JOSEPH L
5924 ANTIGUA WAY
NAPLES, FL 34113---0

KUNTNE, PAUL ERIC
DIANE LYNN KUNTNE
6005 LUCAYA WAY
NAPLES, FL 34113---0

KUNTZ, OWEN B & MICHELLE
58 REPUBLIC DR
NAPLES, FL 34112---0

KUTTER, JEFFREY M & JANELLE V
6137 MEGANS BAY DR
NAPLES, FL 34113---0

KWAN-LAN MAO
ELIZABETH PATIENCE SMITH
37 HOLLY LANE
DARIEN, CT 06820---0

LA MARCA, VITO & ROSA
2057 DE COOK AVE
PARK RIDGE, IL 60068---0

LABARBERA, JOHN V & JUDITH
358 HAROLD AVE
STATEN ISLAND, NY 10312---0

LACHOWSKI FAMILY REV TRUST
32 NEW CHARDON
LAGUNA NIGUEL, CA 92677---0

LAFONTANT, ADLER BRAYNARD
5835 HAITI DR
NAPLES, FL 34113---0

LAFRENIERE, RICHARD J
CAROL E LAFRENIERE
9533 AVELLINO WAY #2924
NAPLES, FL 34113---0

LAGO CAPITAL INVESTMENTS INC
2325 STANFORD CT
NAPLES, FL 34112---0

LAKEVIEW LOAN SERVICING LLC
4425 PONCE DE LEON BLVD
MAILSTOP MS5/251
CORAL GABLES, TN 33146---0

LALOGGIA TRUST AGREEMENT
5611 BELLINGHAM RD
ROCKFORD, IL 61107---0

LAMBERT, DALE M
ELIZABETH ANN LAMBERT
6805 BEQUIA WAY
NAPLES, FL 34113---0

LANGE, ELIZABETH T
61 COLONIAL DR
NAPLES, FL 34112---7317

LAPKE, GERALD A & JANICE A
4901 ANDROS DR
NAPLES, FL 34113---0

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LARATONDA JR, EUGENE F
2003 STONEGATE DR
HARRISON CITY, PA 15636---0

LARK SR, LAMARR K
BRENDA E LARK
6181 MEGANS BAY DR
NAPLES, FL 34113---0

LARKIN, WILLIAM P
TRINA ANN ELLIS
6859 BEQUIA WAY
NAPLES, FL 34113---0

LAROSA SR, JOSEPH J & LORETTA
CHRISTIAN J LAROSA
9484 CASORIA COURT #101
NAPLES, FL 34113---0

LASALA JR, CHARLES J
NUCCIA LASALA
7 PEACH TREE CT
HAWTHORNE, NJ 07506---0

LASALA, JOSEPH
MARIA BONO
59 ASCOT CT
MANHASSET, NY 11030---0

LASKE FAMILY TRUST
5751 CLARENDON DR
NAPLES, FL 34113---0

LAURA F LANDERMAN REV TRUST
5847 HAITI DRIVE
NAPLES, FL 34113---0

LAURA S SCHOENEMAN DECLARATION
OF TRUST
4240 LINDENWOOD LN
NORTHBROOK, IL 60062---0

LAURENCE LEBAUT REV TRUST
6023 BARTHELEMY AVE
NAPLES, FL 34113---0

LAURIA, DAVID & MARY L
6216 COMPART ISLE DR
NAPLES, FL 34113---0

LAURO, VICTORIA
LINDY B LAURO
363 CRIMSON CIRCLE
NEW CASTLE, PA 16105---0

LAWRENCE G GRAZIO REV TRUST
6428 PEMBROKE WAY
NAPLES, FL 34113---0

LAWRENCE R KLUENER REV TRUST
PATRICIA A KLUENER REV TRUST
10453 FARMLAND DR
HARRISON, OH 45030---0

LAWRENCE, JON E & MELANIE A
250 FALLS WALK WAY
CHAGRIN FALLS, OH 44022---0

LAWRENCE, STEPHEN ALLEN
JUDITH ANNE LAWRENCE
5775 CLARENDON DR
NAPLES, FL 34113---0

LAYEL, DANNY LEE & VICKI LYNN
6560 DOMINICA DRIVE
UNIT101
NAPLES, FL 34113---0

LAZO, REINALDO & NANCY
5704 HIGHBOURNE DR
NAPLES, FL 34113---0

LEE, AE-HYUNG
GRACE LEE KELLUM
6817 BEQUIA WAY
NAPLES, FL 34113---0

LEE, JILL R
4900 BISCAYNE DR #8
NAPLES, FL 34112---6902

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LEE, TINA & SHERMAN C
78 WARREN STREET
RAMSEY, NJ 07446---0

LEFEBVRE, GARY F & NORMA
6572 DOMINICA DRIVE #202
NAPLES, FL 34113---0

LEFTLY, BRIAN T & JEANNETTE
75 SAINT ANDREWS BLVD APT 204
NAPLES, FL 34113---7619

LEKAS, JOANNE S
9465 CASORIA CT #202
NAPLES, FL 34113---0

LELIO, JASON FRANK & MELANIE J
5727 CLARENDON DR
NAPLES, FL 34113---0

LELY SQUARE PARTNERSHIP
% THEODORE WEINER
5464 WHISPERING WILLOW WAY
FORT MYERS, FL 33908---0

LELY SQUARE PARTNERSHIP
% THEODORE WEINER
5464 WHISPERING WILLOW WAY
FORT MYERS, FL 33908---0

LEMOINE, COSMINA MARIOARA
4725 NORMANDY DR
NAPLES, FL 34112---6753

LENHART, MARK ALLEN
8156 W 132ND ST
SAVAGE, MN 55378---0

LENIHAN FAMILY TRUST
6916 CAY CT
NAPLES, FL 34113---0

LENNAR HOMES LLC
10481 BEN C PRATT
6 MILE CYPRESS PKWY
FORT MYERS, FL 33966---0

LENNAR HOMES LLC
10481 BEN C PRATT
6 MILE CYPRESS PKWY
FT MYERS, FL 33966---0

LENNOX II, ARTHUR HUBERT
5692 HIGHBOURNE DR
NAPLES, FL 34113---8392

LEO E STEC SELF DEC OF TRUST
NANCY J STEC SELF DEC OF TRUST
6110 MEGANS BAY DR
NAPLES, FL 34113---0

LEONARD JR, GLENN T & SUSAN M
6313 EVERWOOD CRT S
EAST AMHERST, NY 14051---0

LEPMAN, ROBERT A & CAROL S
6072 LUCAYA WAY
NAPLES, FL 34113---0

LEROY, WILLIAM & SHAWNE
6204 MEGANS BAY DR
NAPLES, FL 34113---0

LESNIAK, GREG
JEANNINE VALENTA
591 WHISPERING PINE LN
NAPLES, FL 34103---0

LEUNG, EUGENE
ROZA S NG
1077 RIVER RD APT 611
EDGEWATER, NJ 07020---0

LEVY, JAY
KAREN RIVERS
114 DERBY ST
SALEM, MA 01970---0

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LEVY, MOISES & JANINA E
4914 ANDROS DR
NAPLES, FL 34113---0

LEVY, NAN
MICHAEL BERMAN
PO BOX 7009
NAPLES, FL 34101---0

LEWIS, ROBERT J
JOAN F PRINE
5958 HAITI DRIVE
NAPLES, FL 34113---0

LEYDEN, CHRISTINE M
6343 ANTIGUA WAY
NAPLES, FL 34113---0

LEYDEN, ROBERT G & KAY E
5064 MARTINIQUE DR
NAPLES, FL 34113---0

LIBBEY, KIMBERLY C
5780 CLAREDON DR
NAPLES, FL 34113---0

LIBERIO INC
3778 TIMBERLAKE DR
RICHFIELD, OH 44286---0

LIBERTO, WILLIAM P
DEBORAH R LIBERTO
27 BROOKINS GREEN
ORCHARD PARK, NY 14127---0

LICARE, RICHARD L
VAJEANA LICARE
3129 WOODSIDE AVE
NAPLES, FL 34112---7333

LIDER, ROBERT YAMINS & LISA F
9225 VENETO PL
NAPLES, FL 34113---0

LINDA F KELJIK REV TRUST
6565 DOMINICA DRIVE #101
NAPLES, FL 34113---0

LINDA KEITH QPR TRUST
107 KARSTWOOD CT
ELIZABETHTOWN, KY 42701---0

LINDA M DOLCETTO REV TRUST
9578 TREVI COURT #5117
NAPLES, FL 34113---0

LINEBERRY, GRANT L
SUSAN SEBASTIAN LINEBERRY
6242 LIGHTBOURN WAY
NAPLES, FL 34113---0

LITA, BARBARA
241 UNION STREET #104
HACKENSACK, NJ 07601---4262

LMC ANGELS PROPERTIES LLC
1804 WISPER BLUFF TRAIL
HINCKLEY, OH 44233---0

LODGE, NANCY E
7045 DOMINICA DR
NAPLES, FL 34113---8223

LODLE, MARIKA
JAMES JERRY
3575 THOMASSON DR
NAPLES, FL 34112---6649

LOEFFLER FAMILY TRUST
9715 SUNSET HILL CIR
LITTLETON, CO 80124---6716

LOGAN SR, KENNETH O
DIANNE DAVIS LOGAN
6465 PEMBROKE WAY
NAPLES, FL 34113---0

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LOGAN, ERNEST
BEATRICE ALLEN-LOGAN
9566 TREVI CT #4923
NAPLES, FL 34113---0

LOIS, GREGORY
7039 DOMINICA DR
NAPLES, FL 34113---0

LONES, MICHAEL J & LORI L
1095 FAIRVIEW RD
ZANESVILLE, OH 43701---0

LOPEZ, FRANCISCO
4409 ROSE AVE #A
NAPLES, FL 34112---6775

LOPEZ, RAUL
YUSELY MESA
3194 WOODSIDE AVE
NAPLES, FL 34112---0

LORA A FISCHER LIVING TRUST
6830 BEQUIA WAY
NAPLES, FL 34113---0

LORRAINE I BIGELOW TRUST
5872 ANTIGUA WAY
NAPLES, FL 34113---0

LOUIS G & KATHRYN DYER
CASCHERA REV LIV TRUST
6429 ANTIGUA WAY
NAPLES, FL 34113---0

LOWENHAUPT, PHILIP J
CATHERINE A LOWENHAUPT
9465 CASORIA CT #201
NAPLES, FL 34113---0

LUBBEN, GARY LYNN
VICKI LYNN LUBBEN
5096 TORTOLA CT
NAPLES, FL 34113---0

LUCAS, ROBERT J
6363 WARWICK AVE
NAPLES, FL 34113---0

LUCINDA K CHRISTENSEN TRUST
5878 HAITI DR
NAPLES, FL 34113---8823

LUNDY, NANCIE SAMET
4906 ANDROS DR
NAPLES, FL 34113---0

LUNING, MARY ELLEN
9572 TREVI CT #5041
NAPLES, FL 34113---0

LURENE REED GASSER TRUST
5754 HIGHBOURNE DR
NAPLES, FL 34113---0

LYNN MARIE STEIN TRUST NO 1
6851 BEQUIA WAY
NAPLES, FL 34113---0

LYONS, PATRICK & ANNEMARIE
9529 AVELLINO WAY #2811
NAPLES, FL 34113---0

M & H ROSENBERG TRUST
6864 BEQUIA WAY
NAPLES, FL 34113---0

M R & K J STRASMORE REV TRUST
6581 DOMINICA DR UNIT 202
NAPLES, FL 34113---0

M R & K J STRASMORE REV TRUST
6581 DOMINICA DRIVE #202
NAPLES, FL 34113---0

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M R & K M DOIRON REV TRUST
5844 ANTIGUA WAY
NAPLES, FL 34113---0

MAC CLUGAGE, SANDRA L
406 LAGOON AVE
NAPLES, FL 34108---2319

MACDONALD, JEFFREY S
BARBARA J MACDONALD
2580 HOLLY AVE
NAPLES, FL 34112---7316

MACNEAL, DONALD H & MAUREEN K
6192 ANTIGUA WAY
NAPLES, FL 34113---0

MAGEL, LARRY NEAL & JOANA
6406 WARWICK AVE
NAPLES, FL 34113---0

MAGERA, RENAE M
9529 AVELLINO WAY #2821
NAPLES, FL 34113---0

MAGUIRE, KAREN N
6422 WARWICK AVE
NAPLES, FL 34113---0

MAITEM, AVELINO N
DEIRDRE M SCHORMAN
6433 ANTIGUA WAY
NAPLES, FL 34113---0

MAJESKI, PETER JASON
ERIN NICOLE FITZHARRIS
7189 DOMINICA DR
NAPLES, FL 34113---0

MALTZ, DEREK S & PATRICIA
DEREK M MALTZ
43370 LA BELLE PLACE
ASHBURN, VA 20147---0

MANCHESTER, GILBERT M
MARGUERITE R MANCHESTER
6557 DOMINICA DR #201
NAPLES, FL 34113---0

MANCINI, GEORGE & DOLORES
6104 ANTIGUA WAY
NAPLES, FL 34113---0

MANDRESH, STEPHAN M
DANIEL J FISCHER
9560 TREVI CT #4831
NAPLES, FL 34113---0

MANGIS, KENNETH WAYNE
ELIZABETH R MANGIS
1497 QUEENSBOROUGH CR
CARMEL, IN 46033---0

MANISTIQUE HOLDINGS LLC
11804 MANISTIQUE WAY
NEW PORT RICHEY, FL 34654---0

MANSSON, LARS A
5147 ANDROS DRIVE
NAPLES, FL 34113---0

MANTILLA, HELEN B
765 NW 77TH ST
MIAMI, FL 33150---0

MARANO, STEVEN & CATHERINE
55 NORTH GATE DRIVE
SYOSSET, NY 11791---0

MARCEL H LUSSIER LIVING TRUST
PAMELA C LUSSIER LIVING TRUST
5033 ANDROS DR
NAPLES, FL 34110---0

MARCHESANI, CHARLES J
PATRICIA A MARCHESANI
234 AMBERFIELD DR
MOUNT LAUREL, NJ 08054---0

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MARCIA A MULCAHY REV TRUST
5731 HIGHBOURNE DR
NAPLES, FL 34113---0

MARCIAN, MICHAEL ANDREW
CAROLYN KAY MARCIAN
5977 HAITI DR
NAPLES, FL 34113---0

MARCINSKI, DOUGLAS MICHAEL
KAREN ROMANO MARCINSKI
5888 ANTIGUA WAY
NAPLES, FL 34113---0

MARCOTTE, CHARLES L
BETH ANN MARCOTTE
6392 LYFORD ISLE DR
NAPLES, FL 34116---0

MARGUERITE D FOLEY REV TRUST
22 GOVERNORS ROAD
GROVELAND, MA 01834---1801

MARIANNA B YOUNG REV TRUST
6956 CAY COURT
NAPLES, FL 34113---0

MARK A SMILEY TRUST
6148 RODNEY BAY LN
NAPLES, FL 34113---0

MARK A STEVENS 2013 TRUST
DEBRA LEE STEVENS 2013 TRUST
197 8TH ST #705
CHARLESTOWN, MA 02129---0

MARK J EICHENGREEN REV TRUST
6180 ANTIGUA WAY
NAPLES, FL 34113---0

MARK KOPERA LIVING TRUST
5098 ANDROS DR
NAPLES, FL 34113---0

MARKEL, WILLIAM J
SHARON L GILLETT
6663 TWISTED OAK DR
CASTLE PINES, CO 80108---0

MARKEY, DANIEL P & KYLE A
511 OLDE TOWNE RD #81515
ROCHESTER, MI 48308---0

MARKOVICH, DAVID
5081 MAHOGANY RIDGE DR
NAPLES, FL 34119---0

MARLENE MACKINNON REV TRUST
5730 ELBOW AVE
NAPLES, FL 34113---0

MARLU LLC
485 20TH AVE NW
NAPLES, FL 34120---2378

MARSHALL E & MARNI S LEWIS
REVOCABLE TRUST
11477 STONECROFT TERRACE
SAN DIEGO, CA 92131---0

MARSHALL, MICHAEL ERNEST
CHERYL NORMA MARSHALL
6490 WARWICK AVE
NAPLES, FL 34113---0

MARTIN, CRAIG B & SHARON M
3711 WYOLA FARM RD
NEWTOWN SQUARE, PA 19073---0

MARTIN, DONALD JOSEPH
JOAN T MARTIN
6908 CAY COURT
NAPLES, FL 34113---0

MARTIN, KATHLEEN ANN
5852 ANTIGUA WAY
NAPLES, FL 34113---0

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MARTIN, NIKITA MA
2760 HOLLY AVE
NAPLES, FL 34112---0

MARY ANN STEINBIS TRUST
26442 5 POINTS RD
SYCAMORE, IL 60178---0

MARY B WARPINSKI 2015 TRUST
2926 PORTAGE ST
NAPERVILLE, IL 60564---0

MARY JO BURFEIND TRUST
WILLIAM F BURFEIND III TRUST
425 BUTTERNUT TRAIL
FRANKFORT, IL 60423---0

MARY KAY BURNS DECL OF TRUST
12304 SOUTH SPRUCE CT
PALOS HEIGHTS, IL 60463---0

MARY SACCHETTA REV TRUST
6581 LIVINGSTON WOODS LN
NAPLES, FL 34109---3829

MARY SACCHETTA REV TRUST
6581 LIVINGSTON WOODS LN
NAPLES, FL 34109---3829

MARYBETH PHELAN FAM TRUST
6100 ANTIGUA WAY
NAPLES, FL 34113---0

MASCI, IGINIO & KAREN
2160 TURK HILL ROAD
FAIRPORT, NY 14450---0

MASI, ROBERT V & MARY JANE
6160 ANTIGUA WAY
NAPLES, FL 34113---0

MASS, ALLEN R
DEBRA A GOWEN
5702 CLARENDON DR
NAPLES, FL 34113---0

MASSER,KEITH EUGENE & HELEN E
PO BOX 210
19 SOUD LANE
SACRAMENTO, PA 17968---0

MASSEY, MARK B
PAMELLA M M SALDANA
5037 TAMIAMI TRAIL EAST
NAPLES, FL 34113---0

MASSEY, MARK B
PAMELLA M MONTALBETTI SALDANA
5017 TAMIAMI TR E
NAPLES, FL 34113---0

MASSEY, MARK B
PAMELLA M MONTALBETTI SALDANA
5017 TAMIAMI TR E
NAPLES, FL 34113---0

MASTROCOLA, JOSEPH A & MARIA
6557 DOMINICA DR #101
NAPLES, FL 34113---0

MASTROLEMBO, ANTHONY
BEATRIZ POMMIER MASTROLEMBO
17566 TOBERMORY PLACE
LEESBURG, VA 20175---0

MASUCCI, ANTHONY B & LISA A
233 MANSFIELD GROVE RD #508
EAST HAVEN, CT 06512---0

MATOS, LUIS A
4929 ANDROS DR
NAPLES, FL 34113---0

MATZA, JEFFREY S
4905 ANDROS DR
NAPLES, FL 34113---0

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

MAYBERRY, KENT J
LINDA J COSTELLO
5026 ANDROS DR
NAPLES, FL 34113---0

MAYER, ANDREW
28631 STARBOARD PASSAGE WAY
#202
BONITA SPRINGS, FL 34134---0

MAYER, GEORGE & LINDA
6556 DOMINICA DRIVE #101
NAPLES, FL 34113---0

MC GONAGLE, WILLIAM J
4900 BISCAYNE DR #7
NAPLES, FL 34112---6902

MCARTHUR, KAREN ANN
DARLENE MARIE MAHONEY
6471 WARWICK AVE
NAPLES, FL 34113---0

MCCAFFERTY, MARTIN T
COLLEEN C MCCAFFERTY
5707 CLARENDON DR
NAPLES, FL 34113---0

MCCARTNEY, JOANNE Z
PO BOX 7578
NAPLES, FL 34101---0

MCCOLLUM, MICHAEL PRIDE
JEAN GREER MCCOLLUM
6357 LYFORD ISLE DR
NAPLES, FL 34113---0

MCCONOMY, JOHN WARREN
JACQUELINE LEE MCCONOMY
6923 CAY CT
NAPLES, FL 34113---0

MCCULLOUGH JR, WILLIAM MICHAEL
511 LEGENDARY WAY
CENTERVILLE, OH 45458---0

MCDONALD, CAROLYN
9572 TREVI COURT #5013
NAPLES, FL 34113---0

MCDONALD, CAROLYN ANN
9572 TREVI COURT #5013
NAPLES, FL 34113---0

MCDONALD, RODERICK H & TANIA
2927 ANDREWS AVE
NAPLES, FL 34112---7301

MCDONNELL JR, JOHN F & MARY E
9572 TREVI CT #5037
NAPLES, FL 34113---0

MCDONNELL JR, JOHN F & MARY E
9578 TREVI COURT #5115
NAPLES, FL 34113---0

MCDOWELL, JOHN JAMES
JULIE ROBIN MCDOWELL
6248 MEGANS BAY DR
NAPLES, FL 34113---0

MCGEE, BRIAN M & LORI J
4405 SMILEY DR
CANAL WINCHESTER, OH 43110---0

MCGHEE, W CLARK & PAMELA H
6426 THREE CHOPT RD
RICHMOND, VA 23226---0

MCGLOTHIN JR, CHARLES WALLACE
DAIRDRE SUSAN MCGLOTHIN
5762 HIGHBOURNE DR
NAPLES, FL 34113---0

MCGONAGLE, WILLIAM J
4900 BISCAYNE DRIVE #7
NAPLES, FL 34112---0

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MCGUIRE, WILLIAM P & SUSAN J
5 SEAN MICHAEL COURT
FARMINGDALE, NY 11735---0

MCILWAIN, DOUGLAS R & SALLY A
6434 WARWICK AVE
NAPLES, FL 34113---0

MCLAUGHLIN, PAUL F & MARY ANNE
6316 LYFORD ISLE DR
NAPLES, FL 34113---0

MCMAHAN JR, RONALD DAVID
KARA MCMAHAN
1594 N DICKERSON CHAPEL RD
LEBANON, TN 37087---0

MCMAHON, DONALD L
KAREN FERGUSON
19495 NELSON RD
SAINT CHARLES, MI 48655---8750

MCNAMARA, JENNIFER L
6298 UNION ISLAND WAY
NAPLES, FL 34113---0

MCSORLEY, EDWARD
5912 ANTIGUA WAY
NAPLES, FL 34113---0

MEDINA, CRUZ
4402 ROSE AVE UNIT B
NAPLES, FL 34112---6778

MEDINA'S HOME CORP
2760 4TH AVE SE
NAPLES, FL 34117---3784

MED-LIFE ENTERPRISE INC
5101 TAMIAMI TRAIL EAST
NAPLES, FL 34113---0

MED-LIFE ENTERPRISE INC
5101 TAMIAMI TRAIL EAST
NAPLES, FL 34113---0

MEDVETZ, STEVEN S
ANNIE MARIE MEDVETZ
6068 LUCAYA WAY
NAPLES, FL 34113---0

MEINCKE, GAIL J
85 CONSTITUTION DR
NAPLES, FL 34112---7309

MELINDA BROWN REV TRUST
5736 HIGHBOURNE DR
NAPLES, FL 34113---0

MELSHEIMER, MARK A & DAWN C
6219 MEGANS BAY DR
NAPLES, FL 34113---0

MELVIN, JOHN B & CAROLYN S
5068 MARTINIQUE DR
NAPLES, FL 34113---0

MENENDEZ, FRANCISCO A & ALICIA
4016 MINDI AVE
NAPLES, FL 34112---6738

MERCIER-FERRARA, CHERYL M
RAYMOND D FERRARA JR
62 SALT MARSH LN
POSASSET, MA 02559---0

MERNER, ROBERT & JEANNE
100 SALMAN STREET
WEST ROXBURY, MA 02132---0

MEROLLA, MICHAEL J & LORI J
139 SCHOOL ST
REHOBOTH, MA 02769---0

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MESA, LUCIANO P
3038 ANDREWS AVENUE
NAPLES, FL 34112---0

METELLUS, JOCELYNE
3699 POPLAR WAY
NAPLES, FL 34112---6635

METROKA, LAURA A
7031 DOMINICA DR
NAPLES, FL 34113---0

MEYER ET AL, STEPHEN
1322 W WEBSTER AVENUE
CHICAGO, IL 60614---0

MICHAEL A MCGEE LNDSCP ARCHT
PO BOX 8052
NAPLES, FL 34101---8052

MICHNO, RICHARD & ROSEMARY
9496 CASORIA COURT #202
NAPLES, FL 34113---0

MIGUEL GARCIA INVESTMENT LLC
841 4TH ST SE
NAPLES, FL 34117---0

MIHALEK, DEBORAH JOAN
JEFFREY JOSEPH MIHALEK
5747 CLARENDON DR
NAPLES, FL 34113---8365

MIKES BAIT HOUSE LLC
2052 DANFORD ST
NAPLES, FL 34112---0

MILES, PAULA J
4900 BISCAYNE DR #18
NAPLES, FL 34112---0

MILEVSKI, NIKOLCE & NANCY
9492 CASORIA CT #201
NAPLES, FL 34113---0

MILLAR, NANCY ANN
4004 ROSE AVE
NAPLES, FL 34112---6776

MILLARD E SMITH REV TRUST
ANN ROBERSON SMITH TRUST
5860 ANTIGUA WAY
NAPLES, FL 34113---0

MILLER, BRIAN S
6002 BARTHELEMY AVE
NAPLES, FL 34113---8820

MILLER, BRUCE RICHARD
DEAN DANIEL LAVIGNE
5970 HAITI DRIVE
NAPLES, FL 34113---0

MILLER, DEWAYNE D & LISA M
75 SAINT ANDREWS BLVD APT 101
NAPLES, FL 34113---7601

MILLER, DULCE M
LEONOR A SANCHEZ
9533 AVELLINO WAY #2913
NAPLES, FL 34113---0

MILLER, JAMES E & JUDITH A
344 INVERNESS LN
LONGMEADOW, MA 01106---0

MILLER, JEFFREY LEE
7503 BLACKBERRY DR
NAPLES, FL 34114---0

MILLER, MARGARET C
4934 ANDROS DR
NAPLES, FL 34113---0

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MILLER, NANCY DYER
MICHAEL DEWEY MILLER
5834 HAITI DR
NAPLES, FL 34113---0

MILLER, SCOTT W & LINDA L
5712 ANEGADA DR
NAPLES, FL 34113---0

MIMURA, NANA
5630 ELBOW AVE
NAPLES, FL 34113---0

MINDI 4109 LLC
121 WADING BIRD CIRCLE #101
NAPLES, FL 34110---0

MINEO, PETER
5702 ELBOW AVE
NAPLES, FL 34113---0

MINTO SABAL BAY LLC
10150 HIGHLAND DRIVE
STE 200
TAMPA, FL 33610---0

MINTO SABAL BAY LLC
10150 HIGHLAND MANOR DR
SUITE 200
TAMPA, FL 33610---0

MINTO SABAL BAY LLC
10150 HIGHLAND MANOR DR
SUITE 200
TAMPA, FL 33610---0

MINTO SABAL BAY LLC
10150 HIGHLAND MANOR DR
SUITE 200
TAMPA, FL 33610---0

MINTO SABAL BAY LLC
10150 HIGHLAND MANOR DR
SUITE 200
TAMPA, FL 33610---0

MINTO SABAL BAY LLC
10150 HIGHLAND MANOR DR
TAMPA, FL 33610---9712

MINTO SABAL BAY LLC
10150 HIGHLAND MANOR DR # 200
TAMPA, FL 33610---0

MINTO SABAL BAY LLC
10150 HIGHLAND MANOR DR # 200
TAMPA, FL 33610---0

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MINTO SABAL BAY LLC
10150 HIGHLAND MANOR DR # 200
TAMPA, FL 33610---0

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MINTO SABAL BAY LLC
10150 HIGHLAND MANOR DR # 200
TAMPA, FL 33610---0

MINTO SABAL BAY LLC
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MINTO SABAL BAY LLC
10150 HIGHLAND MANOR DR # 200
TAMPA, FL 33610---0

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MINTO SABAL BAY LLC
10150 HIGHLAND MANOR DR # 200
TAMPA, FL 33610---0

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MINTO SABAL BAY LLC
10150 HIGHLAND MANOR DR # 200
TAMPA, FL 33610---0

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MINTO SABAL BAY LLC
10150 HIGHLAND MANOR DR # 200
TAMPA, FL 33610---0

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TAMPA, FL 33610---0

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MINTO SABAL BAY LLC
10150 HIGHLAND MANOR DR # 200
TAMPA, FL 33610---0

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TAMPA, FL 33610---0

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MINTO SABAL BAY LLC
10150 HIGHLAND MANOR DR # 200
TAMPA, FL 33610---0

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MINTO SABAL BAY LLC
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MINTO SABAL BAY LLC
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TAMPA, FL 33610---0

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MINTO SABAL BAY LLC
10150 HIGHLAND MANOR DR # 200
TAMPA, FL 33610---0

MINTO SABAL BAY LLC
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MINTO SABAL BAY LLC
10150 HIGHLAND MANOR DR # 200
TAMPA, FL 33610---0

MINTO SABAL BAY LLC
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TAMPA, FL 33610---0

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MINTO SABAL BAY LLC
10150 HIGHLAND MANOR DR # 200
TAMPA, FL 33610---0

MINTO SABAL BAY LLC
10150 HIGHLAND MANOR DR # 200
TAMPA, FL 33610---9712

MINTO SABAL BAY LLC
10150 HIGHLAND MANOR DR # 200
TAMPA, FL 33610---9712

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MINTO SABAL BAY LLC
10150 HIGHLAND MANOR DR #200
TAMPA, FL 33610---0

MINTO SABAL BAY LLC
10150 HIGHLAND MANOR DR STE 20
TAMPA, FL 33610---0

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10150 HIGHLAND MANOR DR STE 20
TAMPA, FL 33610---0

MINTO SABAL BAY LLC
10150 HIGHLAND MANORD R # 200
TAMPA, FL 33610---0

MINTO SABAL BAY LLC
ATTN: ;LILLIAM COSTELLO VP
400 W SAMPLE RD STE 200
COCONUT CREEK, FL 33073---0

MINTO SABAL BAY LLC
ATTN: LILLIAM COSTELLO VP
400 W SAMPLE RD STE 200
COCONUT CREEK, FL 33072---0

MINTO SABAL BAY LLC
ATTN: LILLIAM COSTELLO VP
4400 W SAMPLE RD STE 200
COCONUT CREEK, FL 33073---0

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COCONUT CREEK, FL 33073---0

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COCONUT CREEK, FL 33073---0

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COCONUT CREEK, FL 33073---0

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COCONUT CREEK, FL 33073---0

MITCHELL, ANDREW L & ROXANNE
7657 DEERFIELD LN
ZIONSVILLE, IN 46077---0

MITCHELL, JOHN PAUL
PATRICIA SULLIVAN MITCHELL
41 SEMINARY FARM RD
LUTHERVILLE, MD 21093---0

MOCCIA REALTY TRUST
6 POINT SHORE OVERLOOK DR
AMESBURY, MA 01913---0

MOHNS, TIMOTHY & RACHELLE A
5938 HAITI DR
NAPLES, FL 34113---0

MOHR, RAY D
6568 DOMINICA DRIVE #101
NAPLES, FL 34113---0

MOISE, SAINT LOUIS
4415 THOMASSON LN
NAPLES, FL 34112---6765

MOLA REVOCABLE TRUST
6177 MEGANS BAY DR
NAPLES, FL 34113---0

MOLINA, JOSE O SANCHEZ
4201 ROSE AVE
NAPLES, FL 34112---0

MOLITOR, PETER C & LINDA L
6569 DOMINICA DRIVE UNIT 101
NAPLES, FL 34113---0

MONACHOS, LEON MICHAEL
PAULA M MONACHOS
5689 HIGHBOURNE DR
NAPLES, FL 34113---0

MONFRE, GARY & CAROL
W226 N825 EASTMOUND DR #B
WAUKESHA, WI 53186---0

MONICA N LEPORT REV TRUST
5899 HAITI DR
NAPLES, FL 34113---0

MONROE, JASON A & CATRINA
6421 ANTIGUA WAY
NAPLES, FL 34113---0

MONTGOMERY PROP MGMT LLC
322 GROVE ST
ROCKTON, IL 61072---0

MONTGOMERY, BILLY G
9489 CASORIA COURT #201
NAPLES, FL 34113---0

MONTICELLO, ANTHONY J
94 CHURCH ST
NEW BRUNSWICK, NJ 08901---0

MOORE, CHRISTOPHER P
KIMBERLY P MOORE
111 LITCHFIELD LANE
HANSON, MA 02341---0

MOORE, JEFFREY W & CHRISTINE M
6274 UNION ISLAND WAY
NAPLES, FL 34113---8860

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MORALES, RICHARD
MARIETTA BALDWIN MORALES
9532 AVELINO WAY #2724
NAPLES, FL 34113---0

MORALES, YADIRA
4102 MINDI AVE
NAPLES, FL 34112---6740

MOREAU REVOCABLE TRUST
6529 DOMINICA DRIVE #201
NAPLES, FL 34113---0

MOREHEAD, ARTHUR W
2965 WOODSIDE AVE
NAPLES, FL 34112---7331

MORIN, BOBETTE JEAN
9560 TREVI CT #4844
NAPLES, FL 34113---0

MORRISON LIVING TRUST
9560 TREVI COURT #4833
NAPLES, FL 34113---0

MOULTON, JOSHUA L & AMANDA
8519 NW 23RD CT
ANKENY, IA 50023---0

MOWLES, RODNEY & DARLENE
1719 KINLOCH LN
SALEM, VA 24153---0

MULLAVEY, SARAH & MICHAEL
9590 TREVI CT #5312
NAPLES, FL 34113---0

MULLINS, TIMOTHY W
4720 CATALINA DR
NAPLES, FL 34112---0

MULROE, JAMES & CYNTHIA
6 BROOKSIDE DR
GOSHEN, NY 10924---0

MURPHY JR, THOMAS KILEY
PAULA YABLONSKI MURPHY
6245 UNION ISLAND WAY
NAPLES, FL 34113---0

MURPHY, DONNA J
6552 DOMINICA DR #202
NAPLES, FL 34113---0

MURRAY JR, WILLIAM H
LYNDA S MURRAY
5884 ANTIGUA WAY
NAPLES, FL 34113---0

MURRAY, JOSEPH M
CINDI F ALFANO
6419 PEMBROKE WAY
NAPLES, FL 34113---0

MURRAY, MARK & KIM
6230 LIGHTBOURN WAY
NAPLES, FL 34113---0

MURRAY, MARK & KIM J
6230 LIGHTBOURN WAY
NAPLES, FL 34113---0

MURRELL, ALLISON
9481 CASORIA COURT #201
NAPLES, FL 34113---0

MURTAGH, KEVIN J
LESLEY ANN LENNON
77 LENAPE RD
PEARL RIVER, NY 10965---0

MUSKA, MARTHA JANE
5126 ANDROS DR
NAPLES, FL 34113---0

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MUSTARDO, RICHARD P & KAREN
9584 TREVI CT #5213
NAPLES, FL 34113---0

MYERS ENDO ASSET MGMT LLC
1231 WEST NORTHERN LIGHTS BLVD
911
ANCHORAGE, AK 99503---0

MYERS, CORNELIA A
11460 STARLIGHT RANCH TR
HASLET, TX 76052---0

MYERS, EARLE DAVID
DOROTHY MYERS
6261 ANTIGUA WAY
NAPLES, FL 34113---0

MYERS, ELLIOTT L & FAY
6572 DOMINICA DRIVE #201
NAPLES, FL 34113---0

MYERS, WILLIAM & CATHERINE
5030 ANDROS DR
NAPLES, FL 34113---0

MYRUSKI, BETTY JANE
3206 PINE TREE DR
NAPLES, FL 34112---7330

N AND T PETREDIS REV TRUST
1059 JEWELL AVE
PACIFIC GROVE, CA 93950---0

N&P CHARD LLC
16 WICKHAM ROAD
WINCHESTER, MA 01890---0

NADLER, JEFFREY M
20 ROWES WHARF UNIT 703
BOSTON, MA 02110---0

NAHMIAS, HOWARD J LARSON
BARBARA DEVORIN NAHMIAS
6229 ANTIGUA WAY
NAPLES, FL 34113---0

NANCY J ANGLEWICZ IRREV TRUST
6204 COMPART ISLE DR
NAPLES, FL 34113---0

NANCY J HAACK LILLENBERG TRUST
112 LADUE GROVE LANE
ST LOUIS, MO 63141---0

NANCY J HAACK LILLENBERG TRUST
112 LADUE GROVE LN
SAINT LOUIS, MO 63141---0

NANCY J HOFFMAN REV TRUST
1040 N LAKE SHORE DR 18B
CHICAGO, IL 60611---0

NANCY L GLOGOVSKY
NON-MARITAL TRUST
6345 LYFORD ISLE DR
NAPLES, FL 34113---0

NANCY N DRISCOLL REV TRUST
5866 HAITI DR
NAPLES, FL 34113---0

NAPLES BOTANICAL GARDEN INC
4820 BAYSHORE DR STE D
NAPLES, FL 34112---7336

NAPLES COVENANT GROUP LLC
2460 PASEO VERDE PARKWAY
SUITE 145
HENDERSON, NV 89074---0

NAPLES CUSTARD LLC
PO BOX 7971
MADISON, WI 53707---0

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NAPLES FREE-NET INC
5035 TAMIAMI TRL E
NAPLES, FL 34113---4127

NAPLES SOUTH REALTY ASSOC LLC
% AMERICAN COMRC REALTY CORP
300 AVENUE OF THE CHAMPIONS
STE 140
PALM BEACH GARDE, FL 33418---0

NAPOLITANO, JAMES ANTHONY
KATHLEEN NAPOLITANO
5768 CLARENDON DR
NAPLES, FL 34113---0

NASON, JOHN R & NANCY M
5085 TORTOLA COURT
NAPLES, FL 34113---0

NASSIF GOLF VENTURES LLC
225 BANYAN BLVD STE 240
NAPLES, FL 34102---5156

NATHAN, KYLE R
6556 DOMINICA DRIVE UNIT 201
NAPLES, FL 34113---0

NAVARRO, HUGO A
6577 DOMINICA DRIVE #201
NAPLES, FL 34113---0

NAYER, STUART & CYNTHIA LYNNE
6863 BEQUIA WAY
NAPLES, FL 34113---0

NEAL, CHARLES K
3643 POPLAR WAY
NAPLES, FL 34112---6635

NEAR THE LAKE LAND TRUST
MYERS ENDO ASSET MGMT LLC
13650 BRYNWOOD LN
FORT MYERS, FL 33912---0

NEIERT, TAYLOR NICOLE
BRANDON ESCAJADILLO
8085 BAYSHORE DR
NAPLES, FL 34112---0

NELSON, DENNIS A & SANDRA J
85 SAINT ANDREWS BLVD #C305
NAPLES, FL 34113---0

NEMETH, PATRICIA & JAMES
9578 TREVI COURT #5144
NAPLES, FL 34113---0

NEVENHOVEN, MERLE JOHN
CHERYL KAY NEVENHOVEN
6911 CAY COURT
NAPLES, FL 34113---0

NICHOLS, TERRY & BONNIE
1415 DOUGLAS TER
DIXON, IL 61021---1729

NICKERSON, PAULA
9578 TREVI COURT #5133
NAPLES, FL 34113---0

NICOLET, MARGOT
5046 MARTINIQUE DR
NAPLES, FL 34113---0

NICOLOSI, PAUL S & DEBORAH J
5914 HAITI DR
NAPLES, FL 34113---0

NOBLE, BRAD A & SHAWNDA R
7041 YANKEE ESTATES DR
LIBERTY TWP, OH 45044---0

NOE, P J
5710 STAR GRASS LN
NAPLES, FL 34116---6702

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NOE, PATSY J
5710 STAR GRASS LN
NAPLES, FL 34116---6702

NORDSTROM, STEVEN R
MARIA A NORDSTROM
5602 W 147 TERRACE
OVERLAND PARK, KS 66223---0

NORINE L FULLER TRUST
6221 COMPART ISLE DR
NAPLES, FL 34113---0

NORTH COAST REALTY HLDNG LLC
7361 DAISY'S WOOD LANE
GATE MILLS, OH 44040---0

NORTHWAY, DAVID K & BARBARA K
7092 DOMINICA DR
NAPLES, FL 34113---0

NOVICK, NORMAN JAMES
CONSTANCE WRIGHT NOVICK
3702 JOHN BARNES LN
FAIRFAX, VA 22033---0

NOVOTNY SR, THOMAS PETER
ANN MARY NOVOTNY
S 44 W 22288 SUN RIDGE DR
WAUKESHA, WI 53189---0

NOWAK, ARTHUR RICHARD
5678 ELBOW AVE
NAPLES, FL 34113---0

NOWAK, ROBERT J & KAREN K
6225 COMPART ISLE DR
NAPLES, FL 34113---0

NUNEZ, REMIGIO
4255 ROSE AVE
NAPLES, FL 34112---6774

NYAEME FAMILY DEC OF TRUST
PO BOX 212
BATAVIA, IL 60510---0

O & T OLEJNIK LIVING TRUST
6375 ANTIGUA WAY
NAPLES, FL 34113---0

OAKLEY, THOMAS D & SUSAN W
8080 BAYSHORE DR
NAPLES, FL 34112---7351

OASIS OF NAPLES INC
% CHRISTINE ADAMS
2012 DANFORD ST
NAPLES, FL 34112---0

OASIS OF NAPLES INC
% CHRISTINE ADAMS
2012 DANFORD ST
NAPLES, FL 34112---0

OBERST, KENNETH C & MARJORIE J
5774 ANEGADA DR
NAPLES, FL 34113---0

OBRIEN, C LEONARD & LISE H
5091 ANDROS DR
NAPLES, FL 34113---0

O'BRIEN, MARTIN C & SADONIE
118 MANITO AVE
OAKLAND, NJ 07436---0

OBRIEN, THOMAS J & DOREEN
2460 MARTIN AVENUE
BELLMORE, NY 11710---0

O'CONNELL, BRIAN & KATHERINE
5674 ELBOW AVE
NAPLES, FL 34112---0

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OCONNOR, SUZANNE O
112 NORTHRIDGE RD
IPSWICH, MA 01938---0

OCONNOR, SUZANNE O & WALTER J
112 N RIDGE RD
IPSWICH, MA 01938---0

ODOHERTY, DENNIS J
JACQUELINE M ODOHERTY
15533 JULIES WAY
ORLAND PARK, IL 60462---0

OHEARN, ANN E
9596 TREVI CT #5423
NAPLES, FL 34113---0

OJEDA JR, JOSE ANTONIO
PHILIP MARTIN
6529 DOMINICA DR #101
NAPLES, FL 34113---0

OLAND, PETER J & MAGGIE A
6379 ANTIGUA WAY
NAPLES, FL 34113---0

OLDMAN EST, MARY S
% STEPHEN ALAN DAVIS PR
75 ST ANDREWS BLVD A-103
NAPLES, FL 34113---0

OLETREVI LLC
2204 RYAN STREET
WHITESTONE, NY 11357---0

OLIVIER, LUDGE EMMANUEL
TAMLA AERIS OLIVIER
5803 HAITI DRIVE
NAPLES, FL 34113---0

OLSON, SAM S & EVE M
4957 ANDROS DR
NAPLES, FL 34113---0

OLUFUNMILAYO ADENIKE
WILLIAMSON REVOCABLE TRUST
11024 HUNTERS VIEW ROAD
ELLICOTT CITY, MD 21042---0

ONEILL SR, WILLIAM L
THERESE ANNE LEVAN
929 FIRETHORN PLACE
LEXINGTON, KY 40515---0

OPTIMUS REAL ESTATE LLC
691 S HUNTER LN
LAKE FOREST, IL 60045---0

ORANGE, IDALINE
LOUIS ORANDIEU ORANGE
IDALA LOUISINE ORANGE
3250 ANDREWS AVE
NAPLES, FL 34112---0

ORCHARD LANE TRUST
SUSAN ABELL TR
%TIKA PROPERTIES LLC
11665 COLLIER BLVD UNIT 990487
NAPLES, FL 34116---4228

OREST & TERRY OLEJNIK TRUST
6375 ANTIGUA WAY
NAPLES, FL 34113---0

ORR, DONALD RAYMOND
3050 ANDREWS AVE
NAPLES, FL 34112---7302

OSHEA, KERRY M
5666 ELBOW AVE
NAPLES, FL 34113---0

OTERO, MARIA M
2266 51ST TER SW
NAPLES, FL 34116---6926

OWENS, TIMOTHY J & LAUREEN M
5047 TORTOLA CT
NAPLES, FL 34113---0

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P M & J G PARISI REV TRUST
7182 DOMINICA DR
NAPLES, FL 34113---0

P O & M J MAHER LIVING TRUST
5070 ANDROS DR
NAPLES, FL 34113---0

P W & D E MCCLUSKEY LIV TRUST
5677 HIGHBOURNE DR
NAPLES, FL 34113---0

PAGE, GARY LEE
4627 NORMANDY DR
NAPLES, FL 34112---6751

PALAZZONE, GARY A
KIM SUSAN PALAZZONE
5729 ANEGADA DR
NAPLES, FL 34113---8384

PALOUBIS, ANTHOULA
6312 LYFORD ISLE DR
NAPLES, FL 34113---0

PANIRA HEALTHCARE SERVICE INC
5045 E TAMIAMI TRIAIL
NAPLES, FL 34113---0

PANIRA HEALTHCARE SERVICES INC
5045 E TAMIAMI TRAIL
NAPLES, FL 34113---0

PANIRA HEALTHCARE SERVICES INC
5045 E TAMIAMI TRAIL
NAPLES, FL 34113---0

PANTOJA, MANUEL & EULALIA
4220 ROSE AVE #A
NAPLES, FL 34112---6777

PANZER, ARNOLD D & JEANETTE
6928 CAY CT
NAPLES, FL 34113---0

PAPANIER, GEORGE T & JULIE A
5142 ANDROS DR
NAPLES, FL 34113---0

PARADISE LIVING TRUST
210 EAST 25TH ST
LONG BEACH TWNSH, NJ 08008---0

PARNELL, BRIAN P & NADINE E
100 DALY BLVD #807
OCEANSIDE, NY 11572---0

PAROWSKI, STEPHEN & SUPRIYA
6483 WARWICK AVE
NAPLES, FL 34113---0

PARSONS, LAURA
4950 ANDROS DR
NAPLES, FL 34113---0

PATERSON, ERIC M
3166 WOODSIDE AVE
NAPLES, FL 34112---0

PATRICIA G MORAN REV TRUST
PO BOX 4007
DEERFIELD BCH, FL 33442---0

PATRICIA MILLS JANEWAY LV TRST
ROBERT KEVIN JANEWAY LIV TRUST
1111 N OLD WOODWARD
BIRMINGHAM, MI 48009---0

PATRICK A BURKE REV TRUST
ROSE MARIE BURKE REV TRUST
6466 WARWICK AVE
NAPLES, FL 34113---0

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PAUSHTER, LORRAINE L
5874 HAITI DR
NAPLES, FL 34113---0

PAWLOSKI, JILL
356 NUTHATCH CT SE
CALEDONIA, MI 49316---0

PBA NAP 1 LLC
3 BARMORAL DRIVE
PITTSTOWN, NJ 08867---0

PEARSON, GREGORY E & LORALEE R
6393 LYFORD ISLE DR
NAPLES, FL 34113---0

PECK JR, BERNARD J & BARBARA
6120 ANTIGUA WAY
NAPLES, FL 34113---0

PECORARO, BIAGO & FRANCESCA
12 CLIFF RD
HIGHLAND PARK, IL 60035---0

PELAEZ, YOELKYS PEREZ
4900 BISCAYNE DR #2
NAPLES, FL 34112---0

PENA, CARIDAD
PENA, MARIA E
4421 THOMASSON LN
NAPLES, FL 34112---6765

PENNIFOLD, ANDREW K
ELLEN M TAYLOR-PENNIFOLD
6440 PEMBROKE WAY
NAPLES, FL 34113---0

PENNINGTON, WILLIAM T
JOANN M PENNINGTON
7033 W OVERLOOK CT
MEQUON, WI 53092---0

PENTZ, CAROL L
3023 ANDREWS AVE
NAPLES, FL 34112---7301

PEREIRO, EDUARDO
LUISA PEREIRO
ELIZABETH P ROSS
PO BOX 7343
NAPLES, FL 34101---7343

PEREZ, OSCAR
PENA, ILIANA
4002 ROSE AVE
NAPLES, FL 34112---6776

PEREZ-SANTANA, JUAN R
MARIA L LEON BENCOMO
3172 ANDREWS AVE
NAPLES, FL 34112---0

PERILLO, MICHELE
ASHLEY COYNE
KELSEY COYNE
13 MARIANA LANE
OCEAN CITY, NJ 08226---0

PERKINS, TRAVIS RAY
HEATHER DAWN PERKINS
5697 HIGHBOURNE DR
NAPLES, FL 34113---0

PERLA, SALVATORE & KELLEY
119 OLDE TAVERN RD
LEOMINSTER, MA 01453---0

PERSSON, BENGT G
ELIZABETH M ROURKE-BERARDI
407 WEST 1ST STREET U302
BOSTON, MA 02127---0

PETER J ECKROTH TRUST
2150 GULF SHORE BLVD N
APT 711
NAPLES, FL 34102---0

PETTIT, VICTORIA LYN
4212 MINDI AVE
NAPLES, FL 34112---0

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PFEIFER, PETER
HEIDI PFEIFER
347 REEDSDALE RD
MILTON, MA 02186---3925

PFEIFER, PETER
HEIDI PFEIFER
832 EASTLAWN AVE
MADISON HEIGHTS, MI 48071---2989

PHANTHANIVONG, SOUSADA
THONG PHANTHANIVONG
3212 WOODSIDE AVE
NAPLES, FL 34112---0

PHARISIEN, JOHNSON
2617 HOLLY AVENUE
NAPLES, FL 34112---0

PHILLIPS, GUY A & KIMBERLY B
6541 DOMINICA DR #101
NAPLES, FL 34113---0

PHYLLIS J CODO TRUST
85 ST ANDREWS BLVD #108
NAPLES, FL 34113---0

PHYLLIS J SCHMITT REV TRUST
6148 ANTIGUA WAY
NAPLES, FL 34113---0

PICTON, KENNETH CLARK
6826 BEQUIA WAY
NAPLES, FL 34113---0

PIERCE, DEBRA S
TODD FRANKLIN PIERCE
3144 PINE TREE DR
NAPLES, FL 34112---7330

PIKE, SHELLY F
4110 MINDI AVE
NAPLES, FL 34112---6740

PINE VIEW TRUST
PO BOX 9051
NAPLES, FL 34101---9051

PINO, KEVIN & PAMLA
9590 TREVI COURT #5335
NAPLES, FL 34113---0

PITERA, WALTER F
95 SAINT ANDREWS BLVD #111
NAPLES, FL 34113---0

PIZZUTI FAMILY TRUST
308 SPIDER LILY LANE
NAPLES, FL 34119---0

PIZZUTI FAMILY TRUST
308 SPIDER LILY LANE
NAPLES, FL 34119---0

PIZZUTI FAMILY TRUST
308 SPIDER LILY LANE
NAPLES, FL 34119---0

POE JR, CHARLES W
AMY L POE
6963 CAY CT
NAPLES, FL 34113---0

POIDOMANI, KAREN & KEVIN
33 HOPEWELL DR
STONY BROOK, NY 11790---0

POLISENO, THOMAS MICHAEL
TAMARA SANG-POLISENO
5749 ANEGADA DR
NAPLES, FL 34113---0

POLLASTRINI ET AL, RONALD J
616 HOWARD AVE
EAST DUNDEE, IL 60118---0

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POLLASTRINI, CHRISTOPHER G
LAURIE A POLLASTRINI
9529 AVELLINO WAY #2813
NAPLES, FL 34113---8250

POLLI REVOCABLE TRUST
6470 WARWICK AVE
NAPLES, FL 34113---0

POMPOSINI, LARRY & MARJI
927 N HIGHLAND AVE
PITTSBURGH, PA 15206---0

PONSLER, SUSAN KAHL
STEPHEN DOUGLAS PONSLER
9596 TREVI CT #5443
NAPLES, FL 34113---0

PORTO, CHRISTIAN ANTHONY
MELINDA ANN PORTO
112 HARBOUR TOWN
BRIDGEPORT, NY 13030---0

PORWICK, ROBERT J & JOAN R
5735 CLARENDON DR
NAPLES, FL 34113---0

POSIMATO, DEBORAH A
111 STONEWALL CT
YORKTOWN HEIGHTS, NY 10598---0

POSZ, DAVID GARRETT
ANGELA MARIE POSZ
6251 LIGHTBOURN WAY
NAPLES, FL 34113---0

POWELL, CAROL S
5642 ELBOW AVE
NAPLES, FL 34113---0

POWELL, KATHLEEN A
6289 LIGHTBOURN WAY
NAPLES, FL 34113---0

POZO REVOCABLE TRUST
4433 LAKEWOOD BLVD
NAPLES, FL 34112---6123

POZO REVOCABLE TRUST
4433 LAKEWOOD BLVD
NAPLES, FL 34112---6123

PRASSER, DOUGLAS WALTER
MARY ANN PRASSER
5955 BARTHELEMY AVE
NAPLES, FL 34113---0

PRESCOTT, JON STEPHEN
NOREEN PRESCOTT
28812 WEYBRIDGE DR
WESTLAKE, OH 44145---0

PRICE, FRED E
4012 MINDI AVE
NAPLES, FL 34112---6738

PROCHAZKA, KVETUSE J
5048 TORTOLA CT
NAPLES, FL 34113---0

PROENZA, RAUL A
MAYDA L BATISTA
3618 POPLAR WAY
NAPLES, FL 34112---0

PROPHETE, OLATE
CHILENE PROPHETE REMY
2951 ANDREWS AVE
NAPLES, FL 34112---0

PRUITT, LARRY LEE & CLARE P
59 CONSTITUTION DR
NAPLES, FL 34112---7309

PUIDAK FAMILY TRUST
106 S MAIN STREET
GALENA, IL 61036---0

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PUSCAS, DANIEL
4104 MINDI AVE
NAPLES, FL 34112---6740

QUICK, JEFFREY R & JOAN F
5084 TORTOLA CT
NAPLES, FL 34113---0

QUINN III, JOSEPH D & EILEEN G
15 ALLEN ROAD
SALT POINT, NY 12578---0

QUIROZ, ANA
4213 THOMASSON LN
NAPLES, FL 34112---0

R C & R M GRIESSER REV TRUST
5738 CLARENDON DR
NAPLES, FL 34113---0

R D & S L STEGENGA LIV TRUST
7076 DOMINICA DR
NAPLES, FL 34113---0

R MICHAEL KNAPP 2001 REV TRUST
E PATRICE KNAPP 2001 REV TRUST
5935 KMKINLEY AVE
DES MOINES, IA 50321---0

RACHEL M KELLER TRUST
6389 LYFORD ISLE DR
NAPLES, FL 34113---0

RAE, ROBERT D
CONSUELO ALEXANDER
17 NORTH TOWER RD
OAKBROOK, IL 60523---0

RAFFERTY, STEPHEN & JULIE
5065 ANDROS DR
NAPLES, FL 34113---0

RAFFERTY, STEPHEN & JULIE ANN
6009 LUCAYA WAY
NAPLES, FL 34113---0

RAHAL ET AL, BRYAN C
4590 59TH DR
VERO BEACH, FL 32967---6167

RAHAL ET AL, ROBERT F
6010 45TH PL
VERO BEACH, FL 32967---6164

RAINBOLT REV TRUST
7123 MARCONI CT
NAPLES, FL 34114---2652

RAJANISH SINGLA REV TRUST
6448 PEMBROKE WAY
NAPLES, FL 34113---0

RALKENMARK PROPERTIES LLC
660 14TH AVE S
NAPLES, FL 34102---0

RAMIREZ, CARLOS V SAAVEDRA
2700 HOLLY AVENUE
NAPLES, FL 34112---0

RAMIREZ, CARLOS V SAAVEDRA
STELLA A BENITEZ
2700 HOLLY AVE
NAPLES, FL 34112---0

RAMIREZ, MODESTO SANTIAGO
1149 12TH AVE NE
NAPLES, FL 34112---0

RAMIREZ, MODESTO SANTIAGO
1149 12TH AVE NE
NAPLES, FL 34120---0

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RAMIREZ, VINCENTE SANTIAGO
2940 8TH AVE NE
NAPLES, FL 34120---0

RAMSEY, ALLAN J
ANDREA M CASEY
5073 TORTOLA CT
NAPLES, FL 34113---0

RANGE, SUSAN MARY
5638 ELBOW AVE
NAPLES, FL 34113---0

RATISBONA REAL ESTATE LLC
% BAUR & KLEIN PA
1001 BRICKELL BAY DR #1200
MIAMI, FL 33131---0

RATSHIN, JAMES P & SUZANNE
515 SOUTH OCEAN AVE
SEASIDE PARK, NJ 08752---0

RAY, ROBERT B & LINDA
30 CUBA RD
MANCHESTER, ME 04351---0

RAZZANO, JOSEPH T
SUSAN M ANDERSON
4930 ANDROS DR
NAPLES, FL 34113---0

REAL PROPERTY INVESTMENT
SOLUTIONS LLC
13395 SW 11TH LN
MIAMI, FL 33184---0

REBANT, SUZETTE & CHRIS
9596 TREVI CT #5428
NAPLES, FL 34113---0

RECCHIA, KEVIN V
9566 TREVI COURT #4931
NAPLES, FL 34113---0

REED, CINDY KAY
6138 MEGANS BAY DR
NAPLES, FL 32163---0

REESE, RICHARD ANDERSON
6395 POMMEL PLACE
WEST DESMOINES, IA 50266---0

REGINA, VINCENT T & GINA
5890 HAITI DR
NAPLES, FL 34113---0

REHER, RANDALL LEE
BARBARA R EPPERT
1133 DORAL DR
TROY, MI 48085---0

REHNBERG, JEFFREY ARTHUR
CYNTHIA S REHNBERG
9554 TREVI CT #4737
NAPLES, FL 34113---0

REINBERGS, MARCILLE
3153 PINE TREE DR
NAPLES, FL 34112---7356

REINBOLD, FRANK J & CATHI A
5 FOX HOLLOW WAY
ANDOVER, NJ 07821---0

REINERS, BRYAN H & JOAN
6229 COMPART ISLE DR
NAPLES, FL 34113---0

REKKAS, CATHERINE
5019 ANDROS DR
NAPLES, FL 34113---0

RELYEA, CHRISTINE
DALE MEYTROTT
63 ROOSEVELT BLVD
FLORHAM PARK, NJ 07932---0

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RENKEL, FRANK
660 PARTRIDGE COURT
MARCO ISLAND, FL 34145---0

RENKEL, FRANK
JASMINKA HAJDAREVIC
660 PATRIDGE CT
MARCO ISLAND, FL 34145---0

RESCH, NICHOLAS
75 COLONIAL DR
NAPLES, FL 34112---7317

RESCH, RANDOLPH MATTHEW
AUDREY F SANDERS
5045 MARTINIQUE DR
NAPLES, FL 34113---0

REYNOLDS, ELIAS BURKLE
MAUREEN OSBORNE REYNOLDS
29 CARRIAGE DR
SOUTHPORT, CT 06890---0

RICCI, DEBORAH F
20074 VALHALLA SQUARE
ASHBURN, VA 20147---0

RICCIUTI, MICHAEL & LINDA
1100 WINDY OAK DR
PITTSBURGH, PA 15239---0

RICHARD A PASCARELLI TRUST
6382 WARWICK AVE
NAPLES, FL 34113---0

RICHARD C NELSON & G JOYCE
NELSON TRUST
11417 STATE RTE 92
KEARNEY, MO 64060---0

RICHARD HERZOG REV LIV TRUST
LOIS F HERZOG REV LIV TRUST
22 ORCHARD MEADOW RD
EAST WILLISTON, NY 11596---0

RICHARD J & NANCY H MUELLER
LIVING TRUST
10529 NORTH BURNING BUSH LN
MEQUON, WI 53092---0

RICHARD J SCOZA REV TRUST
VIRGINIA R SCOZA REV TRUST
30 OAK LAWN DR
COMMACK, NY 11725---0

RICHARD P EVANS REV TRUST
MARIE E EVANS REV TRUST
6384 LYFORD ISLE DR
NAPLES, FL 34113---0

RICHARDS, STEPHEN J
LAURA KAY RICHARDS
223 CAMPBELL COURT
GENEVA, IL 60134---0

RIGGS, PRESTON
TIFFANY RIGGS
9873 MONTIANO DR
NAPLES, FL 34113---0

RING, DAVID L
JULIA S WEAVER
1605 CHESTNUT CT
NOBLESVILLE, IN 46062---0

RITCHIE JR, JAMES CARL
CHERYL DIANE RITCHIE
6325 LYFORD ISLE DR
NAPLES, FL 34113---0

RITUCCI, RONALD & VALERIE B
5067 MARTINIQUE DR
NAPLES, FL 34113---0

RIVERA, EDGARDO VARGAS
LANDY VAZQUEZ
1205 FALLS BLVD
WESTON, FL 33327---0

RIZZO, SUSAN
PHILIP SCHAUER
9480 CASORIA COURT #102
NAPLES, FL 34113---0

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RM SMALL FAMILY REV TRUST
5088 TORTOLA CT
NAPLES, FL 34113---0

ROBERT C ARBUCKLE LIV TRUST
VICTORIA A ARBUCKLE LIV TRUST
1050 S EUCLID AVE #3203
ELMHURST, IL 60126---0

ROBERT C CAMMARANO LIV TRUST
SUSAN CAMMARANO LIV TRUST
268 SUNSET LANE
MANTOLOKING, NJ 08738---0

ROBERT C CAMMARANO LIV TRUST
SUSAN CAMMARANO LIV TRUST
268 SUNSET LANE
MANTOLOKING, NJ 08738---0

ROBERT J GALAC TRUST
9572 TREVI CT #5018
NAPLES, FL 34113---0

ROBERT J PHILIPPI LIV TRUST
5908 ANTIGUA WAY
NAPLES, FL 34113---0

ROBERT S NAGER LIVING TRUST
6560 DOMINICA DR #202
NAPLES, FL 34113---0

ROBERT SCHICKLING & ELIZABETH
SCHICKLING LIVING TRUST
1974 TERRAZZO LN
NAPLES, FL 34104---825

ROBERT SCHICKLING & ELIZABETH
SCHICKLING LIVING TRUST
1974 TERRAZZO LN
NAPLES, FL 34104---825

ROBERT SCHICKLING & ELIZABETH
SCHICKLING LIVING TRUST
1974 TERRAZZO LN
NAPLES, FL 34104---825

ROBERT SCHICKLING & ELIZABETH
SCHICKLING LIVING TRUST
1974 TERRAZZO LN
NAPLES, FL 34104---825

ROBERT SCHICKLING & ELIZABETH
SCHICKLING LIVING TRUST
1974 TERRAZZO LN
NAPLES, FL 34104---825

ROBERT T DECOURSEY TRUST
6331 ANTIGUA WAY
NAPLES, FL 34113---0

ROBIN E SMITHHISLER TRUST
8217 GLENCULLEN COURT
DUBLIN, OH 43017---0

RODBRO, RYAN & DEBORAH
14810 CREEKSIDE PATH
GREEN OAKS, IL 60048---0

RODNY DAREUS REVOCABLE TRUST
4262 MOHAWK PLACE
NAPLES, FL 34112---0

RODRIGUES, JOHN
MARIA T RODRIGUEZ
126 CLIFF DR
NARRAGANSETT, RI 02882---0

RODRIGUEZ, EDUARDO
4718 ALLADIN LN
NAPLES, FL 34112---6607

RODRIGUEZ, EDUARDO & MARIA L
3600 POPLAR WAY
NAPLES, FL 34112---6636

RODRIGUEZ, ROSA R
4900 BISCAYNE DR #20
NAPLES, FL 34112---0

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ROESCH, LISA M
9533 AVELLINO WAY #2916
NAPLES, FL 34113---0

ROGNE, CORY & MELISSA
2794 SAMUEL DR S
FARGO, ND 58104---0

ROHRING, JEFFREY A & JANET L
4621 IDE ROAD
WILSON, NY 14172---0

ROLLIN, DANIEL JAMES
BRENDA RUTH ROLLIN
4766 N LAKE SHORE DR
BLACK RIVER, MI 48721---0

RONALD J LINDEN REV TRUST
SHIRA S LINDEN REV TRUST
6453 PEMBROKE WAY
NAPLES, FL 34113---8168

RONALD W WOOTTON REV TRUST
PO BOX 35458
CANTON, OH 44735---0

RONDINI, ROBERT F
MARGARET ANN RONDINI
9584 TREVI COURT #5212
NAPLES, FL 34113---0

ROOK JR, ROBERT W & JEAN L
6364 WARWICK AVE
NAPLES, FL 34113---0

ROSA, HELDER & LAURA
6241 UNION ISLAND WAY
NAPLES, FL 34113---0

ROSADARE LLC
29 N FAIRVIEW ST
NAZARETH, PA 18064---0

ROSE AVENUE LLC
3105 LAKEVIEW DR
NAPLES, FL 34112---5821

ROSE, LOUIS A
401 CLAY PITTS ROAD
EAST NORTHPORT, NY 11731---0

ROSEMARY AMENDOLA REV TRUST
9560 TREVI COURT #4812
NAPLES, FL 34113---0

ROSS, SALLY A
67 COLONIAL DR
NAPLES, FL 34112---7317

ROSSBOROUGH, DAVID A & DONNA M
6124 ANTIGUA WAY
NAPLES, FL 34113---0

ROTHMAN, PETER H & AMY P
2613 HAVEN AVE
OCEAN CITY, NJ 08226---0

ROTHSCHILD, SUSAN LYNN
4623 TRADITION WAY
SYLVANIA, OH 43560---0

ROULIS, WILLIAM T & MARINA
77 DURHAM RD
NEW HYDE PARK, NY 11040---0

ROUNTREE, DOUGLAS B
LUCINDA A ROUNTREE
120 SECRETARIAT PL
HENDERSONVILLE, TN 37075---0

ROWAN, ANDREW M
COLLEEN DONNELLY ROWAN
28 STARR RD
SINKING SPRING, PA 19608---0

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ROWLAND, SCOTT RANDALL
JULIE THOMAS TOWLAND
2721 3 22ND PLACE
TULSA, OK 74114---0

ROXBROUGH, CAROL
11750 GAILEMONT CT
WOODBRIDGE, VA 22192---0

ROXBROUGH, CAROL M
11750 GAILEMONT CT
WOODRIDGE, VA 22192---0

ROY E & SHARI L KLEIN JT TRUST
5 RIVER PLACE
ROCKY RIVER, OH 44116---0

RUBIN, STUART RAY
709 WALNUT RUN CT
HARRISBURG, PA 17112---0

RUBIN, TRACEY L
2000 PEBBLEVIEW DR
ANN ARBOR, MI 48108---0

RUBIO, GUSTAVO VEGA
STEPHANIE VEGA
4015 ROSE AVE
NAPLES, FL 34112---0

RUBY III, PAUL HART
CHRISTINA ELIZABETH HADLEY
5670 ELBOW AVE
NAPLES, FL 34113---0

RUDDEN, JOHN ROSS & DYANA W
5991 BARTHELEMY AVE
NAPLES, FL 34113---0

RUFFNER, GEORGE F & MARJON
6344 LYFORD ISLE DR
NAPLES, FL 34113---0

RUGGIERI, PETER J
12 WHISPER CT
WEST WARWICK, RI 02893---0

RUSH, DAVID
LESLIE JO GENTRY
5895 HAITI DR
NAPLES, FL 34113---0

RUSSEL, ROBERT JOHN
NANCY ANN RUSSEL
5726 CLARENDON DR
NAPLES, FL 34113---8385

RUSSELL, JAYSON & SUMMER
56 COLONIAL DR
NAPLES, FL 34112---7308

RUSSELL, JOSEPH EDWARD
NANCY LORRAINE RUSSELL
9566 TREVI CT #4936
NAPLES, FL 34113---8440

RUSSELL-THORNE, LINDA DIANE
5862 HAITI DR
NAPLES, FL 34113---0

RUSSO, MICHAELJ & CHRISTINE S
6424 PEMBROKE WAY
NAPLES, FL 34113---0

RYAN, GARY D & DIANE C
104 QUARTZ WAY
SYRACUSE, NY 13219---0

RYANNE A CURNOW
3062 ANDREWS AVE
NAPLES, FL 34112---0

SABA, DAVID EMILE
MICHELLE RENE SABA
6237 COMPART ISLE DR
NAPLES, FL 34113---0

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SADOWSWKI, JAMES S
DIANE M SADOWSKI
9481 CASORIA CT #102
NAPLES, FL 34113---8274

SAGAMORE NAPLES LLC
6017 PINE RIDGE RD
PMB 450 (CO43M)
NAPLES, FL 34119---0

SAGER, PATRICK JOHN
KATHY ANN SAGER
18370 POLK AVENUE
HASTINGS, MN 55033---0

SAGMAN, MICHAEL ELLIS
PATRICIA LOUGHRAN SAGMAN
5743 CLAREDON DR
NAPLES, FL 34113---0

SAINT JEAN SERVICES LLC
4316 MINDI AVE
NAPLES, FL 34112---0

SAINT LOUIS, JOSEPH & MANYA
8255 BAYSHORE DR
NAPLES, FL 34112---7319

SALAZAR, LIBORIO
2840 HOLLY AVE
NAPLES, FL 34112---7300

SALAZAR, LIBORIO & MAGDALENA
2840 HOLLY AVE
NAPLES, FL 34112---0

SALERNO, ROBERT H
ARLEEN T MACRINA
6 EAST WHITECLIFF WAY
FARMINGDALE, NJ 07727---0

SALVATORE J TOCCO 2016 TRUST
5013 FOREST VALLEY DR
CLARKSTON, MI 48348---0

SALVIO JR, JOHN
MARIA F SALVIO
40 FORRESTAL AVENUE
STATEN ISLAND, NY 10312---0

SANCHEZ, ALEBI
2751 HOLLY AVE
NAPLES, FL 34112---7318

SANCHEZ, CECILIA PEREZ
3515 THOMASSON DR
NAPLES, FL 34112---0

SANCHEZ, JOSE LOYOLA
MIRIAM LOYOLA
2831 STORTER AVE
NAPLES, FL 34112---6309

SANCHEZ, JOSE LUIS LOYOLA
2831 STORTER AVE
NAPLES, FL 34112---6309

SANCHEZ, JUAN CARLOS & MAYLEE
227 CAYS DR
NAPLES, FL 34114---0

SANCHEZ, JUAN CARLOS & MAYLEE
227 CAYS DR
NAPLES, FL 34114---0

SANDONATO, ROBERT M
LISA ANN SANDONATO
117 MILLER DRIVE
WEXFORD, PA 15090---0

SANFORD, MICHAEL K
2045 DANFORD ST
NAPLES, FL 34112---6464

SANTOS, RAFAEL C
3705 THOMASSON DR
NAPLES, FL 34112---6628

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SAUNDERS, HUBERT J & BETTY L
5025 TAMIAMI TRL E
NAPLES, FL 34113---4126

SAUNDERS, HUBERT J & BETTY L
5025 TAMIAMI TRL E
NAPLES, FL 34113---4126

SAVARESE, JOHN & MARGARET
6 MILLERIDGE LN
SMITHTOWN, NY 11787---0

SAVOCA, ALLEN J & NINA M
5680 HIGHBOURNE DR
NAPLES, FL 34113---0

SCANCARELLA, MICHAEL J
6452 PEMBROKE WAY
NAPLES, FL 34113---0

SCANNELL, STEPHEN JOS
SUSAN MARIE SCANNELL
7002 WINDHAM PARKWAY
PROSPECT, KY 33073---0

SCARPATI, MARILYN & JOSEPH
17 SPRINGFIELD AVE
BERKELEY HEIGHTS, NJ 07922---0

SCHALL,ROBERT SHEPHEN
PAMELA SCHALL
5769 ANEGADA DR
NAPLES, FL 34113---0

SCHARMEN, CHARLES
1199 SOUTH SHELDON RD
PLYMOUTH, MI 48170---0

SCHEPPS, KATHLEEN
9590 TREVI CT #5338
NAPLES, FL 34113---0

SCHLESINGER, SUSAN L
KATHRYN SCHLESINGER-HAHN
4991 ANDROS DR
NAPLES, FL 34113---0

SCHMECHEL, JEFFREY J & PAULA M
7108 DOMINICA DR
NAPLES, FL 34113---0

SCHNEIDER III, SAMUEL J
MERIDEE ANNE FERRIN
5798 ANEGADA DR
NAPLES, FL 34113---0

SCHOOL DISTRICT-AVE
AVALON ELEMENTARY
% SUPERINTENDENT
5775 OSCEOLA TRL
NAPLES, FL 34109---919

SCHOOL DISTRICT-JJ
% SUPERINTENDENT
5775 OSCEOLA TRL
NAPLES, FL 34109---919

SCHULDT, KAREN
VICTORIA HENKLE
7125 MOGUL WAY
INDIANAPOLIS, IN 42659---0

SCHWARTZ, JO ANN
6842 BEQUIA WAY
NAPLES, FL 34113---0

SCIRE, CHARLES P & MARCY L
2353 PINEWOODS CIR
NAPLES, FL 34105---2539

SCIRE, CHARLES P & MARCY L
2353 PINEWOODS CIR
NAPLES, FL 34105---2539

SCORZINI, FREDERICK A
NAVARO N SPARTACO
5335 TEAK WOOD DR
NAPLES, FL 34119---0

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SCOTT D HARMSEN & TAMMY A
HARMSEN LIVING TRUST
5983 BARTHELEMY AVE
NAPLES, FL 34113---0

SCULLY, MARTIN J & LINDA E
9554 TREVI COURT #4738
NAPLES, FL 34113---0

SD ICP LLC
2639 PROFESSIONA CIR STE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34110---0

SD ICP LLC
2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34110---0

SD ICP LLC
2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34110---0

SD ICP LLC
2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

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2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

SD ICP LLC
2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

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NAPLES, FL 34119---0

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NAPLES, FL 34119---0

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NAPLES, FL 34119---0

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NAPLES, FL 34119---0

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NAPLES, FL 34119---0

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NAPLES, FL 34119---0

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NAPLES, FL 34119---0

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NAPLES, FL 34119---0

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NAPLES, FL 34119---0

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NAPLES, FL 34119---0

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NAPLES, FL 34119---0

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2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

SD ICP LLC
2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

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NAPLES, FL 34119---0

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2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

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NAPLES, FL 34119---0

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2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

SD ICP LLC
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NAPLES, FL 34119---0

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2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

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2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

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2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

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SD ICP LLC
2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIR STE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIRCLE
SUITE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIRCLE
SUITE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIRCLE
SUITE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIRCLE
SUITE 101
NAPLES, FL 34119---0

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

SD ICP LLC
2639 PROFESSIONAL CIRCLE
SUITE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIRCLE
SUITE 101
NAPLES, FL 34119---0

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

SD ICP LLC
2639 PROFESSIONAL CIRCLE
SUITE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIRCLE
SUITE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIRCLE
SUITE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIRCLE
SUITE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIRCLE
SUITE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIRCLE
SUITE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIRCLE
SUITE 101
NAPLES, FL 34119---0

SD ICP LLC
2639 PROFESSIONAL CIRCLE
SUITE 101
NAPLES, FL 34119---0

SEA & LAND TRUST
6439 WARWICK AVE
NAPLES, FL 34113---0

SEAMPLES, MARCEL G
5758 LAGO VILLAGGIO WAY
NAPLES, FL 34104---5742

SEBES, CHRISTOPHER ALAN
MELISSA SUE ANDRICK-HUGHES
5730 CLARENDON DR
NAPLES, FL 34113---0

SEE, FRANK R & WANDA C
6159 RODNEY BAY LN
NAPLES, FL 34113---0

SEENEY, JOSEPH M
5840 ANTIGUA WAY
NAPLES, FL 34113---8809

SEESE FAMILY REAL ESTATE TRUST
13479 PRESCOTT LANE
STRONGSVILLE, OH 44136---0

SEESE, DONALD R
SHEILA Y LOMBARDI
13479 PRESCOTT LN
STRONGVILLE, OH 44136---0

SEHLINGER, THOMAS E & DIANE W
11024 MAYAPPLE ST
PROSPECT, KY 40059---0

SEMINARA, PAUL PHILIP
COLLEEN MARIE SEMINARA
4725 SPAULDING DR
CLARENCE, NY 14031---0

SENTOVICH, KYLE A
3637 POPLAR WAY
NAPLES, FL 34112---0

SENTOVICH, MITCHELL T & FAYE L
101 GREENLEAF AVE
LAKE PLACID, FL 33852---0

SEUFFERT, RAYMOND GEORGE
PATRICIA L SEUFFERT
5778 ANEGADA DR
NAPLES, FL 34113---0

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

SHADI OF NAPLES INC
13056 VALEWOOD DRIVE
NAPLES, FL 34119---0

SHAHEEN, MICHAEL J & ROBYN L
9480 CASONA CT #202
NAPLES, FL 34113---0

SHAPIRO TR, MARC L
CAPTAINS COVE TRUST
4605 DOMINION DR
NAPLES, FL 34112---6611

SHARI L JACOBSON TRUST
5142 CROFTON AVE
SOLON, OH 44139---0

SHARON ANN SIMS REV TRUST
6436 PEMBROKE WAY
NAPLES, FL 34113---0

SHAWNICK NAPLES LLC
% ESMAIL SHAHIDI
9891 IRVINE CENTER DR
200
IRVINE, CA 92618---0

SHEEHAN, DENNIS & MARY JANE
9397 NAPOLI LN
NAPLES, FL 34113---0

SHEEKS III, PAUL P
3134 DOVER RD
SILVER LAKE, OH 44224---0

SHIBEL, FREDERICK
2437 EAST LAKE RD
SKANEATELES, NY 13152---0

SHICHANG, KAO & LINGYUN LEI
6361 LYFORD ISLE DR
NAPLES, FL 34112---0

SHIRLEY A MITCHELL REV TRUST
1440 MONARCH CIR
NAPLES, FL 34116---6689

SIBILA, MIKOLAJ
5758 HIGHBOURNE DR
NAPLES, FL 34113---0

SICILLANO FAMILY IRRV LV TRUST
9596 TREVI CT #5411
NAPLES, FL 34113---0

SIKORSKI, FRANCIS
BARBARA CAHILL RORICK
5614 ELBOW AVENUE
NAPLES, FL 34113---0

SILLIN, ANDREW B
ILENE S GLICKMAN
6557 DOMINICA DR #202
NAPLES, FL 34113---0

SILVERMAN, KENNETH D
FRANK CORALLO
15 E SHORE DR
BABYLON, NY 11702---0

SIMKINS, ZACKARY SCOTT
LAUREN ELISE SIMKINS
8446 SW 121 ST
MIAMI, FL 33156---0

SIMMEN, WILLIAM SCOTT
9566 TREVI COURT #4945
NAPLES, FL 34113---0

SIMOFF, MARK WILLIAM
KYLE MARGUERITE SIMOFF
7193 DOMINICA DR
NAPLES, FL 34113---0

SIMON, MICHAEL S
5720 HIGHBOURNE DR
NAPLES, FL 34113---0

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

SINCLAIR, JAMES W & PATRICIA M
6553 DOMINICA DRIVE #101
NAPLES, FL 34113---0

SIRAVO JR, JOSPEH F & MARIE E
232 CARSON TERRACE
HUNTINGDON VALLE, PA 19006---0

SIROIS, ROLAND F & MAUREEN A
4917 ANDROS DR
NAPLES, FL 34113---0

SKELTON, ISAAC NEWTON
ELENA C SKELTON
6308 LYFORD ISLE DR
NAPLES, FL 34113---0

SKLARSKI, FRANK E
6209 MEGANS BAY DR
NAPLES, FL 34113---0

SLANO, LAURA
15 VIKING DR
WEST ISLIP, NY 11795---0

SLUTSKER, STEPHEN R & MARLIESE
7120 DOMINICA DR
NAPLES, FL 34113---0

SLUTZKY, PAUL E & AMY J
PO BOX 221
HUNTER, NY 12442---0

SMAAGAARD, BRADLEY & JOANN
2163 JEFFERSON AVE
NAPLES, FL 34112---0

SMITH, JAMES A & VICKI J
5871 HAITI DR
NAPLES, FL 34113---0

SMITH, JOHN T & JOANNE D
30 SETTLERS GREEN
PITTSFORD, NY 14534---0

SMITH, MICHAEL JAMES
DIANE STEPHENS SMITH
PO BOX 7622
BLOOMINGTON, IN 47407---0

SMITH, SANFORD J & GAIL D
6464 PEMBROKE WAY
NAPLES, FL 34113---0

SMITH, VERA M
55 COLONIAL DR
NAPLES, FL 34112---7317

SMUGORZEWSKI EST, FRANCES M
% JUANITA BOWERSOX
765 E GRAND ST
HASTINGS, NE 68901---8243

SNH/LTA PROPERTIES TRUST
%PROPERTY TAX COUNSELORS
PO BOX 3075
MC KINNEY, TX 75070---8182

SNOW, THOMAS J & NANCY J
6144 ANTIGUA WAY
NAPLES, FL 34113---0

SNYDER HOLDINGS LLC
451 BAYFRONT PLACE #5202
NAPLES, FL 34102---0

SOAVE, LEO & MARIA
20592 CHESTNUT CIR
LIVONIA, MI 48152---0

SOBE, DAVID S & CYNTHIA L
4803 HEIGHTS DR
STOW, OH 44224---0

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SOBON, MARK CHRISTOPHER
1 WHITE BROOK LANE
SOUTH HADLEY, MA 01075---0

SOTO, DOMENICA G VALDEZ
2967 KAREN DR
NAPLES, FL 34112---0

SOTO, DOMENICA VALDEZ
2967 KAREN DR
NAPLES, FL 34112---7362

SOUTHPOINTE AT WINDSTAR MARINA
ASSOCIATION INC
PO BOX 110339
NAPLES, FL 34108---106

SPAGNOLA, SALVATORE J
GINA R LUCCI-SPAGNOLA
6380 LYFORD ISLE DR
NAPLES, FL 34113---0

SPARKS, JONATHAN W
SANDRA A CRAWSHAW-SPARKS
6286 LIGHTBOURN WAY
NAPLES, FL 34113---0

SPEZZANO. GARY
9532 AVELLINO WAY #2726
NAPLES, FL 34113---0

SPILSETH, DONALD M & PAULINE K
11463 NORTH SHORE DR
SPICER, MN 56288---0

SPITZER, ERIC R & SUZANNE
6560 DOMINICA DRIVE UNIT 201
NAPLES, FL 34113---0

ST JEAN, CULMER
4630 OUTER DRIVE
NAPLES, FL 34112---0

ST LOUIS, JEAN PIERRE
JACQUELINE A MORTMAN
6255 LIGHTBOURN WAY
NAPLES, FL 34113---0

STAHLMAN, GRISELDA
16685 CROWNSBURY WAY
FORT MYERS, FL 33908---5653

STAI, GREGORY LEE
RENEE ANNE STAI
6352 LYFORD ISLE DR
NAPLES, FL 34113---0

STAMPONE JR, VICTOR H
4405 VENTNOR AVE
ATLANTIC CITY, NJ 08401---0

STANLEY, DAVID WARREN
MONICA MARY BEDNAR-STANLEY
SAVANNA ROSE STANLEY
3178 WOODSIDE AVE
NAPLES, FL 34112---0

STANTON, NEIL
2820 CINNAMON BAY CIR
NAPLES, FL 34119---0

STANTON, NEIL
2820 CINNAMON BAY CIR
NAPLES, FL 34119---0

STANTON, PAUL FREDERICK
KATHLEEN MANNION STANTON
5662 ELBOW AVE
NAPLES, FL 34113---0

STARZYK, MARC R & CHRISTINA D
6309 LYFORD ISLE DR
NAPLES, FL 34113---0

STARZYK, MICHAEL JOSEPH
JANET LEE STARZYK
5738 ELBOW AVE
NAPLES, FL 34113---0

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

STATON REVOCABLE TRUST
2731 13TH ST N
NAPLES, FL 34103---4531

STAY IN THE LINES REV TRUST
31 TAURUS DR
MASHPEE, MA 02649---0

STEARNS, LINDA B
KARINA PAAPE
6462 WARWICK AVE
NAPLES, FL 34113---0

STEEL III, JOSEPH WALKER
LYNNE ROSE STEEL
5772 CLARENDON DR
NAPLES, FL 34113---0

STEFANOVIC, VESNA
53 AMETHYST LANE
PATERSON, NJ 07501---0

STEFFENS, THOMAS L & NANCY J
6568 DOMINICA DRIVE #202
NAPLES, FL 34113---0

STEINIK, STANLEY DAVID
NANCY ESTELLE STEINIK
5787 CLARENDON DR
NAPLES, FL 34113---0

STEPHEN & MARY OHARA TRUST
6243 LIGHTBOURN WAY
NAPLES, FL 34113---0

STERNBERG REVOCABLE TRUST
6569 DOMINICA DR #202
NAPLES, FL 34113---0

STERNER, BRADLEY P & PAULA F
6371 ANTIGUA WAY
NAPLES, FL 34113---0

STEVEN J AMUNDSON & JUDY L
AMUNDSON TRUST
PO BOX 279
STONE LAKE, WI 54876---0

STOCK JR, JOHN & LYNN B
405 COVE COURT
ORTLEY BEACH, NJ 08751---0

STONER, FRITZ A
MICHELE R STONER
6234 UNION ISLAND WAY
NAPLES, FL 34113---0

STOTSKY, SANDRA
9532 AVELLINA WAY #2711
NAPLES, FL 34113---0

STRAUS, KATHLEEN & ANDREW
174 RIDGE DR
POMPTON LAKES, NJ 07442---0

STRAUSS, HOWARD R & LISA L
820 WINDSOR RD
CUMBERLAND, MD 21502---0

STREILER, JR, JAMES ROLAND
KATHI ROSE STREILER
5768 ELBOW AVE
NAPLES, FL 34113---0

STROH, VIRGINIA
9496 CASORIA COURT #102
NAPLES, FL 34113---0

STUART, DEAN JAY & ANN MARIE
3129 BAY MEADOWS CIRCLE
STOW, OH 44224---0

STUMBO, ANN
2703 HOLLY AVE
NAPLES, FL 34112---0

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STUMBO, ANN
2703 HOLLY AVE
NAPLES, FL 34112---7318

STUMBO, GARY W
2748 HOLLY AVE
NAPLES, FL 34112---7300

STUMBO, GARY W
2748 HOLLY AVE
NAPLES, FL 34112---7300

STUTTIG, DAWN C
6273 LIGHTBOURN WAY
NAPLES, FL 34113---0

SUAREZ, CORINNE
355 EAST OHIO ST
CHICAGO, IL 60611---0

SULKES, CHAD T
2892 COCO LAKES PL
NAPLES, FL 34105---0

SULLIVAN ET AL, JERRY W
14371 HAWTHORNE DR
LEMONT, IL 60439---0

SULLIVAN, PATRICK C & YULIA
6290 LIGHTBOURN WAY
NAPLES, FL 34113---0

SUMMERS, JAMES R & ANNETTE J
6040 LUCAYA WAY
NAPLES, FL 34113---0

SUNCOAST CREDIT UNION
6801 E HILLSBOROUGH AVE
TAMPA, FL 33610---4110

SUNSER, JAMES MARTIN & ROSEANN
8214 HOYT FARM
CICERO, NY 13039---0

SUNVEST PROPERTIES LLC
2100 9TH STREET NORTH #B
ST PETERSBURG, FL 33704---0

SURMAITIS FAMILY TRUST
5122 ANDROS DR
NAPLES, FL 34113---0

SUSAN & DANIEL ROSELIEP TRUST
8350 GREENWAY BLVD
#308
MIDDLETON, WI 53562---0

SUSAN CAMMARANO LIV TRUST
ROBERT C CAMMARANO LIV TRUST
268 SUNSET LN
MANTOLOKING, NJ 08738---0

SUSAN E PIERRES LIVING TRUST
780 NE 69TH STREET
UNIT 2001
MIAMI, FL 33138---0

SUSAN L HURSTIK TRUST
9572 TREVI CT #5028
NAPLES, FL 34113---0

SUSAN M ANNIS REV TRUST
5971 BARTHELEMY AVE
NAPLES, FL 34113---0

SUSAN PIERSON SONDERBY TRUST
5066 ANDROS DR
NAPLES, FL 34113---0

SUSAN ROUTH LIVING TRUST
12362 MONTEGO PLAZA
DALLAS, TX 75230---0

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

SUSAN SANDERSON REV LIV TRUST
5962 HAITI DR
NAPLES, FL 34113---8824

SUSTACHEK, JON G
95 SAINT ANDREWS BLVD APT 110
NAPLES, FL 34113---7637

SUTHERLAND III, JOHN E
JANE PATRICIA SEIDL
7154 DOMINICA DR
NAPLES, FL 34113---0

SWEENEY, DANIEL
JOAN HAUSWALD
5051 TORTOLA CT
NAPLES, FL 34113---0

SWEENEY, PATRICK J & NANCY E
9578 TREVI COURT #5124
NAPLES, FL 34113---0

SWEITZER, CINDY
4476 BEECHWOOD LAKE DRIVE
NAPLES, FL 34112---0

SWINGLE JR, JOSEPH W
CAROLYN M SWINGLE
29 RUSSELL AVE
OCEANPORT, NJ 07757---0

SWINGLE, DAVID CHARLES
MARIA R SWINGLE
5987 BARTHELEMY AVE
NAPLES, FL 34113---0

SYGNATOR, PETER LESLIE
BRAD MOREAU
5941 HAITI DR
NAPLES, FL 34113---0

SYLVIA, MAXINE YVONNE
9584 TREVI CT #5234
NAPLES, FL 34113---0

SZCZESNY, PAMELA
5095 ANDROS DR
NAPLES, FL 34113---0

T A STINE & C R STINE TRUST
6806 BEQUIA WAY
NAPLES, FL 34113---0

T L TRUESDELL 2005 REV TRUST
5750 CLARENDON DR
NAPLES, FL 34113---0

T M RICHARDSON REV LIV TRUST
2312 KINGS LAKE BLVD
NAPLES, FL 34112---0

TANTILLO JR, JOSEPH P
RONALD J CARNEVALE
25 STEAM VIEW LN
LANCASTER, NY 14086---0

TARANTINO, PAUL & DEBORAH
6253 UNION ISLAND WAY
NAPLES, FL 34113---0

TAYLOR, THOMAS EDWARD
THOMAS RUSTON GARRETT
5757 ANEGADA DRIVE
NAPLES, FL 34113---0

TBT PROPERTIES LLC
9533 AVELLINO WAY #2914
NAPLES, FL 34113---0

TBT PROPERTIES LLC
9533 AVELLINO WAY #2914
NAPLES, FL 34113---0

TC ACCOMMODATOR 218 LLC
8701 WEST DODGE RD #150
OMAHA, NE 68114---0

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TEARS JR, CLARENCE SUMNER
REINA MARGARITA VOGELER
5657 HIGHBOURNE DR
NAPLES, FL 34113---0

