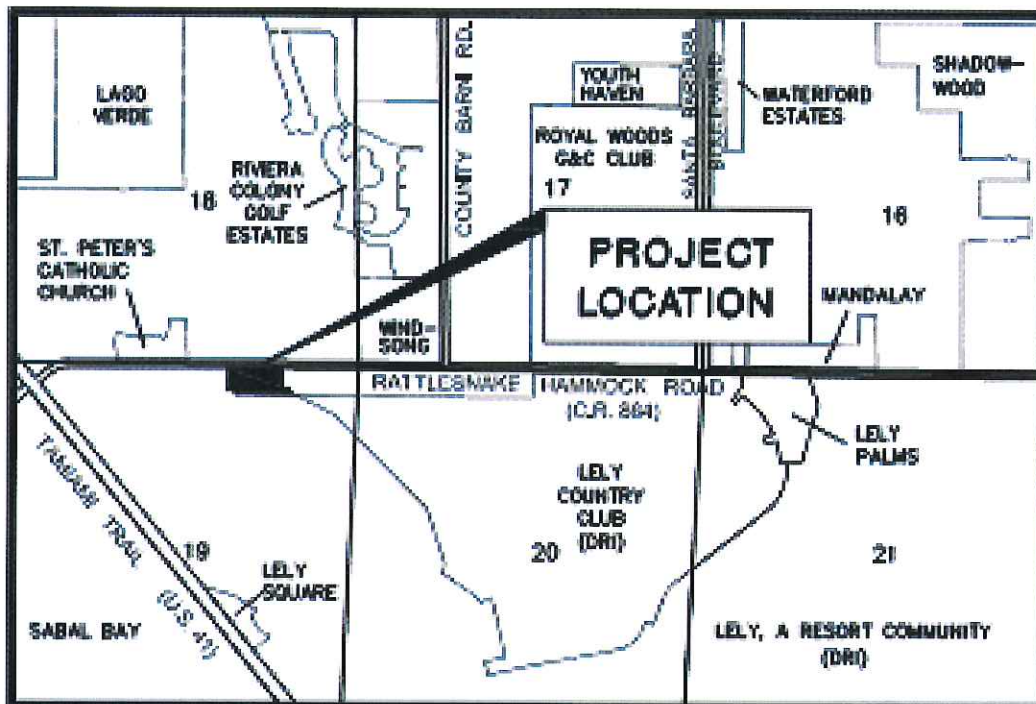


COLLIER COUNTY GROWTH MANAGEMENT PLAN AMENDMENT



2015 GMP SMALL SCALE AMENDMENT (ADOPTION HEARING)

Project/Petition #PL20150002354/CPSS-2015-2/Companion Project #PUDA-PL20150002326

CCPC: February 18, 2016

BCC: April 26, 2016

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CCPC – 2015 GMP SMALL SCALE AMENDMENT ADOPTION

PL20150002354/CPSS-2015-2

(COMPANION PUDA-PL20150002326)

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PL20150002354/CPSS-2015-2, |
| 2) <u>TAB:</u> Adoption Ordinance | DOCUMENTS: Adoption Ordinance with Exhibit
"A" text (and/or maps):
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| 3) <u>TAB:</u> Legal Advertisement | DOCUMENT: CCPC Adoption Advertisement
PL20150002354/CPSS-2015-2 (&
Companion PUD-APL20150002326) |
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ORIGINAL

**STAFF REPORT
COLLIER COUNTY PLANNING COMMISSION**

TO: COLLIER COUNTY PLANNING COMMISSION

FROM: GROWTH MANAGEMENT DEPARTMENT/ZONING DIVISION,
COMPREHENSIVE PLANNING SECTION

HEARING DATE: February 18, 2016

RE: PETITION CPSS-2015-2/PL20150002354, SMALL SCALE GROWTH
MANAGEMENT PLAN AMENDMENT (Companion to PDI-
PL20150002326) [*ADOPTION HEARING*]

ELEMENT: FUTURE LAND USE ELEMENT

AGENT/APPLICANT/OWNER(S):

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

Richard Yovanovich, Esq.
Coleman, Yovanovich and Koester, P.A.
4001 Tamiami Trail North, Suite 300
Naples, FL 34103

Applicant/Owner: David Nassif
Nassif Golf Ventures, LLC
225 Banyan Boulevard, Suite 240
Naples, FL 34102

GEOGRAPHIC LOCATION:

The subject property, comprising ± 7.90 acres, is located on the south side of Rattlesnake Hammock Road, at the intersection of Hibiscus Drive, in Section 19, Township 50 South, Range 26 East, located within the East Naples Planning Community.



REQUESTED ACTION:

The applicant seeks to amend the Future Land Use Element (FLUE), specifically the recently created Hibiscus Residential Infill Subdistrict (adopted April 14, 2015), to revise the text from a maximum of 3 stories to 4 stories.

The proposed amended Subdistrict text is as follows:

(Single underline text is added and is in the Ordinance Exhibit A).

I. URBAN DESIGNATION

A. Urban Mixed Use District

17. Hibiscus Residential Infill Subdistrict

[Page 46]

The Hibiscus Residential Infill Subdistrict is located on the south side of Rattlesnake Hammock Road, at the intersection of Hibiscus Drive; consists of approximately 7.9 acres; and, comprises Lots 1 and 2, and Tract "R" of the Hibiscus Golf Course Subdivision. The purpose of this Subdistrict is to allow development of up to 64 residential units on this infill property. Buildings

shall be limited in height to a maximum of ~~three~~ four stories and the rezoning is encouraged to be in the form of a Planned Unit Development.

PURPOSE/DESCRIPTION OF PROJECT:

The petitioner is requesting to increase the maximum allowable height to four stories to help accommodate up to the previously approved maximum of 64 dwelling units (Ordinance No. 2015-26) at a density of 8.10 DU/A.

SURROUNDING LAND USE, ZONING AND FUTURE LAND USE DESIGNATION:

Subject Property:

The subject 7.90± acres are encumbered by a drainage easement (containing a canal) along the southern boundary, bisected by Hibiscus Drive, and otherwise undeveloped; zoned Hibiscus RPUD; and designated Urban – Mixed Use District, Hibiscus Residential Infill Subdistrict, with approximately 3.58 acres of the site located within the Coastal High Hazard Area.

Surrounding Land Uses:

- North: Across Rattlesnake Hammock Road, Charlemagne Plaza (retail center), zoned C-3, General Commercial District, and designated Urban – Mixed Use District, Urban Residential Subdistrict; and mobile home units, zoned MH and designated Urban – Mixed Use District, Urban Residential Subdistrict.
- South: Residential single-family units, zoned RSF-3, residential single-family (3 units/acre), and designated Urban – Mixed Use District, Urban Residential Subdistrict and is within the Coastal High Hazard Area; Golf Course and Club House, zoned GC, Golf Course (same ownership as subject site), and designated Urban – Mixed Use District, Urban Residential Subdistrict and the Coastal High Hazard Area; residential multi-family units, zoned RMF-16, residential multi-family (16 units/acre), and designated Urban – Mixed Use District, Urban Residential Subdistrict and the Coastal High Hazard Area; and residential single-family units, zoned RSF-4, residential single-family (4 units/acre), and designated Urban – Mixed Use District, Urban Residential Subdistrict and is within the Coastal High Hazard Area.
- West: Across Doral Circle, residential single-family units; zoned RSF-3, residential single-family (3 units/acre); and, designated Urban – Mixed Use District, Urban Residential Subdistrict and is within the Coastal High Hazard Area.
- East: Residential multi-family units; zoned RMF-16, residential multi-family (16 units/acre); and, designated Urban – Mixed Use District, Residential Subdistrict, with a portion of the site located within the Coastal High Hazard Area.

STAFF ANALYSIS:

Background and Considerations:

The Hibiscus Residential Infill Subdistrict was established in April 2015. The original request was for 84 dwelling units (10.63 DU/A), but the Subdistrict was approved for a maximum of 64

DUs (8.10 DU/A). Given that the subject request is only to modify the building height limitation, there is no need for the typical, detailed staff analysis.

Compatibility:

The Hibiscus Residential Infill Subdistrict is situated among many single-family and multi-family developments: Vista Rio Condos, Buckeye Palms Condos, Country Club Manor, Naples Green Condos, Lely Golf Estates, Regency Woods Condos, the Fountains Condos and Riviera Colony. The subject site adjoins the Hibiscus Golf and Country Club.

To the west, across Doral Circle, are one-story single-family structures, zoned RSF-3. To the east is a three-story multi-family development (Country Club Manor Condominiums), zoned RMF-16. To the south, across the drainage easement, is a golf course, club house and associated parking area; single-family development, zoned RSF-3 and RSF-4; and, further south is three-story and five-story multi-family development, zoned RMF-16 (Naples Green Condominiums). To the north, across Rattlesnake Hammock Road, is a recreational area for the adjacent mobile home development (Riviera Colony), and a one-story commercial retail plaza, zoned C-3 (Charlemagne Plaza). The proposed amendment provides for a maximum building height of 4 stories; for all surrounding lands, the Future Land Use designation is silent to height limits. Though the proposed amendment allows higher profile structures than are allowed on certain surrounding properties, Comprehensive Planning staff defers to Zoning staff for compatibility analysis as part of the rezoning (PUD amendment) process when the entire project is evaluated (building heights, setbacks, buffering, building mass, building orientation, etc.).

Justifications for Proposed Amendment:

The applicant's justification for the requested amendment to revise the number of stories from three to four is to facilitate a product design change to allow for the development of the approved maximum number of dwelling units (64).

The requested amendment does not include any changes to the approved density or use of the Subdistrict.

Identification and Analysis of the Pertinent Small Scale GMPA Criteria in Florida Statutes Chapter 163.3187:

Process for adoption of small scale comprehensive plan amendment.

(1) A small scale development amendment may be adopted under the following conditions:

(a) The proposed amendment involves a use of 10 acres or fewer. *[The subject site comprises ±7.90 acres.]*

(b) The cumulative annual effect of the acreage for all small scale development amendments adopted by the local government does not exceed a maximum of 120 acres in a calendar year. *[No small scale GMP amendments have been approved in calendar year 2016.]*

(c) The proposed amendment does not involve a text change to the goals, policies, and objectives of the local government's comprehensive plan, but only proposes a land use change to the future land use map for a site-specific small scale development activity.

However, text changes that relate directly to, and are adopted simultaneously with, the small scale future land use map amendment are permissible under this section. *[This amendment is only for a text-based change to the Growth Management Plan (Future Land Use Element). However, this text amendment is to the Hibiscus Residential Infill Subdistrict, itself created via a small-scale amendment (map and text amendments, petition PL20140000193 / CPSS - 2014-1) that was adopted April 14, 2015. This petition qualifies for a small-scale amendment based on how similar petitions for subsequent amendments have been previously processed.]*

(d) The property that is the subject of the proposed amendment is not located within an area of critical state concern, unless the project subject to the proposed amendment involves the construction of affordable housing units meeting the criteria of s. 420.0004(3), and is located within an area of critical state concern designated by s. 380.0552 or by the Administration Commission pursuant to s. 380.05(1). *[The subject property is not within an Area of Critical State Concern.]*

(2) Comprehensive plans may only be amended in such a way as to preserve the internal consistency of the plan pursuant to s. 163.3177. *[Internal consistency will be maintained if the amendment is approved.]*

Environmental Impacts and Historical and Archaeological Impacts:

A Senior Environmental Specialist with the Collier County Surface Water and Environmental Planning Section reviewed the environmental report with the original petition that established this Subdistrict – no further review is needed for this petition.

Public Facilities Impacts:

Review for impacts upon all public facilities occurred with the original petition that established this Subdistrict. No further review is needed for this petition.

NEIGHBORHOOD INFORMATION MEETING (NIM) SYNOPSIS:

A Neighborhood Information Meeting (NIM) required by Land Development Code (LDC) Section 10.03.05 A was [duly advertised, noticed, and] held on December 9, 2015, 5:30 p.m. at Collier County East Naples Library located at 8787 Tamiami Trail East, Naples, FL 34113. This NIM was advertised, noticed, and held jointly for this small scale GMP amendment and the companion Insubstantial change to the Planned Unit Development (PDI) petition.

