

ORDINANCE NO. 2024 -13

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, AMENDING ORDINANCE NO. 2019-14, THE CURRENTS COMMUNITY DEVELOPMENT DISTRICT, BY MODIFYING THE EXTERNAL BOUNDARIES OF THE DISTRICT THROUGH CONTRACTION OF 5.12± ACRES FROM 516.275± ACRES TO 511.152± ACRES; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF LAWS AND ORDINANCES; AND PROVIDING AN EFFECTIVE DATE. [PL20230013790]

WHEREAS, on June 25, 2019, the Board of County Commissioners of Collier County, Florida, a political subdivision of the State of Florida (“Board”), adopted Ordinance No. 2019-14, the Currents Community Development District (“District”), as a community development district within the meaning of Chapter 190, Florida Statutes; and

WHEREAS, the original boundaries set forth in Ordinance No. 2019-14 established boundaries of the District resulting in 516.275± acres; and

WHEREAS, the Board of Supervisors of the District, represented by Gregory L. Urbancic, Esq., of Coleman, Yovanovich & Koester, P.A. (“Petitioner”), petitioned the Board to modify the external boundaries of the District through contraction of 5.12± acres from 516.275± acres to 511.152± acres (PL20230013790, hereinafter “CDD Amendment Petition”), as depicted in Exhibit “A”, attached hereto and incorporated herein by reference; and

WHEREAS, the Board considered the CDD Amendment Petition at a duly notice public hearing advertised in accordance with Florida Statutes section 190.046; and

WHEREAS, upon consideration of the CDD Amendment Petition, the Board determined the following:

1. The statements contained within the CDD Amendment Petition have been found to be true and correct.
2. Amending the District is not inconsistent with any applicable element or portion of the state comprehensive plan or of the effective local government comprehensive plan.
3. The area of land within the District continues to be of sufficient size, to be sufficiently compact, and to be sufficiently contiguous to be developable as a functional interrelated community.

4. The District continues to be the best alternative available for delivering community development services and facilities to the area served by the District.
5. The services and facilities of the District will continue to not be incompatible with the capacity and uses of existing local and regional community development services and facilities.
6. The areas to be serviced by the District are amenable to separate special-district governance.
7. The CDD Amendment Petition will not expand the District greater than 50 percent of the land in the initial District, and in no event greater than 1,000 acres on a cumulative net basis; and

WHEREAS, the Board finds that the Petitioner has otherwise satisfied all requirements set forth in Florida Statutes section 190.046, and recommends approval of the contraction based on the contents of the CDD Amendment Petition.

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

SECTION ONE: AMENDMENT OF ORDINANCE NO. 2019-14, THE CURRENTS COMMUNITY DEVELOPMENT DISTRICT.

The original legal description of the District described in Exhibit "B", attached hereto and incorporated herein by reference, is hereby superseded and replaced by the legal description of the District described in Exhibit "C", attached hereto and incorporated herein by reference, to reflect the expansion and contraction of the District.

SECTION TWO: EXTERNAL BOUNDARIES OF THE DISTRICT.

The external boundaries of the District encompasses 511.152± acres of land as described in Exhibit "C".

SECTION THREE: CONFLICT AND SEVERABILITY

In the event this Ordinance conflicts with any other ordinance of Collier County or other applicable law, the more restrictive shall apply. If any phrase or portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a

separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion.

SECTION FOUR: INCLUSION IN CODE OF LAWS AND ORDINANCES

The provisions of this Ordinance shall become and be made a part of the Code of Laws and Ordinances of Collier County, Florida. The sections of the Ordinances may be re-numbered or re-lettered to accomplish such, and the word "ordinance" may be changed to "section," "article," or any other appropriate word.

SECTION FIVE: EFFECTIVE DATE

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

PASSED AND DULY ADOPTED by the Board of County Commissioners of Collier County, Florida, this 26th day of MARCH 2024.

