

## EXHIBIT A LIST OF PERMITTED USES

Regulations for development of this PUD shall be in accordance with the contents of this document and all applicable sections of the Growth Management Plan (GMP), the Land Development Code (LDC), and the Administrative Code in effect at the time of approval of the Site Development Plan (SDP) or plat. Where the PUD ordinance does not provide development standards, then the provision of the specific sections of the LDC that are otherwise applicable shall apply.

### **PERMITTED USES:**

A maximum of 109 residential dwelling units shall be permitted within the 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:

#### **I. RESIDENTIAL TRACT:**

##### **A. Principal Uses:**

1. Residential Dwelling Units, including:
  - a. Single family, detached
  - b. Two family, attached

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) or the Hearing Examiner 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. Garages and carports (individual lots only)
2. Model Homes per LDC
3. Open space uses and structures such as, but not limited to, boardwalks, nature trails, gazebos and picnic areas (common areas only).
4. Swimming pools, spas, cabanas, and screen enclosures (individual lots only).
5. Water management facilities to serve the project such as lakes (common areas only).

#### **II. AMENITY AREA TRACT:**

##### **A. Principal Uses:**

1. Clubhouses, community administrative facilities and recreational facilities intended to serve residents and guests, including leasing and construction offices (during active construction only).

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) or the Hearing Examiner by the process outlined in the LDC.

B. Accessory Uses:

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

1. Swimming pools and spas
2. Open space uses and structures such as, but not limited to, boardwalks, nature trails, gazebos and picnic areas.
3. Water management facilities to serve the project such as lakes.

## EXHIBIT B LIST OF DEVELOPMENT STANDARDS

The standards for land uses within the development shall be as stated in these development standard tables. 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 I**

<b>PRINCIPAL STRUCTURES *2</b>	<b>SINGLE FAMILY (DETACHED)</b>	<b>TWO FAMILY (ATTACHED)</b>	<b>AMENITY AREA</b>
Minimum Floor Area per unit	1,500 SF	1,500 SF	N/A
Minimum Lot Area	3,000 SF	2,625 SF	5,000 SF
Minimum Lot Width	40 feet	35 feet	N/A
Minimum Lot Depth	75 feet	75 feet	N/A
Minimum Setbacks *6			
Front Yard	20 feet	20 feet	20 feet
Side Yard	5 feet	0/5 feet *3	5 feet
Rear Yard	10 feet	10 feet	10 feet
PUD Boundary	15 feet	15 feet	15 feet
Minimum Distance Between Buildings *3	10 feet	10 feet	10 feet
Maximum Building Height			
Zoned	35 feet	35 feet	35 feet
Actual	45 feet	45 feet	45 feet
<b>ACCESSORY STRUCTURES *1</b>			
Minimum Setbacks			
Front Yard	SPS	SPS	20 feet
Side Yard	5 feet	5 feet	5 feet
Rear Yard *4	5 feet	5 feet	5 feet
PUD Boundary	10 feet	10 feet	10 feet
Minimum Distance Between Buildings *3	0/10 feet	0/10 feet	10 feet
Maximum Building Height *5			
Zoned	20 feet	20 feet	20 feet
Actual	25 feet	25 feet	25 feet

SPS – Same as Principal Structure  
BH – Building Height (zoned height)

\*1 – Does not apply to passive recreational uses such as trails/pathways, which may be located within internal open space areas.

\*2 – Community structures such as guardhouses, gatehouses, fences, walls, columns, decorative architectural features, streetscape, passive parks and access control structures shall have no required internal setback, except as listed below, and are permitted throughout the PUD; however such structures shall be located such that they do not cause vehicular stacking into the road right-of-way or create site distance issues for motorists and pedestrians.

\*3 – Zero feet if attached, 10 feet if detached.

\*4 – May be reduced to 0 feet where abutting an open space, water management or landscape buffer tract.

\*5 – Maximum Height for Guardhouses/Gatehouses:

Zoned: 25'

Actual: 30'

\*6 – Applies to attached or detached Garages. Front facing garages shall provide a minimum 23 feet from sidewalk to the garage.