The applicant team gave a presentation and then responded to questions. A total of eleven members of the public signed in at the NIM. The public asked many questions about the project details. No one voiced opposition to the amendment once they understood that there was no increase to the density or intensity of use and the number of units would remain the approved 64 dwelling units. One attendee did state that 4-stories seemed out of place. The transcript of the Hibiscus RPUDA and GMPA NIM, prepared by the applicant team, follows this Staff Report. The meeting was ended at approximately 5:51 p.m.

[synopsis prepared by Sue Faulkner, Principal Planner, Comprehensive Planning Section]

FINDING AND CONCLUSIONS:

- There are no adverse environmental impacts as a result of this petition.
- No historic or archaeological sites are affected by this amendment.
- The proposed amendment is *generally* compatible with surrounding land uses and intensities. (Detailed compatibility determination is deferred to Zoning Services staff as part of the rezoning or PUD amendment process.)
- Mitigation has been provided (in the Hibiscus RPUD) to reduce the impacts resulting from the project's proximity to, and location within, the Category 1 hurricane vulnerability zone. No changes to the mitigation are being proposed in conjunction with this petition nor warranted.
- There are no infrastructure related concerns as a result of this petition.

LEGAL CONSIDERATIONS:

This Staff Report was reviewed by the County Attorney's Office on January 19, 2016. The criteria for GMP amendments to the Future Land Use Element are in Sections 163.3177(1)(f) and 163.3177(6)(a)2, Florida Statutes. [HFAC]

STAFF RECOMMENDATION:

Staff recommends that the Collier County Planning Commission forward Petition PL20150002354/CPSS-2015-2 to the Board of County Commissioners with a recommendation to approve for adoption and transmittal to the Florida Department of Economic Opportunity.

PREPARED BY:



SUE FAULKNER, PRINCIPAL PLANNER
COMPREHENSIVE PLANNING SECTION, ZONING DIVISION


DATE: 1-22-16

REVIEWED BY:



DAVID WEEKS, AICP, GROWTH MANAGEMENT MANAGER
COMPREHENSIVE PLANNING SECTION, ZONING DIVISION

DATE: 1-22-16



MICHAEL BOSI, AICP, DIRECTOR
ZONING DIVISION

DATE: 1-22-16

APPROVED BY:



JAMES FRENCH, DEPUTY DEPARTMENT HEAD
GROWTH MANAGEMENT DEPARTMENT

DATE 1-26-16



DAVID S. WILKISON, P.E., DEPARTMENT HEAD
GROWTH MANAGEMENT DEPARTMENT

DATE: 1/29/16

PETITION NUMBER: PL20150002354/CPSS-2015-2
STAFF REPORT FOR FEBRUARY 18, 2016 CPCC MEETING

NOTE: THIS PETITION HAS BEEN SCHEDULED FOR THE APRIL 26, 2016 BCC MEETING.

COLLIER COUNTY PLANNING COMMISSION:

MARK P. STRAIN, CHAIRMAN

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ORDINANCE NO. 2016-__

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA AMENDING ORDINANCE NO. 89-05, AS AMENDED, THE COLLIER COUNTY GROWTH MANAGEMENT PLAN FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA, SPECIFICALLY AMENDING THE FUTURE LAND USE ELEMENT BY REVISING THE HIBISCUS RESIDENTIAL INFILL SUBDISTRICT TO INCREASE THE HEIGHT TO A MAXIMUM OF FOUR STORIES. THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF RATTLESNAKE HAMMOCK ROAD AT THE INTERSECTION OF HIBISCUS DRIVE IN SECTION 19, TOWNSHIP 50 SOUTH, RANGE 26 EAST, CONSISTING OF 7.9 ACRES; AND FURTHERMORE, RECOMMENDING TRANSMITTAL OF THE ADOPTED AMENDMENT TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE. [PL20150002354 / CPSS-2015-2]

WHEREAS, Collier County, pursuant to Section 163.3161, *et. seq.*, Florida Statutes, the Florida Local Government Comprehensive Planning and Land Development Regulation Act, was required to prepare and adopt a comprehensive plan; and

WHEREAS, the Collier County Board of County Commissioners adopted the Collier County Growth Management Plan on January 10, 1989; and

WHEREAS, the Community Planning Act of 2011 provides authority for local governments to amend their respective comprehensive plans and outlines certain procedures to amend adopted comprehensive plans; and

WHEREAS, Nassif Golf Ventures LLC requested an amendment to the Future Land Use Element to revise the Hibiscus Residential Infill District; and

WHEREAS, pursuant to Subsection 163.3187(1), Florida Statutes, this amendment is considered a Small Scale Amendment; and

WHEREAS, the Subdistrict property is not located in an area of critical state concern or an area of critical economic concern; and

WHEREAS, the Collier County Planning Commission (CCPC) on February 18, 2016 considered the proposed amendment to the Growth Management Plan and recommended approval of said amendment to the Board of County Commissioners; and

WHEREAS, the Board of County Commissioners of Collier County did take action in the manner prescribed by law and held public hearings concerning the proposed adoption of the

amendment to the Future Land Use Element of the Growth Management Plan on April 26, 2016;
and

WHEREAS, all applicable substantive and procedural requirements of law have been met.

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

SECTION ONE: ADOPTION OF AMENDMENT TO THE GROWTH
MANAGEMENT PLAN

The Board of County Commissioners hereby adopts this small scale amendment to the Future Land Use Element in accordance with Section 163.3184, Florida Statutes. The text amendment is attached hereto as Exhibit "A" and incorporated herein by reference.

SECTION TWO: SEVERABILITY.

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 THREE: EFFECTIVE DATE.

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Collier County, Florida this _____ day of _____, 2016.

ATTEST:
DWIGHT E. BROCK, CLERK

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

Deputy Clerk

BY: _____
Donna Fiala, Chairwoman

Approved as to form and legality:

Heidi Ashton-Cicko,
Managing Assistant County Attorney

*HIFAC
1/12/16*

Attachment: Exhibit A – Proposed Text Amendment

EXHIBIT A

FUTURE LAND USE ELEMENT

I. URBAN DESIGNATION

*** **

A. Urban Mixed Use District

*** **

17. Hibiscus Residential Infill Subdistrict

[Page 46]

The Hibiscus Residential Infill Subdistrict is located on the south side of Rattlesnake Hammock Road, at the intersection of Hibiscus Drive; consists of approximately 7.9 acres; and, comprises Lots 1 and 2, and Tract "R" of the Hibiscus Golf Course Subdivision. The purpose of this Subdistrict is to allow development of up to 64 residential units on this infill property. Buildings shall be limited in height to a maximum of ~~three~~ four stories and the rezoning is encouraged to be in the form of a Planned Unit Development.

1
Words underlined are added; words ~~struck through~~ are deleted.
Row of asterisks (***) denotes break in text.

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NOTICE OF PUBLIC HEARING NOTICE OF INTENT TO CONSIDER ORDINANCE(S)

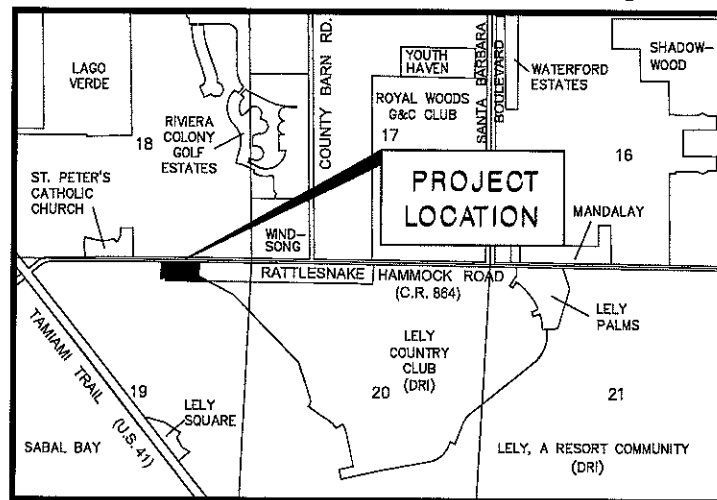
Notice is hereby given that the **Collier County Planning Commission** will hold a public meeting on **Thursday, February 18, 2016**, commencing at **9:00 A.M.** in the Board of County Commissioners Chamber, Third Floor, County Government Center, 3299 Tamiami Trail East, Naples, FL.

The purpose of the hearing is to consider:

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA AMENDING ORDINANCE NO. 89-05, AS AMENDED, THE COLLIER COUNTY GROWTH MANAGEMENT PLAN FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA, SPECIFICALLY AMENDING THE FUTURE LAND USE ELEMENT BY REVISING THE HIBISCUS RESIDENTIAL INFILL SUBDISTRICT TO INCREASE THE HEIGHT TO A MAXIMUM OF FOUR STORIES. THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF RATTLESNAKE HAMMOCK ROAD AT THE INTERSECTION OF HIBISCUS DRIVE IN SECTION 19, TOWNSHIP 50 SOUTH, RANGE 26 EAST, CONSISTING OF 7.9 ACRES; AND FURTHERMORE, RECOMMENDING TRANSMITTAL OF THE ADOPTED AMENDMENT TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE. [PL20150002354/CPSS-2015-2]

AND

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA AMENDING ORDINANCE NUMBER 2015-25, THE HIBISCUS RESIDENTIAL PLANNED UNIT DEVELOPMENT, TO INCREASE THE MULTI-FAMILY ZONED HEIGHT FROM 45 TO 50 FEET AND THE ACTUAL HEIGHT FROM 50 TO 55 FEET; AND TO INCREASE THE NUMBER OF RESIDENTIAL UNITS ALLOWED PER BUILDING FROM 12 UNITS TO 16 UNITS. THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF RATTLESNAKE-HAMMOCK ROAD AT THE INTERSECTION OF HIBISCUS DRIVE IN SECTION 19, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, CONSISTING OF 7.9+/- ACRES; AND BY PROVIDING AN EFFECTIVE DATE. [PUDA-PL20150002326]



All interested parties are invited to appear and be heard. Copies of the proposed **ORDINANCE(S)** will be made available for inspection at the GMD Zoning Division, Comprehensive Planning Section, 2800 N. Horseshoe Dr., Naples, between the hours of 8:00 A.M. and 5:00 P.M., Monday through Friday. Furthermore the materials will be made available for inspection at the Collier County Clerk's Office, Fourth Floor, Collier County Government Center, 3299 Tamiami Trail East, Suite 401, Naples, one week prior to the scheduled hearing. Any questions pertaining to the documents should be directed to the GMD Zoning Division, Comprehensive Planning Section. Written comments filed with the Clerk to the Board's Office prior to **Thursday, February 18, 2016**, will be read and considered at the public hearing.

If a person decides to appeal any decision made by the **Collier County Planning Commission** with respect to any matter considered at such meeting or hearing, he will need a record of that proceeding, and for such purpose he 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.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Collier County Facilities Management Division, located at 3335 Tamiami Trail East, Suite 101, Naples, FL 34112-5356, (239) 252-8380, at least two days prior to the meeting. Assisted listening devices for the hearing impaired are available in the Board of County Commissioners Office.

Mark P. Strain, Chairman
Collier County Planning Commission

No. 898289

January 29, 2016

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Hibiscus Residential Infill Subdistrict
PL20150002354/CPSS-2015-2

February 18, 2016 CCPC Backup Material



Civil Engineers • Land Surveyors • Planners • Landscape Architects

October 9, 2015

Mr. David Weeks, AICP, Growth Management Manager
Collier County Government, Growth Management Department
Zoning Division, Comprehensive Planning Section
2800 North Horseshoe Drive, Naples, FL 34104

RE: Collier County Application for PUD Insubstantial Change, Hibiscus RPUD

Dear Mr. Weeks:

Attached, please find copies of a small-scale Collier County Growth Management Plan Amendment application for properties located on the south side of Rattlesnake Hammock Road. The amendment proposes to amend the Hibiscus Residential Infill Subdistrict text to increase the number of stories allowed from three to four.

The change is necessary to facilitate a product design that is different than previously desired when the project was to include a greater density.

A companion application for Public Hearing for a PUD Insubstantial Change is being submitted simultaneously with the Small Scale Growth Management Plan Amendment. The PUD Insubstantial change proposes to amend Ordinance 2015-25 by revising Exhibit B, Development standards, to increase the building height for multi-family from zoned 45 feet and actual 50 feet to zoned 50 feet and actual 55 feet and to revise Exhibit F, List of Development Commitments, Item1.a to increase the number of units allowed per building from 12 to 16.