TERRACE IX AT TREVISO BAY
CONDOMINIUM ASSOCIATION INC
12734 KENWOOD LANE
SUITE 49
FORT MYERS, FL 33907---0

TERRACE VII AT TREVISO BAY
CONDOMINIUM ASSOCIATION INC
12734 KENWOOD LANE
SUITE 49
FORT MYERS, FL 33907---0

TERRACE VIII AT TREVISO BAY
CONDOMINIUM ASSOCIATION INC
% TROPICAL ISLES MANAGEMENT
12734 KENWOOD LANE SUITE 49
FORT MYERS, FL 33907---0

TERRACE X AT TREVISO BAY
CONDOMINIUM ASSOCIATION INC
12734 KENWOOD LANE
SUITE 49
FORT MYERS, FL 33907---0

TERRY GALE GUM &
BRENDA JOY GUM TRUST
6478 WARWICK AVE
NAPLES, FL 34113---0

THAYER, KENNETH R
10783 SCARLETT OAK
ST JOHN, IN 46373---0

THEODORE & JOANNE WERNER TRUST
99 S PARK AVE #113
ROCKVILLE CENTRE, NY 11570---0

THOMAS A MACKSOOD TRUST
12137 MARGARET DR
FENTON, MI 48430---0

THOMAS B SPILLANE JR TRUST
6370 WARWICK AVE
NAPLES, FL 34113---0

THOMAS K HENRY 2009 TRUST
5750 HIGHBOURNE DR
NAPLES, FL 34113---0

THOMAS P HALING TRUST
DEBORAH F INNES REV LIV TRUST
6333 LYFORD ISLE DRIVE
NAPLES, FL 34113---0

THOMAS ROBINSON IRA
11146TH LN N
NAPLES, FL 34102---0

THOMAS, KEITH K & KAREN
2048 ST ANDREWS CT
FAIRFIELD, OH 45014---0

THOMAS, RICHARD K & BRENDA J
1869 KANDAHAR CT
WHEATON, IL 60189---0

THOMPSON,BRADLEY C & CATHRYN R
2152 LONGBOAT DR
NAPLES, FL 34104---3377

THOMPSON,BRADLEY C & CATHRYN R
2152 LONGBOAT DR
NAPLES, FL 34104---3377

THURLOW, THOMAS CLINTON
TAMMI JO THURLOW
140 8TH AVE NE
CARRINGTON, ND 58421---0

TIITF /DEP-MARINE RESOURCES
ROOKERY BAY
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399---3000

TIITF /DEP-MARINE RESOURCES
ROOKERY BAY
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399---3000

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TIITF /DEP-MARINE RESOURCES
ROOKERY BAY
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399---3000

TIITF /DEP-MARINE RESOURCES
ROOKERY BAY
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399---3000

TIITF /DOT /ST OF FL
% DOUGLAS BLDG
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399---3000

TIITF /DOT /ST OF FL
% DOUGLAS BLDG
3900 COMMONWEALTH BLVD
TALLAHASSEE, FL 32399---3000

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

TIMKO, RICHARD J
NICHOLAS TIMKO
2917 WOODSIDE AVE
NAPLES, FL 34112---7331

TIMOTHY F CONWAY REV TRUST
1804 WHISPER BLUFF TRAIL
HINCKLEY, OH 44233---0

TINA L REES REVOCABLE TRUST
6095 PLANA CAYS DR
NAPLES, FL 34113---0

TODD CHAPMAN FAMILY TRUST
6254 LIGHTBOURN WAY
NAPLES, FL 34113---0

TODD, JAMES T & IRIS E
744 OLD OAK TRACE
COLUMBUS, OH 43235---0

TOFAN TR, ANNETTE P
FRANK L PROVENZA TR
HELEN A PROVENZA REV INT TRUST
7805 WOODHARBOR DR
FORT WORTH, TX 76179---3047

TOLSON, JAMES E & LINDA I
5966 HAITI DR
NAPLES, FL 34113---0

TOMASI, THOMAS J
CYNTHIA TEARE TOMASI
5965 HAITI DR
NAPLES, FL 34113---0

TOMEI, ANTHONY JAMES
GAIL ROBBINS TOMEI
5916 ANTIGUA WAY
NAPLES, FL 34113---0

TOMMARELLO, SALVATORE J
LAURIE D TOMMARELLO
SALVATORE A TOMMARELLO
5159 ANDROS DR
NAPLES, FL 34113---0

TONETTI, FREDERICK W
JACQUELINE A TONETTI
7170 DOMINICA DR
NAPLES, FL 34113---0

TORRES, JUAN C & MARIA I
4601 ALLADIN LN
NAPLES, FL 34112---6606

TORRES, RAFAEL SOLANO
YAIMA URQUIOLA LEDO
3825 ROSE AVE
NAPLES, FL 34112---0

TORRICE, JEFFREY
MICHELLE MCPHERSON
737 LAKE SHORE RD
GROSS PTE SHORES, MI 48236---0

TORUNO-HOLDEN, ERIC JAVIER
JANIS MARIE HOLDEN-TORUNO
5661 HIGHBOURNE DR
NAPLES, FL 34113---0

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TRAN, QUOC
THUY NGUYEN
4728 ORCHARD LN
NAPLES, FL 34112---0

TRAN, QUOC H
THUY M NGUYEN
4728 ORCHARD LN
NAPLES, FL 34112---0

TRAVISANO, PETER J
JACQUELINE A TRAVISANO
10817 GARDEN RIDGE CT
DAVIE, FL 33328---0

TREGLIA, LINDA
LAURA LUFRANO
6128 ANTIGUA WAY
NAPLES, FL 34113---0

TREMBLAY, MAUDE
4900 BISCAYNE DR #24
NAPLES, FL 34112---0

TREVINO JR, RAYNALDO
TREVINO, DELIA
3553 THOMASSON DR
NAPLES, FL 34112---0

TREVISO BAY 2017 REALTY TRUST
18 OLYMPIA ROAD
MARSHFIELD, MA 02050---0

TREVISO BAY PROPERTY OWNERS
MASTER ASSOCIATION
9800 TREVISO BAY BLVD
NAPLES, FL 34113---0

TREVISO BAY PROPERTY OWNERS
MASTER ASSOCIATION INC
9800 TREVISO BAY BLVD
NAPLES, FL 34113---0

TREVISO BAY PROPERTY OWNERS
MASTER ASSOCIATION INC
9800 TREVISO BAY BLVD
NAPLES, FL 34113---0

TREVISO BAY PROPERTY OWNERS
MASTER ASSOCIATION INC
9800 TREVISO BAY BLVD
NAPLES, FL 34113---0

TREVISO BAY PROPERTY OWNERS
MASTER ASSOCIATION INC
9800 TREVISO BAY BLVD
NAPLES, FL 34113---0

TREVISO BAY PROPERTY OWNERS
MASTER ASSOCIATION INC
9800 TREVISO BAY BLVD
NAPLES, FL 34113---0

TREVISO BAY PROPERTY OWNERS
MASTER ASSOCIATION INC
9800 TREVISO BAY BLVD
NAPLES, FL 34113---0

TREVISO BAY PROPERTY OWNERS
MASTER ASSOCIATION INC
9800 TREVISO BAY BLVD
NAPLES, FL 34113---0

TRICCA, RAYMOND A & LINDA A
6553 DOMINICA DRIVE #202
NAPLES, FL 34113---0

TRIPURANENI, ASHOK K
PAVITHRA TRIPURANENI
5765 ANEGADA DR
NAPLES, FL 34113---0

TRONOLONE, MARK JOSEPH
KATHLEEN ALICE PUGLIESE
5826 HAITI DR
NAPLES, FL 34113---0

TRUST 5714
5714 CLARENDON DR
NAPLES, FL 34113---0

TSO AP III SPE 2 LP
% THE SIMPSON ORGANIZATION INC
1170 PEACHTREE ST NE
SUITE 2000
ATLANTA, GA 30309---0

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TS'O, THEODORE YUE TAK
ANASTASIA LEE QUANDT
1 THORNTON RD
WINCHESTER, MA 01890---0

UCCI, THOMAS & MAUREEN E
21 HENDRICKS CT
SAYREVILLE, NJ 08872---0

UMPIERRE, RAMON ANTONIO
GLORIA ESTHER UMPIERRE
7157 DOMINICA DR
NAPLES, FL 34113---0

UNC HOLDINGS LLC
1049 ORCHARD LANE
BROADVIEW HEIGHT, OH 44147---0

UNC HOLDINGS LLC
1049 ORCHARD LANE
BROADVIEW HTS, OH 44147---0

UNIS, SANDRA
6184 ANTIGUA WAY
NAPLES, FL 34113---0

UNITED TELEPHONE CO OF FL
ATTN: PROPERTY TAX DEPT
1025 ELDORADO BLVD
BROOMFIELD, CO 80021---0

URREA, ALEJANDRO CARLOS
SABA ZARINA URREA
6348 LYFORD ISLE DR
NAPLES, FL 34113---0

UZUPES, VANESSA
1180 DIANA AVENUE
NAPLES, FL 34103---0

VACCARELLO, RICHARD H
BARBARA J CAMPISI
6474 WARWICK AVE
NAPLES, FL 34113---0

VAJJHALA, RAVI & BHARATI
9572 TREVI COURT #5015
NAPLES, FL 34113---0

VALDEZ, OLIVAR & MARCELINA
2769 HOLLY AVE
NAPLES, FL 34112---7318

VALENTA, JEANNINE
GREG LESNIAK
3205 ANDREWS AVENUE
NAPLES, FL 34112---0

VALERA, ELIZABETH & ROAMY RAUL
9590 TREVI CT #5318
NAPLES, FL 34113---0

VALLE, BRIAN D & ELLEN P
707 DIVIDING RD
SEVERNA PARK, MD 21146---0

VAN DECKER, JOHN EDWARD
MICHELLE LISA VAN DECKER
6364 LYFORD ISLE DRIVE
NAPLES, FL 34113---0

VAN TINE, MARILEE
3227 WOODSIDE AVE
NAPLES, FL 34112---0

VANDERHAGEN, MARK D & DENISE R
6431 PEMBROKE WAY
NAPLES, FL 34113---0

VANZO FAMILY TRUST
17 BARRETT POND RD
COLD SPRINGS, NY 10516---0

VARNADOE, GEORGE L & SUSAN A
5114 ANDROS DR
NAPLES, FL 34112---0

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VASQUEZ, GUSTAVO
4003 THOMASSON LN
NAPLES, FL 34112---0

VASQUEZ, JUAN
KARA MARTIN
9584 TREVI COURT #5214
NAPLES, FL 34113---0

VELECHKO, VITALE & CAROLYN
110 HOLLY LN
CEDAR GROVE, NJ 07009---0

VELEZ CORREA, JOSE R
4112 ROSE AVE
NAPLES, FL 34112---0

VENDETTA, JOSEPH F & KAREN D
5856 ANTIGUA WAY
NAPLES, FL 34113---0

VERBOS, EDWARD
ALEXIA VERBOS
105 NORTHERN LIGHT CIRCLE
HINCKLEY, OH 44233---0

VEST, JEREMY
NICOLE RUSSO
9492 CASORIA COURT #102
NAPLES, FL 34113---0

VF5049 LLC
800 WILLOW CT
MARCO ISLAND, FL 34145---0

VIA VENETO AT TREVISO BAY
NEIGHBORHOOD ASSOCIATION INC
10481 BEN C PRATT
6 MILE CYPRESS PKWY
FT MYERS, FL 33966---0

VIA VENETO AT TREVISO BAY
NEIGHBORHOOD ASSOCIATION INC
10481 BEN C PRATT
6 MILE CYPRESS PKWY
FT MYERS, FL 33966---0

VIA VENETO AT TREVISO BAY
NEIGHBORHOOD ASSOCIATION INC
10481 BEN C PRATT
6 MILE CYPRESS PKWY
FT MYERS, FL 33966---0

VIGE & MEESON REVOCABLE TRUST
6912 CAY COURT
NAPLES, FL 34113---0

VILLAGE FALLS SEVEN INC
4987 TAMIAMI TRL E
NAPLES, FL 34113---4131

VILLANTI, ROBERT
NICHOLAS LAGREGA
31 CANTERBURY CT
OAKDALE, NY 11769---0

WADE, RONALD ANTHONY
7153 DOMINICA DR
NAPLES, FL 34113---0

WALDRON, AUSTIN J
1101 S STATE ST #2104
CHICAGO, IL 60605---0

WALLENCE, DONALD M & JOAN L
3667 SCHUYLKILL RD
SPRING CITY, PA 10475---0

WALTER L SEMBROWICH LIV TRUST
MARY E SEMBROWICH LIV TRUST
5954 HAITI DR
NAPLES, FL 34113---0

WARD, KATHLEEN A
63 CONSTITUTION DR
NAPLES, FL 34112---7309

WARNER JR, ROY L
MARY RENEE WARNER
4986 ANDROS DR
NAPLES, FL 34113---0

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WARZINIAK, ANGELINE
DOROTHY LAWRENCE
75 SAINT ANDREWS BLVD #200B
NAPLES, FL 34113---7602

WAYNE P JOHNSON FL RES TRUST
728 GRAND AVENUE
SPENCER, IA 51301---0

WAZFORD 2017 REALTY TRUST
9533 AVELLINO WAY #2915
NAPLES, FL 34113---0

WEATHERSON, GARY & WANDA
5022 ANDROS DR
NAPLES, FL 34113---0

WEAVER, NATHAN & FALISCIA
4001 ROCK BAY DR
LOUISVILLE, KY 40245---0

WEBER, PATRICK CHARLES
JENNIFER LYNN WEBER
9469 CASORIA COURT #201
NAPLES, FL 34113---0

WEBERLEIN, DAVID M & CYNTHIA L
4987 ANDROS DR
NAPLES, FL 34113---0

WEHRFRITZ, DAVID JAMES
SUSAN JO WEHRFRITZ
5756 ANEGADA DR
NAPLES, FL 34113---8383

WEIBELER, WILLIAM F
KATHLLLEN P WEIBELER
5867 HAITI DR
NAPLES, FL 34113---0

WEIR, CAROLE A
7185 DOMINICA DR
NAPLES, FL 34113---0

WEISS, BARBARA A
6959 CAY COURT
NAPLES, FL 34113---0

WELCH, MARK A
GINGER A WELCH
6413 ANTIGUA WAY
NAPLES, FL 34113---0

WENTWORTH ESTATES CDD
2900 NORTHEAST 12TH TERRACE
SUITE 1
OAKLAND PARK, FL 33334---0

WENTWORTH ESTATES CDD
2900 NORTHEAST 12TH TERRACE
SUITE 1
OAKLAND PARK, FL 33334---0

WENTWORTH ESTATES CDD
2900 NORTHEAST 12TH TERRACE
SUITE 1
OAKLAND PARK, FL 33334---0

WENTWORTH ESTATES CDD
2900 NORTHEAST 12TH TERRACE
SUITE 1
OAKLAND PARK, FL 33334---0

WENTWORTH ESTATES CDD
2900 NORTHEAST 12TH TERRACE
SUITE 1
OAKLAND PARK, FL 33334---0

WENTWORTH ESTATES CDD
2900 NORTHEAST 12TH TERRACE
SUITE 1
OAKLAND PARK, FL 33334---0

WENTWORTH ESTATES CDD
2900 NORTHEAST 12TH TERRACE
SUITE 1
OAKLAND PARK, FL 33334---0

WERNER, BRANDON M
4208 MINDI AVE
NAPLES, FL 34112---6788

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

WEST 2017 TRUST
75 DENNISON DR
GLENDALE HEIGHTS, IL 60139---0

WHELAN, DIANNE TERRIO
7194 DOMINICA DR
NAPLES, FL 34113---0

WHIDDEN, RAY A
4900 BISCAYNE DR #1
NAPLES, FL 34112---6903

WHITAKER, DAVID WINFIELD
DENAY MARIE WHITAKER
5854 HAITI DR
NAPLES, FL 34113---0

WHITE, EDWARD
75 SAINT ANDREWS BLVD #100
NAPLES, FL 34113---0

WHITE, KEITH R & LISA A
5106 ANDROS DR
NAPLES, FL 34113---0

WHITELEY, THOMAS HARRISON
KAREEN KENWORTHY WHITELEY
5650 ELBOR AVENUE
NAPLES, FL 34113---0

WIAN, EDWARD & GINA
6278 LIGHTBOURN WAY
NAPLES, FL 34113---8386

WIEGE PROPERTIES LLC
8379 PALACIO TERRACE S
NAPLES, FL 34114---0

WIEROWSKI, JAMES VINCENT
NANCY K WIEROWSKI
23 SCARBOROUGH PARK
ROCHESTER, NY 14625---0

WIGHTMAN, DOUG & MEGHAN K
5638 CHAPEL HILL
GURNEE, IL 60031---0

WILCOXSON, STEVEN A & LISA M
10170 CHESTNUT OAK DR
INDEPENDENCE, KY 41051---0

WILLIAM BERENSON TRUST
6533 DOMINICA DR #101
NAPLES, FL 34113---8181

WILLIAM R CLAYPOLE TRUST
6060 ELLISON DR
WESTERVILLE, OH 43082---0

WILLIAMCEAU, JOHNY
4320 MINDI AVENUE
NAPLES, FL 34112---0

WILLIAMS, DEBORAH G
PAUL H WILLIAMS
EMILY A WILLIAMS
84 WINTER ST
REHOBOTH, MA 02769---0

WILLOUGH HEALTHCARE INC
PO BOX 1669
CLEARWATER, FL 33757---1669

WILLOUGHBY, JASON ALEXANDER
LAURA DENISE WILLOUGHBY
5786 HIGHBOURNE DR
NAPLES, FL 34113---0

WILSON JR, JOSEPH RANDALL
EVELYN MONTEZ WILSON
5910 HAITI DR
NAPLES, FL 34113---0

WILSON, CINDY L
5723 HIGHBOURNE DR
NAPLES, FL 34113---0

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

WILSON, DAVID L & KATHLEEN M
9554 TREVI CT #4735
NAPLES, FL 34113---0

WILSON, ROBERT C & SUSAN M
21 POJAC POINT ROAD
NORTH KINGSTOWN, RI 02852---0

WINDHAM, DARRYL
4210 MINDI AVE
NAPLES, FL 34112---0

WINDUS JR, JOSEPH PRESTON
GYDA R WINDUS
5690 ELBOW AVE
NAPLES, FL 34113---0

WINFORD I TURNER SR TRUST EST
45 LIBERTY LN
NAPLES, FL 34112---7323

WITTSTOCK, TIMOTHY JAMES
SANDRA LYNN STANDEL
6157 MEGANS BAY DR
NAPLES, FL 34113---0

WOLFRUM FAMILY JOINT REV TRUST
% RENATE & MIKE
400 5TH AVE S #301
NAPLES, FL 34102---0

WOLK, HANNAH NICOLE
5669 HIGHBOURNE DR
NAPLES, FL 34113---0

WOOD, JANE ELEANOR
5658 ELBOW AVE
NAPLES, FL 34113---0

WOOD, NANCY ZIMMERMAN
5883 HAITI DR
NAPLES, FL 34113---0

WOODSIDE PROPERTIES INC
1551 BEMBURY DR
NAPLES, FL 34102---0

WOZNY, GEOFFREY ALLAN
ELIZABETH ALMA STRONG
5786 ANEGADA DR
NAPLES, FL 34113---0

WRIGHT, PAULINE
200 VETERANS LANE #533
DOYLESTOWN, PA 18901---0

YANCEY II, LEWIS RANDOLPH
JEWEL SHANNON YANCEY
1813 SOUTH DOVER POINTE RD
HENRICO, VA 23238---0

YERGER, RICHARD E
NANCY M BORK -YERGER
9464 CASORIA CT #202
NAPLES, FL 34113---0

YOLTAY, ELAINE LOUISE
JOSH SUCA YOLTAY
9590 TREVI COURT #5332
NAPLES, FL 34113---0

YOUNG, CHRISTOPHER D
MICHELLE M YOUNG
6735 FALCONS POINT
VICTOR, NY 14564---0

YOUNG, DEBORAH L & MICHAEL L
236 WEST 700 SOUTH
HEBRON, IN 46341---0

YOUNG, GREGORY & SANDRA
18311 BLUE HERON DRIVE E
NORTHVILLE, MI 48168---0

YOUNG, STEPHEN M & DONNA M
5003 ANDROS DR
NAPLES, FL 34113---0

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

YU, RICHARD A & SANDRA A
28 FAIRFIELD AVE
WESTPORT, CT 06880---0

ZABALA, MARIO
MARIA FERNANDA ZABALA
4005 ROSE AVENUE
NAPLES, FL 34112---0

ZACCOLI, ANTHONY
GERI ANN ADAMO
3553 ROANOKE STREET
SEAFORD, NY 11783---0

ZADROZNY, THOMAS PAUL
CAROLANN ZADROZNY
6915 CAY COURT
NAPLES, FL 34113---0

ZAHN, ANDREW J
FERNANDA SCHUCH
5154 ANDROS DR
NAPLES, FL 34113---0

ZAPATA, FRANCISCO J O
CINTIA ARROYO JIMENEZ
CARMEN D FLORES
4000 MINDI AVE
NAPLES, FL 34112---6738

ZAPPA JR, LEO JOHN & SUSAN M
5788 CLARENDON DR
NAPLES, FL 34113---0

ZARAGOZA, ELEAZAR DUARTE
2569 HOLLY AVE
NAPLES, FL 34112---0

ZAWOL, DANA & JOSEPH
3195 LYDIA LANE
BELLMORE, NY 11710---0

ZEGRAS, MARY L
5950 HAITI DRIVE
NAPLES, FL 34113---0

ZELDIN, ERIC M & ANNETTE F
17311 TALL TREE TRAIL
CHAGRIN FALLS, OH 44023---0

ZELMANOW, PHILLIP & SAMANTHA
4 THOMAS WAITE RD
OLD LYME, CT 06371---0

ZEPEDA, SALVADOR
ZEPEDA, ROSALINDA HERNANDEZ
2581 HOLLY AVE
NAPLES, FL 34112---7315

ZIEGELMAIER, JENNIFER L MULLER
5033 TAMIAMI TRL E # H-3
NAPLES, FL 34113---4126

ZINGO, MAUREEN ELIZABETH
6225 UNION ISLAND WAY
NAPLES, FL 34113---0

ZYCH, TIMOTHY
6529 DOMINICA DR #202
NAPLES, FL 34113---0

ZYGNER, WALLACE J
75 ST ANDREWS BLVD B-203
NAPLES, FL 34113---0

REFERENCE ONLY
BISCAYNE APARTMENTS
A CONDOMINIUM

REFERENCE ONLY
COACH HOMES II AT TREVISO BAY
A PHASE CONDOMINIUM

REFERENCE ONLY
CYPRESS GATE A CONDOMINIUM

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

REFERENCE ONLY
DOMINICA ISLE A CONDOMINIUM

REFERENCE ONLY
TERRACE IX AT TREVISO BAY
A PHASE CONDOMINIUM

REFERENCE ONLY
TERRACE VII AT TREVISO BAY
A PHASE CONDOMINIUM

REFERENCE ONLY
TERRACE VIII AT TREVISO BAY
A PHASE CONDOMINIUM

REFERENCE ONLY
VERANDA IV AT TREVISO BAY
A PHASE CONDOMINIUM

REFERENCE ONLY
VILLAGE FALLS AT NAPLES, THE
A CONDOMINIUM

REFERENCE ONLY

1677828 ONTARIO INC
33 BOSWELL AVE
TORONTO M5R 1M5 CANADA

2561649 ONTARIO INC
2800 JOHN STREET UNIT 23
MARKHAM L3R 0E2 CANADA

BAHL, RAJIV & ANU
1516-30 GREENFIELD AVE
NORTH YORK M2N 6N3 CANADA

BERING, MARK P
LUCIE MARIE POMERIEAU
172 DEZIEL DR
BELLE RIVER N0R 1A0 CANADA

BERING, MARK P
LUCIE POMERLEAU
172 DEZIEL DR
BELLE RIVER N0R 1A0 CANADA

BOND, TIFFANY ANNE
KARI LYNNE BOND
46 ANDREA RD
AJAX L1S 3V7 CANADA

CARPENTIER, ANNIE
FRANCIS GAGNON
358 CHEMIN DE L'HERITAGE
SAINT SAUVEUR J0R 1R4 CANADA

CERONE, GERARDO & CARRIE
371 SIXTEEN MILE DR
OAKVILLE L6M 0Z3 CANADA

COUSINS, GORDON STEPHEN
ANNE COUSINS
23 KAVANAGH CRESCENT JACKTON
GLASGOW G758WS UNITED KINGDOM

DESOUZA, CHARLES S
MARIA MABEL DESOUZA
13230 5TH SIDE RD
GEORGETOWN L7G 4S5 CANADA

DEVITT, PATRICK J & KAREN A
175 CIONTARF RD
DUBLIN 3 IRELAND

DIGIOVANNI, DOMINIC A
JOSEPHINE DIGIOVANNI
1 9000 KEELE STREET
CONCORD L4K 0B3 CANADA

EVERETT, NEIL & NANCY
144 SNOWBRIDGE WAY
BLUE MOUNTAINS L9Y 0V1 CANADA

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

FMCOLE LLC
THE WAY HOUSE RED SHUTE HILL
HERMITAGE
THATCHAM RG18 9QH UNITED KINGDOM

GALLIVAN HOMER FMLY TRUST 2019
709 GLASGOW STREET
KITCHENER N2M 2N7 CANADA

GIANNOU, CHRISTOS & TERI ANNE
3839 CUNARD ST #1003
HALIFAX B3K 0B9 CANADA

GUELI, CARMELO P & GLORINDA
142 BLAIR LN
ANCASTER L9G 1B7 CANADA

HAINES, LEA & ANTHONY
11 DUNVEGAN RD
TORONTO M4V 2P5 CANADA

HART, CASSANDRA
JEEN DE JONG
11 C SALT DOCK RD UNIT 205
PERRY SOUND P2A 2W9 CANADA

HATER, THOMAS & SILKE
HASENPFAD 9
DORSTEN 46284 GERMANY

HILL FAMILY REAL ESTATE
HOLDINGS LP
10 INGLEVIEW DR
INGLEWOOD L7C 1P3 CANADA

IUORIO, PASQUALINO
MARIA IUORIO
43 WOODLAND TRL CT
WOODBRIDGE L4L 9H9 CANADA

JOCHHEIM, BERNHARD
DIANA DAHNZ-JOCHHEIM
188 LYNDHURST DR
THORNHILL L3T 6T4 CANADA

JOHNSTON, WILLIAM & JOCELYN
164 ARNOTT DR
ENNISMORE K0L 1T0 CANADA

JUERGENS FAMILY REV TRUST
HUEMMLINGWEG 9
30539 HANNOVER GERMANY

JULIE AHEE LIVING TRUST
RICHARD AHEE LIVING TRUST
310 MCCLENNAN DRIVE
ENNISMORE K0L 1T0 CANADA

KOLTCHAGOV, KOSTADIN
PAVLINA KOLTCHAGOVA
643 CHARLEVOIX
MONTREAL H3K 2X8 CANADA

MAHWANIE, SKYLAR-ZEEZ
JOANNE A HING
25 NORTHERN DANCER BLVD
TORONTO M4L 3Z8 CANADA

MARSHALL, BETTY E
35 SILVER GLEN BLVD
COLLINGWOOD L9Y 0G9 CANADA

MAZZUCA, ORLANDO
GIUSEPPINA STARNINO
313 WINSTON RD
OAKVILLE L6L 4W6 CANADA

MEIER, MICHAEL
LINDENWEG 1
KUESSNACHT 6403 SWITZERLAND

MEISNER, BLAIR WILLIAM
ROBERT B MEISNER
JAMES A MEISNER
6 ELIZABETH ST S
BRAMPTON L6Y 1P8 CANADA

MILNE, ROBERT F & DIANNE M
1354 REVELL DR
MANOTICK K4M 1K8 CANADA

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

MUELLER FAMILY REVOCABLE TRUST
LITZFELDNER STR 89
6382 KIRCHDORF
TIROI AUSTRIA

NAPLES 2018 FAMILY TRUST
LUCAYA 2018 FAMILY TRUST
93 KENNEDY STREET WEST
AURORA L4G 2L8 CANADA

PACLIK, GEORGE
IVA PACLIK
26 RYCKMAN LANE
BRAMPTON L6P 0C7 CANADA

PEREZ, DAVID
JANE FITZPATRICK
470 BERKINDALE DR
HAMILTON L8E 5V5 CANADA

PIGAT, LISA
JIMMY MUCCILLI
11 NOEL AVE
TORONTO M4G 1B2 CANADA

REBELLO, IVAN J
CINDY STAFFIERI REBELLO
430 FLINT ROAD
NORTH YORK M3J 2J4 CANADA

SCULTHORPE, JAMES A
SARAH D SCULTHORPE
1685 WILLOW BEACH RD
PROT HOPE L1A 3V7 CANADA

STEINER, CLAUS DINO
RINGSTR 21
WEHINGEN 78564 GERMANY

TIMOTHY DOHAN LIVING TRUST
SHAWNA BELL LIVING TRUST
97 MAYFAIR
HUDSON J0P 1H0 CANADA

VADEBONCOEUR, NANCY
MICHEL DEVEAULT
6890 EMILE-NELLIGAN
TROIS -RIVIERES G8Y 7C1 CANADA

MURPHY, MARK P & IDDA P
272 CLIFFCREST CT
BURLINGTON L7R 2Z7 CANADA

O'CONNOR, KENNETH & LINDA G
2012 ROSEDALE DR
GLENBURNIE K0H 1S0 CANADA

PATERSON FLORIDA TRUST
1918 YONGE STREET
THUNDER BAY P7E 6T9 CANADA

PETERS, JOHN J
64 CULMORE ROAD
PALMERSTOWN
DUBLIN 20 IRELAND

RAJDA, MIROSLAW & MALGORZATA
2550 PURCELL'S COVE ROAD
HALIFAX B3P 2E8 CANADA

RICHARDSON, ROBERT
KIMBERLEY M OMALLEY
37 GILES RD
CALEDON L7K 0B7 CANADA

STEACY, MICHAEL & JOANNE
BENJAMIN & LAURA STEACY
1107 WOODHAVEN DR
KINGSTON K7P 0R7 CANADA

TATT PROPERTIES (TREVISO) LLC
24 NORTHMOUNT AVE
TORONTO M3H 1N4 CANADA

TJAN, CLAIRE F
549 PARADISE CRESCENT
WATERLOO N2T 2J8 CANADA

WALKER, STUART RICHARD
KAREN ELIZABETH WALKER
5 ABBEY AVE
ST ALBANS HERTS AL3 4BJ UNITED KINGDOM

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

WOLSTENHOLME, ALAN & AUDREY
BROSELEY AVENUE
WARRINGTON WA3HH UNITED KINGDOM

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

Chuck Walton
Isles of Capri Civic Association
124 Hilo St. E
Naples, FL 34113

Andrew Hajducky
Tanglewood Property Owners Assoc.
108 Quail Hollow Court
Naples, FL 34113

George B. Ramsey
Lely Civic Association, Inc.
275 Forest Hills Boulevard
Naples, FL 34113

Whistler's Cove Apartments
11400 Whistler's Cove Blvd.
Naples, FL 34113

Jennifer Tanner
Lely Civic Association
297 Bay Meadows Drive
Naples, FL 34113

Victoria Falls HOA
Habitat for Humanity
11145 Tamiami Trail East
Naples, FL 34113

Keith Tompkins
Queen's Park
12709 Tamiami Trail East
Naples, FL 34113

Howard Lurie
Indian Wells-Lely Resort
8449 Indian Wells Way
Naples, FL 34113

Mr. Ted Beisler
East Naples Civic Association, Inc.
4784 Inverness Club Drive
Naples, FL 34112

Linda Morris
Marco/Naples Hitching Post RV Resort
100 Barefoot Williams Road
Naples, FL 34113

David Tate
Lely Country Club POA
181 Muirfield Circle
Naples, FL 34113

Bill Walbridge
Forest Glen Golf & Country Club
Jungle Plum East HOA
3760 Jungle Plum Drive East
Naples, FL 34113

Tall Oaks of Naples
525 Barefoot Williams Road
Naples, FL 34113

Fiddler's Creek HOA
c/o Cardinal Management Group
5067 Tamiami Trail East
Naples, FL 34113

Gary Rogers
Lely Resort Golf & Country Club
7989 Grand Lely Drive
Naples, FL 34113

Carey Realbuto
Mustang Island HOA
8897 Mustang Island Circle
Naples, FL 34113

Ann B Hall
Isle of Capri Civic Assoc., Inc.
338 Capri Blvd.
Naples, FL 34113

Ms. Marci Seamples
East Naples Civic Association
3823 Tamiami Trail E, PMB #274
Naples, FL 34112

Bob Murray
Sunstone on the Fairways, Lely Resc
9087 Michael Circle #1
Naples, FL 34113

Tami Scott
Bayshore Gateway Triangle CRA
3299 Tamiami Trail E, Suite 103
Naples, FL 34112

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

Kirk P. Colvin
Isles of Capri Civic Association
338 Capri Blvd.
Naples, FL 34113

Ted Decker
Isles of Capri Civic Association
425 San Juan Avenue
Naples, FL 34113

Richard Eskridge
Hitching Post Co-op Inc.
32 Cheyanne Trail
Naples, FL 34113

Ken Drum
Lely Island Estates HOA
8404 Mallow Lane
Naples, FL 34113

Sam Durso
Habitat for Humanity
11550 Tamiami Trail East
Naples, FL 34113

Charlee Estates HOA
Habitat for Humanity
11145 Tamiami Trail East
Naples, FL 34113

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

BARRACO & ASSOCIATES INC
2271 MCGREGOR BLVD STE 100
FORT MYERS, FL 33901

Affidavit of Publication
STATE OF WISCONSIN
COUNTY OF BROWN

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

3/31/2021

Subscribed and sworn to before on March 31st, 2021:

Tara Mondloch

Notary, State of WI, County of Brown

TARA MONDLOCH
Notary Public
State of Wisconsin

My commission expires: August 6, 2021

PUBLICATION COST: $1,008.00
AD NO: GCI0618210
CUSTOMER NO: 506098
PO#: PUBLIC NOTICE

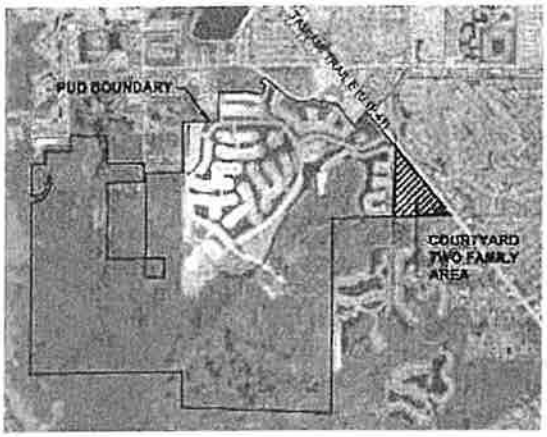
Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

NEIGHBORHOOD INFORMATION MEETING

The public is invited to attend a neighborhood meeting held by Michael B. Elgin, representing Minto Sabal Bay, LLC on:

Wednesday, April 14, 2021 at 5:30 p.m.
Isles of Collier Preserve Clubhouse (Multi-Purpose Room)
5570 Tobago Blvd., Naples, FL 34113

Subject Property ID No. 52505036925



The Petitioner is requesting Collier County to approve this application to allow development of courtyard two family units on Tract "F-1", "Isles of Collier Preserve Phase 3" and associated development regulations for courtyard two family. All other aspects of the planned development will remain unchanged.

TITLE

Petition #PL20200002648 – Minto Sabal Bay, LLC, requests an Insubstantial Change to Ordinance No. 05-59, as amended, the Sabal Bay MPUD, to allow courtyard two family units to be developed on the property described as Tract F-1, Isles of Collier Phase 3 subdivision. The subject property is located on the south side of U.S. 41 East, approximately one-half mile east of Thomasson Drive, in Section 19, Township 50 South, Range 26 East, Collier County, Florida, with the PUD consisting of 2,518.98 ± acres.

WE VALUE YOUR INPUT

Business and property owners, residents and visitors are welcome to attend the presentation and discuss the project with the owner/developer and Collier County staff. If you are unable to attend this meeting, but have questions or comments, they can be directed by mail, phone, fax or e-mail by **April 9, 2021** to:

Barraco and Associates, Inc., Jennifer Sapen, AICP

2271 McGregor Blvd., Ste. 100, Fort Myers, FL 33901

Phone: (239) 461-3170 Fax: (239) 461-3169 E-mail: JenniferS@barraco.net

ND-GCI0618210-01

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

Public Notices | Public Notices | Public Notices

2021 **NOTICE OF PUBLIC MEETING SCHEDULE**
COLLIER MOSQUITO CONTROL DISTRICT
BOARD OF COMMISSIONERS AND TRUSTEES OF THE RETIREE BENEFIT TRUST

In compliance with Chapter 189.015(1), Florida Statutes, notice is hereby given that the regular meetings of the (a) Board of Commissioners and (b) Trustees of the Retiree Benefit Trust of the Collier Mosquito Control District (the "District") will be held according to the schedule listed below. These regular meetings will be held at the District headquarters at 600 North Road, Naples, Florida 34104.

All interested persons are invited to either (i) attend and participate in these public meetings in person at the District's headquarters or (ii) listen to and participate in these public meetings by using the following GoToMeeting dial-in phone number and access code:

GoToMeeting Dial-In Phone Number (United States): +1 (408) 650-3123
GoToMeeting Access Code: 954994973#

Day	Date	Description	Time
Thursday	April 22, 2021	Regular Board Meeting	3:00 p.m.
Thursday	April 22, 2021	CMCD Retiree Benefit Trust Meeting	Immediately following the Regular Board Meeting
Thursday	May 20, 2021	Regular Board Meeting	3:00 p.m.
Thursday	June 24, 2021	Regular Board Meeting	3:00 p.m.

Provisions have been made for any member of the public desiring to participate to have access to and be heard at the meetings. The public may access the live meetings to participate, including offering public comments, as described above.

If any person decides to appeal any decision made by the (a) Board of Commissioners or (b) Trustees of the Retiree Benefit Trust of the District with respect to any matter considered at such meetings, he or she will need a record of the proceedings, and that, for such purpose, he or she 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.

Sandra Lee Buxton, Chair

Public Notices | Public Notices | Public Notices

NEIGHBORHOOD INFORMATION MEETING

The public is invited to attend a neighborhood meeting held by Michael B. Elgin, representing Minto Sabal Bay, LLC on:

Wednesday, April 14, 2021 at 5:30 p.m.
Isles of Collier Preserve Clubhouse (Multi-Purpose Room)
5570 Tobago Blvd., Naples, FL 34113

Subject Property ID No. 52505036925

The Petitioner is requesting Collier County to approve this application to allow development of courtyard two family units on Tract "F-1", "Isles of Collier Preserve Phase 3" and associated development regulations for courtyard two family. All other aspects of the planned development will remain unchanged.

TITLE

Petition #PL20200002648 – Minto Sabal Bay, LLC, requests an Insubstantial Change to Ordinance No. 05-59, as amended, the Sabal Bay MPUD, to allow courtyard two family units to be developed on the property described as Tract F-1, Isles of Collier Phase 3 subdivision. The subject property is located on the south side of U.S. 41 East, approximately one-half mile east of Thomasson Drive, in Section 19, Township 50 South, Range 26 East, Collier County, Florida, with the PUD consisting of 2,518.98 ± acres.

WE VALUE YOUR INPUT

Business and property owners, residents and visitors are welcome to attend the presentation and discuss the project with the owner/developer and Collier County staff. If you are unable to attend this meeting, but have questions or comments, they can be directed by mail, phone, fax or e-mail by **April 9, 2021** to:

Barraco and Associates, Inc., Jennifer Sapen, AICP
2271 McGregor Blvd., Ste. 100, Fort Myers, FL 33901
Phone: (239) 461-3170 Fax: (239) 461-3169
E-mail: JenniferS@barraco.net

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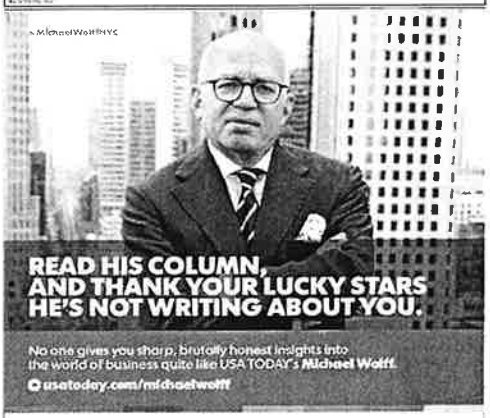

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Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

SIGN-IN SHEET

WEDNESDAY, APRIL 14, 2021 5:30 PM

ISLES OF COLLIER PRESERVE (PL20200002648)
ICP CLUBHOUSE, 5570 TOBAGO BLVD., NAPLES, FL 34113

PLEASE PRINT

NAME	PHONE NUMBER	E-MAIL ADDRESS
Peter A. DeMarco	(216) 598-1950	pdemarco@meadenmoo co.
G Wozny	9178823427	GEOFFREY.WOZNY@ATT. t

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ICP CLUBHOUSE, 5570 TOBAGO BLVD., NAPLES, FL 34113

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NAME	PHONE NUMBER	E-MAIL ADDRESS
JOHN MOLA	215-534-3126	JSHARK6457@VERIZON.NET
Christa/Ronald	301-807-8019 ~~733 Domi~~	CWade0527.@AOL.
Tim Owens	239-682-6727	Silverf50@aol.com
Laurie Owens	239 404 4933	LaurieLLL@aol.com

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NAME	PHONE NUMBER	E-MAIL ADDRESS
Tom Despard	717-475-1659	tdespard@aol.com

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ICP CLUBHOUSE, 5570 TOBAGO BLVD., NAPLES, FL 34113

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NAME	PHONE NUMBER	E-MAIL ADDRESS
DON MACNEAL	732-236-7235	DONALDHMACNEAL@GMAIL.COM
Joseph Cardinale	203-641-5047	joefilcardinale@gmail.com
Laura DeJohn	For Collier County	

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ICP CLUBHOUSE, 5570 TOBAGO BLVD., NAPLES, FL 34113

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NAME	PHONE NUMBER	E-MAIL ADDRESS
Marc Rosenberg	908-419-1178	marcjrosenberg@gmail.com
Eileen Gallagher	5164437529	Eileengallagher44@gmail.com

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WEDNESDAY, APRIL 14, 2021 5:30 PM

ISLES OF COLLIER PRESERVE (PL20200002648)
ICP CLUBHOUSE, 5570 TOBAGO BLVD., NAPLES, FL 34113

PLEASE PRINT

NAME	PHONE NUMBER	E-MAIL ADDRESS
DAN ROSELIEP	2393063393	droseliep@gmail.com
GARY A GILCHRIST	315-246-3059	gary.gilchrist@gmail.com

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17:38:35 From carollepman : can't hear
17:40:59 From Keith Pennifold : The speaker, John Duncan, has his microphone turned off.
17:41:31 From Barraco Team : Only BAI 2 should be unmuted at the moment. Thanks.
17:43:02 From Keith Pennifold : We cannot hear anything.
17:44:51 From Barraco Team : I am on thru a cell phone and can hear.
17:46:15 From Kevin : I am worried about the smaller units which would seem to lower the price point, encourage more rentals, and investment vs. residence priority.
17:46:50 From Keith Pennifold : Agree. Exactly right,
17:47:28 From Mary Afflerbach : Why is the change being proposed?
17:49:19 From Keith Pennifold : What is the sale price for these units?
17:49:36 From iPad : How many courtyard units vs villa units
17:50:18 From Sharon G : Zoom participants can not see/understand what the speaker is pointing too……in her responses to the questions
17:51:04 From Dennis Driscoll : What are the price points for these units
17:52:24 From Karen : Cannot hear anything
17:52:50 From Harlene Rosenberg : Karen check your audio. It is working
17:54:27 From Keith Pennifold : Is this going ahead regardless of our questions and opinions?
17:54:29 From Karen : Audio was working, then stopped.
17:55:23 From Dennis Driscoll : can't see what you are pointing too
17:57:39 From Dennis Driscoll : Can you point out or describe the traffic flow, entry and exit on the plan
17:59:13 From Audrey : How can he say no increase in density, but it's an additional 40 doors?
18:00:03 From Harlene Rosenberg : Smaller units. Less space for buildings?
18:00:23 From Kevin : Minto keeps increasing density and the mix of villas vs. single family homes. This creates more rental activity, more pressure on common pool areas, lower overall price points, and a less spacious feel. This is concerning for the overall community.
18:00:43 From Audrey : Parcels at ICP may have had a decrease in density, but the addition of the Fleishman tract negates that.
18:03:07 From iPad : What is the price point of the courtyard units
18:04:09 From Kevin : Definitely less price point than regular villas given they are so much smaller in square footage which is bad for the community.
18:04:50 From Deborah : You are increasing the density in the area of Caribe neighborhood, allowing larger lots for larger homes elsewhere. You have changed the appearance and quality of the neighborhood, and the financial effect on those of us who invested in the Caribe neighborhood are about to go down.
18:05:28 From Dennis Driscoll : Will you be closing in the wall around the triangle area? how will those abutting the triangle be separated
18:05:36 From Keith Pennifold : What is th price point?
18:06:53 From Sharon G : Mike Elgin: At the NIM for the Fleishcman parcel, we had the understanding that the maximum number of doors was 1792 for ICP. It now appears to some that the max number will be 1825 plus/minus. Can you help us understand why the difference?
18:07:28 From Kevin : Why are you selling cheaper and smaller units? Won't prices be lower than villas? Won't this drive more rental activity? These all have

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question marks if that's what Mike requires to respond.
18:07:38 From Bernstein : Will Dominica Drive cut through to the new parcel at the terminal cul-de-sac?
18:08:39 From Kevin : Why does the mix towards villas keep increasing in ICP?Isn't this a growing change in the brand you initially sold to many of us who purchased prior?
18:08:48 From Property owner : how many more lakes are you making?
18:10:16 From Keith Pennifold : In the courtyard offering, what is the largest number of bedrooms?
18:11:03 From Rich : Would Minto deed a cluster of 6 courtyard cottages to the ICP HOA to use as ICP owners guest rentals
18:16:51 From Kevin : Will Minto increase pool and deck availability since these cottage villas preclude the placement of hot tubs or pools?
18:18:52 From Audrey : These definitely look like rental opportunities.
18:19:59 From Sharon G : Mike Elgin: At the NIM for the Fleishcman parcel, we had the understanding that the maximum number of doors was 1792 for ICP. It now appears to some that the max number will be 1850 plus/minus. Can you help us understand why the difference?
18:20:08 From Rich : Should Minto include a satellite pool for the cottages?
18:22:20 From terryolejnik : Serious concern about traffic flow and danger to residents on the entry curve from Dominica. How will construction traffic be directed during construction? Via Dominica Drive? Hope not
18:32:15 From Property owner : will this community have access to the entrance on thomasson?
18:34:34 From Kevin : what is the smallest number of bedrooms?
18:37:51 From mdenofrio : Any opportunity to widen the sidewalks from the parcel entrance back in the direction of walking paths pool area bike paths etc. given the potential large increase of traffic volume.??
18:41:00 From kpicton : Will Minto’s analysis study the potential negative effects on existing unit home values by adding the cottages
18:47:48 From Kevin : Will Minto enlarge pools and deck areas given the cottage product does not accommodate pools or hot tubs?
18:53:27 From Susan Roseliep : This has been addressed....the cottages are specifically designed w/o allowance of pools or hot tubs...
18:53:55 From Tom Z : In regards to the preserve area (green location on page 3) Is this area fenced off properly to protect remaining wildlife (gopher tortoise as an example) from construction activity?

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Petition: PL20200002648 (PDI) | Buffer: 500' | Date: 3/4/2021 | Site Location: Sabal Bay MPUD

NAME1	NAME2	NAME3	NAME4	NAME5	NAME6	FOLIO	ADDRESSTYPE
10023 RITTER ROAD LLC	43 COURT STREET	SUITE 910			BUFFALO, NY 14202---0	76555500681	U
1031 EXCHANGE CONNECTION INC	Q/I -SILPA RENTAL PROPERTY	MANAGEMENT LLC	9528 AVELLINO WAY #2514		NAPLES, FL 34113---0	79904035089	U
1852 FL OPCO LLC	30 STEPHANIE LANE				DARIEN, CT 06820---0	71750002442	U
2524 AVELLINO WAY LLC	6 ORCHARD HILL ROAD				SCARBOROUGH, ME 04074---0	79904035209	U
2816 HOLLY AVENUE TRUST	2670 AIRPORT PULLING RD S				NAPLES, FL 34112---0	50891480009	U
3020 WOODSIDE AVE TRUST	% TIKA PROPERTIES	11665 COLLIER BLVD #990487			NAPLES, FL 34116---0	48785560005	U
3242 PINE TREE DRIVE LLC	PO BOX 10983				NAPLES, FL 34101---0	48781080000	U
3254 PINE TREE LLC	P O BOX 10983				NAPLES, FL 34101---0	48781040008	U
3625 POPLAR WAY LAND TRUST	660 TAMIAMI TRAIL N STE 38				NAPLES, FL 34102---0	22670160002	U
4219 THOMASSON LN TRUST	PO BOX 8276				NAPLES, FL 34101---8276	67491400003	U
4570 THOMASSON LANE LLC	8 SOUND RD				FT SALONGA, NY 11768---0	71750000169	U
4722 TREVI COURT LLC	319 DIRKSHIRE CT				MARS, PA 16046---0	76555000204	U
4890 TT EAST (I) LLC	4890 TT EAST (II) LLC	4890 TT EAST (III) LLC	2 DEARFIELD DRIVE STE 3		GREENWICH, CT 06831---0	71750000185	U
5017 TRUST	201 E 5TH ST #1200				SHERIDAN, WY 82801---0	80371560008	U
5021 TRUST	201 E 5TH ST #1200				SHERIDAN, WY 82801---0	80371600007	U
5123 TREVI GROUP LLC	4847 LILY AVE NORTH				LAKE ELMO, MN 55042---0	76555502223	U
5708 ANEGADA DR LAND TRUST	5708 ANEGADA DR				NAPLES, FL 34113---0	52505040788	U
6073 ALTO VELO WAY TRUST	6073 ALTO VELO WAY				NAPLES, FL 34113---0	52505115383	U
6553 DOMINICA DR UNIT 201 LLC	15 MEADOW AVE				MONMOUTH BEACH, NJ 07750---0	29908000581	U
7104 DOMINICA DRIVE LLC	1010 CENTRAL AVE				NAPLES, FL 34102---0	52505038703	U
7-ELEVEN, INC	% RYAN LLC	THREE GALLERIA TOWER	13155 NOEL RD #100 LB73		DALLAS, TX 75240---0	63104280006	U
9584 TREVI COURT LLC	2345 FAIRCHILD LN				WEST CHICAGO, IL 60185---0	76555502825	U
9995 TAMIAMI TRAIL LLC	97 BERLIN RD				CROMWELL, CT 06416---0	55150680008	U
A P & M B PARISI LIVING TRUST	7083 DOMINICA DR				NAPLES, FL 34113---0	52505039540	U
A REAL ESTATE CONNECTION	THE WRIGHTS WAY LLC	362 BURNT PINE DR			NAPLES, FL 34119---0	67490280004	U
AARON PROPERTIES LLC	460 WOODCREST DR				DEARBORN, MI 48124---0	52505038981	U
ABBIATI, ROBERT JOSEPH	6021 LUCAYA WAY				NAPLES, FL 34113---0	52505111060	U
ABBOTT, TIMOTHY M & SHARYN W	2593 SHELDON ROAD				ENOSBURG, VT 05450---0	52505030905	U
ABBRUZZESE, CARMEN & FANNIE	1809 PHILLIPS DR				MEDFORD, NY 11763---1959	48785600004	U
ABRAMS, KATHLEEN SNEDIKER	5719 HIGHBOURNE DR				NAPLES, FL 34113---0	52505045424	U
ACKER, ARTHUR IRWIN	NICOLE R LEHNINGER	6425 ANTIGUA WAY			NAPLES, FL 34113---0	52505122143	U
ADAMS 4600 LLC	2215 QUEENS BLVD				NAPLES, FL 34112---0	67080520006	U
ADAMS, DOUGLAS F	262 LITTLE HARBOUR LANE				NAPLES, FL 34102---0	48783240000	U
ADRIANA KARABOUTIS TRUST	79 NOBSCOT RD				WESTON, MA 02493---0	52505043963	U
AFC FLORIDA INVESTMENT LLC	6427 PEMBROKE WAY				NAPLES, FL 34113---0	52505035502	U
AFFELDT TR, DAVID A	ALAN WENSIERSKI REV TRUST	% AFFELDT LAW OFFICE SC	8741 W NATIONAL AVE		WEST ALLIS, WI 53227---0	48780720002	U
AFFELDT TR, DAVID A	ALAN WENSIERSKI REV TRUST	% AFFELDT LAW OFFICE SC	8741 W NATIONAL AVE		WEST ALLIS, WI 53227---0	48780800003	U
AFFELDT TR, DAVID A	ALAN WENSIERSKI REV TRUST	% AFFELDT LAW OFFICE SC	8741 W NATIONAL AVE		WEST ALLIS, WI 53227---0	48780880007	U
AFFELDT TR, DAVID A	ALAN WENSIERSKI REV TRUST	% AFFELDT LAW OFFICE SC	8741 W NATIONAL AVE		WEST ALLIS, WI 53227---0	48780920006	U
AFFELDT TR, DAVID A	ALAN WENSIERSKI REV TRUST	% AFFELDT LAW OFFICES SC	8741 W NATIONAL AVENUE		WEST ALLIS, WI 53227---0	48780760004	U
AFFELDT TR, DAVID A	ALAN WENSIERSKI REV TRUST	% AFFELDT LAW OFFICES, S.C.	8741 W NATIONAL AVENUE		WEST ALLIS, WI 53227---0	48780840005	U
AFFLERBACH, RODNEY LEE	MARY T AFFLERBACH	6077 LUCAYA WAY			NAPLES, FL 34113---0	52505111345	U
AFFORDABLE HOUSING INDY LLC	745 WHITEHALL PL				CARMEL, IN 46033---0	76555503060	U
AFONSO, GEORGE & TERESA S	62 MELROSE DRIVE				CHESTER, NJ 07930---0	76555001203	U
AGUILERA, ISRAEL	10026 BAYSHORE DR				NAPLES, FL 34112---0	50890040000	U
AGUILERA, ISRAEL	10026 BAYSHORE DR				NAPLES, FL 34112---0	50890040107	U
AIREY, MICHAEL K & DENISE	82 SOUTH GLEN RD				KINNELON, NJ 07405---0	26149202905	U
AJAE LLC	800 WILLOW CT				MARCO ISLAND, FL 34145---0	80370040008	U
AJAE LLC	800 WILLOW CT				MARCO ISLAND, FL 34145---0	80370080000	U
AJAE LLC	800 WILLOW CT				MARCO ISLAND, FL 34145---0	80371000005	U
AJAE LLC	800 WILLOW CT				MARCO ISLAND, FL 34145---0	80371040007	U
AJAE LLC	800 WILLOW CT				MARCO ISLAND, FL 34145---0	80371080009	U
AJAE LLC	800 WILLOW CT				MARCO ISLAND, FL 34145---0	80371120008	U
AJAE LLC	800 WILLOW CT				MARCO ISLAND, FL 34145---0	80371320002	U
AJAE LLC	800 WILLOW CT				MARCO ISLAND, FL 34145---0	80371360004	U
AKKJ LLC	PO BOX 8606				NAPLES, FL 34101---8606	48781920005	U
AKZ 2001 LLC	1613 VIZCAYA LN				NAPLES, FL 34113---0	76555001122	U
ALAN G GOODRIDGE LIVING TRUST	MARY A KING REV LIVING TRUST	6387 WARWICK AVENUE			NAPLES, FL 34113---0	52505035405	U

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ALAN G WENSIERSKI REV TRUST	8741 W NATIONAL AVE		MILWAUKEE, WI	53227---1609	48781120009 U
ALAN WENSIERSKI TRUST	3206 PINE TREE DR		NAPLES, FL	34112---0	48782640009 U
ALAN WENSIERSKI TRUST	3206 PINE TREE DRIVE		NAPLES, FL	34112---0	48782680001 U
ALCALA, LIBERATO D & GILDA M	5741 ANEGADA DR		NAPLES, FL	34113---0	52505040584 U
ALISON C ANKERMAN TRUST-2007	4918 ANDROS DR		NAPLES, FL	34113---0	52505030264 U
ALIVERNINI, JOHN & IRENE	1034 RADLEY DR		WEST CHESTER, PA	19382---0	79904035322 U
ALLIKAT RENTAL PROPERTY LLC	1809 CHIPPINGHAM RD		WOODRIDGE, IL	60517---0	76555502207 U
ALTAMIRANO, MAURO	5263 CONFEDERATE DR		NAPLES, FL	34113---8702	50891040009 U
ALTHURU S REDDY LIVING TRUST	SARADA P REDDY LIVING TRUST	222 INDIAN TRAIL RD	OAKBROOK, IL	60523---0	52505035382 U
ALVERO, GUMER C & AMY J	15422 LEONA LANE		WAYZATA, MN	55391---0	52505115642 U
AMEZ, SUSAN	4106 ROSE AVE		NAPLES, FL	34112---1700	67490440006 U
AMY LOUV REVOCABLE TRUST	6152 ANTIGUA WAY		NAPLES, FL	34113---0	52505115820 U
ANASTASIO, MARTIN H	4409 THOMASSON LN		NAPLES, FL	34112---6765	67491120008 U
ANDEMMY REVOCABLE TRUST	4621 LOMBARDY LANE		NAPLES, FL	34112---0	22622320007 U
ANDERER, EMILY	627 8TH ST NE		WASHINGTON, DC	20002---0	24170840008 U
ANDERSON, DIANE LYNN	5715 HIGHBOURNE DR		NAPLES, FL	34113---0	52505045408 U
ANDERSON, GRENVILLE	MELANIE S ANDERSON	113 BORDER STREET	COHASSET, MA	02025---0	29908001661 U
ANDREAS, RHONDA L	5903 GREAT COURT CIR NW		MASSILLON, OH	44646---0	52505045026 U
ANDROS DRIVE LLC	1507 WINDY HILL DR		NORTHBROOK, IL	60062---0	52505030183 U
ANN E REDPATH 2013 NON-IRA	REVOCABLE INVESTMENT TRUST	6951 CAY CT	NAPLES, FL	34113---0	52505037843 U
ANN MARIE SALVAGGIO REV TRUST	5802 HAITI DRIVE		NAPLES, FL	34113---0	52505114229 U
ANNA LUCADELLO 2012 TRUST	31 BRADFORD		OAKBROOK, IL	60523---0	76555001083 U
ANNARUMMA, PAULA M & JOSEPH M	151-43 24 AVE		WHITESTONE, NY	11357---0	76555000288 U
ANNE APGAR REVOCABLE TRUST	7088 DOMINICA DR		NAPLES, FL	34113---0	52505038622 U
ANTONELLI, RONALD N & JOANN M	5 BRATTLEBORO RD		JACKSON, NJ	08527---0	26149203661 U
ANTONIO R PRATS REV TRUST	9440 SW 62ND CT		MIAMI, FL	33156---1810	52505043206 U
ANTONUCCI, CHRISTOPHER D	8 BEEKMAN HILL RD		ESSEX FELLS, NJ	07021---0	79905002066 U
ARAUJO, JULIO CESAR	NADIA LEMOS ARAUJO	5622 ELBOW AVE	NAPLES, FL	34113---0	52505046481 U
ARCERI, JOHN ALFRED	LILIANA ARCERI	5744 ANEGADA DR	NAPLES, FL	34113---0	52505040940 U
ARCHAMBAULT FAMILY TRUST	5719 CLARENDON DR		NAPLES, FL	34113---0	52505041169 U
ARCHIBALD, GORDON R & MARCIA L	5015 ANDROS DR		NAPLES, FL	34113---0	52505032563 U
ARCIA, MAGALY M	15045 SW 12 TERR		MIAMI, FL	33194---0	76555000262 U
ARHC BTNAPFL01 LLC	% ALTUS GROUP US INC #1355	21001 N TATUM BLVD #1630-630	PHOENIX, AZ	85050---0	55150840000 U
ARIANNA & LOGAN IRREV TRUST	38 SONDERHEN DRIVE		NAPLES, FL	34114---0	48785640006 U
ARMENTO, RUTH C	6822 BEQUIA WAY		NAPLES, FL	34113---0	52505037542 U
ARNOLD, DAVID C	2665 HOLLY AVE		NAPLES, FL	34112---7315	50890360007 U
ARNOLD, DAVID C	2665 HOLLY AVE		NAPLES, FL	34112---7315	50890480000 U
ARNOLD, ROBERT H & ROBIN J	6386 WARWICK AVENUE		NAPLES, FL	34113---0	52505034383 U
ARNOLD, WALTER H & ANNA M	12 KOLB AVE		SAYERVILLE, NJ	08872---0	76555500568 U
ARONSON, JAMES D & NANCY G	5071 MARTINIQUE DR		NAPLES, FL	34113---0	52505032385 U
ARTESIAN VENTURES LLC	1448 REDONA WAY		NAPLES, FL	34113---0	48783320001 U
ARTESIAN VENTURES LLC	1448 REDONA WAY		NAPLES, FL	34113---0	48783400002 U
ARTHUR G & KIM M HOFMANN	FAMILY LIVING TRUST	2812 AMESBURY DR	PLANO, TX	75093---0	76555502883 U
ARTHUR, JAMES R & JEANINE E	6565 DOMINICA DR #201		NAPLES, FL	34113---0	29908000400 U
ASSELTA, R TONY	KATHLEEN WHELEMAN ASSELTA	5946 HAITI DR	NAPLES, FL	34113---0	52505113369 U
ATHANASOPOULOS, JOHN G	PAULA MARIE ATHANASOPOULOS	6010 BARTHELEMY AVENUE	NAPLES, FL	34113---0	52505111769 U
AUSTIN, CARLA J	6564 DOMINICA DR # 101		NAPLES, FL	34113---0	29908001467 U
AUSTIN, DAVID CHARLES	DINAH JACQUELINE AUSTIN	6359 ANTIGUA WAY	NAPLES, FL	34113---0	52505120705 U
AUSTIN, THOMAS V	LARYSA PELC	4983 ANDROS DR	NAPLES, FL	34113---0	52505032709 U
AVALON APARTMENT HOMES LLC	5290 GOLDEN GATE PKWY		NAPLES, FL	34116---0	22623240005 U
AVALON APARTMENT HOMES LLC	5290 GOLDEN GATE PKWY		NAPLES, FL	34116---0	22623280007 U
AVALON APARTMENT HOMES LLC	5290 GOLDEN GATE PKWY		NAPLES, FL	34116---0	22623320006 U
AVALON APARTMENT HOMES LLC	5290 GOLDEN GATE PKWY		NAPLES, FL	34116---0	22623360008 U
AVALON APARTMENT HOMES LLC	5290 GOLDEN GATE PKWY		NAPLES, FL	34116---0	22622960001 U
AVALON APARTMENT HOMES LLC	5290 GOLDEN GATE PKWY		NAPLES, FL	34116---0	22623000009 U
AVALON APARTMENT HOMES LLC	5290 GOLDEN GATE PKWY		NAPLES, FL	34116---0	22623080003 U
AXINN, BARBARA	9468 CASORIA CT #202		NAPLES, FL	34113---0	26149202727 U
BAILEY, NICOLA	GEORGE WIGNAL	4005 THOMASSON LANE	NAPLES, FL	34112---0	67491880005 U
BAILEY, STEPHEN MALCOLM	LAURA LEA BAILEY	6026 ACKLINS DR	NAPLES, FL	34113---0	52505111141 U
BAIN, BASIL & TONI C	7852 STRATFORD DR		NAPLES, FL	34104---7448	80370760003 U
BAIN, BASIL & TONI C	7852 STRATFORD DR		NAPLES, FL	34104---7448	80370800002 U
BAKAL, RON & LIHI	301 EAST 22ND ST #15E		NEW YORK, NY	10010---0	76555505107 U
BAKER, LISA M	% NATIONAL REALTY & DEV	3 MANHATTANVILLE RD #202	PURCHASE, NY	10577---0	52505040746 U

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BAKER, RALPH & MARCIA	7570 WEST W H NEGLEY RD			HENDERSON, KY 42420---0	76555000806 U
BAKER, TED H	CONNIE E CUMMINS	9477 CASORIA COURT #102		NAPLES, FL 34113---0	26149202921 U
BALBIR C SEAM & KUSUM B SEAM	JOINT PROPERTY REV TRUST	9489 CASORIA CT #101		NAPLES, FL 34113---0	26149203386 U
BALBONI, JOSEPH A & JOANN R	9554 TREVI COURT #4717			NAPLES, FL 34113---0	76555000149 U
BALL, KARIN HELEN	51 EAGLE LAKE COURT #13			SAN RAMON, CA 94582---0	76555503183 U
BALLESTEROS, JOSE O C	4304 ROSE AVE UNIT A			NAPLES, FL 34112---1711	67490720001 U
BALZLI, MARY BETH	9596 TREVI CT #5418			NAPLES, FL 34113---0	76555504742 U
BANERJEE, RANJEET & NILANJANA	3177 SITIO SENDERO			CARISBAD, CA 92009---0	52505044043 U
BANK OF AMERICA	CORPORATE REAL EST ASSESMEN	NC1 001 03 81	101 N TRYON ST	CHARLOTTE, NC 28255---0	71750002028 U
BAPTISTE, JOCELYNE JEAN	3160 ANDREWS AVE			NAPLES, FL 34112---0	48783160009 U
BARBARA G ROACH TRUST	5696 HIGHBOURNE DR			NAPLES, FL 34113---0	52505044865 U
BARBARA M STRACHAN TRUST	6321 LYFORD ISLE DR			NAPLES, FL 34113---0	52505034707 U
BARGINER, ZONIA	4630 LOMBARDY LN			NAPLES, FL 34112---0	22670680045 U
BARRETT, DONALD A	3152 WOODSIDE AVE			NAPLES, FL 34112---0	48785120005 U
BARRETT, PATRICK M & JOAN M	6841 BEQUIA WAY			NAPLES, FL 34113---0	52505037225 U
BARTH, GARY T & LESLIE	6285 UNION ISLAND WAY			NAPLES, FL 34113---0	52505118762 U
BARTOLOMEI, JAMES E	6274 LIGHTBOURN WAY			NAPLES, FL 34113---0	52505043248 U
BASILE JR, MICHAEL J & CAROL A	6924 CAY COURT			NAPLES, FL 34113---0	52505038143 U
BAYSHORE PARCEL LLC	255 13TH AVE S STE 202			NAPLES, FL 34102---0	61838200008 U
BAYSHORE PARCEL LLC	255 13TH AVE S STE 202			NAPLES, FL 34102---0	61838201007 U
BAYSHORE PARCEL LLC	255 13TH AVE S STE 202			NAPLES, FL 34102---0	61838120007 U
BAYSHORE PARCEL LLC	255 13TH AVE S STE 202			NAPLES, FL 34102---0	61838160009 U
BAYSHORE PARCEL LLC	255 13TH AVE S STE 202			NAPLES, FL 34102---7246	61838080008 U
BEACH, KATHLEEN M	11201 FAIFIELD RD #219			MINNETONKA, MN 55305---0	29680800009 U
BEAL, KEVIN M & JAMIE M	2 CREST DR			LONG VALLEY, NJ 07853---0	76555501185 U
BEATTY, DAVID E	3026 ANDREWS AVE			NAPLES, FL 34112---0	48783560007 U
BEAUPARIANT, MICHAEL T	LOIS M BEAUPARIANT	NATALIE R BEAUPARIANT	387 GREENWOOD AVE	RUMFORD, RI 02916---0	79904035063 U
BEAUPLAN, JEAN CLAUDE	LOUISETTE BEAUPLAN	4100 CORPORATE SQ BLVD	UNIT 108	NAPLES, FL 34104---0	22670360006 U
BEAUTIFUL HOMES OF FLORIDA LLC	4127 RAFFIA DR			NAPLES, FL 34119---0	76555000026 U
BEAUTIFUL HOMES OF FLORIDA LLC	4127 RAFFIA DR			NAPLES, FL 34119---0	76555000547 U
BECK, JAMES MICHAEL	6323 ANTIGUA WAY			NAPLES, FL 34113---0	52505120527 U
BEEGAN, PAUL J & VIRGINIA E	5703 CLARENDON DR			NAPLES, FL 34113---0	52505041240 U
BEGOR, GARY W & MOLLY A	PAMELA MAHER	6561 DOMINICA DR #202		NAPLES, FL 34113---0	29908000484 U
BEIER, JUDITH R	6012 LUCAYA WAY			NAPLES, FL 34113---0	52505111565 U
BELIZAIRE, ERNEST & MARIE C	2912 WOODSIDE AVE			NAPLES, FL 34112---7332	48785680008 U
BELLONE, JOSEPH G	JAMES P HIGGINS	6568 DOMINICA DRIVE #201		NAPLES, FL 34113---0	29908001425 U
BELTRAN, CONCEPCION	2548 HOLLY AVE			NAPLES, FL 34112---7316	50890920007 U
BENJAMIN, TIM & LESLIE A	7129 DOMINICA DR			NAPLES, FL 34113---0	52505039443 U
BENNER FAMILY REV LIV TRUST	5158 ANDROS DR			NAPLES, FL 34113---0	52505031328 U
BENNETT, MATTHEW	5355 CORAL BERRY DRIVE			COLUMBUS, OH 43235---0	29680880003 U
BENNETT, THOMAS E & MARY	169 EDGEWOOD AVE			OAKDALE, NY 11769---0	52505045929 U
BERGERON, MICHAEL A & JANICE M	6233 UNION ISLAND WAY			NAPLES, FL 34113---0	52505118542 U
BERGES, DAMIAN NUNEZ	GISSELLE CORTADA	3924 ROSE AVE		NAPLES, FL 34112---6772	67490080000 U
BERK, JAMES D & DONNA M	6441 PEMBROKE WAY			NAPLES, FL 34113---0	52505035560 U
BERMAN, MARK	BERMAN, MICHAEL	73 CONSTITUTION DR		NAPLES, FL 34112---7309	48782000005 U
BERMAN, MARK M & VIRGINIA L	73 CONSTITUTION DR			NAPLES, FL 34112---7309	77820480008 U
BERNARD W BRUINIUS TRUST	5739 CLARENDON DR			NAPLES, FL 34113---0	52505041062 U
BERNSTEIN, JEFFREY K & DEBRA S	7158 DOMINICA DR			NAPLES, FL 34113---0	52505038965 U
BERSOK, PAUL ANTHONY	CYNTHIA ANN BERSOK	200 LAKE PINES DR		BRIGHTON, MI 48114---0	76555504700 U
BERTOLONE, DARLA D	1274 TRIPLE CROWN CT			BARAVIA, OH 45103---0	50891400102 U
BERTUCA, DOMINIC J & JEAN M	325 CEDAR POST COVE			COLLIERVILLE, TN 38017---0	52505039663 U
BEVERLY J SUDOL LIVING TRUST	5090 ANDROS DR			NAPLES, FL 34113---0	52505030989 U
BIANCO, JOYCE M	6540 DOMINCA DR #101			NAPLES, FL 34113---0	29908001768 U
BIBBO, JOHN & DARLA M	5052 TORTOLA CT			NAPLES, FL 34113---0	52505031726 U
BIBEN, RICHARD M & LINDA D	54 RIVER ROAD			SAUNDERSTOWN, RI 02874---0	52505041541 U
BIER, LEONARD	144 LIVINGSTON AVE			NEW BRUNSWICK, NJ 08901---0	76555504687 U
BINDAS, DONALD R	BARBARA D DALTORIO	5653 HIGHBOURNE DR		NAPLES, FL 34113---0	52505045107 U
BINGER, TIMOTHY A & KIMBERLY R	5167 ANDROS DR			NAPLES, FL 34113---0	52505031360 U
BIRD REVOCABLE TRUST	MCCORMACK REVOCABLE TRUST	5706 CLARENDON DR		NAPLES, FL 34113---0	52505041282 U
BIRGIT I MAIO LIVING TRUST	5717 ANEGADA DR			NAPLES, FL 34113---0	52505040704 U
BIRKS, JANICE LYNNE	7014 DOMINICA DR			NAPLES, FL 34113---0	52505038282 U
BJORN N P BAYLEY REV TRUST	10900 NE 4TH ST #2260			BELLEVUE, WA 98004---0	52505041680 U
BLANDI, OSCAR	1175 YORK AVE #15H			NEW YORK CITY, NY 10065---0	52505043484 U

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BLASI, ENRICO CARMEN & SUSAN E	315 COBBLESTONE CT		OXFORD, OH 45056---0	52505039346	U
BLESSED IN NAPLES LLC	3117 AREA AVENUE		NAPLES, FL 34112---0	48784600005	U
BLUE MARLIN STATIONS LLC	1201 OAKFIELD DR		BRANDON, FL 33511---4928	67080680001	U
BOATMAN REVOCABLE TRUST	1437 PARKWOOD RD		INDIANA, PA 15701---0	52505031849	U
BOATRIGHT LIVING TRUST	6273 UNION ISLAND WAY		NAPLES, FL 34113---0	52505118720	U
BOENISCH, JUERGEN PETER CORD	C ROSA H GOLDBERG-BOENISCH	4000 CREEKVIEW CIR #4419	CRANBERRY TWP, PA 16066---0	52505110346	U
BOENISCH, JUERGEN PETER CORD	CARMEN ROSA GOLDBERG-BOENIS	4000 CREEKVIEW CIRCLE	CRANBERRY TOWNSH, PA 16066---0	52505110582	U
BOGART II, HAROLD G	IRENE BOGART	304 ROLLING HILLS LANE	MARS, PA 16046---0	29908000840	U
BOGART, DIANE E	3217 ANDREWS AVE		NAPLES, FL 34112---0	48782760002	U
BOHNE, JOHN P & KATHLEEN M	9560 TREVI CT #4837		NAPLES, FL 34113---0	76555001067	U
BOHRER, DAVID A & PATRICIA L	427 LANDIMORE LN		WALES, WI 53183---0	26149202604	U
BOHRER, DOUGLAS GERARD	PEGGY ANNE BOHRER	8880 QUAIL CIR	PLYMOUTH, MI 48170---0	52505117446	U
BONACCI, FRANK ANTHONY	JUDITH LEE BONACCI	6537 DOMINICA DRIVE UNIT 101	NAPLES, FL 34113---0	29908000808	U
BONACUSO, THOMAS E	MARIANNE L BONACUSO	9485 CASORIA COURT #201	NAPLES, FL 34113---0	26149203263	U
BOND, JEFFERY T & NANCY E	3701 E HOOKER ST		SPRINGFIELD, IL 62703---0	52505035269	U
BONITA F MARX 1986 TRUST	2030 N SEDGWICK ST UNIT C		CHICAGO, IL 60614---0	52505036608	U
BONNER, JOHN	1 SEAL HARBOR RD #610		WINTHROP, MA 02152---0	76555500966	U
BONO, JAMES L & LINDA T	4999 ANDROS DR		NAPLES, FL 34113---0	52505032628	U
BONOMOLO, DENNIS A	5-29 EUGENE ST		FAIR LAWN, NJ 07410---0	52505038509	U
BOTANICAL GARDEN INC THE	4820 BAYSHORE DR STE D		NAPLES, FL 34112---7336	61837720000	U
BOTANICAL GARDEN INC THE	DBA NAPLES BOTANICAL GARDEN	4820 BAYSHORE DR STE D	NAPLES, FL 34112---7336	00395560200	U
BOTANICAL GARDEN INC THE	DBA NAPLES BOTANICAL GARDEN	4820 BAYSHORE DR STE D	NAPLES, FL 34112---7336	61837600007	U
BOTANICAL GARDEN INC THE	DBA NAPLES BOTANICAL GARDEN	4820 BAYSHORE DR STE D	NAPLES, FL 34112---7336	61837640009	U
BOTANICAL GARDEN INC THE	DBA NAPLES BOTANICAL GARDEN	4820 BAYSHORE DR STE D	NAPLES, FL 34112---7336	61837760002	U
BOTANICAL GARDEN INC THE	DBA NAPLES BOTANICAL GARDEN	4820 BAYSHORE DR STE D	NAPLES, FL 34112---7336	61837800001	U
BOTANICAL GARDEN INC THE	DBA NAPLES BOTICAL GARDEN	4820 BAYSHORE DR STE D	NAPLES, FL 34112---7336	61837680001	U
BOTTORFF, KAREN M	5831 HAITI DRIVE		NAPLES, FL 34113---0	52505114083	U
BOWMAN, KENNETH & SHARRON J	6076 LUCAYA WAY		NAPLES, FL 34113---0	52505111361	U
BOYLE, CORY G	50 MALDEN ST #310		BOSTON, MA 02118---0	79904035665	U
BOYLE, JEFFERY L & ROBERTA G	5102 ANDROS DRIVE		NAPLES, FL 34113---0	52505031043	U
BOZARTH, EDGAR FOSHE	6541 DOMINICA DRIVE #201		NAPLES, FL 34113---0	29908000769	U
BRADFORD COOK MARITAL TRUST	2617 GLEN EYRIE LN		DELAVAN, WI 53115---0	52505041606	U
BRADLEE FAMILY TRUST	6814 BEQUIA WAY		NAPLES, FL 34113---0	52505037584	U
BRADY, CHARLES KEVIN	4616 NORMANDY DR		NAPLES, FL 34112---0	22620280000	U
BRADY, HOPE M	9566 TREVI COURT #4938		NAPLES, FL 34113---0	76555500487	U
BRAGA, ROBERT FRANCIS	15 ACCORD POIND DR		HINGHAM, MA 02043---0	52505113301	U
BRANDLE, KEN EDWARD	CORINNE MARIE BRANDLE	5724 HIGHBOURNE DR	NAPLES, FL 34113---8390	52505044726	U
BRASEL, VICKI	11 VANN AVE		EVANSVILLE, IN 47714---0	76555504247	U
BRECHEL, JOHN R & CHARI L	7394 FOUNDERS CIRCLE		NAPLES, FL 34104---0	48780960008	U
BRECHEL, JOHN R & CHARI L	7394 FOUNDERS CIRCLE		NAPLES, FL 34104---0	48781000006	U
BREEDEN, LEIGH	1970 DANFORD ST		NAPLES, FL 34112---6463	61380280000	U
BRELLENTHIN JR, W BRIAN	LISA L BRELLENTHIN	5682 ELBOW AVE	NAPLES, FL 34113---0	52505046180	U
BRENT, GREGG & AMY	6856 BEQUIA WAY		NAPLES, FL 34113---0	52505037380	U
BRETT, VALERIE L	RODNEY V GARDNER	15 MEADOW AVE	MONMOUTH BCH, NJ 07750---0	52505036381	U
BRIAN C BOEVE FAMILY TRUST	1024 CENTRAL AVE		HOLLAND, MI 49423---0	79904035746	U
BRIAN MCMULLAN REV TRUST	7735 ELAMWOOD RD		FULTON, MD 20759---0	52505043947	U
BRISKY, BONNIE L	7174 DOMINICA DR		NAPLES, FL 34113---0	52505039045	U
BROCATO, LAWRENCE J & ROSE M	139 EDGEGROVE AVE		STATEN ISLAND, NY 10312---0	76555502922	U
BROGAN, JEFFREY ALLEN	NANCY MARIE BROGAN	6540 DOMINICA DRIVE UNIT 202	NAPLES, FL 34113---0	29908001807	U
BROUSSEAU, PETER J & SUSAN M	6281 LIGHTBOURN WAY		NAPLES, FL 34113---0	52505044027	U
BROWN, DARRELL WAYNE	KIMBERLY LOUISE BROWN	8305 BROOKS RD	HARRISON, OH 45030---8559	29680120006	U
BROWN, DAVID FLOYD	DAWN CATHELL BROWN	6449 PEMBROKE WAY	NAPLES, FL 34113---0	52505035609	U
BROWN, ROBERT T	JUDITH A MARRA	2629 HOLLY AVE	NAPLES, FL 34112---0	50890600000	U
BROWNING, SCOTT J	VIRGINIA ELLEN BROWNING	7914 BEAUMONT GREEN W DRIVE	INDIANAPOLIS, IN 46250---0	52505113929	U
BRUECKNER, STEFEN FRITZ	ANN MARIE BRUECKNER	6017 LUCAYA WAY	NAPLES, FL 34113---0	52505111044	U
BRUNO, CONCETTA R	173 PICKET POST LANE		PHOENIXVILLE, PA 19460---0	76555503141	U
BRYANT, JON R	4204 MINDI AVE		NAPLES, FL 34112---0	67492520005	U
BSC PROPERTY LLC	2055 TRADE CENTER WAY		NAPLES, FL 34109---0	48785240008	U
BSC PROPERTY LLC	2055 TRADE CENTER WAY		NAPLES, FL 34109---0	48785280000	U
BULTINCK, STEFAAN	POPPY LULU LLC	PO BOX 11452	NAPLES, FL 34101---0	24170240006	U
BULTINCK, STEFAAN E	POPPY LULU LLC	PO BOX 11452	NAPLES, FL 34101---0	24170680006	U
BURKE, ROLAND D	LINDA JOSEPHINE BURKE	P O BOX 458	PORT CLINTON, OH 43452---0	52505113987	U
BURKHARDT, TED	6487 WARWICK AVE		NAPLES, FL 34113---0	52505036161	U

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BURNS, CHARLES J	9463 CAMPANILE CIR		NAPLES, FL 34114---0	76555000864	U
BURNS, JAMES J & CAROLE A	6456 PEMBROKE WAY		NAPLES, FL 34113---0	52505035780	U
BURROWES, PAUL S	BEVERLY LAURINE BURROWES	6025 ACKLINS DR	NAPLES, FL 34113---0	52505111086	U
BURTON, KATHLEEN A	NANCY PHILLIPS	6225 ANTIGUA WAY	NAPLES, FL 34113---0	52505120048	U
BUSBY, VICKIE L	6052 NEEDLE ROCK COURT		SYLVANIA, OH 53460---0	52505046504	U
BUXO, VINCENT H & LAURA M	6549 DOMINICA DR #202		NAPLES, FL 34113---0	29908000662	U
BYRD, LINDA LOUISE	5684 HIGHBOURNE DR		NAPLES, FL 34113---0	52505044920	U
C A LEDERHAAS REV TRUST	6375 WARWICK AVE		NAPLES, FL 34113---0	52505035366	U
C M & L M LINDER REV TRUST	6391 WARWICK AVE		NAPLES, FL 34113---0	52505035421	U
C MICHAEL OHEARN JR REV TRUST	JAN BOYCE 1997 REVOCABLE TRU	4958 ANDROS DR	NAPLES, FL 34113---0	52505030468	U
C2S FLORIDA LLC	1200 BRICKELL AVE #1960		MIAMI, FL 33131---0	52505032521	U
CABRERA, EUNICE	3631 POPLAR WAY		NAPLES, FL 34112---6635	22670200001	U
CAGE, ALISHA Y	4535 LAKEWOOD BLVD		NAPLES, FL 34112---0	48783640008	U
CAGE, ALISHA Y	4535 LAKEWOOD BLVD		NAPLES, FL 34112---0	48783680000	U
CAJUSTE TR, OSNEL & CLONIE F	O & C CAJUSTE REV LIV TRUST	4872 CATALINA DR	NAPLES, FL 34112---6904	80370480008	U
CALA, ORLANDO	DANIEL CALA	1603 HARBOR BLVD	PT CHARLOTTE, FL 33952---0	67491320002	U
CALABRO, FRANK MICHAEL	ANTONIA CALABRO	6172 ANTIGUA WAY	NAPLES, FL 34113---0	52505115927	U
CALARCO, JOHN ROD	CATHLEEN KELLY CALARCO	69 BROOK HILLS CIRCLE	WHITE PLAINS, NY 10605---0	26149202866	U
CALDWELL, TOBIAS	227 W NECK RD		HUNTINGTON, NY 11743---0	76555502281	U
CAMARATO, GREGORY	PATRICIA C CAMARATO	17358 WATERBRIDGE DR NORTH	ROYALTON, OH 44133---0	26149202549	U
CAMERON, CAROLE LOUISE	5942 HAITI DRIVE		NAPLES, FL 34113---0	52505113343	U
CAMILLE C LAZ REV TRUST	6561 DOMINICA DR #101		NAPLES, FL 34113---0	29908000442	U
CAMPBELL, RICHARD & MAUREEN F	259 ASTOR DR		SAYVILLE, NY 11782---0	79904035908	U
CAMPBELL, SUE MITCHELL	5778 HIGHBOURNE DR		NAPLES, FL 34113---0	52505044467	U
CAMPOS, DAYSE	3999 ROSE AVE		NAPLES, FL 34112---6771	67493680009	U
CANCIO, MILEIVIS A	4109 THOMASSON LN		NAPLES, FL 34112---6759	67491640009	U
CANNON, THOMAS G & GALE	5093 TAMIAMI TRL E		NAPLES, FL 34113---4128	80370120009	U
CANNON, THOMAS G & GALE	5093 TAMIAMI TRL E		NAPLES, FL 34113---4128	80370160001	U
CANNONE, SUSAN E	PETER J CANNONE III	36 BOBBY JONES DRIVE	ANDOVER, MA 01810---0	26149203441	U
CANTASANO, ANTHONY & MICHELLE	4995 ANDROS DR		NAPLES, FL 34113---0	52505032644	U
CAPUTI, BRIAN & KATHLEEN	607 KNOX RD		EAST AURORA, NY 14052---0	52505038020	U
CARA INTERNATIONAL LLC	4652 NAVASSA LANE		NAPLES, FL 34119---0	80371640009	U
CARA INTERNATIONAL LLC	4652 NAVASSA LANE		NAPLES, FL 34119---0	80371800001	U
CARA INTERNATIONAL LLC	4652 NAVASSA LANE		NAPLES, FL 34119---0	80371840003	U
CARBALLEA, JULIO	ANNA HERNANDEZ	1430 GOLDEN GATE BLVD E	NAPLES, FL 34120---3603	67491680001	U
CARBALLO, GIOVANNI	4309 THOMASSON LN		NAPLES, FL 34112---6763	67491280003	U
CARDINALE, JOSEPH G	FILOMENA M CARDINALE	6220 COMPART ISLE DR	NAPLES, FL 34113---0	52505043905	U
CAREY, CATHERINE COCHRANE	ELIZABETH COCHRANE REID	JOHN ALEXANDER COCHRANE JR 387 WEST END AVE	NEW YORK, NY 10024---0	48784520004	U
CARLIN, JOSEPH MICHAEL	JUDY ANN CARLIN	6405 ANTIGUA WAY	NAPLES, FL 34113---0	52505120925	U
CARLSON, ELIZABETH ANN	ERIK RICHARD CARLSON	9528 AVELLINO WAY #2515	NAPLES, FL 34113---0	79904035102	U
CARNEY JR, RICHARD V	DEBRA L CARNEY	36 AMWELL ROAD	FLEMINGTON, NJ 08822---0	52505046423	U
CAROL BERKLEY LIVING TRUST	6034 ANDROS DR		NAPLES, FL 34113---0	52505030701	U
CAROL DELARIO IRREV S/N TRUST	1252 12 AVE N		NAPLES, FL 34102---0	24170640004	U
CAROL EURINGER REV LIV TRUST	W340 N4975 TOWNSHIP ROAD O		NASHOTAH, WI 53058---0	52505110605	U
CARR JR, HARRY E	BARBARA L CARR	6217 COMPART ISLE DR	NAPLES, FL 34112---0	52505043743	U
CARRIAGE FLORIDA HOLDINGS INC	3040 POST OAK BLVD # 300		HOUSTON, TX 77056---0	63103840007	U
CARRIAGE FLORIDA HOLDINGS INC	3040 POST OAK BLVD # 300		HOUSTON, TX 77056---0	63103840201	U
CARROLL, MARILYN KATHRYN	5681 HIGHBOURNE DR		NAPLES, FL 34113---0	52505045246	U
CARUTH, PAMELA JANE & DON PAUL	M J & J E LUND	21054 KAROLINE COURT N	FOREST LAKE, MN 55025---0	76555505149	U
CARVALLO, THIERRY PASCAL	6927 CAY COURT		NAPLES, FL 34113---0	52505037746	U
CASEY, COLLEEN M	9566 TREVI CT #4925		NAPLES, FL 34113---0	76555500267	U
CASEY, MICHAEL PATRICK	REBEKAH BRISBIN CASEY	6041 LUCAYA WAY	NAPLES, FL 34113---0	52505111167	U
CASHIN, MARYANN	SUSAN O'BRIEN	4913 ANDROS DR	NAPLES, FL 34113---0	52505032961	U
CASSELBERRY, ROBERTA SUE	6533 DOMINICA DR #202		NAPLES, FL 34113---0	29908000905	U
CASSITY, BRENDON TYLER	6069 LUCAYA WAY		NAPLES, FL 34113---0	52505111303	U
CASTILLO, TRINIDAD & EVA	4636 ORCHARD LN		NAPLES, FL 34112---6620	22621600003	U
CASTOR, MARIANA PEREZ	SANDRA ANN HERNANDEZ	2775 HOLLY AVE	NAPLES, FL 34112---0	50890200002	U
CASTRO, ERIK & BERTHA	5242 GILCHRIST ST		NAPLES, FL 34113---7728	48784040005	U
CASTRO, ERIK & BERTHA	5242 GILCHRIST ST		NAPLES, FL 34113---7728	48784080007	U
CASTRONOVA, PHILIP JAMES	LOIS ANN CASTRONOVA	6390 WARWICK AVE	NAPLES, FL 34113---0	52505034367	U
CASULLO, ROCCO	2783 ELMWOOD AVE		KENMORE, NY 14217---0	79904035144	U
CATAGNUS, GREGG STEPHEN	MINDY SUE CATAGNUS	2871 HOMESTEAD CT	GILBERTSVILLE, PA 19525---0	52505034846	U
CATON, TERRI LYNNE	9578 TREVI COURT #5116		NAPLES, FL 34113---0	76555502126	U