Note: nothing in this MPUD Document shall be deemed to approve a deviation from the LDC unless it is expressly stated in a list of deviations.

**LANDSCAPE BUFFERS:**  
 \*1 - NO BUFFER REQUIRED  
 \*2 - 15' WIDE TYPE 'B'

ZONED: CON (ACSC/ST)  
 USE: GUN CLUB

R<sup>1</sup>

ZONED: P  
 USE: UTILITY SITE

PUD BOUNDARY

NO BUFFER REQUIRED

ZONED: A (ACSC/ST)  
 USE: CONSERVATION

R<sup>1</sup>

NO BUFFER REQUIRED

ZONED: CON (ACSC/ST)  
 USE: CONSERVATION

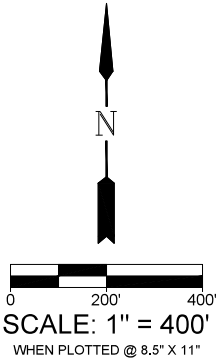
ZONED: RT  
 USE: VACANT  
 (NOT PART OF  
 THIS PUD)

AA

ZONED: NORTH PORT BAY  
 USE: RESIDENTIAL

ZONED: NORTH PORT BAY  
 USE: CONSERVATION

**LEGEND:**  
 R RESIDENTIAL  
 ↔ ACCESS  
 # DEVIATION



12425 UNION ROAD RPUD

EXHIBIT C  
 MASTER PLAN  
 REVISED: MAY 23, 2023

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

SCALE:
JOB CODE:
POTISF
DATE:
SEPT. 2022
FILE NAME:
EXHC-MCP-R2
SHEET 1 OF 2

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**SITE SUMMARY**

TOTAL SITE AREA: 51.5± ACRES  
RESIDENTIAL TRACT: 49.5± ACRES (96%)  
AMENITY AREA TRACT: 2± ACRES (4%)

RESIDENTIAL: MAXIMUM 109 DWELLING UNITS

**OPEN SPACE:**  
REQUIRED: 60%  
PROVIDED: 60% (WITHIN THE OVERALL PUD)

**PRESERVE:**  
REQUIRED: 0± ACRES (NO NATIVE VEGETATION EXISTS ONSITE)  
PROVIDED: 0± ACRES

**DEVIATIONS FROM THE LDC:**

- 1. RELIEF FROM LDC SECTION 6.06.01, "STREET SYSTEM REQUIREMENTS", WHICH ESTABLISHES A MINIMUM 60-FOOT RIGHT OF WAY WIDTH FOR LOCAL STREETS. THIS DEVIATION PROPOSES TO INSTEAD ALLOW FOR PRIVATE ROADS WITHIN THE SITE TO BE LOCATED IN A 50-FOOT-WIDE ACCESS EASEMENT OR PRIVATE RIGHT-OF-WAY. SEE EXHIBIT E1, TYPICAL ROW CROSS SECTION.

**NOTES**

- 1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MINOR MODIFICATION DUE TO AGENCY PERMITTING REQUIREMENTS.