Small Scale Growth Management Plan amendment is being submitted simultaneously with the Insubstantial Change to a PUD application to amend the number of stories allowed from three to four. The text change to reflect the four story height is the only modification to the Hibiscus Residential Infill Subdistrict.

Please feel free to contact me should you have any questions.

Sincerely,

D. Wayne Arnold, AICP

c: Via Email David Nassif
Al Moscato
Richard D. Yovanovich, Esq.
GradyMinor File

HIBISCUS RESIDENTIAL INFILL SUBDISTRICT

APPLICATION FOR A REQUEST TO AMEND
THE COLLIER COUNTY GROWTH MANAGEMENT PLAN

SECTION 20
TOWNSHIP 50 SOUTH
RANGE 26 EAST

PREPARED FOR:

Nassif Golf Ventures LLC
225 Banyan Blvd, Suite 240
Naples, FL 34102

BY:

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

And

Richard D. Yovanovich, Esq.
Coleman, Yovanovich and Koester, P.A.
4001 Tamiami Trail North, Suite 300
Naples, FL 34103

October 2015



**APPLICATION FOR A REQUEST TO AMEND
THE COLLIER COUNTY GROWTH MANAGEMENT PLAN**

APPLICATION NUMBER _____ DATE RECEIVED _____

PRE-APPLICATION CONFERENCE DATE _____

DATE SUFFICIENT _____

This application, with all required supplemental data and information, must be completed and accompanied by the appropriate fee, and returned to the Comprehensive Planning Department, Suite 400, 2800 North Horseshoe Drive, Naples, Florida 34104. 239-252-2400 (Fax 239-252-2946).

The application must be reviewed by staff for sufficiency within 30 calendar days following the filing deadline before it will be processed and advertised for public hearing. The applicant will be notified in writing, of the sufficiency determination. If insufficient, the applicant will have 30 days to remedy the deficiencies. For additional information on the processing of the application, see Resolution 97-431 as amended by Resolution 98-18 (both attached). If you have any questions, please contact the Comprehensive Planning Section at 239-252-2400.

SUBMISSION REQUIREMENTS

I. GENERAL INFORMATION

A. Name of Applicant David Nassif

Company Nassif Golf Ventures, LLC

Address 225 Banyan Boulevard, Suite 240

City Naples State Florida Zip Code 34102

Phone Number 239.234.5941 Fax Number _____

B. Name of Agent * D. Wayne Arnold, AICP

- THIS WILL BE THE PERSON CONTACTED FOR ALL BUSINESS RELATED TO THE PETITION.

Company O. Grady Minor and Associate, P.A.

Address 3800 Via Del Rey

City Naples State Florida Zip Code 34134

Phone Number 239-947-1144 Email warnold@gradyminor.com

Company Richard D. Yovanovich, Esq, Coleman, Yovanovich and Koester, P.A.

Address 4001 Tamiami Trail North, Suite 300

City Naples State FL Zip Code 34103

Phone Number 239.435.3535 Email ryovanovich@cyklawfirm.com

C. Name of Owner (s) of Record Nassif Golf Ventures, LLC

Address 225 Banyan Boulevard, Suite 240

City Naples State Florida Zip Code 34102

Phone Number 239.235.5941 Fax Number _____

D. Name, Address and Qualifications of additional planners, architects, engineers, environmental consultants and other professionals providing information contained in this application. Please see Exhibit I.D.

II. Disclosure of Interest Information:

- 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. (Use additional sheets if necessary).

Name and Address	Percentage 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	Percentage of Stock
David W. Nassif _____ 225 Banyan Boulevard, Suite 240 Naples, Florida 34102	100% _____ _____ _____

- C. If the property is in the name of a **TRUSTEE**, list the beneficiaries of the trust with the percentage of interest.

Name and Address	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____

- 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	Percentage 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	Percentage 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 (June 2010) leased (): _____ Term of lease _____ yrs./mos.

If, Petitioner has option to buy, indicate date of option: _____ and date option terminates: _____, or anticipated closing: _____.

- H. 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.

III. DESCRIPTION OF PROPERTY:

- A. LEGAL DESCRIPTION LOT 1, LOT 2, AND TRACT "R", HIBISCUS GOLF COURSE, AS RECORDED IN PLAT BOOK 49 PAGES 3 & 4 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA
- B. GENERAL LOCATION Subject property is located on the south side of Rattlesnake Hammock Road, at the intersection of Hibiscus Road
- C. PLANNING COMMUNITY East Naples D. TAZ 302
- E. SIZE IN ACRES 7.9± F. ZONING Hibiscus RPUD
- G. SURROUNDING LAND USE PATTERN Urban Designation Mixed Use Subdistrict, Urban Residential Subdistrict
- H. FUTURE LAND USE MAP DESIGNATION(S) Urban Designation Mixed Use Subdistrict, Hibiscus Residential Infill Subdistrict

IV. TYPE OF REQUEST:

- A. GROWTH MANAGEMENT PLAN ELEMENT (S) TO BE AMENDED:

- | | |
|--|---------------------------------|
| _____ Housing Element | _____ Recreation/Open Space |
| _____ Traffic Circulation Sub-Element | _____ Mass Transit Sub-Element |
| _____ Aviation Sub-Element | _____ Potable Water Sub-Element |
| _____ Sanitary Sewer Sub-Element | _____ NGWAR Sub-Element |
| _____ Solid Waste Sub-Element | _____ Drainage Sub-Element |
| _____ Capital Improvement Element | _____ CCME Element |
| <u>X</u> _____ Future Land Use Element | _____ Golden Gate Master Plan |
| _____ Immokalee Master Plan | |

- B. AMEND PAGE (S) 46 OF THE Future Land Use ELEMENT AS FOLLOWS: (Use ~~Strike through~~ to identify language to be deleted; Use Underline to identify language to be added). Attach additional pages if necessary:

17. Hibiscus Residential Infill Subdistrict

The Hibiscus Residential Infill Subdistrict is located on the south side of Rattlesnake Hammock Road, at the intersection of Hibiscus drive; consists of approximately 7.9 acres; and, comprises Lots 1 and 2, and Tract "R" of the Hibiscus Golf Course Subdivision. The purpose of this Subdistrict is to allow development of up to 64 residential units on this infill property. Buildings shall be limited in height to a maximum of ~~three~~four stories and the rezoning is encouraged to be in the form of a Planned Unit Development.

C. AMEND FUTURE LAND USE MAP(S) DESIGNATION FROM N/A
TO N/A

D. AMEND OTHER MAP(S) AND EXHIBITS AS FOLLOWS: (Name & Page #)
N/A

E. DESCRIBE ADDITIONAL CHANGES REQUESTED: N/A

V. REQUIRED INFORMATION:

NOTE: ALL AERIALS MUST BE AT A SCALE OF NO SMALLER THAN 1"=400'. At least one copy reduced to 8-1/2 x 11 shall be provided of all aerials and/or maps.

A. LAND USE

Exhibit V.A. Provide general location map showing surrounding developments (PUD, DRI's, existing zoning) with subject property outlined.

Exhibit V.A. Provide most recent aerial of site showing subject boundaries, source, and date.

Exhibit V.A. Provide a map and summary table of existing land use and zoning within a radius of 300 feet from boundaries of subject property.

B. FUTURE LAND USE AND DESIGNATION

Exhibit V.B. Provide map of existing Future Land Use Designation(s) of subject property and adjacent lands, with acreage totals for each land use designation on the subject property.

C. ENVIRONMENTAL

N/A Provide most recent aerial and summary table of acreage of native habitats and soils occurring on site. HABITAT IDENTIFICATION MUST BE CONSISTENT WITH THE FDOT-FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCCS CODE). NOTE: THIS MAY BE INDICATED ON SAME AERIAL AS THE LAND USE AERIAL IN "A" ABOVE.

N/A Provide a summary table of Federal (US Fish & Wildlife Service) and State (Florida Game & Freshwater Fish Commission) listed plant and animal species known to occur on the site and/or known to inhabit biological communities similar to the site (e.g. panther or black bear range, avian rookery, bird migratory route, etc.). Identify historic and/or archaeological sites on the subject property.

D. GROWTH MANAGEMENT

Reference 9J-11.006, F.A.C. and Collier County's Capital Improvements Element Policy 1.1.2 (Copies attached).

1. INSERT "Y" FOR YES OR "N" FOR NO IN RESPONSE TO THE FOLLOWING:

N Is the proposed amendment located in an Area of Critical State Concern? (Reference 9J-11.006(1)(a)(5), F.A.C.). IF so, identify area

located in ACSC.

N Is the proposed amendment directly related to a proposed Development of Regional Impact pursuant to Chapter 380 F.S. ? (Reference 9J-11.006(1)(a)7.a, F.A.C.)

Y/N Is the proposed amendment directly related to a proposed Small Scale Development Activity pursuant to Subsection 163.3187 (1)(c), F.S. ? (Reference 9J-11.006(1)(a)7.b, F.A.C.) Does the proposed amendment create a significant impact in population which is defined as a potential increase in County-wide population by more than 5% of population projections? (Reference Capital Improvement Element Policy 1.1.2). If yes, indicate mitigation measures being proposed in conjunction with the proposed amendment.

N Does the proposed land use cause an increase in density and/or intensity to the uses permitted in a specific land use designation and district identified (commercial, industrial, etc.) or is the proposed land use a new land use designation or district? (Reference Rule 9J-5.006(5) F.A.C.). If so, provide data and analysis to support the suitability of land for the proposed use, and of environmentally sensitive land, ground water and natural resources. (Reference Rule 9J-11.007, F.A.C.)

E. PUBLIC FACILITIES

1. Provide the existing Level of Service Standard (LOS) and document the impact the proposed change will have on the following public facilities:

N/A Potable Water

N/A Sanitary Sewer

N/A Arterial & Collector Roads; Name specific road and LOS

N/A Drainage

N/A Solid Waste

N/A Parks: Community and Regional

If the proposed amendment involves an increase in residential density, or an increase in intensity for commercial and/or industrial development that would cause the LOS for public facilities to fall below the adopted LOS, indicate mitigation measures being proposed in conjunction with the proposed amendment. (Reference Capital Improvement Element Objective 1 and Policies)

2. N/A Provide a map showing the location of existing services and public facilities that will serve the subject property (i.e. water, sewer, fire protection, police protection, schools and emergency medical services).

3. N/A Document proposed services and public facilities, identify provider, and describe the effect the proposed change will have on schools, fire protection and emergency medical services.

F. OTHER

Identify the following areas relating to the subject property:

Zone AH & AE Flood zone based on Flood Insurance Rate Map data (FIRM).

N/A Location of wellfields and cones of influence, if applicable. (Identified on

Collier County Zoning Maps)

N/A _____ Traffic Congestion Boundary, if applicable

N/A _____ Coastal Management Boundary, if applicable

N/A _____ High Noise Contours (65 LDN or higher) surrounding the Naples Airport, if applicable (identified on Collier County Zoning Maps).

G. SUPPLEMENTAL INFORMATION

_____ \$16,700.00 non-refundable filing fee made payable to the Board of County Commissioners due at time of submittal. (Plus proportionate share of advertising costs)

X _____ \$9,000.00 non-refundable filing fee for a Small Scale Amendment made payable to the Board of County Commissioners due at time of submittal. (Plus proportionate share of advertising costs)

X _____ Proof of ownership (copy of deed)

X _____ Notarized Letter of Authorization if Agent is not the Owner (See attached form)

X _____ Original and 5 complete, signed applications with all attachments including maps, at time of submittal. After sufficiency is completed, 25 copies of the complete application will be required.

* Maps shall include: North arrow, name and location of principal roadways and shall be at a scale of 1"=400' or at a scale as determined during the pre-application meeting.