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CAVALLO, ROBERT & JOYCE	1709 REDFIELD RD			BEL AIR, MD 21015---0	76555500542 U
CAVALLO, ROBERT E & CYNTHIA M	19 BEECHWOOD CT			MASSAPEQUA, NY 11758---0	76555504768 U
CAVALLONE, ROSE	75 SAINT ANDREWS BLVD APT 202			NAPLES, FL 34113---7602	29680640007 U
CDC LAND INVESTMENTS INC	2550 GOODLETTE RD N #100			NAPLES, FL 34103---0	00395440003 U
CDC LAND INVESTMENTS INC	2550 GOODLETTE RD N #100			NAPLES, FL 34103---4609	50890840006 U
CEDARHILL AVELLINO 9529 LLC	1302 CRYER AVE			CINCINNATI, OH 45208---0	79904035681 U
CELESTIN, DANIEL	OVERLANDE ISME	8555 BAYSHORE DR		NAPLES, FL 34112---7342	48785720007 U
CERCONE, PETER J & CYNTHIA L	17 RIDGEWOOD DR			STOW, MA 01775---0	76555504849 U
CERMINARO, JAMES ROBERT	DONNA LYNN CERMINARO	2131 FARR ST		SCRANTON, PA 18504---0	52505038428 U
CETERA, ANGELA	5735 HIGHBOURNE DR			NAPLES, FL 34113---0	52505045505 U
CHAIKEN, AMY SUZETTE	NORTON G CHAIKEN	38065 LANTERN HILL CT		FARMINGTON, MI 48331---0	52505038680 U
CHANDRA, MAHASE & PRIYA	6030 ACKLINS DRIVE			NAPLES, FL 34113---0	52505111125 U
CHARELIS, ANNETTE	GUERY G PLANCHER	4625 LOMBARDY LN		NAPLES, FL 34112---0	22622360009 U
CHARELUS, ELIQUET	3963 MOHAWK PL			NAPLES, FL 34112---0	67490520007 U
CHARLES BARRY HARMON TRUST	5052 MARTINIQUE DR			NAPLES, FL 34113---0	52505032220 U
CHEN TR, JIE	PINE VIEW TRUST	UTD 1/28/10	PO BOX 9051	NAPLES, FL 34101---9051	67493200007 U
CHEN, JENNY	1109 N ALHAMBRA CIR			NAPLES, FL 34103---0	80371480007 U
CHEN, JENNY	1109 N ALHAMBRA CIR			NAPLES, FL 34103---0	80371520006 U
CHEVALIER, MARGARET SARAH	5708 HIGHBOURNE DR			NAPLES, FL 34113---0	52505044807 U
CHICKERING, NICHOLAS S	MARYANGELA GADALETA	3928 ROSE AVE		NAPLES, FL 34112---6772	67490120009 U
CHIN, STEVEN	FIONA SIM	6108 ANTIGUA WAY		NAPLES, FL 34113---0	52505115600 U
CHOATE, JENNA E	DOUGLAS F ADAMS	3140 WOODSIDE AVE		NAPLES, FL 34112---0	48785160007 U
CHRISTINE C MAXWELL DECL TRUST	604 CARDINAL COVE CT			ELGIN, IL 60124---0	76555502540 U
CHRISTOPHER J YOUNG TRUST	53 HEWLETT LANE			PORT WASHINGTON, NY 11050---0	52505111824 U
CHUMBLEY, ERIKA D	4437 NOVATO CT			NAPLES, FL 34109---0	48785440002 U
CHUMBLEY, ERIKA D	4437 NOVATO CT			NAPLES, FL 34109---0	48785480004 U
CIAMPO, DONNA M & ANTHONY T JR	9596 TREVI CT #5417			NAPLES, FL 34113---0	76555504726 U
CICCHI, DOMINIC NICHOLAS	GEORGIA LOUISE CICCHI	5720 ANEGADA DRIVE		NAPLES, FL 34113---0	52505040843 U
CIOTTI, ROBERT G & KRISTINE A	5139 ANDROS DR			NAPLES, FL 34113---0	52505031506 U
CITY OF NAPLES	735 8TH ST S			NAPLES, FL 34102---6703	20764240005 U
CITY OF NAPLES	735 8TH ST S			NAPLES, FL 34102---6703	20764320006 U
CITY OF NAPLES	735 8TH ST S			NAPLES, FL 34102---6703	20764360105 U
CLARIDA FAMILY TRUST	5707 HIGHBOURNE DR			NAPLES, FL 34102---6703	20764440106 U
CLARKE, TIMOTHY A	JEFFERY ALLEN CLARKE	48 REPUBLIC DR		NAPLES, FL 34113---0	52505045369 U
CLAVERIA, RAFAEL & ASUNCION J	5789 ANEGADA DR			NAPLES, FL 34112---7328	77870360000 U
CLEOPHAT, TANIS	3449 29TH AVE SW			NAPLES, FL 34113---0	52505042126 U
CLEOPHAT, TANIS	3449 29TH AVE SW			NAPLES, FL 34117---0	80372040006 U
CLINTON JAMES POTTER 2005 TRST	9572 TREVI CT #5033			NAPLES, FL 34117---0	80372080008 U
COBIN, KAREN	FRANK TRUGLIO	100 CROCUS AVE		NAPLES, FL 34113---0	76555500982 U
COCALIS, TERRY	3024 WOODSIDE AVE			FLORAL PARK, NY 11001---0	76555500649 U
COGHLAN, THOMAS KENNETH	BARBARA HELSEL COGHLAN	5781 ANEGADA DRIVE		NAPLES, FL 34112---0	48785520003 U
COHEN, ALON & BARBARA	5089 TORTOLA CT			NAPLES, FL 34113---0	52505042168 U
COHEN, ROCHELLE	5660 HIGHBOURNE DR			NAPLES, FL 34113---0	52505031962 U
COLANDO, TERESA A	6N333 GREENWOOD AVENUE			NAPLES, FL 34113---0	52505045042 U
COLDRICK FAMILY TRUST	6201 MEGANS BAY DR			MEDINAH, IL 60157---0	26149203289 U
COLEEN KROHN REVOCABLE TRUST	420 COTTONWOOD CT			NAPLES, FL 34113---0	52505117187 U
COLEMAN, WILLIAM J	PATRICIA A REARDON	5163 ANDROS DRIVE		WAHPETON, ND 58075---0	79904035461 U
COLETTE, JOSEPH F & FLORENCE W	345 HARMONY HILL RD			NAPLES, FL 34113---0	52505031386 U
COLLEEN M DREHER REV TRUST	5421 N SUMMERLAND DR			HARWINTON, CT 06791---1417	29681200006 U
COLLIER CNTY	C/O REAL PROPERTY MANAGEMEN	3335 TAMIAMI TR E, STE 101		APPLETON, WI 54913---0	52505042100 U
COLLIER CNTY	C/O REAL PROPERTY MANAGEMEN	3335 TAMIAMI TR E, STE 101		NAPLES, FL 34112---0	00395680009 U
COLLIER CNTY	C/O REAL PROPERTY MANAGEMEN	3335 TAMIAMI TR E, STE 101		NAPLES, FL 34112---0	61380080006 U
COLLIER CNTY	C/O REAL PROPERTY MANAGEMEN	3335 TAMIAMI TR E, STE 101		NAPLES, FL 34112---0	61381360107 U
COLLIER CNTY	C/O REAL PROPERTY MANAGEMEN	3335 TAMIAMI TR E, STE 101		NAPLES, FL 34112---0	61381400009 U
COLLIER CNTY	C/O REAL PROPERTY MANAGEMEN	3335 TAMIAMI TR E, STE 101		NAPLES, FL 34112---0	61381400106 U
COLLIER CNTY	C/O REAL PROPERTY MANAGEMEN	3335 TAMIAMI TR E, STE 101		NAPLES, FL 34112---0	61381400203 U
COLLIER CNTY	C/O REAL PROPERTY MANAGEMEN	3335 TAMIAMI TR E, STE 101		NAPLES, FL 34112---0	61381360000 U
COLLIER CNTY	HOUSING ALTERNATIVE INC	6075 BATHEY LN		NAPLES, FL 34116---7536	67491480007 U
COLLIER CNTY	HOUSING ALTERNATIVE INC	6075 BATHEY LN		NAPLES, FL 34116---7536	67491520006 U
COLLIER CNTY	HOUSING ALTERNATIVE INC	6075 BATHEY LN		NAPLES, FL 34116---7536	67491560008 U
COLLIER CNTY	HOUSING ALTERNATIVE INC	6075 BATHEY LN		NAPLES, FL 34116---7536	67491200009 U
COLLIER CNTY	HOUSING ALTERNATIVE INC	6075 BATHEY LN		NAPLES, FL 34116---7536	67491240001 U
COLLIER CNTY	TRANSPORTATION RIGHT-OF-WAY	2885 HORSESHOE DRIVE S		NAPLES, FL 34104---0	55150200006 U

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COLLIER CNTY	TRANSPORTATION RIGHT-OF-WAY	2885 HORSESHOE DRIVE S		NAPLES, FL 34104---0	71750000907 U
COLLIER CNTY	TRANSPORTATION RIGHT-OF-WAY	2885 HORSESHOE DRIVE S		NAPLES, FL 34104---0	71750001029 U
COLLIER FINANCIAL INC	4985 TAMIAMI TRAIL E			NAPLES, FL 34113---0	80372360003 U
COLLIER FINANCIAL INC	4985 TAMIAMI TRAIL E			NAPLES, FL 34113---0	80372400002 U
COLLIER FINANCIAL INC	4985 TAMIAMI TRL E			NAPLES, FL 34113---4131	80372200008 U
COLLIER FINANCIAL INC	4985 TAMIAMI TRL E			NAPLES, FL 34113---4131	80372240000 U
COLLIER LAND DEVELOPMENT INC	2550 GOODLETTE RD N #100			NAPLES, FL 34103---0	71750001045 U
COLLIER LAND DEVELOPMENT INC	2550 GOODLETTE RD N #100			NAPLES, FL 34103---0	71750002484 U
COLLIER LAND DEVELOPMENT INC	2550 GOODLETTE RD N STE 100			NAPLES, FL 34103---0	71750002507 U
COLLINS, JAN M	5737 ANEGADA DR			NAPLES, FL 34113---0	52505040607 U
COLLINS, THOMAS MICHAEL	BARBARA GAIL COLLINS	5731 CLARENDON DR		NAPLES, FL 34113---0	52505041101 U
COMMERCIAL PROPERTIES SW INC	7995 MAHOGANY RUN LN			NAPLES, FL 34113---1625	00439800208 U
COMOS, MICHAEL EUGENE	ELLEN LYNN COON	5795 BELLSHIRE LANE		CLARKSTON, MI 48346---0	52505110485 U
CONDIT, CHARLES DAVID	PATRICIA INSKEEP CONDIT	5739 HIGHBOURNE DR		NAPLES, FL 34113---0	52505045521 U
CONGENI, JEFFREY L	MICHELLE JEANNINE TEEL	6399 ANTIGUA WAY		NAPLES, FL 34113---0	52505120909 U
CONLEY, DEBRA J	996 13TH ST N			NAPLES, FL 34102---5484	48784200007 U
CONNER, CLIFFORD SCOTT	6904 BURNT SIENNA CIRCLE			NAPLES, FL 34109---0	67080800001 U
CONNORS, LAWRENCE	62 PHIPPS AVE			EAST ROCKAWAY, NY 11518---0	52505031700 U
CONROY, KAREN A	6838 BEQUIA WAY			NAPLES, FL 34113---0	52505037461 U
CONSTANCE J BRESSE TRUST EST	4108 MINDI AVE			NAPLES, FL 34112---6740	67492440004 U
CONTI, MARY JEAN	95 SAINT ANDREWS BLVD APT B211			NAPLES, FL 34113---7694	29681000002 U
CONTINENTAL 422 FUND LLC	ATTN: LEGAL DEPARTMENT	W134 N8675 EXECUTIVE PKWY		MENOMONEE FALLS, WI 53051---0	71750000402 U
CONTINENZA, ANTHONY T & DANEEN	11495 SUTTON PLACE			CHARDON, OH 44024---0	76555502427 U
CONWAY III, EDWARD FRANCIS	VALERIE KAY CONWAY	5892 ANTIGUA WAY		NAPLES, FL 34113---0	52505110566 U
CONWAY, JAYNE C	7056 DOMINICA DR			NAPLES, FL 34112---0	52505038460 U
COOK, RONALD D & KAREN L	5053 MARTINIQUE DR			NAPLES, FL 34113---0	52505032301 U
COOL BOATS LLC	5067 TAMIAMI TRL E			NAPLES, FL 34113---0	80370560009 U
COOPER, KEVIN DAVID	JODI SUZANNE COOPER	6537 DOMINICA DR #201		NAPLES, FL 34113---0	29908000824 U
CORDOVA, MANUEL	6701 SW 116 CT #303			MIAMI, FL 33173---0	79904035403 U
CORNFIELD, STEVEN E	6573 DOMINICA DRIVE UNIT 202			NAPLES, FL 34113---0	29908000303 U
CORRAL, JUAN C & SOLI I	6280 LANCEWOOD WAY			NAPLES, FL 34116---0	67491720000 U
COSTANTINO, BRYAN A & DOREEN M	5155 ANDROS DR			NAPLES, FL 34113---0	52505031425 U
COSTELLO JR, JOHN PATRICK	EILEEN SHEAHEN COSTELLO	7075 DOMINICA DR		NAPLES, FL 34113---0	52505039566 U
COWAN, STEVEN BOYD	EMMA VICTORIA SPRECKLEY	5953 HAITI DR		NAPLES, FL 34113---0	52505113589 U
CRABTREE, WILLIAM JODA	JANE ELLEN CRABTREE	P O BOX 461		WARSEKA, IL 60970---0	52505031344 U
CRAIG W AYERS REVOCABLE TRUST	530 HELIGAN LN #4			LIVERMORE, CA 94551---0	52505122101 U
CRAIG, JOSEPH E & MARYELLEN	14 APPLETON WAYE			MARSHFIELD, MA 02050---0	52505037128 U
CRANSHAW, DONALD L & SANDRA I	6810 BEQUIA WAY			NAPLES, FL 34113---0	52505037607 U
CREWS, CANNON	MARLOW DIMARIA	JULIE CREWS	79 CONSTITUTION DR	NAPLES, FL 34112---0	61838560007 U
CREWS, NEEDHAM E & JULIE A	66 CONSTITUTION DR			NAPLES, FL 34112---7355	61838640008 U
CROLLA, ANTHONY & CHRISTINE	7003 DOMINICA DR			NAPLES, FL 34113---0	52505039825 U
CROUTHAMEL, JONATHAN H	MING-CHIN CROUTHAMEL	1801 MARY LN		HARLEYSVILLE, PA 19438---0	76555500021 U
CRUCITT LIVING TRUST	6442 WARWICK AVE			NAPLES, FL 34113---0	52505036462 U
CRUZ, DIANA BARCELO	LAZARO RODRIGUEZ	4623 ORCHARD LN		NAPLES, FL 34112---6619	22621280009 U
CRUZ, DOMINGA & PEDRO	4810 BISCAYNE DR			NAPLES, FL 34112---0	63100280000 U
CRUZ, LINO E	4115 THOMASSON LN			NAPLES, FL 34112---6759	67491600007 U
CRYSTAL CONSULTING LLC	1200 GOODLETTE NORTH #8266			NAPLES, FL 34101---0	80371960006 U
CRYSTAL CONSULTING LLC	1200 GOODLETTE NORTH #8266			NAPLES, FL 34101---0	80372000004 U
CULLEN, MARK J & KATHLEEN M	PO BOX 3071			POCASSET, MA 02559---0	76555503206 U
CUMMINGS, SANDRA J	5130 ANDROS DR			NAPLES, FL 34113---0	52505031182 U
CURTIS S FRAHM LIVING TRUST	JOYCE L FRAHM LIVING TRUST	7060 DOMINICA DR		NAPLES, FL 34113---0	52505038486 U
CURTIS STUDOR R/E HLDGS LLC	SHARON STUDOR R/E HLDGS LLC	1235 ARLET CT		BROADVIEW HGTS, OH 44147---0	26149202688 U
CURTIS, KEITH E	SETH C CURTIS	MARY ANN CURTIS LIVING TRUST	71 POSCO AVENUE	LEOMINSTER, MA 01453---0	76555000220 U
CUSTER, LONNIE J & KATHY J	6266 LIGHTBOURN WAY			NAPLES, FL 34113---0	52505043280 U
CYNTHIA COROGIN TRUST	420 COTTAGE COURT			MARCO ISLAND, FL 34145---0	29908000264 U
CYR, PEGGY R	ROXANNA BROPHY	28 PARKER WAY		FALMOUTH, ME 04105---0	52505114148 U
D AND L WOODWORTH REV TRUST	2735 LAKEVIEW DR			NAPLES, FL 34112---5817	50891560000 U
D C & K D HICKS FAMILY TRUST	4972 ANDROS DR			NAPLES, FL 34113---0	52505030523 U
D S M INVESTMENT TRUST	4918 STRASBURG RD			STRASBURG, VA 22659---0	22620120005 U
DADAMIO, GREGORY J & JEANNE C	2714 OAK VALLEY DR			VIENNA, VA 22181---0	52505030442 U
DAHM, JOSEPH & JOSEPHINE	10 RELIANCE LANE			LINCOLNSHIRE, IL 60096---0	52505044988 U
DAHRINGER, JOHN C & MARY JANE	107 AMEN CORNER			SUMMERVILLE, SC 29483---0	26149202824 U
DAMBRA, CARMINE & NORA C	35 COUNTRY SQUIRE RD			OLD TAPPAN, NJ 07675---0	76555502508 U

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DANA PYLE TRUST	6091 PLANA CAYS DR			NAPLES, FL 34113---0	52505115082 U
DANIEL F RAHILL III TRUST	CHRISTINE M OTT-SHAW TRUST	100 E BELLEVUE PL	APT 19D	CHICAGO, IL 60611---0	52505038347 U
DANKO HOLDINGS LP	1500 SYCAMORE RD	SUITE 120		MONTOURSVILLE, PA 17754---0	71750002523 U
D'ATTILIO, RICHARD & ROXANNE	5922 HAITI DR			NAPLES, FL 34113---0	52505113246 U
DAVID J ROLLER REV TRUST	9554 TREVI COURT #4714			NAPLES, FL 34113---0	76555000084 U
DAVID NAVON TRUST	6457 PEMBROKE WAY			NAPLES, FL 34112---0	52505035641 U
DAVIE, JAMES WALTON	5685 HIGHBOURNE DR			NAPLES, FL 34113---0	52505045262 U
DAVILA, JESUS A	4013 THOMASSON LN			NAPLES, FL 34112---6757	67491760002 U
DAVIS, LEO & ANGELA S	9584 TREVI CT #5217			NAPLES, FL 34113---0	76555502744 U
DE AGUIRRE, ANA MARIA ZENTENO	4128 DALE AVE			NAPLES, FL 34112---0	67490880006 U
DE FARIA, NORTON NEY B	ALLISON FARRAND	5974 HAITI DR		NAPLES, FL 34113---0	52505113505 U
DE HAVEN, JAMES R & PATRICIA A	6150 MEGANS BAY DR			NAPLES, FL 34113---0	52505117844 U
DE LEON JR, SOCRATES S	SANDRA SHULTZ DE LEON	4979 ANDROS DR		NAPLES, FL 34113---0	52505032725 U
DE LEON, MANUEL CORIO	ASHLEY NICOLE CRUMMETT	3735 THOMASSON DR		NAPLES, FL 34112---0	22622520001 U
DEANN NORSTROM SHAWKEY	REVOCABLE TRUST	7052 DOMINICA DRIVE		NAPLES, FL 34113---0	52505038444 U
DEBELLIS, MARK J & KATHRYN	5210 BARCLAY BLVD			MARLTON, NJ 08053---0	52505039702 U
DEBORAH GEMBOROWSKI TRUST	8 PARKVIEW DR			BRONXVILLE, NY 10708---0	52505030222 U
DEBORAH L LAWSON TRUST	9493 CASORIA CT #102			NAPLES, FL 34113---0	26149203564 U
DEBRA E PLATT TRUST	33 WEST DELAWARE PLACE #22C			CHICAGO, IL 60610---0	79904035568 U
DEBRA LOUISE HIRAKAWA ANCONA	TRUST	464 POTOMAC LN		ELK GROVE VILLAG, IL 60007---0	76555000343 U
DEISING, BRETON F & VALERIE S	3060 WOODSIDE AVE			NAPLES, FL 34112---0	48785400000 U
DELK, MARIA & EDGAR	5011 TAMIAMI TRAIL E			NAPLES, FL 34113---0	80371680001 U
DELUCA, JESSICA	KATHRYN DELUCA	15235 CLUB COURSE DR		BATH, MI 48805---0	52505038266 U
DELUCA, RANDY STEPHEN	LAURA VERONICA DELUCA	5928 ANTIGUA WAY		NAPLES, FL 34113---0	52505110744 U
DELUCIA, RONALD M	5079 ANDROS DR			NAPLES, FL 34112---0	52505032107 U
DEMARCO, PETER ANTHONY	JENNIFER L MCCALLA	5763 CLARENDON DR		NAPLES, FL 34113---0	52505041842 U
DEMARTINI, THOMAS C	CLAUDIA L DEMARTINI	49 HILLSIDE ST		WELLS, ME 04090---0	76555501004 U
DEMASI, LISA M	183 THE HELM			EAST ISLIP, NY 11730---0	26149203001 U
DEMERS & MYERS REV TRUST	6374 WARWICK AVE			NAPLES, FL 34113---0	52505034448 U
DEMNICKI, DENNIS J & JOANNE M	6262 LIGHTBOURN WAY			NAPLES, FL 34113---0	52505043303 U
DENISE M FALCONE REV TRUST	6197 MEGANS BAY DR			NAPLES, FL 34113---0	52505117200 U
DENNER, EVAN & MARY ANN	6168 ANTIGUA WAY			NAPLES, FL 34113---0	52505115901 U
DENNIS R BAK LIV TRUST	7762 WHEELER DR			ORLAND PARK, IL 60462---5029	29681440002 U
DENOFRIO, MICHAEL	ERIN M OHARA DENOFRIO	17 DUANE DR		NORTH REDDING, MA 01864---0	52505038541 U
DEPERRO, MARTIN JOSEPH	ROSEMARIE CIACCHI-DEPERRO	118 W STREETBORO ST		HUDSON, OH 44236---0	52505034684 U
DEPPERT, LAURA A	5773 ANEGADA DR			NAPLES, FL 34113---0	52505042207 U
DERCOLE, EDWARD & SUSAN	152 TANGLEWOOD S			HAMDEN, CT 06518---0	76555000822 U
DERIVAL, JOSEPH A & JULIENNE	3926 MINDI AVE			NAPLES, FL 34112---6738	67492080008 U
DESANTIS, JOHN MARK	JUDITH ANN DESANTIS	5762 ANEGADA DR		NAPLES, FL 34113---0	52505041884 U
DESHETLER, SUSAN E	5069 TORTOLA CT			NAPLES, FL 34113---0	52505031865 U
DESPARD, THOMAS ESHELMAN	GAYLE EDWARDS DESPARD	7116 DOMINICA DR		NAPLES, FL 34113---8221	52505038761 U
DESTENO, ROBERT & MARGARET	9584 TREVI COURT #5222			NAPLES, FL 34113---0	76555502809 U
DEWRELL, TRACEY & MARA	336 S ESPLANADE			ALPHARETTA, GA 30009---0	50891120000 U
DI TURI, ANNA G	6919 CAY ST			NAPLES, FL 34113---8224	52505037704 U
DIACONESCU, DAN MIHNEA	ELISABETA VICTORIA DIACONESCU	6398 WARWICK AVE		NAPLES, FL 34113---0	52505034325 U
DIANA H DAMIANO REV TRUST	ANDREW S DAMIANO TRUST	28 BRIDLEWOOD RD		NORTHBROOK, IL 60062---0	52505041363 U
DIANE M RIDDLE TRUST	5756 ELBOW AVE			NAPLES, FL 34113---0	52505045822 U
DIAZ, YOLAINE ARMENTEROS	RIGOBERTO MARTINEZ AGUERO	105 WARWICK HILLS DR		NAPLES, FL 34113---0	22622281007 U
DIBUONO, JOSEPH G	TRACEY TARANTINO DIBUONO	113 COVINGTON CT		OAK BROOK, IL 60523---0	52505040869 U
DIEUJUSTE, EMMANUS	ROLANDE ORANGE	4308 ROSE AVE		NAPLES, FL 34112---0	67490760003 U
DIFONZO, JAMES P	THERESA JO LAPUH	1163 VISTA LAGO CIR		PAINESVILLE, OH 44077---0	76555500500 U
DIMENNA, PAUL M	6625 W 26TH ST			BERWYN, IL 60402---0	52505031823 U
DINISCIA, FRANK J	SUSAN MANZO-DINISCIA	5898 HAITI DR		NAPLES, FL 34113---0	52505113123 U
DIXON, CHAPLIN E	9572 TREVI CT #5024			NAPLES, FL 34113---0	76555500843 U
DJBEAR LLC	878 ARDSLEY LANE			BRIDGEWATER, NJ 08807---0	76555504360 U
DO, FRANCIS S	1048 CORONET LANE			SOMERDALE, NJ 08083---0	77870160006 U
DOBRESCU, OANA C	LAWRENCE=& DENIS EDMUNDS	3259 ANDREWS AVE		NAPLES, FL 34112---3651	48782840003 U
DOEPKE REV TRUST	8801 ZURIGO LN			NAPLES, FL 34114---2721	50891440007 U
DOMINGA FLOWERS OF NAPLES LLC	4896 RATTLESNAKE HAMMOCK RD			NAPLES, FL 34113---0	63104200002 U
DONOVAN, JENNIFER LEE	SHAWN PATRICK DONOVAN	11835 CHESTNUT CT		CEDAR LAKE, IN 46303---0	79904035704 U
DOONAN, MARYA E	9560 TREVI CT #4828			NAPLES, FL 34113---0	76555000929 U
DOUGLAS F ADAMS REV LIV TRUST	262 LITTLE HARBOUR LANE			NAPLES, FL 34102---0	48784400001 U
DOUGLAS F ADAMS REV LIV TRUST	262 LITTLE HARBOUR LANE			NAPLES, FL 34102---0	48784400003 U

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DOUMAS, EFKLIDES CLIFFORD	DIANE ANDERSON DOUMAS	5791 CLARENDON DR		NAPLES, FL 34113---8385	52505041703 U
DOWSON, JOHN J & NANCY R	6381 LYFORD ISLE DR			NAPLES, FL 34113---0	52505034985 U
DOYLE, ROBERT J	MELISSA J KAHN	4992 ANDROS DR		NAPLES, FL 34113---0	52505030581 U
DRAFFEN, DENNIS	4408 ROSE AVE			NAPLES, FL 34112---0	67490920005 U
DRAGICEVIC, EMIL & RADMILA	609 WHISPERING WILLOWS CT			BALLWIN, MO 63021---0	76555504166 U
DRAKE, CHARLES W & ELLEN P	9497 CASORIA CT #102			NAPLES, FL 34113---0	26149203726 U
DRESSMAN FAMILY TRUST	5710 CLARENDON DR			NAPLES, FL 34113---0	52505041305 U
DREW S DETTLING LIVING TRUST	740 BROOKSIDE AVE			BIRMINGHAM, MI 48009---0	52505034529 U
DRISCOLL, DENNIS MICHAEL	7177 DOMINICA DR			NAPLES, FL 34113---4160	52505039281 U
DUFFY, THOMAS P & JULIE	7023 DOMINICA DR			NAPLES, FL 34113---0	52505039728 U
DUGGAN, RUSSELL ARTHUR	CORINNE ANN DUGGAN	7101 DOMINICA DR		NAPLES, FL 34113---0	52505039508 U
DUNCAN FAMILY REV TRUST	7150 DOMINICA DR			NAPLES, FL 34113---0	52505038923 U
DURHAM, PAUL & HAZEL A	7011 DOMINICA DR			NAPLES, FL 34113---0	52505039786 U
DUTCH, DENNIS ELLIOTT	JACQUELYN RAE DUTCH	7136 DOMINICA DR		NAPLES, FL 34113---0	52505038868 U
DWYER, THOMAS & MARY ANN	7002 DOMINICA DR			NAPLES, FL 34113---0	52505038240 U
E H & M J HORN REV LIV TRUST	6964 CAY COURT			NAPLES, FL 34113---0	52505037966 U
E J MADDEN MCGRATH REV TRUST	162 WARREN AVE			WOLLASTON, MA 02170---0	52505037940 U
EASTEP, THOMAS MCCLELLAN	JULIA GARGIULO EASTEP	213 WOODMERE DR	APT D	WILLIAMSBURG, VA 23185---0	52505046122 U
EDWARD L MCFARLAND TRUST	202 PLANTATION PT			ANDERSON, SC 29625---0	52505037762 U
EGAN, DOROTHY T	BERNARD J FARLEY	5050 ANDROS DR		NAPLES, FL 34113---0	52505030785 U
EHMANN, DOUGLAS ROBERT	FRANCESCA MASTANDUNO EHMAN	14215 SAWMILL CT		PHOENIX, MD 21131---1839	52505039605 U
EILEEN GALLAGHER TRUST	7169 DOMINICA DR			NAPLES, FL 34113---0	52505039320 U
EISAMAN, KARL EDWARD	CARMEN T EISAMAN	744 HEARTHSTONE CIR		GREENSBURG, PA 15601---0	76555000628 U
ELAINE M GUINTA LIVING TRUST	5094 ANDROS DR			NAPLES, FL 34113---0	52505031001 U
ELAINE STANGLAND REV TRUST	8 WATERBURY AVE			MADISON, CT 06443---0	52505044687 U
ELIZABETH A ACETO REV TRUST	ANTHONY ACETO III REV TRUST	9566 TREVI CT #4942		NAPLES, FL 34113---0	76555500526 U
ELLERMEYER, FRANK	G INGE MARIA ELLERMEYER	6360 LYFORD ISLE DR		NAPLES, FL 34113---0	52505035243 U
ELLIS, ROBERT K	BRENDA DAPOZ ELLIS	5770 HIGHBOURNE DR		NAPLES, FL 34113---0	52505044506 U
ELMENDORF, RICHARD W	MARIE YIBRIN ELMENDORF	6073 LUCAYA WAY		NAPLES, FL 34113---0	52505111329 U
EMIDIO LUPINI TRUST	MARGARET ANDERSON LUPINI TRU	6818 BEQUIA WAY		NAPLES, FL 34113---0	52505037568 U
ENGLISH III, THOMAS A	43 EDGEWATER DRIVE			QUINCY, MA 02169---3648	24170480002 U
ERIC J ARENBERG LIVING TRUST	M DENISE ARENBERG LIVING TRUS	939 SEASHORE RD		CAPE MAY, NJ 08204---0	52505032505 U
ERNST, THOMAS GRAHAM	GAIL A ERNST	5790 ANEGADA DRIVE		NAPLES, FL 34113---0	52505042029 U
ESTILL, ROBERT I	2026 SOUTH QUEEN STREET			YORK, PA 17403---0	71750000101 U
ETTS, DOUGLAS E	SUSAN M TRAINOR-ETTS	14 FURMAN PLACE		EAST NORWICH, NY 11732---0	52505037364 U
EVANS, JANICE LOUISE	133 BLUE RIDGE DRIVE			NAPLES, FL 34112---3726	24170200004 U
EXECUTIVE REALTY MGMT LLC	608 CORPORATE DR W			LANGHORNE, PA 19047---0	76555504221 U
EXILHOMME, MEREST	8485 BAYSHORE DR			NAPLES, FL 34112---7329	48783920003 U
EYLES, DOUGLAS G & MARTHA R	6829 BEQUIA WAY			NAPLES, FL 34113---0	52505037160 U
FABISIAK, WALTER & LORI W	5049 MARTINIQUE DR			NAPLES, FL 34113---0	52505032288 U
FAETH, KENNETH J	JANET MCLAUGHLIN	MICHAEL FAETH	12 PEPPERMILL CT	COMMACK, NY 11725---0	76555500209 U
FAITH L IRWIN REV TRUST	7 TANGLEWOOD DR			BRANFORD, CT 06405---0	52505046067 U
FALCE, JOSEPH DOMINICK	MARYANN FALCE	70-30 66TH PL		GLENDALE, NY 11385---0	79904035047 U
FARES L S CORP	3375 TIMBERWOOD CIRCLE			NAPLES, FL 34105---0	80370240002 U
FARO INTERNATIONAL GROUP LLC	920 HONEYBEE DR			NAPLES, FL 34120---4806	67490240002 U
FARREN, CHRISTOPHER MICHAEL	MARGARET C FARREN	5823 HAITI DR		NAPLES, FL 34113---0	52505114122 U
FAULKNER, ANGELA C	STEPHEN GROVE	2966 ANDREWS AVE		NAPLES, FL 34112---0	48783600006 U
FEINBERG, B STEVEN	KAREN DALE FEINBERG	116 HUNT DR		STOUGHTON, MA 02072---0	52505113288 U
FELICE, RICHARD & MARNELL	9572 TREVI CT #5017			NAPLES, FL 34113---0	76555500746 U
FERGUSON, WILLIAM STANLEY	CAROLYN M FERGUSON	6013 LUCAYA WAY		NAPLES, FL 34113---0	52505111028 U
FERNANDEZ, MICHAEL R	THERESA F FERNANDEZ	5797 ANEGADA DR		NAPLES, FL 34113---8384	52505042087 U
FERRI, JOSEPH J & KAREN T	5740 ANEGADA DR			NAPLES, FL 34113---0	52505040924 U
FERRIELL, JAMISON R	LAURALEE C FERRIELL	6257 UNION ISLAND WAY		NAPLES, FL 34113---0	52505118665 U
FERRIS, MATTHEW J & DANA	5077 TORTOLA COURT			NAPLES, FL 34113---0	52505031904 U
FETTEROLF, MYRON M & JANET M	5063 MARTINIQUE DR			NAPLES, FL 34113---0	52505032343 U
FIFTH THIRD BANK	MD 10ATA1 CORP FAC	38 FOUNTAIN SQUARE PL		CINCINNATI, OH 45263---0	71750000143 U
FINLEY SR, JONATHON ERICK	LISA M FINLEY	6250 LIGHBOURN WAY		NAPLES, FL 34113---0	52505043361 U
FIORE, CHRISTINE E	6113 MEGANS BAY DR			NAPLES, FL 34113---0	52505117543 U
FIORE, DIANE J	9578 TREVI CT #5111			NAPLES, FL 34113---0	76555502029 U
FIORENTINO, JOSEPH A	PHILIPPA X GIRLING	5134 ANDROS DR		NAPLES, FL 34113---0	52505031205 U
FISER, COLETTE	3000 RIGGS RD			ERLANGER, KY 41018---0	29681400000 U
FITZWATER, MATTHEW S	ELIZABETH FITZWATER	7084 DOMINICA DR		NAPLES, FL 34113---0	52505038606 U
FLAIRTY, WILLIAM IRVIN	JANE ELLEN FLAIRTY	5771 CLARENDON DR		NAPLES, FL 34113---0	52505041800 U

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FLANAGAN, KAREN L	LINDA J DAMPHOUSSE	15 STICKNEY RD	ATKINSON, NH 03811---0	76555000042	U
FLEISHER JR, HAROLD L	AUDREY H FLEISHER	6460 PEMBROKE WAY	NAPLES, FL 34113---0	52505035764	U
FLEMING, THOMAS M	15 CANAL WAY		HAMPTON BAYS, NY 11946---0	79904035128	U
FLORES, J CRUZ & LUCIA	4627 ORCHARD LN		NAPLES, FL 34112---6619	22621300002	U
FLORIDA POWER & LIGHT COMPANY	PROPERTY TAX-PSX/JB	700 UNIVERSE BLVD	JUNO BEACH, FL 33408---2657	66748000050	U
FOLEY, BRIAN E	CAROL L BROWN	32 CRANBERRY LANE	S EASTON, MA 02375---1413	79904035584	U
FOLEY, MICHAEL R & APRIL L	6278 UNION ISLAND WAY		NAPLES, FL 34113---0	52505118924	U
FOLKMAN, BRIAN DAVID	166 STONEBRIDGE RD		SAINT PAUL, MN 55118---0	52505035900	U
FOLLIN, WILLIAM ROBERT	JACQUELINE WICK FOLLIN	4963 ANDROS DR	NAPLES, FL 34113---0	52505032806	U
FORD, MICHAEL WAYNE	REBECCA JANE FORD	6237 ANTIGUA WAY	NAPLES, FL 34113---0	52505120103	U
FORIAN, LISA A	6124 RODNEY BAY LN		NAPLES, FL 34113---8859	52505118102	U
FORREST G AMARANTH LAND TRUST	PO BOX 366787		BONITA SPRINGS, FL 34136---6787	61837960006	U
FORREST G AMARANTH TRUST	% ALLISON DEFOOR	PO BOX 366787	BONITA SPRINGS, FL 34136---0	61838000004	U
FORSLUND, DEBBIE A	5081 TORTOLA COURT		NAPLES, FL 34113---0	52505031920	U
FOTI, PETER J & FRANCES C	56 MERRIVALE DRIVE		SMITHTOWN, NY 11787---0	26149203603	U
FOXHOVEN, CRAIG A & REBECCA D	6581 DOMINICA DRIVE #101		NAPLES, FL 34113---0	29908000141	U
FRANK A PROVENZA B TRUST	7805 WOODHARBOR DR		FORT WORTH, TX 76179---3047	29680840001	U
FRANKEL, JUSTIN C	74 COLONIAL DR		NAPLES, FL 34112---7308	77820360005	U
FRANKHAUSER, JAMIE S	SHARON E FRANKHAUSER	102 RUSSERT BEND PL S	MONTGOMERY, TX 77316---0	52505111840	U
FRASER, CHRISTOPHER	9590 TREVI CT #5343		NAPLES, FL 34113---8375	76555504522	U
FRIEDMAN, MICHAEL A & LONA A	2702 9TH ST		EAST MOLINE, IL 61244---0	76555501020	U
FRONTERA PROPERTY MGMNT LLC	55772 NICKELBY S		SHELBY TWP, MI 48316---0	76555000521	U
FUMANDO, ANGELA	2698 AMBOY RD		STATEN ISLAND, NY 10306---0	76555504564	U
FUSARO, ROBERT J	LARAINE L VIVIANI	35 BALSAM DR	DIX HILLS, NY 11746---0	79904035607	U
G L & J M HORNER TRUST	2831 CHIEF WILLIAM DR #18		FAIRBANKS, AK 99709---0	52505118801	U
GAFFNEY III, EDWARD JOHN	5746 CLARENDON DR		NAPLES, FL 34113---0	52505041486	U
GAFFNEY, ROBERT	KRISTEN ALICE GAFFNEY	5062 ANDROS DR	NAPLES, FL 34113---0	52505030840	U
GAIL M DINKIN FAMILY TRUST	3732 SPICEWOOD DR		ANNANDALE, VA 22003---0	52505038800	U
GALARZA, J JESUS AGUIRRE	MA DEL ROSARIO SOLO-JARAMILL(	709 PINECREST LN	NAPLES, FL 34104---0	67493280001	U
GALIA, NORMA G	4624 NORMANDY DR		NAPLES, FL 34112---0	22620200006	U
GALINDO, FRANCISCO	5831 DOGWOOD WAY		NAPLES, FL 34116---0	48784920002	U
GALINDO, ROGELIO	2167 43RD LN SW		NAPLES, FL 34116---6448	48783280002	U
GALIOTO, DENISE A	DANIELLE M GALIOTO	12 CABELL CT	MORRISTOWN, NJ 07960---0	76555001180	U
GALLAGHER, ROBERT J	GERTRUDE M GALLAGHER	416 JOHN MAHAR HWY # 3206	BRAINTREE, MA 02184---0	52505038062	U
GALLARDO, IVAN J & DOLORES E	116 CARROLL AVENUE		VALLEY STREAM, NY 11580---0	76555000725	U
GALLI SR, JOSEPH A	PATRICIA M GALLI	2553 VERONICA DR	CHESTER SPRINGS, PA 19425---0	52505044962	U
GANIM, LAWRENCE J & DIANE H	6469 PEMBROKE WAY		NAPLES, FL 34113---0	52505035706	U
GARBARINI, KAREN LEE	6153 MEGANS BAY DR		NAPLES, FL 34113---0	52505117420	U
GARCIA, BERTA	4105 ROSE AVE UNIT A		NAPLES, FL 34112---1708	67493360002	U
GARCIA, JORGE	ANA L SERRATO-GARCIA	4705 ORCHARD LN	NAPLES, FL 34112---6621	22621340004	U
GARCIA, JOSE DOLORES	3210 14TH AVE NE		NAPLES, FL 34120---3503	67493400001	U
GARCIA, MIGUEL	841 4TH ST SE		NAPLES, FL 34117---0	67490320003	U
GARCIA, ROBERT	CLARA E MORA	85 SAINT ANDREWS BLVD #A106	NAPLES, FL 34113---0	29680280001	U
GAREE, JAMES	2684 HOLLY AVE		NAPLES, FL 34120---0	50890680004	U
GAREE, JAMES K	2684 HOLLY AVENUE		NAPLES, FL 34112---0	50891200001	U
GARTMAN, JON DAVID & LILIANNA	5700 HIGHBOURNE DR		NAPLES, FL 34113---0	52505044849	U
GARZA, GUADELUPE C	4705 LOMBARDY LN		NAPLES, FL 34112---6659	22622480002	U
GAVIGAN, JAMES M & LINDA K	9554 TREVI CT #4732		NAPLES, FL 34113---0	76555000369	U
GAYS, DENNIS & JANICE	271 NW 91 AVE		CORAL SPRINGS, FL 33071---0	76555500063	U
GAYTAN, JUAN & SAMANTHA	1 BELL OAK LN		LEMONT, IL 60439---0	52505115202	U
GELLER, DAVID M & TINA S	4922 ANDROS DR		NAPLES, FL 34113---0	52505030280	U
GENEVIEVE E HURLEY REV TRUST	JOHN T HURLEY REV TRUST	5082 ANDROS DR	NAPLES, FL 34113---0	52505030947	U
GENOVESE, CHRISTOPHER	VICTORIA R GENOVESE	9533 AVELLINO WAY #2912	NAPLES, FL 34113---0	79904035762	U
GEOFFREY T WELCH LIV TRUST	9464 CASORIA CT #102		NAPLES, FL 34113---0	26149202523	U
GEORGE A BRANDES REV TRUST	BARBARA BRANDES REV TRUST	6446 WARWICK AVE	NAPLES, FL 34113---0	52505036446	U
GEORGE FACCONE LIV TRUST	RITA FACCONE LIV TRUST	579 95TH AVE N	NAPLES, FL 34108---2452	67493600005	U
GEORGE K WIEGOLD REV TRUST	MARY J WIEGOLD REV TRUST	237 FOREST VIEW DR	LAKE BLUFF, IL 60044---0	52505045204	U
GEORGE L PAULEY TRUST	9481 CASORIA CT #101		NAPLES, FL 34113---8274	26149203069	U
GEORGE MARIENTHAL REV/LIV TRUS	61 CONSTITUTION DR		NAPLES, FL 34112---0	77870040003	U
GERGEL, PAUL VINCENT & TRACY A	6 PRIMROSE CT		NEWTON, PA 18940---0	52505114106	U
GERHARDT, TIMOTHY F	NANNETTE M K GERHARDT	1945 BAY ST	NAPLES, FL 34112---6413	61381320008	U
GERTNER, ALFRED J & RACHEL	5083 ANDROS DR		NAPLES, FL 34113---0	52505032084	U

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GERTZ, MARY ANN	9560 TREVI COURT #4814			NAPLES, FL 34113---0	76555000686 U
GEYS-LEHMANN, STEPHAN	URSULA LEHMANN	5076 MARTINIQUE DR		NAPLES, FL 34113---0	52505032123 U
GEYS-LEHMANN,STEPHAN	URSULA LEHMANN	5038 ANDROS DR		NAPLES, FL 34113---0	52505030727 U
GHEEN, MICHAEL & JILL L	140 WEST ORANGE HILL CIRCLE			CHAGRIN FALLS, OH 44022---0	52505043426 U
GIANNINO JR, CHARLES JOSEPH	LUCIANNE GIANNINO	13 FOXWOOD DR		BALDWINSVILLE, NY 13027---0	52505038664 U
GIBNEY, TIMOTHY J	THOMASINA A HYLAND	1086 SMITHMANOR BLVD		WEST ORANGE, NJ 07052---0	26149202581 U
GILBERT, PAMELA B	9533 AVELLINO WAY #2914			NAPLES, FL 34113---8254	79904035801 U
GILCHRIST, GARY A	7186 DOMINCA DR			NAPLES, FL 34113---0	52505039100 U
GILLETTI, JOHN L	1645 TEMPLE TERRACE			NORTH FORT MYERS, FL 33917---0	24170440000 U
GILLHAM, BRUCE THOMAS	ELLEN MARY GILLHAM	7044 DOMINICA DR		NAPLES, FL 34113---0	52505038402 U
GILMAN, RONALD M & SHARON A	15 HENRY DR			BARRINGTON, RI 02806---0	52505036488 U
GILSON, PAUL J & MAXINE	6430 WARWICK AVE			NAPLES, FL 34113---0	52505036527 U
GINDER, FRANCIS J	SUSAN JANE BLEDA	5060 MARTINIQUE DR		NAPLES, FL 34113---0	52505032204 U
GINDER, FRANCIS JOHN	SUSAN JANE BLEDA	6935 CAY COURT		NAPLES, FL 34113---0	52505037788 U
GINSBERG, HARLENE P	6373 LYFORD ISLE DR			NAPLES, FL 34113---0	52505034943 U
GINZBURG, AVIEL PETER	ALANNA BEEBE	4209 INTERLAKE AVENUE NORTH		SEATTLE, WA 98103---0	29908001506 U
GIUSIANA, JOSEPH P	DONNA M DORAN	760 FOREST AVE		BUFFALO, NY 14209---0	52505113521 U
GLEIXNER, PAUL H	JOHN E VAZQUEZ	6395 ANTIGUA WAY		NAPLES, FL 34113---0	52505120886 U
GLENN A GAMBRELL REV TRUST	6132 ANTIGUA WAY			NAPLES, FL 34113---0	52505115723 U
GLORIA ALBERTI REVOCABLE TRUST	7146 DOMINICA DR			NAPLES, FL 34113---0	52505038907 U
GLORY FINANCIAL CORP	4100 CORPORAT SQ	SUITE 108		NAPLES, FL 34104---0	67492000004 U
GLOWACKI, JAN STANLEY	CAROLE A GLOWACKI	5711 CLARENDON DR		NAPLES, FL 34113---0	52505041208 U
GLYNN, KENNETH JOHN	BRENDA KATHERINE GLYNN	5767 CLARENDON DR		NAPLES, FL 34113---0	52505041826 U
GLYTSEA, PETER & ELENI	9560 TREVI CT #4843			NAPLES, FL 34113---0	76555001148 U
GOBEILL, NICOLAS PIERRE	C E J DE ALBUQUERQUE BRANDAC	6367 ANTIGUA WAY		NAPLES, FL 34113---0	52505120747 U
GOBLE, ROBERT J	ROBYN ANN DZIERZAWSKI	1201 S PRAIRIE AVE #5305		CHICAGO, IL 60605---0	52505041868 U
GOEDTEL, MICHAEL & LENORE	177 CHARLES AVE			MASSAPEQUA PARK, NY 11762---0	76555502304 U
GOGET, MICHEL LUC RAYMOND	BIRUTA ANNA GOGET	1133 ROUND PEBBLE LN		RESTON, VA 20194---0	52505044784 U
GOLDEN BRIDGES II LLC	129 BRICK MILL RD			BEDFORD, NH 03110---0	76555502524 U
GOLDEN JOINT REVOCABLE TRUST	6417 ANTIGUA WAY			NAPLES, FL 34113---0	52505120983 U
GOLLINGER, JAMES A	LEI C MEE	6833 BEQUIA WAY		NAPLES, FL 34113---0	52505037186 U
GOMES, HENRIC	7128 DOMINICA DR			NAPLES, FL 34113---0	52505038826 U
GOMEZ, ARCADIO SANTIAGO	LUISA CRUZ DE SANTIAGO	2926 ANDREWS AVENUE		NAPLES, FL 34112---0	48783720009 U
GOMEZ, MIRYAM GLADYS	3042 50TH ST SW			NAPLES, FL 34116---0	67493120006 U
GONZALES, JUAN G & MARIBEL	4900 BISCAYNE DRIVE #13			NAPLES, FL 34112---0	24170520001 U
GONZALEZ BROTHERS INVEST LLC	499 FOREST LAKES BLVD #110			NAPLES, FL 34105---0	67492200008 U
GONZALEZ, SERGIO DANIEL	OTILIA GONZALEZ	6813 BEQUIA WAY		NAPLES, FL 34113---0	52505037089 U
GOOCH, FLOYD WARNE	KATHLEEN HARRINGTON GOOCH	5723 CLARENDON DR		NAPLES, FL 34113---0	52505041143 U
GORAN STOJKOSKI & NANCY A	STOJKOSKI REVOCABLE TRUST	NIKOLCE MILEVSKI	705 10TH STREET S #305	NAPLES, FL 34102---0	79904035526 U
GORDIN FAMILY IRREV TRUST	15 KERRY LANE			STATEN ISLAND, NY 10307---0	76555000961 U
GORDON, STEPHEN L	5745 ANEGADA DR			NAPLES, FL 34113---0	52505040568 U
GOTTDANK, FRANKLIN D	WENDY LYNNE GOTTDANK	417 VIRDEN WAY		LEWES, DE 19958---1293	52505045864 U
GRABOWSKI, JAMES M	ELIZABETH A GRAGOWSKI	5099 TORTOLA CT		NAPLES, FL 34113---0	52505032000 U
GRACE, EDWARD J & SANDRA J	5016 ANDROS DR			NAPLES, FL 34113---0	52505030620 U
GRAESSEL ET AL, KARL THOMAS	9554 TREVI COURT #4734			NAPLES, FL 34114---0	76555000408 U
GRAHAM, DONNA R & CHARLES T	10 TURTLE CREEK			PITTSFORD, NY 14534---0	52505045165 U
GRAHAM, EILEEN	6468 PEMBROKE WAY			NAPLES, FL 34113---0	52505035722 U
GRAHAM, MARIE G	5806 HAITI DR			NAPLES, FL 34113---0	52505114245 U
GRATEHOUSE DESCENDANTS TRUST	6229 UNION ISLAND			NAPLES, FL 34113---0	52505118526 U
GRAVENGOOD JR, CHARLES CORTLEY	COURTNEY B BELLAIRE	4998 ANDROS DR		NAPLES, FL 34113---0	52505030604 U
GRAY, JOSEPH M & RITA M	15702 HICKORY LN			OAK FOREST, IL 60452---2646	29681040004 U
GREATER NAPLES FIRE	RESCUE DISTRICT	14575 COLLIER BLVD		NAPLES, FL 34119---5020	67080640009 U
GRECO, MARTIN J	MARCIA E WINTERS	61 STONE RD		BELMONT, MA 02478---0	52505038101 U
GREENFIELD, DAVID & SUSAN	6259 LIGHTBOURN WAY			NAPLES, FL 34113---0	52505043604 U
GREENWALD, SEYMOUR	HARRIET GREENWALD	7007 DOMINICA DR		NAPLES, FL 34113---0	52505039809 U
GREGOR, PATRICIA A	5752 ELBOW AVE			NAPLES, FL 34113---0	52505045848 U
GRIDER MILLAR TRUST	5068 TORTOLA CT			NAPLES, FL 34113---0	52505031661 U
GRIFFIN, DEBRA R	LAURA MANGINELLI	2871 2ND ST NE		NAPLES, FL 34120---0	22621680007 U
GRINDE, CRAIG & LORI	PO BOX 396			RHINELANDER, WI 54501---0	76555502760 U
GROAT, GARY E & CATHLEEN A	12 FOXHUNT RD			LANCASTER, NY 14086---0	29680520004 U
GROOMS, TODD	1655 MULLET CT			NAPLES, FL 34102---0	76555000181 U
GROSSMAN LIVING TRUST	6837 BEQUIA WAY			NAPLES, FL 34113---0	52505037209 U
GRUCCI, VINCENT	JANE M GRUCCI	6461 PEMBROKE WAY		NAPLES, FL 34113---0	52505035667 U

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GUBER III, FREDERICK H	JACQUELINE A BOLLAG	6553 CALDECOTT DR	NAPLES, FL 34113---0	52505118869 U
GUEHLSTORF, DANIEL W	6205 MEGANS BAY DR		NAPLES, FL 34113---0	52505117161 U
GUENSCH, DAVID F & ELIZABETH	8836 CLEARWATER CIR		FOGELSVILLE, PA 18051---0	76555502401 U
GUIDO FAMILY TRUST	6581 DOMINICA DRIVE #201		NAPLES, FL 34113---0	29908000167 U
GUITE, TAHNEE	3206 ANDREWS AVE		NAPLES, FL 34112---0	48783080008 U
GUPTA, ARUN & GEETA	2140 COUNTY LINE ROAD		GATES MILL, OH 44040---0	52505111701 U
GUPTA, SANJAY & SAMEERA	6209 COMPART ISLE DR		NAPLES, FL 34113---0	52505043785 U
GUTIERREZ, AIDA L	4701 LOMBARDY LANE		NAPLES, FL 34112---0	22622440000 U
GUTIERREZ, CARLOS MARCELO	REBECCA BEATRICE BATISTA	6545 DOMINICA DRIVE UNIT 202	NAPLES, FL 34113---0	29908000727 U
GUYATT, IRENA ZOFIA	85 SAINT ANDREWS BLVD #205B		NAPLES, FL 34113---0	29680760000 U
GUZZO KNOWLES, ELIZABETH A	WARREN R KNOWLES	735 BAY AVE	OCEAN CITY, NJ 08226---0	76555502265 U
H & H EAST TRAIL LLC	336 LAGOON AVENUE		NAPLES, FL 34108---0	55151680104 U
H & H EAST TRAIL LLC	336 LAGOON AVENUE		NAPLES, FL 34108---0	55151400009 U
HADLEY, THOMAS W & CAROL JOAN	5752 ANEGADA DR		NAPLES, FL 34113---0	52505040966 U
HAFNER, MICHAEL A & JEAN M	6247 LIGHTBOURN WAY		NAPLES, FL 34113---8386	52505043549 U
HAGOOD, CHARLES & TERRI T	225 S THOMPSON RD		GOODLETTSVILLE, TN 37072---0	26149202662 U
HALEX CORPORATION	9130 GALLERIA CT STE 101		NAPLES, FL 34109---0	67490640000 U
HALL JR, KENNETH V DENISE C	36 BROWN CIR		PARAMUS, NJ 07652---0	76555504920 U
HALL, JERRY T & ADRIENNE G	1902 SNYDER AVE		BELMAR, NJ 07719---0	52505038046 U
HALLACK, JEANNE	MICHAEL HALLACK	5C YACENDA DRIVE	MORRIS PLAINS, NJ 07950---0	48784560006 U
HALPIN, NEIL & DEBORAH	9493 CASORIA CT #101		NAPLES, FL 34113---0	26149203548 U
HAMILTON HARBOR MARINA INC	2550 GOODLETTE RD N #100		NAPLES, FL 34103---0	00395560103 U
HAMILTON HARBOR MARINA INC	2550 GOODLETTE RD N #100		NAPLES, FL 34103---0	20764360008 U
HAMILTON HARBOR MARINA INC	2550 GOODLETTE RD N #100		NAPLES, FL 34103---0	20764440009 U
HAMILTON HARBOR MARINA INC	2550 GOODLETTE RD N #100		NAPLES, FL 34103---0	61380040004 U
HAMMER, BLANE & MICHELLE	5700 PROVIDENCE CURVE		MAPLES PLAIN, MN 55359---0	52505036268 U
HAMMOCK COVE LLC	1895 SEWARD AVE, #2		NAPLES, FL 34109---0	71750000020 U
HAMMOCK COVE LLC	1895 SEWARD AVE, #2		NAPLES, FL 34109---0	71750000062 U
HANN, BEVERLY ANN	9560 TREVI CT #4813		NAPLES, FL 34113---0	76555000660 U
HANSEN, HAROLD LEE	BARBARA LYDIA WINSTON	7190 DOMINICA DR	NAPLES, FL 34113---0	52505039126 U
HANSMAN, DONALD J	111 FLAGSTAR CT		FOUNTAIN INN, SC 29644---0	76555000783 U
HARMON, THOMAS D & MARY T	5810 TREELINE DRIVE		COLUMBUS, IN 47201---0	29908000688 U
HARPOLIS, PANO & JODI MURPHY	50 GRETNA HILLS RD		PLEASANT VALLEY, NY 12569---0	76555504645 U
HARRIMAN, LOIS	9528 AVELLINO WAY #2525		NAPLES, FL 34113---0	79904035225 U
HARRINGTON, TIMOTHY	MARY JANE HARRINGTON	7026 DOMINICA DR	NAPLES, FL 34113---0	52505038321 U
HARRIS, CARMA	725 STONEWALL DR		BOURBONNAIS, IL 60914---0	52505032741 U
HARRIS, KATHERINE J	5858 HAITI DR		NAPLES, FL 34113---0	52505112920 U
HARRISON, MARY A	9560 TREVI COURT #4818		NAPLES, FL 34113---0	76555000767 U
HARRISON, RICHARD P & LINDA J	6363 ANTIGUA WAY		NAPLES, FL 34113---0	52505120721 U
HART, GAIL A	62 S WEST DR		DENNIS, MA 02638---2403	48783040006 U
HARTMANN, MICHAEL HOWARD	DORTHE HARTMANN	6852 BEQUIA WAY	NAPLES, FL 34113---0	52505037403 U
HARWOOD, JOHN D	SUZANNE LECLERC	9578 TREVI COURT #5136	NAPLES, FL 34113---0	76555502443 U
HASTINGS, JOHN J & JOANNE	5766 HIGHBOURNE DR		NAPLES, FL 34113---0	52505044522 U
HAUSIN, ROBERT J	13 HAWK ST		NAPLES, FL 34113---4014	80372160009 U
HAUSIN, ROBERT J	13 HAWK STREET		NAPLES, FL 34113---0	80370600008 U
HAYDEN, HARRY THOMAS	HEATHER F HAYDEN	3202 DOUGLAS POINT CT	RIVA, MD 21140---0	52505032783 U
HAYES, JAMES W	BARBARA M SMITH	5059 ANDROS DR	NAPLES, FL 34113---0	52505032424 U
HAYES, LARRY R & LISA M	4949 ANDROS DR		NAPLES, FL 34113---0	52505032848 U
HAZAN, RICHARD J & TRACEY LEE	6444 PEMBROKE WAY		NAPLES, FL 34113---0	52505035845 U
HEAVISIDE, FREDERICK J	DEBORAH FOSS-HEAVISIDE	5042 ANDROS DR	NAPLES, FL 34113---0	52505030743 U
HEISER, SHARON	3305 LAKEVIEW DR		NAPLES, FL 34112---5823	67491960006 U
HELLENBRAND, MARVIN	LYNNE FRITS	7178 DOMINICA DR	NAPLES, FL 34113---8221	52505039061 U
HEMELBERG, MYRIAM	4008 MINDI AVE		NAPLES, FL 34112---6738	67492240000 U
HENDERSON, MELINDA	4206 MINDI AVE		NAPLES, FL 34112---6788	67492560007 U
HENDREY, JEFFREY BRYAN	LANIE A HENDREY	502 WILLIAM SALESBURY DR	DOWNINGTOWN, PA 19335---0	52505122088 U
HENDRIX FAMILY TRUST	6920 CAY COURT		NAPLES, FL 34113---0	52505038169 U
HENNEBRY, BRIDGET ANN	5656 HIGHBOURNE DRIVE		NAPLES, FL 34113---0	52505045068 U
HENNIE, DAVID & KAREN	6385 MEADOWBROOK DR		MENTOR, OH 44060---0	26149203182 U
HENNING, BRANDT	MICHAELA REITERER	5330 CHERRY WOOD DR	NAPLES, FL 34119---1438	48785360001 U
HENRIKSSON, SCOTT	AYSEN ONDER	4730 NORMANDY DR	NAPLES, FL 34112---6752	22620040004 U
HERBERT, DOUGLAS L	CORINNE LY ANNE GOODMAN	5637 N GLENWOOD AVE # 1	CHICAGO, IL 60660---0	52505113848 U
HERITAGE NAPLES LLC	C/O KENT COMPANIES INC	615 ROUTE 32	HIGHLAND MILLS, NY 10930---5200	71750000224 U
HERLING, BARRY SCOTT	DEBORAH HERLING	5710 ELBOW AVE	NAPLES, FL 34113---0	52505046041 U

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HERMAN-GIDDENS, GREGORY	ANNA CAROL HERMAN-GIDDENS	5087 ANDROS DR		NAPLES, FL 34113---0	52505032068	U
HERNANDEZ, AGUSTIN	ESTHER SANTIAGO BAUTISTA	3148 ANDREWS AVE		NAPLES, FL 34112---0	48783200008	U
HERNANDEZ, ANA	2965 ANDREWS AVE			NAPLES, FL 34112---0	48782200009	U
HERNANDEZ, EDGAR & SANDRA	2831 HOLLY AVE			NAPLES, FL 34112---7318	50890080002	U
HERNANDEZ, EDGAR L	SANDRA HERNANDEZ	2831 HOLLY AVE		NAPLES, FL 34112---7318	50890040204	U
HERNANDEZ, FRANCISCO & DAWN M	2449 KINGS LAKE BLVD			NAPLES, FL 34112---5406	50891540004	U
HESS LIVING TRUST	5742 CLARENDON DR			NAPLES, FL 34113---0	52505041460	U
HESSEY, ED L & DANA F	7181 DOMINICA DR			NAPLES, FL 34113---0	52505039265	U
HETZNER, MARK S	6107 THRESHER DR			NAPLES, FL 34112---1905	24170400008	U
HIBBS, MONICA	9584 TREVI COURT #5216			NAPLES, FL 34113---0	76555502728	U
HICKOX, TODD	CARMEN VENTOCILLA	3468 SPRINGWATER BEACH RD		BOYNE CITY, MI 49712---0	52505039760	U
HIGGINS, PAUL JOHN	ROSEMARY DOWE HIGGINS	5967 BARTHELEMY AVE		NAPLES, FL 34113---0	52505110867	U
HILL JR TR, ROBERT L & JOAN	ROBERT L HILL JR REV TRUST	UTD 12/30/92 AMENDED 8/28/98	985 1ST AVE S	NAPLES, FL 34102---0	50891000007	U
HILL, DAVID J	3241 ANDREWS AVE			NAPLES, FL 34112---7303	48782800001	U
HILL, SUSAN & PAUL	149 ALBRIGHT DR			LOVELAND, OH 45140---0	76555502786	U
HIMSTEDT, HALDON GILBERT	CAREN PAULINE HIMSTEDT	5686 ELBOW AVENUE		NAPLES, FL 34113---0	52505046164	U
HINRICHSEN, ERK SIMON	KAREN HINRICHSEN	6450 WARWICK AVE		NAPLES, FL 34113---0	52505036420	U
HN RODRIGUEZ FMLY REV TRUST	7125 DOMINICA DR			NAPLES, FL 34113---0	52505039469	U
HOFFACKER, JOANNE L	6270 LIGHTBOURN WAY			NAPLES, FL 34113---0	52505043264	U
HOFFERBERTH SR, ROBERT DAVID	PATRICIA J CURVEN-HOFFERBERT	6420 PEMBROKE WAY		NAPLES, FL 34113---0	52505035968	U
HOFFLAND, PHILLIP IVAN	PHILLIP CHARLES METZ	5918 HAITI DRIVE		NAPLES, FL 34113---0	52505113220	U
HOLMES, KARIN MARTA	5794 ANEGADA DR			NAPLES, FL 34113---0	52505042045	U
HOLT, GREGORY R & DEBRA F	PO BOX 188			COKATO, MN 55321---0	29908000345	U
HOOP, DARLENE MARIE	2641 HOLLY AVE			NAPLES, FL 34112---7315	50890560001	U
HORNOSKY JR, RAYMOND KENNETH	LESLIE A HORNOSKY	6459 WARWICK AVE		NAPLES, FL 34113---0	52505036048	U
HORST & IRENE S STANGE TRUST	55 LAKEBREEZE COURT			LAKE ZURICH, IL 60047---0	29908000785	U
HORVATH, KRISTINE & DANIEL	4N802 PRAIRIE WOODS CT			ST CHARLES, IL 60175---0	76555504881	U
HOSEY, THOMAS CARL & MARY ANN	3470 N CENTURY OAK CIRCLE			OAKLAND TWP, MI 48363---0	26149203027	U
HOWARD J SUND REV TRUST	9560 TREVI COURT #4841			NAPLES, FL 34113---0	76555001106	U
HOWARD, ROBERT M	PENNY E HOWARD	4 WIND CHIME WAY		WALPOLE, MA 02081---0	29681160007	U
HOWENSTINE, TREVOR	5013 TAMIAMI TRAIL EAST			NAPLES, FL 34113---0	80371760002	U
HOYT, BRIAN SCOTT	4900 BISCAYNE DR #4			NAPLES, FL 34112---6903	24170160005	U
HROBAT, TIMOTHY PETER	JULIE ANN HROBAT	21380 QUEEN ANNS WAY		FAIRVIEW PARK, OH 44126---0	52505045589	U
HUDSON, JAMES	SOPHIE WANG	6164 ANTIGUA WAY		NAPLES, FL 34113---0	52505115888	U
HUETTEMAN, RICHARD JOHN	6939 CAY COURT			NAPLES, FL 34113---0	52505037801	U
HUMMEL JR, W THOMAS	MARCEA HUMMEL	637 KROMER AVE		BERWYN, PA 19312---0	52505041761	U
HUNT, DEBBIE S	330 29TH ST SW			NAPLES, FL 34117---3125	61838440004	U
HURSTAK, DANIEL J	DANAH P AL-HUSAINI	519 EAST 1ST ST UNIT 7		BOSTON, MA 02127---0	52505042142	U
HUSTAD, DANIEL ROBERT	CYNTHIA LOUISE MULLEN	5693 HIGHBOURNE DR		NAPLES, FL 34113---0	52505045301	U
IMHOF, ETHAN D	2016 OVERLAND DRIVE			JOHNSTOWN, CO 80534---0	76555000107	U
IMODA, MARIA J	2441 WHITE BLVD			NAPLES, FL 34117---0	24170600002	U
INFANTES, GILBERTO	IYAMILES MIGOYA	2906 ANDREWS AVE		NAPLES, FL 34112---7302	48783800000	U
INNES, MICHAEL D	VIVIAN W LEUNG	5766 ANEGADA DR		NAPLES, FL 34113---0	52505041907	U
ISLES OF COLLIER PRESERVE	PROPERTY OWNERS ASSOCATION	5570 TOBAGO BLVD		NAPLES, FL 34113---0	52505030044	U
ISLES OF COLLIER PRESERVE	PROPERTY OWNERS ASSOCATION	5570 TOBAGO BLVD		NAPLES, FL 34113---0	52505030060	U
ISLES OF COLLIER PRESERVE	PROPERTY OWNERS ASSOCATION	5570 TOBAGO BLVD		NAPLES, FL 34113---0	52505030086	U
ISLES OF COLLIER PRESERVE	PROPERTY OWNERS ASSOCATION	5570 TOBAGO BLVD		NAPLES, FL 34113---0	52505030109	U
ISLES OF COLLIER PRESERVE	PROPERTY OWNERS ASSOCATION	5570 TOBAGO BLVD		NAPLES, FL 34113---0	52505030125	U
ISLES OF COLLIER PRESERVE	PROPERTY OWNERS ASSOCIATION	5570 TOBAGO BLVD		NAPLES, FL 34113---0	52505030167	U
ISLES OF COLLIER PRESERVE	PROPERTY OWNERS ASSOCIATION	5570 TOBAGO BLVD		NAPLES, FL 34113---0	52505034260	U
ISLES OF COLLIER PRESERVE	PROPERTY OWNERS ASSOCIATION	5570 TOBAGO BLVD		NAPLES, FL 34113---0	52505034309	U
ISLES OF COLLIER PRESERVE	PROPERTY OWNERS ASSOCIATION	5570 TOBAGO BLVD		NAPLES, FL 34113---0	52505036941	U
ISLES OF COLLIER PRESERVE	PROPERTY OWNERS ASSOCIATION	5570 TOBAGO BLVD		NAPLES, FL 34113---0	52505036967	U
ISLES OF COLLIER PRESERVE	PROPERTY OWNERS ASSOCIATION	5570 TOBAGO BLVD		NAPLES, FL 34113---0	52505036983	U
ISLES OF COLLIER PRESERVE	PROPERTY OWNERS ASSOCIATION	5570 TOBAGO BLVD		NAPLES, FL 34113---0	52505037005	U
ISLES OF COLLIER PRESERVE	PROPERTY OWNERS ASSOCIATION	5570 TOBAGO BLVD		NAPLES, FL 34113---0	52505037021	U
ISLES OF COLLIER PRESERVE	PROPERTY OWNERS ASSOCIATION	5570 TOBAGO BLVD		NAPLES, FL 34113---0	52505034244	U
ISLES OF COLLIER PRESERVE	PROPERTY OWNERS ASSOCIATION	5570 TOBAGO BLVD		NAPLES, FL 34113---0	52505040445	U
ISLES OF COLLIER PRESERVE	PROPERTY OWNERS ASSOCIATION	5570 TOBAGO BLVD		NAPLES, FL 34113---0	52505040487	U
ISLES OF COLLIER PRESERVE	PROPERTY OWNERS ASSOCIATION	5570 TOBAGO BLVD		NAPLES, FL 34113---0	52505043125	U
ISLES OF COLLIER PRESERVE	PROPERTY OWNERS ASSOCIATION	5570 TOBAGO BLVD		NAPLES, FL 34113---0	52505043141	U
ISLES OF COLLIER PRESERVE	PROPERTY OWNERS ASSOCIATION	5570 TOBAGO BLVD		NAPLES, FL 34113---0	52505044328	U

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ISLES OF COLLIER PRESERVE	PROPERTY OWNERS ASSOCIATION	5570 TOBAGO BLVD	NAPLES, FL 34113---0	52505044344	U
ISLES OF COLLIER PRESERVE	PROPERTY OWNERS ASSOCIATION	5570 TOBAGO BLVD	NAPLES, FL 34113---0	52505044360	U
ISLES OF COLLIER PRESERVE	PROPERTY OWNERS ASSOCIATION	5570 TOBAGO BLVD	NAPLES, FL 34113---0	52505044386	U
ISLES OF COLLIER PRESERVE	PROPERTY OWNERS ASSOCIATION	5570 TOBAGO BLVD	NAPLES, FL 34113---0	52505044409	U
ISLES OF COLLIER PRESERVE	PROPERTY OWNERS ASSOCIATION	5570 TOBAGO BLVD	NAPLES, FL 34113---0	52505110265	U
ISLES OF COLLIER PRESERVE	PROPERTY OWNERS ASSOCIATION	5570 TOBAGO BLVD	NAPLES, FL 34113---0	52505110281	U
ISLES OF COLLIER PRESERVE	PROPERTY OWNERS ASSOCIATION	5570 TOBAGO BLVD	NAPLES, FL 34113---0	52505122020	U
ISSE, ANTONIO M	3141 PINE TREE DR		NAPLES, FL 34112---7356	48780640001	U
IZAGUIRRE, IGNACIO	BRICELDA SILVA	4102 ROSE AVE	NAPLES, FL 34112---1700	67490400004	U
J A & M GANNATTI REV TRUST	5057 TORTOLA CT		NAPLES, FL 34113---0	52505031807	U
J C KUCZINSKI REVOCABLE TRUST	7068 DOMINICA DR		NAPLES, FL 34113---0	52505038525	U
J D ALLEGRINI 2010 REV TRUST	A M ALLEGRINI 2010 REV TRUST	131 JACOBS LANE	NORWELL, MA 02061---0	52505110508	U
J GARY &CHARLENE CHARLES TRUST	5904 ANTIGUA WAY		NAPLES, FL 34113---0	52505110621	U
JABRI, JASMINE	FABIO IANNICCA	9584 TREVI CT #5238	NAPLES, FL 34113---0	76555503086	U
JACOBS 2019 LLC	12644 TAMIAMI TRAIL E		NAPLES, FL 34113---0	80370360005	U
JACOBS 2019 LLC	12644 TAMIAMI TRAIL E		NAPLES, FL 34113---0	80370400004	U
JACQUELYN R ROGERS LIV TRUST	8518 HUCKINS DR		FRANKFORT, IL 60423---0	52505039184	U
JAMES & SUSAN WALDO REV TRUST	6019 BARTHELEMY AVE		NAPLES, FL 34112---0	52505111662	U
JAMES S HAVERSTOCK DEC TRUST	9449 EHLER AVE SE		DELANO, MN 55328---0	52505120585	U
JANAS, DANIEL A	CHRISTINE M BAFIA	13724 S DUBLIN DR	HOMER GLEN, IL 60491---0	76555000385	U
JANE K SEIPLE TRUST	12085 KRAMER RD		BOWLING GREEN, OH 43402---0	52505031687	U
JANKE, KAI M & SHARON L	2 CANDLEWOOD LANE		BARRINGTON, IL 60010---0	29908000248	U
JANSEN, HERMAN & JOSEE	4946 ANDROS DR		NAPLES, FL 34113---0	52505030400	U
JAPATA LLC	4424 TAMIAMI TRL E		NAPLES, FL 34112---0	48785200006	U
JARAMILLO, JOSE	3616 POPLAR WAY		NAPLES, FL 34112---6620	22621640005	U
JARAMILLO, JOSE	MARIA GUADALUPE JARAMILLO	3616 POPLAR WAY	NAPLES, FL 34112---0	22670480009	U
JEAN, ANDRE	WILLIA ATTILIS	2939 ANDREWS AVE	NAPLES, FL 34112---7301	48782120008	U
JEAN-PIERRE, JOSEPH WILLIAM	MARIE MADELEINE SAINT NERGER	3610 POPLAR WAY	NAPLES, FL 34112---6636	22670560000	U
JEFFREY & LISA SMITH JT TRUST	PO BOX 637		BLOOMINGTON, IN 47402---0	52505113262	U
JEFFREY R BENZINGER TRUST	12675 ISLANDVIEW CIR		ROGERS, MN 55374---0	52505115765	U
JELINEK, EDWARD R & MARY W	220 PERKINS ROW		TOPSFIELD, MA 01983---0	26149203409	U
JENKINS, CODY	4900 BISCAYNE DR #22		NAPLES, FL 34112---0	24170880000	U
JENNY G BAJALCALIEV-KOPP TRUST	5093 TORTOLA CT		NAPLES, FL 34113---0	52505031988	U
JENSEN, BRIAN E & LAILA	5151 ANDROS DR		NAPLES, FL 34113---0	52505031441	U
JFD NAPLES LLC	11693 BALD EAGLE WAY		NAPLES, FL 34120---0	48784310007	U
JIMAEG GLOBAL LLC	2684 HOLLY AVENUE		NAPLES, FL 34112---0	50890800004	U
JIMENEZ III, RAFAEL	3070 POLLY AVE		NAPLES, FL 34112---2726	67491840003	U
JNM TRUST	6101 MEGANS BAY DR		NAPLES, FL 34113---0	52505117585	U
JOANNE GIUNTA REVOCABLE TRUST	6809 BEQUIA WAY		NAPLES, FL 34113---0	52505037063	U
JOHEL, DAVID ARTHUR	MARGUERITE ANN JOHEL	6060 LUCAYA WAY	NAPLES, FL 34113---0	52505111442	U
JOHN BLYTH DEC OF TRUST	6212 COMPART ISLE DR		NAPLES, FL 34113---8387	52505043866	U
JOHN D ALLEGRINI REV TRUST	ANN M ALLEGRINI REV TRUST	5894 HAITI DR	NAPLES, FL 34113---0	52505113107	U
JOHN E TULLEY II REV TRUST	BRENDA L TULLEY REV TRUST	PO BOX 600	NASHUA, NH 03060---0	52505030921	U
JOHN FERNANDEZ & TERESA	FERNANDEZ REV LIV TRUST	9572 TREVI CT #5025	NAPLES, FL 34113---0	76555500869	U
JOHN J MUSTO REVOCABLE TRUST	144 FULTON ST		MASSAPEQUA PARK, NY 11762---0	52505044483	U
JOHN L HANNETT REV LIV TRUST	9554 TREVI CT #4727		NAPLES, FL 34113---0	76555000301	U
JOHN LYON LIVING TRUST	3210 EAST AUTUMN RUN CIR		SUGAR LAND, TX 77479---0	52505045084	U
JOHNS, JAY GLYNN	LYNN SLOWINSKI JOHNS	6339 ANTIGUA WAY	NAPLES, FL 33470---0	52505120608	U
JOHNSON, EDWARD H & KATHLEEN	860 OSCEOLA DR		BOCA RATON, FL 33432---0	76555502087	U
JOHNSON, JERRY G & SHARON L	6447 WARWICK AVE		NAPLES, FL 34113---0	52505036006	U
JOHNSON, JILL LENDU	5782 ANEGADA DRIVE		NAPLES, FL 34113---0	52505041981	U
JOHNSON, KATHLEEN MARIE	EDWARD HAROLD JOHNSON	860 OSCEOLA DR	BOCA RATON, FL 33432---0	76555504483	U
JOHNSON, TERESA	6540 DOMINICA DRIVE #201		NAPLES, FL 34113---0	29908001784	U
JOHNSON, WILLIAM J & ELESA M	5110 ANDROS DR		NAPLES, FL 34113---0	52505031085	U
JOHYNE O HAMRA REV TRUST	6396 LYFORD ISLE DR		NAPLES, FL 34113---0	52505035081	U
JONES, JOSHUA A & KELLY J	5727 HIGHBOURNE DR		NAPLES, FL 34113---0	52505045466	U
JONES, KEVIN T	SAHAR M DAJANI-JONES	6286 UNION ISLAND WAY	NAPLES, FL 34113---0	52505118885	U
JORDAN, DAVID J & KAREN E	6397 LYFORD ISLE DR		NAPLES, FL 34113---0	52505035065	U
JOSEPH, JENNY CARLS	MARIE L GUERRIER	3614 POPLAR WAY	NAPLES, FL 34112---0	22670520008	U
JOST, MARIA K	CLARA FINGAR	2918 ANDREWS AVE	NAPLES, FL 34112---7302	48783760001	U
JOYCE L APPLEGARTH TRUST	6557 MEADOW GLEN DR S		WESTERVILLE, OH 43082---0	76555000563	U
JOYCE, THOMAS & MELANIE	1448 REDONA WAY		NAPLES, FL 34113---0	48784720008	U
JOYCE, THOMAS & MELANIE	1448 REDONA WAY		NAPLES, FL 34113---0	48784760000	U

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JPMORGAN CHASE BANK	US 41 & RATTLESNAKE HMCK	C/O INDUSTRY CONSULTING GR I PO BOX 1919		WICHITA FALLS, TX 76307---1919	71750002125	U
JSJS LLC	96 N LAKE SHORE DRIVE			BROOKFIELD, CT 06804---0	22670680029	U
JUNG, BARBARA RAE	KIMBERLY BETH DETRICK	6337 LYFORD ISLE DR		NAPLES, FL 34113---0	52505034781	U
JURY, GARY & MICHELLE	5055 ANDROS DR			NAPLES, FL 34113---0	52505032440	U
K A OTTENSMEYER REV TRUST	165 BRADFORD CT			LAKE FOREST, IL 60045---0	52505039362	U
KAISER, SUSAN J	PATRICIA M HUTCHINSON	6572 DOMINICA DRIVE #101		NAPLES, FL 34113---0	29908001344	U
KALABZA, DEBRA A	EDWARD RICHARD BALSAMO	6 ANGELA CT		JAMES, NY 11780---0	76555502702	U
KALASHNIKOV, ANDREY	495 BRICKELL AVE	UNIT 3902		MIAMI, FL 33131---0	52505115626	U
KALERGIS, SHIRLEY JEAN	2115 W HAVEN ST			MOUNT PROSPECT, IL 60056---0	26149203742	U
KALINE, ANNA	JEROME C KALINE	ANDREA M KALINE	16745 SW 83RD CT	PALMETTO BAY, FL 33157---3612	48782040007	U
KALMAN, STEPHEN I	CXHRISTINE CANTO-KALMAN	6967 CAY CT		NAPLES, FL 34113---0	52505037924	U
KAMINSKI, THOMAS D	KATHLEEN E KAMINSKI	6006 BARTHELEMY AVE		NAPLES, FL 34113---0	52505111785	U
KAMM, SAMUEL Z & KAREN A	7533 STREAM CROSSING RD			BALTIMORE, MD 21209---0	52505114300	U
KANE, JEFFREY STEVEN	PATRICIA ANN NOWAK	5714 ELBOW AVE		NAPLES, FL 34113---0	52505046025	U
KANELOPOULOS JR, GEORGE J	5471 EMI RD			KOLOA, HI 96756---0	63104160003	U
KAPPES, MARY ELLEN	6369 LYFORD ISLE DR			NAPLES, FL 34113---0	52505034927	U
KAREN H MCNEIL DEC OF TRUST	7112 DOMINICA DR			NAPLES, FL 34113---0	52505038745	U
KAREN HAMSTRA REV TRUST	2488 W STATE RD 10			WAKEFIELD, IN 46392---0	52505041347	U
KARJEL, CHRISTINE & ERIC	9590 TREVI CT #5314			NAPLES, FL 34113---0	76555504069	U
KARMIS, MICHAEL E & VIVIAN P	PO BOX 10368			BLACKSBURG, VA 24062---0	29908000426	U
KASPARIAN, RICH & LISA A	5701 HIGHBOURNE DR			NAPLES, FL 34113---0	52505045343	U
KATHLEEN E OLEARY FAM LV TRUST	5077 KICKAPOO DR			FRISCO, TX 75034---0	76555505026	U
KC REAL ESTATE LLC	%BIRGITT DAGGE	33755 E SR 70		MYAKKA CITY, FL 34251---0	67490960007	U
KEITH & CHRISTINE OGLESBY	JOINT REVOCABLE TRUST	18395 PINEBROOK DR		NORTHVILLE, MI 48168---0	52505044700	U
KELDERHOUSE, BRUCE W	LEIGH KELDERHOUSE	161 FOGGINTOWN RD		BREWSTER, NY 10509---0	52505043442	U
KELLI A CONWAY DEC OF TRUST	6360 ROTHERBY CIRCLE			HUDSON, OH 44236---0	52505115943	U
KELLY CALACCI TRUST	6213 COMPART ISLE DR			NAPLES, FL 34113---0	52505043769	U
KELLY, CHRISTOPHER & KATHLEEN	149 NEWPORT HARBOR DRIVE			PORTSMOUTH, RI 02871---0	52505112865	U
KELLY, HEIDI LEE	5900 W BRANCH RD			MINNETRISTA, MN 55364---0	76555505068	U
KELLY, MARTIN P & MICHELLE S	6173 MEGANS BAY DR			NAPLES, FL 34113---0	52505117323	U
KELLY, PATRICIA A	JAMES G VAN CLEEF	18 NICHOLSON KEY		COLTS NECK, NJ 07722---0	52505034749	U
KENCY REALTY LLC	91 3RD STREET NW			NAPLES, FL 34120---0	24170920009	U
KENNEDY, DIANE LAVOIE	5047 ANDROS DR			NAPLES, FL 34113---0	52505032466	U
KENNETH CROSS TRUST	6156 ANTIGUA WAY			NAPLES, FL 34113---0	52505115846	U
KENNETH E LEOPOLD QPRT	401 EAST 60TH ST APT 26A			NEW YORK, NY 10022---0	52505040720	U
KENVILLE, THOMAS EDWARD	CAROL FRANCES KENVILLE	6327 ANTIGUA WAY		NAPLES, FL 34113---0	52505120543	U
KERN, DOROTHY A	75 SAINT ANDREWS BLVD #104			NAPLES, FL 34113---7602	29680200007	U
KERR, MICHELE	75 SAINT ANDREWS BLVD #B201			NAPLES, FL 34113---0	29680600005	U
KEVIN J POIRIER DEC OF TRUST	LAUREN E POIRIER DEC OF TRUST	6445 PEMBROKE WAY		NAPLES, FL 34113---0	52505035586	U
KEVIN M MCALLISTER & PAULA J	MCALLISTER TRUST	5781 DAWLEY DR		FITCHBURG, WI 53711---0	76555500788	U
KEY LIME HOUSE LLC	6273 LIGHTBOURN WAY			NAPLES, FL 34113---0	52505039582	U
KHALIL, MAHMOUD F	5763 CLEARWATER DRIVE			MASON, OH 45050---0	79904035885	U
KIEFER, STEVEN PAUL	TERESA OROPILLA-KIEFER	2861 DRY RIDGE ROAD		VERSAILLES, KY 40383---0	52505044629	U
KILEY JR, WILLIAM L	6368 LYFORD ISLE DR			NAPLES, FL 34113---0	52505035201	U
KILEY, THOMAS M & LINDA D	6221 UNION ISLAND WAY			NAPLES, FL 34113---0	52505118487	U
KILLEEN, WILLIAM E & JO-ANN	4925 ANDROS DR			NAPLES, FL 34113---0	52505032903	U
KILO, CHARLES & LINDA	467 TERRA VISTA COURT			NAPLES, FL 34119---0	61380160007	U
KING, BRIAN T & DIANE M	6545 DOMINICA DR #201			NAPLES, FL 34113---0	29908000701	U
KING, PETER A & LINDA D	6305 LYFORD ISLE DRIVE			NAPLES, FL 34113---0	52505034626	U
KNICHEL, TODD R & MICHELE J	7 ALBERT COURT			RANDOLPH, NJ 07869---0	52505037649	U
KNOTT, PETER L & KATHLEEN M	6573 DOMINICA DRIVE UNIT 201			NAPLES, FL 34113---0	29908000280	U
KOCIS II, WILLIAM & BERNADETTE	10 LINDA SUE LANE			CAPE MAY, NJ 08204---0	79904035940	U
KOCIUBA, KENNETH KEITH	MICHELLE L HARRIS	5902 HAITI DR		NAPLES, FL 34113---0	52505113149	U
KODEIS PROPERTIES LLC	12652 BISCAYNE CT			NAPLES, FL 34105---0	79905000848	U
KODEIS PROPERTIES LLC	12652 BISCAYNE CT			NAPLES, FL 34105---0	79905002105	U
KOENIG, AMANDA KATHRYN	JANNA SUSAN KOENIG	6258 LIGHTBOURN WAY		NAPLES, FL 34113---0	52505043329	U
KOENIG, DAVID F	6855 BEQUIA WAY			NAPLES, FL 34113---0	52505037283	U
KONZ, DAVID W & CHARISSA A	5150 ANDROS DR			NAPLES, FL 34113---0	52505031289	U
KOOLE, MEES J & GERLINDE	3931 TREASURE COVE CIRCLE			NAPLES, FL 34114---0	76555000505	U
KORNFEIND, BRIAN J	JULIANA E HERRMANN	6043 PLANA CAYS DR		NAPLES, FL 34113---0	52505114847	U
KRAGH, JAMES LEE	4933 ANDROS DR			NAPLES, FL 34113---0	52505032864	U
KRAUSER, MICHAEL & PHYLLIS	7963 COUNTRY BROOK CT			SPRINGBORO, OH 45066---0	52505034668	U
KREUZER FAMILY REV TRUST	4964 ANDROS DR			NAPLES, FL 34113---0	52505030484	U