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12425 UNION ROAD RPUD

EXHIBIT C  
MASTER PLAN NOTES  
REVISED: MAY 23, 2023

SCALE:
JOB CODE: POTISF
DATE: SEPT. 2022
FILE NAME: EXHC-MCP-R2
SHEET 2 OF 2

## EXHIBIT D LEGAL DESCRIPTION

### PARCEL A:

A PARCEL OF LAND LOCATED IN THE EAST 1/2 OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA; THENCE RUN SOUTH 00°19'01" WEST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4, FOR A DISTANCE OF 2387.39 FEET; THENCE RUN NORTH 89°40'59" WEST, PERPENDICULAR TO THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4, FOR A DISTANCE OF 137.82 FEET TO A POINT ON THE EASTERLY LINE OF A SERVICE ROADWAY EASEMENT; THENCE RUN NORTH 00°05'55" EAST, ALONG THE EASTERLY LINE OF SAID SERVICE ROADWAY EASEMENT, FOR A DISTANCE OF 3.19 FEET; THENCE RUN NORTH 89°54'05" WEST ALONG THE NORTHERLY LINE OF SAID SERVICE ROADWAY EASEMENT, FOR A DISTANCE OF 35.00 FEET; THENCE RUN SOUTH 00°05'55" WEST, ALONG THE WESTERLY LINE OF SAID SERVICE ROADWAY EASEMENT, FOR A DISTANCE OF 3.06 FEET; THENCE RUN NORTH 89°40'59" WEST FOR A DISTANCE OF 77.18 FEET; THENCE RUN SOUTH 00°19'01" WEST, PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4, FOR A DISTANCE OF 299.88 FEET; THENCE RUN SOUTH 00°20'13" WEST, PARALLEL WITH THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4, FOR A DISTANCE OF 350.03 FEET; THENCE RUN SOUTH 89°39'47" EAST, FOR A DISTANCE OF 79.78 FEET TO A POINT ON THE WESTERLY LINE OF A SERVICE ROADWAY EASEMENT; THENCE RUN SOUTH 00°05'55" WEST, ALONG THE WESTERLY LINE OF SAID SERVICE ROADWAY EASEMENT, FOR A DISTANCE OF 947.38 FEET; THENCE RUN NORTH 89°39'47" WEST, FOR A DISTANCE OF 213.29 FEET; THENCE RUN NORTH 00°20'13" EAST, FOR A DISTANCE OF 303.59 FEET; THENCE RUN NORTH 89°39'47" WEST, FOR A DISTANCE OF 390.26 FEET; THENCE RUN SOUTH 00°20'13" WEST FOR A DISTANCE OF 565.00 FEET; THENCE RUN NORTH 89°39'47" WEST FOR A DISTANCE OF 124.74 FEET; THENCE RUN SOUTH 00°20'13" WEST, FOR A DISTANCE OF 394.41 FEET; THENCE RUN NORTH 89°39'47" WEST, FOR A DISTANCE OF 290.20 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE FAHKA UNION CANAL; THENCE RUN NORTH 00°30'33" EAST ALONG THE PROPOSED EASTERLY RIGHT-OF-WAY OF SAID FAHKA UNION CANAL FOR A DISTANCE OF 4124.12 FEET; THENCE RUN NORTH 45°22'18" EAST, ALONG THE PROPOSED EASTERLY RIGHT-OF-WAY OF SAID FAHKA UNION CANAL, FOR A DISTANCE OF 224.67 FEET; THENCE RUN NORTH 89°42'31" EAST, ALONG THE PROPOSED SOUTHERLY RIGHT-OF-WAY OF SAID FAHKA UNION CANAL, FOR A DISTANCE OF 676.00 FEET; THENCE RUN NORTH 44°42'31" EAST, ALONG THE PROPOSED EASTERLY RIGHT-OF-WAY OF SAID FAHKA UNION CANAL, FOR A DISTANCE OF 387.97 FEET; THENCE RUN NORTH 00°30'33" EAST, ALONG THE PROPOSED EASTERLY RIGHT-OF-WAY OF SAID FAHKA UNION CANAL, FOR A DISTANCE OF 72.26 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4; THENCE RUN NORTH 89°42'31" EAST, ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 4, FOR A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING.