EXHIBIT I.D.
PROFESSIONAL CONSULTANTS

Hibiscus Infill Subdistrict

Exhibit I.D.
Professional Consultants

Planning/Project Management:

D. Wayne Arnold, AICP
Q. Grady Minor and Associates, P.A.
3800 Via Del Rey
Bonita Springs, FL 34134
239.947.1144
239.947.0375 fax
warnold@gradyminor.com

Richard D. Yovanovich, Esq
Coleman, Yovanovich and Koester, P.A.
4001 Tamiami Trail North, Suite 300
Naples, FL 34103
239.435.3535
239.435.1218 fax
ryovanovich@cyklawfirm.com

D. Wayne Arnold, AICP
Principal, Director of Planning



Education

- Master of Urban Planning, University of Kansas, Lawrence
- Bachelor of Science, Urban and Regional Planning/Geography, Missouri State University

Professional Registrations/Affiliations

- American Institute of Certified Planners (AICP)
- American Planning Association (APA)
- Urban Land Institute, S.W. Florida Chapter, Board of Directors 1996
- Collier County Rural Fringe Committee, Chairman, 1999
- Collier County Streetscape Ad hoc Committee, 1999
- Leadership Collier, Class of 2000
- Bonita Springs Chamber of Commerce Government Affairs Committee
- Collier Building Industry Association, Board of Directors
- Collier County Jr. Deputy League, Inc., Board of Directors



Mr. Arnold is a Principal and co-owner of the firm and serves as the Secretary/Treasurer and Director of Planning. As Director of Planning, Mr. Arnold is responsible for and oversees services related to plan amendments, property rezonings, expert witness testimony, ROW Acquisition, public participation facilitation, and project management. Mr. Arnold previously served as the Planning Services Director at Collier County, where he oversaw the County's zoning, comprehensive planning, engineering, platting and Metropolitan Planning Organization (MPO) functions. Mr. Arnold also has prior Florida planning experience with Palm Beach County Government and the South Florida Water Management District.

Mr. Arnold has been accepted as an expert in land planning matters in local and state proceedings.

Relevant Projects

- Collier County Growth Management Plan
- Marco Island Master Plan
- Immokalee Area Master Plan
- Collier County Land Development Code
- Logan Boulevard Right-of-Way Acquisition Planning Analysis
- U.S. 41 Right-of-Way Expansion Planning Analysis
- Copeland Zoning Overlay
- Collier County Government Center Development of Regional Impact (DRI)
- Winding Cypress DRI
- Pine Ridge/Goodlette Road Commercial Infill District
- Lely Lakes PUD Rezoning
- Henderson Creek Planned Development/Growth Management Plan Amendment
- Orangetree (Settlement Area) Growth Management Plan Amendment
- Mercato Mixed Use Planned Development
- North Point DRI/MPD
- Vornado RPUD
- Orange Blossom Ranch MPD
- Palermo Cove RPD

Richard D. Yovanovich

Rich Yovanovich is one of the firm's shareholders. He moved to Naples in 1990 and was an Assistant County Attorney for Collier County from 1990-1994. As an Assistant County Attorney he focused on land development and construction matters. Since entering private practice in 1994, Mr. Yovanovich has represented property owners through the entitlement process before local and state agencies. His representation includes project ranging from small residential and commercial projects to large developments of regional impact.

Professional Activities/Associations

The Florida Bar
Collier County Bar Association

Civic/Charitable Activities/Associations

Member, Furman University Trustees Council, 2007 -
Chairman, Leadership Collier Foundation Alumni Assoc.
Member, Board of Directors, Holocaust Museum 2007 -
Member, Leadership Collier, Class of 2000
Member, Board of Directors, CBIA (Director 2004-2008,
Vice President 2006-2007)
Member, Board of Director, Immokalee Friendship House
Member, Board of Director, Avow Hospice 2011-
Member, Florida Trend Legal Elite
Elder, Vanderbilt Presbyterian Church

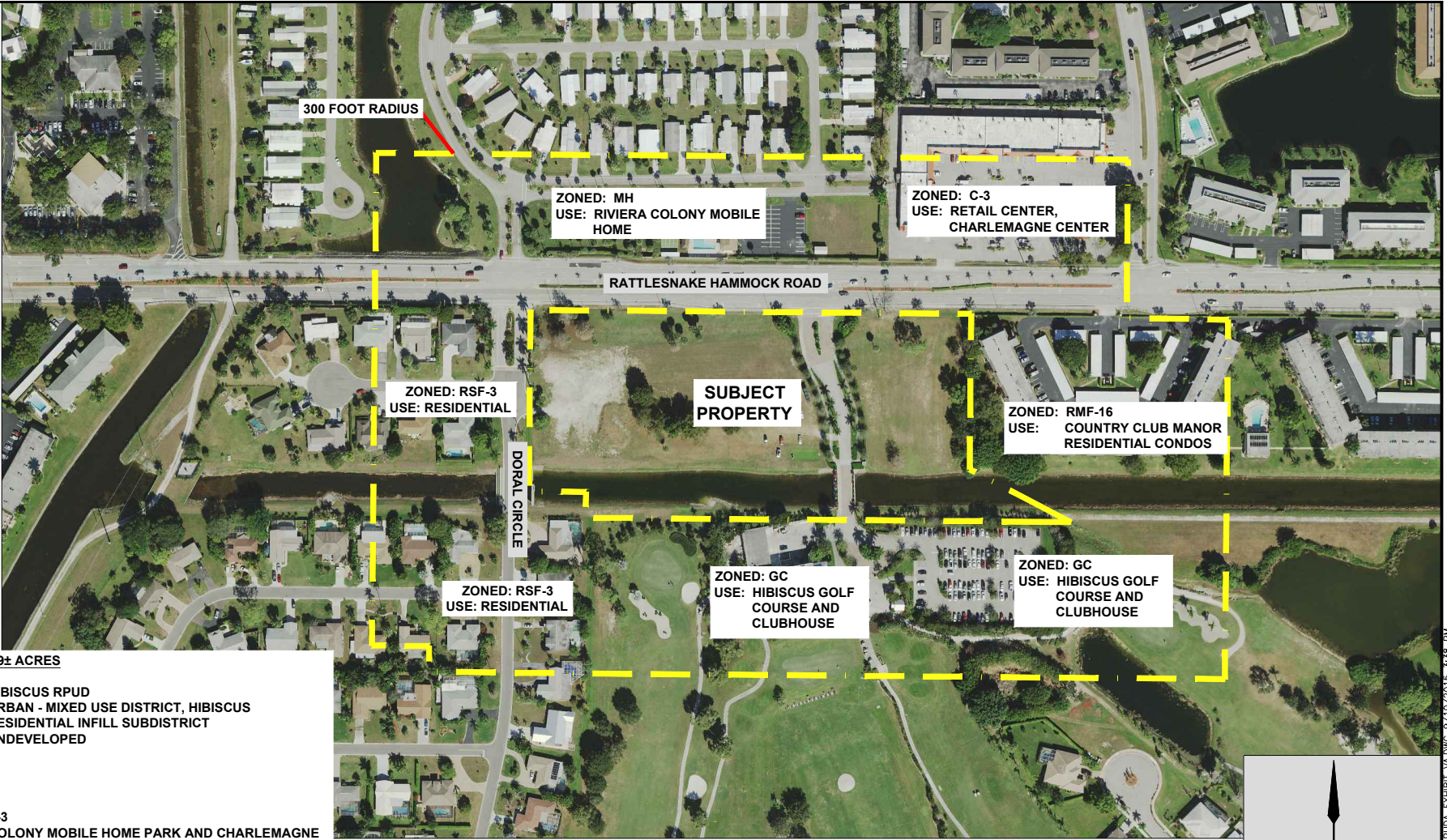
Bar & Court Admission

Florida, 1988
U.S District Court, Middle District of Florida
U.S. Court of Appeals, Eleventh Circuit

Education

University of South Carolina
J.D., 1987
J. Ed., 1986
Furman University
B.A., cum laude, 1983

**EXHIBIT V.A.
LAND USE**



SUBJECT PROPERTY - 7.9± ACRES

EXISTING ZONING: HIBISCUS RPUD
EXISTING FLUE: URBAN - MIXED USE DISTRICT, HIBISCUS RESIDENTIAL INFILL SUBDISTRICT
EXISTING USE: UNDEVELOPED

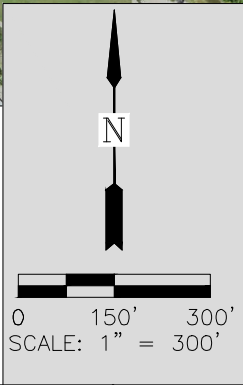
ADJACENT PROPERTY

NORTH ZONING: MH AND C-3
USE: RIVIERA COLONY MOBILE HOME PARK AND CHARLEMAGNE COMMERCIAL/RETAIL CENTER

SOUTH ZONING: RSF-3 AND GC
USE: SINGLE FAMILY RESIDENTIAL, HIBISCUS GOLF COURSE AND CLUBHOUSE

EAST ZONING: RMF-16
USE: COUNTRY CLUB MANOR CONDOMINIUMS

WEST ZONING: RSF-3
USE: SINGLE FAMILY RESIDENTIAL



LEGEND



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

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

HIBISCUS RESIDENTIAL INFILL SUBDISTRICT

EXHIBIT VA
 DATE AERIAL FLOWN: JAN 2015

SCALE:	1" = 300'
JOB CODE:	HPUDA
DATE:	SEPTEMBER 2015
FILE NAME:	HPUDA EXHIBIT VA
SHEET	1 OF 1

G:\PLANNING\PROJ - HIBISCUS RPUD\DRAWINGS\HPUDA EXHIBIT VA.DWG 9/10/2015 5:38 PM

**EXHIBIT V.B.
FUTURE LAND USE DESIGNATION**

2012 - 2025
FUTURE LAND USE MAP
Collier County Florida

DETAILS OF THE RLSA OVERLAY AREA ARE SHOWN
ON THE FUTURE LAND USE MAP TITLED:
"COLLIER COUNTY RURAL & AGRICULTURAL
AREA ASSESSMENT STEWARDSHIP OVERLAY MAP"

URBAN DESIGNATION

- MIXED USE DISTRICT
- URBAN RESIDENTIAL SUBDISTRICT
- RESIDENTIAL DENSITY BANDS
- URBAN COASTAL FRINGE SUBDISTRICT
- URBAN RESIDENTIAL FRINGE SUBDISTRICT
- BUSINESS PARK SUBDISTRICT
- OFFICE AND INFILL COMMERCIAL SUBDISTRICT
- PLUS NEIGHBORHOOD VILLAGE CENTER SUBDISTRICT
- RESIDENTIAL MIXED USE NEIGHBORHOOD SUBDISTRICT
- ORANGE BLOSSOM MIXED USE SUBDISTRICT
- VANDERBILT BEACH / COLLIER BLVD. COMMERCIAL SUBDISTRICT
- HIDDENSPRINGS CREEK MIXED USE SUBDISTRICT
- RESEARCH AND TECHNOLOGY PARK SUBDISTRICT
- BUCKLEY MIXED USE SUBDISTRICT
- COMMERCIAL MIXED USE SUBDISTRICT
- LIVINGSTON ROAD / RADIO ROAD COMMERCIAL INFILL SUBDISTRICT
- VANDERBILT BEACH ROAD NEIGHBORHOOD COMMERCIAL SUBDISTRICT
- COLLIER BOULEVARD COMMUNITY FACILITY SUBDISTRICT
- INDUSTRIAL DISTRICT
- BUSINESS PARK SUBDISTRICT
- RESEARCH AND TECHNOLOGY PARK SUBDISTRICT

COMMERCIAL DISTRICT

- MIXED USE ACTIVITY CENTER SUBDISTRICT
- INTERCHANGE ACTIVITY CENTER SUBDISTRICT
- LIVINGSTON / PINE RIDGE COMMERCIAL INFILL SUBDISTRICT
- BUSINESS PARK SUBDISTRICT
- RESEARCH AND TECHNOLOGY PARK SUBDISTRICT
- LIVINGSTON ROAD / EASTWOOD LANE COMMERCIAL INFILL SUBDISTRICT
- LIVINGSTON ROAD COMMERCIAL MIXED USE SUBDISTRICT
- ORANGE BLOSSOM / VETERAN'S MEMORIAL BLVD. COMMERCIAL INFILL SUBDISTRICT
- SOLOLETTE / PINE RIDGE COMMERCIAL INFILL SUBDISTRICT
- ORANGE BLOSSOM / AIRPORT CROSSROADS COMMERCIAL SUBDISTRICT