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KRISS, RICHARD L & ROBERTA R	6188 ANTIGUA WAY		NAPLES, FL	34113---0	52505116007 U
KROUT, MARY GERALYN	9572 TREVI CT #5016		NAPLES, FL	34113---0	76555500720 U
KSWFL HOMESITES LLC	910 39TH ST SW		NAPLES, FL	34117---0	48784480005 U
KUJBIDA, JOHN C	4628 NORMANDY DR		NAPLES, FL	34112---6790	22620160007 U
KULA, JOSEPH L	5924 ANTIGUA WAY		NAPLES, FL	34113---0	52505110728 U
KUNTNE, PAUL ERIC	DIANE LYNN KUNTNE	6005 LUCAYA WAY	NAPLES, FL	34113---0	52505110980 U
KUNTZ, OWEN B & MICHELLE	58 REPUBLIC DR		NAPLES, FL	34112---0	77870440001 U
KUTTER, JEFFREY M & JANELLE V	6137 MEGANS BAY DR		NAPLES, FL	34113---0	52505117462 U
KWAN-LAN MAO	ELIZABETH PATIENCE SMITH	37 HOLLY LANE	DARIEN, CT	06820---0	52505040762 U
LA MARCA, VITO & ROSA	2057 DE COOK AVE		PARK RIDGE, IL	60068---0	76555502469 U
LABARBERA, JOHN V & JUDITH	358 HAROLD AVE		STATEN ISLAND, NY	10312---0	76555502045 U
LACHOWSKI FAMILY REV TRUST	32 NEW CHARDON		LAGUNA NIGUEL, CA	92677---0	52505036103 U
LAFONTANT, ADLER BRAYNARD	5835 HAITI DR		NAPLES, FL	34113---0	52505114067 U
LAFRENIERE, RICHARD J	CAROL E LAFRENIERE	9533 AVELLINO WAY #2924	NAPLES, FL	34113---0	79904035924 U
LAGO CAPITAL INVESTMENTS INC	2325 STANFORD CT		NAPLES, FL	34112---0	55100080001 U
LAKEVIEW LOAN SERVICING LLC	4425 PONCE DE LEON BLVD	MAILSTOP MS5/251	CORAL GABLES, TN	33146---0	67492880004 U
LALOGGIA TRUST AGREEMENT	5611 BELLINGHAM RD		ROCKFORD, IL	61107---0	79904035720 U
LAMBERT, DALE M	ELIZABETH ANN LAMBERT	6805 BEQUIA WAY	NAPLES, FL	34113---0	52505037047 U
LANGE, ELIZABETH T	61 COLONIAL DR		NAPLES, FL	34112---7317	77820600008 U
LAPKE, GERALD A & JANICE A	4901 ANDROS DR		NAPLES, FL	34113---0	52505033025 U
LARATONDA JR, EUGENE F	2003 STONEGATE DR		HARRISON CITY, PA	15636---0	76555505084 U
LARK SR, LAMARR K	BRENDA E LARK	6181 MEGANS BAY DR	NAPLES, FL	34113---0	52505117284 U
LARKIN, WILLIAM P	TRINA ANN ELLIS	6859 BEQUIA WAY	NAPLES, FL	34113---0	52505037306 U
LAROSA SR, JOSEPH J & LORETTA	CHRISTIAN J LAROSA	9484 CASORIA COURT #101	NAPLES, FL	34113---0	26149203302 U
LASALA JR, CHARLES J	NUCCIA LASALA	7 PEACH TREE CT	HAWTHORNE, NJ	07506---0	52505117349 U
LASALA, JOSEPH	MARIA BONO	59 ASCOT CT	MANHASSET, NY	11030---0	52505046106 U
LASKE FAMILY TRUST	5751 CLARENDON DR		NAPLES, FL	34113---0	52505041004 U
LAURA F LANDERMAN REV TRUST	5847 HAITI DRIVE		NAPLES, FL	34113---0	52505114009 U
LAURA S SCHOENEMAN DECLARATION	OF TRUST	4240 LINDENWOOD LN	NORTHBROOK, IL	60062---0	79904035364 U
LAURENCE LEBAUT REV TRUST	6023 BARTHELEMY AVE		NAPLES, FL	34113---0	52505111688 U
LAURIA, DAVID & MARY L	6216 COMPART ISLE DR		NAPLES, FL	34113---0	52505043882 U
LAURO, VICTORIA	LINDY B LAURO	363 CRIMSON CIRCLE	NEW CASTLE, PA	16105---0	29680920002 U
LAWRENCE G GRAZIO REV TRUST	6428 PEMBROKE WAY		NAPLES, FL	34113---0	52505035926 U
LAWRENCE R KLUENER REV TRUST	PATRICIA A KLUENER REV TRUST	10453 FARMLAND DR	HARRISON, OH	45030---0	52505036022 U
LAWRENCE, JON E & MELANIE A	250 FALLS WALK WAY		CHAGRIN FALLS, OH	44022---0	52505036404 U
LAWRENCE, STEPHEN ALLEN	JUDITH ANNE LAWRENCE	5775 CLARENDON DR	NAPLES, FL	34113---0	52505041787 U
LAYEL, DANNY LEE & VICKI LYNN	6560 DOMINICA DRIVE	UNIT101	NAPLES, FL	34113---0	29908001522 U
LAZO, REINALDO & NANCY	5704 HIGHBOURNE DR		NAPLES, FL	34113---0	52505044823 U
LEE, AE-HYUNG	GRACE LEE KELLUM	6817 BEQUIA WAY	NAPLES, FL	34113---0	52505037102 U
LEE, JILL R	4900 BISCAYNE DR #8		NAPLES, FL	34112---6902	24170320007 U
LEE, TINA & SHERMAN C	78 WARREN STREET		RAMSEY, NJ	07446---0	79904035283 U
LEFEBVRE, GARY F & NORMA	6572 DOMINICA DRIVE #202		NAPLES, FL	34113---0	29908001386 U
LEFTLY, BRIAN T & JEANNETTE	75 SAINT ANDREWS BLVD APT 204		NAPLES, FL	34113---7619	29680720008 U
LEKAS, JOANNE S	9465 CASORIA CT #202		NAPLES, FL	34113---0	26149202484 U
LELIO, JASON FRANK & MELANIE J	5727 CLARENDON DR		NAPLES, FL	34113---0	52505041127 U
LELY SQUARE PARTNERSHIP	% THEODORE WEINER	5464 WHISPERING WILLOW WAY	FORT MYERS, FL	33908---0	55150160007 U
LELY SQUARE PARTNERSHIP	% THEODORE WEINER	5464 WHISPERING WILLOW WAY	FORT MYERS, FL	33908---0	55150720007 U
LEMOINE, COSMINA MARIOARA	4725 NORMANDY DR		NAPLES, FL	34112---6753	67490040008 U
LENHART, MARK ALLEN	8156 W 132ND ST		SAVAGE, MN	55378---0	52505040623 U
LENIHAN FAMILY TRUST	6916 CAY CT		NAPLES, FL	34113---0	52505038185 U
LENNAR HOMES LLC	10481 BEN C PRATT	6 MILE CYPRESS PKWY	FORT MYERS, FL	33966---0	68158000127 U
LENNAR HOMES LLC	10481 BEN C PRATT	6 MILE CYPRESS PKWY	FT MYERS, FL	33966---0	66748000047 U
LENNOX II, ARTHUR HUBERT	5692 HIGHBOURNE DR		NAPLES, FL	34113---8392	52505044881 U
LEO E STEC SELF DEC OF TRUST	NANCY J STEC SELF DEC OF TRUS	6110 MEGANS BAY DR	NAPLES, FL	34113---0	52505117640 U
LEONARD JR, GLENN T & SUSAN M	6313 EVERWOOD CRT S		EAST AMHERST, NY	14051---0	52505038088 U
LEPMAN, ROBERT A & CAROL S	6072 LUCAYA WAY		NAPLES, FL	34113---0	52505111387 U
LEROY, WILLIAM & SHAWNE	6204 MEGANS BAY DR		NAPLES, FL	34113---0	52505118445 U
LESNIAK, GREG	JEANNINE VALENTA	591 WHISPERING PINE LN	NAPLES, FL	34103---0	48782880005 U
LEUNG, EUGENE	ROZA S NG	1077 RIVER RD APT 611	EDGEWATER, NJ	07020---0	79904035348 U
LEVY, JAY	KAREN RIVERS	114 DERBY ST	SALEM, MA	01970---0	52505037827 U
LEVY, MOISES & JANINA E	4914 ANDROS DR		NAPLES, FL	34113---0	52505030248 U
LEVY, NAN	MICHAEL BERMAN	PO BOX 7009	NAPLES, FL	34101---0	48781960007 U
LEWIS, ROBERT J	JOAN F PRINE	5958 HAITI DRIVE	NAPLES, FL	34113---0	52505113424 U

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LEYDEN, CHRISTINE M	6343 ANTIGUA WAY		NAPLES, FL 34113---0	52505120624	U
LEYDEN, ROBERT G & KAY E	5064 MARTINIQUE DR		NAPLES, FL 34113---0	52505032181	U
LIBBEY, KIMBERLY C	5780 CLAREDON DR		NAPLES, FL 34113---0	52505041622	U
LIBERIO INC	3778 TIMBERLAKE DR		RICHFIELD, OH 44286---0	67080600007	U
LIBERTO, WILLIAM P	DEBORAH R LIBERTO	27 BROOKINS GREEN	ORCHARD PARK, NY 14127---0	26149202701	U
LICARE, RICHARD L	VAJEANA LICARE	3129 WOODSIDE AVE	NAPLES, FL 34112---7333	48784320000	U
LIDER, ROBERT YAMINS & LISA F	9225 VENETO PL		NAPLES, FL 34113---0	79905000783	U
LINDA F KELJIK REV TRUST	6565 DOMINICA DRIVE #101		NAPLES, FL 34113---0	29908000387	U
LINDA KEITH QPR TRUST	107 KARSTWOOD CT		ELIZABETHTOWN, KY 42701---0	52505118322	U
LINDA M DOLCETTO REV TRUST	9578 TREVI COURT #5117		NAPLES, FL 34113---0	76555502142	U
LINEBERRY, GRANT L	SUSAN SEBASTIAN LINEBERRY	6242 LIGHTBOURN WAY	NAPLES, FL 34113---0	52505043400	U
LITA, BARBARA	241 UNION STREET #104		HACKENSACK, NJ 07601---4262	76555503109	U
LMC ANGELS PROPERTIES LLC	1804 WISPER BLUFF TRAIL		HINCKLEY, OH 44233---0	76555500047	U
LODGE, NANCY E	7045 DOMINICA DR		NAPLES, FL 34113---8223	52505039621	U
LODLE, MARIKA	JAMES JERRY	3575 THOMASSON DR	NAPLES, FL 34112---6649	22670680032	U
LOEFFLER FAMILY TRUST	9715 SUNSET HILL CIR		LITTLETON, CO 80124---6716	52505036200	U
LOGAN SR, KENNETH O	DIANNE DAVIS LOGAN	6465 PEMBROKE WAY	NAPLES, FL 34113---0	52505035683	U
LOGAN, ERNEST	BEATRICE ALLEN-LOGAN	9566 TREVI CT #4923	NAPLES, FL 34113---0	76555500225	U
LOIS, GREGORY	7039 DOMINICA DR		NAPLES, FL 34113---0	52505039647	U
LONES, MICHAEL J & LORI L	1095 FAIRVIEW RD		ZANESVILLE, OH 43701---0	52505119486	U
LOPEZ, FRANCISCO	4409 ROSE AVE #A		NAPLES, FL 34112---6775	67492920003	U
LOPEZ, RAUL	YUSELY MESA	3194 WOODSIDE AVE	NAPLES, FL 34112---0	48785000002	U
LORA A FISCHER LIVING TRUST	6830 BEQUIA WAY		NAPLES, FL 34113---0	52505037500	U
LORRAINE I BIGELOW TRUST	5872 ANTIGUA WAY		NAPLES, FL 34113---0	52505110469	U
LOUIS G & KATHRYN DYER	CASCHERA REV LIV TRUST	6429 ANTIGUA WAY	NAPLES, FL 34113---0	52505122169	U
LOWENHAUPT, PHILIP J	CATHERINE A LOWENHAUPT	9465 CASORIA CT #201	NAPLES, FL 34113---0	26149202468	U
LUBBEN, GARY LYNN	VICKI LYNN LUBBEN	5096 TORTOLA CT	NAPLES, FL 34113---0	52505031548	U
LUCAS, ROBERT J	6363 WARWICK AVE		NAPLES, FL 34113---0	52505035340	U
LUCINDA K CHRISTENSEN TRUST	5878 HAITI DR		NAPLES, FL 34113---8823	52505113026	U
LUNDY, NANCIE SAMET	4906 ANDROS DR		NAPLES, FL 34113---0	52505030206	U
LUNING, MARY ELLEN	9572 TREVI CT #5041		NAPLES, FL 34113---0	76555501101	U
LURENE REED GASSER TRUST	5754 HIGHBOURNE DR		NAPLES, FL 34113---0	52505044580	U
LYNN MARIE STEIN TRUST NO 1	6851 BEQUIA WAY		NAPLES, FL 34113---0	52505037267	U
LYONS, PATRICK & ANNEMARIE	9529 AVELLINO WAY #2811		NAPLES, FL 34113---0	79904035500	U
M & H ROSENBERG TRUST	6864 BEQUIA WAY		NAPLES, FL 34113---0	52505037348	U
M R & K J STRASMORE REV TRUST	6581 DOMINICA DR UNIT 202		NAPLES, FL 34113---0	52505039304	U
M R & K J STRASMORE REV TRUST	6581 DOMINICA DRIVE #202		NAPLES, FL 34113---0	29908000183	U
M R & K M DOIRON REV TRUST	5844 ANTIGUA WAY		NAPLES, FL 34113---0	52505110320	U
MAC CLUGAGE, SANDRA L	406 LAGOON AVE		NAPLES, FL 34108---2319	48782920004	U
MACDONALD, JEFFREY S	BARBARA J MACDONALD	2580 HOLLY AVE	NAPLES, FL 34112---7316	50890960009	U
MACNEAL, DONALD H & MAUREEN K	6192 ANTIGUA WAY		NAPLES, FL 34113---0	52505116023	U
MAGEL, LARRY NEAL & JOANA	6406 WARWICK AVE		NAPLES, FL 34113---0	52505036640	U
MAGERA, RENAE M	9529 AVELLINO WAY #2821		NAPLES, FL 34113---0	79904035623	U
MAGUIRE, KAREN N	6422 WARWICK AVE		NAPLES, FL 34113---0	52505036569	U
MAITEM, AVELINO N	DEIRDRE M SCHORMAN	6433 ANTIGUA WAY	NAPLES, FL 34113---0	52505122185	U
MAJESKI, PETER JASON	ERIN NICOLE FITZHARRIS	7189 DOMINICA DR	NAPLES, FL 34113---0	52505039223	U
MALTZ, DEREK S & PATRICIA	DEREK M MALTZ	43370 LA BELLE PLACE	ASHBURN, VA 20147---0	26149203344	U
MANCHESTER, GILBERT M	MARGUERITE R MANCHESTER	6557 DOMINICA DR #201	NAPLES, FL 34113---0	29908000523	U
MANCINI, GEORGE & DOLORES	6104 ANTIGUA WAY		NAPLES, FL 34113---0	52505115587	U
MANDRESH, STEPHAN M	DANIEL J FISCHER	9560 TREVI CT #4831	NAPLES, FL 34113---0	76555000945	U
MANGIS, KENNETH WAYNE	ELIZABETH R MANGIS	1497 QUEENSBOROUGH CR	CARMEL, IN 46033---0	52505113864	U
MANISTIQUE HOLDINGS LLC	11804 MANISTIQUE WAY		NEW PORT RICHEY, FL 34654---0	52505037241	U
MANSSON, LARS A	5147 ANDROS DRIVE		NAPLES, FL 34113---0	52505031467	U
MANTILLA, HELEN B	765 NW 77TH ST		MIAMI, FL 33150---0	50890880008	U
MARANO, STEVEN & CATHERINE	55 NORTH GATE DRIVE		SYOSSET, NY 11791---0	26149202785	U
MARCEL H LUSSIER LIVING TRUST	PAMELA C LUSSIER LIVING TRUST	5033 ANDROS DR	NAPLES, FL 34110---0	52505032482	U
MARCHESANI, CHARLES J	PATRICIA A MARCHESANI	234 AMBERFIELD DR	MOUNT LAUREL, NJ 08054---0	52505118461	U
MARCIA A MULCAHY REV TRUST	5731 HIGHBOURNE DR		NAPLES, FL 34113---0	52505045482	U
MARCIAN, MICHAEL ANDREW	CAROLYN KAY MARCIAN	5977 HAITI DR	NAPLES, FL 34113---0	52505113547	U
MARCINSKI, DOUGLAS MICHAEL	KAREN ROMANO MARCINSKI	5888 ANTIGUA WAY	NAPLES, FL 34113---0	52505110540	U
MARCOTTE, CHARLES L	BETH ANN MARCOTTE	6392 LYFORD ISLE DR	NAPLES, FL 34116---0	52505035104	U
MARGUERITE D FOLEY REV TRUST	22 GOVERNORS ROAD		GROVELAND, MA 01834---1801	29680240009	U
MARIANNA B YOUNG REV TRUST	6956 CAY COURT		NAPLES, FL 34113---0	52505038004	U

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MARK A SMILEY TRUST	6148 RODNEY BAY LN		NAPLES, FL 34113---0	52505118225	U
MARK A STEVENS 2013 TRUST	DEBRA LEE STEVENS 2013 TRUST	197 8TH ST #705	CHARLESTOWN, MA 02129---0	52505040681	U
MARK J EICHENGREEN REV TRUST	6180 ANTIGUA WAY		NAPLES, FL 34113---0	52505115969	U
MARK KOPERA LIVING TRUST	5098 ANDROS DR		NAPLES, FL 34113---0	52505031027	U
MARKEL, WILLIAM J	SHARON L GILLETT	6663 TWISTED OAK DR	CASTLE PINES, CO 80108---0	52505114863	U
MARKEY, DANIEL P & KYLE A	511 OLDE TOWNE RD #81515		ROCHESTER, MI 48308---0	52505032929	U
MARKOVICH, DAVID	5081 MAHOGANY RIDGE DR		NAPLES, FL 34119---0	22621400009	U
MARLENE MACKINNON REV TRUST	5730 ELBOW AVE		NAPLES, FL 34113---0	52505045945	U
MARLU LLC	485 20TH AVE NW		NAPLES, FL 34120---2378	67490800002	U
MARSHALL E & MARNI S LEWIS	REVOCABLE TRUST	11477 STONECROFT TERRACE	SAN DIEGO, CA 92131---0	52505032987	U
MARSHALL, MICHAEL ERNEST	CHERYL NORMA MARSHALL	6490 WARWICK AVE	NAPLES, FL 34113---0	52505036226	U
MARTIN, CRAIG B & SHARON M	3711 WYOLA FARM RD		NEWTOWN SQUARE, PA 19073---0	52505113165	U
MARTIN, DONALD JOSEPH	JOAN T MARTIN	6908 CAY COURT	NAPLES, FL 34113---0	52505038224	U
MARTIN, KATHLEEN ANN	5852 ANTIGUA WAY		NAPLES, FL 34113---0	52505110362	U
MARTIN, NIKITA MA	2760 HOLLY AVE		NAPLES, FL 34112---0	50891400005	U
MARY ANN STEINBIS TRUST	26442 5 POINTS RD		SYCAMORE, IL 60178---0	52505036187	U
MARY B WARPINSKI 2015 TRUST	2926 PORTAGE ST		NAPERVILLE, IL 60564---0	52505037487	U
MARY JO BURFEIND TRUST	WILLIAM F BURFEIND III TRUST	425 BUTTERNUT TRAIL	FRANKFORT, IL 60423---0	76555502485	U
MARY KAY BURNS DECL OF TRUST	12304 SOUTH SPRUCE CT		PALOS HEIGHTS, IL 60463---0	52505111549	U
MARY SACCHETTA REV TRUST	6581 LIVINGSTON WOODS LN		NAPLES, FL 34109---3829	67080560008	U
MARY SACCHETTA REV TRUST	6581 LIVINGSTON WOODS LN		NAPLES, FL 34109---3829	67080840003	U
MARYBETH PHELAN FAM TRUST	6100 ANTIGUA WAY		NAPLES, FL 34113---0	52505115561	U
MASCI, IGINIO & KAREN	2160 TURK HILL ROAD		FAIRPORT, NY 14450---0	26149203140	U
MASI, ROBERT V & MARY JANE	6160 ANTIGUA WAY		NAPLES, FL 34113---0	52505115862	U
MASS, ALLEN R	DEBRA A GOWEN	5702 CLARENDON DR	NAPLES, FL 34113---0	52505041266	U
MASSER,KEITH EUGENE & HELEN E	PO BOX 210	19 SOUD LANE	SACRAMENTO, PA 17968---0	52505043620	U
MASSEY, MARK B	PAMELLA M M SALDANA	5037 TAMIAMI TRAIL EAST	NAPLES, FL 34113---0	80371280003	U
MASSEY, MARK B	PAMELLA M MONTALBETTI SALDAN	5017 TAMIAMI TR E	NAPLES, FL 34113---0	80371880005	U
MASSEY, MARK B	PAMELLA M MONTALBETTI SALDAN	5017 TAMIAMI TR E	NAPLES, FL 34113---0	80371920004	U
MASTROCOLA, JOSEPH A & MARIA	6557 DOMINICA DR #101		NAPLES, FL 34113---0	29908000507	U
MASTROLEMBO, ANTHONY	BEATRIZ POMMIER MASTROLEMBC	17566 TOBERMORY PLACE	LEESBURG, VA 20175---0	67491360004	U
MASUCCI, ANTHONY B & LISA A	233 MANSFIELD GROVE RD #508		EAST HAVEN, CT 06512---0	79904035869	U
MATOS, LUIS A	4929 ANDROS DR		NAPLES, FL 34113---0	52505032880	U
MATZA, JEFFREY S	4905 ANDROS DR		NAPLES, FL 34113---0	52505033009	U
MAYBERRY, KENT J	LINDA J COSTELLO	5026 ANDROS DR	NAPLES, FL 34113---0	52505030662	U
MAYER, ANDREW	28631 STARBOARD PASSAGE WAY	#202	BONITA SPRINGS, FL 34134---0	67490680002	U
MAYER, GEORGE & LINDA	6556 DOMINICA DRIVE #101		NAPLES, FL 34113---0	29908001580	U
MC GONAGLE, WILLIAM J	4900 BISCAYNE DR #7		NAPLES, FL 34112---6902	24170280008	U
MCARTHUR, KAREN ANN	DARLENE MARIE MAHONEY	6471 WARWICK AVE	NAPLES, FL 34113---0	52505036080	U
MCCAFFERTY, MARTIN T	COLLEEN C MCCAFFERTY	5707 CLARENDON DR	NAPLES, FL 34113---0	52505041224	U
MCCARTNEY, JOANNE Z	PO BOX 7578		NAPLES, FL 34101---0	76555501088	U
MCCOLLUM, MICHAEL PRIDE	JEAN GREER MCCOLLUM	6357 LYFORD ISLE DR	NAPLES, FL 34113---0	52505034862	U
MCCONOMY, JOHN WARREN	JACQUELINE LEE MCCONOMY	6923 CAY CT	NAPLES, FL 34113---0	52505037720	U
MCCULLOUGH JR, WILLIAM MICHAEL	511 LEGENDARY WAY		CENTERVILLE, OH 45458---0	52505038363	U
MCDONALD, CAROLYN	9572 TREVI COURT #5013		NAPLES, FL 34113---0	76555504823	U
MCDONALD, CAROLYN ANN	9572 TREVI COURT #5013		NAPLES, FL 34113---0	76555500665	U
MCDONALD, RODERICK H & TANIA	2927 ANDREWS AVE		NAPLES, FL 34112---7301	48782080009	U
MCDONNELL JR, JOHN F & MARY E	9572 TREVI CT #5037		NAPLES, FL 34113---0	76555501062	U
MCDONNELL JR, JOHN F & MARY E	9578 TREVI COURT #5115		NAPLES, FL 34113---0	76555502100	U
MCDOWELL, JOHN JAMES	JULIE ROBIN MCDOWELL	6248 MEGANS BAY DR	NAPLES, FL 34113---0	52505119363	U
MCGEE, BRIAN M & LORI J	4405 SMILEY DR		CANAL WINCHESTER, OH 43110---0	26149202507	U
MCGHEE, W CLARK & PAMELA H	6426 THREE CHOPT RD		RICHMOND, VA 23226---0	52505036585	U
MCGLOTHIN JR, CHARLES WALLACE	DAIRDRE SUSAN MCGLOTHIN	5762 HIGHBOURNE DR	NAPLES, FL 34113---0	52505044548	U
MCGONAGLE, WILLIAM J	4900 BISCAYNE DRIVE #7		NAPLES, FL 34112---0	24170360009	U
MCGUIRE, WILLIAM P & SUSAN J	5 SEAN MICHAEL COURT		FARMINGDALE, NY 11735---0	26149203700	U
MCILWAIN, DOUGLAS R & SALLY A	6434 WARWICK AVE		NAPLES, FL 34113---0	52505036501	U
MCLAUGHLIN, PAUL F & MARY ANNE	6316 LYFORD ISLE DR		NAPLES, FL 34113---0	52505034561	U
MCMAHAN JR, RONALD DAVID	KARA MCMAHAN	1594 N DICKERSON CHAPEL RD	LEBANON, TN 37087---0	52505043387	U
MCMAHON, DONALD L	KAREN FERGUSON	19495 NELSON RD	SAINT CHARLES, MI 48655---8750	50890720003	U
MCNAMARA, JENNIFER L	6298 UNION ISLAND WAY		NAPLES, FL 34113---0	52505118827	U
MCSORLEY, EDWARD	5912 ANTIGUA WAY		NAPLES, FL 34113---0	52505110663	U
MEDINA, CRUZ	4402 ROSE AVE UNIT B		NAPLES, FL 34112---6778	67490840004	U
MEDINA'S HOME CORP	2760 4TH AVE SE		NAPLES, FL 34117---3784	67490560009	U

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

MED-LIFE ENTERPRISE INC	5101 TAMIAMI TRAIL EAST		NAPLES, FL	34113---0	55151600003 U
MED-LIFE ENTERPRISE INC	5101 TAMIAMI TRAIL EAST		NAPLES, FL	34113---0	55151480003 U
MEDVETZ, STEVEN S	ANNIE MARIE MEDVETZ	6068 LUCAYA WAY	NAPLES, FL	34113---0	52505111400 U
MEINCKE, GAIL J	85 CONSTITUTION DR		NAPLES, FL	34112---7309	77820440006 U
MELINDA BROWN REV TRUST	5736 HIGHBOURNE DR		NAPLES, FL	34113---0	52505044661 U
MELSHEIMER, MARK A & DAWN C	6219 MEGANS BAY DR		NAPLES, FL	34113---0	52505119606 U
MELVIN, JOHN B & CAROLYN S	5068 MARTINIQUE DR		NAPLES, FL	34113---0	52505032165 U
MENENDEZ, FRANCISCO A & ALICIA	4016 MINDI AVE		NAPLES, FL	34112---6738	67492320001 U
MERCIER-FERRARA, CHERYL M	RAYMOND D FERRARA JR	62 SALT MARSH LN	POSASSET, MA	02559---0	76555501046 U
MERNER, ROBERT & JEANNE	100 SALMAN STREET		WEST ROXBURY, MA	02132---0	76555502906 U
MEROLLA, MICHAEL J & LORI J	139 SCHOOL ST		REHOBOTH, MA	02769---0	76555000246 U
MESA, LUCIANO P	3038 ANDREWS AVENUE		NAPLES, FL	34112---0	48783520005 U
METELLUS, JOCELYNE	3699 POPLAR WAY		NAPLES, FL	34112---6635	22670320004 U
METROKA, LAURA A	7031 DOMINICA DR		NAPLES, FL	34113---0	52505039689 U
MEYER ET AL, STEPHEN	1322 W WEBSTER AVENUE		CHICAGO, IL	60614---0	29908000206 U
MICHAEL A MCGEE LNDSCP ARCHT	PO BOX 8052		NAPLES, FL	34101---8052	80370200000 U
MICHNO, RICHARD & ROSEMARY	9496 CASORIA COURT #202		NAPLES, FL	34113---0	26149203687 U
MIGUEL GARCIA INVESTMENT LLC	841 4TH ST SE		NAPLES, FL	34117---0	67490360005 U
MIHALEK, DEBORAH JOAN	JEFFREY JOSEPH MIHALEK	5747 CLARENDON DR	NAPLES, FL	34113---8365	52505041020 U
MIKES BAIT HOUSE LLC	2052 DANFORD ST		NAPLES, FL	34112---0	61380120005 U
MILES, PAULA J	4900 BISCAYNE DR #18		NAPLES, FL	34112---0	24170720005 U
MILEVSKI, NIKOLCE & NANCY	9492 CASORIA CT #201		NAPLES, FL	34113---0	26149203506 U
MILLAR, NANCY ANN	4004 ROSE AVE		NAPLES, FL	34112---6776	67490200000 U
MILLARD E SMITH REV TRUST	ANN ROBERSON SMITH TRUST	5860 ANTIGUA WAY	NAPLES, FL	34113---0	52505110401 U
MILLER, BRIAN S	6002 BARTHELEMY AVE		NAPLES, FL	34113---8820	52505111808 U
MILLER, BRUCE RICHARD	DEAN DANIEL LAVIGNE	5970 HAITI DRIVE	NAPLES, FL	34113---0	52505113482 U
MILLER, DEWAYNE D & LISA M	75 SAINT ANDREWS BLVD APT 101		NAPLES, FL	34113---7601	29680080007 U
MILLER, DULCE M	LEONOR A SANCHEZ	9533 AVELLINO WAY #2913	NAPLES, FL	34113---0	79904035788 U
MILLER, JAMES E & JUDITH A	344 INVERNESS LN		LONGMEADOW, MA	01106---0	76555502948 U
MILLER, JEFFREY LEE	7503 BLACKBERRY DR		NAPLES, FL	34114---0	26149203629 U
MILLER, MARGARET C	4934 ANDROS DR		NAPLES, FL	34113---0	52505030345 U
MILLER, NANCY DYER	MICHAEL DEWEY MILLER	5834 HAITI DR	NAPLES, FL	34113---0	52505114368 U
MILLER, SCOTT W & LINDA L	5712 ANEGADA DR		NAPLES, FL	34113---0	52505040801 U
MIMURA, NANA	5630 ELBOW AVE		NAPLES, FL	34113---0	52505046449 U
MINDI 4109 LLC	121 WADING BIRD CIRCLE #101		NAPLES, FL	34110---0	50891530001 U
MINEO, PETER	5702 ELBOW AVE		NAPLES, FL	34113---0	52505046083 U
MINTO SABAL BAY LLC	10150 HIGHLAND DRIVE	STE 200	TAMPA, FL	33610---0	71750001058 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR	SUITE 200	TAMPA, FL	33610---0	29908000882 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR	SUITE 200	TAMPA, FL	33610---0	29908001742 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR	SUITE 200	TAMPA, FL	33610---0	29908001726 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR	SUITE 200	TAMPA, FL	33610---0	29908001700 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR		TAMPA, FL	33610---9712	71750001061 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200		TAMPA, FL	33610---0	52505047066 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200		TAMPA, FL	33610---0	52505047105 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200		TAMPA, FL	33610---0	52505047121 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200		TAMPA, FL	33610---0	52505047147 U
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MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200		TAMPA, FL	33610---0	52505047189 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200		TAMPA, FL	33610---0	52505123029 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200		TAMPA, FL	33610---0	52505123045 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200		TAMPA, FL	33610---0	52505123061 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200		TAMPA, FL	33610---0	52505123087 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200		TAMPA, FL	33610---0	52505123100 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200		TAMPA, FL	33610---0	52505123126 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200		TAMPA, FL	33610---0	52505123142 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200		TAMPA, FL	33610---0	52505123168 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200		TAMPA, FL	33610---0	52505123184 U
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MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200		TAMPA, FL	33610---0	52505123249 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200		TAMPA, FL	33610---0	52505123265 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200		TAMPA, FL	33610---0	52505123281 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200		TAMPA, FL	33610---0	52505123304 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200		TAMPA, FL	33610---0	52505123320 U

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MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505123346 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505123362 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505123388 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505123401 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505123427 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505123443 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505123469 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505123485 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505123508 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505123524 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505123540 U
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MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505123605 U
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MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505124303 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505124329 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505124345 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505124361 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505124387 U
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MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505124468 U
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MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505124581 U

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MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505124604 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505124620 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505124646 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505124662 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505124688 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505124701 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505124727 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505124743 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505124769 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505124785 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505124808 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505124824 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505124840 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505124866 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505124882 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505124905 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505124921 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505124947 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505124963 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505124989 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505125001 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505125027 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505125043 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505125069 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505125085 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505125108 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505125124 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505125140 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505125166 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505125182 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505125205 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505125221 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505125247 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505125263 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505125289 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505125302 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505125328 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505125344 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505125360 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505125386 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505125409 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505125425 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505125441 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505125467 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505125483 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505125506 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505125522 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505125548 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505125564 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505125580 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505125603 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505125629 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505125645 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505125661 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505125687 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505125700 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505125726 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505125742 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505125768 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505125784 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505125807 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505125823 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL	33610---0	52505125849 U

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MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505125865 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505125881 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505125904 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505125920 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505125946 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505125962 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505125988 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126000 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126026 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126042 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126068 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126084 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126107 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126123 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126149 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126165 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126181 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126204 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126220 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126246 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126262 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126288 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126301 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126327 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126343 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126369 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126385 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126408 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126424 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126440 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126466 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126482 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126505 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126521 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126547 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126563 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126589 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126602 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126628 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126644 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126660 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126686 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126709 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126725 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126741 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126767 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126783 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126806 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126822 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126848 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126864 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126880 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126903 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126929 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126945 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126961 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505126987 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505127009 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505127025 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505127041 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505127067 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505127083 U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200	TAMPA, FL 33610---0	52505127106 U

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200		TAMPA, FL	33610---9712	00395560307	U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200		TAMPA, FL	33610---9712	00395720008	U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200		TAMPA, FL	33610---9712	00395760000	U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200		TAMPA, FL	33610---9712	00395960004	U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200		TAMPA, FL	33610---9712	61838240000	U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR # 200		TAMPA, FL	33610---9712	61837880005	U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR #200		TAMPA, FL	33610---0	52505123207	U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR STE 20		TAMPA, FL	33610---0	52505000029	U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR STE 20		TAMPA, FL	33610---0	52505010048	U
MINTO SABAL BAY LLC	10150 HIGHLAND MANOR DR STE 20		TAMPA, FL	33610---0	52505030141	U
MINTO SABAL BAY LLC	10150 HIGHLAND MANORD R # 200		TAMPA, FL	33610---0	52505047082	U
MINTO SABAL BAY LLC	ATTN: ;LILLIAM COSTELLO VP	400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505110249	U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33072---0	52505034286	U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505033122	U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505040021	U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505040047	U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505040089	U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505040102	U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505040128	U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505040144	U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505040160	U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505040186	U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505040209	U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505040225	U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505040241	U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505040267	U
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MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505040461	U
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MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505044441	U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505045547	U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505045563	U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505045602	U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505045628	U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505045644	U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505045660	U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505045686	U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505045709	U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505045725	U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505045783	U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505045806	U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505045987	U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505046009	U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505110223	U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505110760	U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505110786	U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505110809	U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505110841	U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505110906	U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505111183	U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505111206	U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505111222	U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505111248	U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505111264	U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505111280	U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505111468	U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505111484	U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505111507	U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505111581	U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505111620	U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505111646	U

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505111882 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505111905 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505111921 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505111947 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505111963 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505111989 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505112001 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505112027 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505112043 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505112069 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505112085 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505112108 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505113628 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505113644 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505113660 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505113686 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505113709 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505113725 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505113783 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505113806 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505113945 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505113961 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505114025 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505114041 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505114724 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505114740 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505114766 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505114782 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505117022 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505117048 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505117064 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505117080 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505117103 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505117129 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505120129 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505120145 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505120161 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505120187 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505120200 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505120242 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505120268 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505120284 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505120307 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505120323 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505120349 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505120365 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505120381 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505120404 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505120420 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505120446 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505120462 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505120488 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505120501 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505120640 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505120666 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505120682 U
MINTO SABAL BAY LLC	ATTN: LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505120941 U
MINTO SABAL BAY LLC	ATTN; LILLIAM COSTELLO VP	4400 W SAMPLE RD STE 200	COCONUT CREEK, FL	33073---0	52505036925 U
MITCHELL, ANDREW L & ROXANNE	7657 DEERFIELD LN		ZIONSVILLE, IN	46077---0	52505036624 U
MITCHELL, JOHN PAUL	PATRICIA SULLIVAN MITCHELL	41 SEMINARY FARM RD	LUTHERVILLE, MD	21093---0	52505037869 U
MOCCIA REALTY TRUST	6 POINT SHORE OVERLOOK DR		AMESBURY, MA	01913---0	76555504506 U
MOHNS, TIMOTHY & RACHELLE A	5938 HAITI DR		NAPLES, FL	34113---0	52505113327 U
MOHR, RAY D	6568 DOMINICA DRIVE #101		NAPLES, FL	34113---0	29908001409 U

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MOISE, SAINT LOUIS	4415 THOMASSON LN		NAPLES, FL	34112---6765	67491080009 U
MOLA REVOCABLE TRUST	6177 MEGANS BAY DR		NAPLES, FL	34113---0	52505117307 U
MOLINA, JOSE O SANCHEZ	4201 ROSE AVE		NAPLES, FL	34112---0	67493320000 U
MOLITOR, PETER C & LINDA L	6569 DOMINICA DRIVE UNIT 101		NAPLES, FL	34113---0	29908000329 U
MONACHOS, LEON MICHAEL	PAULA M MONACHOS	5689 HIGHBOURNE DR	NAPLES, FL	34113---0	52505045288 U
MONFRE, GARY & CAROL	W226 N825 EASTMOUND DR #B		WAUKESHA, WI	53186---0	76555504263 U
MONICA N LEPORT REV TRUST	5899 HAITI DR		NAPLES, FL	34113---0	52505113741 U
MONROE, JASON A & CATRINA	6421 ANTIGUA WAY		NAPLES, FL	34113---0	52505122127 U
MONTGOMERY PROP MGMT LLC	322 GROVE ST		ROCKTON, IL	61072---0	76555000440 U
MONTGOMERY, BILLY G	9489 CASORIA COURT #201		NAPLES, FL	34113---0	26149203425 U
MONTICELLO, ANTHONY J	94 CHURCH ST		NEW BRUNSWICK, NJ	08901---0	76555502841 U
MOORE, CHRISTOPHER P	KIMBERLY P MOORE	111 LITCHFIELD LANE	HANSON, MA	02341---0	79904035306 U
MOORE, JEFFREY W & CHRISTINE M	6274 UNION ISLAND WAY		NAPLES, FL	34113---8860	52505118940 U
MORALES, RICHARD	MARIETTA BALDWIN MORALES	9532 AVELINO WAY #2724	NAPLES, FL	34113---0	79904035445 U
MORALES, YADIRA	4102 MINDI AVE		NAPLES, FL	34112---6740	67492360003 U
MOREAU REVOCABLE TRUST	6529 DOMINICA DRIVE #201		NAPLES, FL	34113---0	29908000947 U
MOREHEAD, ARTHUR W	2965 WOODSIDE AVE		NAPLES, FL	34112---7331	48784120006 U
MORIN, BOBETTE JEAN	9560 TREVI CT #4844		NAPLES, FL	34113---0	76555001164 U
MORRISON LIVING TRUST	9560 TREVI COURT #4833		NAPLES, FL	34113---0	76555000987 U
MOULTON, JOSHUA L & AMANDA	8519 NW 23RD CT		ANKENY, IA	50023---0	79905000806 U
MOWLES, RODNEY & DARLENE	1719 KINLOCH LN		SALEM, VA	24153---0	76555000589 U
MULLAVEY, SARAH & MICHAEL	9590 TREVI CT #5312		NAPLES, FL	34113---0	76555504027 U
MULLINS, TIMOTHY W	4720 CATALINA DR		NAPLES, FL	34112---0	63100040004 U
MULROE, JAMES & CYNTHIA	6 BROOKSIDE DR		GOSHEN, NY	10924---0	76555503125 U
MURPHY JR, THOMAS KILEY	PAULA YABLONSKI MURPHY	6245 UNION ISLAND WAY	NAPLES, FL	34113---0	52505118607 U
MURPHY, DONNA J	6552 DOMINICA DR #202		NAPLES, FL	34113---0	29908001687 U
MURRAY JR, WILLIAM H	LYNDA S MURRAY	5884 ANTIGUA WAY	NAPLES, FL	34113---0	52505110524 U
MURRAY, JOSEPH M	CINDI F ALFANO	6419 PEMBROKE WAY	NAPLES, FL	34113---0	52505035463 U
MURRAY, MARK & KIM	6230 LIGHTBOURN WAY		NAPLES, FL	34113---0	52505043468 U
MURRAY, MARK & KIM J	6230 LIGHTBOURN WAY		NAPLES, FL	34113---0	52505031221 U
MURRELL, ALLISON	9481 CASORIA COURT #201		NAPLES, FL	34113---0	26149203108 U
MURTAGH, KEVIN J	LESLEY ANN LENNON	77 LENAPE RD	PEARL RIVER, NY	10965---0	26149203522 U
MUSKA, MARTHA JANE	5126 ANDROS DR		NAPLES, FL	34113---0	52505031166 U
MUSTARDO, RICHARD P & KAREN	9584 TREVI CT #5213		NAPLES, FL	34113---0	76555502663 U
MYERS ENDO ASSET MGMT LLC	1231 WEST NORTHERN LIGHTS BL\# 911		ANCHORAGE, AK	99503---0	22621360000 U
MYERS, CORNELIA A	11460 STARLIGHT RANCH TR		HASLET, TX	76052---0	29681480004 U
MYERS, EARLE DAVID	DOROTHY MYERS	6261 ANTIGUA WAY	NAPLES, FL	34113---0	52505120226 U
MYERS, ELLIOTT L & FAY	6572 DOMINICA DRIVE #201		NAPLES, FL	34113---0	29908001360 U
MYERS, WILLIAM & CATHERINE	5030 ANDROS DR		NAPLES, FL	34113---0	52505030688 U
MYRUSKI, BETTY JANE	3206 PINE TREE DR		NAPLES, FL	34112---7330	48781200000 U
N AND T PETREDIS REV TRUST	1059 JEWELL AVE		PACIFIC GROVE, CA	93950---0	29908000620 U
N&P CHARD LLC	16 WICKHAM ROAD		WINCHESTER, MA	01890---0	52505111604 U
NADLER, JEFFREY M	20 ROWES WHARF UNIT 703		BOSTON, MA	02110---0	52505038305 U
NAHMIAS, HOWARD J LARSON	BARBARA DEVORIN NAHMIAS	6229 ANTIGUA WAY	NAPLES, FL	34113---0	52505120064 U
NANCY J ANGLEWICZ IRREV TRUST	6204 COMPART ISLE DR		NAPLES, FL	34113---0	52505043824 U
NANCY J HAACK LILLENBERG TRUST	112 LADUE GROVE LANE		ST LOUIS, MO	63141---0	76555502621 U
NANCY J HAACK LILLENBERG TRUST	112 LADUE GROVE LN		SAINT LOUIS, MO	63141---0	52505117268 U
NANCY J HOFFMAN REV TRUST	1040 N LAKE SHORE DR 18B		CHICAGO, IL	60611---0	52505035544 U
NANCY L GLOGOVSKY	NON-MARITAL TRUST	6345 LYFORD ISLE DR	NAPLES, FL	34113---0	52505034820 U
NANCY N DRISCOLL REV TRUST	5866 HAITI DR		NAPLES, FL	34113---0	52505112962 U
NAPLES BOTANICAL GARDEN INC	4820 BAYSHORE DR STE D		NAPLES, FL	34112---7336	61838320001 U
NAPLES COVENANT GROUP LLC	2460 PASEO VERDE PARKWAY	SUITE 145	HENDERSON, NV	89074---0	71750002426 U
NAPLES CUSTARD LLC	PO BOX 7971		MADISON, WI	53707---0	71750002468 U
NAPLES FREE-NET INC	5035 TAMIAMI TRL E		NAPLES, FL	34113---4127	80371200009 U
NAPLES SOUTH REALTY ASSOC LLC	% AMERICAN COMRC REALTY COR	300 AVENUE OF THE CHAMPIONS STE 140	PALM BEACH GARDE, FL	33418---0	55151440001 U
NAPOLITANO, JAMES ANTHONY	KATHLEEN NAPOLITANO	5768 CLARENDON DR	NAPLES, FL	34113---0	52505041567 U
NASON, JOHN R & NANCY M	5085 TORTOLA COURT		NAPLES, FL	34113---0	52505031946 U
NASSIF GOLF VENTURES LLC	225 BANYAN BLVD STE 240		NAPLES, FL	34102---5156	55150040004 U
NATHAN, KYLE R	6556 DOMINICA DRIVE UNIT 201		NAPLES, FL	34113---0	29908001603 U
NAVARRO, HUGO A	6577 DOMINICA DRIVE #201		NAPLES, FL	34113---0	29908000222 U
NAYER, STUART & CYNTHIA LYNNE	6863 BEQUIA WAY		NAPLES, FL	34113---0	52505037322 U
NEAL, CHARLES K	3643 POPLAR WAY		NAPLES, FL	34112---6635	22670280005 U
NEAR THE LAKE LAND TRUST	MYERS ENDO ASSET MGMT LLC	13650 BRYNWOOD LN	FORT MYERS, FL	33912---0	22622400008 U

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NEIERT, TAYLOR NICOLE	BRANDON ESCAJADILLO	8085 BAYSHORE DR		NAPLES, FL 34112---0	48783840002 U
NELSON, DENNIS A & SANDRA J	85 SAINT ANDREWS BLVD #C305			NAPLES, FL 34113---0	29681280000 U
NEMETH, PATRICIA & JAMES	9578 TREVI COURT #5144			NAPLES, FL 34113---0	76555502566 U
NEVENHOVEN, MERLE JOHN	CHERYL KAY NEVENHOVEN	6911 CAY COURT		NAPLES, FL 34113---0	52505037665 U
NICHOLS, TERRY & BONNIE	1415 DOUGLAS TER			DIXON, IL 61021---1729	61330240003 U
NICKERSON, PAULA	9578 TREVI COURT #5133			NAPLES, FL 34113---0	76555502388 U
NICOLET, MARGOT	5046 MARTINIQUE DR			NAPLES, FL 34113---0	52505032246 U
NICOLOSI, PAUL S & DEBORAH J	5914 HAITI DR			NAPLES, FL 34113---0	52505113204 U
NOBLE, BRAD A & SHAWNDA R	7041 YANKEE ESTATES DR			LIBERTY TWP, OH 45044---0	76555000848 U
NOE, P J	5710 STAR GRASS LN			NAPLES, FL 34116---6702	48784160008 U
NOE, PATSY J	5710 STAR GRASS LN			NAPLES, FL 34116---6702	67493480005 U
NORDSTROM, STEVEN R	MARIA A NORDSTROM	5602 W 147 TERRACE		OVERLAND PARK, KS 66223---0	52505040665 U
NORINE L FULLER TRUST	6221 COMPART ISLE DR			NAPLES, FL 34113---0	52505043727 U
NORTH COAST REALTY HLDNG LLC	7361 DAISY'S WOOD LANE			GATE MILLS, OH 44040---0	52505035188 U
NORTHWAY, DAVID K & BARBARA K	7092 DOMINICA DR			NAPLES, FL 34113---0	52505038648 U
NOVICK, NORMAN JAMES	CONSTANCE WRIGHT NOVICK	3702 JOHN BARNES LN		FAIRFAX, VA 22033---0	52505114326 U
NOVOTNY SR, THOMAS PETER	ANN MARY NOVOTNY	S 44 W 22288 SUN RIDGE DR		WAUKESHA, WI 53189---0	76555504328 U
NOWAK, ARTHUR RICHARD	5678 ELBOW AVE			NAPLES, FL 34113---0	52505046203 U
NOWAK, ROBERT J & KAREN K	6225 COMPART ISLE DR			NAPLES, FL 34113---0	52505043701 U
NUNEZ, REMIGIO	4255 ROSE AVE			NAPLES, FL 34112---6774	67493160008 U
NYAEME FAMILY DEC OF TRUST	PO BOX 212			BATAVIA, IL 60510---0	29908000468 U
O & T OLEJNIK LIVING TRUST	6375 ANTIGUA WAY			NAPLES, FL 34113---0	52505038389 U
OAKLEY, THOMAS D & SUSAN W	8080 BAYSHORE DR			NAPLES, FL 34112---7351	61837840003 U
OASIS OF NAPLES INC	% CHRISTINE ADAMS	2012 DANFORD ST		NAPLES, FL 34112---0	61380200006 U
OASIS OF NAPLES INC	% CHRISTINE ADAMS	2012 DANFORD ST		NAPLES, FL 34112---0	61380200103 U
OBERST, KENNETH C & MARJORIE J	5774 ANEGADA DR			NAPLES, FL 34113---0	52505041949 U
OBRIEN, C LEONARD & LISE H	5091 ANDROS DR			NAPLES, FL 34113---0	52505032042 U
O'BRIEN, MARTIN C & SADONIE	118 MANITO AVE			OAKLAND, NJ 07436---0	52505045741 U
OBRIEN, THOMAS J & DOREEN	2460 MARTIN AVENUE			BELLMORE, NY 11710---0	26149203467 U
O'CONNELL, BRIAN & KATHERINE	5674 ELBOW AVE			NAPLES, FL 34112---0	52505046229 U
OCONNOR, SUZANNE O	112 NORTHRIDGE RD			IPSWICH, MA 01938---0	76555000123 U
OCONNOR, SUZANNE O & WALTER J	112 N RIDGE RD			IPSWICH, MA 01938---0	76555500160 U
ODOHERTY, DENNIS J	JACQUELINE M ODOHERTY	15533 JULIES WAY		ORLAND PARK, IL 60462---0	76555502605 U
OHEARN, ANN E	9596 TREVI CT #5423			NAPLES, FL 34113---0	76555504807 U
OJEDA JR, JOSE ANTONIO	PHILIP MARTIN	6529 DOMINICA DR #101		NAPLES, FL 34113---0	29908000921 U
OLAND, PETER J & MAGGIE A	6379 ANTIGUA WAY			NAPLES, FL 34113---0	52505122046 U
OLDMAN EST, MARY S	% STEPHEN ALAN DAVIS PR	75 ST ANDREWS BLVD A-103		NAPLES, FL 34113---0	29680160008 U
OLETREVI LLC	2204 RYAN STREET			WHITESTONE, NY 11357---0	76555504580 U
OLIVIER, LUDGE EMMANUEL	TAMLA AERIS OLIVIER	5803 HAITI DRIVE		NAPLES, FL 34113---0	52505114203 U
OLSON, SAM S & EVE M	4957 ANDROS DR			NAPLES, FL 34113---0	52505032822 U
OLUFUNMILAYO ADENIKE	WILLIAMSON REVOCABLE TRUST	11024 HUNTERS VIEW ROAD		ELLICOTT CITY, MD 21042---0	52505042184 U
ONEILL SR, WILLIAM L	THERESE ANNE LEVAN	929 FIRETHORN PLACE		LEXINGTON, KY 40515---0	52505044645 U
OPTIMUS REAL ESTATE LLC	691 S HUNTER LN			LAKE FOREST, IL 60045---0	76555500144 U
ORANGE, IDALINE	LOUIS ORANDIEU ORANGE	IDALA LOUISINE ORANGE	3250 ANDREWS AVE	NAPLES, FL 34112---0	48782960006 U
ORCHARD LANE TRUST	SUSAN ABELL TR	%TIKA PROPERTIES LLC	11665 COLLIER BLVD UNIT 990487	NAPLES, FL 34116---4228	22621320008 U
OREST & TERRY OLEJNIK TRUST	6375 ANTIGUA WAY			NAPLES, FL 34113---0	52505120789 U
ORR, DONALD RAYMOND	3050 ANDREWS AVE			NAPLES, FL 34112---7302	48783480006 U
OSHEA, KERRY M	5666 ELBOW AVE			NAPLES, FL 34113---0	52505046261 U
OTERO, MARIA M	2266 51ST TER SW			NAPLES, FL 34116---6926	50890120001 U
OWENS, TIMOTHY J & LAUREEN M	5047 TORTOLA CT			NAPLES, FL 34113---0	52505031768 U
P M & J G PARISI REV TRUST	7182 DOMINICA DR			NAPLES, FL 34113---0	52505039087 U
P O & M J MAHER LIVING TRUST	5070 ANDROS DR			NAPLES, FL 34113---0	52505030882 U
P W & D E MCCLUSKEY LIV TRUST	5677 HIGHBOURNE DR			NAPLES, FL 34113---0	52505045220 U
PAGE, GARY LEE	4627 NORMANDY DR			NAPLES, FL 34112---6751	67493760000 U
PALAZZONE, GARY A	KIM SUSAN PALAZZONE	5729 ANEGADA DR		NAPLES, FL 34113---8384	52505040649 U
PALOUBIS, ANTHOULA	6312 LYFORD ISLE DR			NAPLES, FL 34113---0	52505034587 U
PANIRA HEALTHCARE SERVICE INC	5045 E TAMIAMI TRIAIL			NAPLES, FL 34113---0	80372280002 U
PANIRA HEALTHCARE SERVICES INC	5045 E TAMIAMI TRAIL			NAPLES, FL 34113---0	80372120007 U
PANIRA HEALTHCARE SERVICES INC	5045 E TAMIAMI TRAIL			NAPLES, FL 34113---0	80372320001 U
PANTOJA, MANUEL & EULALIA	4220 ROSE AVE #A			NAPLES, FL 34112---6777	67490600008 U
PANZER, ARNOLD D & JEANETTE	6928 CAY CT			NAPLES, FL 34113---0	52505038127 U
PAPANIER, GEORGE T & JULIE A	5142 ANDROS DR			NAPLES, FL 34113---0	52505031247 U
PARADISE LIVING TRUST	210 EAST 25TH ST			LONG BEACH TWNSH, NJ 08008---0	52505115325 U

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PARNELL, BRIAN P & NADINE E	100 DALY BLVD #807			OCEANSIDE, NY 11572---0	76555502980	U
PAROWSKI, STEPHEN & SUPRIYA	6483 WARWICK AVE			NAPLES, FL 34113---0	52505036145	U
PARSONS, LAURA	4950 ANDROS DR			NAPLES, FL 34113---0	52505030426	U
PATERSON, ERIC M	3166 WOODSIDE AVE			NAPLES, FL 34112---0	48785080006	U
PATRICIA G MORAN REV TRUST	PO BOX 4007			DEERFIELD BCH, FL 33442---0	52505045385	U
PATRICIA MILLS JANEWAY LV TRST	ROBERT KEVIN JANEWAY LIV TRUS	1111 N OLD WOODWARD		BIRMINGHAM, MI 48009---0	76555503167	U
PATRICK A BURKE REV TRUST	ROSE MARIE BURKE REV TRUST	6466 WARWICK AVE		NAPLES, FL 34113---0	52505036349	U
PAUSHTER, LORRAINE L	5874 HAITI DR			NAPLES, FL 34113---0	52505113000	U
PAWLOSKI, JILL	356 NUTHATCH CT SE			CALEDONIA, MI 49316---0	76555000165	U
PBA NAP 1 LLC	3 BARMORAL DRIVE			PITTSTOWN, NJ 08867---0	79904035966	U
PEARSON, GREGORY E & LORALEE R	6393 LYFORD ISLE DR			NAPLES, FL 34113---0	52505035049	U
PECK JR, BERNARD J & BARBARA	6120 ANTIGUA WAY			NAPLES, FL 34113---0	52505115668	U
PECORARO, BIAGO & FRANCESCA	12 CLIFF RD			HIGHLAND PARK, IL 60035---0	76555502362	U
PELAEZ, YOELKYS PEREZ	4900 BISCAYNE DR #2			NAPLES, FL 34112---0	24170080004	U
PENA, CARIDAD	PENA, MARIA E	4421 THOMASSON LN		NAPLES, FL 34112---6765	67491000005	U
PENNIFOLD, ANDREW K	ELLEN M TAYLOR-PENNIFOLD	6440 PEMBROKE WAY		NAPLES, FL 34113---0	52505035861	U
PENNINGTON, WILLIAM T	JOANN M PENNINGTON	7033 W OVERLOOK CT		MEQUON, WI 53092---0	52505114821	U
PENTZ, CAROL L	3023 ANDREWS AVE			NAPLES, FL 34112---7301	48782240001	U
PEREIRO, EDUARDO	LUISA PEREIRO	ELIZABETH P ROSS	PO BOX 7343	NAPLES, FL 34101---7343	80370440006	U
PEREZ, OSCAR	PENA, ILIANA	4002 ROSE AVE		NAPLES, FL 34112---6776	67490160001	U
PEREZ-SANTANA, JUAN R	MARIA L LEON BENCOMO	3172 ANDREWS AVE		NAPLES, FL 34112---0	48783120007	U
PERILLO, MICHELE	ASHLEY COYNE	KELSEY COYNE	13 MARIANA LANE	OCEAN CITY, NJ 08226---0	76555505165	U
PERKINS, TRAVIS RAY	HEATHER DAWN PERKINS	5697 HIGHBOURNE DR		NAPLES, FL 34113---0	52505045327	U
PERLA, SALVATORE & KELLEY	119 OLDE TAVERN RD			LEOMINSTER, MA 01453---0	76555504124	U
PERSSON, BENGT G	ELIZABETH M ROURKE-BERARDI	407 WEST 1ST STREET U302		BOSTON, MA 02127---0	52505045880	U
PETER J ECKROTH TRUST	2150 GULF SHORE BLVD N	APT 711		NAPLES, FL 34102---0	52505115367	U
PETTIT, VICTORIA LYN	4212 MINDI AVE			NAPLES, FL 34112---0	67492680000	U
PFEIFER, PETER	HEIDI PFEIFER	347 REEDSDALE RD		MILTON, MA 02186---3925	48781840004	U
PFEIFER, PETER	HEIDI PFEIFER	832 EASTLAWN AVE		MADISON HEIGHTS, MI 48071---2989	48781800002	U
PHANTHANIVONG, SOUSADA	THONG PHANTHANIVONG	3212 WOODSIDE AVE		NAPLES, FL 34112---0	48784960004	U
PHARISIEN, JOHNSON	2617 HOLLY AVENUE			NAPLES, FL 34112---0	50890640002	U
PHILLIPS, GUY A & KIMBERLY B	6541 DOMINICA DR #101			NAPLES, FL 34113---0	29908000743	U
PHYLLIS J CODO TRUST	85 ST ANDREWS BLVD #108			NAPLES, FL 34113---0	29680360002	U
PHYLLIS J SCHMITT REV TRUST	6148 ANTIGUA WAY			NAPLES, FL 34113---0	52505115804	U
PICTON, KENNETH CLARK	6826 BEQUIA WAY			NAPLES, FL 34113---0	52505037526	U
PIERCE, DEBRA S	TODD FRANKLIN PIERCE	3144 PINE TREE DR		NAPLES, FL 34112---7330	48781360005	U
PIKE, SHELLY F	4110 MINDI AVE			NAPLES, FL 34112---6740	67492480006	U
PINE VIEW TRUST	PO BOX 9051			NAPLES, FL 34101---9051	67493040005	U
PINO, KEVIN & PAMLA	9590 TREVI COURT #5335			NAPLES, FL 34113---0	76555504409	U
PITERA, WALTER F	95 SAINT ANDREWS BLVD #111			NAPLES, FL 34113---0	29680480005	U
PIZZUTI FAMILY TRUST	308 SPIDER LILY LANE			NAPLES, FL 34119---0	80370280004	U
PIZZUTI FAMILY TRUST	308 SPIDER LILY LANE			NAPLES, FL 34119---0	80370320003	U
PIZZUTI FAMILY TRUST	308 SPIDER LILY LANE			NAPLES, FL 34119---0	80371160000	U
POE JR, CHARLES W	AMY L POE	6963 CAY CT		NAPLES, FL 34113---0	52505037908	U
POIDOMANI, KAREN & KEVIN	33 HOPEWELL DR			STONY BROOK, NY 11790---0	76555504182	U
POLISENO, THOMAS MICHAEL	TAMARA SANG-POLISENO	5749 ANEGADA DR		NAPLES, FL 34113---0	52505040542	U
POLLASTRINI ET AL, RONALD J	616 HOWARD AVE			EAST DUNDEE, IL 60118---0	76555500128	U
POLLASTRINI, CHRISTOPHER G	LAURIE A POLLASTRINI	9529 AVELLINO WAY #2813		NAPLES, FL 34113---8250	79904035542	U
POLLI REVOCABLE TRUST	6470 WARWICK AVE			NAPLES, FL 34113---0	52505036323	U
POMPOSINI, LARRY & MARJI	927 N HIGHLAND AVE			PITTSBURGH, PA 15206---0	61838040006	U
PONSLER, SUSAN KAHL	STEPHEN DOUGLAS PONSLER	9596 TREVI CT #5443		NAPLES, FL 34113---0	76555505123	U
PORTO, CHRISTIAN ANTHONY	MELINDA ANN PORTO	112 HARBOUR TOWN		BRIDGEPORT, NY 13030---0	76555000602	U
PORWICK, ROBERT J & JOAN R	5735 CLARENDON DR			NAPLES, FL 34113---0	52505041088	U
POSIMATO, DEBORAH A	111 STONEWALL CT			YORKTOWN HEIGHTS, NY 10598---0	76555001041	U
POSZ, DAVID GARRETT	ANGELA MARIE POSZ	6251 LIGHTBOURN WAY		NAPLES, FL 34113---0	52505043565	U
POWELL, CAROL S	5642 ELBOW AVE			NAPLES, FL 34113---0	52505046384	U
POWELL, KATHLEEN A	6289 LIGHTBOURN WAY			NAPLES, FL 34113---0	52505044069	U
POZO REVOCABLE TRUST	4433 LAKEWOOD BLVD			NAPLES, FL 34112---6123	67492960005	U
POZO REVOCABLE TRUST	4433 LAKEWOOD BLVD			NAPLES, FL 34112---6123	67493000003	U
PRASSER, DOUGLAS WALTER	MARY ANN PRASSER	5955 BARTHELEMY AVE		NAPLES, FL 34113---0	52505110825	U
PRESCOTT, JON STEPHEN	NOREEN PRESCOTT	28812 WEYBRIDGE DR		WESTLAKE, OH 44145---0	52505041923	U
PRICE, FRED E	4012 MINDI AVE			NAPLES, FL 34112---6738	67492280002	U
PROCHAZKA, KVETUSE J	5048 TORTOLA CT			NAPLES, FL 34113---0	52505031742	U

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PROENZA, RAUL A	MAYDA L BATISTA	3618 POPLAR WAY	NAPLES, FL 34112---0	22670440007	U
PROPHETE, OLATE	CHILENE PROPHETE REMY	2951 ANDREWS AVE	NAPLES, FL 34112---0	48782160000	U
PRUITT, LARRY LEE & CLARE P	59 CONSTITUTION DR		NAPLES, FL 34112---7309	77870080005	U
PUIDAK FAMILY TRUST	106 S MAIN STREET		GALENA, IL 61036---0	79904035380	U
PUSCAS, DANIEL	4104 MINDI AVE		NAPLES, FL 34112---6740	67492400002	U
QUICK, JEFFREY R & JOAN F	5084 TORTOLA CT		NAPLES, FL 34113---0	52505031603	U
QUINN III, JOSEPH D & EILEEN G	15 ALLEN ROAD		SALT POINT, NY 12578---0	52505031645	U
QUIROZ, ANA	4213 TH0MASSON LN		NAPLES, FL 34112---0	67491440005	U
R C & R M GRIESSER REV TRUST	5738 CLARENDON DR		NAPLES, FL 34113---0	52505041444	U
R D & S L STEGENGA LIV TRUST	7076 DOMINICA DR		NAPLES, FL 34113---0	52505038567	U
R MICHAEL KNAPP 2001 REV TRUST	E PATRICE KNAPP 2001 REV TRUS	15935 KMKINLEY AVE	DES MOINES, IA 50321---0	52505041648	U
RACHEL M KELLER TRUST	6389 LYFORD ISLE DR		NAPLES, FL 34113---0	52505035023	U
RAE, ROBERT D	CONSUELO ALEXANDER	17 NORTH TOWER RD	OAKBROOK, IL 60523---0	76555500607	U
RAFFERTY, STEPHEN & JULIE	5065 ANDROS DR		NAPLES, FL 34113---0	52505032408	U
RAFFERTY, STEPHEN & JULIE ANN	6009 LUCAYA WAY		NAPLES, FL 34113---0	52505111002	U
RAHAL ET AL, BRYAN C	4590 59TH DR		VERO BEACH, FL 32967---6167	48781780009	U
RAHAL ET AL, ROBERT F	6010 45TH PL		VERO BEACH, FL 32967---6164	48781760003	U
RAINBOLT REV TRUST	7123 MARCONI CT		NAPLES, FL 34114---2652	48783000004	U
RAJANISH SINGLA REV TRUST	6448 PEMBROKE WAY		NAPLES, FL 34113---0	52505035829	U
RALKENMARK PROPERTIES LLC	660 14TH AVE S		NAPLES, FL 34102---0	48784280001	U
RAMIREZ, CARLOS V SAAVEDRA	2700 HOLLY AVENUE		NAPLES, FL 34112---0	50891280005	U
RAMIREZ, CARLOS V SAAVEDRA	STELLA A BENITEZ	2700 HOLLY AVE	NAPLES, FL 34112---0	50891240003	U
RAMIREZ, MODESTO SANTIAGO	1149 12TH AVE NE		NAPLES, FL 34112---0	50891160002	U
RAMIREZ, MODESTO SANTIAGO	1149 12TH AVE NE		NAPLES, FL 34120---0	50890160003	U
RAMIREZ, VINCENTE SANTIAGO	2940 8TH AVE NE		NAPLES, FL 34120---0	48784680009	U
RAMSEY, ALLAN J	ANDREA M CASEY	5073 TORTOLA CT	NAPLES, FL 34113---0	52505031881	U
RANGE, SUSAN MARY	5638 ELBOW AVE		NAPLES, FL 34113---0	52505046407	U
RATISBONA REAL ESTATE LLC	% BAUR & KLEIN PA	1001 BRICKELL BAY DR #1200	MIAMI, FL 33131---0	52505035447	U
RATSHIN, JAMES P & SUZANNE	515 SOUTH OCEAN AVE		SEASIDE PARK, NJ 08752---0	52505034545	U
RAY, ROBERT B & LINDA	30 CUBA RD		MANCHESTER, ME 04351---0	52505034422	U
RAZZANO, JOSEPH T	SUSAN M ANDERSON	4930 ANDROS DR	NAPLES, FL 34113---0	52505030329	U
REAL PROPERTY INVESTMENT	SOLUTIONS LLC	13395 SW 11TH LN	MIAMI, FL 33184---0	48784280108	U
REBANT, SUZETTE & CHRIS	9596 TREVI CT #5428		NAPLES, FL 34113---0	76555504904	U
RECCHIA, KEVIN V	9566 TREVI COURT #4931		NAPLES, FL 34113---0	76555500348	U
REED, CINDY KAY	6138 MEGANS BAY DR		NAPLES, FL 32163---0	52505117789	U
REESE, RICHARD ANDERSON	6395 POMMEL PLACE		WEST DESMOINES, IA 50266---0	52505114287	U
REGINA, VINCENT T & GINA	5890 HAITI DR		NAPLES, FL 34113---0	52505113084	U
REHER, RANDALL LEE	BARBARA R EPPERT	1133 DORAL DR	TROY, MI 48085---0	76555502346	U
REHNBERG, JEFFREY ARTHUR	CYNTHIA S REHNBERG	9554 TREVI CT #4737	NAPLES, FL 34113---0	76555000466	U
REINBERGS, MARCILLE	3153 PINE TREE DR		NAPLES, FL 34112---7356	48780680003	U
REINBOLD, FRANK J & CATHI A	5 FOX HOLLOW WAY		ANDOVER, NJ 07821---0	52505038583	U
REINERS, BRYAN H & JOAN	6229 COMPART ISLE DR		NAPLES, FL 34113---0	52505043688	U
REKKAS, CATHERINE	5019 ANDROS DR		NAPLES, FL 34113---0	52505032547	U
RELYEA, CHRISTINE	DALE MEYTROTT	63 ROOSEVELT BLVD	FLORHAM PARK, NJ 07932---0	76555504784	U
RENKEL, FRANK	660 PARTRIDGE COURT		MARCO ISLAND, FL 34145---0	76555500623	U
RENKEL, FRANK	JASMINKA HAJDAREVIC	660 PATRIDGE CT	MARCO ISLAND, FL 34145---0	76555000068	U
RESCH, NICHOLAS	75 COLONIAL DR		NAPLES, FL 34112---7317	77820520007	U
RESCH, RANDOLPH MATTHEW	AUDREY F SANDERS	5045 MARTINIQUE DR	NAPLES, FL 34113---0	52505032262	U
REYNOLDS, ELIAS BURKLE	MAUREEN OSBORNE REYNOLDS	29 CARRIAGE DR	SOUTHPORT, CT 06890---0	52505114180	U
RICCI, DEBORAH F	20074 VALHALLA SQUARE		ASHBURN, VA 20147---0	52505031522	U
RICCIUTI, MICHAEL & LINDA	1100 WINDY OAK DR		PITTSBURGH, PA 15239---0	79904035160	U
RICHARD A PASCARELLI TRUST	6382 WARWICK AVE		NAPLES, FL 34113---0	52505034406	U
RICHARD C NELSON & G JOYCE	NELSON TRUST	11417 STATE RTE 92	KEARNEY, MO 64060---0	76555504289	U
RICHARD HERZOG REV LIV TRUST	LOIS F HERZOG REV LIV TRUST	22 ORCHARD MEADOW RD	EAST WILLISTON, NY 11596---0	52505030303	U
RICHARD J & NANCY H MUELLER	LIVING TRUST	10529 NORTH BURNING BUSH LN	MEQUON, WI 53092---0	52505045961	U
RICHARD J SCOZA REV TRUST	VIRGINIA R SCOZA REV TRUST	30 OAK LAWN DR	COMMACK, NY 11725---0	52505040885	U
RICHARD P EVANS REV TRUST	MARIE E EVANS REV TRUST	6384 LYFORD ISLE DR	NAPLES, FL 34113---0	52505035146	U
RICHARDS, STEPHEN J	LAURA KAY RICHARDS	223 CAMPBELL COURT	GENEVA, IL 60134---0	52505046465	U
RIGGS, PRESTON	TIFFANY RIGGS	9873 MONTIANO DR	NAPLES, FL 34113---0	26149202882	U
RING, DAVID L	JULIA S WEAVER	1605 CHESTNUT CT	NOBLESVILLE, IN 46062---0	52505039003	U
RITCHIE JR, JAMES CARL	CHERYL DIANE RITCHIE	6325 LYFORD ISLE DR	NAPLES, FL 34113---0	52505034723	U
RITUCCI, RONALD & VALERIE B	5067 MARTINIQUE DR		NAPLES, FL 34113---0	52505032369	U
RIVERA, EDGARDO VARGAS	LANDY VAZQUEZ	1205 FALLS BLVD	WESTON, FL 33327---0	29908001645	U

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RIZZO, SUSAN	PHILIP SCHAUER	9480 CASORIA COURT #102	NAPLES, FL 34113---0	26149203166	U
RM SMALL FAMILY REV TRUST	5088 TORTOLA CT		NAPLES, FL 34113---0	52505031580	U
ROBERT C ARBUCKLE LIV TRUST	VICTORIA A ARBUCKLE LIV TRUST	1050 S EUCLID AVE #3203	ELMHURST, IL 60126---0	52505037982	U
ROBERT C CAMMARANO LIV TRUST	SUSAN CAMMARANO LIV TRUST	268 SUNSET LANE	MANTOLOKING, NJ 08738---0	26149203124	U
ROBERT C CAMMARANO LIV TRUST	SUSAN CAMMARANO LIV TRUST	268 SUNSET LANE	MANTOLOKING, NJ 08738---0	76555500322	U
ROBERT J GALAC TRUST	9572 TREVI CT #5018		NAPLES, FL 34113---0	76555500762	U
ROBERT J PHILIPPI LIV TRUST	5908 ANTIGUA WAY		NAPLES, FL 34113---0	52505110647	U
ROBERT S NAGER LIVING TRUST	6560 DOMINICA DR #202		NAPLES, FL 34113---0	29908001564	U
ROBERT SCHICKLING & ELIZABETH	SCHICKLING LIVING TRUST	1974 TERRAZZO LN	NAPLES, FL 34104---825	80370520007	U
ROBERT SCHICKLING & ELIZABETH	SCHICKLING LIVING TRUST	1974 TERRAZZO LN	NAPLES, FL 34104---825	80370680002	U
ROBERT SCHICKLING & ELIZABETH	SCHICKLING LIVING TRUST	1974 TERRAZZO LN	NAPLES, FL 34104---825	80370720001	U
ROBERT SCHICKLING & ELIZABETH	SCHICKLING LIVING TRUST	1974 TERRAZZO LN	NAPLES, FL 34104---825	80370840004	U
ROBERT SCHICKLING & ELIZABETH	SCHICKLING LIVING TRUST	1974 TERRAZZO LN	NAPLES, FL 34104---825	80370880006	U
ROBERT T DECOURSEY TRUST	6331 ANTIGUA WAY		NAPLES, FL 34113---0	52505120569	U
ROBIN E SMITHHISLER TRUST	8217 GLENCULLEN COURT		DUBLIN, OH 43017---0	52505031629	U
RODBRO, RYAN & DEBORAH	14810 CREEKSIDE PATH		GREEN OAKS, IL 60048---0	52505115749	U
RODNY DAREUS REVOCABLE TRUST	4262 MOHAWK PLACE		NAPLES, FL 34112---0	67493440003	U
RODRIGUES, JOHN	MARIA T RODRIGUEZ	126 CLIFF DR	NARRAGANSETT, RI 02882---0	52505111743	U
RODRIGUEZ, EDUARDO	4718 ALLADIN LN		NAPLES, FL 34112---6607	22670640001	U
RODRIGUEZ, EDUARDO & MARIA L	3600 POPLAR WAY		NAPLES, FL 34112---6636	22670600009	U
RODRIGUEZ, ROSA R	4900 BISCAYNE DR #20		NAPLES, FL 34112---0	24170800006	U
ROESCH, LISA M	9533 AVELLINO WAY #2916		NAPLES, FL 34113---0	79904035843	U
ROGNE, CORY & MELISSA	2794 SAMUEL DR S		FARGO, ND 58104---0	52505030507	U
ROHRING, JEFFREY A & JANET L	4621 IDE ROAD		WILSON, NY 14172---0	52505040827	U
ROLLIN, DANIEL JAMES	BRENDA RUTH ROLLIN	4766 N LAKE SHORE DR	BLACK RIVER, MI 48721---0	52505122062	U
RONALD J LINDEN REV TRUST	SHIRA S LINDEN REV TRUST	6453 PEMBROKE WAY	NAPLES, FL 34113---8168	52505035625	U
RONALD W WOOTTON REV TRUST	PO BOX 35458		CANTON, OH 44735---0	52505118241	U
RONDINI, ROBERT F	MARGARET ANN RONDINI	9584 TREVI COURT #5212	NAPLES, FL 34113---0	76555502647	U
ROOK JR, ROBERT W & JEAN L	6364 WARWICK AVE		NAPLES, FL 34113---0	52505034480	U
ROSA, HELDER & LAURA	6241 UNION ISLAND WAY		NAPLES, FL 34113---0	52505118584	U
ROSADARE LLC	29 N FAIRVIEW ST		NAZARETH, PA 18064---0	52505032589	U
ROSE AVENUE LLC	3105 LAKEVIEW DR		NAPLES, FL 34112---5821	67493080007	U
ROSE, LOUIS A	401 CLAY PITTS ROAD		EAST NORTHPORT, NY 11731---0	76555500940	U
ROSEMARY AMENDOLA REV TRUST	9560 TREVI COURT #4812		NAPLES, FL 34113---0	76555000644	U
ROSS, SALLY A	67 COLONIAL DR		NAPLES, FL 34112---7317	77820560009	U
ROSSBOROUGH, DAVID A & DONNA M	6124 ANTIGUA WAY		NAPLES, FL 34113---0	52505115684	U
ROTHMAN, PETER H & AMY P	2613 HAVEN AVE		OCEAN CITY, NJ 08226---0	52505117365	U
ROTHSCHILD, SUSAN LYNN	4623 TRADITION WAY		SYLVANIA, OH 43560---0	52505110427	U
ROULIS, WILLIAM T & MARINA	77 DURHAM RD		NEW HYDE PARK, NY 11040---0	52505045000	U
ROUNTREE, DOUGLAS B	LUCINDA A ROUNTREE	120 SECRETARIAT PL	HENDERSONVILLE, TN 37075---0	26149202840	U
ROWAN, ANDREW M	COLLEEN DONNELLY ROWAN	28 STARR RD	SINKING SPRING, PA 19608---0	52505034804	U
ROWLAND, SCOTT RANDALL	JULIE THOMAS TOWLAND	2721 3 22ND PLACE	TULSA, OK 74114---0	52505110443	U
ROXBROUGH, CAROL	11750 GAILEMONT CT		WOODBRIDGE, VA 22192---0	76555504085	U
ROXBROUGH, CAROL M	11750 GAILEMONT CT		WOODRIDGE, VA 22192---0	26149203360	U
ROY E & SHARI L KLEIN JT TRUST	5 RIVER PLACE		ROCKY RIVER, OH 44116---0	26149203043	U
RUBIN, STUART RAY	709 WALNUT RUN CT		HARRISBURG, PA 17112---0	52505032767	U
RUBIN, TRACEY L	2000 PEBBLEVIEW DR		ANN ARBOR, MI 48108---0	52505043507	U
RUBIO, GUSTAVO VEGA	STEPHANIE VEGA	4015 ROSE AVE	NAPLES, FL 34112---0	67493520004	U
RUBY III, PAUL HART	CHRISTINA ELIZABETH HADLEY	5670 ELBOW AVE	NAPLES, FL 34113---0	52505046245	U
RUDDEN, JOHN ROSS & DYANA W	5991 BARTHELEMY AVE		NAPLES, FL 34113---0	52505110964	U
RUFFNER, GEORGE F & MARJON	6344 LYFORD ISLE DR		NAPLES, FL 34113---0	52505035324	U
RUGGIERI, PETER J	12 WHISPER CT		WEST WARWICK, RI 02893---0	76555504108	U
RUSH, DAVID	LESLIE JO GENTRY	5895 HAITI DR	NAPLES, FL 34113---0	52505113767	U
RUSSEL, ROBERT JOHN	NANCY ANN RUSSEL	5726 CLARENDON DR	NAPLES, FL 34113---8385	52505041389	U
RUSSELL, JAYSON & SUMMER	56 COLONIAL DR		NAPLES, FL 34112---7308	77820240002	U
RUSSELL, JOSEPH EDWARD	NANCY LORRAINE RUSSELL	9566 TREVI CT #4936	NAPLES, FL 34113---8440	76555500445	U
RUSSELL-THORNE, LINDA DIANE	5862 HAITI DR		NAPLES, FL 34113---0	52505112946	U
RUSSO, MICHAELJ & CHRISTINE S	6424 PEMBROKE WAY		NAPLES, FL 34113---0	52505035942	U
RYAN, GARY D & DIANE C	104 QUARTZ WAY		SYRACUSE, NY 13219---0	52505117802	U
RYANNE A CURNOW	3062 ANDREWS AVE		NAPLES, FL 34112---0	48783440004	U
SABA, DAVID EMILE	MICHELLE RENE SABA	6237 COMPART ISLE DR	NAPLES, FL 34113---0	52505043646	U
SADOWSWKI, JAMES S	DIANE M SADOWSKI	9481 CASORIA CT #102	NAPLES, FL 34113---8274	26149203085	U
SAGAMORE NAPLES LLC	6017 PINE RIDGE RD	PMB 450 (CO43M)	NAPLES, FL 34119---0	48785320009	U

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SAGER, PATRICK JOHN	KATHY ANN SAGER	18370 POLK AVENUE		HASTINGS, MN 55033---0	52505046368 U
SAGMAN, MICHAEL ELLIS	PATRICIA LOUGHRAN SAGMAN	5743 CLAREDON DR		NAPLES, FL 34113---0	52505041046 U
SAINT JEAN SERVICES LLC	4316 MINDI AVE			NAPLES, FL 34112---0	67492720009 U
SAINT LOUIS, JOSEPH & MANYA	8255 BAYSHORE DR			NAPLES, FL 34112---7319	48783880004 U
SALAZAR, LIBORIO	2840 HOLLY AVE			NAPLES, FL 34112---7300	50891520008 U
SALAZAR, LIBORIO & MAGDALENA	2840 HOLLY AVE			NAPLES, FL 34112---0	50891060005 U
SALERNO, ROBERT H	ARLEEN T MACRINA	6 EAST WHITECLIFF WAY		FARMINGDALE, NJ 07727---0	76555001025 U
SALVATORE J TOCCO 2016 TRUST	5013 FOREST VALLEY DR			CLARKSTON, MI 48348---0	52505031124 U
SALVIO JR, JOHN	MARIA F SALVIO	40 FORRESTAL AVENUE		STATEN ISLAND, NY 10312---0	29680320000 U
SANCHEZ, ALEBI	2751 HOLLY AVE			NAPLES, FL 34112---7318	50890280006 U
SANCHEZ, CECILIA PEREZ	3515 THOMASSON DR			NAPLES, FL 34112---0	22670680003 U
SANCHEZ, JOSE LOYOLA	MIRIAM LOYOLA	2831 STORTER AVE		NAPLES, FL 34112---6309	50890760005 U
SANCHEZ, JOSE LUIS LOYOLA	2831 STORTER AVE			NAPLES, FL 34112---6309	50890920104 U
SANCHEZ, JUAN CARLOS & MAYLEE	227 CAYS DR			NAPLES, FL 34114---0	76555504661 U
SANCHEZ, JUAN CARLOS & MAYLEE	227 CAYS DR			NAPLES, FL 34114---0	76555504946 U
SANDONATO, ROBERT M	LISA ANN SANDONATO	117 MILLER DRIVE		WEXFORD, PA 15090---0	52505110702 U
SANFORD, MICHAEL K	2045 DANFORD ST			NAPLES, FL 34112---6464	61330080001 U
SANTOS, RAFAEL C	3705 THOMASSON DR			NAPLES, FL 34112---6628	22622600002 U
SAUNDERS, HUBERT J & BETTY L	5025 TAMIAMI TRL E			NAPLES, FL 34113---4126	80371400003 U
SAUNDERS, HUBERT J & BETTY L	5025 TAMIAMI TRL E			NAPLES, FL 34113---4126	80371440005 U
SAVARESE, JOHN & MARGARET	6 MILLERIDGE LN			SMITHTOWN, NY 11787---0	76555502184 U
SAVOCA, ALLEN J & NINA M	5680 HIGHBOURNE DR			NAPLES, FL 34113---0	52505044946 U
SCANCARELLA, MICHAEL J	6452 PEMBROKE WAY			NAPLES, FL 34113---0	52505035803 U
SCANNELL, STEPHEN JOS	SUSAN MARIE SCANNELL	7002 WINDHAM PARKWAY		PROSPECT, KY 33073---0	52505112881 U
SCARPATI, MARILYN & JOSEPH	17 SPRINGFIELD AVE			BERKELEY HEIGHTS, NJ 07922---0	76555500461 U
SCHALL,ROBERT SHEPHEN	PAMELA SCHALL	5769 ANEGADA DR		NAPLES, FL 34113---0	52505042223 U
SCHARMEN, CHARLES	1199 SOUTH SHELDON RD			PLYMOUTH, MI 48170---0	29681120005 U
SCHEPPS, KATHLEEN	9590 TREVI CT #5338			NAPLES, FL 34113---0	76555504467 U
SCHLESINGER, SUSAN L	KATHRYN SCHLESINGER-HAHN	4991 ANDROS DR		NAPLES, FL 34113---0	52505032660 U
SCHMECHEL, JEFFREY J & PAULA M	7108 DOMINICA DR			NAPLES, FL 34113---0	52505038729 U
SCHNEIDER III, SAMUEL J	MERIDEE ANNE FERRIN	5798 ANEGADA DR		NAPLES, FL 34113---0	52505042061 U
SCHOOL DISTRICT-AVE	AVALON ELEMENTARY	% SUPERINTENDENT	5775 OSCEOLA TRL	NAPLES, FL 34109---919	00395640007 U
SCHOOL DISTRICT-JJ	% SUPERINTENDENT		5775 OSCEOLA TRL	NAPLES, FL 34109---919	00395680203 U
SCHULDT, KAREN	VICTORIA HENKLE	7125 MOGUL WAY		INDIANAPOLIS, IN 42659---0	76555500364 U
SCHWARTZ, JO ANN	6842 BEQUIA WAY			NAPLES, FL 34113---0	52505037445 U
SCIRE, CHARLES P & MARCY L	2353 PINEWOODS CIR			NAPLES, FL 34105---2539	22670120000 U
SCIRE, CHARLES P & MARCY L	2353 PINEWOODS CIR			NAPLES, FL 34105---2539	22670080001 U
SCORZINI, FREDERICK A	NAVARO N SPARTACO	5335 TEAK WOOD DR		NAPLES, FL 34119---0	77870320008 U
SCOTT D HARMSEN & TAMMY A	HARMSEN LIVING TRUST	5983 BARTHELEMY AVE		NAPLES, FL 34113---0	52505110922 U
SCULLY, MARTIN J & LINDA E	9554 TREVI COURT #4738			NAPLES, FL 34113---0	76555000482 U
SD ICP LLC	2639 PROFESSIONA CIR STE 101			NAPLES, FL 34119---0	52505119088 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101			NAPLES, FL 34110---0	52505114986 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101			NAPLES, FL 34110---0	52505115286 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101			NAPLES, FL 34110---0	52505117488 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101			NAPLES, FL 34110---0	52505117705 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101			NAPLES, FL 34119---0	52505040322 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101			NAPLES, FL 34119---0	52505114889 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101			NAPLES, FL 34119---0	52505114902 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101			NAPLES, FL 34119---0	52505114928 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101			NAPLES, FL 34119---0	52505114944 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101			NAPLES, FL 34119---0	52505114960 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101			NAPLES, FL 34119---0	52505115008 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101			NAPLES, FL 34119---0	52505115024 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101			NAPLES, FL 34119---0	52505115040 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101			NAPLES, FL 34119---0	52505115066 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101			NAPLES, FL 34119---0	52505115121 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101			NAPLES, FL 34119---0	52505115147 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101			NAPLES, FL 34119---0	52505115163 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101			NAPLES, FL 34119---0	52505115189 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101			NAPLES, FL 34119---0	52505115228 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101			NAPLES, FL 34119---0	52505115244 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101			NAPLES, FL 34119---0	52505115260 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101			NAPLES, FL 34119---0	52505115309 U