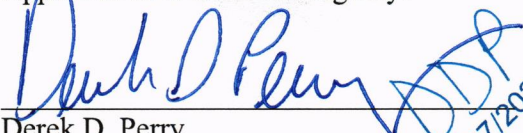
ATTEST:
CRYSTAL K. KINZEL, CLERK

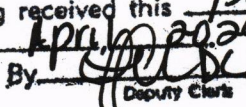
By: 
Attest as to Chairman's, Deputy Clerk
signature only

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

By: 
Chris Hall, Chairman

Approved as to form and legality:


Derek D. Perry
Assistant County Attorney
2/27/2024

This ordinance filed with the
Secretary of State's Office the
1st day of April, 2024
and acknowledgement of that
filing received this 1st day
of April, 2024
By: 
Deputy Clerk

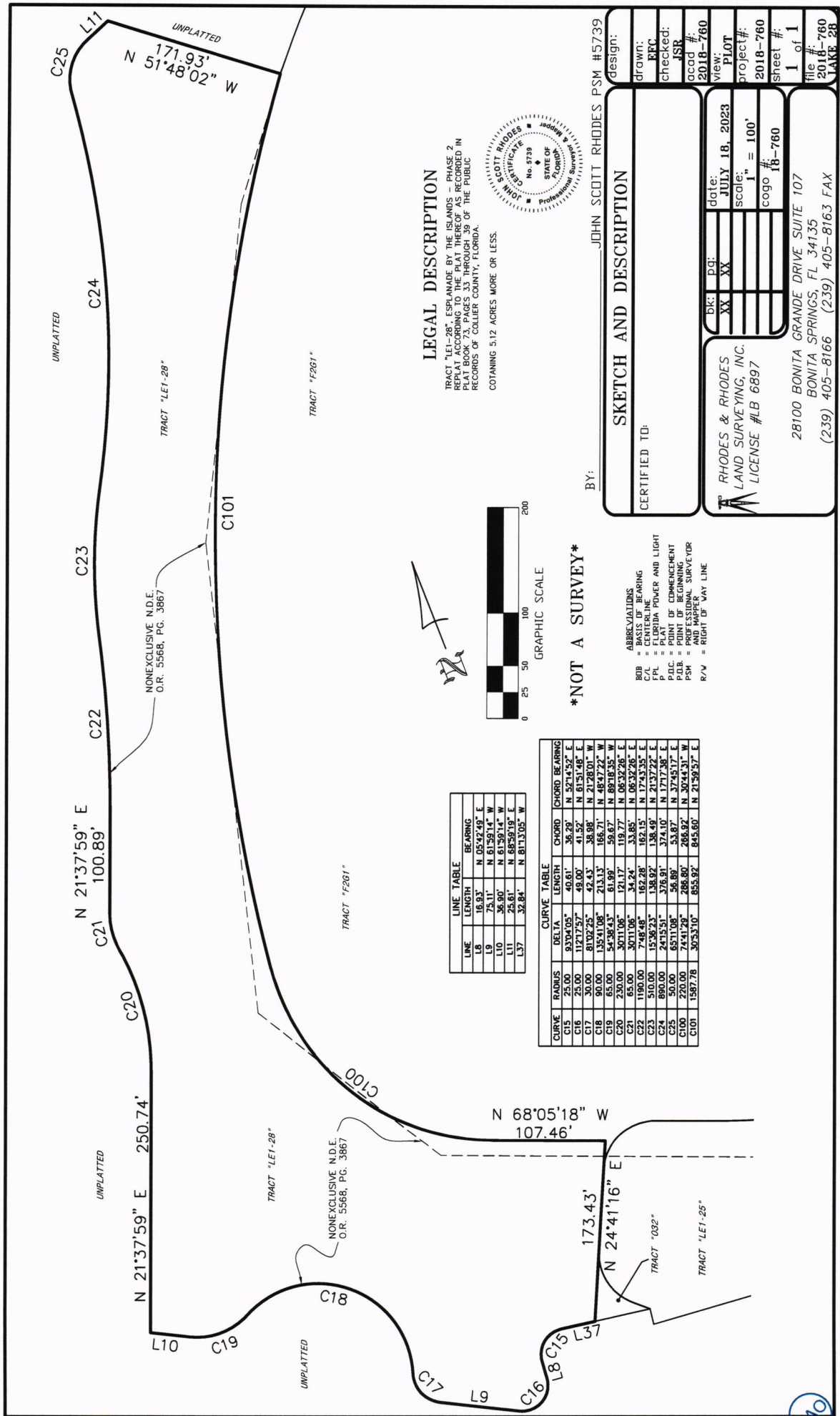
Attachments:

- Exhibit "A" – Sketch and Legal of Contraction Land and Map of Contracted Land
- Exhibit "B" – Original Legal Description
- Exhibit "C" – Amended Legal Description

Exhibit “A”

**Sketch and Legal Description
of Contraction Land**

Map of Contraction Land



LEGAL DESCRIPTION

TRACT "LE1-28" ESSEMPLE BY THE ISLANDS - PHASE 2
 REPLAT ACCORDING TO THE PLAT THEREOF AS RECORDED IN
 PLAT BOOK 73, PAGES 33 THROUGH 39 OF THE PUBLIC
 RECORDS OF COLLIER COUNTY, FLORIDA.
 CONTAINING 5.17 ACRES MORE OR LESS.



NOT A SURVEY

SKETCH AND DESCRIPTION

CERTIFIED TO:

BY: JOHN SCOTT RHODES, PSM #5739

design:	drawn:	checked:	accd #:	view:	plot:	project #:	sheet #:	file #:
	RFC	JSR	2018-760	XX	XX	18-760	1 of 1	2018-760
date:		scale:		cogo #:				
JULY 18, 2023		1" = 100'		18-760				
RHODES & RHODES LAND SURVEYING, INC. LICENSE #LB 6897 28100 BONITA GRANDE DRIVE SUITE 107 BONITA SPRINGS, FL 34135 (239) 405-8166 (239) 405-8163 FAX								

ABBREVIATIONS
 BOB = BASIS OF BEARING
 C/L = CENTERLINE
 P/L = PLAT
 P.D.C. = POINT OF COMMENCEMENT
 P.D.E. = POINT OF BEGINNING
 P.S.N. = POINT OF BEGINNING
 R/W = RIGHT OF WAY LINE

LINE	LENGTH	BEARING
L8	16.93'	N 05°42'49" E
L9	75.11'	N 61°59'14" W
L10	36.90'	N 61°59'14" W
L11	25.61'	N 68°59'19" E
L37	32.84'	N 81°13'05" W

CURVE	RADIUS	DELTA	CURVE TABLE	CHORD	CHORD BEARING
C15	25.00	93°04'05"	40.61'	36.29'	N 52°44'52" E
C16	25.00	112°17'57"	49.00'	41.52'	N 61°51'48" E
C17	30.00	81°02'25"	42.43'	38.98'	N 21°28'01" W
C18	30.00	135°41'08"	213.13'	166.71'	N 48°27'22" W
C19	50.00	54°38'43"	61.99'	59.67'	N 68°18'35" W
C20	230.00	30°11'08"	34.24'	33.85'	N 08°32'28" E
C21	65.00	30°11'08"	34.24'	33.85'	N 08°32'28" E
C22	1190.00	7°48'48"	162.28'	162.15'	N 17°43'55" E
C23	510.00	15°26'23"	136.92'	136.40'	N 21°37'22" E
C24	890.00	24°15'51"	376.91'	374.10'	N 17°17'38" E
C25	50.00	65°11'08"	36.89'	35.87'	N 37°45'17" E
C100	220.00	74°11'28"	286.80'	286.92'	N 30°44'31" W
C101	1587.78	30°53'10"	855.92'	845.60'	N 21°59'57" E

LEGEND



CDD BOUNDARY



LANDS TO BE REMOVED FROM CDD (5.12 AC)