### LESS AND EXCEPT FROM PARCEL A

THOSE CERTAIN LANDS CONVEYED IN OFFICIAL RECORDS BOOK 4439, PAGE 1126, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA; BEGIN AT THE NORTHEAST CORNER OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA; THENCE RUN S00°38'58"E, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4, FOR A DISTANCE OF 2387.39 FEET; THENCE RUN S89°21'02"W, FOR A DISTANCE OF 137.82 FEET TO A POINT ON THE EASTERLY LINE OF A SERVICE ROADWAY EASEMENT AS RECORDED IN O.R. BOOK 1567, PAGE 1556, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE RUN N00°52'04"W, ALONG THE EASTERLY LINE OF SAID SERVICE ROADWAY EASEMENT FOR A DISTANCE OF 3.19 FEET; THENCE RUN S89°07'56"W, ALONG THE NORTHERLY LINE OF SAID SERVICE ROADWAY EASEMENT FOR A DISTANCE OF 35.00 FEET; THENCE RUN S00°52'04"E, ALONG THE WESTERLY LINE OF SAID SERVICE ROADWAY EASEMENT FOR A DISTANCE OF 3.06 FEET; THENCE RUN S89°21'02"W FOR A DISTANCE OF 77.18 FEET; THENCE RUN S00°38'58"E, FOR A DISTANCE OF 69.43 FEET; THENCE RUN S89°32'34"W, FOR A DISTANCE OF 111.67 FEET; THENCE RUN N46°46'08"W, FOR A DISTANCE OF 125.85 FEET; THENCE RUN N 53°15'08"W, FOR A DISTANCE OF 424.94 FEET;

THENCE RUN S89°32'34"W FOR A DISTANCE OF 242.59 FEET; THENCE RUN N46°46'08"W, FOR A DISTANCE OF 199.70 FEET TO A POINT ON THE PROPOSED EASTERLY RIGHT-OF-WAY LINE OF THE FAHKA UNION CANAL; THENCE RUN N00°27'26"W ALONG THE PROPOSED EASTERLY RIGHT-OF-WAY LINE OF THE FAHKA UNION CANAL FOR A DISTANCE OF 1455.84 FEET; THENCE RUN N44°24'19"E ALONG THE PROPOSED EASTERLY RIGHT-OF-WAY LINE OF THE FAHKA UNION CANAL FOR A DISTANCE OF 224.67 FEET; THENCE RUN N88°44'32"E, ALONG THE PROPOSED EASTERLY RIGHT-OF-WAY LINE OF THE FAHKA UNION CANAL FOR A DISTANCE OF 676.00 FEET; THENCE RUN N43°44'32"E, ALONG THE PROPOSED EASTERLY RIGHT-OF-WAY LINE OF THE FAHKA UNION CANAL FOR A DISTANCE OF 387.97 FEET; THENCE RUN N00°27'26"W, ALONG THE PROPOSED EASTERLY RIGHT-OF-WAY LINE OF THE FAHKA UNION CANAL FOR A DISTANCE OF 72.26 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4; THENCE RUN N 88°44'32"E, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 4 FOR A DISTANCE OF 65.00 FEET TO THE POINT OF BEGINNING.

PARCEL B:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA; THENCE RUN SOUTH 00°20'13" WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA, FOR A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE SOUTH 00°20'13" WEST ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4, FOR A DISTANCE OF 947.37 FEET; THENCE RUN NORTH 89°39'47" WEST, PERPENDICULAR TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4, FOR A DISTANCE OF 131.28 FEET TO THE EAST LINE OF A SERVICE ROADWAY EASEMENT; THENCE RUN NORTH 00°05'55" EAST, ALONG THE EAST LINE OF SAID SERVICE ROADWAY EASEMENT, FOR A DISTANCE OF 947.38 FEET; THENCE RUN SOUTH 89°39'47" EAST, PERPENDICULAR TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4, FOR A DISTANCE OF 135.22 FEET TO THE POINT OF BEGINNING.

BEARINGS REFER TO THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA, AS BEING SOUTH 00°20'13" WEST.

LESS AND EXCEPT FROM PARCEL B THOSE CERTAIN LANDS CONVEYED IN OFFICIAL RECORDS BOOK 4522, PAGE 2249, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN A PORTION OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA; THENCE RUN S00°37'46"E, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, FOR A DISTANCE OF 350.00 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE S00°37'46"E, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 4, FOR A DISTANCE OF 334.23 FEET; THENCE RUN N45°37'46"W, FOR A DISTANCE OF 269.88 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE CONCAVE NORTHEASTERLY; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 82.50 FEET THROUGH A CENTRAL ANGLE OF 45°00'00" SUBTENDED BY A CHORD OF 63.14 FEET AT A BEARING OF N23°07'46"W, FOR A DISTANCE OF 64.80 FEET TO THE END OF SAID CURVE; THENCE RUN N00°37'46"W, FOR A DISTANCE OF 85.06 FEET; THENCE RUN N89°22'14"E, FOR A DISTANCE OF 215.00 FEET TO THE POINT OF BEGINNING.