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SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505117381 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505117501 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505117527 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505117569 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505117608 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505117624 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505117666 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505117682 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505117721 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505117747 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505117763 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505117828 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505117860 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505117886 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505118568 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505118623 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505118681 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505118704 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505118746 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505118788 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505118843 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505118908 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505118966 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505118982 U
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SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505119020 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505119046 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505119062 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505119101 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505119143 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505119169 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505119185 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505119208 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505119224 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505119240 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505119266 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505119282 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505119305 U
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SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505119347 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505119389 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505119402 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505119428 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505119444 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505119460 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505119509 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505119525 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505119541 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505119567 U
SD ICP LLC	2639 PROFESSIONAL CIR STE 101		NAPLES, FL 34119---0	52505119583 U
SD ICP LLC	2639 PROFESSIONAL CIRCLE	SUITE 101	NAPLES, FL 34119---0	52505040063 U
SD ICP LLC	2639 PROFESSIONAL CIRCLE	SUITE 101	NAPLES, FL 34119---0	52505115341 U
SD ICP LLC	2639 PROFESSIONAL CIRCLE	SUITE 101	NAPLES, FL 34119---0	52505115406 U
SD ICP LLC	2639 PROFESSIONAL CIRCLE	SUITE 101	NAPLES, FL 34119---0	52505115422 U
SD ICP LLC	2639 PROFESSIONAL CIRCLE	SUITE 101	NAPLES, FL 34119---0	52505115448 U
SD ICP LLC	2639 PROFESSIONAL CIRCLE	SUITE 101	NAPLES, FL 34119---0	52505115464 U
SD ICP LLC	2639 PROFESSIONAL CIRCLE	SUITE 101	NAPLES, FL 34119---0	52505115480 U
SD ICP LLC	2639 PROFESSIONAL CIRCLE	SUITE 101	NAPLES, FL 34119---0	52505115503 U
SD ICP LLC	2639 PROFESSIONAL CIRCLE	SUITE 101	NAPLES, FL 34119---0	52505115529 U
SD ICP LLC	2639 PROFESSIONAL CIRCLE	SUITE 101	NAPLES, FL 34119---0	52505115545 U
SD ICP LLC	2639 PROFESSIONAL CIRCLE	SUITE 101	NAPLES, FL 34119---0	52505117226 U
SD ICP LLC	2639 PROFESSIONAL CIRCLE	SUITE 101	NAPLES, FL 34119---0	52505117925 U
SD ICP LLC	2639 PROFESSIONAL CIRCLE	SUITE 101	NAPLES, FL 34119---0	52505117941 U

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SD ICP LLC	2639 PROFESSIONAL CIRCLE	SUITE 101		NAPLES, FL 34119---0	52505117967 U
SD ICP LLC	2639 PROFESSIONAL CIRCLE	SUITE 101		NAPLES, FL 34119---0	52505117983 U
SD ICP LLC	2639 PROFESSIONAL CIRCLE	SUITE 101		NAPLES, FL 34119---0	52505118005 U
SD ICP LLC	2639 PROFESSIONAL CIRCLE	SUITE 101		NAPLES, FL 34119---0	52505118021 U
SD ICP LLC	2639 PROFESSIONAL CIRCLE	SUITE 101		NAPLES, FL 34119---0	52505118047 U
SD ICP LLC	2639 PROFESSIONAL CIRCLE	SUITE 101		NAPLES, FL 34119---0	52505118063 U
SD ICP LLC	2639 PROFESSIONAL CIRCLE	SUITE 101		NAPLES, FL 34119---0	52505118089 U
SD ICP LLC	2639 PROFESSIONAL CIRCLE	SUITE 101		NAPLES, FL 34119---0	52505118128 U
SD ICP LLC	2639 PROFESSIONAL CIRCLE	SUITE 101		NAPLES, FL 34119---0	52505118144 U
SD ICP LLC	2639 PROFESSIONAL CIRCLE	SUITE 101		NAPLES, FL 34119---0	52505118160 U
SD ICP LLC	2639 PROFESSIONAL CIRCLE	SUITE 101		NAPLES, FL 34119---0	52505118186 U
SD ICP LLC	2639 PROFESSIONAL CIRCLE	SUITE 101		NAPLES, FL 34119---0	52505118209 U
SD ICP LLC	2639 PROFESSIONAL CIRCLE	SUITE 101		NAPLES, FL 34119---0	52505118267 U
SD ICP LLC	2639 PROFESSIONAL CIRCLE	SUITE 101		NAPLES, FL 34119---0	52505118283 U
SD ICP LLC	2639 PROFESSIONAL CIRCLE	SUITE 101		NAPLES, FL 34119---0	52505118306 U
SD ICP LLC	2639 PROFESSIONAL CIRCLE	SUITE 101		NAPLES, FL 34119---0	52505118348 U
SD ICP LLC	2639 PROFESSIONAL CIRCLE	SUITE 101		NAPLES, FL 34119---0	52505118364 U
SD ICP LLC	2639 PROFESSIONAL CIRCLE	SUITE 101		NAPLES, FL 34119---0	52505118380 U
SD ICP LLC	2639 PROFESSIONAL CIRCLE	SUITE 101		NAPLES, FL 34119---0	52505118403 U
SD ICP LLC	2639 PROFESSIONAL CIRCLE	SUITE 101		NAPLES, FL 34119---0	52505118429 U
SEA & LAND TRUST	6439 WARWICK AVE			NAPLES, FL 34113---0	52505035984 U
SEAMPLES, MARCEL G	5758 LAGO VILLAGGIO WAY			NAPLES, FL 34104---5742	80370640000 U
SEBES, CHRISTOPHER ALAN	MELISSA SUE ANDRICK-HUGHES	5730 CLARENDON DR		NAPLES, FL 34113---0	52505041402 U
SEE, FRANK R & WANDA C	6159 RODNEY BAY LN			NAPLES, FL 34113---0	52505117909 U
SEENEY, JOSEPH M	5840 ANTIGUA WAY			NAPLES, FL 34113---8809	52505110304 U
SEESE FAMILY REAL ESTATE TRUST	13479 PRESCOTT LANE			STRONGSVILLE, OH 44136---0	52505031483 U
SEESE, DONALD R	SHEILA Y LOMBARDI	13479 PRESCOTT LN		STRONGVILLE, OH 44136---0	52505034901 U
SEHLINGER, THOMAS E & DIANE W	11024 MAYAPPLE ST			PROSPECT, KY 40059---0	52505030387 U
SEMINARA, PAUL PHILIP	COLLEEN MARIE SEMINARA	4725 SPAULDING DR		CLARENCE, NY 14031---0	52505120080 U
SENTOVICH, KYLE A	3637 POPLAR WAY			NAPLES, FL 34112---0	22670240003 U
SENTOVICH, MITCHELL T & FAYE L	101 GREENLEAF AVE			LAKE PLACID, FL 33852---0	24170760007 U
SEUFFERT, RAYMOND GEORGE	PATRICIA L SEUFFERT	5778 ANEGADA DR		NAPLES, FL 34113---0	52505041965 U
SHADI OF NAPLES INC	13056 VALEWOOD DRIVE			NAPLES, FL 34119---0	77470000029 U
SHAHEEN, MICHAEL J & ROBYN L	9480 CASONA CT #202			NAPLES, FL 34113---0	26149203205 U
SHAPIRO TR, MARC L	CAPTAINS COVE TRUST	4605 DOMINION DR		NAPLES, FL 34112---6611	22620080006 U
SHARI L JACOBSON TRUST	5142 CROFTON AVE			SOLON, OH 44139---0	52505032327 U
SHARON ANN SIMS REV TRUST	6436 PEMBROKE WAY			NAPLES, FL 34113---0	52505035887 U
SHAWNICK NAPLES LLC	% ESMAIL SHAHIDI	9891 IRVINE CENTER DR	# 200	IRVINE, CA 92618---0	71750000305 U
SHEEHAN, DENNIS & MARY JANE	9397 NAPOLI LN			NAPLES, FL 34113---0	79904035649 U
SHEEKS III, PAUL P	3134 DOVER RD			SILVER LAKE, OH 44224---0	76555500380 U
SHIBEL, FREDERICK	2437 EAST LAKE RD			SKANEATELES, NY 13152---0	76555504988 U
SHICHANG, KAO & LINGYUN LEI	6361 LYFORD ISLE DR			NAPLES, FL 34112---0	52505034888 U
SHIRLEY A MITCHELL REV TRUST	1440 MONARCH CIR			NAPLES, FL 34116---6689	22621440001 U
SIBILA, MIKOLAJ	5758 HIGHBOURNE DR			NAPLES, FL 34113---0	52505044564 U
SICILLANO FAMILY IRRV LV TRUST	9596 TREVI CT #5411			NAPLES, FL 34113---0	76555504603 U
SIKORSKI, FRANCIS	BARBARA CAHILL RORICK	5614 ELBOW AVENUE		NAPLES, FL 34113---0	52505046520 U
SILLIN, ANDREW B	ILENE S GLICKMAN	6557 DOMINICA DR #202		NAPLES, FL 34113---0	29908000549 U
SILVERMAN, KENNETH D	FRANK CORALLO	15 E SHORE DR		BABYLON, NY 11702---0	67491800001 U
SIMKINS, ZACKARY SCOTT	LAUREN ELISE SIMKINS	8446 SW 121 ST		MIAMI, FL 33156---0	52505046326 U
SIMMEN, WILLIAM SCOTT	9566 TREVI COURT #4945			NAPLES, FL 34113---0	76555500584 U
SIMOFF, MARK WILLIAM	KYLE MARGUERITE SIMOFF	7193 DOMINICA DR		NAPLES, FL 34113---0	52505039207 U
SIMON, MICHAEL S	5720 HIGHBOURNE DR			NAPLES, FL 34113---0	52505044742 U
SINCLAIR, JAMES W & PATRICIA M	6553 DOMINICA DRIVE #101			NAPLES, FL 34113---0	29908000565 U
SIRAVO JR, JOSPEH F & MARIE E	232 CARSON TERRACE			HUNTINGDON VALLE, PA 19006---0	76555500827 U
SIROIS, ROLAND F & MAUREEN A	4917 ANDROS DR			NAPLES, FL 34113---0	52505032945 U
SKELTON, ISAAC NEWTON	ELENA C SKELTON	6308 LYFORD ISLE DR		NAPLES, FL 34113---0	52505034600 U
SKLARSKI, FRANK E	6209 MEGANS BAY DR			NAPLES, FL 34113---0	52505117145 U
SLANO, LAURA	15 VIKING DR			WEST ISLIP, NY 11795---0	76555504043 U
SLUTSKER, STEPHEN R & MARLIESE	7120 DOMINICA DR			NAPLES, FL 34113---0	52505038787 U
SLUTZKY, PAUL E & AMY J	PO BOX 221			HUNTER, NY 12442---0	29908001483 U
SMAAGAARD, BRADLEY & JOANN	2163 JEFFERSON AVE			NAPLES, FL 34112---0	22622680006 U
SMITH, JAMES A & VICKI J	5871 HAITI DR			NAPLES, FL 34113---0	52505113880 U
SMITH, JOHN T & JOANNE D	30 SETTLERS GREEN			PITTSFORD, NY 14534---0	52505117242 U

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SMITH, MICHAEL JAMES	DIANE STEPHENS SMITH	PO BOX 7622		BLOOMINGTON, IN 47407---0	52505112988 U
SMITH, SANFORD J & GAIL D	6464 PEMBROKE WAY			NAPLES, FL 34113---0	52505035748 U
SMITH, VERA M	55 COLONIAL DR			NAPLES, FL 34112---7317	77820640000 U
SMUGORZEWSKI EST, FRANCES M	% JUANITA BOWERSOX	765 E GRAND ST		HASTINGS, NE 68901---8243	50890320005 U
SNH/LTA PROPERTIES TRUST	%PROPERTY TAX COUNSELORS	PO BOX 3075		MC KINNEY, TX 75070---8182	55100160002 U
SNOW, THOMAS J & NANCY J	6144 ANTIGUA WAY			NAPLES, FL 34113---0	52505115781 U
SNYDER HOLDINGS LLC	451 BAYFRONT PLACE #5202			NAPLES, FL 34102---0	52505114261 U
SOAVE, LEO & MARIA	20592 CHESTNUT CIR			LIVONIA, MI 48152---0	76555502964 U
SOBE, DAVID S & CYNTHIA L	4803 HEIGHTS DR			STOW, OH 44224---0	52505039427 U
SOBON, MARK CHRISTOPHER	1 WHITE BROOK LANE			SOUTH HADLEY, MA 01075---0	26149202989 U
SOTO, DOMENICA G VALDEZ	2967 KAREN DR			NAPLES, FL 34112---0	50891080001 U
SOTO, DOMENICA VALDEZ	2967 KAREN DR			NAPLES, FL 34112---7362	50890760102 U
SOUTHPOINTE AT WINDSTAR MARINA	ASSOCIATION INC	PO BOX 110339		NAPLES, FL 34108---106	74101000359 U
SPAGNOLA, SALVATORE J	GINA R LUCCI-SPAGNOLA	6380 LYFORD ISLE DR		NAPLES, FL 34113---0	52505035162 U
SPARKS, JONATHAN W	SANDRA A CRAWSHAW-SPARKS	6286 LIGHTBOURN WAY		NAPLES, FL 34113---0	52505043183 U
SPEZZANO. GARY	9532 AVELLINO WAY #2726			NAPLES, FL 34113---0	79904035487 U
SPILSETH, DONALD M & PAULINE K	11463 NORTH SHORE DR			SPICER, MN 56288---0	52505030824 U
SPITZER, ERIC R & SUZANNE	6560 DOMINICA DRIVE UNIT 201			NAPLES, FL 34113---0	29908001548 U
ST JEAN, CULMER	4630 OUTER DRIVE			NAPLES, FL 34112---0	67492840002 U
ST LOUIS, JEAN PIERRE	JACQUELINE A MORTMAN	6255 LIGHTBOURN WAY		NAPLES, FL 34113---0	52505043581 U
STAHLMAN, GRISELDA	16685 CROWNSBURY WAY			FORT MYERS, FL 33908---5653	67492800000 U
STAI, GREGORY LEE	RENEE ANNE STAI	6352 LYFORD ISLE DR		NAPLES, FL 34113---0	52505035285 U
STAMPONE JR, VICTOR H	4405 VENTNOR AVE			ATLANTIC CITY, NJ 08401---0	76555500403 U
STANLEY, DAVID WARREN	MONICA MARY BEDNAR-STANLEY	SAVANNA ROSE STANLEY	3178 WOODSIDE AVE	NAPLES, FL 34112---0	48785040004 U
STANTON, NEIL	2820 CINNAMON BAY CIR			NAPLES, FL 34119---0	67491160000 U
STANTON, NEIL	2820 CINNAMON BAY CIR			NAPLES, FL 34119---0	67492040006 U
STANTON, PAUL FREDERICK	KATHLEEN MANNION STANTON	5662 ELBOW AVE		NAPLES, FL 34113---0	52505046287 U
STARZYK, MARC R & CHRISTINA D	6309 LYFORD ISLE DR			NAPLES, FL 34113---0	52505034642 U
STARZYK, MICHAEL JOSEPH	JANET LEE STARZYK	5738 ELBOW AVE		NAPLES, FL 34113---0	52505045903 U
STATON REVOCABLE TRUST	2731 13TH ST N			NAPLES, FL 34103---4531	67492120007 U
STAY IN THE LINES REV TRUST	31 TAURUS DR			MASHPEE, MA 02649---0	52505039168 U
STEARNS, LINDA B	KARINA PAAPE	6462 WARWICK AVE		NAPLES, FL 34113---0	52505036365 U
STEEL III, JOSEPH WALKER	LYNNE ROSE STEEL	5772 CLARENDON DR		NAPLES, FL 34113---0	52505041583 U
STEFANOVIC, VESNA	53 AMETHYST LANE			PATERSON, NJ 07501---0	76555000327 U
STEFFENS, THOMAS L & NANCY J	6568 DOMINICA DRIVE #202			NAPLES, FL 34113---0	29908001441 U
STEINIK, STANLEY DAVID	NANCY ESTELLE STEINIK	5787 CLARENDON DR		NAPLES, FL 34113---0	52505041729 U
STEPHEN & MARY OHARA TRUST	6243 LIGHTBOURN WAY			NAPLES, FL 34113---0	52505043523 U
STERNBERG REVOCABLE TRUST	6569 DOMINICA DR #202			NAPLES, FL 34113---0	29908000361 U
STERNER, BRADLEY P & PAULA F	6371 ANTIGUA WAY			NAPLES, FL 34113---0	52505120763 U
STEVEN J AMUNDSON & JUDY L	AMUNDSON TRUST	PO BOX 279		STONE LAKE, WI 54876---0	52505113042 U
STOCK JR, JOHN & LYNN B	405 COVE COURT			ORTLEY BEACH, NJ 08751---0	52505037429 U
STONER, FRITZ A	MICHELE R STONER	6234 UNION ISLAND WAY		NAPLES, FL 34113---0	52505119127 U
STOTSKY, SANDRA	9532 AVELLINA WAY #2711			NAPLES, FL 34113---0	79904035267 U
STRAUS, KATHLEEN & ANDREW	174 RIDGE DR			POMPTON LAKES, NJ 07442---0	76555503028 U
STRAUSS, HOWARD R & LISA L	820 WINDSOR RD			CUMBERLAND, MD 21502---0	52505043662 U
STREILER, JR, JAMES ROLAND	KATHI ROSE STREILER	5768 ELBOW AVE		NAPLES, FL 34113---0	52505045767 U
STROH, VIRGINIA	9496 CASORIA COURT #102			NAPLES, FL 34113---0	26149203645 U
STUART, DEAN JAY & ANN MARIE	3129 BAY MEADOWS CIRCLE			STOW, OH 44224---0	76555500186 U
STUMBO, ANN	2703 HOLLY AVE			NAPLES, FL 34112---0	50890440008 U
STUMBO, ANN	2703 HOLLY AVE			NAPLES, FL 34112---7318	50890400006 U
STUMBO, GARY W	2748 HOLLY AVE			NAPLES, FL 34112---7300	50891360006 U
STUMBO, GARY W	2748 HOLLY AVE			NAPLES, FL 34112---7300	50891320004 U
STUTTIG, DAWN C	6273 LIGHTBOURN WAY			NAPLES, FL 34113---0	52505043989 U
SUAREZ, CORINNE	355 EAST OHIO ST			CHICAGO, IL 60611---0	52505030361 U
SULKES, CHAD T	2892 COCO LAKES PL			NAPLES, FL 34105---0	61380240008 U
SULLIVAN ET AL, JERRY W	14371 HAWTHORNE DR			LEMONT, IL 60439---0	26149203221 U
SULLIVAN, PATRICK C & YULIA	6290 LIGHTBOURN WAY			NAPLES, FL 34113---0	52505043167 U
SUMMERS, JAMES R & ANNETTE J	6040 LUCAYA WAY			NAPLES, FL 34113---0	52505111523 U
SUNCOAST CREDIT UNION	6801 E HILLSBOROUGH AVE			TAMPA, FL 33610---4110	75173000027 U
SUNSER, JAMES MARTIN & ROSEANN	8214 HOYT FARM			CICERO, NY 13039---0	76555505000 U
SUNVEST PROPERTIES LLC	2100 9TH STREET NORTH #B			ST PETERSBURG, FL 33704---0	77870400009 U
SURMAITIS FAMILY TRUST	5122 ANDROS DR			NAPLES, FL 34113---0	52505031140 U
SUSAN & DANIEL ROSELIEP TRUST	8350 GREENWAY BLVD	#308		MIDDLETON, WI 53562---0	52505037144 U

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SUSAN CAMMARANO LIV TRUST	ROBERT C CAMMARANO LIV TRUS	268 SUNSET LN		MANTOLOKING, NJ 08738---0	76555504962	U
SUSAN E PIERRES LIVING TRUST	780 NE 69TH STREET	UNIT 2001		MIAMI, FL 33138---0	76555500306	U
SUSAN L HURSTIK TRUST	9572 TREVI CT #5028			NAPLES, FL 34113---0	76555500924	U
SUSAN M ANNIS REV TRUST	5971 BARTHELEMY AVE			NAPLES, FL 34113---0	52505110883	U
SUSAN PIERSON SONDERBY TRUST	5066 ANDROS DR			NAPLES, FL 34113---0	52505030866	U
SUSAN ROUTH LIVING TRUST	12362 MONTEGO PLAZA			DALLAS, TX 75230---0	26149202426	U
SUSAN SANDERSON REV LIV TRUST	5962 HAITI DR			NAPLES, FL 34113---8824	52505113440	U
SUSTACHEK, JON G	95 SAINT ANDREWS BLVD APT 110			NAPLES, FL 34113---7637	29680440003	U
SUTHERLAND III, JOHN E	JANE PATRICIA SEIDL	7154 DOMINICA DR		NAPLES, FL 34113---0	52505038949	U
SWEENEY, DANIEL	JOAN HAUSWALD	5051 TORTOLA CT		NAPLES, FL 34113---0	52505031784	U
SWEENEY, PATRICK J & NANCY E	9578 TREVI COURT #5124			NAPLES, FL 34113---0	76555502249	U
SWEITZER, CINDY	4476 BEECHWOOD LAKE DRIVE			NAPLES, FL 34112---0	67493560006	U
SWINGLE JR, JOSEPH W	CAROLYN M SWINGLE	29 RUSSELL AVE		OCEANPORT, NJ 07757---0	26149202808	U
SWINGLE, DAVID CHARLES	MARIA R SWINGLE	5987 BARTHELEMY AVE		NAPLES, FL 34113---0	52505110948	U
SYGNATOR, PETER LESLIE	BRAD MOREAU	5941 HAITI DR		NAPLES, FL 34113---0	52505113602	U
SYLVIA, MAXINE YVONNE	9584 TREVI CT #5234			NAPLES, FL 34113---0	76555503002	U
SZCZESNY, PAMELA	5095 ANDROS DR			NAPLES, FL 34113---0	52505032026	U
T A STINE & C R STINE TRUST	6806 BEQUIA WAY			NAPLES, FL 34113---0	52505037623	U
T L TRUESDELL 2005 REV TRUST	5750 CLARENDON DR			NAPLES, FL 34113---0	52505041509	U
T M RICHARDSON REV LIV TRUST	2312 KINGS LAKE BLVD			NAPLES, FL 34112---0	22621480003	U
TANTILLO JR, JOSEPH P	RONALD J CARNEVALE	25 STEAM VIEW LN		LANCASTER, NY 14086---0	76555500801	U
TARANTINO, PAUL & DEBORAH	6253 UNION ISLAND WAY			NAPLES, FL 34113---0	52505118649	U
TAYLOR, THOMAS EDWARD	THOMAS RUSTON GARRETT	5757 ANEGADA DRIVE		NAPLES, FL 34113---0	52505040500	U
TBT PROPERTIES LLC	9533 AVELLINO WAY #2914			NAPLES, FL 34113---0	76555502320	U
TBT PROPERTIES LLC	9533 AVELLINO WAY #2914			NAPLES, FL 34113---0	76555505181	U
TC ACCOMMODATOR 218 LLC	8701 WEST DODGE RD #150			OMAHA, NE 68114---0	29908001629	U
TEARS JR, CLARENCE SUMNER	REINA MARGARITA VOGELER	5657 HIGHBOURNE DR		NAPLES, FL 34113---0	52505045123	U
TERRACE IX AT TREVISO BAY	CONDOMINIUM ASSOCIATION INC	12734 KENWOOD LANE	SUITE 49	FORT MYERS, FL 33907---0	68158001540	U
TERRACE VII AT TREVISO BAY	CONDOMINIUM ASSOCIATION INC	12734 KENWOOD LANE	SUITE 49	FORT MYERS, FL 33907---0	68158001524	U
TERRACE VIII AT TREVISO BAY	CONDOMINIUM ASSOCIATION INC	% TROPICAL ISLES MANAGEMEN	12734 KENWOOD LANE SUITE 49	FORT MYERS, FL 33907---0	68158001537	U
TERRACE X AT TREVISO BAY	CONDOMINIUM ASSOCIATION INC	12734 KENWOOD LANE	SUITE 49	FORT MYERS, FL 33907---0	68158001553	U
TERRY GALE GUM &	BRENDA JOY GUM TRUST	6478 WARWICK AVE		NAPLES, FL 34113---0	52505036284	U
THAYER, KENNETH R	10783 SCARLETT OAK			ST JOHN, IN 46373---0	76555500429	U
THEODORE & JOANNE WERNER TRUST	99 S PARK AVE #113			ROCKVILLE CENTRE, NY 11570---0	76555504425	U
THOMAS A MACKSOOD TRUST	12137 MARGARET DR			FENTON, MI 48430---0	76555504205	U
THOMAS B SPILLANE JR TRUST	6370 WARWICK AVE			NAPLES, FL 34113---0	52505034464	U
THOMAS K HENRY 2009 TRUST	5750 HIGHBOURNE DR			NAPLES, FL 34113---0	52505044603	U
THOMAS P HALING TRUST	DEBORAH F INNES REV LIV TRUST	6333 LYFORD ISLE DRIVE		NAPLES, FL 34113---0	52505034765	U
THOMAS ROBINSON IRA	11146TH LN N			NAPLES, FL 34102---0	50891500002	U
THOMAS, KEITH K & KAREN	2048 ST ANDREWS CT			FAIRFIELD, OH 45014---0	29680960004	U
THOMAS, RICHARD K & BRENDA J	1869 KANDAHAR CT			WHEATON, IL 60189---0	52505111727	U
THOMPSON,BRADLEY C & CATHRYN R	2152 LONGBOAT DR			NAPLES, FL 34104---3377	61330120000	U
THOMPSON,BRADLEY C & CATHRYN R	2152 LONGBOAT DR			NAPLES, FL 34104---3377	61330160002	U
THURLOW, THOMAS CLINTON	TAMMI JO THURLOW	140 8TH AVE NE		CARRINGTON, ND 58421---0	52505114164	U
TIITF /DEP-MARINE RESOURCES	ROOKERY BAY	3900 COMMONWEALTH BLVD		TALLAHASSEE, FL 32399---3000	00395840001	U
TIITF /DEP-MARINE RESOURCES	ROOKERY BAY	3900 COMMONWEALTH BLVD		TALLAHASSEE, FL 32399---3000	00395880003	U
TIITF /DEP-MARINE RESOURCES	ROOKERY BAY	3900 COMMONWEALTH BLVD		TALLAHASSEE, FL 32399---3000	00395930005	U
TIITF /DEP-MARINE RESOURCES	ROOKERY BAY	3900 COMMONWEALTH BLVD		TALLAHASSEE, FL 32399---3000	20764400007	U
TIITF /DOT /ST OF FL	% DOUGLAS BLDG	3900 COMMONWEALTH BLVD		TALLAHASSEE, FL 32399---3000	00393760002	U
TIITF /DOT /ST OF FL	% DOUGLAS BLDG	3900 COMMONWEALTH BLVD		TALLAHASSEE, FL 32399---3000	00431520104	U
TIITF /REC & PARKS	ROOKERY BAY	3900 COMMONWEALTH BLVD		TALLAHASSEE, FL 32399---3000	00439680004	U
TIMKO, RICHARD J	NICHOLAS TIMKO	2917 WOODSIDE AVE		NAPLES, FL 34112---7331	48783960005	U
TIMOTHY F CONWAY REV TRUST	1804 WHISPER BLUFF TRAIL			HINCKLEY, OH 44233---0	26149202743	U
TINA L REES REVOCABLE TRUST	6095 PLANA CAYS DR			NAPLES, FL 34113---0	52505115105	U
TODD CHAPMAN FAMILY TRUST	6254 LIGHTBOURN WAY			NAPLES, FL 34113---0	52505043345	U
TODD, JAMES T & IRIS E	744 OLD OAK TRACE			COLUMBUS, OH 43235---0	52505031263	U
TOFAN TR, ANNETTE P	FRANK L PROVENZA TR	HELEN A PROVENZA REV INT TRU	7805 WOODHARBOR DR	FORT WORTH, TX 76179---3047	29681560005	U
TOLSON, JAMES E & LINDA I	5966 HAITI DR			NAPLES, FL 34113---0	52505113466	U
TOMASI, THOMAS J	CYNTHIA TEARE TOMASI	5965 HAITI DR		NAPLES, FL 34113---0	52505113563	U
TOMEI, ANTHONY JAMES	GAIL ROBBINS TOMEI	5916 ANTIGUA WAY		NAPLES, FL 34113---0	52505110689	U
TOMMARELLO, SALVATORE J	LAURIE D TOMMARELLO	SALVATORE A TOMMARELLO	5159 ANDROS DR	NAPLES, FL 34113---0	52505031409	U
TONETTI, FREDERICK W	JACQUELINE A TONETTI	7170 DOMINICA DR		NAPLES, FL 34113---0	52505039029	U
TORRES, JUAN C & MARIA I	4601 ALLADIN LN			NAPLES, FL 34112---6606	22670040009	U

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TORRES, RAFAEL SOLANO	YAIMA URQUIOLA LEDO	3825 ROSE AVE		NAPLES, FL 34112---0	67493720008 U
TORRICE, JEFFREY	MICHELLE MCPHERSON	737 LAKE SHORE RD		GROSS PTE SHORES, MI 48236---0	52505038884 U
TORUNO-HOLDEN, ERIC JAVIER	JANIS MARIE HOLDEN-TORUNO	5661 HIGHBOURNE DR		NAPLES, FL 34113---0	52505045149 U
TRAN, QUOC	THUY NGUYEN	4728 ORCHARD LN		NAPLES, FL 34112---0	22621560004 U
TRAN, QUOC H	THUY M NGUYEN	4728 ORCHARD LN		NAPLES, FL 34112---0	22621520002 U
TRAVISANO, PETER J	JACQUELINE A TRAVISANO	10817 GARDEN RIDGE CT		DAVIE, FL 33328---0	52505114805 U
TREGLIA, LINDA	LAURA LUFRANO	6128 ANTIGUA WAY		NAPLES, FL 34113---0	52505115707 U
TREMBLAY, MAUDE	4900 BISCAYNE DR #24			NAPLES, FL 34112---0	24170960001 U
TREVINO JR, RAYNALDO	TREVINO, DELIA	3553 THOMASSON DR		NAPLES, FL 34112---0	22670680016 U
TREVISO BAY 2017 REALTY TRUST	18 OLYMPIA ROAD			MARSHFIELD, MA 02050---0	76555000903 U
TREVISO BAY PROPERTY OWNERS	MASTER ASSOCIATION	9800 TREVISO BAY BLVD		NAPLES, FL 34113---0	68158000622 U
TREVISO BAY PROPERTY OWNERS	MASTER ASSOCIATION INC	9800 TREVISO BAY BLVD		NAPLES, FL 34113---0	66748000021 U
TREVISO BAY PROPERTY OWNERS	MASTER ASSOCIATION INC	9800 TREVISO BAY BLVD		NAPLES, FL 34113---0	66748000063 U
TREVISO BAY PROPERTY OWNERS	MASTER ASSOCIATION INC	9800 TREVISO BAY BLVD		NAPLES, FL 34113---0	66748000089 U
TREVISO BAY PROPERTY OWNERS	MASTER ASSOCIATION INC	9800 TREVISO BAY BLVD		NAPLES, FL 34113---0	66748000241 U
TREVISO BAY PROPERTY OWNERS	MASTER ASSOCIATION INC	9800 TREVISO BAY BLVD		NAPLES, FL 34113---0	68158000101 U
TREVISO BAY PROPERTY OWNERS	MASTER ASSOCIATION INC	9800 TREVISO BAY BLVD		NAPLES, FL 34113---0	68158001511 U
TREVISO BAY PROPERTY OWNERS	MASTER ASSOCIATION INC	9800 TREVISO BAY BLVD		NAPLES, FL 34113---0	79905000107 U
TRICCA, RAYMOND A & LINDA A	6553 DOMINICA DRIVE #202			NAPLES, FL 34113---0	29908000604 U
TRIPURANENI, ASHOK K	PAVITHRA TRIPURANENI	5765 ANEGADA DR		NAPLES, FL 34113---0	52505042249 U
TRONOLONE, MARK JOSEPH	KATHLEEN ALICE PUGLIESE	5826 HAITI DR		NAPLES, FL 34113---0	52505114342 U
TRUST 5714	5714 CLARENDON DR			NAPLES, FL 34113---0	52505041321 U
TSO AP III SPE 2 LP	% THE SIMPSON ORGANIZATION IN	1170 PEACHTREE ST NE	SUITE 2000	ATLANTA, GA 30309---0	55150880002 U
TS'O, THEODORE YUE TAK	ANASTASIA LEE QUANDT	1 THORNTON RD		WINCHESTER, MA 01890---0	76555500283 U
UCCI, THOMAS & MAUREEN E	21 HENDRICKS CT			SAYREVILLE, NJ 08872---0	26149202442 U
UMPIERRE, RAMON ANTONIO	GLORIA ESTHER UMPIERRE	7157 DOMINICA DR		NAPLES, FL 34113---0	52505039388 U
UNC HOLDINGS LLC	1049 ORCHARD LANE			BROADVIEW HEIGHT, OH 44147---0	76555502867 U
UNC HOLDINGS LLC	1049 ORCHARD LANE			BROADVIEW HTS, OH 44147---0	76555500089 U
UNIS, SANDRA	6184 ANTIGUA WAY			NAPLES, FL 34113---0	52505115985 U
UNITED TELEPHONE CO OF FL	ATTN: PROPERTY TAX DEPT	1025 ELDORADO BLVD		BROOMFIELD, CO 80021---0	22670400005 U
URREA, ALEJANDRO CARLOS	SABA ZARINA URREA	6348 LYFORD ISLE DR		NAPLES, FL 34113---0	52505035308 U
UZUPES, VANESSA	1180 DIANA AVENUE			NAPLES, FL 34103---0	61330040009 U
VACCARELLO, RICHARD H	BARBARA J CAMPISI	6474 WARWICK AVE		NAPLES, FL 34113---0	52505036307 U
VAJJHALA, RAVI & BHARATI	9572 TREVI COURT #5015			NAPLES, FL 34113---0	76555500704 U
VALDEZ, OLIVAR & MARCELINA	2769 HOLLY AVE			NAPLES, FL 34112---7318	50890240004 U
VALENTA, JEANNINE	GREG LESNIAK	3205 ANDREWS AVENUE		NAPLES, FL 34112---0	48782720000 U
VALERA, ELIZABETH & ROAMY RAUL	9590 TREVI CT #5318			NAPLES, FL 34113---0	76555504140 U
VALLE, BRIAN D & ELLEN P	707 DIVIDING RD			SEVERNA PARK, MD 21146---0	76555500885 U
VAN DECKER, JOHN EDWARD	MICHELLE LISA VAN DECKER	6364 LYFORD ISLE DRIVE		NAPLES, FL 34113---0	52505035227 U
VAN TINE, MARILEE	3227 WOODSIDE AVE			NAPLES, FL 34112---0	48784640007 U
VANDERHAGEN, MARK D & DENISE R	6431 PEMBROKE WAY			NAPLES, FL 34113---0	52505035528 U
VANZO FAMILY TRUST	17 BARRETT POND RD			COLD SPRINGS, NY 10516---0	76555502061 U
VARNADOE, GEORGE L & SUSAN A	5114 ANDROS DR			NAPLES, FL 34112---0	52505031108 U
VASQUEZ, GUSTAVO	4003 THOMASSON LN			NAPLES, FL 34112---0	67491920004 U
VASQUEZ, JUAN	KARA MARTIN	9584 TREVI COURT #5214		NAPLES, FL 34113---0	76555502689 U
VELECHKO, VITALE & CAROLYN	110 HOLLY LN			CEDAR GROVE, NJ 07009---0	29908000646 U
VELEZ CORREA, JOSE R	4112 ROSE AVE			NAPLES, FL 34112---0	67490480008 U
VENDETTA, JOSEPH F & KAREN D	5856 ANTIGUA WAY			NAPLES, FL 34113---0	52505110388 U
VERBOS, EDWARD	ALEXIA VERBOS	105 NORTHERN LIGHT CIRCLE		HINCKLEY, OH 44233---0	26149202769 U
VEST, JEREMY	NICOLE RUSSO	9492 CASORIA COURT #102		NAPLES, FL 34113---0	26149203483 U
VF5049 LLC	800 WILLOW CT			MARCO ISLAND, FL 34145---0	80370960007 U
VIA VENETO AT TREVISO BAY	NEIGHBORHOOD ASSOCIATION INC	10481 BEN C PRATT	6 MILE CYPRESS PKWY	FT MYERS, FL 33966---0	79905000165 U
VIA VENETO AT TREVISO BAY	NEIGHBORHOOD ASSOCIATION INC	10481 BEN C PRATT	6 MILE CYPRESS PKWY	FT MYERS, FL 33966---0	79905002024 U
VIA VENETO AT TREVISO BAY	NEIGHBORHOOD ASSOCIATION INC	10481 BEN C PRATT	6 MILE CYPRESS PKWY	FT MYERS, FL 33966---0	79905002040 U
VIGE & MEESON REVOCABLE TRUST	6912 CAY COURT			NAPLES, FL 34113---0	52505038208 U
VILLAGE FALLS SEVEN INC	4987 TAMIAMI TRL E			NAPLES, FL 34113---4131	80370920005 U
VILLANTI, ROBERT	NICHOLAS LAGREGA	31 CANTERBURY CT		OAKDALE, NY 11769---0	26149202947 U
WADE, RONALD ANTHONY	7153 DOMINICA DR			NAPLES, FL 34113---0	52505039401 U
WALDRON, AUSTIN J	1101 S STATE ST #2104			CHICAGO, IL 60605---0	52505035120 U
WALLENCE, DONALD M & JOAN L	3667 SCHUYLKILL RD			SPRING CITY, PA 10475---0	52505030963 U
WALTER L SEMBROWICH LIV TRUST	MARY E SEMBROWICH LIV TRUST	5954 HAITI DR		NAPLES, FL 34113---0	52505113408 U
WARD, KATHLEEN A	63 CONSTITUTION DR			NAPLES, FL 34112---7309	61838480006 U
WARNER JR, ROY L	MARY RENEE WARNER	4986 ANDROS DR		NAPLES, FL 34113---0	52505030565 U

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WARZINIAK, ANGELINE	DOROTHY LAWRENCE	75 SAINT ANDREWS BLVD #200B		NAPLES, FL 34113---7602	29680560006 U
WAYNE P JOHNSON FL RES TRUST	728 GRAND AVENUE			SPENCER, IA 51301---0	52505030769 U
WAZFORD 2017 REALTY TRUST	9533 AVELLINO WAY #2915			NAPLES, FL 34113---0	79904035827 U
WEATHERSON, GARY & WANDA	5022 ANDROS DR			NAPLES, FL 34113---0	52505030646 U
WEAVER, NATHAN & FALISCIA	4001 ROCK BAY DR			LOUISVILLE, KY 40245---0	76555503044 U
WEBER, PATRICK CHARLES	JENNIFER LYNN WEBER	9469 CASORIA COURT #201		NAPLES, FL 34113---0	26149202620 U
WEBERLEIN, DAVID M & CYNTHIA L	4987 ANDROS DR			NAPLES, FL 34113---0	52505032686 U
WEHRFRITZ, DAVID JAMES	SUSAN JO WEHRFRITZ	5756 ANEGADA DR		NAPLES, FL 34113---8383	52505040982 U
WEIBELER, WILLIAM F	KATHLLLEN P WEIBELER	5867 HAITI DR		NAPLES, FL 34113---0	52505113903 U
WEIR, CAROLE A	7185 DOMINICA DR			NAPLES, FL 34113---0	52505039249 U
WEISS, BARBARA A	6959 CAY COURT			NAPLES, FL 34113---0	52505037885 U
WELCH, MARK A	GINGER A WELCH	6413 ANTIGUA WAY		NAPLES, FL 34113---0	52505120967 U
WENTWORTH ESTATES CDD	2900 NORTHEAST 12TH TERRACE	SUITE 1		OAKLAND PARK, FL 33334---0	66748001842 U
WENTWORTH ESTATES CDD	2900 NORTHEAST 12TH TERRACE	SUITE 1		OAKLAND PARK, FL 33334---0	66748001868 U
WENTWORTH ESTATES CDD	2900 NORTHEAST 12TH TERRACE	SUITE 1		OAKLAND PARK, FL 33334---0	66748001884 U
WENTWORTH ESTATES CDD	2900 NORTHEAST 12TH TERRACE	SUITE 1		OAKLAND PARK, FL 33334---0	66748001949 U
WENTWORTH ESTATES CDD	2900 NORTHEAST 12TH TERRACE	SUITE 1		OAKLAND PARK, FL 33334---0	68158002125 U
WENTWORTH ESTATES CDD	2900 NORTHEAST 12TH TERRACE	SUITE 1		OAKLAND PARK, FL 33334---0	68158002141 U
WENTWORTH ESTATES CDD	2900 NORTHEAST 12TH TERRACE	SUITE 1		OAKLAND PARK, FL 33334---0	68158002206 U
WERNER, BRANDON M	4208 MINDI AVE			NAPLES, FL 34112---6788	67492600006 U
WEST 2017 TRUST	75 DENNISON DR			GLENDALE HEIGHTS, IL 60139---0	52505043840 U
WHELAN, DIANNE TERRIO	7194 DOMINICA DR			NAPLES, FL 34113---0	52505039142 U
WHIDDEN, RAY A	4900 BISCAYNE DR #1			NAPLES, FL 34112---6903	24170040002 U
WHITAKER, DAVID WINFIELD	DENAY MARIE WHITAKER	5854 HAITI DR		NAPLES, FL 34113---0	52505112904 U
WHITE, EDWARD	75 SAINT ANDREWS BLVD #100			NAPLES, FL 34113---0	29680040005 U
WHITE, KEITH R & LISA A	5106 ANDROS DR			NAPLES, FL 34113---0	52505031069 U
WHITELEY, THOMAS HARRISON	KAREEN KENWORTHY WHITELEY	5650 ELBOR AVENUE		NAPLES, FL 34113---0	52505046342 U
WIAN, EDWARD & GINA	6278 LIGHTBOURN WAY			NAPLES, FL 34113---8386	52505043222 U
WIEGE PROPERTIES LLC	8379 PALACIO TERRACE S			NAPLES, FL 34114---0	29681320009 U
WIEROWSKI, JAMES VINCENT	NANCY K WIEROWSKI	23 SCARBOROUGH PARK		ROCHESTER, NY 14625---0	52505036242 U
WIGHTMAN, DOUG & MEGHAN K	5638 CHAPEL HILL			GURNEE, IL 60031---0	76555502168 U
WILCOXSON, STEVEN A & LISA M	10170 CHESTNUT OAK DR			INDEPENDENCE, KY 41051---0	29681360001 U
WILLIAM BERENSON TRUST	6533 DOMINICA DR #101			NAPLES, FL 34113---8181	29908000866 U
WILLIAM R CLAYPOLE TRUST	6060 ELLISON DR			WESTERVILLE, OH 43082---0	26149203247 U
WILLIAMCEAU, JOHNY	4320 MINDI AVENUE			NAPLES, FL 34112---0	67492760001 U
WILLIAMS, DEBORAH G	PAUL H WILLIAMS	EMILY A WILLIAMS	84 WINTER ST	REHOBOTH, MA 02769---0	79904035186 U
WILLOUGH HEALTHCARE INC	PO BOX 1669			CLEARWATER, FL 33757---1669	55100120000 U
WILLOUGHBY, JASON ALEXANDER	LAURA DENISE WILLOUGHBY	5786 HIGHBOURNE DR		NAPLES, FL 34113---0	52505044425 U
WILSON JR, JOSEPH RANDALL	EVELYN MONTEZ WILSON	5910 HAITI DR		NAPLES, FL 34113---0	52505113181 U
WILSON, CINDY L	5723 HIGHBOURNE DR			NAPLES, FL 34113---0	52505045440 U
WILSON, DAVID L & KATHLEEN M	9554 TREVI CT #4735			NAPLES, FL 34113---0	76555000424 U
WILSON, ROBERT C & SUSAN M	21 POJAC POINT ROAD			NORTH KINGSTOWN, RI 02852---0	26149202646 U
WINDHAM, DARRYL	4210 MINDI AVE			NAPLES, FL 34112---0	67492640008 U
WINDUS JR, JOSEPH PRESTON	GYDA R WINDUS	5690 ELBOW AVE		NAPLES, FL 34113---0	52505046148 U
WINFORD I TURNER SR TRUST EST	45 LIBERTY LN			NAPLES, FL 34112---7323	61838600006 U
WITTSTOCK, TIMOTHY JAMES	SANDRA LYNN STANDEL	6157 MEGANS BAY DR		NAPLES, FL 34113---0	52505117404 U
WOLFRUM FAMILY JOINT REV TRUST	% RENATE & MIKE	400 5TH AVE S #301		NAPLES, FL 34102---0	26149203768 U
WOLK, HANNAH NICOLE	5669 HIGHBOURNE DR			NAPLES, FL 34113---0	52505045181 U
WOOD, JANE ELEANOR	5658 ELBOW AVE			NAPLES, FL 34113---0	52505046300 U
WOOD, NANCY ZIMMERMAN	5883 HAITI DR			NAPLES, FL 34113---0	52505113822 U
WOODSIDE PROPERTIES INC	1551 BEMBURY DR			NAPLES, FL 34102---0	48784840001 U
WOZNY, GEOFFREY ALLAN	ELIZABETH ALMA STRONG	5786 ANEGADA DR		NAPLES, FL 34113---0	52505042003 U
WRIGHT, PAULINE	200 VETERANS LANE #533			DOYLESTOWN, PA 18901---0	48783360003 U
YANCEY II, LEWIS RANDOLPH	JEWEL SHANNON YANCEY	1813 SOUTH DOVER POINTE RD		HENRICO, VA 23238---0	52505039524 U
YERGER, RICHARD E	NANCY M BORK -YERGER	9464 CASORIA CT #202		NAPLES, FL 34113---0	26149202565 U
YOLTAY, ELAINE LOUISE	JOSH SUCA YOLTAY	9590 TREVI COURT #5332		NAPLES, FL 34113---0	76555504344 U
YOUNG, CHRISTOPHER D	MICHELLE M YOUNG	6735 FALCONS POINT		VICTOR, NY 14564---0	52505044904 U
YOUNG, DEBORAH L & MICHAEL L	236 WEST 700 SOUTH			HEBRON, IN 46341---0	76555504548 U
YOUNG, GREGORY & SANDRA	18311 BLUE HERON DRIVE E			NORTHVILLE, MI 48168---0	52505039744 U
YOUNG, STEPHEN M & DONNA M	5003 ANDROS DR			NAPLES, FL 34113---0	52505032602 U
YU, RICHARD A & SANDRA A	28 FAIRFIELD AVE			WESTPORT, CT 06880---0	52505036129 U
ZABALA, MARIO	MARIA FERNANDA ZABALA	4005 ROSE AVENUE		NAPLES, FL 34112---0	67493640007 U
ZACCOLI, ANTHONY	GERI ANN ADAMO	3553 ROANOKE STREET		SEAFORD, NY 11783---0	26149202963 U

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ZADROZNY, THOMAS PAUL	CAROLANN ZADROZNY	6915 CAY COURT		NAPLES, FL 34113---0	52505037681 U
ZAHN, ANDREW J	FERNANDA SCHUCH	5154 ANDROS DR		NAPLES, FL 34113---0	52505031302 U
ZAPATA, FRANCISCO J O	CINTIA ARROYO JIMENEZ	CARMEN D FLORES	4000 MINDI AVE	NAPLES, FL 34112---6738	67492160009 U
ZAPPA JR, LEO JOHN & SUSAN M	5788 CLARENDON DR			NAPLES, FL 34113---0	52505041664 U
ZARAGOZA, ELEAZAR DUARTE	2569 HOLLY AVE			NAPLES, FL 34112---0	50890722001 U
ZAWOL, DANA & JOSEPH	3195 LYDIA LANE			BELLMORE, NY 11710---0	76555504302 U
ZEGRAS, MARY L	5950 HAITI DRIVE			NAPLES, FL 34113---0	52505113385 U
ZELDIN, ERIC M & ANNETTE F	17311 TALL TREE TRAIL			CHAGRIN FALLS, OH 44023---0	52505044001 U
ZELMANOW, PHILLIP & SAMANTHA	4 THOMAS WAITE RD			OLD LYME, CT 06371---0	52505032149 U
ZEPEDA, SALVADOR	ZEPEDA, ROSALINDA HERNANDEZ	2581 HOLLY AVE		NAPLES, FL 34112---7315	50890720100 U
ZIEGELMAIER, JENNIFER L MULLER	5033 TAMIAMI TRL E # H-3			NAPLES, FL 34113---4126	80371240001 U
ZINGO, MAUREEN ELIZABETH	6225 UNION ISLAND WAY			NAPLES, FL 34113---0	52505118500 U
ZYCH, TIMOTHY	6529 DOMINICA DR #202			NAPLES, FL 34113---0	29908000963 U
ZYGNER, WALLACE J	75 ST ANDREWS BLVD B-203			NAPLES, FL 34113---0	29680680009 U
REFERENCE ONLY	BISCAYNE APARTMENTS	A CONDOMINIUM			63103880009 N
REFERENCE ONLY	COACH HOMES II AT TREVISO BAY	A PHASE CONDOMINIUM			68158000208 N
REFERENCE ONLY	CYPRESS GATE A CONDOMINIUM				55150760009 N
REFERENCE ONLY	DOMINICA ISLE A CONDOMINIUM				52505010103 N
REFERENCE ONLY	TERRACE IX AT TREVISO BAY	A PHASE CONDOMINIUM			68158001401 N
REFERENCE ONLY	TERRACE VII AT TREVISO BAY	A PHASE CONDOMINIUM			68158001207 N
REFERENCE ONLY	TERRACE VIII AT TREVISO BAY	A PHASE CONDOMINIUM			68158001304 N
REFERENCE ONLY	VERANDA IV AT TREVISO BAY	A PHASE CONDOMINIUM			68158000907 N
REFERENCE ONLY	VILLAGE FALLS AT NAPLES, THE	A CONDOMINIUM			55151520002 N
REFERENCE ONLY					20764330009 N
1677828 ONTARIO INC	33 BOSWELL AVE			TORONTO M5R 1M5 CANADA	52505034969 F
2561649 ONTARIO INC	2800 JOHN STREET UNIT 23			MARKHAM L3R 0E2 CANADA	26149203328 F
BAHL, RAJIV & ANU	1516-30 GREENFIELD AVE			NORTH YORK M2N 6N3 CANADA	76555504386 F
BERING, MARK P	LUCIE MARIE POMERIEAU	172 DEZIEL DR		BELLE RIVER N0R 1A0 CANADA	76555500102 F
BERING, MARK P	LUCIE POMERLEAU	172 DEZIEL DR		BELLE RIVER N0R 1A0 CANADA	52505113068 F
BOND, TIFFANY ANNE	KARI LYNNE BOND	46 ANDREA RD		AJAX L1S 3V7 CANADA	29680400001 F
CARPENTIER, ANNIE	FRANCIS GAGNON	358 CHEMIN DE L'HERITAGE		SAINT SAUVEUR J0R 1R4 CANADA	76555501143 F
CERONE, GERARDO & CARRIE	371 SIXTEEN MILE DR			OAKVILLE L6M 0Z3 CANADA	76555504001 F
COUSINS, GORDON STEPHEN	ANNE COUSINS	23 KAVANAGH CRESCENT JACKTON		GLASGOW G758WS UNITED KINGDOM	52505040908 F
DESOUZA, CHARLES S	MARIA MABEL DESOUZA	13230 5TH SIDE RD		GEORGETOWN L7G 4S5 CANADA	76555001009 F
DEVITT, PATRICK J & KAREN A	175 CIONTARF RD			DUBLIN 3 IRELAND	79904035021 F
DIGIOVANNI, DOMINIC A	JOSEPHINE DIGIOVANNI	1 9000 KEELE STREET		CONCORD L4K 0B3 CANADA	76555000880 F
EVERETT, NEIL & NANCY	144 SNOWBRIDGE WAY			BLUE MOUNTAINS L9Y 0V1 CANADA	52505031564 F
FMCOLE LLC	THE WAY HOUSE RED SHUTE HILL	HERMITAGE		THATCHAM RG18 9QH UNITED KINGDOM	52505030808 F
GALLIVAN HOMER FMLY TRUST 2019	709 GLASGOW STREET			KITCHENER N2M 2N7 CANADA	52505040526 F
GIANNOU, CHRISTOS & TERI ANNE	3839 CUNARD ST #1003			HALIFAX B3K 0B9 CANADA	52505041525 F
GUELI, CARMELO P & GLORINDA	142 BLAIR LN			ANCASTER L9G 1B7 CANADA	76555502582 F
HAINES, LEA & ANTHONY	11 DUNVEGAN RD			TORONTO M4V 2P5 CANADA	52505041745 F
HART, CASSANDRA	JEEN DE JONG	11 C SALT DOCK RD UNIT 205		PERRY SOUND P2A 2W9 CANADA	76555501127 F
HATER, THOMAS & SILKE	HASENPFAD 9			DORSTEN 46284 GERMANY	79904035429 F
HILL FAMILY REAL ESTATE	HOLDINGS LP	10 INGLEVIEW DR		INGLEWOOD L7C 1P3 CANADA	52505111866 F
IUORIO, PASQUALINO	MARIA IUORIO	43 WOODLAND TRL CT		WOODBRIDGE L4L 9H9 CANADA	29681520003 F
JOCHHEIM, BERNHARD	DIANA DAHNZ-JOCHHEIM	188 LYNDHURST DR		THORNHILL L3T 6T4 CANADA	76555501208 F
JOHNSTON, WILLIAM & JOCELYN	164 ARNOTT DR			ENNISMORE K0L 1T0 CANADA	76555500908 F
JUERGENS FAMILY REV TRUST	HUEMMLINGWEG 9			30539 HANNOVER GERMANY	79904035241 F
JULIE AHEE LIVING TRUST	RICHARD AHEE LIVING TRUST	310 MCCLENNAN DRIVE		ENNISMORE K0L 1T0 CANADA	76555000741 F
KOLTCHAGOV, KOSTADIN	PAVLINA KOLTCHAGOVA	643 CHARLEVOIX		MONTREAL H3K 2X8 CANADA	24170120003 F
MAHWANIE, SKYLAR-ZEEZ	JOANNE A HING	25 NORTHERN DANCER BLVD		TORONTO M4L 3Z8 CANADA	52505111109 F
MARSHALL, BETTY E	35 SILVER GLEN BLVD			COLLINGWOOD L9Y 0G9 CANADA	76555000709 F
MAZZUCA, ORLANDO	GIUSEPPINA STARNINO	313 WINSTON RD		OAKVILLE L6L 4W6 CANADA	76555504629 F
MEIER, MICHAEL	LINDENWEG 1			KUESSNACHT 6403 SWITZERLAND	52505044768 F
MEISNER, BLAIR WILLIAM	ROBERT B MEISNER	JAMES A MEISNER	6 ELIZABETH ST S	BRAMPTON L6Y 1P8 CANADA	29681240008 F
MILNE, ROBERT F & DIANNE M	1354 REVELL DR			MANOTICK K4M 1K8 CANADA	52505036064 F
MUELLER FAMILY REVOCABLE TRUST	LITZFELDNER STR 89	6382 KIRCHDORF		TIROI AUSTRIA	52505041185 F
MURPHY, MARK P & IDDA P	272 CLIFFCREST CT			BURLINGTON L7R 2Z7 CANADA	52505035007 F
NAPLES 2018 FAMILY TRUST	LUCAYA 2018 FAMILY TRUST	93 KENNEDY STREET WEST		AURORA L4G 2L8 CANADA	52505111426 F
O'CONNOR, KENNETH & LINDA G	2012 ROSEDALE DR			GLENBURNIE K0H 1S0 CANADA	52505036543 F
PACLIK, GEORGE	IVA PACLIK	26 RYCKMAN LANE		BRAMPTON L6P 0C7 CANADA	52505043921 F
PATERSON FLORIDA TRUST	1918 YONGE STREET			THUNDER BAY P7E 6T9 CANADA	52505035489 F

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

PEREZ, DAVID	JANE FITZPATRICK	470 BERKINDALE DR	HAMILTON L8E 5V5 CANADA	76555504865	F
PETERS, JOHN J	64 CULMORE ROAD	PALMERSTOWN	DUBLIN 20 IRELAND	24170560003	F
PIGAT, LISA	JIMMY MUCCILLI	11 NOEL AVE	TORONTO M4G 1B2 CANADA	76555504441	F
RAJDA, MIROSLAW & MALGORZATA	2550 PURCELL'S COVE ROAD		HALIFAX B3P 2E8 CANADA	52505034341	F
REBELLO, IVAN J	CINDY STAFFIERI REBELLO	430 FLINT ROAD	NORTH YORK M3J 2J4 CANADA	26149203580	F
RICHARDSON, ROBERT	KIMBERLEY M OMALLEY	37 GILES RD	CALEDON L7K 0B7 CANADA	76555505042	F
SCULTHORPE, JAMES A	SARAH D SCULTHORPE	1685 WILLOW BEACH RD	PROT HOPE L1A 3V7 CANADA	52505038842	F
STEACY, MICHAEL & JOANNE	BENJAMIN & LAURA STEACY	1107 WOODHAVEN DR	KINGSTON K7P 0R7 CANADA	29681080006	F
STEINER, CLAUS DINO	RINGSTR 21		WEHINGEN 78564 GERMANY	52505039485	F
TATT PROPERTIES (TREVISO) LLC	24 NORTHMOUNT AVE		TORONTO M3H 1N4 CANADA	76555500241	F
TIMOTHY DOHAN LIVING TRUST	SHAWNA BELL LIVING TRUST	97 MAYFAIR	HUDSON J0P 1H0 CANADA	52505043808	F
TJAN, CLAIRE F	549 PARADISE CRESCENT		WATERLOO N2T 2J8 CANADA	52505034503	F
VADEBONCOEUR, NANCY	MICHEL DEVEAULT	6890 EMILE-NELLIGAN	TROIS -RIVIERES G8Y 7C1 CANADA	52505030549	F
WALKER, STUART RICHARD	KAREN ELIZABETH WALKER	5 ABBEY AVE	ST ALBANS HERTS AL3 4BJ UNITED KINGDOM	52505041428	F
WOLSTENHOLME, ALAN & AUDREY	BROSELEY AVENUE		WARRINGTON WA3HH UNITED KINGDOM	76555501169	F

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

HOAS AND CIVIC ASSOCIATIONS - MAILING LIST **(PL20200002648)**

FirstName	LastName	Organization	Address1	Address2	City	State	PostalCode
Chuck	Walton	Isles of Capri Civic Association	124 Hilo St. E		Naples	FL	34113
Kirk P.	Colvin	Isles of Capri Civic Association	338 Capri Blvd.		Naples	FL	34113
David	Tate	Lely Country Club Property Owners A	181 Muirfield Circle		Naples	FL	34113
Andrew	Hajducky	Tanglewood Property Owners Associ	108 Quail Hollow Court		Naples	FL	34113
Ted	Decker	Isles of Capri Civic Association	425 San Juan Avenue		Naples	FL	34113
Bill	Walbridge	Forest Glen Golf and Country Club --	3760 Jungle Plum Drive East		Naples	FL	34113
George B.	Ramsey	Lely Civic Association, Inc.	275 Forest Hills Boulevard		Naples	FL	34113
Richard	Eskridge	Hitching Post Co-op Inc.	32 Cheyanne Trail		Naples	FL	34113
		Tall Oaks of Naples	525 Barefoot Williams Road		Naples	FL	34113
		Whistler's Cove Apartments	11400 Whistler's Cove Blvd.		Naples	FL	34113
Ken	Drum	Lely Island Estates Homeowners Ass	8404 Mallow Lane		Naples	FL	34113
		Fiddler's Creek Homeowner's Associ	c/o Cardinal Management Group	5067 Tamiami Trail East	Naples	FL	34113
Jennifer	Tanner	Lely Civic Association	297 Bay Meadows Drive		Naples	FL	34113
Sam	Durso	Habitat for Humanity	11550 Tamiami Trail East		Naples	FL	34113
Gary	Rogers	Lely Resort Golf & Country Club	7989 Grand Lely Drive		Naples	FL	34113
Susan M.	Swihart	Victoria Falls Homeowners Associati	Habitat for Humanity	11145 Tamiami Trail East	Naples	FL	34113
Ariana	Friedlander	Victoria Falls Homeowners Associati	Habitat for Humanity	11145 Tamiami Trail E	Naples	FL	34113
Ariana	Friedlander	Charlie Estates Homeowner Associat	Habitat for Humanity	11145 Tamiami Trail E	Naples	FL	34113
Keith	Tompkins	Queen's Park	12709 Tamiami Trail East		Naples	FL	34113
Linda	Morris	Marco/Naples Hitching Post RV Reso	100 Barefoot Williams Road		Naples	FL	34113
Ann B	Hall	Isle of Capri Civic Assoc., Inc.	338 Capri Blvd.		Naples	FL	34113
Howard	Lurie	Indian Wells-Lely Resort	8449 Indian Wells Way		Naples	FL	34113
Bob	Murray	Sunstone on the Fairways	Lely Resort	9087 Michael Circle #1	Naples	FL	34113
Susan M.	Swihart	Charlee Estates Homeowners Assoc	Habitat for Humanity	11145 Tamiami Trail East	Naples	FL	34113
Carey	Realbuto	Mustang Island Homeowners Associa	8897 Mustang Island Circle		Naples	FL	34113
Marci	Seamples	East Naples Civic Association	3823 Tamiami Trail E, PMB #274		Naples	FL	34112
Ted	Beisler	East Naples Civic Association, Inc.	4784 Inverness Club Drive		Naples	FL	34112
Tami	Scott	Bayshore Gateway Triangle CRA	3299 Tamiami Trail E, Suite 103		Naples	FL	34112

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

SIGN-IN SHEET

WEDNESDAY, APRIL 14, 2021 5:30 PM

ISLES OF COLLIER PRESERVE (PL20200002648)
ICP CLUBHOUSE, 5570 TOBAGO BLVD., NAPLES, FL 34113

PLEASE PRINT

NAME	PHONE NUMBER	E-MAIL ADDRESS
Peter A. DeMaro	(216) 598-1956	pdemaro@meadenmoore.com
Geoffrey Wozny	(917) 882-3427	Geoffrey.Wozny@att.net
John Mova	(215) 534-3141	JSharcey57@verizon.net
Christel/Ronald Wade	(301) 807-8019	CWade0527@aol.com
Tim Owens	(239) 682-6227	Silverf50@aol.com
Laurie Owens	(239) 404-4933	LaurieLLL@aol.com
Tom Despard	(717) 475-1658	tdespard@aol.com
Don MacNeal	(732) 236-7235	donaldhmacneal@gmail.com
Joseph Cardinale	(203) 641-5047	joefilcardinale@gmail.com
Laura DeJohn	Collier County	
Marc Rosenberg	(908) 419-1178	Marcjrosenberg@gmail.com
Eileen Gallagher	(516) 443-7529	Eileengallagher44@gmail.com
Dan Roseliep	(239) 306-3393	droseliep@gmail.com
Gary A. Gilchrist	(315) 246-3059	Gary.gilchrist@gmail.com

Additional residents joined the meeting via Zoom.

Attachment: Att C - NIM Backup Documentation (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

COVER LETTER & NARRATIVE

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

March 26, 2021

Mr. Tim Finn for Laura DeJohn
Collier County Community Development
2800 North Horseshoe Drive
Naples, FL 34104

Re: Isles of Collier Preserve; FKA Sabal Bay
Insubstantial Change to a PUD
Cover Letter and Project Narrative

Dear Mr. Finn and Ms. Laura Dejohn,

Please find enclosed an application for Insubstantial Change to Sabal Bay MPUD, Ordinance No. 05-59, approved November 12, 2005 and amended by Ordinance No. 12-12, 17-49, and 19-34. The insubstantial change request includes changes to a specific location within Isles of Collier Preserve. A legal description of where these changes are requested is included within the application as Exhibit F, but generally located in the southeast corner of the development between an FP&L easement and US 41. The request includes the addition of courtyard two family units and associated development regulations to allow the proposed lot design for courtyard two family. The requested changes are reflected on the attached Exhibit G.

This request allows courtyard two family units on the southeastern portion of Tract R3, as shown on the MPUD Master Plan for Sabal Bay MPUD, and platted as Tract F-1, Isles of Collier Preserve Phase 3, STRAP number 427515 F-1 15B19. The proposed units provide another option for fee simple ownership, by providing an alternative lot design for attached two-family units, as shown on the enclosed Exhibit G. As designed, the courtyard two family units will access a right-of-way through a shared access easement. The courtyard two-family structures have side or rear facing garages, depending on the location of the front entrance, allowing a 10-foot front yard setback for units fronting a right-of-way and an 8-foot front setback for units with an internal front, as shown on the Courtyard Two Family Typical Lot Detail (lot detail) provided on Exhibit G. The location of the garages on the rear/side of a unit within a pod was designed as such to create the concept of a shared easement access for each pod. This allows the front door and front porches to be the architectural element from the street view, in lieu of garage doors. Up to eight units will share the access easement with 2-4 additional parking spaces provided between adjacent units, as well as parallel guest parking spaces.

As designed, the proposed courtyard two-family units form a pod with four quadrants, the pods contain 8 lots/units and 4-8 parking spaces total, excluding garage spaces. Each quadrant has

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

two lots/units, two double car garages, and 1-2 parking spaces. The two units within a quadrant share one wall, as a two family unit, but have varying and or multiple front yards due to the positioning of the garages. Each unit's double car garage faces one of the other unit's garages within the same pod, with 32' feet of paved separation between. This allows ample space to maneuver vehicles into and out of each unit's garage. No parking is allowed in front of the garages. Parking spaces are provided in the center of the pod, as shown on Exhibit G. Walkways will be provided around each pod, providing access to the main entrance of each unit. In addition, 16 feet of building separation will be provided between abutting pods. A lot detail illustrating three adjacent pods is provided on Exhibit G showing front yard, (internal) front yard, side yard, and rear yard setback locations for clarity.

If approved, the proposed courtyard two-family dwelling units will increase housing variety within the Isles of Collier Preserve Community, by providing another fee simple ownership option, with minimal required maintenance. The proposed residential units are also compatible with the Community's approved development standards, having the same minimum floor area and building separation as four of the five residential uses listed on the currently approved development standards. Furthermore, the minimum lot area and width are identical to the currently approved two family/duplex development standards.

If approved, this request will enhance the project by promoting housing variety, availability of workforce housing, and land utilization, while not being a detriment to safety, health, and welfare.

Should you have any questions or require additional information, please advise.

Sincerely,
Barraco and Associates, Inc.

Jennifer Sapen, AICP
Principal Planner

File:
23808

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

DEVIATIONS AND JUSTIFICATIONS

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

ICP Parcel A

Deviations and Justifications

DEVIATION #20

Deviation from LDC 6.06.01.H.2 and LDC 6.06.01.U which requires street signs and traffic control devices such as street name signs, speed limit signs, stop signs and stop bars on streets and at intersections of streets, to provide no street signs or traffic control markings on the courtyard streets.

Justification: The safety wayfinding needs of the proposed courtyard streets are unlike typical subdivision roads. At 150' maximum depth, the courtyard streets are very short streets, with no thru traffic. Functioning as a shared driveway, only 8 residential units will use these courtyard streets. The low traffic generated by the courtyard streets is combined with extremely low traffic speeds, resulting in a street that does not warrant the full provisions required by the LDC for typical subdivision roads. Safe and slow maneuvering will naturally occur by the function of a shared driveway, with residents entering and exiting their garages and on-street parking.

An example of a successful courtyard design with the same street signage and marking as proposed is ½ mile west of the subject parcel, within Isles of Collier Preserve; the multifamily area on Dominica Drive. Because the Dominica Drive units are not fee simple, no right of way is required in the courtyard area. Therefore, no deviations were needed to omit street signs, speed limit signs, stop signs, and stop bars, but the practical function of the shared courtyard driveway is a duplicate of the proposed concept. The only difference is the requirement to plat a right of way to create fee simple lots.

No safety issues have resulted from the Dominica Drive design; therefore, none are anticipated by repeating the same design within the subject parcel, but with fee simple lots.

2271 McGregor Blvd. Suite 100 • Fort Myers, FL 33901
Phone (239) 461-3170 • Fax (239) 461-3169

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DEVIATION #21

Deviation from LDC 6.06.01.J which prohibits dead end streets without a cul de sac, to allow 150' deep courtyard streets without a cul de sac.

Justification: Dead end roads up to 150' in depth are allowed by the Florida Fire Prevention Code. As such, and demonstrating a lack of detriment to public safety health and welfare through approval of the requested deviation, the PPL currently under review has received approval from the fire reviewer. While the PPL under review (PL20200002649) did not include a right of way, the tangible features, including no cul de sac for the 150' deep dead end courtyard, of the courtyard have been approved. Please see enclosed excerpt from the PPL application status indicating fire approval.

DEVIATION #22

Deviation from LDC 6.06.01.N which requires a 60' wide right of way to allow a 24' wide right of way for courtyard streets.

Justification: Similar to the justifications stated above for courtyard streets without street signs, the proposed courtyard street is unlike a standard subdivision road and requires less right of way width to accomplish safe and appropriate access. The proposed drive aisle width and garage-to-garage separation is the same as permitted and constructed in the multifamily courtyards on Dominica Drive, which has proven to be successful with no safety or maneuvering issues. Some of the features typically found within a right of way such as sidewalks and streetlights have been relocated to other areas of the courtyard block. As discussed in more detail in later deviations, the sidewalk that typically runs parallel with the road within the right of way has been relocated to the other side of the building and wall mounted lighting is being used in lieu of street lighting. The drive aisle widths comply with the LDC requirements of the same section.

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While the proposed right of way was not included in the current PPL, the practical widths of the internal functions of the courtyard have been deemed appropriate by the fire reviewer of the pending PPL.

DEVIATION #23

Deviation from LDC 6.06.01.P which requires street names for all streets to provide no street names for courtyard streets.

Justification: Similar to the multifamily buildings on Dominica Drive, the addressing for the proposed courtyard units will be named by the main street that the courtyard access, the 55' right of way. Internal units within the courtyard will be numbered/lettered in the way a cluster of multifamily units would. As required, each individual unit will display a unit number/letter on the exterior of the building. Mail will be provided at a central facility.

DEVIATION #24

Deviation from LDC 6.06.01.S which requires all streets to provide curbs to provide an inverted crown.

Justification: As shown in the 24' wide courtyard road cross section, the crown of the road has been inverted, directing drainage to the center of the street. By using an inverted crown with a drainage inlet at the center of the street, storm water is directed away from the residential units. For a gutter and curb design, the crown must be elevated higher, directing drainage towards the curb. Please also see the 55' wide road cross section that shows a standard curb and gutter design. The proposed courtyard road will connect to the typical curb and gutter design much the way a large, long driveway would to an estate single family home, with the added benefit of a drainage inlet in the center of the drive.

As proposed, the courtyard road will drain properly into a typical subdivision master water management system. In addition to authorization from Collier County, the proposed drainage design must also comply with the Environmental Resource Permit.

DEVIATION #25

Deviation from LDC 6.06.02 which requires a 5' sidewalk on both of private right of ways, to provide no sidewalk within the courtyard right of way.

Justification: Pedestrian access ways within the subject parcel are provided by two sidewalk systems; a 5' sidewalk within the 55' right of way and 4' sidewalks within the fee simple lots. Five-foot sidewalks are provided on both sides of the 55' right of way as required by LDC. The 4' sidewalks do not abut the courtyard street, but are instead located on the opposite side of the home. The proposed residential product is unique in that the garage door is not on the same side of the home as the front door. The courtyard street provides vehicular access to the home via the garage. Pedestrian access to and from the home is located on the opposite the garage or on the side of the home. Units that are side-to-side share a sidewalk, with their front doors facing one another.

Much like the non-typical courtyard streets, the proposed 4' sidewalks within the fee simple lots are unlike standard sidewalks along a typical subdivision road. The 4' sidewalks are not as long as a typical sidewalk running alongside a subdivision road, and they are not as naturally accessible. Functionally, the 4' sidewalks would only be accessed by residents walking to their home or to visit a friend, not to take a walk down the road. For longer walks down the road residents have quick access to the 5' sidewalks within the 55' right of ways, which connect to a vast system of walking and jogging trails within the Isles of Collier Preserve.

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DEVIATION #26

Deviation from LDC 6.06.03 which requires streetlights per IES standards for all streets to provide wall-mounted carriage lights at each garage, and to waive IES standards for courtyard streets.

Justification: Lighting needs of the proposed courtyard streets are unlike typical subdivision roads. At 150' maximum depth, the courtyard streets are very short streets, with no thru traffic. Functioning as a shared driveway, only 8 residential units will use these courtyard streets. The low traffic generated by the courtyard streets is combined with extremely low traffic speeds, resulting in a street that does not warrant the full provisions required by the LDC for typical subdivision roads. As noted on the Physical Elements Detail of the Courtyard Two Family Site Plan & Typical Lot Details sheet, "one wall-mounted photocell light per unit to be installed within courtyard areas". These wall mounted lights will provide adequate lighting for the small dead-end courtyard streets, and as photocell lights they will automatically turn on in the evening, comparable typical streetlights.

DEVIATION #27

Deviation from LDC 4.07.02.F which prohibits back-out parking into a right of way to allow back-out parking in courtyard streets.

Justification: The safety needs of the proposed courtyard streets are unlike typical subdivision roads. At 150' maximum depth, the courtyard streets are very short streets, with no thru traffic. Functioning as a shared driveway, only 8 residential units will use these roads, and only 4 units will drive pass the parking spaces. The low traffic generated by these streets is combined with extremely low traffic speeds for a street that does not warrant the full provisions required by the LDC as a typical subdivision road. Safe maneuvering will naturally occur by the function of a shared driveway, with residents entering and exiting their garages in conjunction with on-street parking.

As with the on-street parallel parking spaces, the courtyard parking spaces are provided above and beyond the minimum parking requirements for residential units, which is provided within the 2-car garage for each units.

DEVIATION #28

Deviation from LDC 4.07.02.F.1 which requires 23' from right of way to garage face to allow 3-feet.

Justification: Acknowledging that some potential hazards exist with typical residential driveways along subdivision roads, the LDC requires minimum separations from right of way and sidewalk for front and side entry garages. The proposed courtyard streets are unlike standard subdivision roads in that each unit does not directly access roads traveled by all residents within the subdivision. The streets the garages face are only the small, dead-end courtyard streets, which function as a shared driveway for a maximum of 8 units. Accessing the 55' rights of way is much safer than a typical single-access driveway by allowing drivers turning movements within the courtyard, entering the 55' right of way forward-facing. Additionally, the safety concern associated with typical subdivision roads (parked vehicles encroaching into roadside sidewalks) is also eliminated by relocating pedestrian access away from the courtyard right of way.

As shown by the 24' wide right of way road section on the Cross Section detail sheet, a minimum of 3' front setback is proposed, but a total of 32' will exist between the garage door faces. Staff may notice the drive aisles added to the minimum setbacks do not equal 32-feet. The difference is to provide for the corner unit at the intersection of the courtyard street and 55' wide street. The radius return of the right of way creates a 'pinch point' where a 3' setback is needed. Note #13 has been added to the Development Standards Table requiring 32' separation between garage faces.

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APPLICATION

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

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): MINTO SABAL BAY, LLC
Name of Applicant if different than owner: Michael Elgin
Address: 4400 W. Sample Rd 200 **City:** Coconut Creek **State:** FL **ZIP:** 33073
Telephone: (239) 896-1402 **Cell:** **Fax:** (239) 529-5290
E-Mail Address: MELGIN@MINTOUSA.COM

Name of Agent: Jennifer Sapen
Firm: BARRACO AND ASSOCIATES, INC.
Address: 2271 McGregor Blvd 100 **City:** Fort Myers **State:** FL **ZIP:** 33901
Telephone: (239) 461-3170 **Cell:** **Fax:** (239) 461-3169
E-Mail Address: JENNIFERS@BARRACO.NET

DETAIL OF REQUEST

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

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

PROPERTY INFORMATION

PUD NAME: SABAL BAY **ORDINANCE NUMBER:** 05-59;12-12;17-49;21-04; HEX 14-08 & 19-34
FOLIO NUMBER(S): 52505036925

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? BOCC 1/26/2021

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

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

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

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

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

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

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

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(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

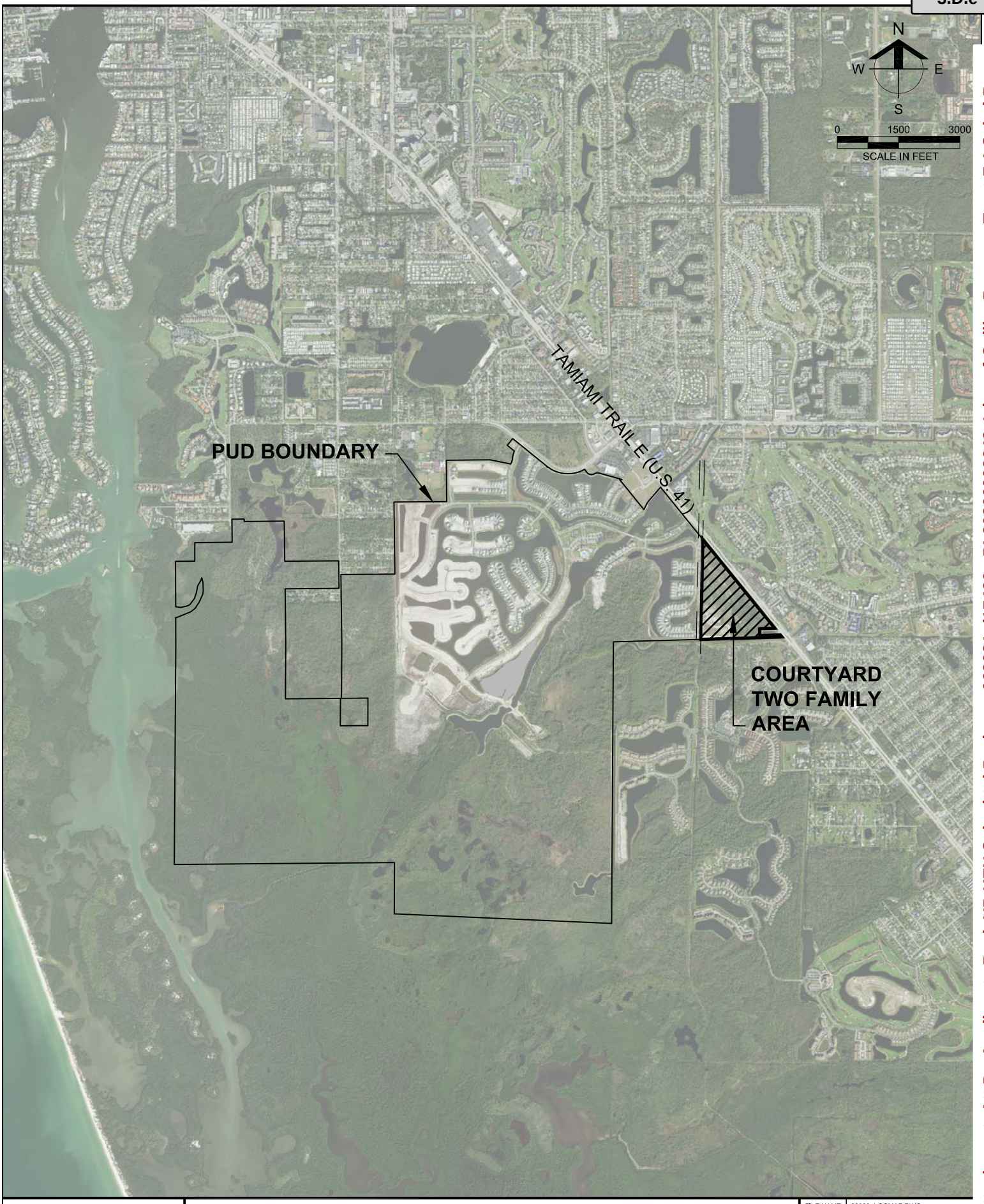
2/5/2021
Date

Michael B. Elgin
Applicant/Owner Name (please print)

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

AERIAL LOCATION MAP

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay



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Barraco and Associates, Inc.

FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

AERIAL LOCATION MAP
THE ISLES OF COLLIER PRESERVE

FILE NAME	23099_LOCMAP.DWG
LAYOUT	LAYOUT
LOCATION	J:\23099\DWG\ZONING\2021\
PLOT DATE	
PLOT BY	
DESIGN BY	

PROPERTY OWNERSHIP

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

Collier County Property Appraiser
Property Summary

Parcel No 52505036925 | Site Address 8798 TAMIAMI TRL E | Site City NAPLES | Site Zone 341 | *Note | *Disclaimer

Name / Address
MINTO SABAL BAY LLC
ATTN; LILLIAM COSTELLO VP
4400 W SAMPLE RD STE 200

City COCONUT CREEK | State FL | Zip 33073

Map No.	Strap No.	Section	Township	Range	Acres	*Estimated
5B19	427515 F-1 15B19	19	50	26	60.48	

Legal ISLES OF COLLIER PRESERVE PHASE 3 TRACT F-1

Millage Area 7
Sub./Condo 427515 - ISLES OF COLLIER PRESERVE PH 3
Use Code 95 - RIVERS AND LAKES, SUBMERGED LANDS

Millage Rates	School	Other	*Calculations Total
	5.016	6.2924	11.3084

Latest Sales History
(Not all Sales are listed due to Confidentiality)

Date	Book-Page	Amount

2020 Certified Tax Roll
(Subject to Change)

	Land Value	$ 8,588,1
(+)	Improved Value	$
(=)	Market Value	$ 8,588,1
(=)	Assessed Value	$ 8,588,1
(=)	School Taxable Value	$ 8,588,1
(=)	Taxable Value	$ 8,588,1

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

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Tobago BLVD
Pinehurst CIR
Ballyroe DR
Big Springs DR
Thorncrest LN
Briarcliff LN
Heather Grove LN
Pebble Beach BLVD
Bequia WAY
Dominica DR
Cay CT
Tamiami TRL E
Saint Andrews BLVD
Pebble Beach CIR
Collier County Property Appraiser, Naples, FL

Detail by Entity Name

Florida Limited Liability Company
MINTO SABAL BAY, LLC

Filing Information

Document Number	L12000084713
FEI/EIN Number	45-5596411
Date Filed	06/27/2012
State	FL
Status	ACTIVE

Principal Address

4400 W. SAMPLE ROAD, SUITE 200
ATTN: MICHAEL J. BELMONT, PRESIDENT
COCONUT CREEK, FL 33073

Mailing Address

4400 W. SAMPLE ROAD, SUITE 200
ATTN: MICHAEL J. BELMONT, PRESIDENT
COCONUT CREEK, FL 33073

Registered Agent Name & Address

BELMOUNT, MICHAEL J
4400 W. SAMPLE ROAD, SUITE 200
COCONUT CREEK, FL 33073

Authorized Person(s) Detail

Name & Address

Title President

BELMONT, MICHAEL J
4400 W. SAMPLE ROAD, SUITE 200
COCONUT CREEK, FL 33073

Title DIVISION PRES.

BULLOCK, WILLIAM
4400 W. SAMPLE ROAD, SUITE 200
COCONUT CREEK, FL 33073

Title VP

CARTER, JOHN

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4400 W. SAMPLE ROAD, SUITE 200
COCONUT CREEK, FL 33073

Title VP

COSTELLO, LILLIAM
4400 W. SAMPLE ROAD, SUITE 200
ATTN: MICHAEL J. BELMONT, PRESIDENT
COCONUT CREEK, FL 33073

Title SR. VP

SVOPA, STEVEN M.
4400 W. SAMPLE ROAD, SUITE 200
ATTN: MICHAEL J. BELMONT, PRESIDENT
COCONUT CREEK, FL 33073

Title VP

CALE, BRIAN
4400 W. SAMPLE ROAD, SUITE 200
ATTN: MICHAEL J. BELMONT, PRESIDENT
COCONUT CREEK, FL 33073

Annual Reports

Report Year	Filed Date
2018	03/27/2018
2019	03/20/2019
2020	06/16/2020

Document Images

06/16/2020 -- ANNUAL REPORT	View image in PDF format
03/20/2019 -- ANNUAL REPORT	View image in PDF format
05/25/2018 -- AMENDED ANNUAL REPORT	View image in PDF format
03/27/2018 -- ANNUAL REPORT	View image in PDF format
08/25/2017 -- AMENDED ANNUAL REPORT	View image in PDF format
01/05/2017 -- ANNUAL REPORT	View image in PDF format
03/03/2016 -- ANNUAL REPORT	View image in PDF format
01/07/2015 -- ANNUAL REPORT	View image in PDF format
04/16/2014 -- ANNUAL REPORT	View image in PDF format
01/24/2013 -- ANNUAL REPORT	View image in PDF format
06/27/2012 -- Florida Limited Liability	View image in PDF format

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INSTR 4780656 OR 4870 PG 318 RECORDED 12/28/2012 10:31 AM PAGES 8
DWIGHT E. BROCK, CLERK OF THE CIRCUIT COURT, COLLIER COUNTY FLORIDA
DOC@.70 $476,000.00 REC $69.50
CONS $68,000,000.00

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

Prepared by/Return to:
Michael E. Botos, P.A.
Edwards Wildman Palmer LLP
525 Okeechobee Boulevard, Suite 1600
West Palm Beach, Florida 33401
Property Control Numbers: 00395440003; 00395600005; 00395720008; 00395760000; 00395960004; 00431440006; 00431520502; 61837880005; 61838240000; 00395680106

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 27th day of December, 2012, between **CDC LAND INVESTMENTS, INC.**, a Florida corporation, f/k/a Collier Development Corporation, the address of which is 2550 Goodlette Road, North, Suite 100, Naples, Florida 34103 ("**Grantor**") to **MINTO SABAL BAY, LLC,** a Florida limited liability company, the address of which is 10150 Highland Manor Drive, suite 200, Tampa, Florida 33610 (the "**Grantee**").

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt whereof by Grantor is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's heirs, legal representatives, successors and assigns forever, the following described land, situate, lying and being located in Collier County, Florida, to wit:

> See Exhibit "A" attached hereto and incorporated herein by reference (the "Property").

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining, and together with the right to construct 1,562 residential dwelling units thereon (the "Assigned Units") pursuant to Collier County, Florida Ordinance No. 12-12, the Sabal Bay Mixed Use PUD.

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

This conveyance is made subject to:

(i) Applicable zoning ordinances;

(ii) Matters set forth in Exhibit "B" attached hereto and incorporated herein by reference, none of which shall be deemed to be reimposed by this instrument; and

(iii) a reservation in favor of Grantor of all gas, oil and minerals lying more than 125 feet below the surface of the Property, but without a right of surface entry, the intent being that Grantor waives any right of surface exploration, any right to enter upon or disturb the surface of the Property, any rights of access to the surface of any such Property, but in no way waiving any other right or ownership of Grantor with respect to oil, gas and minerals located on or within one hundred twenty five feet (125') below the surface of the Property.

AND GRANTOR hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor but no others.

COLLIER COUNTY CLERK OF THE CIRCUIT COURT COPY

3.D.e

AND GRANTOR warrants that the conveyance evidenced hereby does not constitute a sale of all or substantially all of Grantor's assets.

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

WITNESSES:

CDC LAND INVESTMENTS, INC., a Florida corporation, f/k/a Collier Development corporation

Sandra L. Mahoney
Print Name: SANDRA L. MAHONEY

By: Patrick L. Utter
Name: Patrick L. Utter
Title: President/Vice President

Beatrice Gurka
Print Name: BEATRICE GURKA

(corporate seal)

COLLIER COUNTY CLERK OF THE CIRCUIT COURT COPY

STATE OF FLORIDA

COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 21st day of December, 2012 by Patrick L. Utter, the Vice President of CDC Land Investments, Inc., a Florida corporation. He is ☑ personally known to me or ☐ has produced _____ as identification.