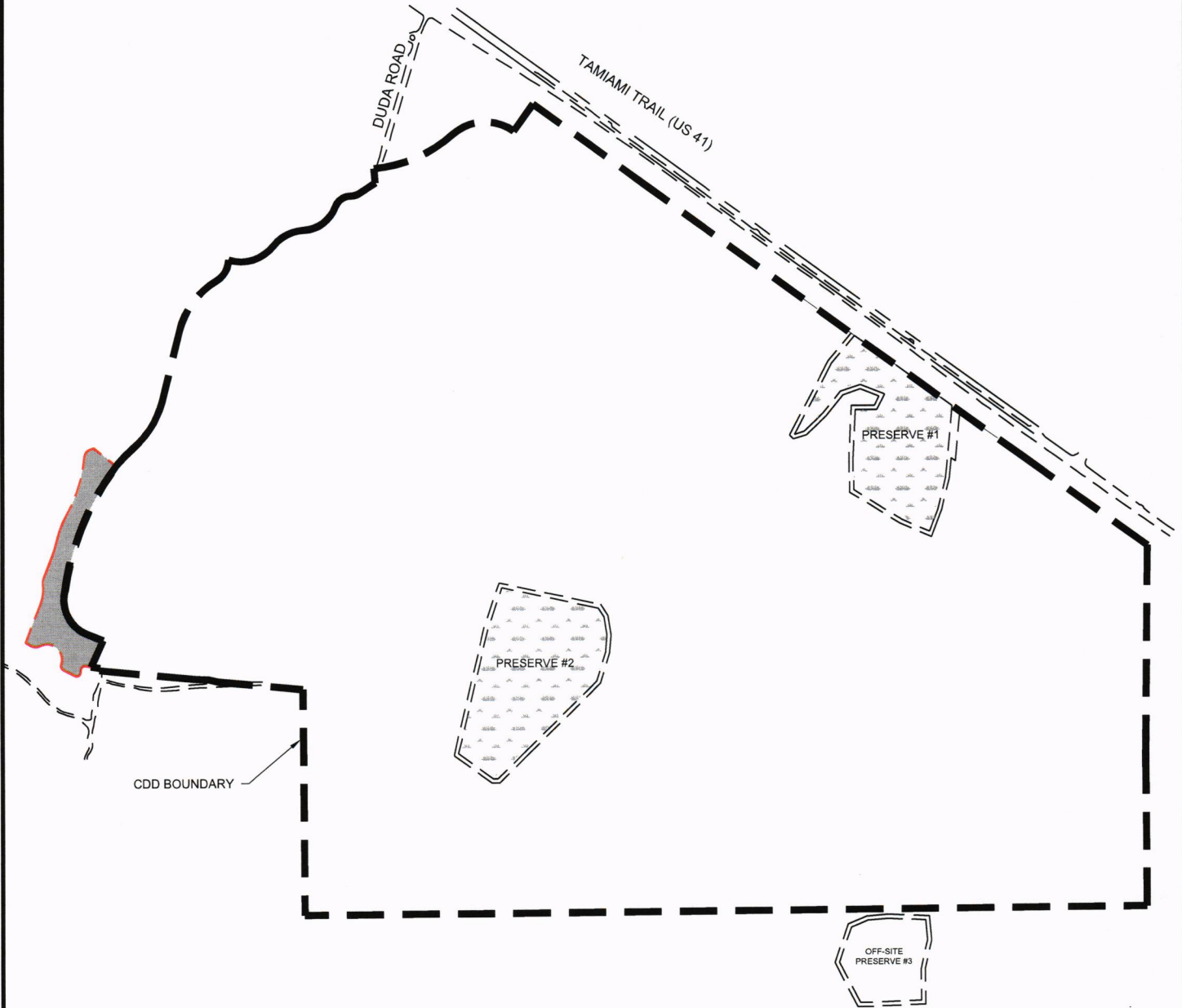


ON-SITE PRESERVE

NORTH



NOT TO SCALE



CURRENTS CDD

LANDS TO BE REMOVED FROM CDD

PREPARED FOR:

TAYLOR MORRISON OF FLORIDA, INC.