AGRICULTURAL / RURAL DESIGNATION

- AGRICULTURAL/RURAL MIXED USE DISTRICT
- RURAL COMMERCIAL SUBDISTRICT
- COMMERCIAL ISLAND NEIGHBORHOOD COMMERCIAL SUBDISTRICT
- RURAL FRINGE MIXED USE DISTRICT
- RECEIVING LANDS
- SENDING LANDS
- NEUTRAL LANDS

ESTATES DESIGNATION

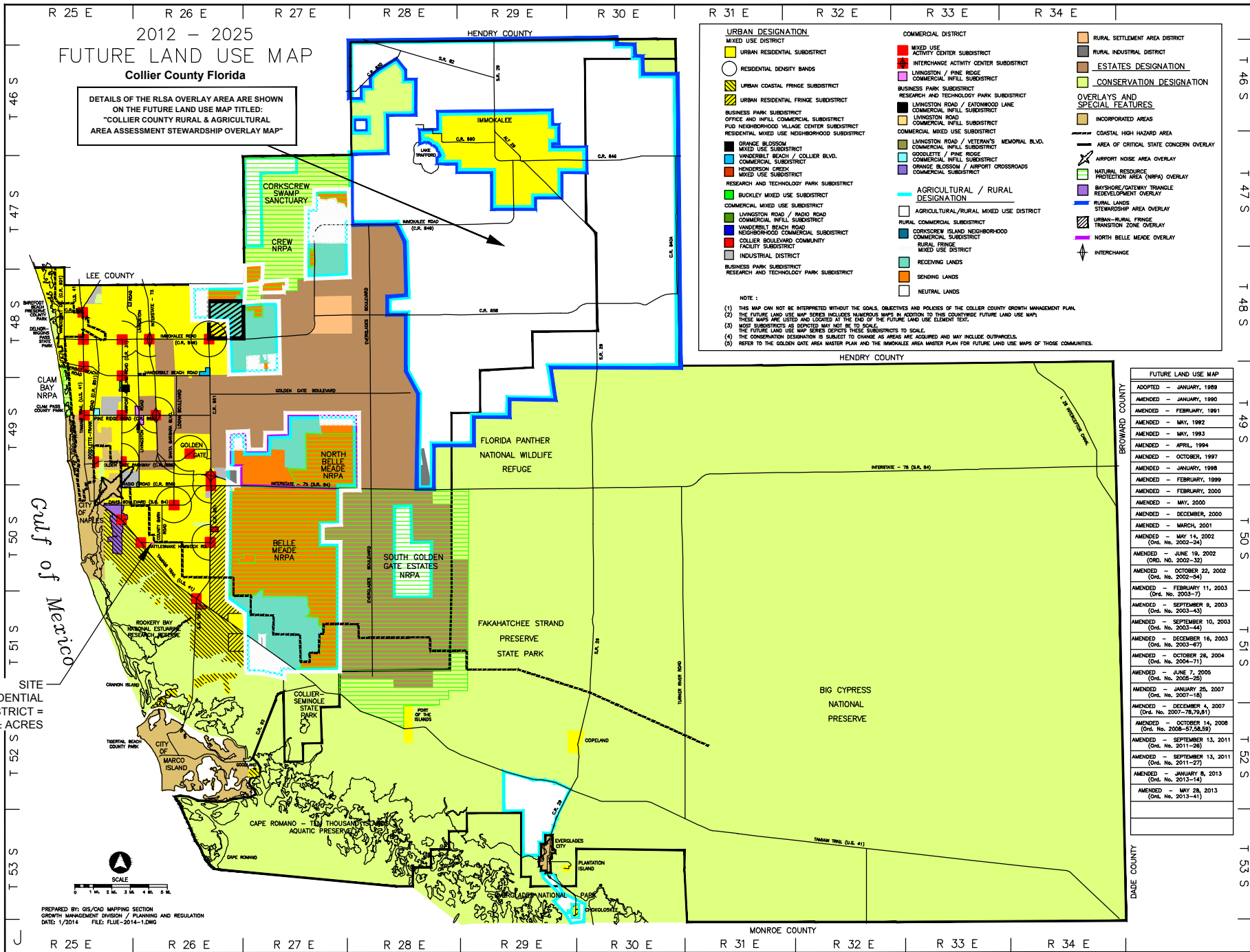
- RURAL SETTLEMENT AREA DISTRICT
- RURAL INDUSTRIAL DISTRICT

CONSERVATION DESIGNATION

- OVERLAYS AND SPECIAL FEATURES
- INCORPORATED AREAS
- COASTAL HIGH HAZARD AREA
- AREA OF CRITICAL STATE CONCERN OVERLAY
- AIRPORT NOISE AREA OVERLAY
- NATURAL RESOURCE PROTECTION AREA (NRPA) OVERLAY
- BAVENSPORE/GATEWAY TRIANGLE REDEVELOPMENT OVERLAY
- RURAL LANDS STEWARDSHIP AREA OVERLAY
- URBAN-RURAL FRINGE TRANSITION ZONE OVERLAY
- NORTH BELLE MEADE OVERLAY
- INTERCHANGE

NOTE:

- (1) THIS MAP CAN NOT BE INTERPRETED WITHOUT THE GOALS, OBJECTIVES AND POLICIES OF THE COLLIER COUNTY GROWTH MANAGEMENT PLAN.
- (2) THE FUTURE LAND USE MAP SERIES INCLUDES NUMEROUS MAPS IN ADDITION TO THIS COUNTYWIDE FUTURE LAND USE MAP. THESE MAPS ARE LISTED AND LOCATED AT THE END OF THE FUTURE LAND USE ELEMENT TEXT.
- (3) MOST SUBDISTRICTS AS SHOWN MAY NOT BE TO SCALE.
- (4) THE FUTURE LAND USE MAP SERIES DEFERS THESE SUBDISTRICTS TO SCALE.
- (5) THE CONSERVATION DESIGNATION IS SUBJECT TO CHANGE AS AREAS ARE ACQUIRED AND MAY INCLUDE OUTPARCELS.
- (6) REFER TO THE GOLDEN GATE AREA MASTER PLAN AND THE MARSHALLEE AREA MASTER PLAN FOR FUTURE LAND USE MAPS OF THOSE COMMUNITIES.



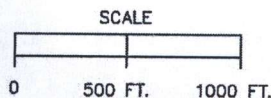
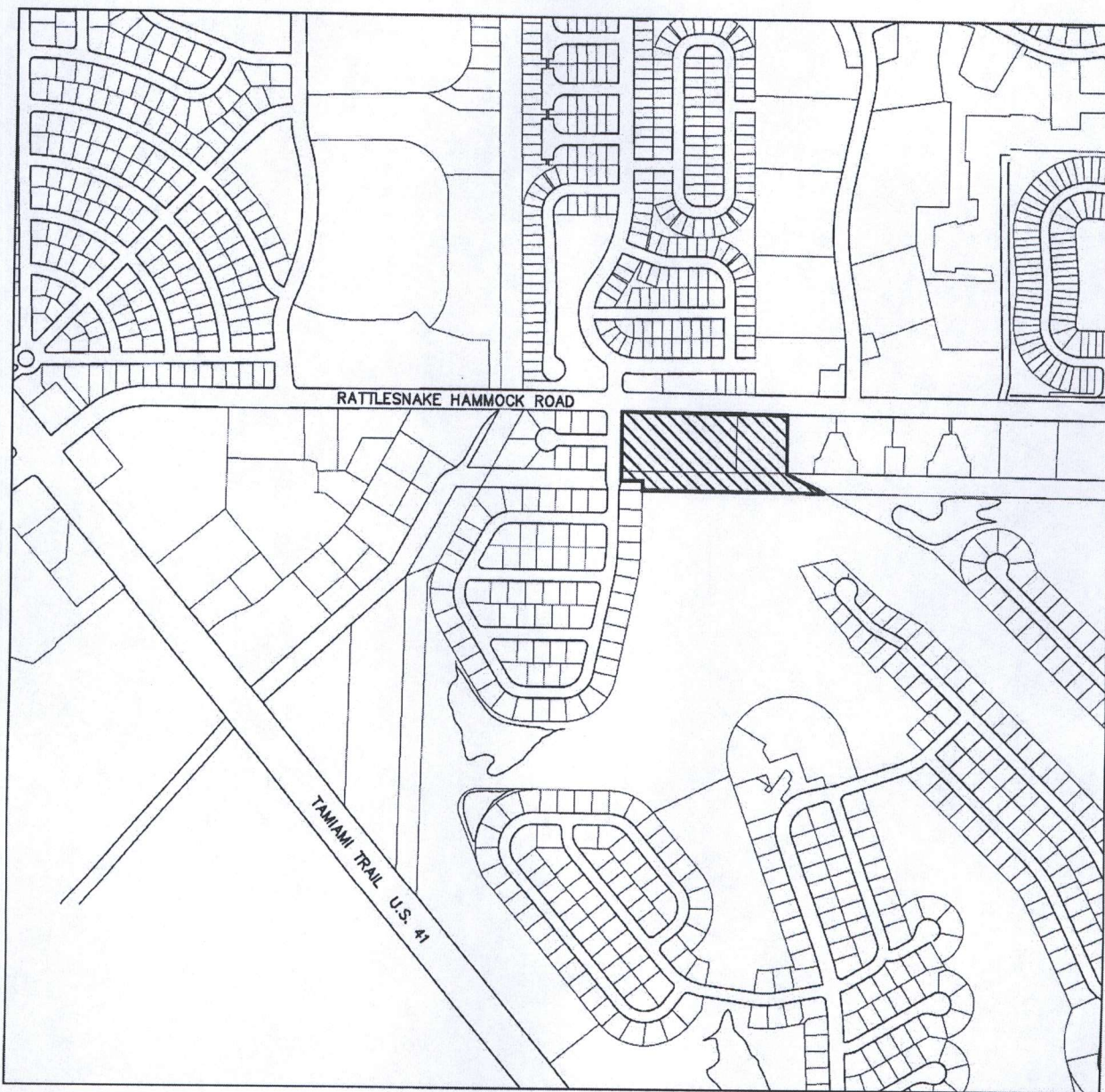
FUTURE LAND USE MAP	
ADOPTED	- JANUARY, 1989
AMENDED	- JANUARY, 1990
AMENDED	- FEBRUARY, 1991
AMENDED	- MAY, 1992
AMENDED	- MAY, 1993
AMENDED	- APRIL, 1994
AMENDED	- OCTOBER, 1997
AMENDED	- JANUARY, 1998
AMENDED	- FEBRUARY, 1999
AMENDED	- FEBRUARY, 2000
AMENDED	- MAY, 2000
AMENDED	- DECEMBER, 2000
AMENDED	- MARCH, 2001
AMENDED	- MAY 14, 2002 (Ord. No. 2002-26)
AMENDED	- JUNE 19, 2002 (Ord. No. 2002-32)
AMENDED	- OCTOBER 22, 2002 (Ord. No. 2002-54)
AMENDED	- FEBRUARY 11, 2003 (Ord. No. 2003-7)
AMENDED	- SEPTEMBER 8, 2003 (Ord. No. 2003-43)
AMENDED	- SEPTEMBER 10, 2003 (Ord. No. 2003-44)
AMENDED	- DECEMBER 16, 2003 (Ord. No. 2003-87)
AMENDED	- OCTOBER 28, 2004 (Ord. No. 2004-71)
AMENDED	- JUNE 7, 2005 (Ord. No. 2005-25)
AMENDED	- JANUARY 25, 2007 (Ord. No. 2007-18)
AMENDED	- DECEMBER 4, 2007 (Ord. No. 2007-78,79,81)
AMENDED	- OCTOBER 14, 2008 (Ord. No. 2008-57,58,59)
AMENDED	- SEPTEMBER 13, 2011 (Ord. No. 2011-28)
AMENDED	- SEPTEMBER 13, 2011 (Ord. No. 2011-27)
AMENDED	- JANUARY 8, 2013 (Ord. No. 2013-14)
AMENDED	- MAY 28, 2013 (Ord. No. 2013-41)


SITE
HIBISCUS RESIDENTIAL
INFILL SUBDISTRICT =
7.9± ACRES

**HIBISCUS RESIDENTIAL INFILL SUBDISTRICT
EXHIBIT V.B. - EXISTING FUTURE LAND USE MAP
SUBJECT SITE: URBAN DESIGNATION MIXED USE DISTRICT, HIBISCUS RESIDENTIAL INFILL SUBDISTRICT = 7.9± ACRES**