(seal)

DEBORAH A. BROWN
MY COMMISSION # EE 843929
EXPIRES: October 16, 2016
Bonded Thru Notary Public Underwriters

Deborah A. Brown
Notary Public in and for the State and County aforesaid.
Commission Number: EE 843929
My Commission expires: 10/16/16
Print Notary Name: DEBORAH A. BROWN

AM 17882414.7

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Exhibit "A"

Sabal Bay

All of Lots 70-71 and Lot 91, Naples Groves and Truck Co's Little Farms No. 2, Plat Book 1, page 27-A, All of Section 25 and part of Sections 23, 24, 26 and 36, Township 50 South Range 25 East and part of Section 19, Township 50 South, Range 26 East, Collier County, Florida, being more particularly described as follows:

Beginning at the Northeast Corner of Section 25, Township 50 South, Range 25 East, Collier County, Florida

Thence along the East Line of Said Section 25 South 00°22'18" West 2,687.69 feet;

Thence continue along the east line of said Section 25 South 00°20'37" West 2,685.56 feet to the Southeast Corner of said Section 25;

Thence along the East line of Section 36 South 00°19'56" West 1,518.00 feet;

Thence North 87°28'51" West 5,326.38 feet;

Thence North 00°14'25" East 1,254.17 feet to the North West Corner of Said Section 36;

Thence along the south line of Section 26 South 89°32'22" West 2,696.15 feet;

Thence continue along the South line of Said Section South 89°29'09" West 2,696.69 feet to the Southwest corner of said Section 26;

Thence along the West line of said Section 26 North 00°22'46" East 2,689.10 feet;

Thence continue along the West line of said Section 26 North 00°22'20" East 2,690.20 feet to the Northwest Corner of Said Section 26;

Thence along the West Line of Section 23 North 00°06'08" West 669.97 feet to a point on the boundary of the waters of Tide Creek;

Thence along the said waters of Tide Creek in the following sixteen (16) described courses

1) South 72°03'02" East 21.83 feet;
2) North 67°33'05" East 379.44 feet;
3) North 52°01'13" East 129.24 feet;
4) North 33°49'42" East 177.12 feet;
5) North 24°17'32" East 213.58 feet;
6) North 09°47'38" East 92.69 feet;
7) North 02°23'54" West 206.58 feet;
8) North 13°37'45" West 113.65 feet;
9) South 20°36'46" West 67.51 feet;
10) South 30°00'49" West 157.28 feet;
11) South 10°13'42" West 158.36 feet;
12) South 18°11'42" West 158.09 feet;
13) South 36°39'01" West 190.25 feet;
14) South 64°23'55" West 75.17 feet;
15) South 77°23'16" West 156.99 feet;
16) North 83°17'49" West 126.98 feet to the west line of said Section 23

Thence along said west line North 00°06'08" West 417.99 feet;

Thence continue along the West line of Said Section 23 North 00°07'16" West 693.72 feet;

Thence North 89°29'07" East 469.67 feet;

Thence North 00°04'49" West 453.06 feet;

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Thence North 89°30'33" East 916.44 feet;
Thence North 00°31'29" West 567.34 feet;
Thence North 89°27'53" East 300.00 feet;
Thence South 00°32'07" East 60.00 feet;
Thence North 89°28'59" East 980.33 feet to the West line of the plat of Naples Groves and Truck Co's Little Farms No 2 (Lots 67-69), as recorded in Plat Book 1, Page 27-A, Public Records of Collier County, Florida.
Thence along said West line South 00°46'37" East 308.52 feet;
Thence Continue along said West line South 00°40'46" East 673.87 feet to the Northwest Corner of Lot 70, of said Naples Groves and Truck Co's Little Farms No 2;
Thence along the North line of said Lot 70 North 89°27'07" East 1,322.10 feet to the North East Corner of said Lot 70;
Thence along the East line of said Lot 70 and Lot 71 of said Plat South 00°43'14" East 674.00 feet to the Southeast corner of said Lot 71;
Thence along the South line of said Lot 71 South 89°28'25" West 1,322.26 feet to the Southwest corner of said Lot 71;
Thence along the West line of Said Plat South 00°42'15" East 1,347.80 feet;
Thence continue along said West line South 00°20'27" West 1,344.53 feet to the Southwest corner of Lot 79 of said plat;
Thence along the South line of said Lot 79 North 89°31'43" East 1,346.87 feet to the fractional corner of said Section 26 being the Northwest corner of the Northwest Quarter of the Southeast Quarter of the Northeast Quarter of Said Section 26;
Thence along said fractional line South 00°19'29" West 671.99 feet to the Southwest corner of said fractional quarter;
Thence along the south line of said fractional Quarter North 89°31'42" East 673.39 feet to the Northwest corner of Lot 81 of Said Naples Grove and Truck Co's Little Farms No. 2;
Thence along the west line of said Lot 81 South 00°12'23" West 672.16 feet to the Southwest corner of said Lot 81;
Thence along the south line of said Lot North 89°31'43" East 672.16 feet to the East line of said Lot and the east line of said Section 26;
Thence along the east line of said Section 26 North 00°19'29" East 2,688.11 feet to the Northeast corner of said Section 26;
Thence along the East line of said Section 23 North 00°42'49" West 1,351.04 feet to the southeast corner of Lot 91 of said Naples Groves and Truck Co's Little Farms No 2.
Thence along the South line of said Lot 91 South 89°27'26" West 1,320.61 feet;
Thence along the west line of said Lot 91 North 00°47'37" West 337.27 feet;
Thence along the North line of said Lot 91 North 89°30'57" East 1,320.45 feet to the east line of said Section 23;
Thence along the east line of Said Section North 00°44'44" West 1,011.86 feet;
Thence Continue along said East line North 00°34'32" West 752.45 feet to the Southwest corner of that land described in Official Record Book 1027, page 678, Public Records of Collier County, Florida;
Thence along the South line of said Land North 89°31'59" East 1,289.77 feet;
Thence along the East line of said Land North 00°42'37" West 1,012.36 feet to the southwest corner of those lands described in O.R.Book 4263, pages 2080-2083 of the Public Records of Collier County, Florida.

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Thence along the South line of said described lands for the following three (3) courses:
1) North 89°31'15" East 1,043.87 feet;
2) North 89°31'15" East 31.72 feet;
3) South 78°26'42" East 512.62 feet to the East line of said described lands;
Thence along the East line of said described lands for the following four (4) courses:
1) 129.10 feet along the arc of a non-tangential circular curve concave west having a radius 324.97 feet through a central angle of 22°45'44" and being subtended by a chord which bears North 19°24'23" East 128.25 feet;
2) 204.23 feet along the arc of a non-tangential circular curve concave east having a radius of 582.39 feet through a central angle of 20°05'30" and being subtended by a chord which bears North 12°58'06" East 203.18 feet;
3) North 51°08'02" West 222.09 feet;
4) North 38°51'58" East 212.02 feet to a point on the south line of Tract "U", according to the plat of Sabal Bay Commercial Plat, Phase Two, as recorded in Plat Book 41, Pages 10-11, Collier County, Florida;
Thence along said south line South 51°08'02" East 936.80 feet;
Thence leaving said south line South 35°24'25" West 172.58 feet;
Thence 240.24 feet along the arc of a circular curve concave east having a radius of 155.00 feet through central angle of 88°48'19" and being subtended by a chord which bears South 08°59'45" East 216.91 feet;
Thence 534.66 feet along the arc of a non-tangential circular curve concave northeast having a radius of 1,164.47 feet through a central angle of 26°18'25" and being subtended by a chord which bears South 62°36'02" East 529.97 feet;
Thence 231.31 feet along the arc of a non-tangential circular curve concave north having a radius of 330.00 feet through a central angle of 40°09'39" and being subtended by a chord which bears North 82°00'09" East 226.60 feet to a point of reverse curvature;
Thence 89.67 feet along the arc of a circular curve concave southeast, having a radius of 720.55 feet through a central angle of 07°07'50" subtended by a chord which bears North 65°29'15" East 89.61 feet to a point of compound curve;
Thence 200.48 feet along the arc of a circular curve concave south having a radius of 400.00 feet through central angle of 28°42'58" and being subtended by a chord which bears North 83°24'38" East 198.38 feet to a point of reverse curvature;
Thence 149.00 feet along the arc of a circular curve concave north, having a radius of 658.56 feet through a central angle of 12°57'48" subtended by a chord which bears South 88°42'46" East 148.68 feet to a point of reverse curvature;
Thence 154.54 feet along the arc of a circular curve concave south, having a radius of 170.00 feet through a central angle of 52°05'09" subtended by a chord which bears South 69°09'05" East 149.28 feet to a point of reverse curvature;
Thence 120.79 feet along the arc of a circular curve concave northeast, having a radius of 280.00 feet through a central angle of 24°43'02" subtended by a chord which bears South 55°28'02" East 119.86 feet;
Thence South 67°49'33" East 50.39 feet;
Thence 240.08 feet along the arc of a circular curve concave northwest having a radius of 130.00 feet through central angle of 105°48'48" and being subtended by a chord which bears North 59°16'03" East 207.39 feet;
Thence North 06°21'39" East 50.13 feet;

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Thence 34.20 feet along the arc of a circular curve concave southeast having a radius of 60.00 feet through central angle of 32°39'20" and being subtended by a chord which bears North 22°41'19" East 33.74 feet;
Thence North 39°00'59" East 25.13 feet;
Thence 71.88 feet along the arc of a circular curve concave west having a radius of 90.00 feet through central angle of 45°45'41" and being subtended by a chord which bears North 16°08'08" East 69.99 feet;
Thence North 61°44'41" East 65.38 feet;
Thence south 74°11'12" East 273.05 feet;
Thence South 39°02'44" East 939.04 feet to a point on a Drainage Easement as Recorded in Official Records Book 4385, Page 3675;
Thence along said easement North 26°07'40" East 137.30 feet;
Thence continue along said easement 121.70 feet along the arc of a circular curve concave southeast having a radius of 465.97 feet through a central angle of 14°57'51" and being subtended by a chord which bears North 33°36'35" East 121.35 feet;
Thence continue along said easement North 41°05'31" East 425.38 feet to Westerly Right of Way line of US 41 (Tamiami Trail) (State Road No. 90);
Thence along said Right of Way South 39°03'59" East 4,444.60 feet;
Thence Along the boundary of that land described in Official Record Book 2605, page 2479, Records of Collier County, Florida in the Following three (3) described courses;

1) South 88°13'29" West 373.45 feet;
2) South 01°46'31" East 166.40 feet;
3) North 88°13'29" East 500.00 feet to the Westerly Right of Way line of Said US 41;

Thence along said Right of Way line South 39°03'59" East 62.85 feet to a point at the intersection of said westerly Right of Way and the South line of Section 19, Township 50 South, Range 26 East, Collier County, Florida;
Thence along the South line of said Section 19 South 88°13'29" West 1,636.98 feet;
Thence continue along said South line South 88°23'16" West 2,491.52 feet to the POINT OF BEGINNING.

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EXHIBIT "B"

1. Real Estate Taxes for the year 2013 and all subsequent years and the following exceptions:

2. Restrictions contained in deed recorded in Book 283, Page 350.

3. Oil, gas and mineral reservation, without any right of surface entry for exploration, development or extraction, in favor of Texas Industries, N.V., contained in deed recorded in Book 1143, Page 1303.

4. Declaration of Restrictive Covenant recorded in Book 4768, Page 480.

5. Right of Way Easement Agreement recorded in Book 31, Page 375; as assigned in Book 283, Page 362.

6. Easement in favor of Florida Power & Light Company recorded in Book 194, Page 601.

7. Easement recorded in Book 283, Page 359; together with Agreement in Book 283, Page 364.

8. Drainage easement in favor of Collier County recorded in Book 532, Page 120.

9. Drainage Facility Easement in favor of The State of Florida as set forth in Order of Taking recorded in Book 2605, Page 2479.

10. Drainage Easement and Maintenance Agreement recorded in Book 3058, Page 2302.

11. Temporary Drainage and Maintenance Agreement recorded in Book 3058, Page 2313.

12. Easement in favor of Florida Power & Light Company recorded in Book 3990, Page 308.

13. Conservation Easement in favor of Collier County recorded in Book 4296, Page 1764.

14. Dedication and Conveyance of Drainage Easement in favor of Collier County recorded in Book 4385, Page 3675.

15. Deed of Conservation Easement in favor of the South Florida Water Management District recorded in Book 4400, Page 3127.

16. Deed of Conservation Easement (Private) in favor of the State of Florida Department of Environmental Protection and the Board of Trustees of the Internal Improvement Trust Fund recorded in Book 4539, Page 2811.

17. Drainage Easement in favor of Collier County recorded in Book 4544, Page 2196.

18. Drainage, Access and Maintenance Easement in favor of Collier County recorded in Book 4544, Page 2203.

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19. Maintenance Road Easement in favor of Collier County recorded in Book 4551, Page 1016.

20. Terms and conditions contained in Access and Utility Easement Agreement recorded in Book 4257, Page 4013.

21. Contribution Agreement for Road Impact Fee Credits recorded in Book 3138, Page 2357; together with Affidavit in Book 3356, Page 1677; and as amended in Book 4356, Page 714; and Book 4580, Page 1977.

. Companion Agreement Regarding the Lely Area Surface Water Drainage Improvements recorded in Book 3424, Page 337; as amended in Book 4218, Page 1451; Book 4356, Page 714; and Book 4506, Page 3172.

23. Terms and conditions contained in the Collier County Board of Commissioners Resolution No. 05-396, Abandonment of the CDC DRI and DRI Development Order, recorded in Book 4228, Page 2338.

24. Sabal Bay-MPUD Tri-Party Developer Contribution Agreement recorded in Book 4251, Page 2231.

25. This Policy does not insure title to any part of the land lying below the mean high water line of any abutting body of water.

26. Any adverse ownership claim by the State of Florida by right of sovereignty to any part of the Land that is, as of the Date of Policy or was at any time previously, under water (submerged).

27. Riparian and/or littoral rights are not insured.

28. Matters appearing on the Plat of Sabal Bay Commercial Plat – Phase Two recorded in Plat Book 41, Page 10.

29. Matters appearing on the Plat of Naples Groves and Truck Co's Little Farms No. 2 recorded in Plat Book 1, Page 27-A.

30. Agreement for Irrigation Easement recorded in Official Records Book 4832, Page 3770.

31. Irrigation Agreement recorded in Official Records Book 4832, Page 3762.

32. Deed of Conservation Easement recorded in Official Record Book 4867, Page 3336.

All recordings are in the Collier County Public Records.

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INSTR 4780657 OR 4870 PG 326 RECORDED 12/28/2012 10:31 AM PAGES 7
DWIGHT E. BROCK, CLERK OF THE CIRCUIT COURT, COLLIER COUNTY FLORIDA
DOC@.70 $0.70 REC $61.00

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Prepared by/Return to:
Michael E. Botos, P.A.
Edwards Wildman Palmer LLP
525 Okeechobee Boulevard, Suite 1600
West Palm Beach, Florida 33401
Property Control Numbers:

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this 27th day of December, 2012, between **COLLIER LAND DEVELOPMENT, INC.**, a Florida corporation, the address of which is 2550 Goodlette Road, North, Suite 100, Naples, Florida 34103 ("**Grantor**") to **MINTO SABAL BAY, LLC,** a Florida limited liability company, the address of which is 10150 Highland Manor Drive, suite 200, Tampa, Florida 33610 (the "**Grantee**").

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WITNESSETH, that said Grantor, for and in consideration of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt whereof by Grantor is hereby acknowledged, has granted, bargained and sold to Grantee, and Grantee's heirs, legal representatives, successors and assigns forever, the following described land, situate, lying and being located in Collier County, Florida, to wit:

> See Exhibit "A" attached hereto and incorporated herein by reference. (the "Property").

TOGETHER WITH all the tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

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

This conveyance is made subject to:

(i) Applicable zoning ordinances; and

(ii) Matters set forth in Exhibit "B" attached hereto and incorporated herein by reference, none of which shall be deemed to be reimposed by this instrument.

AND GRANTOR hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor but no others.

AND GRANTOR hereby warrants that the conveyance evidenced hereby does not constitute a sale of all or substantially all of Grantor's assets not in the usual and regular course of Grantor's business.

Note to recorder: All documentary stamps to be paid in connection with the recording of this instrument have been paid on that certain Warranty Deed by and between CDC Land Investments, Inc. and Minto Sabal Bay, LLC being recorded contemporaneously with this Deed. Only nominal documentary stamps are being paid at the recording of this Deed.

3.D.e

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

WITNESSES:

COLLIER LAND DEVELOPMENT, INC., a Florida corporation

Sandra L. Mahoney
Print Name: Sandra L. Mahoney

By: Patrick L. Utter
Name: Patrick L. Utter
Title: President/Vice President

Beatrice Gurka
Print Name: Beatrice Gurka

(corporate seal)

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STATE OF FLORIDA

COUNTY OF COLLIER

The foregoing instrument was acknowledged before me this 21st day of December, 2012 by Patrick L. Utter, the Vice President of Collier Land Development, Inc., a Florida corporation. He is ☑ personally known to me or ☐ has produced _____ as identification.

(seal)

DEBORAH A. BROWN
MY COMMISSION # EE 843929
EXPIRES: October 16, 2016
Bonded Thru Notary Public Underwriters

Deborah A. Brown
Notary Public in and for the State and County aforesaid.
Commission Number: EE 843929
My Commission expires: 10/16/2016
Print Notary Name: DEBORAH A. BROWN

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Exhibit "A"

Lake

All of Tract "V" and part of Tract "U", Sabal Bay Commercial Plat-Phase Two, Plat Book 41, pages 10-11, All that part of Section 24, Township 50 South, Range 26 East and All that part of Section 19, Township 50 South, Range 26 East, Collier County, Florida, being more particularly described as follows:

Commencing at the Northwest corner of said Section 19;

Thence along the west line of said Section 19 South 00°14'17" West 173.15 feet;

Thence leaving said section line along the southwest right of way line of Tamiami Trail (U.S. 41) South 39°04'27" East 1109.03 feet;

Thence leaving said right of way line south 50°55'33" west 449.00 feet;

Thence southwesterly 4.39 feet along the arc of a circular curve concave to the southeast having a radius of 8.00 feet through a central angle of 31°26'25" and being subtended by a chord which bears South 35°12'20" West 4.34 feet;

Thence South 19°29'07" West 4.70 feet;

Thence southwesterly 28.53 feet along the arc of a circular curve concave to the northwest having a radius of 52.00 feet through a central angle of 31°26'25" and being subtended by a chord which bears South 35°12'20" West 28.18 feet;

Thence South 50°55'33" West 17.08 feet;

Thence westerly 11.10 feet along the arc of a circular curve concave to the north having a radius of 20.00 feet through a central angle of 31°47'18" and being subtended by a chord which bears South 66°49'12" West 10.95 feet;

Thence South 50°55'33" West 107.35 feet to the Point of Beginning of the land herein described:

Thence South 89°48'16" West 51.36 feet;

Thence North 74°11'12" West 273.05 feet;

Thence South 61°44'41" West 65.38 feet;

Thence southerly 71.88 feet along the arc of circular curve concave to the west having a radius of 90.00 feet through a central angle of 45°45'41" and being subtended by a chord which bears

South 16°08'08" West 69.99 feet;

Thence south 39°00'59" west 25.13 feet;

Thence southerly 34.20 feet along the arc of a circular curve concave to the southeast having a radius of 60.00 feet through a central angle of 32°39'20" and being subtended by a chord which bears South 22°41'19" West 33.74 feet;

Thence south 06°21'39" west 50.13 feet;

Thence southwesterly 240.08 feet along the arc of a circular curve concave to the northwest having a radius of 130.00 feet through a central angle of 105°48'48" and being subtended by a chord which bears South 59°16'03" West 207.39 feet;

Thence north 67°49'33" west 50.39 feet;

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Thence northwesterly 120.79 feet along the arc of a circular curve concave to the northeast having a radius of 280.00 feet through a central angle of 24°43'02" and being subtended by a chord which bears North 55°28'02" West 119.86 feet to a point of reverse curvature;

Thence northwesterly 154.54 feet along the arc of a circular curve concave to the southwest having a radius of 170.00 feet through a central angle of 52°05'09" and being subtended by a chord which bears North 69°09'05" West 149.28 feet to a point of reverse curvature;

Thence westerly 149.00 feet along the arc of a circular curve concave to the north having a radius of 658.56 feet through a central angle of 12°57'48" and being subtended by a chord which bears North 88°42'46" West 148.68 feet to a point of reverse curvature;

Thence southwesterly 200.48 feet along the arc of a circular curve concave to the south having a radius of 400.00 feet through a central angle of 28°42'58" and being subtended by a chord which bears South 83°24'38" West 198.38 feet to a point of compound curvature;

Thence southwesterly 89.67 feet along the arc of a circular curve concave to the southeast having a radius of 720.55 feet through a central angle of 07°07'50" and being subtended by a chord which bears South 65°29'15" West 89.61 feet to a point of reverse curvature;

Thence westerly 231.31 feet along the arc of a circular curve concave to the north having a radius of 330.00 feet through a central angle of 40°09'39" and being subtended by a chord which bears South 82°00'09" West 226.60 feet to a point of compound curvature;

Thence northwesterly 534.66 feet along the arc of a circular curve concave to the northeast having a radius of 1164.47 feet through a central angle of 26°18'25" and being subtended by a chord which bears North 62°36'02" West 529.97 feet to a point of compound curvature;

Thence northerly 240.24 feet along the arc of a circular curve concave to the east having a radius of 155.00 feet through a central angle of 88°48'19" and being subtended by a chord which bears North 08°59'45" West 216.91 feet;

Thence North 35°24'25" East 172.58 feet;

Thence North 51°08'02" West 936.80 feet;

Thence North 38°51'58" East 10.00 feet;

Thence South 51°08'02" East 1081.39 feet;

Thence easterly 955.07 feet along the arc of a circular curve concave to the north having a radius of 810.00 feet through a central angle of 67°33'26" and being subtended by a chord which bears South 84°54'45" East 900.70 feet to a point of reverse curvature;

Thence southeasterly 41.47 feet along the arc of a circular curve concave to the southwest having a radius of 38.50 feet through a central angle of 61°43'19" and being subtended by a chord which bears South 62°38'58" East 39.50 feet;

Thence south 31°47'17" east 59.53 feet;

Thence southeasterly 216.74 feet along the arc of a circular curve concave to the north having a radius of 135.50 feet through a central angle of 91°38'52" and being

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subtended by a chord which bears South 77°36'43" East 194.36 feet to a point of reverse curvature;

Thence northeasterly 119.05 feet along the arc of a circular curve concave to the south having a radius of 138.50 feet through a central angle of 49°15'00" and being subtended by a chord which bears North 81°11'21" East 115.42 feet;

Thence south 74°11'12" east 586.65 feet;

Thence south 50°55'33" west 7.74 feet to the point of beginning of the land herein described.

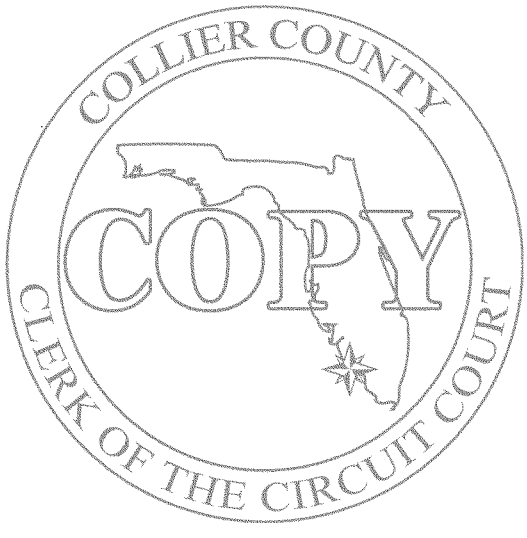

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Exhibit "B"

1. Real Estate Taxes for the year 2013 and all subsequent years and the following exceptions:
2. Restrictions contained in deed recorded in Book 283, Page 350.
3. Oil, gas and mineral reservation, without any right of surface entry for exploration, development or extraction, in favor of Texas Industries, N.V., contained in deed recorded in Book 1143, Page 1303.
4. Oil, gas and mineral reservation, in favor of Collier Development Corporation contained in deed recorded in Book 3078, page 2643, which does not contain a right of entry.
5. Declaration of Restrictive Covenant recorded in Book 4768, Page 480.
6. Right of Way Easement Agreement recorded in Book 31, Page 375; as assigned in Book 283, Page 362.
7. Easement in favor of Florida Power & Light Company recorded in Book 194, Page 601.
8. Easement recorded in Book 283, Page 359; together with Agreement in Book 283, Page 364.
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16. Deed of Conservation Easement in favor of the South Florida Water Management District recorded in Book 4400, Page 3127.
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19. Drainage, Access and Maintenance Easement in favor of Collier County recorded in Book 4544, Page 2203.
20. Maintenance Road Easement in favor of Collier County recorded in Book 4551, Page 1016.
21. Terms and conditions contained in Access and Utility Easement Agreement recorded in Book 4257, Page 4013.
22. Contribution Agreement for Road Impact Fee Credits recorded in Book 3138, Page 2357; together with Affidavit in Book 3356, Page 1677; and as amended in Book 4356, Page 714; and Book 4580, Page 1977.
23. Companion Agreement Regarding the Lely Area Surface Water Drainage Improvements recorded in Book 3424, Page 337; as amended in Book 4218, Page 1451; Book 4356, Page 714; and Book 4506, Page 3172.
24. Terms and conditions contained in the Collier County Board of Commissioners Resolution No. 05-396, Abandonment of the CDC DRI and DRI Development Order, recorded in Book 4228, Page 2338.
25. Sabal Bay-MPUD Tri-Party Developer Contribution Agreement recorded in Book 4251, Page 2231.
26. This Policy does not insure title to any part of the land lying below the mean high water line of any abutting body of water.
27. Any adverse ownership claim by the State of Florida by right of sovereignty to any part of the Land that is, as of the Date of Policy or was at any time previously, under water (submerged).
28. Riparian and/or littoral rights are not insured.
29. Matters appearing on the Plat of Sabal Bay Commercial Plat – Phase Two recorded in Plat Book 41, Page 10.
30. Matters appearing on the Plat of Naples Groves and Truck Co's Little Farms No. 2 recorded in Plat Book 1, Page 27-A.
31. Agreement for Irrigation Easement recorded in Official Records Book 4832, Page 3770.
32. Irrigation Agreement recorded in Official Records Book 4832, Page 3762.

All recordings are in the Collier County Public Records.

COLLIER COUNTY COPY CLERK OF THE CIRCUIT COURT

PROPERTY OWNERSHIP DISCLOSURE

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COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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
Minto Sabal Bay, 4400 W. Sample Road, Ste. 200, Coconut Creek, FL 33037	100
Michael Belmont, President; William Bullock, Division President	
John Carter, Vice President; Lilliam Costello, Vice President	
Steven Svopa, Senior Vice President; Brian Cale, Vice President	

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 _____

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

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

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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

Date 3/22/21

John Carter, Vice President
Agent/Owner Name (please print)

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AFFIDAVIT OF AUTHORIZATION

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

AFFIDAVIT OF AUTHORIZATION

FOR PETITION NUMBERS(S) PL20200002648 ISLES OF COLLIER PRESERVE PHASE 15, PARCEL A

I, JOHN CARTER (print name), as VICE PRESIDENT (title, if applicable) of MINTO SABAL BAY, LLC (company, If applicable), swear or affirm under oath, that I am the (choose one) owner [✓] applicant [ ] contract purchaser [ ] and that:

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

**Notes:*

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

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

_____ **Signature**

3/22/21 **Date**

STATE OF FLORIDA
COUNTY OF ~~COLLIER~~ Palm Beach

The foregoing instrument was acknowleged before me by means of [X] physical presence or [ ] online notarization this 22 day of March, 2021, by (printed name of owner or qualifier) John Carter.

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

[X] Are personally known to me

[ ] Has produced a current drivers license _____

[ ] Has produced _____ as identification.

Notary Signature: Hannah McCartney

HANNAH NICHOLE MCCARTNEY
Notary Public - State of Florida
Commission # GG 329610
My Comm. Expires May 1, 2023
Bonded through National Notary Assn.

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

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PRE-APPLICATION MEETING NOTES

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

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

Pre-Application Meeting Notes

Petition Type: PDI
Date and Time: Wednesday 1/20/2021 1:30 PM

Assigned Planner: Tim Finn for Laura JeJohn

Engineering Manager (for PPL's and FP's): _____

Project Information

Project Name: Isles of Collier Preserve Phase 15 Parcel A(PDI)

PL #: 20200002648

Property ID #: 52505036925 **Current Zoning:** PUD - Sabal Bay (MPUD)

Project Address: 8798 Tamiami TRL E, **City:** Naples **State:** Fl **Zip:** 34113

Applicant: Jennifer Sapen

Agent Name: Barraco and Associates Inc. **Phone:** 239-461-3170

Agent/Firm Address: 2271 McGregor Blvd Suite 100, **City:** Fort Myers **State:** FL **Zip:** 33901

Property Owner: Minto Sabal Bay LLC Attn: Lolliam Costello VP

Please provide the following, if applicable:

i. **Total Acreage:** 60.48

ii. **Proposed # of Residential Units:** _____

iii. **Proposed Commercial Square Footage:** _____

iv. **For Amendments, indicate the original petition number:** _____

v. **If there is an Ordinance or Resolution associated with this project, please indicate the type and number:** _____

vi. **If the project is within a Plat, provide the name and AR#/PL#:** _____

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Meeting Notes

As of 10/16/2017 all Zoning applications have revised applications, and your associated Application is included in your notes; additionally a *new Property Ownership Disclosure Form is required for all applications. A copy of this new form is included in your pre-app

Note – link is https://www.colliercountyfl.gov/Home/ShowDocument?id=75093

See Attached Zoning Pre-App Notes From Tim Finn
Pg 2A.1. → 2A.7.

See Attached Comp Planning Pre-App Notes From Sue Faulkner.
Pg. 2.B.

If Site is within the City of Naples Water Service Area please send to Naples Utilities and Planning Departments. Then, if the petition is submitted, we are to send it (by email) to the four persons below in their Utilities and Planning Depts. - along with a request that they send us a letter or email of "no objection" to the petition. Bob Middleton RMiddleton@naplesgov.com Allyson Holland AMHolland@naplesgov.com Robin Singer RSinger@naplesgov.com Erica Martin emartin@naplesgov.com

Disclaimer: Information provided by staff to applicant during the Pre-Application Meeting is based on the best available data at the time of the meeting and may not fully inform the applicant of issues that could arise during the process. The Administrative Code and LDC dictates the regulations which all applications must satisfy. Any checklists provided of required data for an application may not fully outline what is needed. It is the applicant's responsibility to provide all required data.

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ThomasClarkeVEN

From: FinnTimothy
Sent: Wednesday, January 20, 2021 2:21 PM
To: ThomasClarkeVEN
Subject: Tim Finn Pre-App Notes: RE: Pre-App Research for Isles of Collier Preserve Phase 15 Parcel A (PDI) - PL20200002648
Attachments: Ordinance 2017-43.pdf

Hi Thomas,

These are the pre-app notes from Zoning.

- Please provide a strikethrough/underline of ONLY the pertinent sections of the PUD you are amending, see Ordinance 2017-43 as an example (ATTACHED)
- As discussed at the preapp, submit the "Clustered Two Family Site Plan & Typical Lot Details" with site plan (clustered two family area denoted with darkened triangle)
- Submit revised legal description for triangle piece

From: ThomasClarkeVEN <Thomas.Clarke@colliercountyfl.gov>
Sent: Tuesday, January 19, 2021 6:24 PM
To: AshtonHeidi <Heidi.Ashton@colliercountyfl.gov>; BeardLaurie <Laurie.Beard@colliercountyfl.gov>; BrownCraig <Craig.Brown@colliercountyfl.gov>; CookJaime <Jaime.Cook@colliercountyfl.gov>; CrotteauKathynell <Kathynell.Crotteau@colliercountyfl.gov>; FaulknerSue <Sue.Faulkner@colliercountyfl.gov>; FeyEric <Eric.Fey@colliercountyfl.gov>; JosephitisErin <Erin.Josephitis@colliercountyfl.gov>; OrthRichard <Richard.Orth@colliercountyfl.gov>; PollardBrandi <Brandi.Pollard@colliercountyfl.gov>; AshkarSally <Sally.Ashkar@colliercountyfl.gov>; SawyerMichael <Michael.Sawyer@colliercountyfl.gov>; TempletonMark <Mark.Templeton@colliercountyfl.gov>; WilkieKirsten <Kirsten.Wilkie@colliercountyfl.gov>
Cc: FinnTimothy <Timothy.Finn@colliercountyfl.gov>; LauraDeJohnVEN <Laura.DeJohn@colliercountyfl.gov>; FrantzJeremy <Jeremy.Frantz@colliercountyfl.gov>; AlexandraCasanovaVEN <Alexandra.Casanova@colliercountyfl.gov>
Subject: Pre-App Research for Isles of Collier Preserve Phase 15 Parcel A (PDI) - PL20200002648

Good Afternoon All,

Please review the attached Zoning Pre-App Research for **Isles of Collier Preserve Phase 15 Parcel A (PDI) - PL20200002648.**

The virtual meeting is scheduled for **- SKYPE meeting on Wednesday 1/20/21 at 1:30 PM.**

If you have any questions, please let me know.

Respectfully,

Thomas Clarke
Operations Coordinator - Zoning Division
2800 North Horseshoe Drive, Naples, FL 34104
Phone: 239-252-2526

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

EXAMPLE OF A (PDI) ORDINANCE

ORDINANCE NO. 17-43

AN ORDINANCE AMENDING ORDINANCE NO. 14-24, AS AMENDED, THE BUCKLEY MIXED USE PLANNED UNIT DEVELOPMENT (MPUD), TO APPROVE AN INSUBSTANTIAL CHANGE TO THE MPUD TO REDUCE THE MINIMUM LOT AREA AND MINIMUM LOT WIDTH FOR SINGLE FAMILY DETACHED DWELLING UNITS, AND PROVIDING FOR AN EFFECTIVE DATE. THE SUBJECT PROPERTY IS LOCATED AT THE NORTHWEST QUADRANT OF THE INTERSECTION OF AIRPORT-PULLING ROAD AND ORANGE BLOSSOM DRIVE, IN SECTION 2, TOWNSHIP 49 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FL, CONSISTING OF 21.7± ACRES. [PDI-PL20170002630]

WHEREAS, on June 10, 2014, the Board of County Commissioners approved Ordinance No. 14-24, which established the Buckley Mixed Use Planned Unit Development zoning district; and

WHEREAS, the Buckley MPUD was subsequently amended by Ordinance No. 16-10; and

WHEREAS, Pulte Home Company, LLC, represented by Lindsay Robin of Waldrop Engineering, P.A., filed a petition to request approval of an insubstantial change to the Buckley MPUD, which was approved by the Collier County Hearing Examiner as HEX No. 2017-24.

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

SECTION ONE: AMENDMENT TO EXHIBIT B OF THE MPUD DOCUMENT ATTACHED TO ORDINANCE NO. 14-24, AS AMENDED, THE BUCKLEY MPUD.

Exhibit B, entitled "Development Standards," of the MPUD document attached to Ordinance No. 14-24, as amended, the Buckley MPUD, is hereby amended as shown in Exhibit "B", attached hereto and incorporated herein by reference.

SECTION TWO: EFFECTIVE DATE.

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 November, 2017.

Text underlined is added; text ~~struck-through~~ is deleted.

PG 2.A.a.

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

ATTEST:
DWIGHT E. BROCK, CLERK

By: _____
Deputy Clerk

Attest as to Chairman's signature only.

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

By: _____
PENNY TAYLOR, Chairman

Approved as to form and legality:

_____ 10/17/17
Scott A. Stone
Assistant County Attorney

Exhibit B – Development Standards

This ordinance filed with the Secretary of State's Office the 17th day of November, 2017 and acknowledgement of that filing received this 17th day of November, 2017.
By _____
Deputy Clerk

Buckley PDI-PL20170002630 / 10/17/17

Text underlined is added; text ~~struck-through~~ is deleted.

PG 2A.3

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

* * * * * * * * * * * *

EXHIBIT B
DEVELOPMENT STANDARDS

Table I below sets forth the development standards for Residential land uses within the proposed Mixed-Use Planned Unit Development (MPUD). Standards not specifically set forth within this application shall be those specified in applicable sections of the LDC in effect as of the date of approval of the SDP or Subdivision Plat.

TABLE I
RESIDENTIAL DEVELOPMENT STANDARDS

	TOWN-HOUSE[6]	MULTI-FAMILY DWELLINGS[6]	RECREATION FACILITIES & MAINTENANCE STRUCTURES	SINGLE-FAMILY DETACHED	TWO-FAMILY/ DUPLEX	RECREATIO FACILITIES
	FOR MASTER PLAN FOR COMMERCIAL, MIXED USE OR MULTI-FAMILY ONLY			FOR MASTER PLAN FOR SINGLE-FAMIL AND TWO-FAMILY /DUPLEX RESIDENTIAL ONLY		
MINIMUM LOT AREA	3,000 square feet	N/A	N/A	~~5,400~~ 5,000 square feet	3,500 square feet	N/A
MINIMUM LOT WIDTH	30 feet	N/A	N/A	~~45~~ 40 feet	35 feet	N/A
MINIMUM FLOOR AREA OF UNITS	1,200 square feet	1,000 square feet	N/A	1,200 square feet	750 square feet	N/A
PUD SETBACK REQUIREMENTS						
MINIMUM BUILDING SETBACK *(FROM AIRPORT-PULLING ROAD)*	30 feet	30 feet	30 feet	30 feet	30 feet	30 feet
MINIMUM BUILDING SETBACK *(FROM NORTH BOUNDARY & SOUTH BOUNDARY)*	20 feet	20 feet	20 feet	20 feet	20 feet	20 feet
MINIMUM BUILDING SETBACK[1] *(FROM WEST BOUNDARY)*	100 feet	100 feet	100 feet	25 feet	25 feet	100 feet
LAKES	0 feet from the LME	0 feet from the LME	0 feet from the LME	0 feet from the LME	0 feet from the LME	0 feet from the LME
MINIMUM YARD REQUIREMENTS						
Front:[2, 4,5] Principal Structure	20 feet	20 feet	N/A	20 feet	20 feet	20 feet
Accessory Structure	20 feet	20 feet	20 feet	SPS	SPS	SPS

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	TOWN-HOUSE	MULTI-FAMILY DWELLINGS	RECREATION FACILITIES & MAINTENANCE STRUCTURES	SINGLE-FAMILY DETACHED	TWO-FAMILY/ DUPLEX	RECREATIO FACILITIES
	FOR COMMERCIAL, MIXED USE OR MULTI-FAMILY ONLY			FOR SINGLE-FAMILY AND TWO-FAMILY /DUPLEX RESIDENTIAL ONLY		
Side:						
Principal Structure	20 feet	½ of the SBH	N/A	5 feet	5 feet	5 feet
Accessory Structure	10 feet	10 feet	10 feet	SPS	SPS	SPS
Rear:						
Principal Structure	10 feet	½ of the BH	N/A	10 feet[3,8]	10 feet[3,8]	10 feet
Accessory Structure	10 feet	10 feet	10 feet	5 feet[3,8]	5 feet[3,8]	5 feet
Minimum Distance Between Structures:						
Principal Structure	10 feet	½ of the SBH	N/A	10 feet	0 or 10 feet	10 feet
Accessory Structure	10 feet	10 feet	0 feet	10 feet	0 or 10 feet	0 feet
MAXIMUM HEIGHT[7]						
Zoned:						
Principal Structure	3-stories not to exceed 45 feet	3-stories not to exceed 45 feet	N/A	35 feet	35 feet	35 feet
Accessory Structure	25 feet	25 feet	25 feet	SPS	SPS	SPS
Actual:						
Principal Structure	50 feet	50 feet	N/A	40 feet	40 feet	40 feet
Accessory Structure	32 feet	32 feet	32 feet	SPS	SPS	SPS

1. Dumpsters and dumpster enclosures shall not encroach into the 100 foot setback from the Western MPUD boundary.

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Pg 2.A.5.

2. Garages and carports shall be 10 feet from principal structures if detached. There will be a minimum of a 23 foot setback from the back of a sidewalk to front load garages. For corner lots, only one (1) front yard setback shall be required. The yard that does not contain the driveway/vehicular access to the residence shall provide a 10' setback.

3. Where a home site is adjacent to a landscape buffer easement or lake maintenance easement under the Master Concept Plan for Single-Family and Two-Family/Duplex Residential Only, and it is a separately platted tract, the principal and accessory structure setback on the platted residential lot may be reduced to 0 feet where it abuts the easement/tract. Where the LME is not a separate platted tract, in the shaded area shown on the "Master Concept Plan for Single-Family and Two-Family/Duplex Residential Only", the platted residential lot may overlap the LME up to 10 feet. The minimum principal and accessory structure setback for these lots shall be a minimum of 10 feet, as measured from the rear lot line. In no case shall principal or accessory structures be permitted in the LME.

4. If the parcel is directly accessed by a public or private road right-of-way, setback is measured from the adjacent right of way line per LDC. Sidewalks shall be located in the right-of-way.

5. If the parcel is directly accessed by a private driveway, setback is measured from the back of curb (if curbed) or edge-of-pavement (if not curbed). This would apply to multi-family development tracts that do not have platted rights-of-way.

6. Multi-family or townhouse buildings within 150' of the west property line shall not have west facing balconies.

7. No building shall exceed three stories in height and 45 feet (actual height) and under building parking is prohibited.

8. In order to support a canopy tree with a minimum 20-foot crown spread as required in LDC Section 4.06.05, a portion of the required 20-foot canopy may protrude into a lake maintenance easement, landscape buffer easement, or the adjacent lot(s), provided the homeowners association documents submitted at the time of PPL demonstrate common maintenance of all landscaping internal to the development, including trees on privately owned lots.

BH= Building Height

SBH= Sum of Building Heights

LME= Lake Maintenance Easement

SPS= Same As Principal Structure

* * * * * * * * * * * *

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FLORIDA DEPARTMENT of STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

November 17, 2017

Honorable Dwight E. Brock
Clerk of the Circuit Court
Collier County
Post Office Box 413044
Naples, Florida 34101-3044

Attention: Martha Vergara, BMR Senior Clerk

Dear Mr. Brock:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Collier County Ordinance No. 17-43, which was filed in this office on November 17, 2017.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

R. A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
Telephone: (850) 245-6270
www.dos.state.fl.us

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(239) 252-2400

Meeting Notes

As of 10/16/2017 all Zoning applications have revised applications, and your associated Application is included in your notes; additionally a *new Property Ownership Disclosure Form is required for all applications. A copy of this new form is included in your pre-app Note – link is https://www.colliergov.net/Home/ShowDocument?id=75093.

SUE FAULKNER

Comp Planning: PL20200002648- Isles of Collier Preserve Phase 15 – Parel A (PDI). The subject site is Urban Designation; Urban Mixed Use District; Urban Coastal Fringe Subdistrict on the Future Land Use Map of the Growth Management Plan. The FLUE states that the purpose of this Subdistrict is to provide transitional densities between the Conservation designated area (primarily located to the south of the Subdistrict) and the remainder of the Urban designated area (primarily located to the north of the Subdistrict). Comp Planning does not usually address changes to housing types. The applicant stated that there will be no change to the intensity or density of this previously approved project. This is important to Comp Planning.

.

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Meeting Notes

LANDSCAPE REVIEW PRE APP NOTES - MARK TEMPLETON - PG. 3A.

TRANSPORTATION PLANNING - MIKE SAWYER - PG. 3.B. - NO IMPACT

PUD MONITORING - LAURIE BEARD - PG. 3.C - NO IMPACT

PUBLIC UTILITIES - ERIC FEY - PG. 3.D. - N/A

Other required documentation for submittal (not listed on application):

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ThomasClarkeVEN

From: TempletonMark
Sent: Wednesday, January 20, 2021 1:54 PM
To: ThomasClarkeVEN
Subject: Pre App for Isles of Collier PL2020000~~648~~ 2648

Follow Up Flag: Follow up
Flag Status: Flagged

Thomas,
Please insert the following landscape note into the pre-app notes:

Label buffers on the site plan submitted and make sure these are consistent with the approved PUD master plan.

Respectfully,

Mark Templeton, RLA
Principal Planner/Landscape Review

Collier County
Development Review Division
Exceeding Expectations, Every Day!

NOTE: Email Address Has Changed

2800 North Horseshoe Drive, Naples Florida 34104
Phone: 239.252.2475

How are we doing? Please CLICK HERE to fill out a Customer Survey.
We appreciate your Feedback!

Disclaimer- this email is not to be interpreted as an endorsement or approval of any permit, plan, project, or deviation from the Land Development Code.

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.

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

ThomasClarkeVEN

From: SawyerMichael
Sent: Wednesday, January 20, 2021 1:50 PM
To: ThomasClarkeVEN
Subject: Today's pre app notes for Transportation Planning

Follow Up Flag: Follow up
Flag Status: Flagged

Morning pre app: - NAPLES BOAT YARD (RZ) - PL20210000021 & PROMENADE AT THE BOAT YARD (RZ) PL20210000020

Please check the TIS required box on the pre app checklist as well as methodology on the next page with a note that methodology will be by email to staff.

Please also add the following notes:
Transportation Planning: Methodology meeting by email required and provide note on TIS cover sheet that fee will be collected at time of PUD submittal. Suggest providing the same TIS for this petition as the SDPA. Address all transportation elements of the GMP. Provide both ITE and SIC use codes in the TIS.

Afternoon pre app: — ISLES OF COLLIER PRESERVE IS PARCEL A (PDE) - PL20200002648

Our review will be N/A. No transportation impacts.

Michael Sawyer
Principal Planner
Growth Management Department
Transportation Planning
2685 South Horseshoe Drive, Suite 103
Naples, Florida 34104
239-252-2926
michael.sawyer@colliercountyfl.gov

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.

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

ThomasClarkeVEN

From: BeardLaurie
Sent: Wednesday, January 20, 2021 1:37 PM
To: FinnTimothy; GiblinCormac
Cc: ThomasClarkeVEN
Subject: Pre-Application Meeting - PL2020000648 -Isles of Collier Preserve Phase 15 (Parcel A) (PDI)

Follow Up Flag: Follow up
Flag Status: Flagged

I have nothing for the PDI for PUD Monitoring.

Laurie Beard
Project Manager

Please note new address:

PUD Monitoring, GMD
2800 N. Horseshoe Drive
Naples, FL 34104
Laurie.Beard@CollierCountyFL.gov
Phone: (239)-252-5782

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.

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

ThomasClarkeVEN

From: FeyEric
Sent: Wednesday, January 20, 2021 1:57 PM
To: ThomasClarkeVEN
Subject: RE: Pre-Application Meeting - PL2020000648 -Isles of Collier Preserve Phase 15 (Parcel A) (PDI)

Follow Up Flag: Follow up
Flag Status: Flagged

Thomas,

Public Utilities Engineering Review is not applicable for this petition.

Respectfully,

Eric Fey, P.E.
Principal Project Manager

Collier County
Public Utilities Engineering & Project Management Division
Continuous Improvement

3339 Tamiami Trail East, Suite 303, Naples, Florida 34112-5361
Phone: 239.252.1037 Cell: 239.572.0043

"HOW ARE WE DOING?" Please click here for our Customer Service Survey

-----Original Appointment-----
From: CDS-C <CDS-C@colliercountyfl.gov>
Sent: Wednesday, January 6, 2021 9:18 AM
To: CDS-C; AlcornChris; Amy Lockhart-Taylor; AnthonyDavid; ArnoldMichelle; AshkarSally; AshtonHeidi; AuclairClaudine; BeardLaurie; BeddowShar; Brad Jackson; BrownCraig; BullertBenjamin; CascioGeorge; CastroGabriela; ChachereKatherine; ChurchWilliam; Claudine Auclair; ColeTabatha; CookJaime; CrotteauKathynell; Daniel Zunzunegui; David Ogilvie; DeleonOmar; FaulknerSue; FeyEric; FinnTimothy; FrancineHomchakVEN; GewirtzStorm; GibbonsMichael; GiblinCormac; GosselinLiz; GundlachNancy; HumphriesAlicia; JacobLisa; JenkinsAnita; JohnHouldsworthVEN; JohnsonEric; KartoZachary; KellyJohn; KurtzGerald; LauraDeJohnVEN; LevyMichael; LintzSean; LulichPamela; LynchDiane; MargaritaAcevedoVEN; MastrobertoThomas; McKennaJack; McLeanMatthew; MoscaMichele; MoxamAnnis; NawrockiStefanie; NicholsonJoanna; NuteMelissa; OrthRichard; PadronAilyn; PajerCraig; PattersonAmy; PerryDerek; PochmaraNatalie; PollardBrandi; RodriguezWanda; RoeDavid; RosenblumBrett; SaboJames; Saieva Charity ; SantabarbaraGino; SawyerMichael; SchmidtCorby; ScottChris; ScottTami; Sean Lintz; Shar Beddow; ShawinskyPeter; Shawn Hanson; SheaBarbara; ShowalterAlexander; SimmonsLinda; StevensMichael; StrainMark; SummersEllen; SweetChad; TempletonMark; ThomasClarkeVEN; VargaCecilia; WalshJonathan; WilkieKirsten; WilloughbyChristine; ZunzuneguiDaniel
Cc: Julie Danielewski; Michael Elgin
Subject: Pre-Application Meeting - PL2020000648 -Isles of Collier Preserve Phase 15 (Parcel A) (PDI)
When: Wednesday, January 20, 2021 1:30 PM-2:30 PM (UTC-05:00) Eastern Time (US & Canada).
Where: Via Teleconference/Skype - GMD Conference Room 609/610 -Cormac Giblin

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

Pre-Application Meeting Sign-In Sheet

PL# 20200002648

Collier County Contact Information:

Name	Review Discipline	Phone	Email
☐ Maggie Acevedo	North Collier Fire	252-2309	macevedo@northcollierfire.com
☐ Steve Baluch	Transportation Planning	252-2361	stephen.baluch@colliercountyfl.gov
☐ Ray Bellows	Zoning, Planning Manager	252-2463	raymond.bellows@colliercountyfl.gov
☑ Laurie Beard	PUD Monitoring	252-5782	laurie.beard@colliercountyfl.gov
☐ Craig Brown	Environmental Specialist	252-2548	craig.brown@colliercountyfl.gov
☐ Alexandra Casanova	Operations Coordinator	252-2658	Alexandra.casanova@colliercountyfl.gov
☐ Heidi Ashton Cicko	Managing Asst. County Attorney	252-8773	heidi.ashton@colliercountyfl.gov
☑ Thomas Clarke	Zoning Operations Coordinator	252-2584	thomas.clarke@colliercountyfl.gov
☐ Jamie Cook	Prin. Environmental Specialist	252-6290	Jaime.cook@colliercountyfl.gov
☐ Jackie De la Osa	North Collier Fire	252-2312	jdelaosa@northcollierfire.com
☐ Maggie DeMeo	North Collier Fire	252-2308	pdemeo@northcollierfire.com
☑ Eric Fey, P.E.	Utility Planning	252-1037	eric.fey@colliercountyfl.gov
☑ Tim Finn, AICP	Zoning Principal Planner	252-4312	timothy.finn@colliercountyfl.gov
☐ Sue Faulkner	Comprehensive Planning	252-5715	sue.faulkner@colliercountyfl.gov
☐ Jeremy Frantz	LDC Manager	252-2305	Jeremy.Frantz@colliercountyfl.gov
☐ Michael Gibbons	Structural/Residential Plan Review	252-2426	michael.gibbons@colliercountyfl.gov
☐ Storm Gewirtz, P.E.	Engineering Stormwater	252-2434	storm.gewirtz@colliercountyfl.gov
☑ Cormac Giblin, AICP	Development Review-Planning Manager	252-5095	Cormac.giblin@colliercountyfl.gov
☐ Nancy Gundlach, AICP	Zoning Principal Planner	252-2484	nancy.gundlach@colliercountyfl.gov
☐ Richard Henderlong	Zoning Principal Planner	252-2464	richard.henderlong@colliercountyfl.gov
☐ John Houldsworth	Engineering Subdivision	252-5757	john.houldsworth@colliercountyfl.gov
☐ Alicia Humphries	Right-Of-Way Permitting	252-2326	alicia.humphries@colliercountyfl.gov
☐ Anita Jenkins	Planning & Zoning Director	252-5095	Anita.jenkins@colliercountyfl.gov
☐ John Kelly	Zoning Senior Planner	252-5719	john.kelly@colliercountyfl.gov
☐ Parker Klopf	Zoning Senior Planner	252-2471	Parker.klopf@colliercountyfl.gov
☐ Troy Komarowski	North Collier Fire	252-2521	tkomarowski@northcollierfire.com
☐ Sean Lintz	North Collier Fire	597-9227	slintz@northcollierfire.com
☐ Diane Lynch	Operations Analyst	252-8243	diane.lynch@colliercountyfl.gov
☐ Thomas Mastroberto	Greater Naples Fire	252-7348	thomas.mastroberto@colliercountyfl.gov

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COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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

☐	Jack McKenna, P.E.	Engineering Services	252-2911	jack.mckenna@colliercountyfl.gov
☐	Matt McLean, P.E.	Development Review Director	252-8279	matthew.mclean@colliercountyfl.gov
☐	Michele Mosca, AICP	Capital Project Planning	252-2466	michele.mosca@colliercountyfl.gov
☐	Annis Moxam	Addressing	252-5519	annis.moxam@colliercountyfl.gov
☐	Richard Orth	Stormwater Planning	252-5092	richard.orth@colliercountyfl.gov
☐	Brandy Otero	Transit	252-5859	brandy.otero@colliercountyfl.gov
☑	Derek Perry	Assistant County Attorney	252-8066	Derek.perry@colliercountyfl.gov
☐	Brandi Pollard	Utility Impact fees	252-6237	brandi.pollard@colliercountyfl.gov
☐	Todd Riggall	North Collier Fire	597-9227	triggall@northcollierfire.com
☐	Brett Rosenblum, P.E.	Development Review Principal Project Manager	252-2905	brett.rosenblum@colliercountyfl.gov
☐	James Sabo, AICP	Zoning Principal Planner	252-2708	james.sabo@colliergo.net
☑	Michael Sawyer	Transportation Planning	252-2926	michael.sawyer@colliercountyfl.gov
☐	Corby Schmidt, AICP	Comprehensive Planning	252-2944	corby.schmidt@colliercountyfl.gov
☐	Linda Simmons	North Collier Fire	252-2311	Linda.Simmons@colliercountyfl.gov
☐	Peter Shawinsky	Architectural Review	252-8523	peter.shawinsky@colliercountyfl.gov
☑	Mark Templeton	Landscape Review	252-2475	mark.templeton@colliercountyfl.gov
☐	Connie Thomas	Client Services Supervisor	252-6369	Consuela.thomas@colliercountyfl.gov
☐	Jessica Velasco	Client Services	252-2584	jessica.velasco@colliercountyfl.gov
☐	Jon Walsh, P.E.	Building Review	252-2962	jonathan.walsh@colliercountyfl.gov
☐	Kirsten Wilkie	Environmental Review Manager	252-5518	kirsten.wilkie@colliercountyfl.gov
☐	Christine Willoughby	Development Review - Zoning	252-5748	christine.willoughby@colliercountyfl.gov
☐	Daniel Zunzunegui	North Collier Fire	252-2310	Daniel.Zunzunegui@colliercountyfl.gov

Additional Attendee Contact Information:

Name	Representing	Phone	Email
Michael ELGIN	MINTO USA		MELGIN@MINTOUSA.COM
Julie	BARRACO Team	239 461-3170	JENNIFERS@BARRACO.NET
Tim Gavis	"		
Chris	"		
Jeff	"		
Dawn Russel	"		
Mitchel	"		
Jon Sapin	"		

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

Collier County
Growth Management Department
Zoning Division

Applicant/Agent may also send site plans or conceptual plans for review in advance if desired.

PL20200002648–Isles of Collier Preserve Phase 15-Parcel A (PDI) - PRE-APP INFO

Planner: Cormac Giblin

Assigned Ops Staff: Thomas Clarke
Jeremy Frantz-Ops Staff Manager

STAFF FORM FOR SUPPLEMENTAL PRE-APPLICATION MEETING INFORMATION

- **Name and Number of who submitted pre-app request**
  Jennifer Sapen
  Barraco and Associates, Inc.
  (239) 461-3170; jennifers@barraco.net

- **Agent to list for PL#**
- **Name and Number of who submitted pre-app request**
  Jennifer Sapen
  Barraco and Associates, Inc.
  (239) 461-3170; jennifers@barraco.net

- **Owner of property (all owners for all parcels)**
  Minto Sabal Bay, LLC
  4400 W. Sample Road, Ste. 200
  Coconut Creek, FL 33073

- **Confirm Purpose of Pre-App: (Rezone, etc.)**

  Discuss specifics of the project to allow for residential clustered two-family dwelling units in accordance with the attached Development Regulations.

- **Please include any Surveys, Drawings or Plans for the petition:**
  Please see attached.

- **Details about Project:**
  Folio: 52505036925; Request for Insubstantial Change to Sabal Bay MPUD to allow residential use of clustered two-family units.

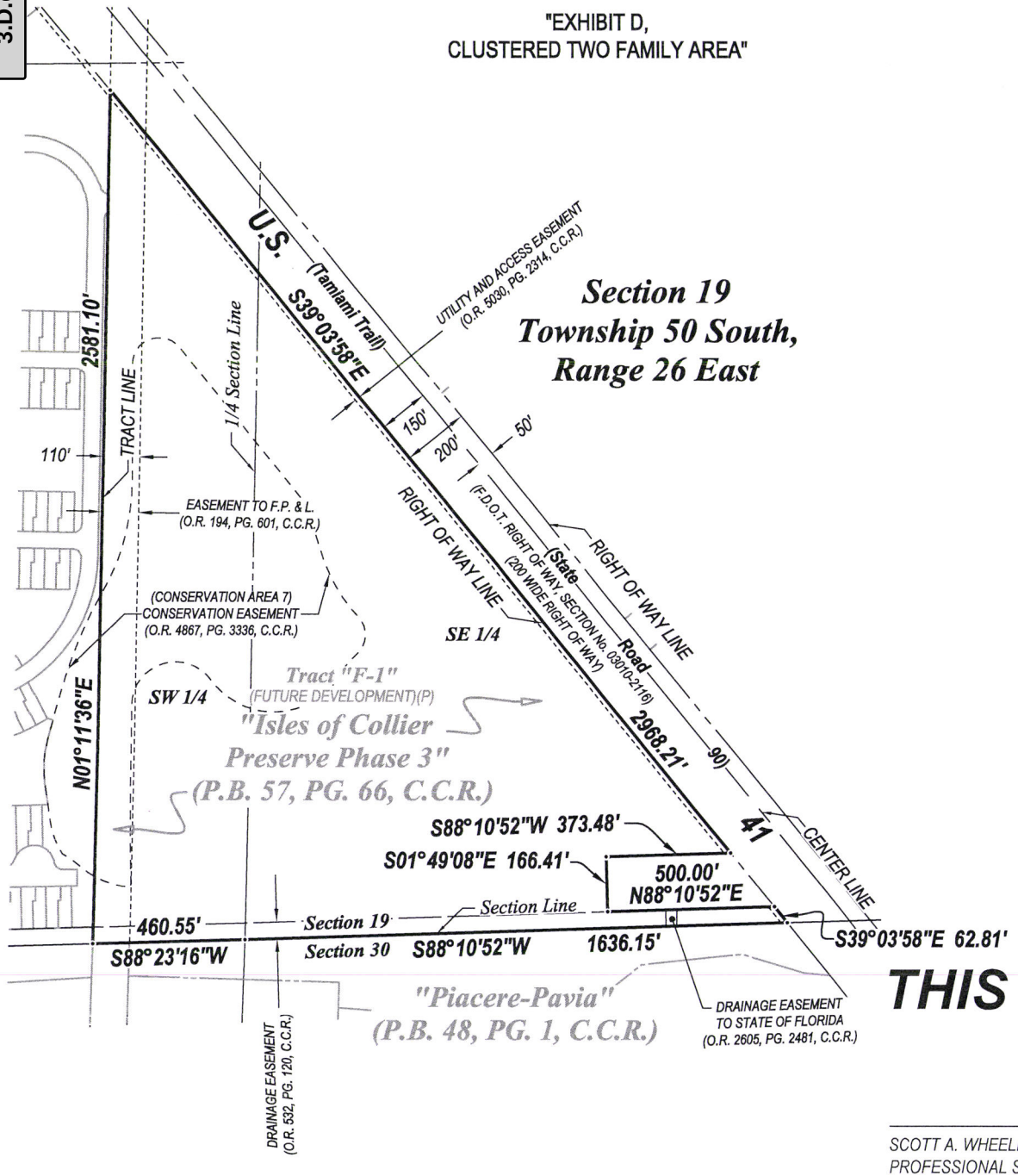
REQUIRED Supplemental Information provided by:
Name: Melissa Dial
Title: Planning Administrative Assistant
Email: melissad@barraco.net
Phone: (239) 461-3170

Cancellation/Reschedule Requests: Contact Danny Condomina-Client Services Supervisor
danny.condomina@colliercountyfl Phone: 239-252-6866

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

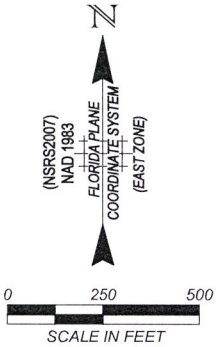
Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

"EXHIBIT D,
CLUSTERED TWO FAMILY AREA"



NOTES:

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 1.0000118 TO OBTAIN GRID DISTANCES.
2. D.B. - DENOTES DEED BOOK.
3. D.E. - DENOTES DRAINAGE EASEMENT.
4. O.R. - DENOTES OFFICIAL RECORD BOOK, COLLIER COUNTY PUBLIC RECORDS.
5. (P) - DENOTES PLAT.
6. P.B. - DENOTES PLAT BOOK.
8. PG. - DENOTES PAGE.
9. BEARINGS AS SHOWN ARE STATE PLANE FLORIDA EAST ZONE (NAD1983 (NSRS 2007)) ARE BASED ON THE WESTERLY LINE OF TRACT "F-1" TO BEAR N01°11'36"E, AS SHOWN ON THE RECORD PLAT OF "ISLES OF COLLIER PRESERVE PHASE 3" RECORDED IN PLAT BOOK 57, PAGE 66, COLLIER COUNTY RECORDS.
10. DESCRIPTION IS ATTACHED.



THIS IS NOT A SURVEY

SCOTT A. WHEELER (FOR THE FIRM - LB-6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

DATE SIGNED:

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

D and Associates,
CIVIL ENGINEERING - LAND SURVEY
LAND PLANNING
www.barraco.ne
2271 McGREGOR BLVD., SUITE 10
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-280
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZA
ENGINEERING 7995 - SURVEYING LB-

PREPARED FOR

MINTO COMMUNITIES - USA
4042 PARK OAKS BOULEVARD SUITE 450
TAMPA, FL 33610
PHONE (813) 342-3838
FAX (813) 342-3831
WWW.MINTO.COM

PROJECT DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN THE PLAT OF
ISLES OF COLLIER PRESERVE PHASE 3
PLAT BOOK 57, PAGE 66, COLLIER COUNTY RECORDS
A SUBDIVISION LYING IN SECTION 19, TOWNSHIP 50 SOUTH, RANGE 26 EAST
COLLIER COUNTY, FLORIDA

PROJECT SURVEYOR

SCOTT A. WHEELER LICENSE NUMBER 5949 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	23234SK01.DWG
LAYOUT	2
LOCATION	J:\23234\DWG\SURVEYING\SKETCH\
PLOT DATE	TUE. 3-5-2019 - 10:53 AM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	02-05-2019
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=500'
FIELD BOOK	

PLAN REVISIONS

STRAP NUMBERS

SKETCH TO ACCOMPANY DESCRIPTION

PROJECT / FILE NO.	SHEET NUMBER
23234 19-50-26	2 OF 2

TABLE I: SABAL BAY MPUD DEVELOPMENT STANDARDS FOR "R" RESIDENTIAL AREA

SETBACK	SINGLE FAMILY DETACHED	ZERO LOT LINE	TWO FAMILY/ DUPLEX	CLUSTERED TOWNHOME [12]	SINGLE FAMILY ATTACHED/ TOWNHOME	MULTI FAMILY/ [11] TIMESHARE DWELLINGS (EXCLUDING TOWNHOUSES)	CLUBHOUSE/ RECREATION BUILDINGS	ALF CCRC'S [8]
PRINCIPLE STRUCTURES [10]								
Minimum Lot Area	5,000 SF	4,000 SF	3,500 SF per lot or	3,500 SF [13]	2,600 SF	N/A	10,000 SF	Per Section 3.5 B
Minimum Lot Width [2]	40'	35'	35' per lot or unit	35'	20'	N/A	N/A	N/A
Front Yard Setback [6]	15'	15'	15'	10'	15'	15' or .5 BH, whichever is greater, and a minimum of 75 feet from the PUD perimeter boundary	20'	Per Section 3.5 B
Frond Yard Side [6] Entry Garage	10'	10'	10'	10'	10'	15' or .5 BH, whichever is greater, and a minimum of 75 feet from the PUD perimeter boundary	N/A	N/A
Rear Yard [1]	10'	10'	10'	16'	10'	15' or .5 BH, whichever is greater, and a minimum of 75 feet from the PUD perimeter boundary	15'	Per Section 3.5 B
Side Yard	5'	5' [3]	5' [3]	5' [3]	5' [3]	15' or 50% of BH, whichever is greater and a minimum of 75 feet from the PUD perimeter boundary [4]	10'	Per Section 3.5 B
From Preserve [1]	25'	25'	25'	25'	25'	25'	25'	25'
Maximum Height [5]	35'	35'	35'	35'	35'	50' above FEMA elevation [5,7]	55'	Per Section 3.5 B
Floor Area Minimum (SF)	1,200 SF	1,200 SF	1,200 SF	1,200 SF	1,200 SF	700 SF	N/A	N/A [8]
Minimum Distance Between Principal Structures [4]	10'	10'	10'	10' [14]	10'	15' or .5 SBH, whichever is greater [4,9]	15' or .5 SBH, whichever is greater [4]	15' or .5 SBH, whichever is greater [4]
ACCESSORY STRUCTURES [10]								
Front	SPS	SPS	SPS	5'	SPS	SPS	SPS	SPS
Side	SPS	SPS	SPS	SPS	SPS	SPS	SPS	SPS
Rear	5'	5'	5'	5'	5'	5'	10'	10'
From Preserve [1]	10'	10'	10'	10'	10'	10'	10'	10'
Minimum Distance Between Accessory Structures on same lot	0' or 10'	0' or 10'	0' or 10'	0' or 10'	0' or 10'	0' or 10' [4]	0' or 10' [4]	0' or 10'
Minimum Distance Between Accessory and Principal Structures on same lot	0' or 10'	0' or 10'	0' or 10'	0' or 10'	0' or 10'	0' or 10' [4]	0' or 10' [4]	0' or 10'
Maximum Height	SPS	SPS	SPS	SPS	SPS	50'	SPS	80'

Words underlined are additions; ~~words struck~~ through aredeletions.

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

BH: Building Height - measured as defined in LDC Section 1.08.02 Definitions "building, zoned height of."
SBH: (Sum of Building Heights): Combined height of two adjacent buildings for the purpose of determining setback requirements.
SPS: Same as Principal Structure
Front yards shall be measured as follows: If the parcel is served by a public or private right-of-way, setback is measured from the adjacent right-of-way line.

1. Setback from lake easements for all accessory uses and structures may be O feet. Setback from preserve areas shall be 25 feet for principal structures and 10 feet for accessory structures, or as may otherwise be permitted in accordance with the applicable provisions set forth in LDC Section 3.05.07.
2. Minimum lot width for cul-de-sac lots consistent with the measurement standards established in the LDC.
3. Zero feet (0'). Where the zero foot (0') yard option is utilized, the opposite side of the structure or attached structures shall have a ten (10') side yard. Where zero lot line development is proposed, a conceptual site plan shall be submitted with the application for final subdivision plat approval. The conceptual site plan shall depict the proposed location of dwelling units and the required setbacks.
4. Distance between principal and accessory structures for multi-family development: Where common architectural themes are utilized for a common development tract, distances between principal structures may be reduced subject to Fire District approval at the time of site plan review. In no case shall the distance between principal structures be less than 10 feet or .25 SBH, whichever is greater. A common architectural theme shall be demonstrated during SDP review through submittal of drawings and renderings depicting common signage, common entry design features, common landscape and landscape features, and common architectural building design features.
5. Building height is measured as set forth in LDC Section 1.08.02 Definitions "building, zoned height of." Actual height of structures in Single Family Detached, Zero Lot Line, Two Family/Duplex, and Single Family Attached/Townhome categories shall not exceed forty-five feet (45'). Multi-family/timeshare structures within Tracts- R4, as depicted on the MPUD Master Plan (Exhibit "A") shall have a maximum height of 10 residential floors over parking, not to exceed 150 feet of zoned height as measured pursuant to LDC Section 1.08.02 Definitions "Buildings, zoned height of", and a maximum actual height of 165 feet.
6. Front loading garages shall have a minimum front yard setback 23 feet, as measured from the back of sidewalk. Side loaded garages may be located less than 23 feet from the back of sidewalk provided that the driveway design allows for parking of vehicles so as not to interfere with or block the sidewalk.
7. 50 feet for R8.
8. Standards not specified herein shall be those specified in Section 5.05.04 of the LDC in effect as of the date of adoption of this MPUD Ordinance. There is no minimum floor area established for an ALF or CCRC; however, the maximum floor area ratio (FAR) is .60. The ALF/CCRC use is prohibited in the R2-B, R5, ~~and~~ R7, and R9 areas.
9. Minimum separation between parking decks under mid-rise structures shall not be less than 60 feet.
10. In no instance shall a structure encroach into a required landscape buffer, other than those structures permitted to be located within a landscape buffer in accordance with LDC applicable provisions in effect at the time or permitting.
11. The Multi-family use is prohibited in the R9 Tract.
12. Clustered two family use only permitted in Tract F-1, Isles of Collier Preserve Phase 3, recorded in Plat Book 57, at Page 66, of the Public Records of Collier County, Florida.
13. Lot depth measured along long dimension from centerline of motor court to rear lot line, as shown on the "Typical Plat / Lot Measurement Detail".
14. Garage faces shall have a minimum 32' separation.

Words underlined are additions; ~~words struck~~ through aredeletions.

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

PROPERTY OWNERSHIP DISCLOSURE FORM

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

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

Please complete the following, use additional sheets if necessary.

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

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

Name and Address	% of Ownership

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

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

Name and Address	% of Ownership

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 _____

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

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

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliergov.net

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

Date of option: _____

Date option terminates: _____, or

Anticipated closing date: _____

AFFIRM PROPERTY OWNERSHIP INFORMATION

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

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

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

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

_____ _____
Agent/Owner Signature Date

_____
Agent/Owner Name (please print)

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

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

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

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

ADDITIONAL REQUIREMENTS FOR THE PUBLIC HEARING PROCESS:

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

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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 Date

_____
Applicant/Owner Name (please print)

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

ORDINANCE 2021-04

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

ORDINANCE NO. 2021-_04_

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA AMENDING ORDINANCE NO. 05-59, AS AMENDED, THE SABAL BAY MIXED USE PLANNED UNIT DEVELOPMENT, AND AMENDING ORDINANCE NO. 2004-41, THE COLLIER COUNTY LAND DEVELOPMENT CODE, BY AMENDING THE APPROPRIATE ZONING ATLAS MAP OR MAPS BY CHANGING THE ZONING CLASSIFICATION OF AN ADDITIONAL 102.49± ACRES OF LAND ZONED RURAL AGRICULTURAL (A), RURAL AGRICULTURAL WITH A SPECIAL TREATMENT OVERLAY (A-ST), RESIDENTIAL SINGLE FAMILY-THREE (RSF-3) AND RESIDENTIAL SINGLE FAMILY-THREE WITH A SPECIAL TREATMENT OVERLAY (RSF-3-ST) TO THE SABAL BAY MIXED USE PLANNED UNIT DEVELOPMENT (MPUD); BY AMENDING THE PUD DOCUMENT AND MASTER PLAN TO ADD 102.49± ACRES DESIGNATED AS TRACT R9 FOR RESIDENTIAL DEVELOPMENT; TO ADD 230 DWELLING UNITS FOR A TOTAL OF 2,229 DWELLING UNITS IN THE MPUD; TO REVISE THE MASTER PLAN AND CONCEPTUAL WATER MANAGEMENT PLAN; AND TO ADD A MASTER SITE PLAN FOR THE R9 TRACT. THE SUBJECT PROPERTY IS LOCATED SOUTH OF THOMASSON DRIVE, SOUTH AND WEST OF U. S. 41, NORTH AND WEST OF THE WENTWORTH PUD, AND EAST OF THE NAPLES BAY INTERCOASTAL WATERWAY IN SECTIONS 23, 24, 25, 26 AND 36, TOWNSHIP 50 SOUTH, RANGE 25 EAST, AND SECTION 19, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, CONSISTING OF 2,518.98+/- ACRES; AND PROVIDING AN EFFECTIVE DATE. [PL20190002305]

WHEREAS, on November 15, 2005, the Board of County Commissioners approved Ordinance No. 05-59 which established the Sabal Bay Mixed Use Planned Unit Development (PUD); and

WHEREAS, the PUD was amended by Ordinance Nos. 12-12 and 17-49; and

WHEREAS, Jennifer Sapen AICP of Barraco and Associates Inc. and Richard D. Yovanovich, Esquire of Coleman, Yovanovich & Koester, P.A. representing Minto Sabal Bay, LLC, petitioned the Board of County Commissioners of Collier County, Florida to amend Ordinance No. 05-59, as amended, the Sabal Bay Mixed Use Planned Unit Development.

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

SECTION ONE: CHANGE TO ZONING CLASSIFICATION

The zoning classification of approximately 102.49± acres of the herein described real property located in Sections 23 and 26, Township 50 South, Range 25 East, Collier County, Florida is changed from Rural Agricultural (A), Rural Agricultural with a Special Treatment Overlay (A-ST), Residential Single Family-Three (RSF-3) and Residential Single Family-Three with a Special Treatment Overlay (RSF-3-ST) zoning districts to a Mixed Use Planned Unit Development (MPUD) zoning district to be added together with the existing Sabal Bay MPUD, for a 2,518.98± acre project known as the Sabal Bay MPUD in accordance with the revised PUD Document, attached hereto as Exhibit A and incorporated by reference herein. The appropriate zoning atlas map or maps, as described in Ordinance Number 04-41, as amended, the Collier County Land Development Code, is/are hereby amended accordingly.

SECTION TWO: AMENDMENTS TO THE PUD DOCUMENT EXHIBIT A OF ORDINANCE NO. 05-59, AS AMENDED

The PUD Document attached hereto as Exhibit A to Ordinance No. 05-59, as amended, is hereby amended and replaced with the Exhibit A attached hereto and incorporated herein.

SECTION THREE: EFFECTIVE DATE

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 26th day of January, 2021.

ATTEST:
CRYSTAL K. KINZEL, CLERK

By: _____
Deputy Clerk

Attest as to Chairman's signature only.

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

By: _____
Penny Taylor, Chairman

Approved as to form and legality:

_____ HTAL
Heidi Ashton-Cicko
Managing Assistant County Attorney

Attachment: Exhibit A - PUD Document with Exhibits

This ordinance filed with the Secretary of State's Office the 2nd day of February 2021 and acknowledgement of that filing received this 2nd day of February 2021

By: _____
Deputy Clerk

[19-CPS-01960/1598673/1]257
Sabal Bay MPUD/PL20190002305
1/22/21

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

Sabal Bay

A MIXED-USE PLANNED UNIT DEVELOPMENT

~~2,416.49~~ 2,518.98 ± Acres Located in Sections 23, 24, 25, 26, and 36 Township 50 South, Range 25 East, and Section 19, Township 50 South, Range 26 East, Collier County, Florida

PREPARED FOR:

~~CDC Land Investments, Inc. and Collier Land Development, Inc.~~
~~2550 Goodlette Road North, #100~~
~~Naples, FL 34103~~
Minto Sabal Bay, LLC
4400 W. Sample Road, Suite 200
Coconut Creek, FL 33073

PREPARED BY:

~~WilsonMiller Stantec~~
~~3200 Bailey Lane, Suite 200~~
~~Naples, FL 34105~~
Barraco and Associates, Inc.
2271 McGregor Boulevard, Suite 100
Fort Myers, FL 33901

And

~~Roetzel and Andress~~
~~850 Park Shore Drive: Trianon Centre, 3rd Floor~~
~~Naples, FL 34103~~
Richard D. Yovanovich
Coleman, Yovanovich, Koester P.A.
4001 Tamiami Trail North, Suite 300
Naples, FL 34103

EXHIBIT "A"

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

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

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STATEMENT OF COMPLIANCE

The purpose of this Section is to express the intent of the applicants, CDC Land Investments, Inc., and Collier Land Development. Inc., hereinafter referred to as the Owners, to create a Mixed-Use Planned Unit Development (MPUD) on ~~2,416.49~~ 2,518.98 ± acres of land located in Sections 23, 24, 25, 26, and 36, Township 50 South, Range 25 East, and Section 19, Township 50 South, Range 26 East, Collier County, Florida. The name of this MPUD shall be Sabal Bay. The development of Sabal Bay will be in compliance with the planning goals and objectives of Collier County as set forth in the Growth Management Plan (GMP). The development will be consistent with the GMP goals, objectives and policies, and other applicable regulations for the following reasons:

1. The subject property is within the Urban Coastal Fringe Sub-District as identified on the Future Land Use Map of the Future Land Use Element (FLUE). The purpose of the Urban Coastal Fringe Sub-District is to provide for a variety of residential and mixed-use developments such as Planned Unit Developments.

2. a) The proposed residential density of Sabal Bay is ~~0.85~~ 0.91 dwelling units (DUs) per acre, ~~1,999~~ 2,229 units/~~2,350~~ 2,453 acres, which excludes the 50 acres of commercial uses, and the 16 acres of recreation/village center uses. This density is consistent with the maximum density permitted by the FLUE Density Rating System and is therefore consistent with FLUE Policy 5.1. The base density allowed by the FLUE for the entire subject property is four (4) DUs per acre. Due to the project's location within the ~~Traffic Congestion~~ Coastal High Hazard Zone, one (1) dwelling unit is subtracted from the base density permitting a maximum density of three (3) dwelling units per acre.

   b) ~~The maximum combined density and intensity within this PUD shall not exceed the Development of Regional Impact (DRI) thresholds for mixed-use developments, established for Collier County on the date of adoption of this PUD. Specifically, this PUD is limited to a maximum of: one-hundred and sixty percent (160%) of any combination of the individual DRI thresholds for three or more uses, including residential, office, and retail uses, and no single use exceeds one-hundred percent (100%) of the DRI threshold for that use. Further, i~~ In no case shall commercial uses, inclusive of the existing 101,894 square feet of existing commercial development, exceed the following: 250 hotel rooms; 200,000 square feet of retail; and, 60,000 square feet of office.

   c) The undeveloped and developed commercial acreage is consistent with the provisions of the FLUE as it is located within Activity Center# 17 at US 41 and Thomasson Drive.

   d) Commercial uses within the Recreation/Village Center District are consistent with FLUE Map -11, which identifies existing zoning consistent with the FLUE by Policies 5-9, 5-10, 5-11, and 5-12. Moreover, the area and allowable uses within the Recreation/Village Center District are consistent with the provisions set forth in Policy 5.1.

3. The Sabal Bay MPUD is compatible with and complementary to existing and future surrounding land uses as required in Policy 5.4 of the FLUE.

4. Improvements are planned to be in compliance with the LDC as set forth in Objective 3 of the FLUE.

5. The development of the Sabal Bay MPUD will result in an efficient and economical extension of community facilities and services as required in Policy 3.1 of the FLUE.

6. The Sabal Bay MPUD is planned to incorporate natural systems for water management in accordance with their natural functions and capabilities as may be required by Objective 1.5 of the Drainage Sub-Element of the Public Facilities Element.

7. All final local development orders for this project are subject to the Collier County Adequate Public Facilities Ordinance, Chapter 6 and Chapter 10, of the LDC. Transportation concurrency is partially vested in that the Owners are entitled to a Certificate of Adequate Public Facilities for transportation concurrency for 1,766 dwelling units, upon compliance with the provisions set forth in the Standard Form Collier County Contribution Agreement for Road Impact Fee Credits dated October 22, 2002, and further amended on April 22, 2008 and June 22, 2010 between Collier Land Development, Inc., Collier Development Corporation, and the Board of County Commissioners.

8. By virtue of compliance with the provisions of Chapter 6, of the LDC, the project will also implement, further Objective 2.0 of the FLUE, Objective 1.2 of the Sanitary Sewer Sub-Element, and Objective 1.5 of the Recreation and Open Space Element.

9. The native vegetation provisions of the Sabal Bay MPUD implement Policy 6.1.1 of the Conservation Coastal Management Element in that native preserves will be incorporated into the project design.

10. The development's commitment regarding the Lely Area Stormwater Improvement Project (Section 8.6(E) of this Document) is consistent with and furthers Policy 1.3.4 of the Drainage Sub-element of the Public Facilities Element in that it improves the existing Lely Canal drainage facility.

SHORT TITLE

This ordinance shall be known and cited as the "SABAL BAY PUD MIXED-USE PLANNED UNIT DEVELOPMENT ORDINANCE".

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

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SECTION I

LEGAL DESCRIPTION, GENERAL DESCRIPTION, AND DENSITY

1.1 PURPOSE

The purpose of this Section is to set forth the legal description of the Sabal Bay MPUD, and to describe the existing conditions of the property proposed to be developed.

1.2 LEGAL DESCRIPTION

The subject property referred to within this Document as "project site" and "project area", is comprised of ~~2,416.49~~ 2,518.98 ± acres, and located within Sections 23, 24, 25, 26, and 36 Township 50 South, Range 25 East, and Section 19, Township 50 South, Range 26 East, Collier County, Florida, and is legally described as:

See Exhibit "B"

1.3 GENERAL DESCRIPTION OF PROPERTY

A. The subject property is located in Sections 23, 24, 25, 26, and 36, Township 50 South, Range 25 East, and Section 19, Township 50 South, Range 26 East, Collier County, Florida. The property is generally located south of Thomasson Drive, south and west of U.S. 41, north and west of the Wentworth PUD, and east of the Naples Bay Intercoastal Waterway in the western portion of Collier County.

B. The zoning classification of the subject property, at the time of the MPUD application is PUD, RSF-3 - Residential, RSF-3-ST, Residential Special Treatment Overlay, A - Agriculture, and A-ST - Agriculture Special Treatment Overlay

C. Elevations within the subject property are approximately 8 to 11 feet above MSL. Finished floor elevations within the Sabal Bay development will be set in accordance with the FEMA Flood Elevation or SFWMD ERP in effect at the time of development permitting, whichever is greater.

D. A large portion of the subject property contains native vegetation habitats of varying quality. The property also contains a significant amount of jurisdictional wetlands. An Environmental Impact Statement (EIS) has been submitted, pursuant to Subsection 10.02.02(A) of the LDC, and provisions for on-site preservation of higher quality wetlands, interspersed with uplands, are incorporated into the design of the conceptual master plan, and overall water management system. The Sabal Bay MPUD contains a wide variety of vegetative communities inventoried and mapped in the EIS. The site has been designed to provide for onsite protection of habitat for listed species.

E. The soil types on the subject property include a variety of hydric and non-hydric soils listed in EIS.

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

F. The subject property is located within the Lely Main Canal, Lely Manor Canal and Miscellaneous Coastal drainage basins.

G. A portion of the subject property is located within the City of Naples Water Service District.

H. The subject property is partially developed pursuant to the January 7, 2002 Preliminary Development Agreement (PDA) with the State of Florida's Department of Community Affairs to allow development on 83 acres of the property within Collier County.

1.4 DENSITY

A. A maximum of ~~1999~~ 2,229 residential dwelling units may be constructed in the total project area. The gross project area, excluding commercial/office (C/O) development and Village Commercial (REC/VC) is approximately ~~2,350~~ 2,453 acres. The gross project density shall be a maximum of ~~0.85~~ 0.91 dwelling units per acre.

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

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SECTION II

PROJECT DEVELOPMENT

2.1 PURPOSE

The purpose of this Section is to generally describe the plan of development for the Sabal Bay MPUD, and to identify relationships to applicable County ordinances, policies, and procedures.

2.2 GENERAL DESCRIPTION OF PROJECT PLAN AND PROPOSED LAND USES

A. The Sabal Bay MPUD will be a mixed-use planned unit development. The MPUD will incorporate residential, commercial, recreational, and preserve land uses. The northeastern portion of the property along US 41 is located within Activity Center #17 and shall allow for commercial/office uses. There currently exists 101,894 square feet of retail development within the MPUD authorized to be constructed pursuant to a PDA between Collier Development Corporation and the State of Florida Department of Community Affairs. The other uses shall be distributed throughout the remainder of the MPUD property, as set forth on the MPUD Master Plan (Exhibit A).

Access to the property shall be from East Tamiami Trail (US 41), Thomasson Drive, Hamilton Avenue and Bayshore Drive.

The project will be served with centrally provided potable water, sanitary sewer, electric power, and telephone. Additional services shall be provided as deemed appropriate.

B. The MPUD Master Plan is illustrated graphically as Exhibit "A". A Land Use Summary indicating approximate land use acreages is shown on the Plan. The Master Plan is conceptual, and the location, size, and configuration of individual, residential, commercial, recreational areas, water management features, and tract development areas shall be determined at the time of site development plan (SDP) and/or subdivision plat approval.

2.3 COMPLIANCE WITH COUNTY ORDINANCES

A. Regulations for development of the Sabal Bay MPUD shall be in accordance with the contents of this MPUD Ordinance and applicable sections of the LDC (to the extent they are not inconsistent with this MPUD Ordinance) and the GMP in effect at the time of issuance of any development order to which said regulations authorize the construction of improvements, such as but not limited to subdivision plat, SDP, excavation permit and preliminary work authorization. Where these MPUD regulations fail to provide developmental standards, then the provisions of the most similar district in the LDC shall apply.

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B. Unless otherwise defined herein, or as necessarily implied by context, the definitions of all terms shall be the same as the definitions set forth in the LDC in effect at the time of development order application.

C. Development permitted by the approval of this MPUD shall be subject to the Adequate Public Facilities Ordinance, Section 6.02.00 and Section 10.02.07 of the LDC. At this time, 1,766 residential units are vested for transportation concurrency pursuant to the terms of the Standard Form Collier County Contribution Agreement for Road Impact Fee Credits dated October 22, 2002, and amended April 22. 2008 and June 22, 2010, between Collier Land Development, Inc., Collier Development Corporation, and the Board of County Commissioners. In addition, 101,894 square feet of commercial development exists within the MPUD boundary.

D. Unless modified, waived or excepted by this MPUD or by subsequent request, the provisions of other sections of the LDC remain in effect with respect to the development of the land which comprises this MPUD.

E. All conditions imposed herein or as represented on the Sabal Bay Master Plan are part of the regulations that govern the manner in which the land may be developed.

F. The Subdivisions Division of the LDC (Section 10.02.04 and Appendix B) shall apply to the Sabal Bay MPUD, except where an exemption or substitution is set forth herein or otherwise granted pursuant to Subsection 10.02.02(B) of the LDC.

G. The Site Development Plans Section of the LDC (10.02.03) shall apply to the Sabal Bay MPUD, except where an exemption is set forth herein or otherwise granted pursuant to Subsection 10.02.03(B) of the LDC.

H. Recognizing that the MPUD Master Plan does not designate specific dwelling unit types, the type of dwelling unit which characterizes the initial development of any platted tract or phase of a platted tract shall be carried out throughout the development of that tract or phase.

I. ~~Regardless of the ultimate mix of uses, in no case shall this MPUD exceed DRI thresholds for a mixed-use project (100 percent for a specific use and 160 percent of any combination of three or more uses), as they exist on the date the MPUD is approved.~~ The project shall be monitored through the PUD monitoring process on an annual basis and during SDP and/or subdivision plat review process, as may be applicable.

2.4 ROADWAYS

A. Roadways within the Sabal Bay MPUD shall be privately and/or CDD owned and maintained, except for Thomasson and Cardinal Way, which will be public roads. Standards for roads shall be in compliance with the applicable provisions of the LDC regulating subdivisions, unless otherwise modified, waived or excepted by this

MPUD or approved during subdivision plat approval. The Owners reserve the right to request substitutions to design standards in accordance with Subsection 10.02.04(A)(3) of the LDC. The Owners retain the right to establish gates, guardhouses, and other access controls as may be deemed appropriate by the Owners on all internal and privately owned and maintained project roadways.

B. Roadways within the Sabal Bay MPUD shall be designed and constructed in accordance with Chapter 10 of the LDC with the following substitutions:

1. Streets and access improvements

a. Street Right-of-Way Width: At the discretion of the Owners, the minimum right-of-way width to be utilized for local streets and cul-de-sacs may be fifty feet (50'), a deviation from LDC Subsection 6.06.01(0) that requires rights-of-way for local roads to be at least sixty feet (60'). Drive aisles serving multi-family tracts shall not be required to meet this standard. Additionally, in specific cases where development roadways cross potential wetland or upland preserves, the Owners shall have the ability to reduce the required right-of-way width below the current 50-foot minimum to a width of no less than 40 feet.

b. Dead-end Streets: Cul-de-sacs may exceed a length of one thousand feet (1,000'), a deviation from LDC Subsection 6.06.0l(J) that limits cul-de-sacs to 1,000 feet.

c. Reverse Curves: Tangents between reverse curves are not required for any local street design in this MPUD. A deviation from Section III, Exhibit "A", Design Requirements for Subdivisions C.13.j. of the Administrative Code for Collier County Construction Standards Manual adopted through Ordinance No. 2004-66.

d. In specific cases where development roadways cross potential wetland or upland preserves, the Owners shall have the ability to utilize rip-rap back slope treatment with a slope no steeper than 2:1, and for a maximum height of 36 inches for the length of the roadway crossing, a deviation from Section 4.06.05.j. Owners may utilize structural retaining wall to minimize potential wetland or upland impacts for backfill elevations exceeding 36 inches in height for the length of the roadway crossing. In these specific cases, a guard rail system designed to withstand vehicular impact will be provided.