551 NORTH CATTLEMEN ROAD

SARASOTA, FLORIDA 34232

PHONE: (941) 371-0008 FAX: (941) 371-7998

SECTION: TOWNSHIP: RANGE:

13, 18, 19 51 25

COLLIER COUNTY FLORIDA

FILE NAME: 774-500-E02

SHEET:

FLORIDA CERTIFICATE OF AUTHORIZATION #9636

JEREMY H. ARNOLD, P.E.
FL LICENSE NO. 66421



Exhibit “B”

Metes and Bounds Legal Description of the Existing External Boundaries

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 13, TOWNSHIP 51 SOUTH, RANGE 26 EAST AND SECTIONS 18 AND 19, TOWNSHIP 51 SOUTH, RANGE 27 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 51 SOUTH, RANGE 27 EAST, COLLIER COUNTY, FLORIDA, THE SAME BEING A POINT ON THE BOUNDARY OF THOSE CERTAIN LANDS DESCRIBED IN THAT SPECIAL WARRANTY DEED BETWEEN FIDDLER'S LAND INVESTOR, LLC AND TAYLOR MORRISON OF FLORIDA, INC., MADE OCTOBER 30TH, 2018; THENCE RUN THE FOLLOWING FOUR (4) COURSE ALONG THE BOUNDARY OF LAST SAID LANDS: COURSE NO. 1: SOUTH 00°19'26" EAST, ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 51 SOUTH, RANGE 27 EAST, COLLIER COUNTY, FLORIDA, A DISTANCE OF 908.82 FEET; COURSE NO. 2: SOUTH 89°37'25" WEST, 5,121.01 FEET; COURSE NO. 3: NORTH 00°22'35" WEST, A DISTANCE OF 1,364.92 FEET; COURSE NO. 4: NORTH 84°46'05" WEST, 505.52 FEET TO A POINT ON THE BOUNDARY OF THOSE CERTAIN LANDS DESCRIBED IN THAT PARTITION SPECIAL WARRANTY DEED BETWEEN FC OYSTER HARBOR, LLC AND TM OYSTER HARBOR, LLC, MADE OCTOBER 30TH, 2018; THENCE RUN THE FOLLOWING FORTY ONE (41) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: CONTINUE NORTH 84°46'05" WEST, 7.72 FEET (FOR A TOTAL OF 513.24 FEET); COURSE NO. 2: NORTH 77°45'48" WEST, 68.76 FEET; COURSE NO. 3: NORTH 88°51'30" WEST, 65.94 FEET; COURSE NO. 4: NORTH 84°45'16" WEST, 595.29 FEET; COURSE NO. 5: NORTH 08°46'55" EAST, 15.19 FEET; COURSE NO. 6: NORTH 81°13'05" WEST, 86.83 FEET TO A POINT OF CURVATURE; COURSE NO. 7: SOUTHWESTERLY, 40.61 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 93°04'05" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 52°14'52" WEST, 36.29 FEET; COURSE NO. 8: SOUTH 05°42'49" WEST, A DISTANCE OF 16.93 FEET TO A POINT OF CURVATURE; COURSE NO. 9: SOUTHWESTERLY, 49.00 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 112°17'57" AND BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 61°51'48" WEST, 41.52 FEET; COURSE NO. 10: NORTH 61°59'14" WEST, 75.11 FEET TO A POINT OF CURVATURE; COURSE NO. 11: NORTHERLY, 42.43 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 30.00 FEET, THROUGH A CENTRAL ANGLE OF 81°02'25" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 21°28'01" WEST, 38.98 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 12: NORTHWESTERLY, 213.13 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 90.00 FEET, THROUGH A CENTRAL ANGLE OF 135°41'08" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 48°47'22" WEST, 166.71 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 13: WESTERLY, 61.99 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 65.00 FEET, THROUGH A CENTRAL ANGLE OF 54°38'43" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 89°18'35" WEST, 59.67 FEET; COURSE NO. 14: NORTH 61°59'14" WEST, 36.90 FEET; COURSE NO. 15: NORTH 21°37'59" EAST, 250.74 FEET TO A POINT OF CURVATURE; COURSE NO. 16: NORTHERLY, 121.17 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 230.00 FEET, THROUGH A CENTRAL ANGLE OF 30°11'06" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 06°32'26" EAST, 119.77 FEET TO A POINT OF REVERSE CURVATURE;