DRAFT

HIBISCUS RESIDENTIAL INFILL SUBDISTRICT COLLIER COUNTY, FLORIDA



LEGEND	
	HIBISCUS RESIDENTIAL INFILL SUBDISTRICT

PREPARED BY: GIS/CAD MAPPING SECTION
COLLIER COUNTY GROWTH MANAGEMENT DIVISION
DATE: 7/2014 FILE: CP-2013-10A.DWG



**EXHIBIT V.G.
SUPPLEMENTAL INFORMATION**

L-425

3419347 OR: 3585 PG: 1982

RECORDED in OFFICIAL RECORDS of COLLIER COUNTY, FL
06/11/2004 at 02:35PM DWIGHT E. BROCK, CLERK

CONS 3800000.00
REC FEE 44.00
DOC-.70 26600.00

This instrument prepared by:
Marjie C. Nealon, Esq.
Bilzin Sumberg Baena Price & Axelrod LLP
200 South Biscayne Boulevard
Suite 2500
Miami, FL 33131

Retn:
BILZIN SUMBERG ET AL
200 S BISCAYNE BLVD #2500
MIAMI FL 33131 5340

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 10th day of June, 2004 between WELLS FARGO BANK, N.A., A NATIONAL BANKING ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, FORMERLY KNOWN AS NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE UNDER THAT CERTAIN POOLING AND SERVICING AGREEMENT, DATED AS OF NOVEMBER 11, 1998, BY AND AMONG CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP. ("DEPOSITOR") AND NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION, AMONG OTHERS (FOR DEPOSITOR'S COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 1998-FL2) ("Grantor"), whose address is c/o Lennat Partners, Inc., 1601 Washington Avenue, Suite 700, Miami Beach, Florida 33139, in favor of NASSIF GOLF VENTURES, L.L.C., a Florida limited liability company ("Grantee"), whose address is 9130 Galleria Court, Suite 316, Naples, Florida 34109 and whose taxpayer identification number is _____:

WITNESSETH THAT:

Grantor, for and in consideration of the sum of Ten and No/100 U.S. Dollars (\$10.00), lawful money of the United States of America, to it in hand paid by Grantee, at or before the unsealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold, aliened, remised, released, conveyed and confirmed and by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee and its successors and assigns forever, the parcel of land situate, lying and being in the County of Collier, State of Florida, and more particularly described on the attached Exhibit A (the "Property").

Subject however, to the following:

- (a) Real property taxes and assessments for the year 2004 and thereafter;
- (b) Zoning and other regulatory laws and ordinances affecting the Property;
- (c) Matters which would be disclosed by an accurate survey;
- (d) Any plat affecting the Property; and
- (e) Easements, rights of way, limitations, conditions, covenants, restrictions, and other matters of record.

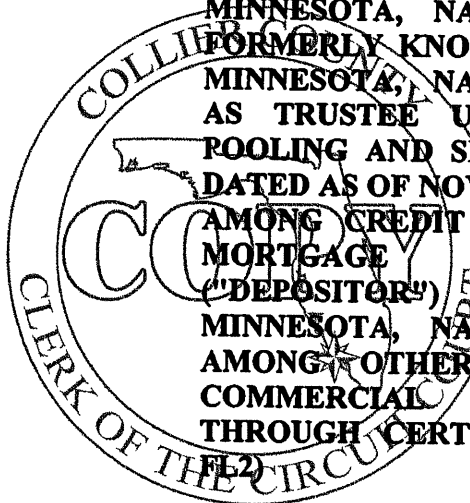
TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining.

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

AND Grantor hereby specially warrants the title to the Property and will defend the same against the lawful claims of any persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered in the in the presence of:



WELLS FARGO BANK, N.A., A NATIONAL BANKING ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, FORMERLY KNOWN AS NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE UNDER THAT CERTAIN POOLING AND SERVICING AGREEMENT, DATED AS OF NOVEMBER 11, 1998, BY AND AMONG CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP. ("DEPOSITOR") AND NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION, AMONG OTHERS (FOR DEPOSITOR'S COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 1998-

By: Lennar Partners, Inc., a Florida corporation, its attorney-in-fact

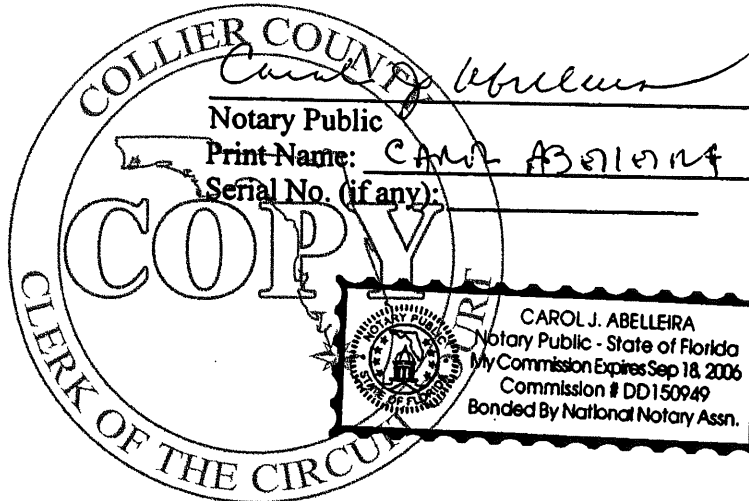
Signature: *Joseph DeBenedetto*
Print Name: Joseph DeBenedetto

By: *Steven D. Ferreira* (SEAL)
Name: Steven D. Ferreira
Title: Vice President

Signature: *David Botz*
Print Name: David Botz

STATE OF FLORIDA)
) SS.
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 4 day of June, 2004 by **Steven D. Ferreira** as Vice President of Lennar Partners, Inc., a Florida corporation, as attorney-in-fact for **WELLS FARGO BANK, N.A., A NATIONAL BANKING ASSOCIATION, SUCCESSOR BY MERGER TO WELLS FARGO BANK MINNESOTA, NATIONAL ASSOCIATION, FORMERLY KNOWN AS NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION, AS TRUSTEE UNDER THAT CERTAIN POOLING AND SERVICING AGREEMENT, DATED AS OF NOVEMBER 11, 1998, BY AND AMONG CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP. ("DEPOSITOR") AND NORWEST BANK MINNESOTA, NATIONAL ASSOCIATION, AMONG OTHERS (FOR DEPOSITOR'S COMMERCIAL MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 1998-FL2),** on behalf of the trust. He is personally known to me or has produced a driver's license as identification.



My Commission Expires:

Tax Folio Numbers: 55150040004; 55150120005; 5515048004; and 5515028000
5515048004

EXHIBIT "A"**LEGAL DESCRIPTION**

A parcel of land lying in Sections 19 and 20, Township 50 South, Range 26 East, Collier County, Florida, and more particularly described as follows:

All of Tract "A" and Tract "AA" as shown on LELY GOLF ESTATES Tract Map, as recorded in Plat Book 8, page 20 of the Public Records of Collier County, Florida;

and

An area of land located at the Northwest tip of Tract "E" as shown as a lake exception on PINEHURST ESTATES Plat as recorded in Plat Book 12, Page 1 of the Public Records of Collier County, Florida, hereinafter designated as Tract "AB";

LESS AND EXCEPTING from the above described land the following described parcels:

Less: An area of land previously designated as The Tennis Facility of Lely Estates lying to the North of the FOREST HILLS SECTION of the Lely Golf Estates as recorded in Plat Book 10, Page 84 of the public records of Collier County, Florida, hereinafter designated as Tract "AC" and more particularly, described as follows:

From a Point of Beginning at the Northwest corner of Lot 7, Block 24, of said FOREST HILLS SECTION as described above, run South 45 degrees 11'28" West for 29.07 feet; thence run North 43 degrees 33'59" West for 128.61 feet; thence run North 62 degrees 59'42" West for 51.57 feet; thence run North 24 degrees 08'16" West for 51.57 feet; thence run North 43 degrees 33'59" West for 237.39 feet; thence run North 32 degrees 04'50" West for 205.38 feet; thence run North 77 degrees 23'56" East for 200.27 feet; thence run South 50 degrees 44'51" East for 351.14 feet; thence run South 62 degrees 57'13" East for 218.36 feet; thence run South 45 degrees 11'28" West for 300.00 feet to the Point of Beginning;

and

Less: An area of land located at the Northwest corner of Tract "K" as recorded in LELY GOLF ESTATES, Plat Book 8, page 20 of the Public Records of Collier County, Florida, and hereinafter designated as Parcel II, and more particularly described as follows:

Beginning at the Northwest corner of Tract "K" as described above, run North 39 degrees 06'20" West along the Northeasterly right of way line of U.S. 41 and the Southwesterly line of Tract A for 266.50 feet; thence run North 50 degrees 53'40" East for 35.00 feet; thence South 78 degrees 00'02" East for 342.41 feet; thence run South 50 degrees 53'40" West for 250.00 feet to the Point of Beginning;

and

Less: An area of land located at the Northwest corner of Tract "K" as previously described above, hereinafter designated as Parcel III and more particularly described as follows:

Starting at the Northwest corner of Tract "K", as described, run North 50 degrees 53'40" East for 150.00 feet to the Point of Beginning; thence run North 50 degrees 53'40" East along same line for 100.00 feet; thence run South 57 degrees 42'10" East for 362.41 feet; thence run North 71 degrees 13'07" West for 405.53 feet to the Point of Beginning;

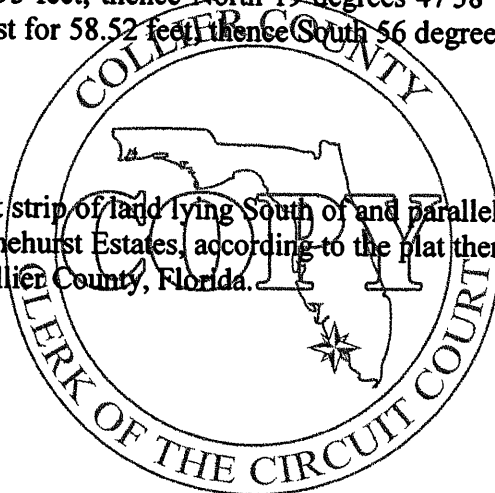
and

Less: An area of land located on Forest Hills Boulevard, and hereinafter described as Parcel IV and more particularly described as follows:

Begin at the Northernmost corner of Lot 18, Block 19 of LELY GOLF ESTATES, ST. ANDREWS EAST ADDITION, as recorded in Plat Book 10, page 98, of the Public Records of Collier County, Florida, and run South 33 degrees 27'04" West for 143.73 feet; thence North 11 degrees 14'57" West for 57.93 feet; thence North 19 degrees 47'38" West for 73.75 feet; thence North 30 degrees 04'33" East for 58.52 feet; thence South 56 degrees 32'56" East for 103.28 feet to the Point of Beginning;

and

Less: That certain three foot strip of land lying South of and parallel to the rear (South) property line of Lot 37, Block 12, Pinchurst Estates, according to the plat thereof in Plat Book 12, Page 1, of the Public Records of Collier County, Florida.



LETTER OF AUTHORIZATION

TO WHOM IT MAY CONCERN

I hereby authorize Q. Grady Minor and Associates, P.A. and Coleman, Yovanovich and Koester, P.A.
(Name of Agent)
to serve as my Agent in a request to amend the Collier County Growth Management Plan affecting
property identified in this Application.

Signed: *[Signature]* Date: 10/2/15

Name: David Nassif as Managing Member of Nassif Golf Ventures, LLC

I hereby certify that I have the authority to make the foregoing application, and that the application is true, correct and complete to the best of my knowledge.