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2.5 SIDEWALKS/BIKEPATHS, BIKE LANES

A. Sidewalks: All privately and/or CDD owned roads internal to the Sabal Bay MPUD shall have a minimum five foot (5') wide sidewalk on both sides of the street as illustrated on Exhibit A, or a minimum ten foot (10') wide pathway on one side of the street which may meander in and out of the right-of-way. This constitutes a deviation from LDC Subsection 6.06.02.A which requires arterial and collector roadways to provide a six foot (6') wide sidewalk on both sides of the street.

B. Pursuant to Chapter 6.06.02 of the LDC, sidewalks/bike paths shall be permitted as follows:

1. An internal pedestrian walkway system is permitted within drainage easements. Where such a pedestrian system is provided, no sidewalk shall be required adjacent to the right-of-way serving the adjacent residential tract.

2. Sidewalks may be located outside platted rights-of-way when located within a separate sidewalk easement.

3. Sidewalks may be located within landscape buffers and/or easements; however, the landscape buffer shall be increased in width by an amount equal to the encroachment at the point of encroachment.

2.6 LAKE SETBACK AND EXCAVATION

The lake setback requirements described in Section 22-122(l) of the Collier County Code of Laws and Ordinances may be reduced subject to the provisions established in Section 22- 122(l) of the Collier County Code of Laws and Ordinances. All lakes greater than two (2) acres may be excavated to the maximum commercial excavation depths set forth in Section 22-122(3) of Collier County Code of Laws and Ordinances, and subject to permit approval from the South Florida Water Management District. Removal of fill and rock from the Sabal Bay MPUD shall be administratively permitted to an amount up to ten (10) percent (20,000 cubic yards maximum), unless the project is issued a commercial excavation permit.

2.7 FILL STORAGE

Fill storage is generally allowed throughout the Sabal Bay MPUD. Fill may be transported and stockpiled within areas that have been disturbed or farmed. Prior to stockpiling in these locations, the Owners shall notify the County Manager or his designee and shall demonstrate compliance with the following standards:

1. Stockpile maximum slope: 2:1
2. Stockpile maximum height: Thirty Feet (30')
3. Fill storage in excess of six feet (6') in height shall be located no closer than one hundred feet (100') from any existing residential unit or residential unit under construction. This excludes fill storage areas associated with the Lely Area Surface Drainage Improvements Project.

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4. Soil erosion control shall be provided in accordance Subsection 10.02.02.C of the LDC.
5. Stockpiles with side slopes greater than 4:1 shall be fenced with childproof fencing.

2.8 USE OF PRIVATE AND/OR CDD RIGHTS-OF-WAY

Utilization of lands within all project rights-of-way for landscaping, decorative entranceways, and signage shall be allowed subject to review and administrative approval by the Collier County Engineering Director for engineering and safety considerations during the development review process and prior to any installations.

2.9 MODEL HOMES/SALES CENTERS/SALES OFFICES/CONSTRUCTION OFFICES

A. Models, sales/rental centers and other uses and structures related to the promotion and sale, resale, and/or rental of real estate and sports memberships such as, but not limited to, pavilions, viewing platforms, gazebos, tents, parking areas, and signs, shall be permitted principal uses throughout the Sabal Bay MPUD subject to the requirements of Chapters 4.05.00, 4.06.00, 5.06.00 and 5.04.04 of the LDC. Such temporary use permits shall be valid through the life of the project with no extension of the temporary use permit required.

B. Temporary use permits for sales centers, and model homes may be approved subsequent to zoning approval. Temporary use permit applications, and, where required, associated SDP or site improvement plan (SIP) application(s) for residential models, shall be submitted, and approved pursuant to Chapters 4.05.00, 4.06.00, 5.06.00, and 5.04.04 of the LDC, with applications for the subdivision plat. The location of the model units within a future platted lot shall be depicted on the SDP or SIP, as the case may be. All model units shall be located on lots that will be platted through subsequent development order approvals, and shall comply with all development standards applicable to said lots.

C. Temporary uses for sales centers may be serviced by temporary well and septic systems.

D. A portion (no more than 1/3 of the gross floor area), of the clubhouse facilities may be used as a temporary sales facility to be utilized to market residential products, including the re-sale of residences within the boundaries of the Sabal Bay MPUD and sports club memberships.

2.10 CHANGES AND AMENDMENTS TO MPUD DOCUMENT OR MPUD MASTER PLAN

Changes and amendments may be made to this MPUD Ordinance, MPUD Master Plan as provided in LDC Subsection 10.02.13.E. Minor changes and refinements as described in Section 8.3 C of this Document, may be made by the Owners in connection with any type of development or permit application required by the LDC.

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2.11 COMMON AREA MAINTENANCE

Common area maintenance shall be provided by a Community Development District (CDD) established pursuant to Chapter 190, Florida Statutes, or by a property owners' association. For those areas not maintained by a CDD, the Owners will create a property owners' association or associations, whose functions shall include provisions for the perpetual maintenance of common facilities and open spaces. The CDD, or the property owners' association, as applicable, shall be responsible for the operation, maintenance, and management of the surface water and stormwater management systems.

2.12 LANDSCAPE BUFFERS, BERMS, FENCES AND WALLS

Landscape buffers, berms, fences and walls are generally permitted as a principal use throughout the Sabal Bay MPUD. The following standards shall apply:

A. Landscape berms shall have the following maximum side slopes:

1. Grassed berms: 4:1
2. Ground covered berms:
   a. Perimeter: 3:1
   b. Internal to project: 3:1
3. Other slope stabilizing materials and landscape features, including natural or manmade rock features and geotextile mats, where necessary, excluding rip rap: 1:1
4. Structural walled berms: vertical

B. Fence or wall maximum height:

1. Perimeter fences or walls and fences and walls separating commercial uses in the CO1, CO2, and C03 areas from residential areas shall be permitted at a height of up to eight feet (8'), on top of a berm of up to four feet (4'). This constitutes a deviation from Subsection 5.03.02.C of the LDC.

2. All other fences or walls shall not exceed a height of six feet (6') as measured from the finished floor elevation of the nearest residential structure. Fences or walls constructed on a landscaped berm shall not exceed a height of six feet (6'), as measured from the top of the berm and the combination of berm and fence shall not exceed eight feet (8'), as measured from existing grade.

3. Entrance features, which are an integral part of security and access control structures such as gatehouses and control gates, shall be subject to the height limitations for principal residential structures, not to exceed 35 feet.

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C. Pedestrian sidewalks and/or bike paths and utilities may be allowed in landscape buffers. Where such structures or features are located in the required landscape buffer, the landscape buffer shall be increased in width equal to the encroachment in that location, as required in Chapter 4.06.02 of the LDC. Water management systems, and drainage structures, shall be permitted within a required buffer as provided in Subsection 4.06.02D(4) of the LDC.

D. 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.

2.13 DESIGN GUIDELINES AND STANDARDS

A. The Collier County Planned Unit Development District is intended to encourage ingenuity, innovation and imagination in the planning, design and development or redevelopment of relatively large tracts of land under unified ownership or control, as set forth in Policy 5.6 of the FLUE of the Collier County GMP.

B. The Sabal Bay MPUD is a planned community and shall be developed under unified control. The Owners will establish design guidelines and standards to ensure a high and consistent level of quality for residential units and related community features and facilities such as landscapes, hardscapes, waterscapes, signage, lighting, pedestrian systems, bicycle paths, pavement treatments, roadway medians, fences, walls, buffers, berms and other similar facilities.

2.14 GENERAL PERMITTED USES

Certain uses shall be considered general permitted uses throughout the Sabal Bay MPUD except in the Preserve Area. General permitted uses are those uses which generally serve the Owners and residents of the Sabal Bay MPUD and are typically part of the common infrastructure or are considered community facilities.

A. General Permitted Uses:

1. Water management facilities and related structures.
2. Irrigation treatment and distribution facilities.
3. Temporary sewage treatment facilities.
4. Lakes including lakes with bulkheads or other architectural or structural bank treatments.
5. Guardhouses, gatehouses, and access control structures.
6. Community and neighborhood parks, recreational facilities.

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7. Temporary construction, sales, and administrative offices for the Owners and Owners' authorized contractors and consultants, including necessary access ways, parking areas and related uses.

8. Landscape features including, but not limited to, landscape buffers, berms, fences and walls subject to the standards set forth in Section 2.12 of this Document.

9. Outside storage areas for recreational vehicles, trailers, and similar uses for the use by the project's residents and guests, excluding boats, in the R5 area only. If this use is provided, the Owners shall install an eight-foot (8') high wall or fence on top of a four-foot (4') berm for screening/buffering purposes prior to any storage use.

B. Development Standards:

Unless otherwise set forth in this Document, the following development standards shall apply to structures:

1. Setback from back of curb or edge of pavement of any road - Twelve feet (12') except for guardhouses, gatehouses, and access control structures which shall have no required setback.

2. Setback from MPUD boundary: See Table I, Section III, Development Standards.

3. Minimum distance between unrelated structures - Ten feet (10')

4. Maximum height of structures - See Table I, Section III Development Standards.

5. Minimum floor area - None required.

6. Minimum lot or parcel area - None required.

7. Standards for parking, landscaping, signs and other land uses where such standards are not specified herein are to be in accordance with LDC in effect at the time of SDP approval.

2.15 OPEN SPACE REQUIREMENTS

The Collier County LDC requires that mixed-use residential projects maintain open space at a minimum of 30% of the entire MPUD. The MPUD Master Plan identifies preserves, lakes, recreation tracts, including buffers as open spaces. These areas, in conjunction with open space areas included within the residential areas, will satisfy the 30% open space requirements of Subsection 4.02.0lB of the LDC for mixed-use developments.

2.16 NATIVE VEGETATION RETENTION REQUIREMENTS

Pursuant to Policy 6.1.1 of the Conservation and Coastal Management Element of the

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Collier County GMP, and Section 3.05.07 of the Collier County LDC, a minimum of ~~537.61~~ 563.01 acres (25% of the ~~2,150.45~~ 2,252.02 ± acres of native vegetation on site) is required to be retained or replanted. For the purposes of this MPUD, the Preserve Tracts, which equal ~~61~~ 59% ± (~~1,302~~ 1,332 acres) of the ~~2,150.45~~ 2,252.02 ± acres of native vegetation occurring on site, will fully satisfy the native vegetation requirements of Collier County. No other vegetation relocation or revegetation is required.

Of the ~~2,416.49~~ 2,518.98 ± acres on the project site, 266.~~04~~96 ± acres are not considered habitats with native vegetation present. Those habitats not included as native vegetation habitats include commercial uses, open water, cleared lands, ~~and~~ agricultural lands and 0.92 acres of Tract R9 addition. Of the remaining habitat types, exotic plant species coverage was not evaluated according to canopy coverage alone; therefore, these habitats are not excluded from the native vegetation preservation requirement pursuant to Policy 6.1.1 of the Conservation and Coastal Management Element of the GMP. Since the on-site preserve will exceed the GMP requirement, the applicant has elected not to further evaluate native habitats on-site to exclude them from this requirement.

2.17 SIGNAGE

A. GENERAL

All signs shall be in accordance with Section 5.06.00 of the LDC except in the following instances.

1. Two ground or wall entrance signs shall be allowed at the entrance to each individual residential tract, shall be limited in size to 60 square feet each and shall not exceed a height of 6 feet as measured from finished grade. These signs shall not contain more than the project name of the individual tract, the main project name or any major use, the insignia or motto of the project and the Owners' name and logo. Said signs shall be located so that they are visible only internal to the Sabal Bay MPUD. This constitutes a deviation from Subsection 5.06.02.B.6 of the LDC, which limits such signs to 64 square feet.

2. Two ground signs are permitted for each project entrance (on US 41, Thomasson Drive, Hamilton Avenue and Bayshore Drive), and shall be allowed in addition to other signage allowed by Section 5.06.00 of the LDC. Each of these permitted signs shall be limited to 120 square feet in area and shall only contain the name of the project or any major use, insignia or motto of the entire development, and the Owners' name and logo and shall be architecturally compatible with the landscape buffer along the project boundaries and the common architectural theme of the entire project. This constitutes a deviation from LDC Section 5.06.02 and 5.06.04 which limits such signs to 64 square feet.

3. Boundary marker monuments containing project identification signs designed to identify the project, or any major use within the project, shall be permitted in locations depicted on the MPUD Master Plan (Exhibit "A"). The sign face

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area for such boundary markers shall not exceed 64 square feet in area and shall not exceed the height or length of the monument on which it is located. If the sign is two-sided, each sign shall not exceed 64 square feet in area. Each sign shall only contain the main project name, insignia or motto of the entire development, and the Owners' name and logo.

4. In the case of commercial development within the REC/VC District, which is internalized within the MPUD, and in consideration of mixed-use and/or neo-traditional development, signage may vary from the requirements of Chapter 5.06.00 of the LDC.

5. Traffic signs, such as street signs, stop signs, speed limit signs, internal directional signs, and the like, shall be designed to reflect a common architectural theme. The placement and size of such signs shall be in accordance with the LDC, or other applicable County regulations.

6. Project identification flagpoles may be located throughout project. Internal project identification flagpoles must be located on light poles, shall not exceed 8 square feet (34" height, 30" width), and must be setback a minimum of 20' from a public right of way. Flagpole sign, text and graphical representation may be altered from what is shown on Exhibit "D", Signage Plan and Single Family Lot Detail. Future development phases will follow similar intensities and frequency as the sign placement represented on Exhibit "D". [Approved in HEX Decision No. 14-08]

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SECTION III

RESIDENTIAL

3.1 PURPOSE

The purpose of this Section is to identify permitted uses and development standards for areas within the Sabal Bay MPUD designated on the Master Plan as "R", Residential.

3.2 MAXIMUM DWELLING UNITS

A maximum of ~~1,999~~ 2,229 approved residential dwelling units may be constructed on lands designated "R" Residential on the MPUD Master Plan. For purposes of project density, 4 ALF/CCRC units shall constitute 1 residential dwelling unit. However, the maximum density on tract R/8 is limited to 390 dwelling units.

3.3 GENERAL DESCRIPTION

Areas designated as "R," Residential, on the Master Plan are designed to accommodate a full range of residential dwelling types, general permitted uses as described by Section 2.14 of this Document, a full range of recreational facilities, essential services, and customary accessory uses.

The approximate acreage of the area designated as "R", Residential, is indicated on the MPUD Master Plan. This acreage is based on conceptual designs and is approximate. Actual acreages of all development tracts will be provided at the time of SDP, or subdivision plat approvals, in accordance with Sections 10.02.03 and 10.02.04 of the LDC. Residential tracts are designed to accommodate internal roadways, open spaces, and other similar uses found in residential areas.

3.4 PERMITTED USES AND STRUCTURES

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

A. Principal Uses:

1. Single family attached and detached dwellings, townhomes.

2. Single family and zero lot line dwellings.

3. Two-family and duplex dwellings.

4. Multi-family dwellings including mid-rise, coach home and garden apartments. Multi-family buildings are limited to a maximum building height of 50 feet measured as set forth in the LDC Section 1.08.02 Definitions "building, zoned height of", except that within tract R4, depicted on Exhibit "A", multi-

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family buildings shall be permitted up to a height of 10 residential floors over parking, not to exceed a zoned height of 150 feet", and an actual height of 165 feet. Multi-family is prohibited in the R9 Tract.

5. Timeshares, which shall not be counted as temporary lodging units but which shall be counted as residential dwelling units. Timeshares are prohibited in the R9 Tract.

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

7. Assisted living facilities (ALF) and/or continuing care retirement communities (CCRC) with ancillary medical uses and personal services for residents and their guests, including but not limited to, beauty salon, bank, pharmacy and convenience store are permitted as ancillary uses. (Such ancillary medical or personal service uses shall only be accessed from inside the ALF or CCRC). No external signage or advertising is permitted in support of these ancillary medical or personal service uses. As ancillary uses, not intended for utilization by the general public, such ancillary medical or personal service uses shall be limited in size and intensity to an amount determined to be necessary to serve the residents of the ALF or CCRC, their guests, and the facility employees. ALF and/or CCRC are prohibited in the R2-B, R5, ~~and~~ R7, and R9 areas as indicated on the MPUD Master Plan.

8. Recreational facilities such as parks, playgrounds, and pedestrian/bikeways

B. Accessory Uses and Structures:

1. Accessory uses and structures customarily associated with principal uses permitted in this District, including swimming pools, spas and screen enclosures, recreational facilities designed to serve the development and provide essential services.

2. Community related recreational facilities and structures including clubhouses, health and fitness facilities, restaurants, cocktail lounges, pools, meeting rooms, community buildings, playgrounds, playfields, tennis courts, and similar uses intended to exclusively serve community residents and their guests.

3. Community maintenance facilities, water management facilities, and utility and maintenance structures and staff offices.

4. Boardwalks, nature trails, shelters, viewing piers, viewing platforms, educational signs, kiosks, elevated paths, and docks or platforms for launching and mooring or storage of non-motorized vessels utilizing movable storage racks. Electric boats are an allowed accessory use.

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3.5 DEVELOPMENT STANDARDS

A. Table I sets forth the development standards for land uses within the Sabal Bay MPUD Residential Area. Standards not specified herein shall be those specified in Chapter 5 of the LDC in effect as of the date of adoption of this MPUD Ordinance.

B. The following standards shall be applicable to the proposed ALF or CCRC use. The ALF or CCRC use is prohibited in the R2-B, R5, ~~and~~ R7, and R9 areas depicted on the MPUD Master Plan. Standards not specified herein shall be those specified in Section 5.05.04 of the LDC in effect as of the date of adoption of this MPUD Ordinance.

1. Minimum Lot Size: 1 acre.
2. Minimum Yard Requirement:
   i) Front: one-half (1/2) the height of the principal structure
   ii) Side: one-half (1/2) the sum of the height of principal structures, except no setback shall be required from any lake easement.
   iii) Rear: one-half (1/2) the height of the principal structure, except that no setback shall be required from any lake easement.
   iv) Setback from U.S. 41: same as height of the principal structure
3. Floor Area Ration: 0.60 FAR.
4. Maximum height: not to exceed a zoned height of 60 feet and an actual height of 75 feet.
5. Any ALF or CCRC constructed along U.S. 41 will provide a Type C buffer, 20 foot wide, opaque within one year, with a six-foot wall, fence, hedge or berm or combination thereof and two staggered rows of trees spaced no more than 30 feet on center along with a single row shrub. Trees shall be 14 feet tall at time of planting and shrubs shall be 24 inches tall at time of planting.

C. Site development standards for single family, zero lot line, two-family, duplex, single family attached and town home uses apply to individual residential lot boundaries. Multi-family standards apply to platted parcel boundaries, unless otherwise specified.

D. Standards for parking, landscaping, signs and other land uses, where such standards are not specified herein, are to be in accordance with the LDC in effect at the time of SDP approval. Unless otherwise indicated, required yards, heights, and floor area standards apply to principle structures.

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TABLE I: SABAL BAY MPUD DEVELOPMENT STANDARDS FOR "R" RESIDENTIAL AREA

SETBACK	SINGLE FAMILY DETACHED	ZERO LOT LINE	TWO FAMILY/ DUPLEX	SINGLE FAMILY ATTACHED/ TOWNHOME	MULTI FAMILY/ [11] TIMESHARE DWELLINGS (EXCLUDING TOWNHOUSES)	CLUBHOUSE/ RECREATION BUILDINGS	ALF CCRC'S [8]
PRINCIPLE STRUCTURES [10]							
Minimum Lot Area	5,000 SF	4,000 SF	3,500 SF per lot or	2,600 SF	N/A	10,000 SF	Per Section 3.5 B
Minimum Lot Width [2]	40'	35'	35' per lot or unit	20'	N/A	N/A	N/A
Front Yard Setback [6]	15'	15'	15'	15'	15' or .5 BH, whichever is greater, and a minimum of 75 feet from the PUD perimeter boundary	20'	Per Section 3.5 B
Frond Yard Side [6] Entry Garage	10'	10'	10'	10'	15' or .5 BH, whichever is greater, and a minimum of 75 feet from the PUD perimeter boundary	N/A	N/A
Rear Yard [1]	10'	10'	10'	10'	15' or .5 BH, whichever is greater, and a minimum of 75 feet from the PUD perimeter boundary	15'	Per Section 3.5 B
Side Yard	5'	5' [3]	5' [3]	5' [3]	15' or 50% of BH, whichever is greater and a minimum of 75 feet from the PUD perimeter boundary [4]	10'	Per Section 3.5 B
From Preserve [1]	25'	25'	25'	25'	25'	25'	25'
Maximum Height [5]	35'	35'	35'	35'	50' above FEMA elevation [5,7]	55'	Per Section 3.5 B
Floor Area Minimum (SF)	1,200 SF	1,200 SF	1,200 SF	1,200 SF	700 SF	N/A	N/A [8]
Minimum Distance Between Principal Structures [4]	10'	10'	10'	10'	15' or .5 SBH, whichever is greater [4,9]	15' or .5 SBH, whichever is greater [4]	15' or .5 SBH, whichever is greater [4]
ACCESSORY STRUCTURES [10]							
Front	SPS	SPS	SPS	SPS	SPS	SPS	SPS
Side	SPS	SPS	SPS	SPS	SPS	SPS	SPS
Rear	5'	5'	5'	5'	5'	10'	10'
From Preserve [1]	10'	10'	10'	10'	10'	10'	10'
Minimum Distance Between Accessory Structures on same lot	0' or 10'	0' or 10'	0' or 10'	0' or 10'	0' or 10' [4]	0' or 10' [4]	0' or 10'
Minimum Distance Between Accessory and Principal Structures on same lot	0' or 10'	0' or 10'	0' or 10'	0' or 10'	0' or 10' [4]	0' or 10' [4]	0' or 10'
Maximum Height	SPS	SPS	SPS	SPS	50'	SPS	80'

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BH: Building Height - measured as defined in LDC Section 1.08.02 Definitions "building, zoned height of."
SBH: (Sum of Building Heights): Combined height of two adjacent buildings for the purpose of determining setback requirements.
SPS: Same as Principal Structure
Front yards shall be measured as follows: If the parcel is served by a public or private right-of-way, setback is measured from the adjacent right-of-way line.

1. Setback from lake easements for all accessory uses and structures may be O feet. Setback from preserve areas shall be 25 feet for principal structures and 10 feet for accessory structures, or as may otherwise be permitted in accordance with the applicable provisions set forth in LDC Section 3.05.07.
2. Minimum lot width for cul-de-sac lots consistent with the measurement standards established in the LDC.
3. Zero feet (0'). Where the zero foot (0') yard option is utilized, the opposite side of the structure or attached structures shall have a ten (10') side yard. Where zero lot line development is proposed, a conceptual site plan shall be submitted with the application for final subdivision plat approval. The conceptual site plan shall depict the proposed location of dwelling units and the required setbacks.
4. Distance between principal and accessory structures for multi-family development: Where common architectural themes are utilized for a common development tract, distances between principal structures may be reduced subject to Fire District approval at the time of site plan review. In no case shall the distance between principal structures be less than 10 feet or .25 SBH, whichever is greater. A common architectural theme shall be demonstrated during SDP review through submittal of drawings and renderings depicting common signage, common entry design features, common landscape and landscape features, and common architectural building design features.
5. Building height is measured as set forth in LDC Section 1.08.02 Definitions "building, zoned height of." Actual height of structures in Single Family Detached, Zero Lot Line, Two Family/Duplex, and Single Family Attached/Townhome categories shall not exceed forty-five feet (45'). Multi-family/timeshare structures within Tracts- R4, as depicted on the MPUD Master Plan (Exhibit "A") shall have a maximum height of 10 residential floors over parking, not to exceed 150 feet of zoned height as measured pursuant to LDC Section 1.08.02 Definitions "Buildings, zoned height of", and a maximum actual height of 165 feet.
6. Front loading garages shall have a minimum front yard setback 23 feet, as measured from the back of sidewalk. Side loaded garages may be located less than 23 feet from the back of sidewalk provided that the driveway design allows for parking of vehicles so as not to interfere with or block the sidewalk.
7. 50 feet for R8.
8. Standards not specified herein shall be those specified in Section 5.05.04 of the LDC in effect as of the date of adoption of this MPUD Ordinance. There is no minimum floor area established for an ALF or CCRC; however, the maximum floor area ratio (FAR) is .60. The ALF/CCRC use is prohibited in the R2-B, R5, ~~and~~ R7, and R9 areas.
9. Minimum separation between parking decks under mid-rise structures shall not be less than 60 feet.
10. In no instance shall a structure encroach into a required landscape buffer, other than those structures permitted to be located within a landscape buffer in accordance with LDC applicable provisions in effect at the time or permitting.
11. The Multi-family use is prohibited in the R9 Tract.

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SECTION IV

RECREATION VILLAGE CENTER

4.1 PURPOSE

The purpose of this section is to identify permitted uses and development standards for areas within the Sabal Bay MPUD designated on the Master Plan as REC/VC, "Recreation Village Center."

4.2 GENERAL DESCRIPTION

The approximate acreage of the REC/VC Tract is indicated on the Master Plan. This acreage is based on conceptual designs and is approximate. Actual acreages of all development tracts will be provided at the time of SDP or subdivision plat approvals in accordance with Section 10.02.03 and Section 10.02.04 of the LDC. The REC/VC area shall accommodate a variety of recreational, water management, open space, commercial uses, including temporary lodging establishments, as well as customary accessory uses associated with the permitted principal use, and essential services.

The REC/VC Subdistrict shall not be subject to the conditions, limitations or restrictions set forth in Chapter 4.07.04 of the LDC. The commercial uses identified within this subdistrict are permitted pursuant to FLUE Map 11 that establishes exempt commercial areas within the boundaries of the MPUD which have been determined to be consistent by policy (FLUE Policy 5.9). Regardless of the ultimate mix of uses, in no case shall this MPUD exceed ~~DRI~~ thresholds in Statement of Compliance 2.b). ~~established for a mixed-use project (100 percent for a specific use and 160 percent of any combination of three or more uses), as those regulations exist on the date this MPUD is approved.~~ The Owners shall provide the County with incremental development information, including the aggregate commercial square footage within the REC/VC Tract and within the PUD in total, as required during the annual PUD monitoring process, and through the SDP and/or subdivision plat application submittal process.

4.3 PERMITTED USES AND STRUCTURES

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

A. Permitted Principal Uses and Structures:

1. Recreational facilities and structures such as, but not limited to, pools, tennis courts, health and fitness facilities, clubhouses, pro shops, meeting rooms, community buildings, playgrounds, playfields, docks, and electric boats.

2. Commercial banks (Groups 6021-6029 drive-through facilities are prohibited).

3. Real estate agents and managers for property within PUD only (Group 6531).

4. Hardware store only- 2,500 square feet, maximum floor area (Group 5251).

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

5. Variety stores-2,500 square feet maximum floor area (Group 5331).

6. Miscellaneous general merchandise stores, except catalog showrooms - 2,500 square feet maximum floor area (Group 5399).

7. Grocery stores, 10,000 square feet maximum floor area (Group 5411).

8. Fish, meat, and seafood markets only (Group 5421).

9. Fruit and vegetable markets (Group 5431).

10. Retail bakeries (Group 5461).

11. Coffee stores and health food stores only - 2,500 square feet maximum floor area (Group 5499).

12. Gasoline service stations, except truck stops (Group 5541).

13. Apparel and accessory stores - 2,500 square feet maximum floor area (Groups 5 6 1 1 -5661).

14. Record and prerecorded tape stores (Group 5735).

15. Eating places, except caterers and industrial and institutional food service establishments, dinner theaters, drive-in restaurants and restaurants with drive-through facilities (Group 5812).

16. Liquor stores (Group 5921).

17. Gift, novelty, and souvenir shops (Group 5947).

18. Sewing, needlework, and piece goods stores (Group 5949).

19. Florists (Group 5992).

20. Agents for laundries and drycleaners only (Group 7212).

21. Coin-operated laundries and drycleaning (Group 7215).

22. Diaper service, and garment alteration and repair shops only (Group 7219).

23. Beauty shops, except beauty schools and cosmetology schools (Group 7231).

24. Barber shops, except barber colleges (Group 7241).

25. Depilatory salon, electrolysis, massage parlor, shopping services for individuals, and tanning salons only (Group 7299).

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26. Housekeeping and maid services only (Group 7349).

27. Videotape rental (Group 7841).

28. Physical fitness facilities (Group 7991).

29. Offices and/or clinics of physicians, and offices and/or clinics of dentists. (Groups 8011-8021).

30. Offices and clinics of chiropractors (Group 8041).

31. Establishments operating primarily to provide temporary lodging such as hotels or motels as defined under Industry Group 7011 in the Standard Industrial Classification Manual. Within the REC/VC Subdistrict, up to 150 temporary lodging units may be developed. Those temporary lodging units may be developed as typical hotel or motel units or may be developed as independent detached or attached units constructed so as to appear like residential dwelling units of various types (No more than 250 temporary lodging units shall be permitted within the entire MPUD).

32. Timeshares, which shall not be counted as temporary lodging units but which shall be counted as residential dwelling units.

33. Miscellaneous Retail Stores, not elsewhere provided for above (Groups 5699, 5999), whether accessory to a hotel, motel, clubhouse, or independent.

34. Open space uses, and structures such as, but not limited to, boardwalks, nature trails, bikeways, landscape nurseries, gazebos, fishing/observation pier, picnic areas, fitness trails,and shelters.

35. Carwashes (Group 7542)

36. United States Postal Service (Group 4311)

B. Permitted Accessory Uses and Structures

1. Customary accessory uses or structures incidental to recreation and village center areas and, or facilities, including structures constructed for purposes of maintenance, storage or shelter with appropriate screening and landscaping.

2. Accessory uses and structures customarily associated with the permitted principal uses and structures, including, but not limited to:

   a. Parking facilities and signage
   b. One caretaker's residence
   c. Temporary licensed uses such as art festivals, displays, outdoor gatherings or performances and outdoor food markets.

Words underlined are additions; ~~words struck~~ through aredeletions.

4.4 DEVELOPMENT STANDARDS

A. Minimum Yard Requirements:

1. Front Yard: Twenty-five feet (25').
2. Side Yard: Fifteen feet (15').
3. Rear Yard: Fifteen feet (15').
4. Proposed structures located adjacent to a lake may have no setback from the lake maintenance easement. No structures are permitted in the required 20- foot lake maintenance easement.
5. Principal and accessory structure setbacks from Preserve Area
   i) Principal structure: Twenty-five feet (25')
   ii) Accessory structure: Ten feet (10')

B. Exterior lighting shall be arranged in a manner which will protect roadways and residential properties from direct glare or unreasonable interference.

C. Maximum height of structures - Fifty feet (50); except clock towers or similar architectural features, which shall be permitted up to seventy-five feet (75').

D. Minimum distance between principal structures - Ten feet (10'), or greater, if required by local fire codes in effect at time of development.

E. Minimum distance between accessory structures - Ten feet (10').

F. Parking for uses and structures constructed in the Recreation/Village Center: The amount of required parking within this District may be reduced by up to 25% of the applicable LDC parking requirements if it is demonstrated that such a reduction is warranted through the submission of a shared parking analysis, to be submitted with an SDP application. The amount of parking necessary shall be determined utilizing the modal splits and parking demands for various uses recognized by the Institute of Traffic Engineers (ITE), Urban Land Institute (ULI) or other sources or studies. The analysis shall demonstrate the number of parking spaces available for more than one use or function, recognizing the required parking spaces will vary depending on the multiple functions or uses in close proximity which are unlikely to require the spaces at the same time.

The shared parking analysis methodology will be determined and agreed upon by the County Transportation Staff and the applicant during the SDP pre-application meeting. The shared parking analysis shall use the maximum square footage of uses proposed by the SDP application. Note: Any such reduction approved by staff is a deviation from the requirements set forth in LDC Section 4.05.04

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SECTION V

COMMERCIAL/OFFICE

5.1 PURPOSE

The purpose of this Section is to set forth the development plan for tracts designated as "C/O", Commercial/Office on Exhibit "A", MPUD Master Plan. The general function and purpose of this Tract is to provide the opportunity for diverse types of commercial activities delivering goods and services, including entertainment and recreational attractions to many segments of the population.

5.2 MAXIMUM COMMERCIAL/OFFICE SQUARE FEET

The 50 ± acre Commercial/Office Areas (Tracts C/O1, C/O2 and C/O3), shall be developed with an amount of commercial/office square footage that will not exceed the ~~individual DRI~~ thresholds in Statement of Compliance 2.b). Total retail or other uses on the C/O1 and C/O2 shall not exceed 122,000 square feet of retail and 60,000 square feet of office space.

~~Regardless of the ultimate mix of uses, in no case shall this MPUD exceed DRI thresholds established for a mixed-use project (100 percent for a specific use and 160 percent of any combination of three or more uses) as those regulations exist on the date this MPUD is approved. This shall be monitored through the PUD monitoring process on an annual basis and through the SDP and/or subdivision plat review process.~~

5.3 PERMITTED USES

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

A. Principal Uses[1]:

1. Establishments primarily engaged in performing soil preparation services, crop services, veterinary services, other animal services, farm labor and management services, and landscape and horticultural services, as outlined under Major Group 07 in the Standard Industrial Classification Manual, only including Industry Number 0742 - veterinary services for animal specialties.

[1] Reference Executive Office of the President, Office of Management and Budget, *Standard Industrial Classification Manual,* 1987 Edition.

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

2. Establishments furnishing point-to-point communications services as outlined under Major Group 48 in the Standard Industrial Classification Manual; no communication towers are permitted.

3. Any retail business as defined in the Standard Industrial Classification Manual for the following categories:
   a. 523 - Paint glass, and wallpaper stores;
   b. 525 - Hardware stores;
   c. 526 - Retail nurseries, lawn and garden supply stores;
   d. Major Group 53 - General merchandise stores.

4. Any retail store engaged in selling food as defined under Major Group 54 in the Standard Industrial Classification Manual.

5. Any retail business engaged in selling automobile parts and accessories; and retail gasoline sales (without service facilities), as defined in the Standard Industrial Classification Manual for the following categories:
   a. 553 - Auto and home supply stores, not including any installation facility;
   b. 554 - Gasoline stations, not including service facilities;
   c. Group 7542 -Carwashes only.

6. Any retail business engaged in selling new or used motorboats and other watercraft, marine supplies, and outboard motors as defined under Industry Group 555 in the Standard Industrial Classification Manual.

7. Any retail business engaged in selling apparel and accessories as defined under the Major Group 56 in the Standard Industrial Classification Manual.

8. Any retail business engaged in selling home furniture, furnishings, and equipment stores as defined under Major Group 57 in the Standard Industrial Classification Manual.

9. Any retail establishment selling prepared foods and drinks, including alcoholic drinks (for consumption on the premises), as defined under the Major Group 58 in the Standard Industrial Classification Manual.

10. Any miscellaneous retail business as defined under Major Group 59 in the Standard Industrial Classification Manual, not including Industry Group Numbers: 596 - non-store retailers; 598 - fuel dealers; and not including retail sale of fireworks.

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11. Establishments operating primarily in the fields of finance, insurance, and real estate as defined under Major Groups 60, 61, 62, 63, 64, 65, and 67 in the Standard Industrial Classification Manual.

12. Within Tract C/O3 only, establishments operating primarily to provide temporary lodging such as hotels or motels as defined under Industry Group 7011 in the Standard Industrial Classification Manual. No more than 150 units shall be permitted. (No more than 250 units shall be permitted in total within the REC/VC District and Tract C/O3).

13. Establishments operating primarily to provide personal services as defined in the Standard Industrial Classification Manual for the following Industry Groups:
    a. 721 - Laundry, cleaning, and garment services, only including Group 7211 - power laundries, family and commercial, Group 7215 - coin-operated laundries and dry-cleaning, and Group 7217 - carpet and upholstery cleaning;
    b. 722 - Photographic portrait studios;
    c. 723 - Beauty shops
    d. 724 - Barber shops;
    e. 725 - Shoe repair shops and shoeshine parlors;
    f. 729 - Miscellaneous personal services, only including Group 7291 tax return preparation services, and Group 7299 personal services, only including car title and tag service, computer photography or portraits, costume rental, diet workshops, electrolysis (hair removal), genealogical investigation service, hair weaving or replacements service, dress suit or tuxedo rental, and tanning salons.

14. Establishments operating primarily to provide business services as defined in the Standard Industrial Classification Manual for the following industry Groups:
    a. 731 - Advertising, not including Group 7312 outdoor advertising services agencies;
    b. 733 - Mailing, reproduction, commercial art and photography, and stenographic services;
    c. 735 - Miscellaneous equipment rental and leasing, only including Group 7352 - medical equipment, rental and leasing;
    d. 737 - Computer programming, data processing, and other computerrelated services, not including Group 7371 - prepackaged software

15. Establishments primarily engaged in developing film and in making photographic prints and enlargements for the trade or for the general public, only including Group 7384, Photofinishing laboratories.

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16. Establishments primarily engaged in furnishing automotive repair, rental, leasing and parking services to the general public, including Group 7513 - Truck rental and leasing, without drivers; Group 7514 - Passenger car rental; Group 7515 - Passenger car leasing; and Group 7519 - Utility trailer and recreational vehicle rental.

17. Establishments engaged in miscellaneous repair services, only including Group 7631 - Watch, clock, and jewelry repair and Group 7699 - Repair shops and related services, not elsewhere classified.

18. Establishments operating primarily to provide motion picture services as defined under Major Group 78 in the Standard Industrial Classification Manual, only including Group 7832 - Motion picture theaters, except drive-in, and Group 7841 - Videotape rental.

19. Establishments operating primarily to provide amusement and recreation services as defined under Major Group 79 in the Standard Industrial Classification Manual, for the following Groups:
    a. 7911 - Dance studios, schools and halls
    b. 7922 - Theatrical producers (except motion picture) and miscellaneous theatrical services
    c. 7941 - Professional sports clubs and promoters, only including managers of individual professional athletes, and promoters of sports events.
    d. 7991 - Physical fitness facilities
    e. 7999 - To include moped rental, motorcycle rental, rental of bicycles, schools and camps-sports instructional, scuba and skin diving instruction, sporting goods rental only.

20. Establishments operating primarily to provide medical and health services as defined under Major Group 80 in the Standard Industrial Classification Manual, for the following Groups:
    a. 801 - Offices and clinics of doctors of medicine;
    b. 802 - Offices and clinics of dentists;
    c. 803 - Offices and clinics of doctors of osteopathy;
    d. 804 - Offices and clinics of other health practitioners.

21. Establishments operating primarily to provide medical and dental laboratories as defined under Major Group 807 in the Standard Industrial Classification Manual, for the following Groups:

    a. Group 8071 - Medical Laboratories;
    b. Group 8072 - Dental Laboratories.

22. Establishment operating primarily to provide legal services as defined under Major Group 81 in the Standard Industrial Classification Manual.

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23. Establishments primarily engaged in providing library services, only including Group 8231 - Libraries.

24. Membership organizations engaged in promoting the interests of their member as defined under Major Group 86 in the Standard Industrial Classification Manual.

25. Establishments operating primarily to provide engineering, accounting, research, and management for the following Groups:
    a. 8711 - Engineering services
    b. 8712 - Architectural services
    c. 8713 - Surveying services
    d. 8721 - Accounting, auditing and bookkeeping services
    e. 8732 - Commercial economic, sociological, and educational research
    f. 8741 - Management services
    g. 8742 - Management consulting services
    h. 8743 - Public relations services
    i. 8748 - Business consulting services.

26. Offices of government as defined under Major Group 91 in the Standard Industrial Classification Manual.

27. Mixed multi-family residential and commercial uses located within C/O1 and C/O2 Tracts. Residential dwelling units shall be counted toward the maximum ~~1999~~ 2,229 allowable residential dwelling units. A maximum of 390 units shall be permitted within the combined Tracts R8, C/O1 and C/O2. ~~The commercial space shall be counted toward the maximum allowable square footage as allowed per DRI thresholds. Regardless of the ultimate mix of uses, in no case shall this MPUD exceed DRI thresholds, established in chapter 380 of Florida Statutes, for a mixed-use project (100 percent for a specific use and 160 percent of any combination of three or more uses), in effect on the date of approval of this PUD. This shall be monitored through the PUD monitoring process on an annual basis, and during all SDP and/or subdivision plat submittals.~~ The mixed residential and commercial uses shall be subject to the following criteria:

    a. An SDP is approved pursuant to Chapter 10 of the LDC that is designed to protect the character of the residential uses and of the neighboring lands;
    b. The commercial uses in the development shall be limited in hours of operation, size of delivery trucks, and type of equipment;
    c. The residential uses are designed so that they are compatible with commercial uses;
    d. Residential dwelling units may be located above principal structures

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

e. Residential and commercial uses shall not occupy the same floor of a building in which the uses are located;

f. The mixed-commercial/residential structure shall be designed to enhance the compatibility of the commercial and residential uses through such measures as, but not limited to, minimizing noise associated with commercial uses, directing commercial lighting away from residential units, and separating pedestrian and vehicular access ways and parking areas from residential units; and

g. The SDP shall incorporate traditional neighborhood design (TND) principles.

B. Accessory Uses

Accessory uses and structures customarily associated with the permitted principal uses and structures, including, but not limited to:

1. Parking facilities and signage
2. One caretaker's residence
3. Temporary licensed uses such as art festivals, displays, outdoor gatherings or performances and outdoor food markets.
4. Docks and electric boats.

C. Should market conditions not warrant commercial development within the C/O3 Tract, that Tract shall be used for any uses permitted within the R Subdistrict, subject to all development standards set forth in Section III of this MPUD Document.

5.4 DEVELOPMENT STANDARDS

A. Minimum Lot Area: 10,000 square feet.

B. Minimum Lot Width: 100 feet

C. Minimum Yards (Internal):

1. Front Yard: Twenty (20) feet plus one (1) foot for each two (2) feet of building height over fifty (50) feet.
2. Side Yard: None, or a minimum of five (5) feet, with unobstructed passage from front to rear yard
3. Rear Yard: 15 feet.
4. Parcels with two frontages may reduce one front yard by 10 feet.
5. In no instance shall a structure encroach into a required landscape buffer, other than those structures permitted to be located within a landscape buffer, in accordance with LDC provision in effect at the time or permitting.

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D. Minimum Yards and Buffers (External):

1. East Tamiami Trail (US 41): 50-foot setback, except that canopies for gas stations shall maintain a 30-foot setback, provided no gas pumps or pump islands are located closer than 30 feet from the East Tamiami Trail right-of-way. A 20-foot landscape buffer, in accordance with Section 2.12 of this Document and Section 4.06.00 of the LDC, shall be provided along the entire frontage of US 41. In accordance with Subsection 5.05.05Dl of the LDC, should a gasoline service station be developed, a 25 foot wide landscape buffer is required along rights-of-way adjacent to the service station. In no instance shall a structure encroach into a required landscape buffer, other than those structures permitted to be located within a landscape buffer, in accordance with the LDC provisions in effect at the time or permitting.

E. Minimum Distance Between Non-attached Structures: Fifteen feet (15') or one-half the sum of the building heights, whichever is greater.

F. Maximum Height: Five stories or fifty feet (50'), whichever is greater, except for hotels, which may be developed up to seventy-five feet (75') in height, as measured in accordance with the LDC definition of the term "building, zoned height of".

G. Minimum Floor Area: 500 square feet per principal structure, on the finished first floor. Kiosk vendor, concessions, and temporary or mobile sales structures shall be permitted to have a minimum floor area of 25 square feet and shall not be subject to the setback requirements set forth on Paragraph 5.4 C. above; however, in no instance shall a structure encroach into a required landscape buffer, other

~~H.~~ than those structures permitted to be located within a landscape buffer in accordance with LDC provision in effect at the time or permitting.

~~I.~~ H. Off-Street Parking and Loading Requirements:

As required by Section 4.05.00 of the LDC in effect at the time of SDP approval.

~~J.~~ I. Architectural and Site Design Standards:

Commercial development within this District shall conform with the guidelines and standards of Section 5.05.08 of the LDC or variance. Gray, primary and/or secondary colors shall be permitted as a predominant exterior roof colors. This is a deviation from Subsection 5.05.08C.13.b of the LDC.

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SECTION VI

PRESERVE

6.1 PURPOSE

The purpose of this Section is to identify permitted uses and development standards for the area within the Sabal Bay MPUD designated on the Master Plan as "P", Preserve.

6.2 GENERAL DESCRIPTION

Areas designated as "P", Preserve on the Master Plan are designed to accommodate conservation, passive recreation and water management uses and functions. The approximate acreage of the Preserve is indicated on the Master Plan. This acreage is based on conceptual designs and is approximate. The configuration of these areas may change due to permitting requirements with the South Florida Water Management District, United States of America Corps of Engineers and other agencies; however, the acreage shall be generally consistent with that shown on the Master Plan. Actual acreages of preserve areas will be provided at the time of SDP or subdivision plat approvals in accordance with Sections 10.02.03 and 10.02.04 of the LDC.

6.3 PERMITTED USES AND STRUCTURES

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than the following:

A. ~~Permitted~~ Principal Use: ~~s and Structures~~ Preserve

~~1. Upland preserves~~

~~2. Wetland preserves~~

B. ~~Permitted~~ Accessory Uses and Structures:

~~1.~~ Boardwalks, nature trails, shelters, viewing piers, viewing platforms, educational signs, kiosks, elevated paths, and docks or platforms for launching and mooring or storage of non-motorized vessels utilizing movable storage racks. Passive uses are allowed within the preserves to provide for access to the preserve, as long as any clearing required to facilitate these uses does not impact the minimum required native vegetation or cause loss of function to the preserve. Passive uses are subject to the LDC section *Allowable uses within County required preserves:*

~~2. Water management structures in accordance with Collier County, SFWMD, DEP, and USACOE permitting requirements.~~

1. Pathways
2. Stormwater only when in accordance with the LDC.

6.4 DEVELOPMENT STANDARDS

A. Minimum Yard Requirements for Accessory Structures

1. From MPUD or external development tract boundary: Fifteen Feet (15')

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

2. From internal tract boundary: Ten Feet (10')

3. From lake maintenance easement: Zero Feet(0')

4. Maximum Height of Structures: Twenty-five Feet (25'), except for viewing platforms that may be seventy-five feet (75')

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SECTION VII

PUBLIC FACILITY

7.1 PURPOSE

The purpose of this Section is to identify permitted uses and development standards for the area within the Sabal Bay MPUD designated on the Master Plan as "PF", Public Facility. The PF district land is set aside for Collier County School Board to build an elementary or middle school and one acre is set aside for fire, rescue and an EMS site. Should the School Board or Fire District decide that it will not need this land, or a portion of it, then this area may be used for any uses permitted within the R Subdistrict, subject to all development standards set forth in R Subdistrict.

7.2 GENERAL DESCRIPTION

Areas designated as "PF", on the Master Plan are designed to accommodate an educational facility, and public safety services and facilities. The approximate acreage of the areas designated as "PF", are indicated on the MPUD Master Plan. This acreage is based on conceptual designs and is approximate. Actual acreages of all development tracts will be provided at the time of SDP or subdivision plat approvals in accordance with Sections 10.02.03 and 10.02.04 of the LDC.

7.3 PERMITTED USES AND STRUCTURES

No building or structure, or part thereof, shall be erected, altered or used, or land or water used, in whole or in part, for other than the following:

A. Permitted Principal Uses and Structures

1. Educational facilities, limited to public elementary or middle school.
2. Educational plant, limited to public elementary or middle school.
3. Safety service facilities, limited to fire stations and EMS facilities.

B. Accessory Uses

Accessory uses customarily associated with the principal permitted uses.

7.4 DEVELOPMENT STANDARDS

A. Minimum Yard Requirements:

1. Front Yard: Twenty-five feet (25')
2. Side Yard: Fifty feet (50').
3. Rear Yard: Fifty feet (50').

B. Exterior lighting shall be arranged in a manner, which will protect roadways and residential properties from direct glare or unreasonable interference.

C. Maximum height of structures - Thirty-five feet (35')

D. Minimum distance between principal structures - Ten feet (10'), or half the sum of building heights.

E. Minimum distance between accessory structures - Ten feet (10').

F. Minimum off-street parking: Subject to Chapter 4.05.00 of the LDC.

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SECTION VIII

GENERAL DEVELOPMENT COMMITMENT

8.1 PURPOSE

The purpose of this Section is to set forth the development commitments for the Sabal Bay MPUD.

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 the CDC Land Investments Inc. 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. Minto Sabal Bay, LLC shall be the Managing Entity for Tract R9 depicted on the MPUD Master Plan.

8.2 GENERAL

All facilities shall be constructed in strict accordance with SDPs, subdivision plats (if required), and all applicable State and local laws, codes, and regulations applicable to this MPUD. Except where specifically noted or stated otherwise, the standards and specifications of Section III, Exhibit "A", Design Requirements for Subdivisions of the Administrative Code for Collier County Construction Standards Manual adopted through Ordinance No. 2004-66 shall apply to this project, even if the land within the MPUD is not to be platted. The Owners, their successors and assigns, shall be responsible for the commitments outlined in this Document.

The Owners, their successors or assignee, shall follow the Master Plan and the regulations of the MPUD, as adopted, and any other conditions or modifications as may be agreed to in the rezoning of the property. In addition, any successors or assignees in title to the Owners are bound by the commitments within this Document. These commitments may be assigned or delegated to a condominium/ homeowners' association to be created by the Owners. Upon assignment or delegation, the Owners shall be released from responsibility for the commitments.

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

8.3 MPUD MASTER DEVELOPMENT PLAN

A. Exhibit "A", MPUD Master Plan illustrates the proposed development and is conceptual in nature. Proposed tract, parcel, or land use boundaries, or special land use boundaries shall not be construed to be final, and may be varied at any time at any subsequent approval phase such as subdivision plat or SDP application. Subject to the provisions of Subsection 10.02.13(E) of the LDC, amendments may be made from time to time.

B. All necessary easements, dedications, or other instruments shall be granted to insure the continued operation and maintenance of all services and all common areas in the project.

C. The County Manager or his designee, shall be authorized to approve minor changes and refinements to the Sabal Bay MPUD Master Plan upon written request of the Owners, subject to the provisions set forth in LDC Subsection 10.02.13E.

8.4 ENGINEERING

A. Except as noted and authorized as a deviation in this PUD Document, all project development will be consistent with provisions of Sections 10.02.04 and 10.02.03 of the LDC.

8.5 UTILITIES

A. All County or City water distribution and sewage collection and transmission facilities to serve the project shall be designed, constructed, conveyed, owned, and maintained in accordance with Collier County Ordinance No. 04-3~~5~~1, as amended, and other applicable County or City rules and regulations.

B. All customers connecting to the water distribution and sewage collection facilities shall be considered to be customers of the County or the City of Naples, as the case may be, and shall be billed by the County or City in accordance with the County's or City's established rates.

C. The development shall be subject to application for and conditions associated with a water and sewer availability letter from the Collier County Public Works Division, or from the City of Naples Utilities Department, whichever is applicable, in accordance with applicable franchise services boundaries.

D. The Owners shall reserve three requested easements, and associated utility and access easements to connect with a public right-of-way. These sites shall be used for wells (not to exceed 100' by 100' for each site) with a minimum spacing of 500 feet between wells. This conveyance shall occur at the time the SDP, or final subdivision approval for the area within the development phase that contains the easement.

E. The Owners shall provide a 10 foot wide utility easement on the development property along both sides of Bayshore Drive, if determined to be needed by Collier County.

Words underlined are additions; ~~words struck~~ through aredeletions.

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

F. Downstream water and wastewater system capacities must be confirmed at the time of development permit (SDP or PPL) review and will be discussed at a mandatory pre-submittal conference with representatives from the Public Utilities Engineering and Project Management Division and the Growth Management Development Review Division. Any improvements to the Collier County Water-Sewer District's water distribution or wastewater collection/transmission systems necessary to provide sufficient capacities to serve the project will be the responsibility of the developer to design, permit, and construct and will be conveyed to the Collier County Water-Sewer District at no cost to the County at the time of utilities acceptance.

8.6 WATER MANAGEMENT

A. In accordance with the Rules of the South Florida Water Management District, this project shall be designed for a storm event of a 3-day duration and 25-year return frequency.

B. The Owners shall design the water management facilities in accordance with County ordinances, State, and Federal minimum design regulations in effect at the time of submittal of SDPs, or construction plans or plat approvals as the case may be.

C. An excavation permit shall be required for the proposed lakes in accordance with Subsection 22-122(c) of Ordinance 04-55 of Collier County Code of Laws and Ordinances. All lake dimensions shall be approved at the time of excavation permit approval, and shall be consistent with permits issued by the South Florida Water Management District.

D. Detailed paving, grading and site drainage plans shall be submitted to Engineering Review Services Staff for review and approval. No construction permits shall be issued unless and until approval of the proposed construction in accordance with the approved plans is granted.

E. This Owners shall obtain an Environmental Resource Permit or Early Work Permit from the South Florida Water Management District prior to SDP approval.

F. The Owners shall adhere to the conditions set forth in the October 14, 2003 (as amended March 27, 2007, April 22, 2008, and October 27, 2009) Companion Agreement by and between Collier Land Development, Inc., Collier Development Corporation and Collier County regarding the Lely Area Surface Water Drainage Improvements in order to further the Lely Area Stormwater Improvement Project (LASIP). To further clarify, the applicant's responsibilities are as follows:

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

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

1) Hamilton Avenue (f.k.a. Fern Street) - the applicant will make provisions in the land plan design to continue to allow the current positive outfall, and provide physical maintenance, through the natural flowway portions of the outfall within applicant's property. Collier County will be responsible to provide all on-going physical maintenance of the conveyance within the Hamilton Avenue (f.k.a. Fern Street) right-of-way.

2) Avalon Outfall Canal System - the applicant will make provision in the land plan design to continue to allow the current positive outfall of this canal by relocating the canal to the westerly property line in that area (as shown on the MPUD Master Plan), construct a uniform canal section, and place it in an 87-foot wide drainage easement, to be purchased by Collier County, which is consistent with previous PUD and ERP approvals. Collier County will be responsible to provide all on-going physical maintenance of the conveyance and easement. Owners agree to provide legal access to Collier County for the purposes of providing said maintenance.

8.7 ENVIRONMENTAL

A. Buffers shall be provided around wetlands, extending at least fifteen (15) feet landward from the edge of the jurisdictional wetland boundary in all places and averaging twenty-five (25) feet from the edge of the jurisdictional wetland boundary. Where natural buffers are not possible, structural buffers shall be provided in accordance with the State of Florida Environmental Resources Permit Rules.

B. This PUD shall comply with the guidelines of the United States Fish and Wildlife Service (USFWS) and Florida Fish and Wildlife Conservation Commission (FFWCC), and as applicable, Collier County regulations, for impacts to protected species. Restrictions within bald eagle nest buffer zones shall be in accordance with State and Federal Management guidelines and may require technical assistance from the USFWS and FFWCC. The listed species documented on the property include American alligator, gopher tortoise, little blue heron, snowy egret, tri-colored heron, white ibis, bald eagle, wood stork, Florida panther, and Florida black bear. A Habitat Management Plan for listed species shall be submitted to Environmental Services Staff for review and approval prior to SDP approval.

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

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

C. In accordance with requests from Rookery Bay National Estuarine Research Reserve (RBNERR) Owners agree to the following:

1. The Collier County Lely Area Stormwater Improvement Project (LASIP) Permit requires water quality monitoring, for some period of time, at the furthest downstream portion of the Lely Canal. During January, 2011, the Owners provided RBNERR a copy of the most recent water quality report for the test locations within the Sabal Bay MPUD. For so long as the LASIP Permit requires water quality monitoring, the Owners will provide a copy of the annual water quality monitoring report to RBNERR. Additional reports may be obtained from SFWMD upon request.

2. The Owners shall include a provision in the conservation easement requiring notification to RBNERR in advance of any changes to the conditions of, and or dedication language set forth in the project's conservation easement. The RBNERR will be allowed to participate in the discussions of any proposed changes.

3. The Owners shall utilize water management Best Management Practices (BMP's) during construction to minimize adverse impacts on water quality during development; providing post development water quality monitoring and reporting as set forth in Paragraph 8.7.C.1 above. Additionally, the Owners will seek to increase public awareness by educating residents and the homeowners' association through the use of signage and take-home information, of the potential damage from stormwater pollution on the environment and the importance of protecting aquatic and terrestrial resources within and nearby the RBNERR. Further, the Owners shall erect signage at various locations along the RBNERR boundary, making residents and guests aware of the location and natural resource importance of the estuarine ecosystem and its management. The developer will include in the design of the backbone surface water management system, four additional Best Management Practices (BMP's), which includes: 1) extended hydraulic residence time due to increased lake acreage; 2) existing and created wetland areas, incorporated into a treatment train concept, upstream of final discharge; 3) planted filter marshes, incorporated into a treatment train concept, upstream of wetland treatment areas; 4) increased flow path between inflow and outflow through both the planted filter marshes and the wetland treatment areas. These BMP's will be incorporated downstream of the lake system, and prior to final discharge from the system, to provide additional "treatment" or "polishing." Such design will be made part of the development's surface water management plans, to be reviewed and permitted by SFWMD as a part of the ERP application.

4. The Owners shall disclose in the homeowner association documents that the following activities may occur on the adjacent RBNERR lands: exotic plant

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

removal and ongoing maintenance; utilization of prescribed burns as a means of habitat management; controlling illegal dumping; management of access within RBNERR lands, controlling and trapping when necessary, feral, nuisance and domestic animals.

5. The two archeological sites determined to be of prehistoric cultural significance (8cr535 and 8cr 227) shall be preserved and the Owners shall coordinate with the Florida Division of Historic Resources to minimize any disturbance to these sites during development and as a result of exotic vegetation removal.

8.8 TRANSPORTATION

A. The development shall abide by Section 6.02.02 of the LDC in regards to Transportation Demand Management (TDM) strategies required for a project that affects a Transportation Concurrency Exemption Area (TCEA).

B. The Owners, their successors or assigns, agree that the southwest connection to US-41 across from St. Andrews Boulevard will be at the sole discretion of FDOT and shall align with the existing St. Andrews Boulevard. Upon connection to this signalized intersection, the Owners, their successors, or assigns shall assume sole financial responsibility for intersection improvements relating to the use of this intersection by this development. This shall include, but not be limited to, the following:

i. Any increase in the storage capacity of the northwest-bound left turn lane(s) approaching the signal constructed at the time of connection.

ii. Design, purchase, and installation of any physical intersection improvements including a mast arm, signal head(s), pedestrian signal heads, and any signal controller(s) that are necessary to accommodate this developments connection to the signal.

iii. County or FDOT's cost(s) for setup and modification of intersection controls including a mast arm, signal head(s), pedestrian signal heads, and any related signal timing changes that are necessary to accommodate each phase of this development. The Owners, their successors, or assigns agree to reimburse the FDOT or the agency maintaining the traffic signal within 90 days of the agency's request.

iv. Correction of any non-ADA compliant features within the Public Right-of-Way at all four quadrants of this intersection to become compliant with the then-current Americans with Disabilities Act requirements."

C. The Owners, their successors or assigns, agree that at the St. Andrews Boulevard access, they will maintain a throat distance of at least 200 feet as measured from the edge of pavement of U.S. 41 to the closest point of any gate or gatehouse.

D. The Owners, their successors or assigns, agree that the project's main residential access on U.S. 41 may be a signalized intersection if approved by FDOT. The Owners, their successors or assigns shall assume sole financial responsibility for intersection

improvements relating to the use of this intersection by this development. This shall include, but not be limited to, the following:

i. Design, purchase, and installation of intersection improvements including mast arm(s), signal head(s), pedestrian signal heads, and any signal controller(s) that are necessary to accommodate this development's connection to the signal.

ii. Any additional signal timing adjustments directly related to this development's traffic shall also remain the financial responsibility of this development, in perpetuity.

iii. Design, purchase, and installation of ADA compliant items within the public right-of-way.

E. The maximum total daily trip generation for the 102.45 acre Tract R9, as shown on the Master Plan, shall not exceed 172 two-way PM peak hour net 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.

F. The developer shall obtain a right of way permit prior to commencing construction of Tract R9.

G. Upon request of County, the developer of Tract R9, or its successors and assigns, shall pay its fair share payment and coordinate with Collier County on traffic calming improvements under the Neighborhood Traffic Management Program (NTMP) including but not limited to striping, signage and speed tables on Bayshore Drive from the project access to Thomasson Drive. This commitment will expire the earlier of: 2 years after buildout of Tract R9 or turnover to the HOA.

H. The P.M. peak hour peak direction trips associated with Tract R9 shall not exceed 1% of the adopted peak hour service volume on link 92.0 (U.S. 41 from Airport Road to Rattlesnake Hammock Road), as shown in the Annual Update and Inventory Report. This will be determined at the time of the plat for Tract R9.

8.9 ADDITIONAL COMMENTS

A. Prior to the issuance of the 400th certificate of occupancy for a single family home, the Owners, their successors or assigns shall provide a minimum of one playground, for use by residents and their guests, meeting ASTM design guidelines.

B. The Owners, their successors or assigns shall install a pathway along the lake where the lake fronts Thomasson Drive and shall provide a minimum of three benches for public use for this portion of lake-frontage at the time development occurs adjacent to the lake.

C. Minto Sabal Bay LLC will continue informational meetings with the Community Redevelopment Agency Advisory Board until the construction on Tract R9 is completed.

D. Entry gates at Bayshore Drive will be similar to existing gates on Saba Drive at the Thomasson Drive entry including a gate, chain link, concrete wall, and landscaping.

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

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

PLANS FOR

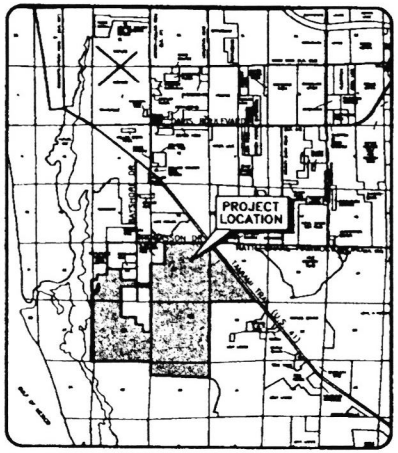
SABAL BAY MPUD

SECTION 25, AND PORTIONS OF SECTIONS 23, 24, 26, AND 36,
TOWNSHIP 50 SOUTH, RANGE 25 EAST,
AND A PORTION OF SECTION 19,
TOWNSHIP 50 SOUTH, RANGE 26 EAST,
COLLIER COUNTY, FLORIDA

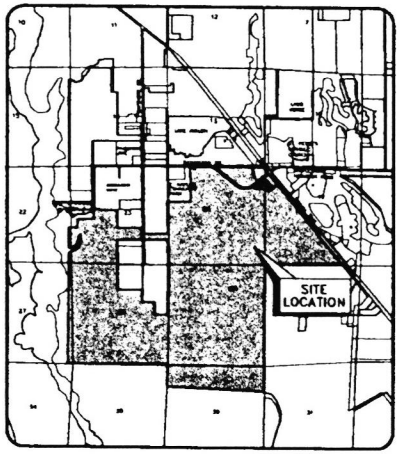
A PROJECT OWNED BY

CDC LAND INVESTMENTS, INC. AND
COLLIER LAND DEVELOPMENT, INC.

2550 GOODLETTE ROAD
NAPLES, FL 34103
PHONE



LOCATION MAP



SITE MAP

INDEX TO SHEETS

SHEET NO	DESCRIPTION
1	COVER SHEET
2	MPUD MASTER PLAN
3	CONCEPTUAL WATER MANAGEMENT PLAN
4	CROSS SECTIONS

NO.	DATE	DESCRIPTION	BY
5	02/16/12	REVISED ANNOTATION FOR LEGIBILITY AT REDUCED SIZES	JWL/1322
4	11/09/11	CORRECTED LEGAL DESCRIPTION	JWL/1322
3	09/29/11	REVISED PER CLIENT	JWL/1322
2	07/25/11	REVISED PER COUNTY COMMENTS DATED JULY 5 2011	JWL/1322
1			

STATUS : REVISIONS

PROJECT SURVEYOR	PROJECT ENGINEER	PROJECT MANAGER
JOHN MALONEY, PSM	JOHN ENGLISH P.E. 65671	MARGARET PERRY, AICP

DATE MAY 20, 2011 CHECKED BY JOHN ENGLISH

RESERVED FOR STATUS AND DATE STAMPS

PROJECT NUMBER
215610027

DATE
MAY 2011

INDEX NUMBER
DD-N0229-066

WilsonMiller

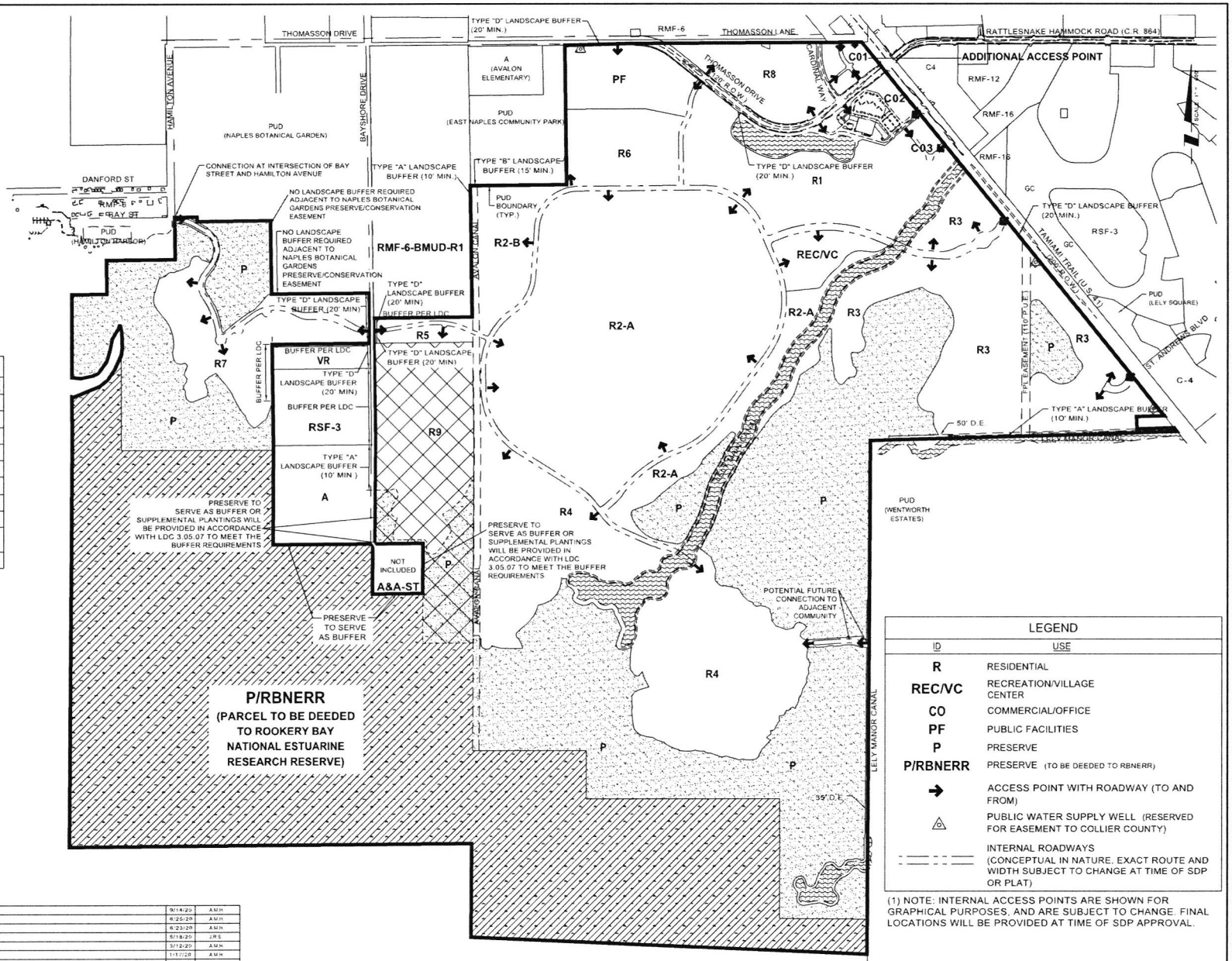
Planners · Engineers · Ecologists · Surveyors · Landscape Architects · Transportation Consultants

WilsonMiller, Inc.

3200 Bailey Lane, Suite 200 · Naples, Florida 34105-8327 · Phone 239-649-4040 · Fax 239-263-8484 · Web-Site www.wilsonmiller.com

Exhibit A

EXHIBIT "A"



LAND USE SUMMARY	
USE	ACREAGE
R	1,011±
REC/VC	16±
CO	50±
PF	32±
P	552±
P/RBNERR	780±
LELY MAIN CANAL EASEMENT	52±
LELY MANOR CANAL EASEMENT	14±
EX. THOMASSON DR./EX. CARDINAL WAY	12±
TOTAL	2,519

HATCH LEGEND

- EXISTING LAKE/CANAL
- PRESERVE AREAS TO BE DEEDED TO ROOKERY BAY NATIONAL ESTUARINE RESEARCH RESERVE
- 102.49 AC PARCEL ADDITION (R9)
- PRESERVE AREA

LEGEND	
ID	USE
R	RESIDENTIAL
REC/VC	RECREATION/VILLAGE CENTER
CO	COMMERCIAL/OFFICE
PF	PUBLIC FACILITIES
P	PRESERVE
P/RBNERR	PRESERVE (TO BE DEEDED TO RBNERR)
→	ACCESS POINT WITH ROADWAY (TO AND FROM)
△	PUBLIC WATER SUPPLY WELL (RESERVED FOR EASEMENT TO COLLIER COUNTY)
	INTERNAL ROADWAYS (CONCEPTUAL IN NATURE. EXACT ROUTE AND WIDTH SUBJECT TO CHANGE AT TIME OF SDP OR PLAT)

(1) NOTE: INTERNAL ACCESS POINTS ARE SHOWN FOR GRAPHICAL PURPOSES, AND ARE SUBJECT TO CHANGE. FINAL LOCATIONS WILL BE PROVIDED AT TIME OF SDP APPROVAL.

13	PER COUNTY COMMENTS	9/14/20	AMH
12	PER COUNTY COMMENTS	6/25/20	AMH
11	PER ATTORNEY COMMENTS	6/23/20	AMH
10	PER COUNTY COMMENTS	5/18/20	JRS
9	PER COUNTY COMMENTS	3/12/20	AMH
8	PER COUNTY COMMENTS	1/17/20	AMH
7	ADD 102.49 ACRE "FLEISCHMANN" PARCEL	12/13/19	AMH
6	ADDITIONAL STIPULATIONS	11/23/14	
5	COMMERCIAL ACCESS POINT	11/23/14	
4	REVISED ANNOTATION FOR LEGIBILITY AT REDUCED SIZES	02/15/13	J.M.L./1322
3	CORRECTED LEGAL DESCRIPTION	11/09/13	J.M.L./1322
2	REVISED PER CLIENT	09/20/13	J.M.L./1322
1	REVISED PER COUNTY COMMENTS DATED JULY 5, 2011	07/26/13	J.M.L./1322

Barraco and Associates, Inc
CIVIL ENGINEERING · LAND SURVEYING · LAND PLANNING
2271 McGREGOR BLVD. SUITE 100 · FORT MYERS, FLORIDA 33901-2902
PHONE (239) 461-3170 www.barraco.net FAX (239) 461-3169

SABAL BAY MPUD

MPUD MASTER PLAN

DD-N0229-086 | 215610027 | DD-N0229-0

Exhibit A REVISED
Page 2 of 4

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

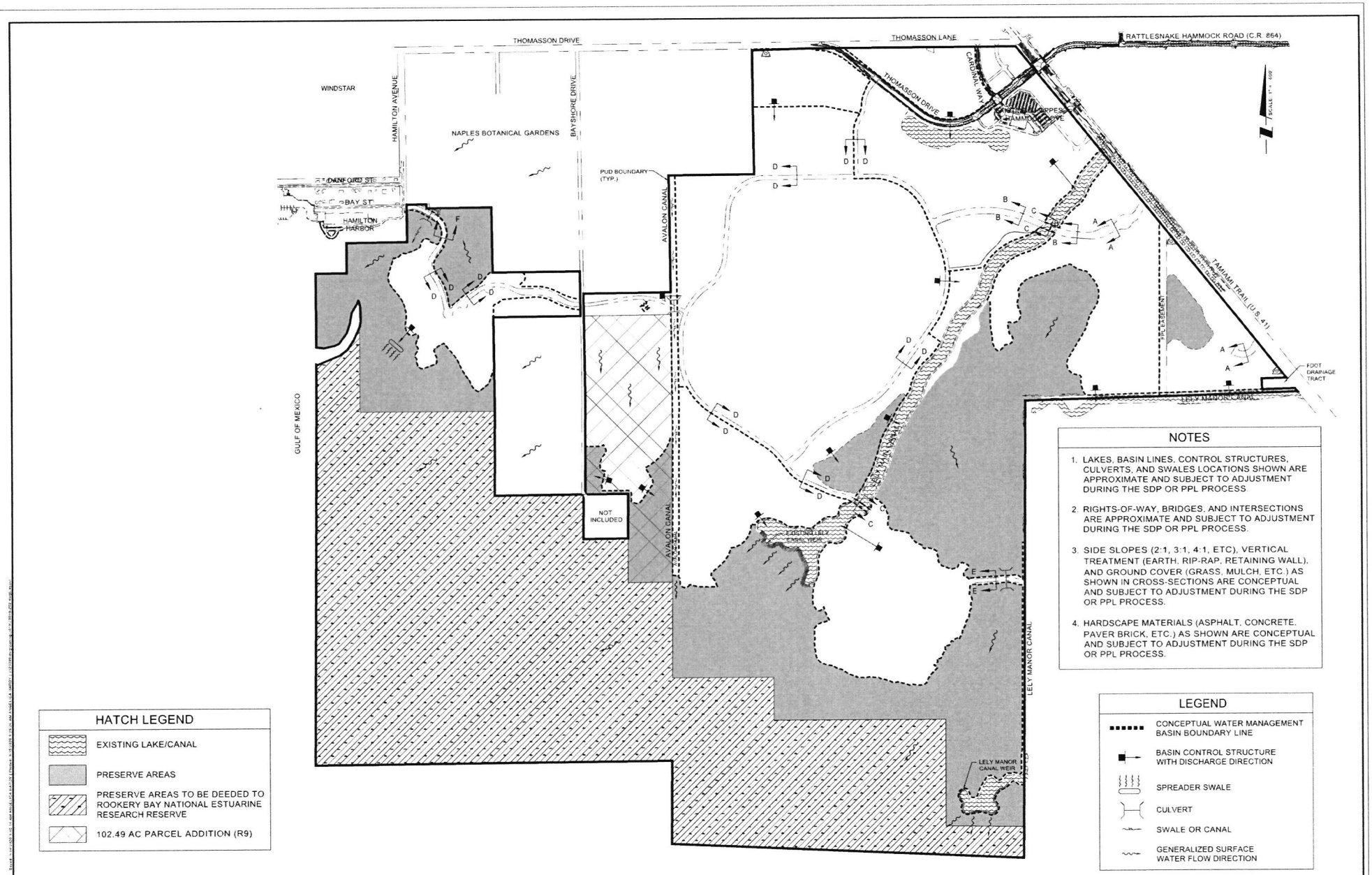


Exhibit A REVISED

Page 3 of 4

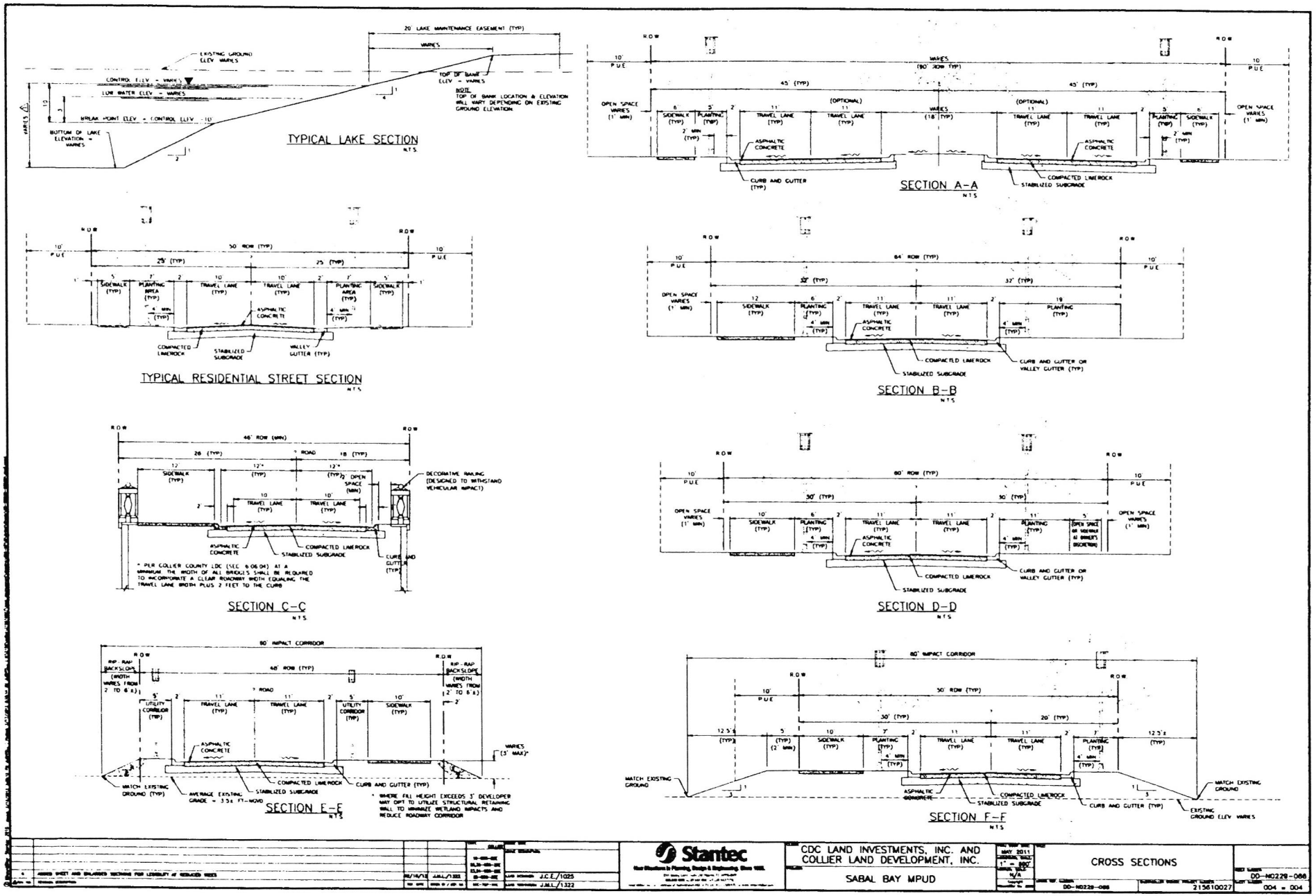

TYPICAL LAKE SECTION
SECTION A-A
TYPICAL RESIDENTIAL STREET SECTION
SECTION B-B
SECTION C-C
SECTION D-D
SECTION E-E
SECTION F-F
Stantec
CDC LAND INVESTMENTS, INC. AND COLLIER LAND DEVELOPMENT, INC.
SABAL BAY MPUD
CROSS SECTIONS

Exhibit A

ALL OF SECTION 25 AND PART OF SECTIONS 23, 24, 26 AND 36, TOWNSHIP 50 SOUTH, RANGE 25 EAST, AND PART OF SECTION 19 TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA
(Containing 2,416.49 Acres ±)
Sabal Bay P.U.D. Boundary

All of Section 25 and part of Sections 23, 24, 26 and 36, Township 50 South, Range 25 East, and part of Section 19 Township 50 South, Range 26 East, Collier County, Florida and being more particularly described as follows;

Beginning at the Northeast Corner of Section 25, Township 50 South, Range 25 East, Collier County, Florida;
Thence along the East Line of Said Section 25 South 00°22'18" West 2,687.69 feet;
Thence continue along the east line of said Section 25 South 00°20'37" West 2,685.56 feet to the Southeast Corner of said Section 25;
Thence along the East line of Section 36 South 00°19'56" West 1,518.00 feet;
Thence North 87°28'51" West 5,326.38 feet;
Thence North 00°14'25" East 1,254.17 feet to the North West Corner of Said Section 36;
Thence along the south line of Section 26 South 89°32'22" West 2,696.15 feet;
Thence continue along the South line of Said Section South 89°29'09" West 2,696.69 feet to the Southwest corner of said Section 26;
Thence along the West line of said Section 26 North 00°22'46" East 2,689.10 feet;
Thence continue along the West line of said Section 26 North 00°22'20" East 2,690.20 feet to the Northwest Corner of Said Section 26;
Thence along the West Line of Section 23 North 00°06'08" West 1345.66 feet;
Thence continue along the West line of Said Section 23 North 00°07'16" West 693.72 feet;
Thence North 89°29'07" East 469.67 feet;
Thence North 00°04'49" West 453.06 feet;
Thence North 89°30'33" East 916.44 feet;
Thence North 00°31'29" West 567.34 feet;
Thence North 89°27'53" East 300.00 feet;
Thence South 00°32'07" East 60.00 feet;
Thence North 89°28'59" East 980.33 feet to the West line of the plat of Naples Groves and Truck Co's Little Farms No 2 (Lots 67-69), as recorded in Plat Book 1, Page 27, Public Records of Collier County, Florida.
Thence along said West line South 00°46'37" East 308.52 feet;
Thence continue along said West line South 00°40'46" East 673.87 feet to the Northwest Corner of Lot 70, of said Naples Groves and Truck Co's Little Farms No 2;
Thence along the North line of Said Lot 70 North 89°27'07" East 1,322.10 feet to the North East Corner of Said Lot 70;
Thence along the East line of Said Lot 70 and Lot 71 of said Plat South 00°43'14" East 674.00 feet to the Southeast corner of Said Lot 71;
Thence along the South line of Said Lot 71 South 89°28'25" West 1,322.26 feet to the Southwest corner of said Lot 71;
Thence along the West line of Said Plat South 00°42'15" East 1,347.80 feet;
Thence continue along said West line South 00°20'27" West 1,344.53 feet to the Southwest corner of Lot 79 of said plat;

Exhibit B
Page 1 of 3

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

Thence along the South line of Said Lot 79 North 89°31'43" East 1,346.87 feet to the fractional corner of said Section 26 being the Northwest corner of the Northwest Quarter of the Southeast Quarter of the Northeast Quarter of Said Section 26;
Thence along said fractional line South 00°19'29" West 671.99 feet to the Southwest corner of said fractional quarter;
Thence along the south line of said fractional Quarter North 89°31'42" East 673.39 feet to the Northwest corner of Lot 81 of Said Naples Grove and Truck Co's Little Farms No. 2;
Thence along the west line of said Lot 81 South 00°12'23" West 672.16 feet to the Southwest corner of said Lot 81;
Thence along the south line of said Lot North 89°31'43" East 672.16 feet to the East line of Said Lot and the East line of said Section 26;
Thence along the East line of said Section 26 North 00°19'29" East 2,688.11 feet to the Northeast corner of said Section 26;
Thence along the East line of said Section 23 North 00°42'49" West 1,351.04 feet to the southeast corner of Lot 91 of said Naples Groves and Truck Co's Little Farms No 2.
Thence along the South line of said Lot 91 South 89°27'26" West 1,320.61 feet;
Thence along the west line of Said Lot 91 North 00°47'37" West 337.27 feet;
Thence along the North line of said Lot 91 North 89°30'57" East 1,320.45 feet to the east line of said Section 23;
Thence along the East line of Said Section North 00°44'44" West 1,011.86 feet;
Thence Continue along said East line North 00°34'32" West 752.45 feet to the Southwest corner of that land described in Official Record Book 1027, page 678, Public Records of Collier County, Florida;
Thence along the South line of said Land North 89°31'59" East 1,289.77 feet;
Thence along the East line of said Land North 00°42'37" West 1,890.79 feet to the south Right of Way Line of Thomasson Drive (100 Right Of Way);
Thence along said Right of Way Line North 89°35'12" East 1399.52 feet;
Thence continue along said Right of Way line North 89°35'12" East 2855.89 feet to an intersection with the westerly Right of Way line of US 41 (Tamiami Trail) (State Road No. 90);
Thence along said Right of Way of US41 of South 39°03'59" East 1266.82 feet;
Thence continue along said Right of Way South 39°03'59" East 5,465.08 feet to a point at the intersection of said westerly Right of Way and the South line of Section 19, Township 50 South, Range 26 East, Collier County, Florida;
Thence along the South line of said Section 19 South 88°13'29" West 1,636.98 feet;
Thence continue along said South line South 88°23'16" West 2,491.52 feet to the POINT OF BEGINNING.

Less and excepting there from the waters of Tide Creek located on the west line of Section 23.

Subject to easements and restrictions of record.
Containing 2,416.49 acres more or less.
Bearings are based on the North Line of Section 19 being North 89°42'24"East - Florida State Plane - East Zone 83-90 Adjustment

Not valid unless embossed with the Professionals Seal
REF.
W.O.: N0229-200-502
Date: 11-11-11

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

EXHIBIT B

DESCRIPTION

Lots 81 through 90, inclusive, Naples Groves and Truck Company's Little Farms No.2, according to the plat thereof as recorded in Plat Book 1, Page 27A, Public Records of Collier County, Florida.

Post Office Drawer 2800 • Fort Myers, FL 33902
Phone (239) 461-3170 • Fax (239) 461-3169

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

Exhibit "C"

List of Deviations

(PREVIOUSLY APPROVED DEVIATIONS 1 - 8 IN ACCORDANCE WITH ORDINANCE 05-59 TO STILL REMAIN IN EFFECT)

Deviation 1: LDC Section 6.06.01(O) and LDC Appendix B, in order to allow 50 feet of right-of-way for local roads rather than the required 60-foot width (throughout).

Deviation 2: LDC Section 6.06.01(J), to allow cul-de sacs in excess of 1,000 feet the MPUD (throughout).

Deviation 3: In accord with LDC Section 10.02.04.A.3, Section 2-12 of the Collier County Code of Ordinances, Exhibit "A", Design Requirements for Subdivisions C.17.j of the Administrative Code for Collier County Construction Standards Manual, formerly LDC Section 3.2.8.4.16.10 (Section III P. 10 of the proposed Construction Standards Manual) to allow reverse curves without tangents (throughout).

Deviation 4: LDC Section 5.03.028 to allow perimeter fences or walls to be permitted at 8 feet on top of a 4 foot berm, formerly approved as a height of eight feet (8') as measured from the finished grade of the ground at the base of the fence or wall, and modified at staff's request.

Deviation 5: LDC Section 5.06.02.8.6., formerly Section 5.06.04 A. 6. (b.) to allow a maximum of two ground or wall entrance signs shall be allowed at the entrance to each individual residential tract and shall be limited in size to 60 square feet each (rather than the combined size permitted in the LDC of 64 square feet) and shall not exceed a height of 6 feet as measured from finished grade.

Deviation 6: LDC Sections 5.06.02 and 5.06.04, formerly Chapter 5.06.05 to allow entrance signs up to 120 square feet. Two ground signs shall be permitted for each project entrance (on US 41, Thomasson Drive and 8ayshore Drive), and shall be allowed in addition to other signage allowed by Chapter 5.06.00, of the LDC. Each of these permitted signs shall be limited to 120 square feet in area and shall only contain the name of the project or any major use, insignia or motto of the entire development, and the owners' name and logo and shall be architecturally compatible with the landscape buffer along the project boundaries and the common architectural theme of the entire project.

Deviation 7: LDC Section 4.05.04, to allow parking for uses and structures constructed in the Recreation/Village Center to be reduced by up to 25% of the applicable LDC parking requirements, should such a reduction be deemed to be warranted through the development and submission of a shared parking analysis submitted with the SDP application. Parking requirements shall be determined utilizing the modal splits and parking demands for various uses recognized by Institute of Traffic Engineers (ITE), Urban Land Institute (ULI) or other sources or studies. The analysis shall demonstrate the number of parking spaces available to more than one use or function, recognizing the required parking area will vary depending on the multiple functions or uses in close proximity which are unlikely to require the same spaces at the same time. The shared parking analysis methodology shall be determined and agreed upon by the County Growth Management Staff and the owners during the SDP pre-application meeting. The shared parking analysis shall use the maximum square footage of uses proposed by the SDP application.

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

Deviation 8: LDC 5.05.08.C.13.b., formerly Section 5.05.iii.(a) to allow gray primary and/or secondary colors to be permitted as a predominant exterior roof color. See Section 5.4.J. of the MPUD document.