COURSE NO. 17: NORTHERLY, 34.24 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 65.00 FEET, THROUGH A CENTRAL ANGLE OF $30^{\circ}11'06''$ AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH $06^{\circ}32'26''$ EAST, 33.85 FEET; COURSE NO. 18: NORTH $21^{\circ}37'59''$ EAST, 100.89 FEET TO A POINT OF CURVATURE; COURSE NO. 19: NORTHERLY, 162.28 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1,190.00 FEET, THROUGH A CENTRAL ANGLE OF $07^{\circ}48'48''$ AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH $17^{\circ}43'35''$ EAST, 162.15 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 20: NORTHERLY, 138.92 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 510.00 FEET, THROUGH A CENTRAL ANGLE OF $15^{\circ}36'23''$ AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH $21^{\circ}37'22''$ EAST, 138.49 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 21: NORTHERLY, 376.91 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 890.00 FEET, THROUGH A CENTRAL ANGLE OF $24^{\circ}15'51''$ AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH $17^{\circ}17'38''$ EAST, 374.10 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 22: NORTHEASTERLY, 56.89 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF $65^{\circ}11'08''$ AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH $37^{\circ}45'17''$ EAST, 53.87 FEET; COURSE NO. 23: NORTH $68^{\circ}59'19''$ EAST, 25.61 FEET; COURSE NO. 24: SOUTH $51^{\circ}48'02''$ EAST, 171.93 FEET TO A POINT ON A NON-TANGENTIAL CURVE; COURSE NO. 25: NORTHEASTERLY, 143.41 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 895.00 FEET, THROUGH A CENTRAL ANGLE OF $09^{\circ}10'51''$ AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH $44^{\circ}11'54''$ EAST, 143.26 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 26: NORTHEASTERLY, 157.90 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 668.60 FEET, THROUGH A CENTRAL ANGLE OF $13^{\circ}31'53''$ AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH $42^{\circ}01'23''$ EAST, 157.53 FEET TO A POINT OF COMPOUND CURVATURE; COURSE NO. 27: NORTHEASTERLY, 185.88 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF $21^{\circ}18'01''$ AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH $24^{\circ}36'26''$ EAST, 184.81 FEET; COURSE NO. 28: NORTH $13^{\circ}57'25''$ EAST, 434.86 FEET TO A POINT OF CURVATURE; COURSE NO. 29: NORTHEASTERLY, 389.88 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 495.00 FEET, THROUGH A CENTRAL ANGLE OF $45^{\circ}07'42''$ AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH $36^{\circ}31'16''$ EAST, 379.88 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 30: NORTHEASTERLY, 151.58 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF $57^{\circ}54'01''$ AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH $30^{\circ}08'06''$ EAST, 145.21 FEET TO A POINT ON A NON-TANGENTIAL CURVE; COURSE NO. 31: EASTERLY, 303.95 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 255.00 FEET, THROUGH A CENTRAL ANGLE OF $68^{\circ}17'37''$ AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH $72^{\circ}41'19''$ EAST, 286.27 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 32: NORTHEASTERLY, 214.76 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 250.00 FEET, THROUGH A CENTRAL ANGLE OF $49^{\circ}13'09''$ AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH $63^{\circ}09'05''$ EAST, 208.22 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 33:

NORTHEASTERLY, 248.23 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 210.00 FEET, THROUGH A CENTRAL ANGLE OF 67°43'34" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 53°53'52" EAST, 234.03 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 34: NORTHEASTERLY, 122.11 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 69°57'55" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 55°01'02" EAST, 114.67 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 35: EASTERLY, 57.32 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 32°50'27" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 73°34'46" EAST, 56.54 FEET; COURSE NO. 36: NORTH 57°09'32" EAST, 115.02 FEET; COURSE NO. 37: NORTH 04°35'06" WEST, 86.36 FEET TO A POINT ON A NON-TANGENTIAL CURVE; COURSE NO. 38: NORTHEASTERLY, 528.63 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 830.00 FEET, THROUGH A CENTRAL ANGLE OF 36°29'32" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 66°47'03" EAST, 519.74 FEET TO A POINT OF REVERSE CURVATURE; COURSE NO. 39: EASTERLY, 403.75 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 77°06'37" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 87°05'36" EAST, 373.96 FEET; COURSE NO. 40: NORTH 35°38'54" EAST, A DISTANCE OF 200.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF TAMiami TRAIL (U.S. 41); COURSE NO. 41: SOUTH 54°21'06" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 859.24 FEET TO A POINT ON AFOREMENTIONED LANDS DESCRIBED IN THAT SPECIAL WARRANTY DEED BETWEEN FIDDLER'S LAND INVESTOR, LLC AND TAYLOR MORRISON OF FLORIDA, INC., MADE OCTOBER 30TH, 2018; THENCE RUN THE FOLLOWING THREE (3) COURSES ALONG THE BOUNDARY OF LAST SAID LANDS; COURSE NO. 1: CONTINUE SOUTH 54°21'06" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 2,779.06 FEET (FOR A TOTAL DISTANCE OF 3,638.30 FEET); COURSE NO. 2: SOUTH 54°23'36" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 953.19 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST 1/4 OF AFORESAID SECTION 18; COURSE NO. 3: SOUTH 00°31'32" WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 18, 1,272.89 FEET TO THE POINT OF BEGINNING. CONTAINING 22,488,941 SQUARE FEET OR 516.275 ACRES, MORE OR LESS.

Exhibit “C”

**Modified Metes and Bounds Legal
Description (After Contraction)**

RHODES & RHODES LAND SURVEYING, INC.

28100 BONITA GRANDE DRIVE #107 NAPLES, FLORIDA 34135

PHONE (239) 405-8166 FAX (239) 405-8163

LEGAL DESCRIPTION

BEING A PORTION OF BELLA TESORO AN ESPLANADE COMMUNITY – PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67 PAGES 32 THROUGH 54, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 18, TOWNSHIP 51 SOUTH, RANGE 27 EAST, COLLIER COUNTY, FLOIRDA; THENCE ALONG THE BOUNDARY LINE OF BELLA TESORO AN ESPLANADE COMMUNITY – PHASE 1, ACCORDING THE PLAT THEREOF AS RECORDED IN PLAT BOOK 67 PAGES 32 THROUGH 54 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA FOR THE FOLLOWING 9 COURSES; COURSE (1) SOUTH 00°19'26" EAST, 908.82 FEET; COURSE (2) SOUTH 89°37'25" WEST, 5,121.01 FEET; COURSE (3) NORTH 00°22'35" WEST, 1,364.92 FEET; COURSE (4) NORTH 84°46'05" WEST, 513.24 FEET; COURSE (5) NORTH 77°45'48" WEST, 68.76 FEET; COURSE (6) NORTH 88°51'30" WEST, 65.94 FEET; COURSE (7) NORTH 84°45'16" WEST, 595.29 FEET; COURSE (8) NORTH 08°46'55" EAST, 15.19 FEET; COURSE (9) NORTH 81°13'05" WEST, 53.99 FEET TO THE SOUTH EAST CORNER OF TRACT "LE1-28, ESPLANADE BY THE ISLANDS – PHASE 2 REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 73 PAGES 33 THROUGH 39, OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE ALONG THE BOUNDARY LINE OF SAID TRACT "LE1-28" FOR THE FOLLOWING 4 COURSES; COURSE (1) NORTH 24°41'16" EAST, 173.43 FEET; COURSE (2) NORTH 68°05'18" WEST, 107.46 FEET TO A POINT OF CURVATURE; COURSE (3) NORTHWESTERLY, 286.80 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 220.00 FEET, THROUGH A CENTRAL ANGLE OF 74°41'29" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 30°44'31" WEST, 266.92 FEET TO A POINT ON A NON-TANGENTIAL CURVE; COURSE (4) NORTHERLY, 855.92 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1,587.78 FEET, THROUGH A CENTRAL ANGLE OF 30°53'10" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 21°59'57" EAST, 845.60 FEET TO A POINT ON AFORE MENTION BOUNDARY LINE OF BELLA TESORO AN ESPLANADE COMMUNITY – PHASE 1 AND TO A POINT ON A NON-TANGENTIAL CURVE; THENCE ALONG THE BOUNDARY LINE OF SAID BELLA TESORO AN ESPLANADE COMMUNITY – PHASE 1 FOR THE FOLLOWING 19 COURSES; COURSE (1) NORTHEASTERLY, 143.41 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 895.00 FEET, THROUGH A CENTRAL ANGLE OF 09°10'51" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH

RHODES & RHODES LAND SURVEYING, INC.