[Signature]
Signature of Applicant

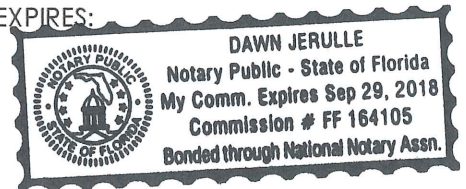
David Nassif as Managing Member of Nassif Golf Ventures, LLC,
Name - Typed or Printed

STATE OF (Florida)
COUNTY OF (Collier)

Sworn to and subscribed before me this 2nd day of October, 2015

by *[Signature]*
Notary Public

MY COMMISSION EXPIRES:



CHOOSE ONE OF THE FOLLOWING:

X who is personally known to me,
_____ who has produced _____ as identification
and

_____ did take an Oath
_____ did not take and Oath

NOTICE - BE AWARE THAT:

Florida Statute Section 837.06 - False Official Law states that:
"Whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his official duty shall be guilty of a misdemeanor of the second degree, punishable as provided by a fine to a maximum of %500.00 and/or maximum of a sixty day jail term."

APPROVED
ORDINANCE NO. 2015-26

ORDINANCE NO. 2015-26

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA AMENDING ORDINANCE NO. 89-05, AS AMENDED, THE COLLIER COUNTY GROWTH MANAGEMENT PLAN FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA, SPECIFICALLY AMENDING THE FUTURE LAND USE ELEMENT AND FUTURE LAND USE MAP AND MAP SERIES BY ADDING THE HIBISCUS RESIDENTIAL INFILL SUBDISTRICT TO ALLOW A MAXIMUM OF 64 RESIDENTIAL UNITS. THE SUBJECT PROPERTY IS LOCATED ON THE SOUTH SIDE OF RATTLESNAKE HAMMOCK ROAD AT THE INTERSECTION OF HIBISCUS DRIVE IN SECTION 19, TOWNSHIP 50 SOUTH, RANGE 26 EAST, CONSISTING OF 7.9 ACRES; AND FURTHERMORE, RECOMMENDING TRANSMITTAL OF THE ADOPTED AMENDMENT TO THE FLORIDA DEPARTMENT OF ECONOMIC OPPORTUNITY; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE. [PL20140000193 / CPSS-2014-1]

WHEREAS, Collier County, pursuant to Section 163.3161, *et. seq.*, Florida Statutes, the Florida Local Government Comprehensive Planning and Land Development Regulation Act, was required to prepare and adopt a comprehensive plan; and

WHEREAS, the Collier County Board of County Commissioners adopted the Collier County Growth Management Plan on January 10, 1989; and

WHEREAS, the Community Planning Act of 2011 provides authority for local governments to amend their respective comprehensive plans and outlines certain procedures to amend adopted comprehensive plans; and

WHEREAS, Nassif Golf Ventures LLC requested an amendment to the Future Land Use Element and Future Land Use Map and Map Series to create the Hibiscus Residential Infill District; and

WHEREAS, pursuant to Subsection 163.3187(1), Florida Statutes, this amendment is considered a Small Scale Amendment; and

WHEREAS, the Subdistrict property is not located in an area of critical state concern or an area of critical economic concern; and

WHEREAS, the Collier County Planning Commission (CCPC) on February 19, 2015 considered the proposed amendment to the Growth Management Plan and recommended approval of said amendment to the Board of County Commissioners; and



WHEREAS, the Board of County Commissioners of Collier County did take action in the manner prescribed by law and held public hearings concerning the proposed adoption of the amendment to the Future Land Use Element and Future Land Use Map and Map Series of the Growth Management Plan on April 14, 2015; and

WHEREAS, all applicable substantive and procedural requirements of law have been met.

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

SECTION ONE: ADOPTION OF AMENDMENT TO THE GROWTH MANAGEMENT PLAN

The Board of County Commissioners hereby adopts this small scale amendment to the Future Land Use Element and Future Land Use Map and Map Series in accordance with Section 163.3184, Florida Statutes. The text amendment is attached hereto as Exhibit "A" and incorporated herein by reference.

SECTION TWO: SEVERABILITY.

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 THREE: EFFECTIVE DATE.

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

PASSED AND DULY ADOPTED by the Board of County Commissioners of Collier County, Florida this 14th day of April, 2015.

ATTEST
DWIGHT E. BROCK, CLERK
[Signature]
Deputy Clerk
Attest as to Chairman's
signature only

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

BY: *[Signature]*
TIM NANCE, Chairman

Approved as to form and legality:

[Signature]
Heidi Ashton-Cicko,
Managing Assistant County Attorney
HMC 3/11/15

Attachment: Exhibit A – Proposed Text Amendment & Map Amendment

This ordinance filed with the Secretary of State's Office the 17th day of April, 2015 and acknowledgement of that filing received this 20th day of April, 2015
By *[Signature]*
Deputy Clerk



EXHIBIT A

FUTURE LAND USE ELEMENT

Policy 1.1:

The Urban Future Land Use Designation shall include Future Land Use District and Subdistricts for:

A. URBAN – MIXED USE DISTRICT

*** **

17. Hibiscus Residential Infill Subdistrict

I. URBAN DESIGNATION

*** **

A. Urban Mixed Use District

*** **

17. Hibiscus Residential Infill Subdistrict

[Page 46]

The Hibiscus Residential Infill Subdistrict is located on the south side of Rattlesnake Hammock Road, at the intersection of Hibiscus Drive; consists of approximately 7.9 acres; and, comprises Lots 1 and 2, and Tract "R" of the Hibiscus Golf Course Subdivision. The purpose of this Subdistrict is to allow development of up to 64 residential units on this infill property. Buildings shall be limited in height to a maximum of three stories and the rezoning is encouraged to be in the form of a Planned Unit Development.

*** **

FUTURE LAND USE MAP SERIES

*** **

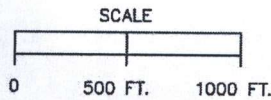
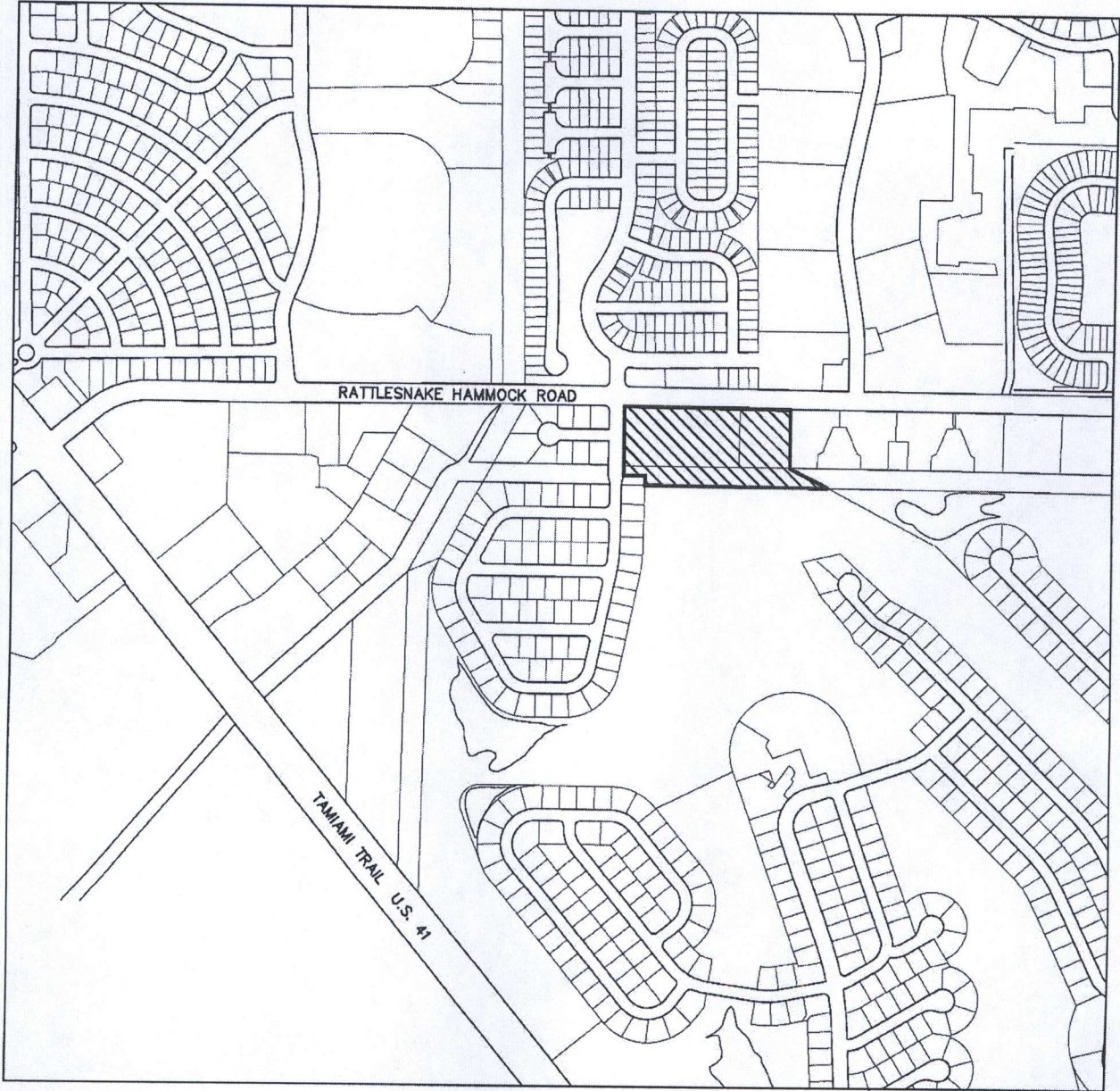
Hibiscus Residential Infill Subdistrict


Words underlined are added; words ~~struck through~~ are deleted.
Row of asterisks (***) denotes break in text.



DRAFT

HIBISCUS RESIDENTIAL INFILL SUBDISTRICT COLLIER COUNTY, FLORIDA



LEGEND	
	HIBISCUS RESIDENTIAL INFILL SUBDISTRICT

PREPARED BY: GIS/CAD MAPPING SECTION
 COLLIER COUNTY GROWTH MANAGEMENT DIVISION
 DATE: 7/2014 FILE: CP-2013-10A.DWG



2012 - 2025 FUTURE LAND USE MAP Collier County Florida

DETAILS OF THE RLSA OVERLAY AREA ARE SHOWN ON THE FUTURE LAND USE MAP TITLED: "COLLIER COUNTY RURAL & AGRICULTURAL AREA ASSESSMENT STEWARDSHIP OVERLAY MAP"

DRAFT

URBAN DESIGNATION

- MIXED USE DISTRICT
- URBAN RESIDENTIAL SUBDISTRICT
- RESIDENTIAL DENSITY BANDS
- URBAN COASTAL FRINGE SUBDISTRICT
- URBAN RESIDENTIAL FRINGE SUBDISTRICT
- BUSINESS PARK SUBDISTRICT
- OFFICE AND INFILL COMMERCIAL SUBDISTRICT
- PUD NEIGHBORHOOD VILLAGE CENTER SUBDISTRICT
- RESIDENTIAL MIXED USE NEIGHBORHOOD SUBDISTRICT
- ORANGE BLOSSOM MIXED USE SUBDISTRICT
- VANDERBILT BEACH / COLLIER BLVD. COMMERCIAL SUBDISTRICT
- HENDERSON CREEK MIXED USE SUBDISTRICT
- RESEARCH AND TECHNOLOGY PARK SUBDISTRICT
- BICYCLE MIXED USE SUBDISTRICT
- COMMERCIAL MIXED USE SUBDISTRICT
- LIVINGSTON ROAD / RADIO ROAD COMMERCIAL INFILL SUBDISTRICT
- VANDERBILT BEACH ROAD NEIGHBORHOOD COMMERCIAL SUBDISTRICT
- COLLIER BOJA FLAVO COMMUNITY FACILITY SUBDISTRICT
- HERSHEL RESIDENTIAL INFILL SUBDISTRICT
- INDUSTRIAL DISTRICT
- BUSINESS PARK SUBDISTRICT
- RESEARCH AND TECHNOLOGY PARK SUBDISTRICT

COMMERCIAL DISTRICT

- MIXED USE ACTIVITY CENTER SUBDISTRICT
- INTERCHANGE ACTIVITY CENTER SUBDISTRICT
- LIVINGSTON / PINE RIDGE COMMERCIAL INFILL SUBDISTRICT
- BUSINESS PARK SUBDISTRICT
- RESEARCH AND TECHNOLOGY PARK SUBDISTRICT
- LIVINGSTON ROAD / EATONWOOD LANE COMMERCIAL INFILL SUBDISTRICT
- LIVINGSTON ROAD COMMERCIAL INFILL SUBDISTRICT
- COMMERCIAL MIXED USE SUBDISTRICT
- LIVINGSTON ROAD / VETERAN'S MEMORIAL BLVD. COMMERCIAL INFILL SUBDISTRICT
- GOODLETTE / PINE RIDGE COMMERCIAL INFILL SUBDISTRICT
- ORANGE BLOSSOM / AIRPORT CROSSROADS COMMERCIAL SUBDISTRICT