BEARINGS SHOWN HEREON REFER TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA AS BEING S00°37'46"E.

AND



PARCEL C:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 28 EAST, COLLIER COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 28 EAST; THENCE RUN N 00°20'13" E ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4 FOR A DISTANCE OF 1389.61 FEET; THENCE N 89°39'47" W FOR A DISTANCE OF 379.57 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN S 00°20'33" W FOR A DISTANCE OF 261.41 FEET; THENCE RUN N 89°39'47" W FOR A DISTANCE OF 390.26 FEET; THENCE RUN N 00°20'13" E FOR A DISTANCE OF 565.00 FEET; THENCE RUN S 89°39'47" E FOR A DISTANCE OF 390.26 FEET; THENCE RUN S 00°20'13" W FOR A DISTANCE OF 303.59 FEET TO THE POINT OF BEGINNING.

ALSO INCLUDING  
PER TITLE COMMITMENT # 22-0141

THE LAND IS DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL A:

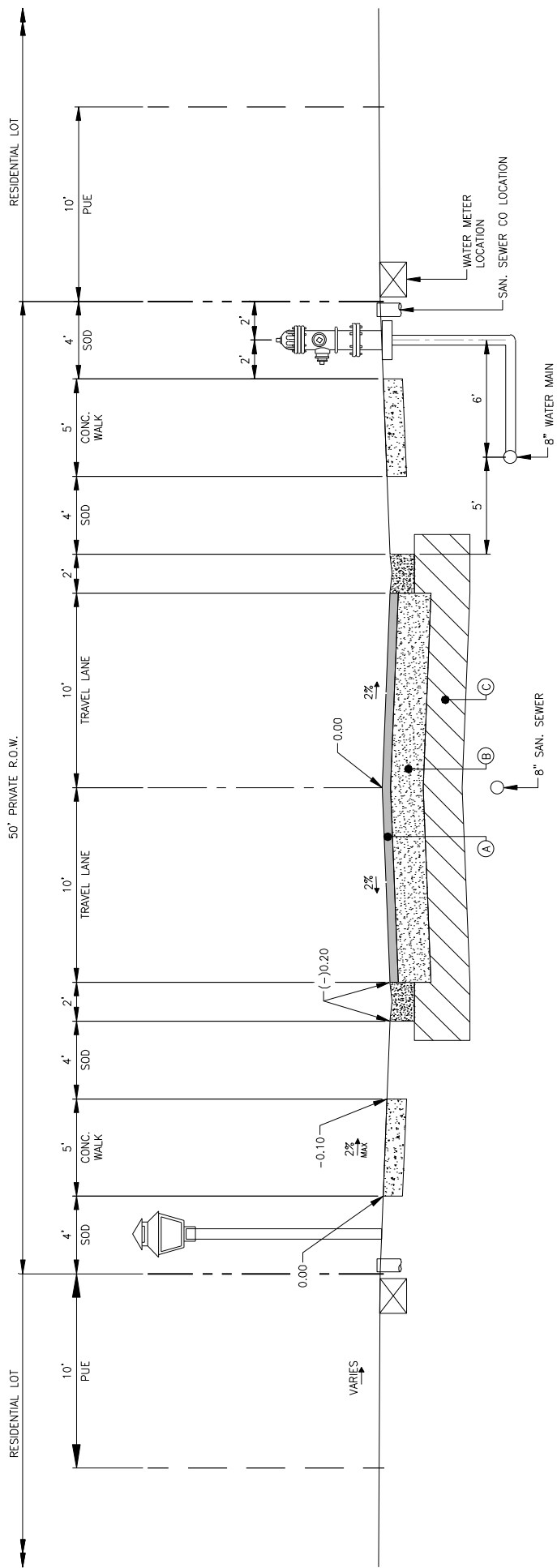
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 4, TOWNSHIP 52 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA; THENCE RUN NORTH 00° 20' 13" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4, FOR A DISTANCE OF 733.79 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED;