Deviation 9 seeks relief from LDC Section 6.06.01(O) and LDC Appendix B in order to allow, in specific cases where private, internal development roadways cross wetland or upland preserves, the Owners request additional flexibility to reduce the required ROW width below the current 50-foot minimum to a width of no less than 40 feet. This deviation would allow the Owners to minimize impacts to potential wetland or upland preserves while maintaining accessibility throughout the site.

Deviation 10 seeks relief from LDC Section 6.06.02.A which requires arterial and collector roads to provide a six-foot sidewalk on both sides of the street. The applicant requests the ability for all privately and/or CDD owned roadways internal to the Sabal Bay development to provide a minimum five-foot sidewalk on both sides of all streets or a minimum ten-foot wide pathway on one side of the street which may meander in and out of the right-of-way. Since the development is planned for an internal pathway system, this is a reasonable deviation.

Deviation 11 seeks relief from LDC Section 4.06.02 which requires a Type B buffer between single family and multi-family uses. Specifically, the applicant requests that no buffer be required between these uses when a water body separates the two uses. Requiring the installation of a buffer in these areas would inhibit the lake views for both single family and multi-family residences.

Deviation 12 seeks relief from LDC Section 4.06.05.J which requires that rip-rap treatment for those areas that have a slope no steeper than 2:1, but steeper than 3:1, be limited to 30 inches in height, and be limited to 200 square feet sections or solely used in rapid flow water management areas. Specifically, this deviation requests to allow rip-rap treatment along the backslope of certain roadway crossings adjoining preserves on one side or more in order to minimize impacts to potential wetland and upland preserves, as well as allow the use of rip-rap stabilization for elevations up to a height of 36 inches. Approval of this deviation will allow the owners to minimize impacts to potential wetland and upland preserve areas by minimizing the development footprint. subsequently reducing the total amount of wetland impacts required to develop the subject Project. Since the suggested roadways will be low-speed, low-volume and limited in length, this is a reasonable deviation.

Deviation 13 seeks relief from LDC Section 5.05.04.D.1 which allows a maximum floor area ratio of 0.45 for care units, assisted living units, continuing care retirement communities, nursing homes, and dwelling that are part of an aging-in-place living environment. Market studies on the desires of people moving into these types of facilities have shown that a larger unit is often desired. In order to offer a competitive product that is marketable to an aging sector, the applicant requests a maximum floor area ration of 0.60 which is similar to other approved continuing care retirement communities in this area.

Deviation 14 seeks relief from LDC Sections 5.06.02 and 5.06.04 to allow entrance signs up to 120 square feet. This previously approved deviation is requested to add the entrance signs to be located on Hamilton Avenue as previously approved for the entrances on U.S. 41, Thomasson Drive, and Bayshore Drive.

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

Deviation 15 seeks relief from LDC Section 5.03.02 to allow fences or walls separating commercial uses from residential areas to be permitted at a height of up to eight feet (8') on top of a berm of up to four feet (4') in height. This is needed since much of the land within the MPUD is low-lying and given that appropriate buffering is needed between different land uses. This deviation will benefit the public welfare by allowing for enhanced buffering.

Deviation 16 seeks relief from LDC Section 5.06.04.F.3, Directory Signs, which limits multiple-occupancy parcels or multiple parcels developed under a unified development plan, with a minimum of 8 independent units, containing 20,000 s.f. or more of leasable floor area, to a maximum of one directory sign at one entrance on each public street, to allow for one additional directory sign on Tamiami Trail East (U.S. 41) in addition to the two existing directory signs (located on Tamiami Trail East and Thomasson Drive). The second directory sign permitted on the Tamiami Trail East frontage shall be located a minimum of 500 feet to the east of the existing directory sign on Tamiami Trail East. (Approved in HEX No. 2017-27 and Ord. No. 17-49)

Deviations Applicable Only to Tract F-1, Isles of Collier Preserve Phase 3, as described in Exhibit "D"

Deviation 17 seeks relief from LDC Section 5.03.02.F.1.a, which prohibits alteration of existing ground levels for the purpose of increasing the height of a proposed fence or wall, to instead allow alteration of existing ground levels to build a berm up to seven and half feet (7.5') in height with a fence or wall at a height of up to eight feet (8') on top of the berm. The total combined height of the berm and wall will be fifteen and a half feet (15.5'). [Approved in HEX Decision No. 2019-34]

Deviation 18 seeks relief from LDC Section 6.06.01.N and LDC Appendix B, which requires minimum right-of-way widths for local roads to be sixty feet (60'), to instead allow a minimum right-of-way width of forty-five feet (45'), on single loaded roads as described in Deviation 19 below. [Approved in HEX Decision No. 2019-34]

Deviation 19 seeks relief from LDC Section 6.06.02.A.1, which requires local/internal accessway roads to provide a minimum five-feet wide sidewalk on both sides of the street, to instead allow all privately and/or CDD owned roadways internal to the property to have a minimum six-foot wide sidewalk on one side of the street, and no sidewalk on the other side of the street, on single loaded roads (roads with homes on only one side of the street). [Approved in HEX Decision No. 2019-34]

Barraco and Associates, Inc.
www.barraco.net
Civil Engineers, Land Surveyors and Planners

"EXHIBIT D, Affected Area for Deviations 17, 18, and 19"

DESCRIPTION

Tract "F-1", "Isles of Collier Preserve Phase 3", recorded in Plat Book 57, at Page 66, of the Public Records of Collier County, Florida.

L:\23239 - ICP Phase 3 (Parcel B)\Descriptions\Tract F-1.docx

Post Office Drawer 2800 • Fort Myers, FL 33902
Phone (239) 461-3170 • Fax (239) 461-3169

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

"EXHIBIT D,
AFFECTED AREA FOR DEVIATIONS 17, 18, AND 19"

NOTES:

1. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF. UNLESS OTHERWISE NOTED DISTANCES ARE ALSO (U.S. SURVEY FEET) GROUND AND CAN BE MULTIPLIED BY 1.0000118 TO OBTAIN GRID DISTANCES.
2. D.B. - DENOTES DEED BOOK.
3. D.E. - DENOTES DRAINAGE EASEMENT.
4. O.R. - DENOTES OFFICIAL RECORD BOOK, COLLIER COUNTY PUBLIC RECORDS.
5. (P) - DENOTES PLAT.
6. P.B. - DENOTES PLAT BOOK.
8. PG. - DENOTES PAGE.
9. BEARINGS AS SHOWN ARE STATE PLANE FLORIDA EAST ZONE (NAD1983 (NSRS 2007)) ARE BASED ON THE WESTERLY LINE OF TRACT "F-1" TO BEAR N01°11'36"E, AS SHOWN ON THE RECORD PLAT OF "ISLES OF COLLIER PRESERVE PHASE 3" RECORDED IN PLAT BOOK 57, PAGE 66, COLLIER COUNTY RECORDS.
10. DESCRIPTION IS ATTACHED.

THIS IS NOT A SURVEY

SCOTT A. WHEELER (FOR THE FIRM - LB-6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

DATE SIGNED:

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

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
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PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7866 - SURVEYING LB-6940

PREPARED FOR

MINTO COMMUNITIES - USA
4042 PARK OAKS BOULEVARD SUITE 460
TAMPA, FL 33610
PHONE (813) 343-3939
FAX (813) 343-3931
WWW.MINTO.COM

PROJECT DESCRIPTION

A TRACT OR PARCEL OF LAND LYING IN THE PLAT OF

ISLES OF COLLIER PRESERVE PHASE 3

PLAT BOOK 57, PAGE 66,
COLLIER COUNTY RECORDS

A SUBDIVISION LYING IN SECTION 19, TOWNSHIP 50 SOUTH, RANGE 26 EAST
COLLIER COUNTY, FLORIDA

PROJECT SURVEYOR

STATE OF FLORIDA

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

FILE NAME	23234SK01.DWG
LAYOUT	2
LOCATION	J:\2323\HEX\PHB\LIRVE TYNG\SKETCH
PLOT DATE	TUE 3-5-2019 - 10:53 AM
PLOT BY	PETER OLSEN

DRAWING DATA

SURVEY DATE	02-06-2019
DRAWN BY	P. OLSEN
CHECKED BY	SAW
SCALE	1"=500'
FIELD BOOK	

PLAN REVISIONS

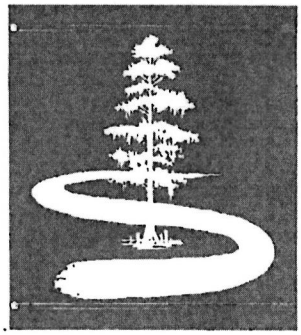
STRAP NUMBERS

SKETCH TO ACCOMPANY DESCRIPTION

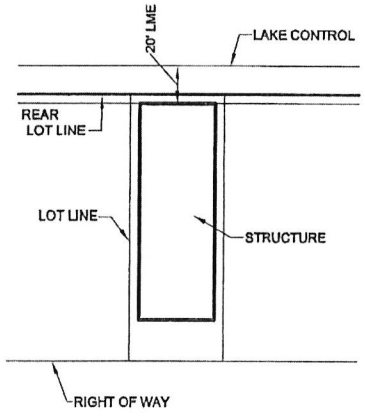
PROJECT / FILE NO.	SHEET NUMBER
23234 19-50-26	2 OF 2

10

PROJECT IDENTIFICATION
FLAGPOLES 34" X 30"
(TO BE HUNG ON
STREETLIGHT POLES)

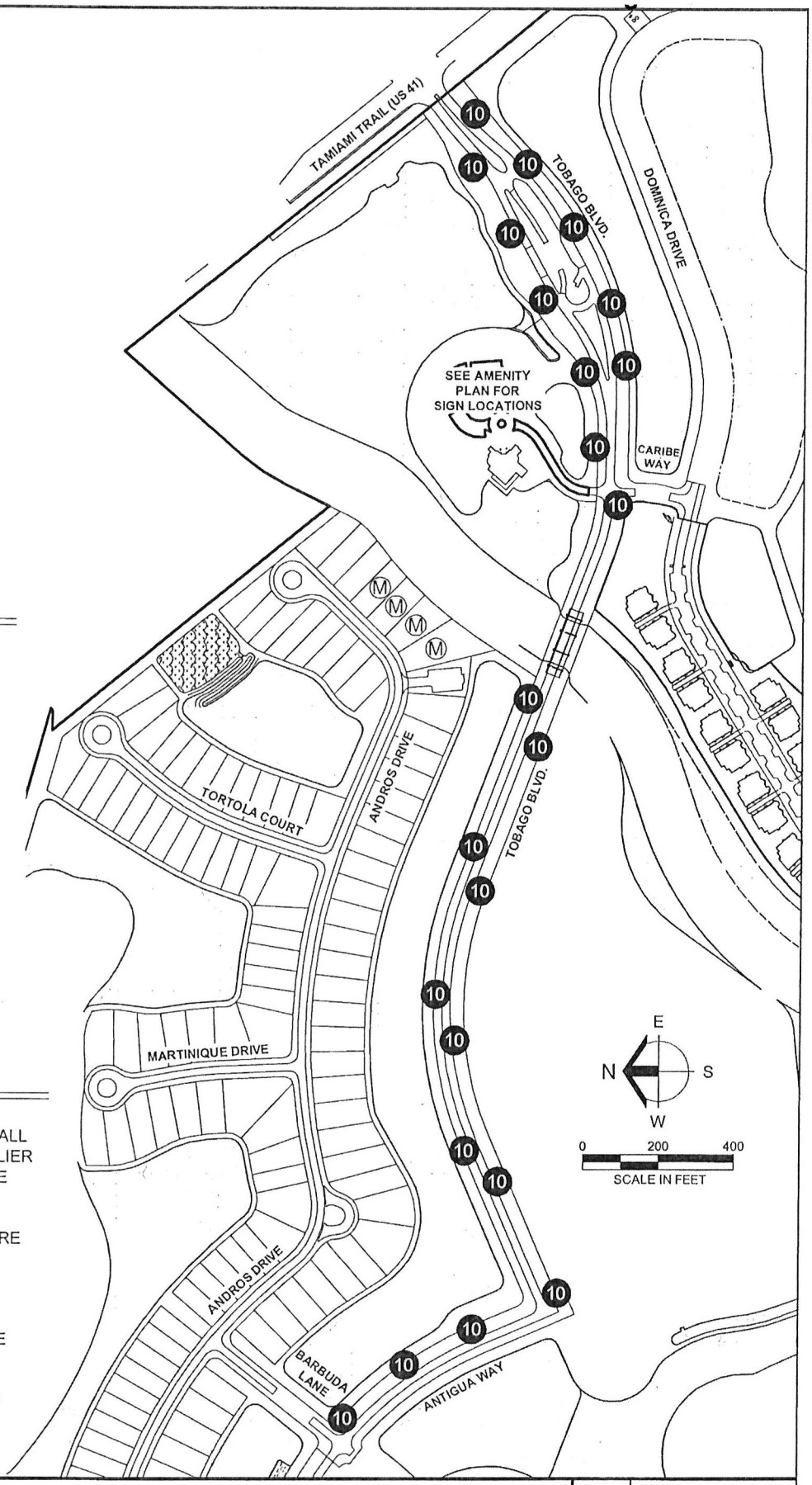


SINGLE FAMILY LAKE EASEMENT TYPICAL LOT DETAIL



NOTES

1. ALL PROJECT IDENTIFICATION FLAGPOLES LOCATED ALONG TAMIAMI TRAIL (US 41) SHALL BE LOCATED ON/WITHIN THE ISLES OF COLLIER PRESERVE PROPERTY AND NOT WITHIN THE US 41 RIGHT-OF-WAY.
2. PROJECT IDENTIFICATION FLAGPOLE LOCATIONS ALONG TAMIAMI TRAIL (US41) ARE RESTRICTED TO THE NUMBER AND APPROXIMATE LOCATION SHOWN ON THIS SIGNAGE PLAN.
3. PROJECT IDENTIFICATION FLAGPOLES AND SIGNAGE SIZE SHALL NOT EXCEED THE SIZE AS DEPICTED ON THIS SIGNAGE PLAN.
4. PROJECT IDENTIFICATION FLAGPOLE TEXT AND GRAPHICAL REPRESENTATION MAY BE ALTERED FROM WHAT IS SHOWN ON THIS SIGNAGE PLAN.



Barraco and Associates, Inc.
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 · SURVEYING LB-6940

SIGNAGE PLAN AND SINGLE FAMILY LOT DETAIL
ISLES OF COLLIER PRESERVE
EXHIBIT "D"

FILE NAME	23099A-MASTERSIGN-8X11.DWG
LAYOUT	LAYOUT1
LOCATION	J:\23099\DWG\EXHIBITS\
PLOT DATE	MON. 2-3-2014 - 11:23 AM
PLOT BY	ANGELICA CARLEY
DESIGN BY	

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

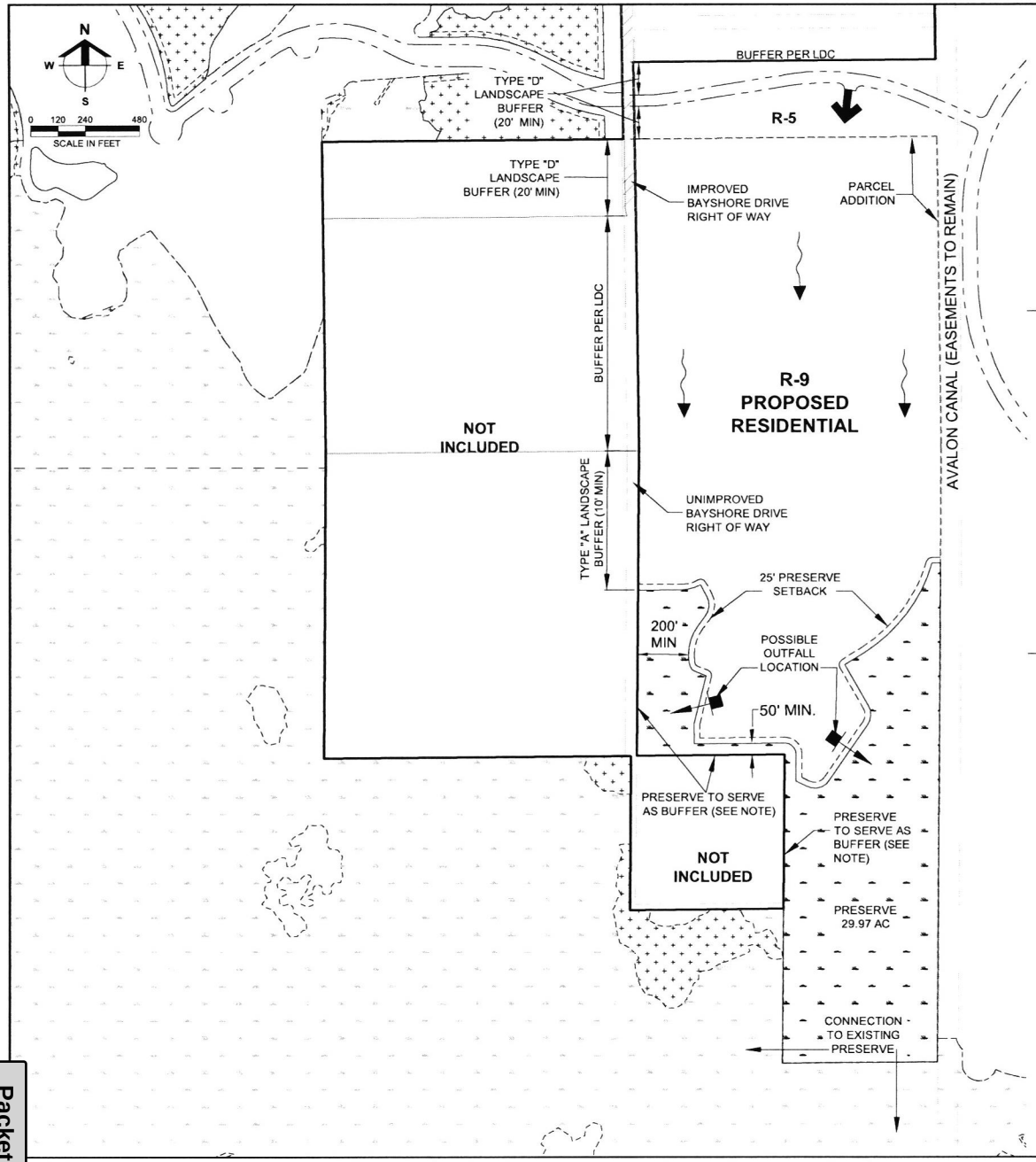
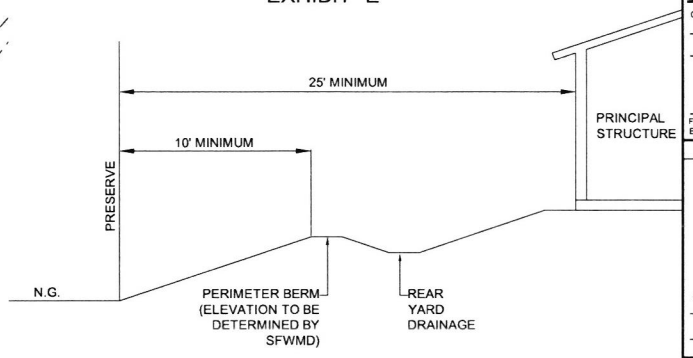
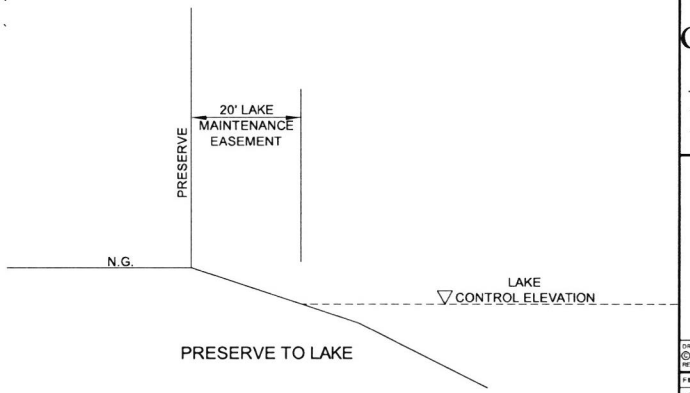


EXHIBIT "E"



PRESERVE TO PRINCIPAL STRUCTURE



PRESERVE TO LAKE

R-9 PROPOSED RESIDENTIAL

SABAL BAY PUD ADDITION
102.49 AC

MAXIMUM DENSITY
2.2 D.U. / ACRE

MAXIMUM DWELLING UNITS
230

SABAL BAY PUD ADDITION PRESERVE
29.97 AC PRESERVE / 101.57 AC EXISTING INDIGENOUS
= 29.5% OF THE EXISTING INDIGENOUS TO BE PRESERVED

OPEN SPACE

REQUIRED
30% x 102.49 AC = 30.8 AC

TOTAL PROVIDED

PRESERVE	29.9 AC
OTHER	10.7 AC
MIN.	40.6 AC

NOTE:

1) 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.
2) IN THE EVENT THAT THE PRESERVE DOES NOT SATISFY THE BUFFER REQUIREMENT AFTER REMOVAL OF EXOTICS, SUPPLEMENTAL PLANTINGS WILL BE PROVIDED IN ACCORDANCE WITH LDC 3.05.07 TO MEET THE REQUIREMENTS OF A TYPE "A" BUFFER.

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
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PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

MINTO COMMUNITIES - USA
4042 PARK OAKS BOULEVARD SUITE 450
TAMPA, FL 33610
PHONE (813) 342-3838
FAX (813) 342-3831
WWW.MINTO.COM

PROJECT DESCRIPTION

THE ISLES OF COLLIER PRESERVE

PART OF SECTION 24
TOWNSHIP 50 SOUTH, RANGE 25 EAST
AND PART OF SECTION 19
TOWNSHIP 50 SOUTH, RANGE 26 EAST
COLLIER COUNTY, FLORIDA

THIS PLAN IS PRELIMINARY AND INTENDED FOR CONCEPTUAL PLANNING PURPOSES ONLY.

SITE LAYOUT AND LAND USE INTENSITIES OR DENSITIES MAY CHANGE SIGNIFICANTLY BASED UPON SURVEY, ENGINEERING, ENVIRONMENTAL AND / OR REGULATORY CONSTRAINTS AND / OR OPPORTUNITIES.

DRAWING NOT VALID WITHOUT SEAL, SIGNATURE AND DATE
© COPYRIGHT 2020, BARRACO AND ASSOCIATES, INC.
REPRODUCTION, CHANGES OR ASSIGNMENTS ARE PROHIBITED

FILE NAME	PROPSITEPLAN.DWG
LOCATION	J:\J3099\DWG\ZONING\Q01\EXHIBITS\
PLOT DATE	MON. 6-29-2020 - 1:16 PM
PLOT BY	ANGELICA HARDY

CROSS REFERENCED DRAWINGS

PLAN REVISIONS	
1-27-20	BUFFERS & INDIG CALC UPDATED
5-12-20	PER COUNTY COMMENTS
6-23-20	PER ATTORNEY COMMENTS
6-29-20	PER COUNTY COMMENTS

PLAN STATUS

FOR EXHIBIT ONLY
NOT FOR CONSTRUCTION

PROPOSED MASTER SITE PLAN FOR R-9 TRACT

PROJECT / FILE NO.	SHEET NUMBER
23780	

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

February 2, 2021

Ms. Teresa L. Cannon, BMR Senior Clerk II
Office of the Clerk of the Circuit Court
& Comptroller of Collier County
3329 Tamiami Trail E, Suite #401
Naples, Florida 34112

Dear Ms. Cannon:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Collier County Ordinance No. 2021-04, which was filed in this office on February 2, 2021.

Sincerely,

Ernest L. Reddick
Program Administrator

ELR/lb

R. A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399-0250
Telephone: (850) 245-6270

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

PLAT

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

J:\23239\DWG\SURVEYING\PLAT\PH3\23239PC1.01.DWG - FRI. 11-7-2014 - 9:32 AM

THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.
Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 McGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940

ISLES OF COLLIER PRESERVE PHASE 3

A REPLAT OF ALL OF TRACT "F-3" AND A PORTION OF TRACT "L-3", ISLES OF COLLIER PRESERVE PHASE 1, AS RECORDED IN PLAT BOOK 54, PAGE 3, COLLIER COUNTY RECORDS, TOGETHER WITH LANDS LYING IN SECTION 19, TOWNSHIP 50 SOUTH, RANGE 26 EAST A SUBDIVISION LYING IN SECTION 19, TOWNSHIP 50 SOUTH, RANGE 26 EAST COLLIER COUNTY, FLORIDA

PLAT BOOK 57 PAGE 66

DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT MINTO SABAL BAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, THE OWNER OF THE LANDS HEREIN DESCRIBED HAS CAUSED THIS PLAT OF ISLES OF COLLIER PRESERVE PHASE 3, TO BE MADE, AND DOES HEREBY:

1) RESERVE TO MINTO SABAL BAY, LLC:

A) TRACT "F-1" FOR FUTURE DEVELOPMENT.

2) DEDICATE TO ISLES OF COLLIER PRESERVE PROPERTY OWNERS ASSOCIATION, INC:

A) TRACT "R" FOR PRIVATE ROAD RIGHT OF WAY (R.O.W) SUBJECT TO THE EASEMENTS DEPICTED HEREON (C.U.E., P.U.E., D.E., A.E.) WITH RESPONSIBILITY FOR MAINTENANCE.

B) TRACTS "L-1", AND "L-2", AS LAKES FOR DRAINAGE AND STORMWATER MANAGEMENT PURPOSES WITH RESPONSIBILITY FOR MAINTENANCE.

C) TRACT "O-1" AS OPEN SPACE WITH RESPONSIBILITY FOR MAINTENANCE.

D) TRACT "O-2" AS OPEN SPACE WITH RESPONSIBILITY FOR MAINTENANCE AND LAKE ACCESS EASEMENT, SUBJECT TO AND NOT INCONSISTENT WITH THE CONSERVATION EASEMENT DEPICTED HEREON.

E) ALL LANDSCAPE BUFFER EASEMENTS (L.B.E.) WITH RESPONSIBILITY FOR MAINTENANCE.

F) ALL DRAINAGE EASEMENTS (D.E.) FOR STORMWATER MANAGEMENT PURPOSES WITH RESPONSIBILITY FOR MAINTENANCE.

G) ALL LAKE MAINTENANCE EASEMENTS (L.M.E.) WITH RESPONSIBILITY FOR MAINTENANCE.

H) ALL ACCESS EASEMENTS (A.E.) WITH RESPONSIBILITY FOR MAINTENANCE.

3) DEDICATE TO COLLIER COUNTY, ITS SUCCESSORS OR ASSIGNS:

A) A NON-EXCLUSIVE ACCESS EASEMENT (A.E.) OVER AND ACROSS TRACT "R" FOR USE BY GOVERNMENTAL VEHICLES IN THE EXECUTION OF THEIR DUTIES, INCLUDING BUT NOT LIMITED TO EMERGENCY MEDICAL SERVICE, FIRE DEPARTMENT SERVICE, AND UTILITY SERVICE WITH NO RESPONSIBILITY FOR MAINTENANCE.

B) A NON-EXCLUSIVE EASEMENT OVER AND ACROSS TRACTS "O-1" AND "O-2", AS OPEN SPACE, WITHOUT RESPONSIBILITY FOR MAINTENANCE AND SUBJECT TO THE CONDITIONS OF THE DEDICATION IN PARAGRAPH 2.A) ABOVE.

C) ALL DRAINAGE EASEMENTS (D.E.) FOR STORMWATER MANAGEMENT PURPOSES WITH NO RESPONSIBILITY FOR MAINTENANCE.

D) ALL LAKE MAINTENANCE EASEMENTS (L.M.E.) WITH NO RESPONSIBILITY FOR MAINTENANCE.

4) DEDICATE A NON-EXCLUSIVE PUBLIC UTILITY EASEMENT (P.U.E.) TO ALL LICENSED OR FRANCHISED PUBLIC OR PRIVATE UTILITIES AS SHOWN ON THIS PLAT FOR PUBLIC UTILITY PURPOSES, INCLUDING CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF THEIR RESPECTIVE FACILITIES, INCLUDING CABLE TELEVISION SERVICES, PROVIDED THAT SUCH USES BE SUBJECT TO, AND NOT INCONSISTENT WITH, THE USE BY THE COLLIER COUNTY WATER-SEWER DISTRICT. IN THE EVENT A CABLE COMPANY DAMAGES THE FACILITIES OF ANOTHER PUBLIC UTILITY THE CABLE COMPANY WILL BE SOLELY RESPONSIBLE FOR SAID DAMAGES.

5) DEDICATE TO COLLIER COUNTY WATER-SEWER DISTRICT:

A) THAT ALL COUNTY UTILITY EASEMENTS (C.U.E.) FOR POTABLE WATER AND/OR WASTEWATER SYSTEM(S) OR PORTIONS THEREOF AND INGRESS AND EGRESS RIGHTS,WHERE APPROPRIATE , ARE PROVIDED TO THE COLLIER COUNTY WATER-SEWER DISTRICT TO INSTALL, OPERATE, AND MAINTAIN POTABLE WATER AND/OR WASTEWATER UTILITY SYSTEMS OR PORTION(S) THEREOF WITHIN THE PLATTED AREA WITH NO RESPONSIBILITY FOR MAINTENANCE FOR THE SURFACE EASEMENT AREA.

B) APPLICABLE POTABLE WATER AND/OR WASTEWATER SYSTEM(S) OR PORTION(S) THEREOF CONSTRUCTED WITHIN THIS PLATTED AREA IN COMPLIANCE WITH THE REQUIREMENTS SET FORTH HEREIN 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.

6) DEDICATE TO EAST NAPLES FIRE CONTROL AND RESCUE DISTRICT:

A) A NON-EXCLUSIVE EMERGENCY ACCESS EASEMENT (A.E.) OVER AND ACROSS TRACT "R", WITH NO RESPONSIBILITY FOR MAINTENANCE.

IN WITNESS WHEREOF, THE UNDERSIGNED OWNER HAS CAUSED THESE PRESENTS TO BE SIGNED THIS 17TH DAY OF NOVEMBER, 2014, A.D.

WITNESS: _____
PRINT NAME: ALAN D. GRUBER

WITNESS: _____
PRINT NAME: ERIC VAN BASKIRK

MINTO SABAL BAY, LLC,
A FLORIDA LIMITED LIABILITY COMPANY

BY: _____
WILLIAM BULLOCK
VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF FLORIDA
COUNTY OF COLLIER

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 17TH DAY OF NOVEMBER 2014 A.D., BY WILLIAM BULLOCK, AS VICE PRESIDENT OF MINTO SABAL BAY, LLC, A FLORIDA LIMITED LIABILITY COMPANY, ON BEHALF OF SAID LIMITED LIABILITY COMPANY. HE/SHE IS PERSONALLY KNOWN TO ME OR HAS PRODUCED _____ AS IDENTIFICATION.

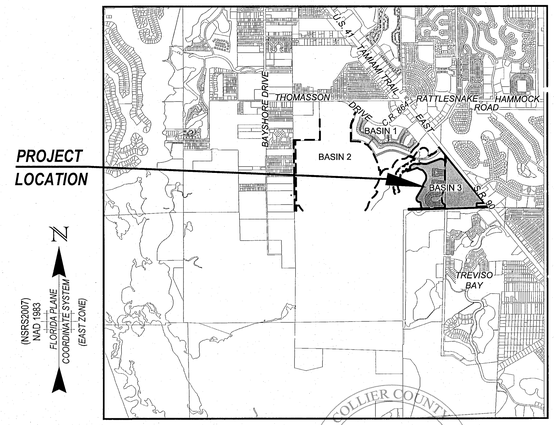
CHARLENE A. MELLO
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF063581
Expires 10/16/2017

NOTARY PUBLIC - STATE OF FLORIDA

CHARLENE A. MELLO
NAME - PRINTED

FF 063581
COMMISSION #

10/16/2017
MY COMMISSION EXPIRES



VICINITY MAP
SCALE: 1" = 3000'
0 1500 3000 6000
SCALE IN FEET

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 COLLIER COUNTY.

DESCRIPTION

A TRACT OR PARCEL OF LAND BEING ALL OF TRACT "F-3" AND A PORTION OF TRACT "L-3" AS SHOWN ON THE RECORD PLAT OF ISLES OF COLLIER PRESERVE PHASE 1, RECORDED IN PLAT BOOK 54, AT PAGE 3 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA AND A TRACT OR PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, SAID TRACT OR PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT "F-3" RUN ALONG THE WESTERLY AND NORTHERLY LINES OF SAID TRACT "F-3" THE FOLLOWING THIRTY (30) COURSES: N00°13'03"W FOR 50.01 FEET; N88°23'16"E FOR 667.77 FEET TO A POINT ON A NON-TANGENT CURVE; NORTHERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 375.09 FEET (DELTA 44°34'08") (CHORD BEARING N13°42'59"W) (CHORD 284.47 FEET) FOR 291.77 FEET TO A POINT OF REVERSE CURVATURE; NORTHWESTERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 48.35 FEET (DELTA 69°12'12") (CHORD BEARING N49°08'36"W) (CHORD 54.91 FEET) FOR 58.40 FEET TO A POINT OF REVERSE CURVATURE; NORTHWESTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 165.00 FEET (DELTA 125°02'05") (CHORD BEARING N31°16'42"W) (CHORD 292.76 FEET) FOR 360.07 FEET TO A POINT OF TANGENCY; N31°14'21"E FOR 47.13 FEET TO A POINT OF CURVATURE; NORTHERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 290.00 FEET (DELTA 19°37'26") (CHORD BEARING N21°25'38"E) (CHORD 98.84 FEET) FOR 99.32 FEET TO A POINT OF REVERSE CURVATURE; NORTHEASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 624.72 FEET (DELTA 25°16'57") (CHORD BEARING N24°15'24"E) (CHORD 273.43 FEET) FOR 275.66 FEET TO A POINT OF REVERSE CURVATURE; NORTHERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 347.59 FEET (DELTA 75°13'36") (CHORD BEARING N00°40'56"W) (CHORD 424.29 FEET) FOR 456.37 FEET TO A POINT OF TANGENCY; N38°19'44"W FOR 153.00 FEET TO A POINT OF CURVATURE; NORTHWESTERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 40.00 FEET (DELTA 44°35'45") (CHORD BEARING N60°37'37"W) (CHORD 30.35 FEET) FOR 31.13 FEET TO A POINT OF REVERSE CURVATURE; WESTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 425.00 FEET (DELTA 32°30'46") (CHORD BEARING N66°40'06"W) (CHORD 237.95 FEET) FOR 241.17 FEET TO A POINT OF REVERSE CURVATURE; WESTERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 40.00 FEET (DELTA 58°12'18") (CHORD BEARING N79°30'52"W) (CHORD 38.91 FEET) FOR 40.63 FEET TO A POINT OF TANGENCY; S71°22'59"W FOR 504.06 FEET TO A POINT ON A NON-TANGENT CURVE; NORTHEASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 660.00 FEET (DELTA 20°00'22") (CHORD BEARING N39°53'53"E) (CHORD 229.29 FEET) FOR 230.49 FEET; N31°43'23"W ALONG A NON-TANGENT LINE FOR 38.59 FEET TO A POINT OF CURVATURE; NORTHERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 20.00 FEET (DELTA 90°00'00") (CHORD BEARING N13°14'37"E) (CHORD 28.28 FEET) FOR 31.42 FEET TO A POINT OF TANGENCY; N58°14'37"E FOR 7.34 FEET TO A POINT OF CURVATURE; NORTHEASTERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 20.00 FEET (DELTA 56°03'34") (CHORD BEARING N30°12'50"E) (CHORD 18.80 FEET) FOR 19.57 FEET TO A POINT OF REVERSE CURVATURE; NORTHEASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 20.00 FEET (DELTA 56°03'34") (CHORD BEARING N30°12'50"E) (CHORD 18.80 FEET) FOR 19.57 FEET TO A POINT OF TANGENCY; N58°14'37"E FOR 111.28 FEET TO A POINT OF CURVATURE; EASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 245.00 FEET (DELTA 44°40'45") (CHORD BEARING N80°34'59"E) (CHORD 186.25 FEET) FOR 191.05 FEET TO A POINT OF TANGENCY; S77°04'38"E FOR 72.90 FEET; N12°55'22"E FOR 20.00 FEET; S77°04'38"E FOR 100.00 FEET; N12°55'22"E FOR 50.00 FEET; S77°04'38"E FOR 134.50 FEET TO A POINT OF CURVATURE; EASTERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 475.00 FEET (DELTA 33°54'09") (CHORD BEARING N85°58'17"E) (CHORD 276.98 FEET) FOR 281.06 FEET TO A POINT OF TANGENCY; N69°01'13"E FOR 576.21 FEET TO A POINT OF CURVATURE AND SOUTHEASTERLY ALONG AN ARC OF A CURVE TO THE RIGHT OF RADIUS 225.00 FEET (DELTA 93°44'47") (CHORD BEARING S84°06'23"E) (CHORD 328.43 FEET) FOR 368.14 FEET TO A POINT OF REVERSE CURVATURE; THENCE LEAVING SAID NORTHERLY LINE RUN SOUTHEASTERLY ALONG AN ARC OF A CURVE TO THE LEFT OF RADIUS 25.00 FEET (DELTA 66°33'55") (CHORD BEARING S50°30'57"E) (CHORD 27.44 FEET) FOR 29.04 FEET TO AN INTERSECTION WITH SAID EAST LINE OF SAID RECORD PLAT OF "ISLES OF COLLIER PRESERVE PHASE 1"; THENCE RUN N01°11'38"E ALONG SAID EAST LINE FOR 313.71 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF TAMIAMI TRAIL (U.S. 41) (STATE ROAD NO. 90) (A.K.A. D.O.T. RIGHT OF WAY SECTION NO. 03010-2116) (200 FEET WIDE); THENCE RUN S39°03'58"E ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE FOR 2,968.21 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 2605, AT PAGE 2481, COLLIER COUNTY RECORDS; THENCE RUN ALONG THE NORTHERLY, WESTERLY AND SOUTHERLY LINE OF SAID LANDS THE FOLLOWING THREE (3) COURSES: S86°10'52"W FOR 373.49 FEET; S01°49'08"E FOR 166.41 FEET AND N88°10'52"E FOR 500.00 FEET TO AN INTERSECTION WITH SAID SOUTHWESTERLY RIGHT OF WAY LINE OF TAMIAMI TRAIL; THENCE RUN S39°03'58"E ALONG SAID RIGHT OF WAY LINE FOR 62.81 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 19; THENCE RUN S88°10'52"W ALONG SAID SOUTH LINE FOR 1,636.15 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER (SE 1/4) OF SECTION 19; THENCE RUN S88°23'16"W ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 19 FOR 2,241.53 FEET TO THE POINT OF BEGINNING.
CONTAINING 126.25 ACRES, MORE OR LESS.

GENERAL NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA EAST ZONE (NAD1983 (NSRS2007)) AND ARE BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER (SW 1/4), TO BEAR S88°23'16"W.
3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
4. THIS LAND LIES WITHIN FLOOD ZONES AE ELEVATION 6 & 7 FLOOD ZONE X (OTHER FLOOD AREAS), AND FLOOD ZONE X (OTHER AREAS) NAVD 88. AS PER FLOOD INSURANCE RATE MAP 12021C 0601 H, DATED MAY 16, 2012. FLOOD INSURANCE MAPS ARE SUBJECT TO CHANGE, REFER TO MOST CURRENT ADDITION.
5. THE PROPOSED CENTERLINE OF THE PAVEMENT RANGES FROM A LOW OF 6.0 FEET TO A HIGH OF 7.3 FEET IN BASIN 3. (SEE VICINITY MAP FOR BASIN LOCATIONS).
   THE AVERAGE LOT/HOMESITE GROUND ELEVATION IS 8.2 FEET.
   MINIMUM REQUIRED FINISHED FLOOR ELEVATIONS IS 7.0 FEET.
   NOTE: SEE SITE DEVELOPMENT PLANS FOR DETAILED FINISHED FLOOR ELEVATIONS.
6. ELEVATIONS ARE BASED ON NORTH AMERICAN VERTICAL DATUM (NAVD) OF 1988. TO CONVERT TO NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929, ADD 1.28 FEET.
7. DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR ISLES OF COLLIER PRESERVE RECORDED IN OFFICIAL RECORDS BOOK 4970, PAGES 845 THROUGH 1105, AND SUPPLEMENTAL DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 4968, PAGE 480.
8. THIS PROJECT WAS APPROVED UNDER THE SABAL BAY PUD, COLLIER COUNTY ORD. 2012-12.

COUNTY APPROVALS

COUNTY ENGINEER

THIS PLAT APPROVED BY THE GROWTH MANAGEMENT DIVISION OF COLLIER COUNTY, FLORIDA THIS 20TH DAY OF NOVEMBER 2014 A.D.

_____
JACK G. MCKENNA, P.E.
COLLIER COUNTY ENGINEER

COUNTY SURVEYOR

THIS PLAT REVIEWED BY THE COLLIER COUNTY SURVEYOR THIS 21ST DAY OF NOVEMBER, 2014 A.D.

_____
MARCUS L. BERMAN, P.S.M. #5086
COLLIER COUNTY SURVEYOR

COUNTY ATTORNEY

THIS PLAT APPROVED BY THE COLLIER COUNTY ATTORNEY THIS 5TH DAY OF DECEMBER, 2014 A.D.

_____
SCOTT A. STONE
ASSISTANT COUNTY ATTORNEY

COUNTY COMMISSION APPROVAL

THIS PLAT APPROVED FOR RECORDING IN A REGULAR MEETING BY THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, THIS 9TH DAY OF SEPTEMBER, 2014, A.D. PROVIDED THAT THE PLAT IS FILED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF COLLIER COUNTY, FLORIDA.

ATTEST:
DWIGHT E. BROCK
Attest is to Chairman's signature only.

_____
TOM HENNING, CHAIRMAN
BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

FILING RECORD

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN EXAMINED BY ME AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF CHAPTER 177, PART I, FLORIDA STATUTES. I FURTHER CERTIFY THAT SAID PLAT WAS FILED FOR RECORD AT 2:57P, THIS 23RD DAY OF DECEMBER, 2014 A.D., AND DULY RECORDED IN PLAT BOOK 57, PAGES 66 THROUGH 75, INCLUSIVE, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA.

_____
DWIGHT E. BROCK
CLERK OF THE CIRCUIT COURT
IN AND FOR COLLIER COUNTY, FLORIDA

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAT OF ISLES OF COLLIER PRESERVE PHASE 3, 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 I, AS AMENDED, FLORIDA STATUTES.
IT IS FURTHER CERTIFIED THAT ALL PERMANENT REFERENCE MONUMENTS (P.R.M.'S) WILL BE SET PRIOR TO THE RECORDING OF THIS PLAT AND THAT ALL PERMANENT CONTROL POINTS AND LOT CORNERS WILL BE SET PRIOR TO FINAL ACCEPTANCE OF THE REQUIRED IMPROVEMENTS.
DONE THIS 17TH DAY OF November, 2014 A.D.

SCOTT A. WHEELER
CERTIFICATE NO. 5949
STATE OF FLORIDA

_____
SCOTT A. WHEELER (FOR THE FIRM-LB 6940)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5949

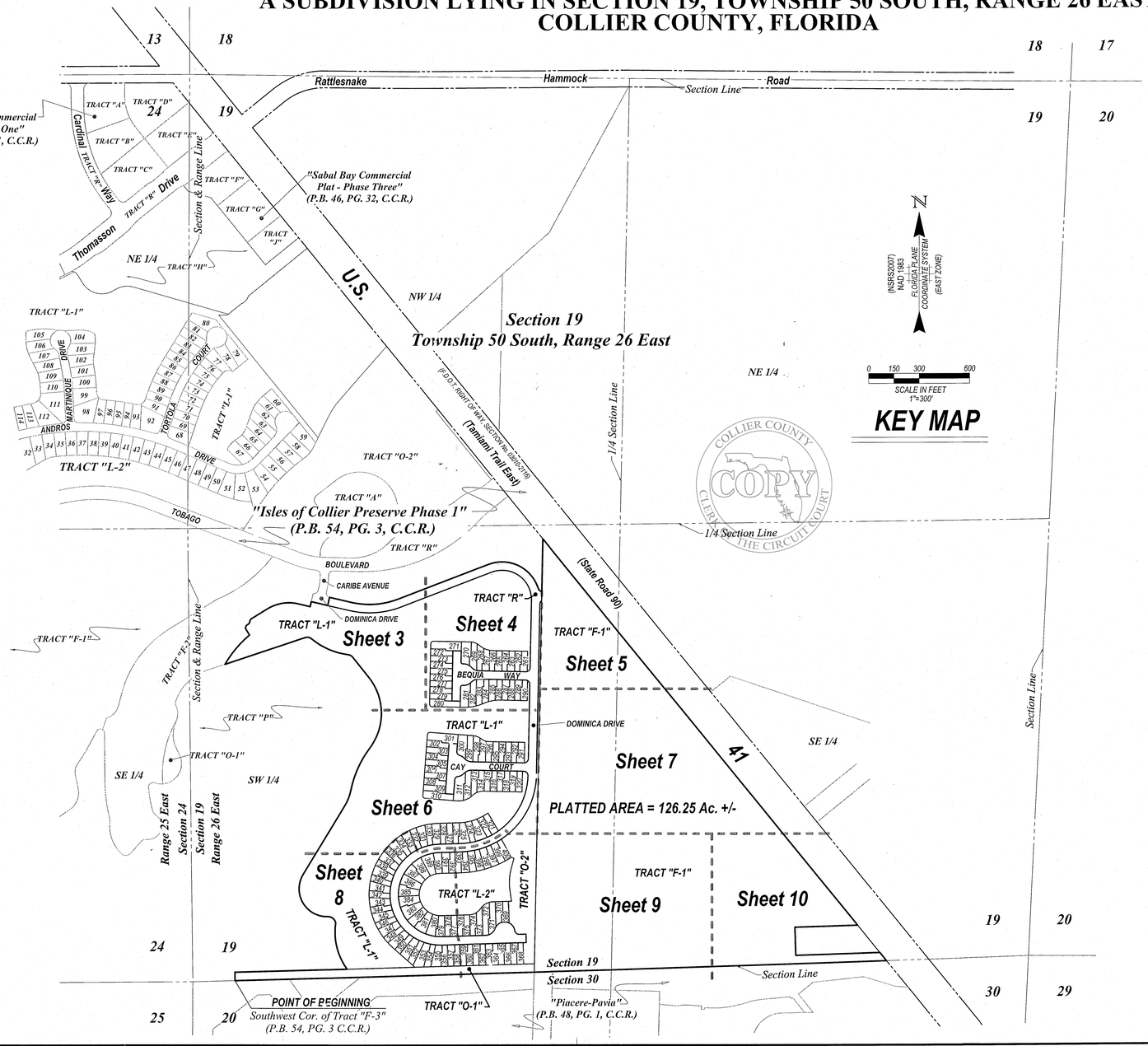
BARRACO AND ASSOCIATES, INC.
2271 MCGREGOR BLVD/SUITE 100, FORT MYERS, FLORIDA 33901
FLORIDA CERTIFICATE OF AUTHORIZATION - LB-6940

Attachment: Att D - Applicants Back UP HEX Submittal Package 063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

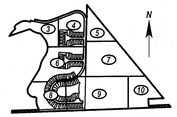
PLAT BOOK 57 PAGE 67

ISLES OF COLLIER PRESERVE PHASE 3

A REPLAT OF ALL OF TRACT "F-3" AND A PORTION OF TRACT "L-3", ISLES OF COLLIER PRESERVE PHASE 1, AS RECORDED IN PLAT BOOK 54, PAGE 3, COLLIER COUNTY RECORDS, TOGETHER WITH LANDS LYING IN SECTION 19, TOWNSHIP 50 SOUTH, RANGE 26 EAST A SUBDIVISION LYING IN SECTION 19, TOWNSHIP 50 SOUTH, RANGE 26 EAST COLLIER COUNTY, FLORIDA



COLLIER COUNTY
COPY
CLERK OF THE CIRCUIT COURT



SHEET 2 OF 10

THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.
Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 McGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940

NOTES

1. ALL DIMENSIONS SHOWN ARE IN FEET AND DECIMALS THEREOF.
2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA EAST ZONE (NAD1983 (NSRS2007)) AND ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 24 TO BEAR S89°42'03"W.
3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
4. ⊙ = SET PERMANENT REFERENCE MONUMENT (P.R.M.) ,1/2" x 18" LONG IRON ROD WITH ALUMINUM CAP, STAMPED "LB 6940 P.R.M.", UNLESS OTHERWISE NOTED.
5. ▲ = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6940
6. MONUMENTS WILL BE SET AT ALL LOT AND TRACT CORNERS, POINTS OF INTERSECTION, AND CHANGES OF DIRECTION WITHIN THE SUBDIVISION THAT DO NOT REQUIRE A P.R.M. OR P.C.P., WHICH SHALL BE A 1/2" x 18" LONG IRON ROD WITH A CAP, STAMPED "LB 6940", OR ALTERNATIVE MONUMENTATION AS MAY BE REQUIRED.
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3.D.e
Attachment: Att D - Applicants Back UP HEX Submittal Package_053021 (17429 : PL20200002548 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)
Packet Pg. 809

J:\23239\DWG\SURVEYING\PLAT\PH3\23239P01.03-05.DWG - FRI, 11-7-2014 - 9:33 AM

THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.
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CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
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FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940

ISLES OF COLLIER PRESERVE PHASE 3

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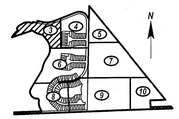
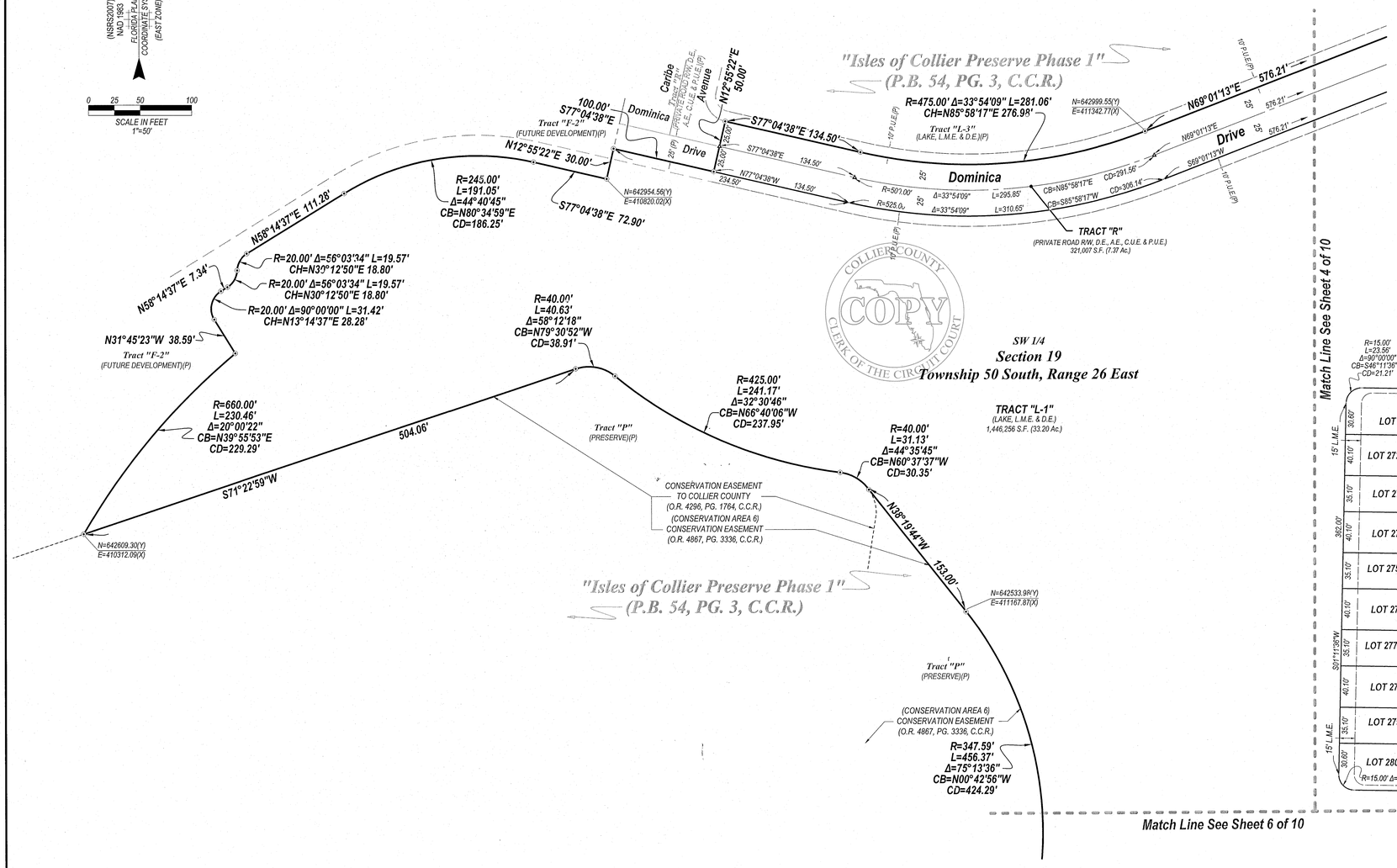
PLAT BOOK 57 PAGE 68

SHEET 3 OF 10



SHEET INDEX
SCALE 1"=1500'



NOTES

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2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA EAST ZONE (NAD1983 (NSRS2007)) AND ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 24 TO BEAR S89°42'03"W.
3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
4. ⊙ = SET PERMANENT REFERENCE MONUMENT (P.R.M.) ,1/2" x 18" LONG IRON ROD WITH ALUMINUM CAP, STAMPED "LB 6940 P.R.M.", UNLESS OTHERWISE NOTED.
5. △ = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6940
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PLAT BOOK 57 PAGE 69

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THIS INSTRUMENT PREPARED BY:
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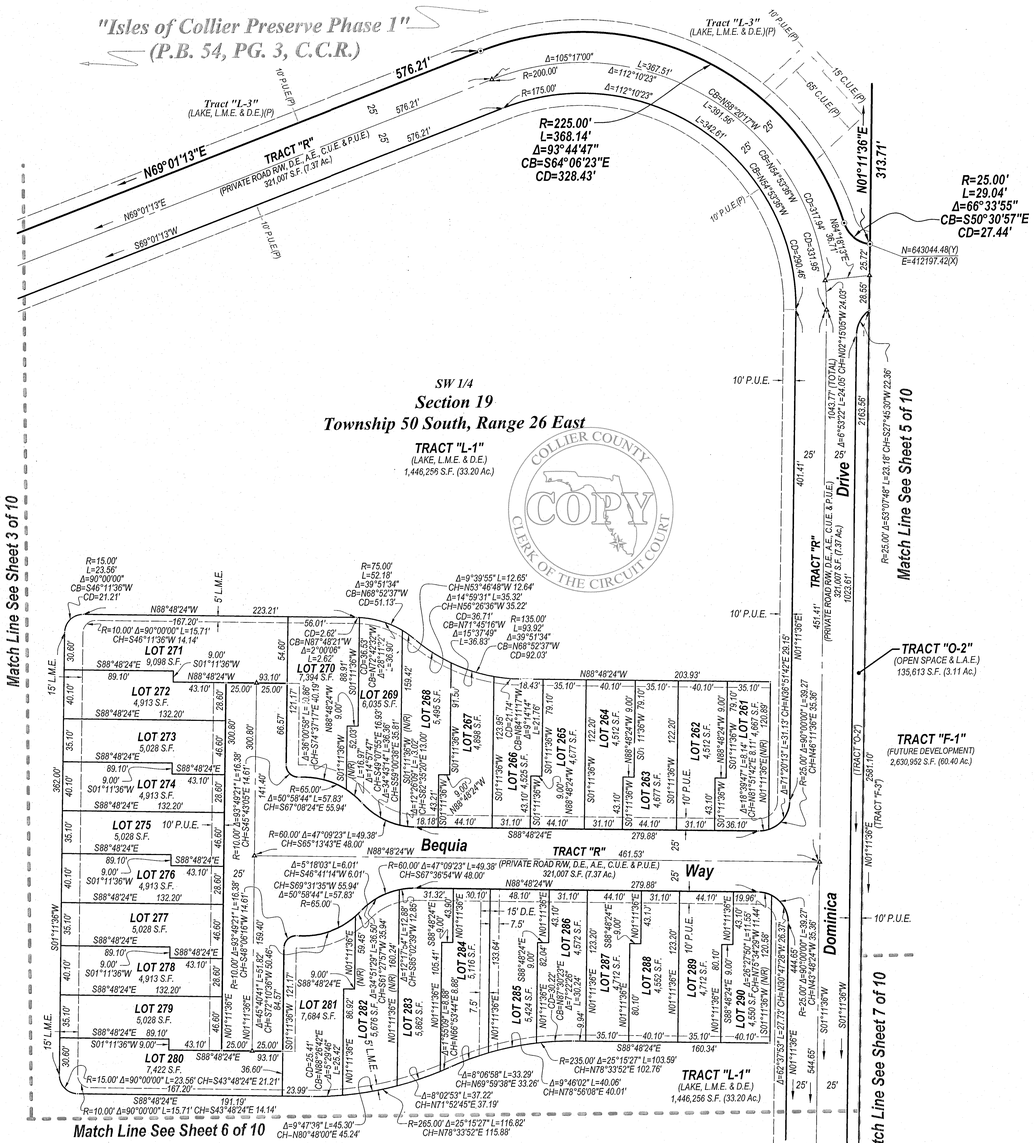

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40. P.T.= POINT OF TANGENCY
41. P.U.E. = PUBLIC UTILITY EASEMENT
42. R = RADIUS
43. SEC. = SECTION
44. S.F. = SQUARE FEET

Attachment: Att D - Applicants Back UP HEX Submittal Package 063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay POD)

J:\23239\DWG\SURVEYING\PLAT\PH3\23239P01.03-05.DWG - FRI. 11-7-2014 - 9:33 AM

THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.
Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 McGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940

ISLES OF COLLIER PRESERVE PHASE 3

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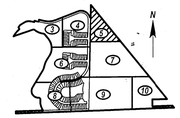
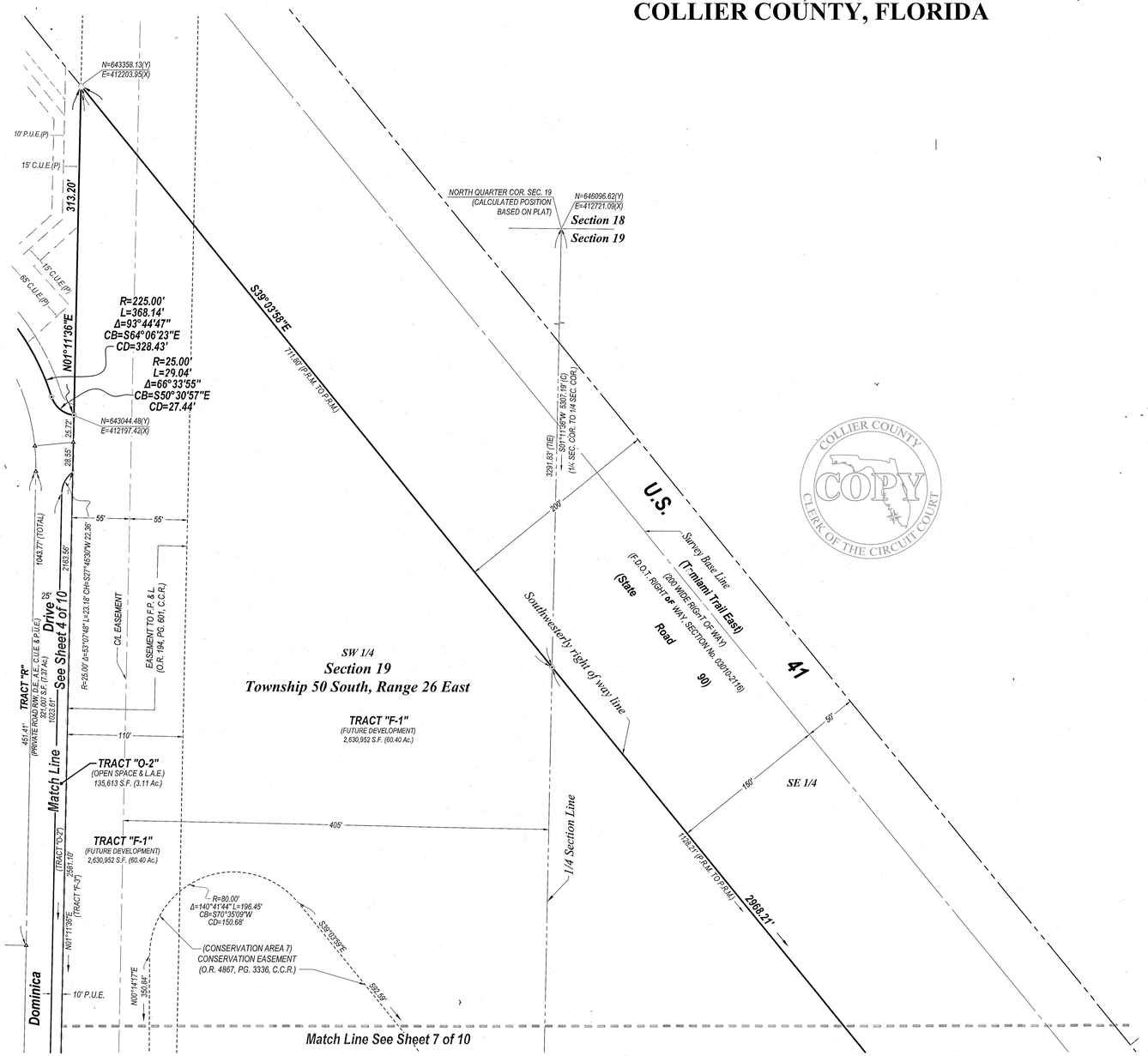
PLAT BOOK 57 PAGE 70

SHEET 5 OF 10



SHEET INDEX
SCALE 1"=1500'



COLLIER COUNTY COPY CLERK OF THE CIRCUIT COURT

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N
(NSRS2007)
NAD 1983
FLORIDA PLANE
COORDINATE SYSTEM
(EAST ZONE)
0 25 50 100
SCALE IN FEET
1"=50'

Attachment: Att D - Applicants Back UP HEX Submittal Package 063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)
3.D.e
Packet Pg. 812

J:\2323**\DWG\SURVEYING\PLAT\PH3\23239P01.06-10.DWG - FRI. 11-7-2014 - 9:33 AM

THIS INSTRUMENT PREPARED BY:
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PLAT BOOK 57 PAGE 71

SHEET 6 OF 10

SHEET INDEX
SCALE 1"=1500'

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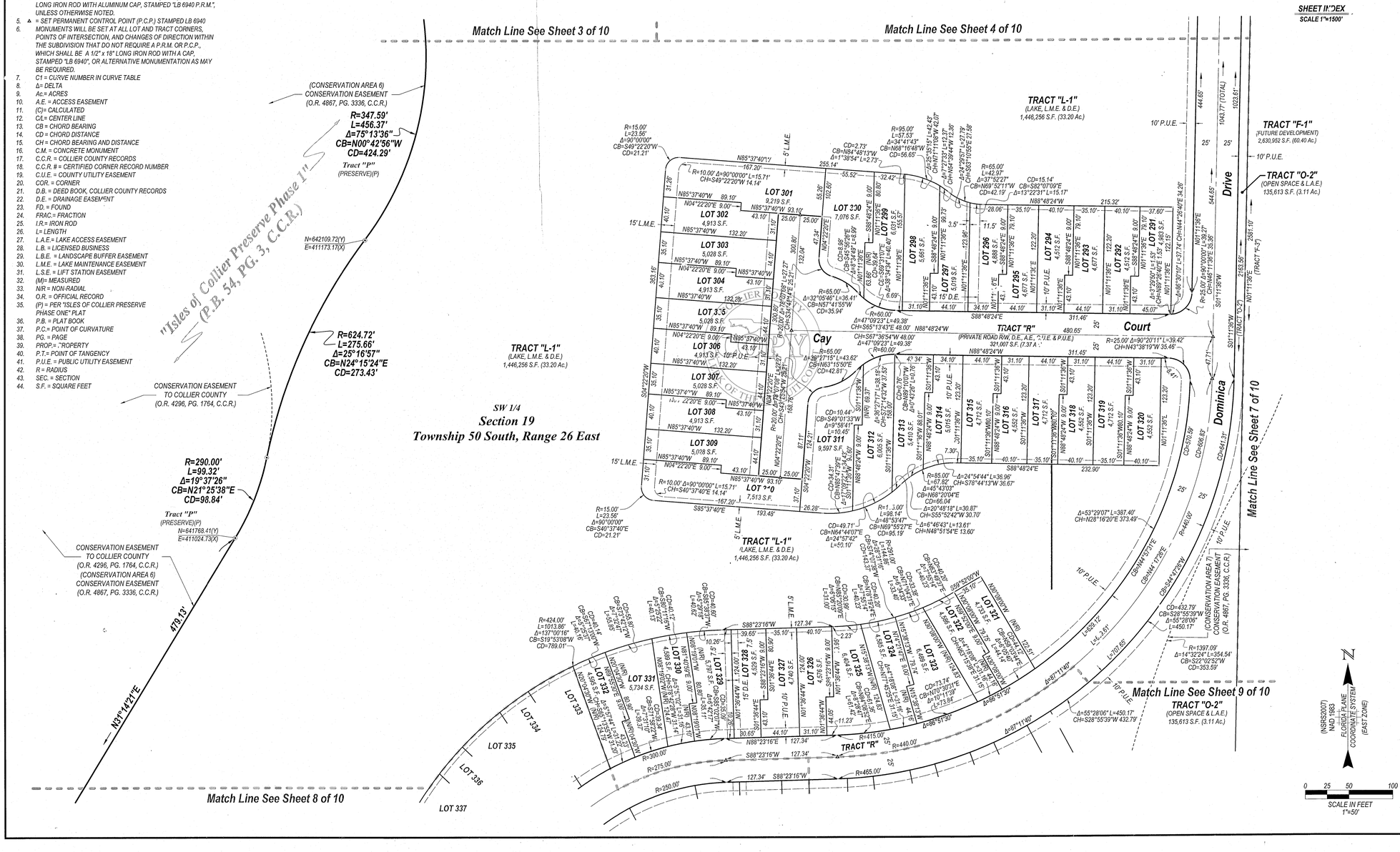

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Packet Pg. 813
3.D.e

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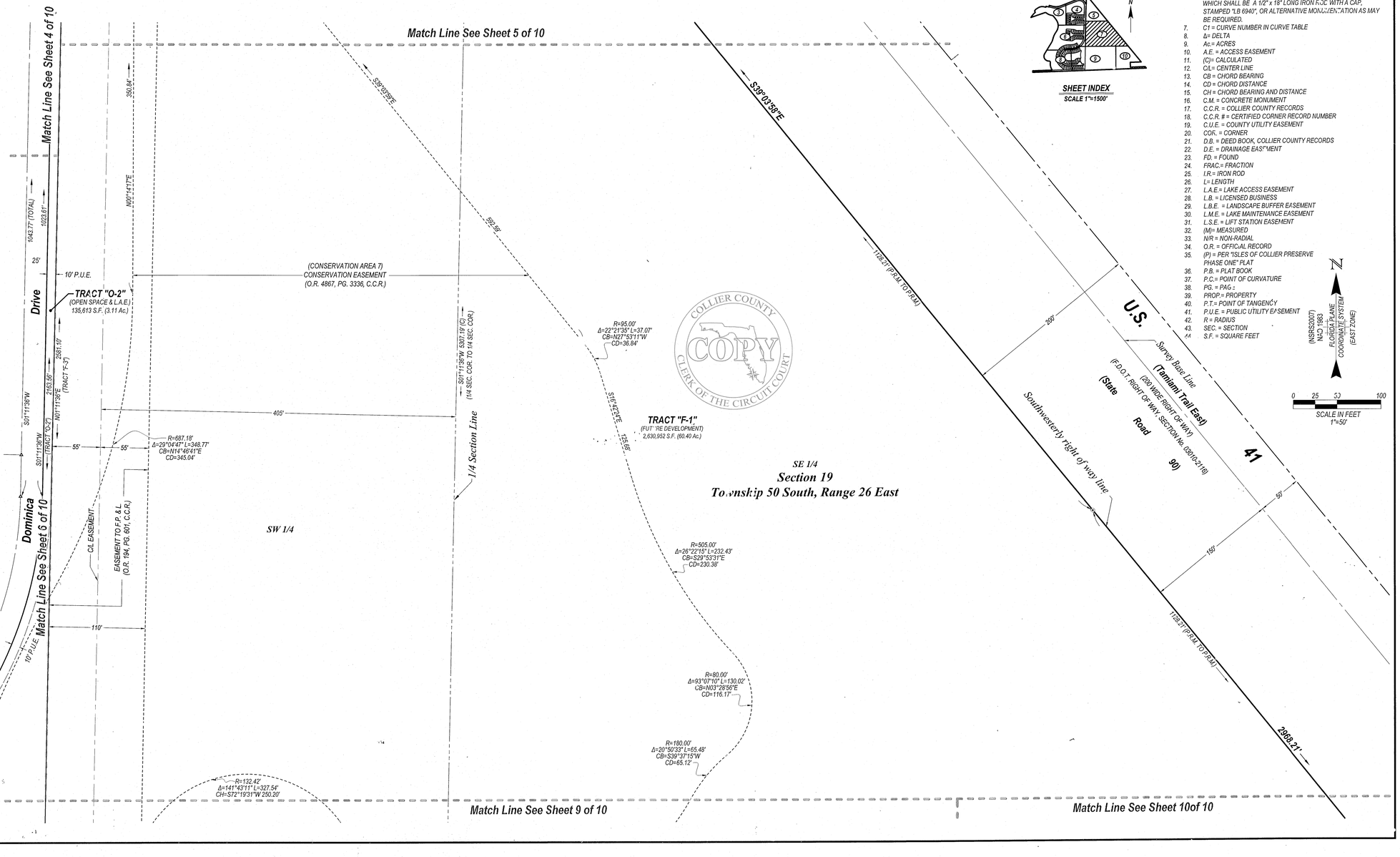
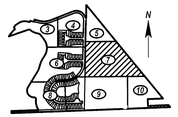
COLLIER COUNTY, FLORIDA

PLAT BOOK 57 PAGE 72

SHEET 7 OF 10





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COLLIER COUNTY
COPY
CLERK OF THE CIRCUIT COURT

3.D.e
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PLAT BOOK 57 PAGE 73

SHEET 8 OF 10

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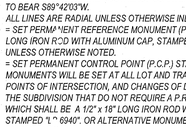
N (NSRS2007) NAD 1983 FLORIDA PLANE COORDINATE SYSTEM (EAST ZONE)

0 25 50 100
SCALE IN FEET
1"=50'



SHEET INDEX
SCALE 1"=1'-0"

Match Line See Sheet 6 of 10

Match Line See Sheet 9 of 10

Tract "P" (PRESERVE)(P)
N=641358.75(Y)
E=410776.24(X)
N23°14'21"E 479.13'
R=1165.00'
Δ=12°02'05"
L=360.07'
CB=N31°16'42"W CD=292.13

TRACT "L-1"
(LAKE, L.M.E. & D.E.)
1,446,258 S.F. (33.20 Ac.)

SW 1/4
Section 19
Township 50 South, Range 26 East

"Isles of Collier Preserve Phase 1"
(P.B. 54, PG. 3, C.C.R.)

R=48.35'
L=58.40'
Δ=69°12'15"
CB=N49°08'36"W
CD=54.91'

R=375.09'
L=291.77'
Δ=44°34'08"
CB=N13°42'59"W
CD=284.47'

CONSERVATION EASEMENT TO COLLIER COUNTY (O.R. 4296, PG. 1764, C.C.R.) (CONSERVATION AREA 6) CONSERVATION EASEMENT (O.R. 4867, PG. 3336, C.C.R.)

Tract "P" (PRESERVE)(P)

TRACT "L-1" (LAKE, L.M.E. & D.E.) 1,446,256 S.F. (33.20 Ac.)

TRACT "P" (PRIV., 6' EASEMENT FOR L.M.E. & C.U.E. & P.U.E.) 3,595 S.F. (0.08 Ac.)

TRACT "L-2" (LAKE, L.M.E. & D.E.) 124,990 S.F. (2.87 Ac.)

Dominica Drive

LOT 332 (N23°34'29"W (NR) 124.79')
LOT 333 5,866 S.F.
LOT 334 4,593 S.F.
LOT 335 5,866 S.F.
LOT 336 4,593 S.F.
LOT 337 5,866 S.F.
LOT 338 4,593 S.F.
LOT 339 5,866 S.F.
LOT 340 4,593 S.F.
LOT 341 5,866 S.F.
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LOT 350 4,648 S.F.
LOT 351 6,358 S.F.
LOT 352 6,520 S.F.
LOT 353 7,475 S.F.
LOT 354 6,168 S.F.
LOT 355 6,267 S.F.
LOT 356 4,689 S.F.
LOT 357 4,841 S.F.
LOT 358 4,689 S.F.
LOT 359
LOT 376
LOT 377 4,740 S.F.
LOT 378 4,584 S.F.
LOT 379 5,824 S.F.
LOT 380 6,110 S.F.
LOT 381 6,921 S.F.
LOT 382 6,040 S.F.
LOT 383 7,575 S.F.
LOT 384 6,573 S.F.
LOT 385 6,520 S.F.
LOT 386 6,566 S.F.
LOT 387 6,520 S.F.
LOT 388 6,584 S.F.
LOT 389 6,958 S.F.
LOT 390 5,662 S.F.
LOT 391 5,238 S.F.
LOT 392 4,562 S.F.
LOT 393

"Isles of Collier Preserve Phase 1" (P.B. 54, PG. 3, C.C.R.)

"Piacere-Pavia" (P.B. 48, PG. 1, C.C.R.)

TRACT "O-1" (OPEN SPACE) 89,080 S.F. (2.04 Ac.)

DRAINAGE EASEMENT (O.R. 532, PG. 120, C.C.R.)

SOUTHEAST COR. SEC. 24 (C.C.R. #60200) FD. 4"x 4" C.M. W/DISC & SCREW
N=640727.45(Y) E=410369.91(X)
N=640720.41(Y) E=410120.01(X)
250.00'(TIE)
S88°23'16"W 2491.53' (C)
(1/4 SEC. COR. TO SEC. COR.)
CORNER FALLS IN CANAL P.R.M. NOT SET
24 19 25 30
N00°13'03"W 50.01'
S88°23'16"W
N88°23'16"E 667.77'
765.49' (P.R.M. TO P.R.M.)
1015.49' (P.R.M. NOT SET TO P.R.M.)
403.55'
1782.21' (TRACT "O-1")
(TRACT "O-1") 1780.98'
2241.53'
710.89' (TO NE. COR. OF TRACT "O-1")
N=640796.25(Y) E=411037.23(X)
POINT OF BEGINNING
SOUTHWEST COR., TRACT "F-3" "ISLES OF COLLIER PRESERVE PHASE 1" (P.B. 54 PAGE 3, C.C.R.)
Tract "C-3" (COMMON AREA & A.E.)(P)
Tract "P-1" (PRESERVE AREA & CONSERVATION EASEMENT) (P)
Tract "C-3" (COMMON AREA & A.E.)(P)
Section 19
Section 30
Section Line

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3.D.e
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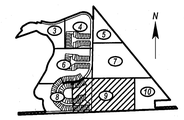
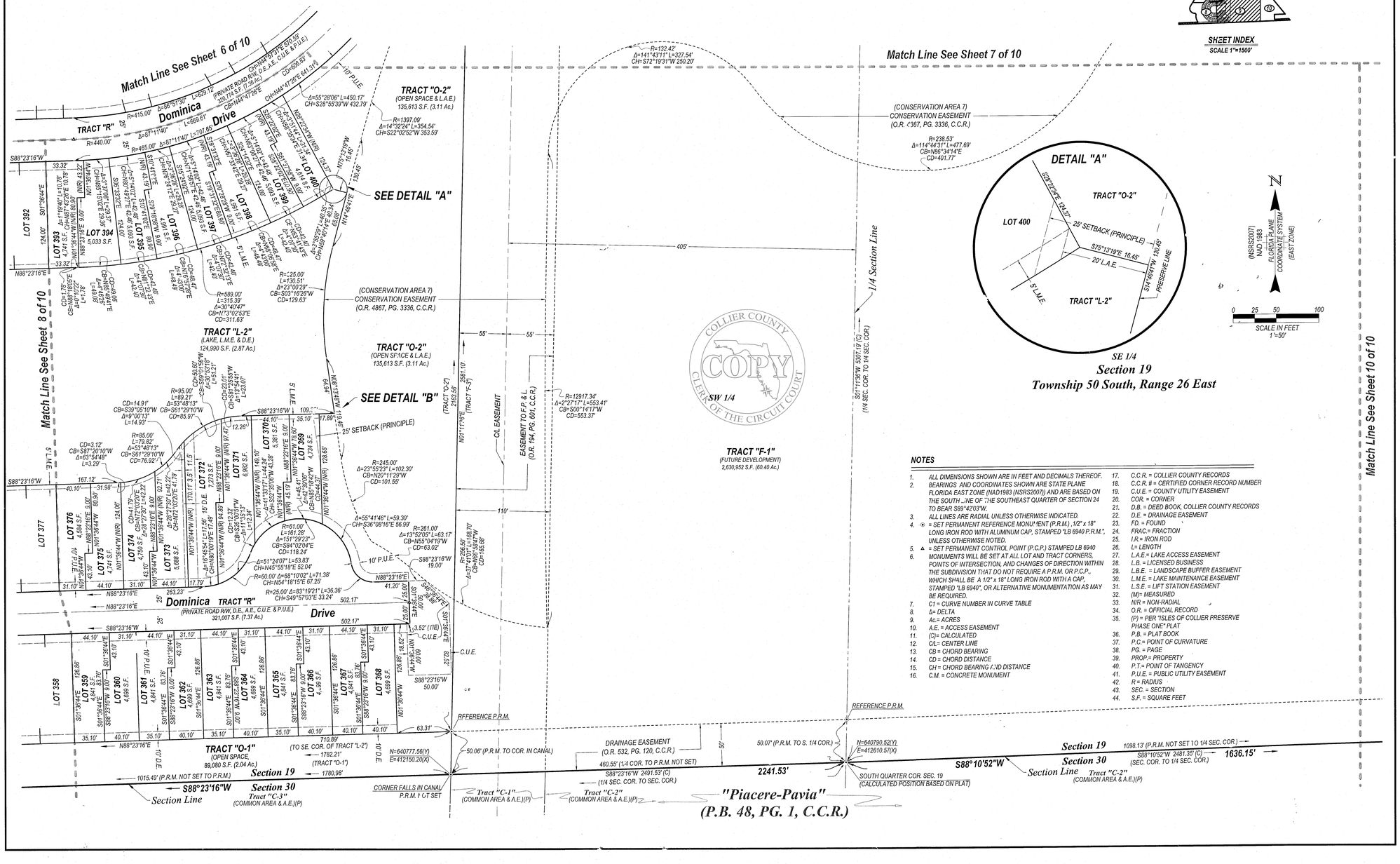
PLAT BOOK 57 PAGE 74

SHEET 9 OF 10





NOTES

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2. BEARINGS AND COORDINATES SHOWN ARE STATE PLANE FLORIDA EAST ZONE (NAD1983 (NSRS2007)) AND ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 24 TO BEAR S89°42'03"W.
3. ALL LINES ARE RADIAL UNLESS OTHERWISE INDICATED.
4. ⊕ = SET PERMANENT REFERENCE MONUMENT (P.R.M.) 1/2" x 18" LONG IRON ROD WITH ALUMINUM CAP, STAMPED "LB 6940 P.R.M.", UNLESS OTHERWISE NOTED.
5. △ = SET PERMANENT CONTROL POINT (P.C.P.) STAMPED LB 6940
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Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)
Packet Pg. 816
3.D.e

J:\23239\DWG\SURVEYING\PLAT\PH3\23239P01.06-10.DWG - FRI. 11-7-2014 - 9:34 AM

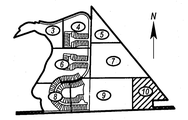
THIS INSTRUMENT PREPARED BY:
SCOTT A. WHEELER, P.S.M.
Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING
2271 McGREGOR BLVD., SUITE 100, P.O. DRAWER 2800,
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170 - WWW.BARRACO.NET - FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION -
ENGINEERING 7995 - SURVEYING LB-6940

ISLES OF COLLIER PRESERVE PHASE 3

A REPLAT OF ALL OF TRACT "F-3" AND A PORTION OF TRACT "L-3", ISLES OF COLLIER PRESERVE PHASE 1, AS RECORDED IN PLAT BOOK 54, PAGE 3, COLLIER COUNTY RECORDS, TOGETHER WITH LANDS LYING IN SECTION 19, TOWNSHIP 50 SOUTH, RANGE 26 EAST A SUBDIVISION LYING IN SECTION 19, TOWNSHIP 50 SOUTH, RANGE 26 EAST COLLIER COUNTY, FLORIDA

PLAT BOOK 57 PAGE 75

SHEET 10 OF 10



SHEET INDEX
SCALE 1"=1500'

Match Line See Sheet 7 of 10

Match Line See Sheet 9 of 10

S39°03'58"E

1123.21' (P.R.M. TO P.R.M.)

200'

U.S. 41 (SR 90) (Tamiami Trail East) (State Road)

Survey Base Line
(F.D.O.T. RIGHT-OF-WAY SECTION No. 03070-2106)
(200' WIDE RIGHT-OF-WAY)

Southwesterly right of way line

90'

50'

150'

2968.21'

TRACT "F-1"
(FUTURE DEVELOPMENT)
2,630,952 S.F. (60.40 Ac.)

SE 1/4
Section 19
Township 50 South, Range 26 East

N=641053.53(Y)
E=414074.58(X)

S88°10'52"W 373.48'

166.41'

S01°49'08"E

(O.R. 2605, PG. 2481, C.C.R.)
Unplatted

S39°03'58"E
62.81'

N=640875.35(Y)
E=413706.58(X)

N88°10'52"E 500.00'

175.21' (TIE)
S01°49'08"E
50.00' (P.R.M. TO P.R.M. NOT SET)

32.81'

DRAINAGE EASEMENT
TO STATE OF FLORIDA
(O.R. 2605, PG. 2481, C.C.R.)

50'

538.02' (P.R.M. TO P.R.M. NOT SET)

DRAINAGE EASEMENT
(O.R. 532, PG. 120, C.C.R.)

CORNER FALLS IN CANAL
(P.R.M. NOT SET)

1098.13' (P.R.M. NOT SET TO 1/4 SEC. COR.)

S88°10'52"W

Section 19 Section 30

Tract "C-2"
(COMMON AREA & A.E.)(P)

Section Line

1636.15'

"Piacere-Pavia"
(P.B. 48, PG. 1, C.C.R.)

845.20' (TIE)
S88°10'52"W 2481.35' (C)
(SEC. COR. TO 1/4 SEC. COR.)

N=640342.45(Y)
E=414245.91(X)

SOUTHEAST COR. SEC. 19
FD. 4"x 4" C.M. W/ 5/8" I.P.

N=640869.28(Y)
E=415090.69(X)

19 20
30 29

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N
(NAD83(2007) (NAD 1983) FLORIDA PLANE COORDINATE SYSTEM (EAST ZONE))

0 25 50 100
SCALE IN FEET
1"=50'

COLLIER COUNTY FLORIDA
CLERK OF THE CIRCUIT COURT

3.D.e
Attachment: Att D - Applicants Back UP HEX Submittal Package 063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)
Packet Pg. 817

SITE CLEARING PLAN

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay

CLEARING NOTES:

1. ALL CLEARING AND GRUBBING ACTIVITIES SHALL BE COMPLETED IN ACCORDANCE WITH FDOT SECTION 110, COLLIER COUNTY LDC AND PERMIT REQUIREMENTS, THE SFWMD ERP PERMIT, THE ACOE PERMIT, AND FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION ISSUED PERMITS AND THE REQUIREMENTS OF THE SWP3 AND THE FDEP N.O.I.
2. ALL AREAS CLEARED AND GRUBBED SHALL NOT BE CONSIDERED COMPLETE UNTIL GOVERNING PERMITS CONDITIONS ARE MET AND APPROVAL IS GIVEN BY THE SELECTED GEOTECHNICAL ENGINEER AND THE OWNER
3. ALL PROHIBITED EXOTIC VEGETATION SHALL BE REMOVED FROM THE SITE AND IT SHALL BE MAINTAINED FREE OF EXOTICS IN PERPETUITY.
4. 4.06.04 LDC ALLOWS FOR CLEARING AND FILLING OF UP TO 100 ACRES OF NATIVE VEGETATION FOR RESIDENTIAL, COMMERCIAL, OR INDUSTRIAL LOTS OR BUILDINGS WHERE LAKES ARE EXCAVATED
5. THE APPLICANT MAY REQUEST FROM THE BOARD OF COUNTY COMMISSIONERS, CLEARING AND FILLING IN EXCESS OF THE THRESHOLDS ALLOWED BY THE LDC
6. PROTECTIVE BARRIERS WILL BE INSTALLED AT THE PERIMETER OF PRESERVED VEGETATION AT THE COMMENCEMENT OF ANY SITE IMPROVEMENTS AND WILL REMAIN IN PLACE UNTIL COMPLETION OF CONSTRUCTION. THE BARRIERS SHALL BE HIGHLY VISIBLE WITH BRIGHTLY COLORED ALL WEATHER MESH MATERIAL WITH STAKES NO GREATER THAN 10' APART
7. TEMPORARY SIGNS IDENTIFYING THE PRESERVE SHALL BE PLACED AROUND THE PERIMETER OF THE PRESERVE AND ARE TO REMAIN IN PLACE AND VISIBLE UNTIL SUCH TIME OF PERMANENT SIGN PLACEMENT.
8. PLEASE SEE EROSION CONTROL PLANS, SWP3 AND FDEP N.O.I. FOR ALL EROSION CONTROL MEASURES AND PERMIT REQUIREMENTS.

Collier County

Reviewed and Approved For:

Permit Issuance

PL20200001712 Date: 12/6/2021

CLEARING PLAN:

THIS PROJECT HAS BEEN CLEARED AS INDICATED BELOW.

"PHASE 15" CLEARING AREA
OVERALL CLEARING AREA = 14.9 AC.

CLEARING AREA PREVIOUSLY APPROVED UNDER PERMIT NO.-20140001035 & PL20190002275 (ISLES OF COLLIER PRESERVE PHASE 3)

Barraco and Associates, Inc.
CIVIL ENGINEERING - LAND SURVEYING
LAND PLANNING
www.barraco.net
2271 McGREGOR BLVD., SUITE 100
POST OFFICE DRAWER 2800
FORT MYERS, FLORIDA 33902-2800
PHONE (239) 461-3170
FAX (239) 461-3169
FLORIDA CERTIFICATES OF AUTHORIZATION
ENGINEERING 7995 - SURVEYING LB-6940

PREPARED FOR

MINTO COMMUNITIES - USA
4042 PARK OAKS BOULEVARD SUITE 450
TAMPA, FL 33610
PHONE (813) 342-3838
FAX (813) 342-3831
WWW.MINTO.COM

PROJECT DESCRIPTION

THE ISLES OF COLLIER PRESERVE

PHASE 15

PART OF SECTION 19
TOWNSHIP 50 SOUTH, RANGE 26 EAST
COLLIER COUNTY, FLORIDA

ENGINEER OF RECORD

TIMOTHY B. GAVIN, P.E., FOR THE FIRM
FLORIDA P.E. NO. 70675 - TIMG@BARRACO.NET

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FILE NAME	23808A07.DWG
LOCATION	J:\23808\DWG\PPL\
PLOT DATE	TUE. 12-15-2020 - 7:56 AM
PLOT BY	SCOTT WHEELER JR

CROSS REFERENCED DRAWINGS

BASEPLAN = 23808A00.DWG
SURVEY = 23099S00.DWG

PLAN REVISIONS

2020-10-09	COLLIER COUNTY COMMENTS 1

PLAN STATUS

P.P.L. SUBMITTAL
12/15/2020

SITE CLEARING PLAN

PROJECT / FILE NO.	SHEET NUMBER
23808	5.0

Attachment: Att D - Applicants Back UP HEX Submittal Package_063021 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

COLLIER COUNTY GOVERNMENT
GROWTH MANAGEMENT DEPARTMENT
www.colliercountyfl.gov

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): PL20200002648 Isles of Collier Preserve, Tract F-1

Regarding the above subject petition number(s), Minto Sabal Bay, LLC (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: John Carter

Date: 6/29/2021

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.

Attachment: HEX Hybrid Meeting Waiver_Executed 062921 (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal Bay PDI)

Attachment: Public Notice Sign posting (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal

Attachment: Public Notice Sign posting (17429 : PL20200002648 Isles of Collier Preserve Tract F-1 Sabal

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.

- - - -