28100 BONITA GRANDE DRIVE #107 NAPLES, FLORIDA 34135

PHONE (239) 405-8166 FAX (239) 405-8163

44°11'54" EAST, 143.26 FEET TO A POINT OF REVERSE CURVATURE; COURSE (2) NORTHEASTERLY, 157.90 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 668.60 FEET, THROUGH A CENTRAL ANGLE OF 13°31'53" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 42°01'23" EAST, 157.53 FEET TO A POINT OF COMPOUND CURVATURE; COURSE (3) NORTHEASTERLY, 185.88 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 21°18'01" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 24°36'26" EAST, 184.81 FEET; COURSE (4) NORTH 13°57'25" EAST, 434.86 FEET TO A POINT OF CURVATURE; COURSE (5) NORTHEASTERLY, 389.88 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 495.00 FEET, THROUGH A CENTRAL ANGLE OF 45°07'42" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 36°31'16" EAST, 379.88 FEET TO A POINT OF REVERSE CURVATURE; COURSE (6) NORTHEASTERLY, 151.58 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 57°54'01" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 30°08'06" EAST, 145.21 FEET TO A POINT ON A NON-TANGENTIAL CURVE; COURSE (7) EASTERLY, 303.95 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 255.00 FEET, THROUGH A CENTRAL ANGLE OF 68°17'37" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 72°41'19" EAST, 286.27 FEET TO A POINT OF REVERSE CURVATURE; COURSE (8) NORTHEASTERLY, 214.76 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 250.00 FEET, THROUGH A CENTRAL ANGLE OF 49°13'09" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 63°09'05" EAST, 208.22 FEET TO A POINT OF REVERSE CURVATURE; COURSE (9) NORTHEASTERLY, 248.23 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 210.00 FEET, THROUGH A CENTRAL ANGLE OF 67°43'34" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 53°53'52" EAST, 234.03 FEET TO A POINT OF REVERSE CURVATURE; COURSE (10) NORTHEASTERLY, 122.11 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 69°57'55" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 55°01'02" EAST, 114.67 FEET TO A POINT OF REVERSE CURVATURE; COURSE (11) EASTERLY, 57.32 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 32°50'27" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 73°34'46" EAST, 56.54 FEET; COURSE (12) NORTH 57°09'32" EAST, 115.02 FEET; COURSE (13) NORTH 04°35'06" WEST,



RHODES & RHODES LAND SURVEYING, INC.

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86.36 FEET TO A POINT ON A NON-TANGENTIAL CURVE; COURSE (14) NORTHEASTERLY, 528.63 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 830.00 FEET, THROUGH A CENTRAL ANGLE OF 36°29'32" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 66°47'03" EAST, 519.74 FEET TO A POINT OF REVERSE CURVATURE; COURSE (15) EASTERLY, 403.75 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 300.00 FEET, THROUGH A CENTRAL ANGLE OF 77°06'37" AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 87°05'36" EAST, 373.96 FEET; COURSE (16) NORTH 35°38'54" EAST, 200.00 FEET; COURSE (17) SOUTH 54°21'06" EAST, 3,638.30 FEET; COURSE (18) SOUTH 54°23'36" EAST, 953.19 FEET; COURSE (19) SOUTH 00°31'32" WEST, 1,272.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 22,265,773 SQUARE FEET OR 511.152 ACRES, MORE OR LESS.



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

April 1, 2024

Crystal K. Kinzel, Clerk of Court
Office of the Clerk of the Circuit Court
& Comptroller of Collier County
3329 Tamiami Trail E, Suite #401
Naples, FL 34112

Dear Ms. Kinzel,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Collier County Ordinance No. 2024-13, which was filed in this office on April 1, 2024.

Sincerely,

Matthew Hargreaves
Administrative Code and Register Director

MJH/wlh