THENCE CONTINUE NORTH 00° 20' 13" EAST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 4, FOR A DISTANCE OF 655.82 FEET; THENCE RUN NORTH 89° 39' 47" WEST, FOR A DISTANCE OF 131.28 FEET TO A POINT ON THE EAST LINE OF A SERVICE ROAD EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1567, PAGE 1556, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE RUN SOUTH 00° 05' 55" WEST, ALONG SAID SERVICE ROAD EASEMENT, FOR A DISTANCE OF 449.47 FEET TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID SERVICE ROAD EASEMENT AND ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 65.00 FEET THROUGH A CENTRAL ANGLE OF 90° 00' 00", SUBTENDED BY A CHORD OF 91.92 FEET AT A BEARING OF SOUTH 45°05' 55" WEST, FOR A DISTANCE OF 102.10 FEET TO THE END OF SAID CURVE; THENCE RUN NORTH 89° 54' 05" WEST, ALONG SAID SERVICE ROAD EASEMENT, FOR A DISTANCE OF 95.94 FEET TO A POINT ON AN ENTRANCE ROAD EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 1567, PAGES 1554 THROUGH 1555, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, THE SAME BEING THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, THENCE RUN SOUTHWESTERLY, ALONG SAID ENTRANCE ROAD EASEMENT AND ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, THROUGH A CENTRAL ANGLE OF 89° 19' 54", SUBTENDED BY A CHORD OF 84.36 FEET AT A BEARING OF SOUTH 45° 25' 58" WEST, FOR A DISTANCE OF 93.55 FEET TO THE END OF SAID CURVE; THENCE RUN SOUTH 00° 46' 01" WEST, ALONG SAID ENTRANCE ROAD EASEMENT, FOR A DISTANCE OF 81.13 FEET; THENCE DEPARTING SAID ENTRANCE ROAD EASEMENT, RUN SOUTH 89° 39' 47" EAST, FOR A DISTANCE OF 350.44 FEET TO THE POINT OF BEGINNING, MORE OR LESS.

CONTAINING 51.5 ACRES, MORE OR LESS

## EXHIBIT E LIST OF DEVIATIONS

DEVIATION 1: Relief from LDC Section 6.06.01, “Street System Requirements”, which establishes a minimum 60-foot right of way width for local streets. This deviation proposes to instead allow for private roads within the site to be located in a 50-foot-wide access easement or private Right-of-Way. See Exhibit E1, Typical ROW Cross Section.



TYPICAL ROADWAY SECTION  
N.T.S.

LEGEND

**GradyMinor**  
 Civil Engineers • Land Surveyors • Planners • Landscape Architects  
 Cert. of Auth. EB 0005151 Cert. of Auth. LB 0005151  
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12425 UNION ROAD RPUD

EXHIBIT E1  
 TYPICAL ROW CROSS SECTION

SCALE:	N.T.S.
JOB CODE:	12425 RPUD
DATE:	APRIL 2023
FILE NAME:	ROW CROSS-SECTION
SHEET	1 OF 1

## EXHIBIT F LIST OF DEVELOPMENT COMMITMENTS

### PURPOSE:

The purpose of this Section is to set forth the development commitments for the development of this project.

### GENERAL:

A. 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 Alligator Reach, LLC, 119 N. Wahsatch Ave, Colorado Springs, CO 80903. 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.

B. 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." (Section 125.022, FS)

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

### TRANSPORTATION:

A. The maximum total daily trip generation shall not exceed 108 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.

### ENVIRONMENTAL:

A. The RPUD contains no native vegetation; therefore, no preserve is required.