AGRICULTURAL / RURAL DESIGNATION

- AGRICULTURAL/RURAL MIXED USE DISTRICT
- RURAL COMMERCIAL SUBDISTRICT
- RURAL RESERVE
- MIXED USE DISTRICT
- RECEIVING LANDS
- SENDING LANDS
- NEUTRAL LANDS

ESTATES DESIGNATION

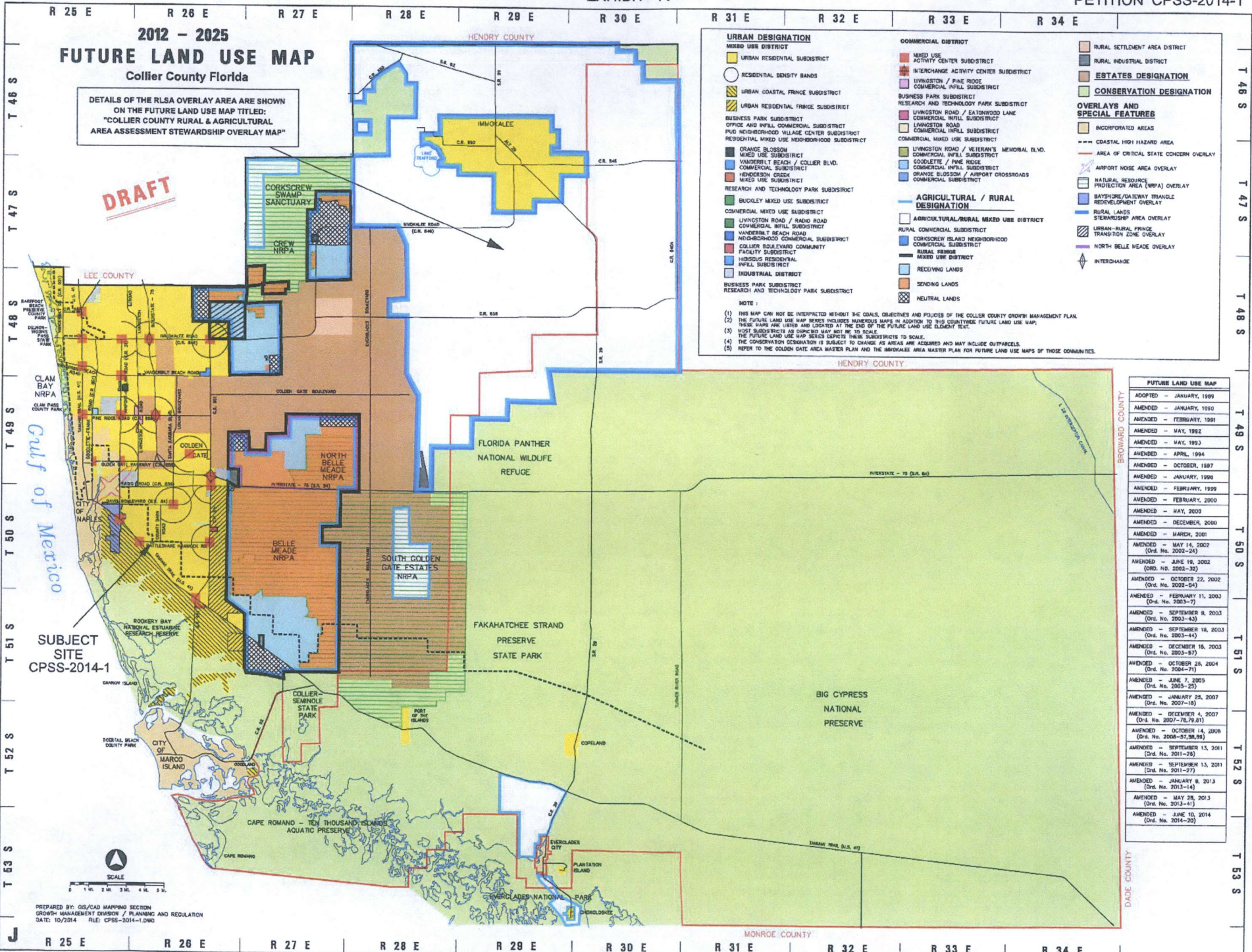
- RURAL SETTLEMENT AREA DISTRICT
- RURAL INDUSTRIAL DISTRICT
- CONSERVATION DESIGNATION

OVERLAYS AND SPECIAL FEATURES

- INCORPORATED AREAS
- COASTAL HPI HAZARD AREA
- AREA OF CRITICAL STATE CONCERN OVERLAY
- AIRPORT NOISE AREA OVERLAY
- NATURAL RESOURCES PROTECTION AREA (NRPA) OVERLAY
- BAYSHORE/GATEWAY TRIANGLE REDEVELOPMENT OVERLAY
- RURAL LANDS STEWARDSHIP AREA OVERLAY
- URBAN-RURAL FRINGE TRANSITION ZONE OVERLAY
- NORTH BELLE MEADE OVERLAY
- INTERCHANGE

NOTE:

- (1) THIS MAP CAN NOT BE INTERPRETED WITHOUT THE GOALS, OBJECTIVES AND POLICIES OF THE COLLIER COUNTY GROWTH MANAGEMENT PLAN.
- (2) THE FUTURE LAND USE MAP BEYOND INCLUDES UNADMITTED MAPS IN ADDITION TO THIS COUNTY'S FUTURE LAND USE MAP.
- (3) MOST SUBDISTRICTS AS SHOWN MAY NOT BE TO SCALE. THE FUTURE LAND USE MAP BEYOND SHOWS THESE SUBDISTRICTS TO SCALE.
- (4) THE CONSERVATION DESIGNATION IS SUBJECT TO CHANGE AS AREAS ARE ACQUIRED AND MAY INCLUDE OUTPARCELS.
- (5) REFER TO THE GOLDEN GATE AREA MASTER PLAN AND THE BAYSHORE AREA MASTER PLAN FOR FUTURE LAND USE MAPS OF THOSE COMMUNITIES.



FUTURE LAND USE MAP	
ADOPTED -	JANUARY, 1989
AMENDED -	JANUARY, 1990
AMENDED -	FEBRUARY, 1991
AMENDED -	MAY, 1992
AMENDED -	MAY, 1993
AMENDED -	APRIL, 1994
AMENDED -	OCTOBER, 1997
AMENDED -	JANUARY, 1998
AMENDED -	FEBRUARY, 1999
AMENDED -	FEBRUARY, 2000
AMENDED -	MAY, 2000
AMENDED -	DECEMBER, 2000
AMENDED -	MARCH, 2001
AMENDED -	MAY 14, 2002 (Ord. No. 2002-24)
AMENDED -	JUNE 19, 2002 (Ord. No. 2002-30)
AMENDED -	OCTOBER 22, 2002 (Ord. No. 2002-54)
AMENDED -	FEBRUARY 11, 2003 (Ord. No. 2003-7)
AMENDED -	SEPTEMBER 8, 2003 (Ord. No. 2003-43)
AMENDED -	SEPTEMBER 10, 2003 (Ord. No. 2003-44)
AMENDED -	DECEMBER 16, 2003 (Ord. No. 2003-57)
AMENDED -	OCTOBER 28, 2004 (Ord. No. 2004-71)
AMENDED -	JUNE 7, 2005 (Ord. No. 2005-25)
AMENDED -	JANUARY 25, 2007 (Ord. No. 2007-10)
AMENDED -	DECEMBER 4, 2007 (Ord. No. 2007-78,79,81)
AMENDED -	OCTOBER 14, 2008 (Ord. No. 2008-57,58,59)
AMENDED -	SEPTEMBER 13, 2011 (Ord. No. 2011-28)
AMENDED -	SEPTEMBER 13, 2011 (Ord. No. 2011-27)
AMENDED -	JANUARY 8, 2013 (Ord. No. 2013-14)
AMENDED -	MAY 28, 2013 (Ord. No. 2013-41)
AMENDED -	JUNE 10, 2014 (Ord. No. 2014-20)

Page 3 of 3



PREPARED BY: GIS/CAD MAPPING SECTION
GROWTH MANAGEMENT DIVISION / PLANNING AND REGULATION
DATE: 10/2014 FILE: CPSS-2014-1.DWG



FLORIDA DEPARTMENT *of* STATE

RICK SCOTT
Governor

KEN DETZNER
Secretary of State

April 20, 2015

Honorable Dwight E. Brock
Clerk of the Circuit Court
Collier County
Post Office Box 413044
Naples, Florida 34101-3044

Attention: Martha S. 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. 2015-26, which was filed in this office on April 17, 2015.

Sincerely,

Ernest L. Reddick
Program Administrator

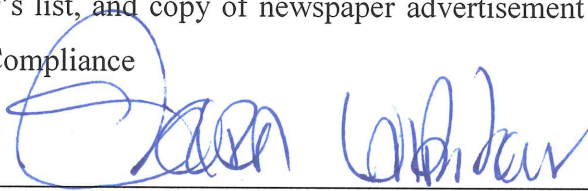
ELR/lb

NIM DOCUMENTS

AFFIDAVIT OF COMPLIANCE
Petitions PL20150002354/CPSS-2015-2, Hibiscus Residential Infill Subdistrict and
PUDA-PL20150002326, Hibiscus RPUD

I hereby certify that pursuant to Ordinance 2004-41, of the Collier County Land Development Code, I did cause the attached newspaper advertisement to appear and I did give notice by mail to the following property owners and/or condominium and civic associations whose members may be affected by the proposed land use changes of an application request for a rezoning, PUD amendment, or conditional use, at least 15 days prior to the scheduled Neighborhood Information Meeting. *For the purposes of this requirement, the names and addresses of property owners shall be deemed those appearing on the latest tax rolls of Collier County and any other persons or entities who have made a formal request of the county to be notified.* The said notice contained the laymen's description of the site property of proposed change and the date, time, and place of a Neighborhood Information Meeting.

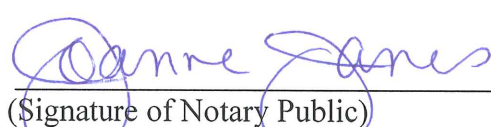
Per the attached letters, property owner's list, and copy of newspaper advertisement which are hereby made a part of this Affidavit of Compliance



(Signature of Applicant)

State of Florida
County of Lee

The foregoing Affidavit of compliance was acknowledged before me this 23rd day of November, 2015 by Sharon Umpenhour, who is personally known to me or ~~who has produced~~ _____ as identification.



(Signature of Notary Public)

Joanne Janes

Printed Name of Notary



(Notary Seal)



Civil Engineers • Land Surveyors • Planners • Landscape Architects

November 20, 2015

**RE: Neighborhood Information Meeting
Petitions PL20150002354/CPSS-2015-2, Hibiscus Residential Infill Subdistrict and
PUDA-PL20150002326, Hibiscus RPUD**

Dear Sir or Madam:

Formal applications have been submitted to Collier County, seeking approval of a Small-Scale Growth Management Plan Amendment and a Residential Planned Unit Development (RPUD) amendment, by Nassif Golf Ventures, LLC, represented by D. Wayne Arnold, AICP of Q. Grady Minor and Associates, P.A. and Richard D. Yovanovich of Coleman, Yovanovich and Koester, P.A., for the following described property:

The subject property is comprised of approximately 7.9± acres, located on the south side of Rattlesnake Hammock Road at Hibiscus Drive in Section 19, Township 50 South, Range 26 East, Collier County, Florida.

Nassif Golf Ventures, LLC is asking the County to approve these applications to allow a concurrent small-scale amendment to the Collier County Growth Management Plan and amendment to the Residential Planned Unit Development (RPUD) known as Hibiscus RPUD. The Growth Management Plan Amendment proposes to amend the Hibiscus Residential Infill Subdistrict text to increase the number of stories allowed for residential multi-family buildings from three to four.

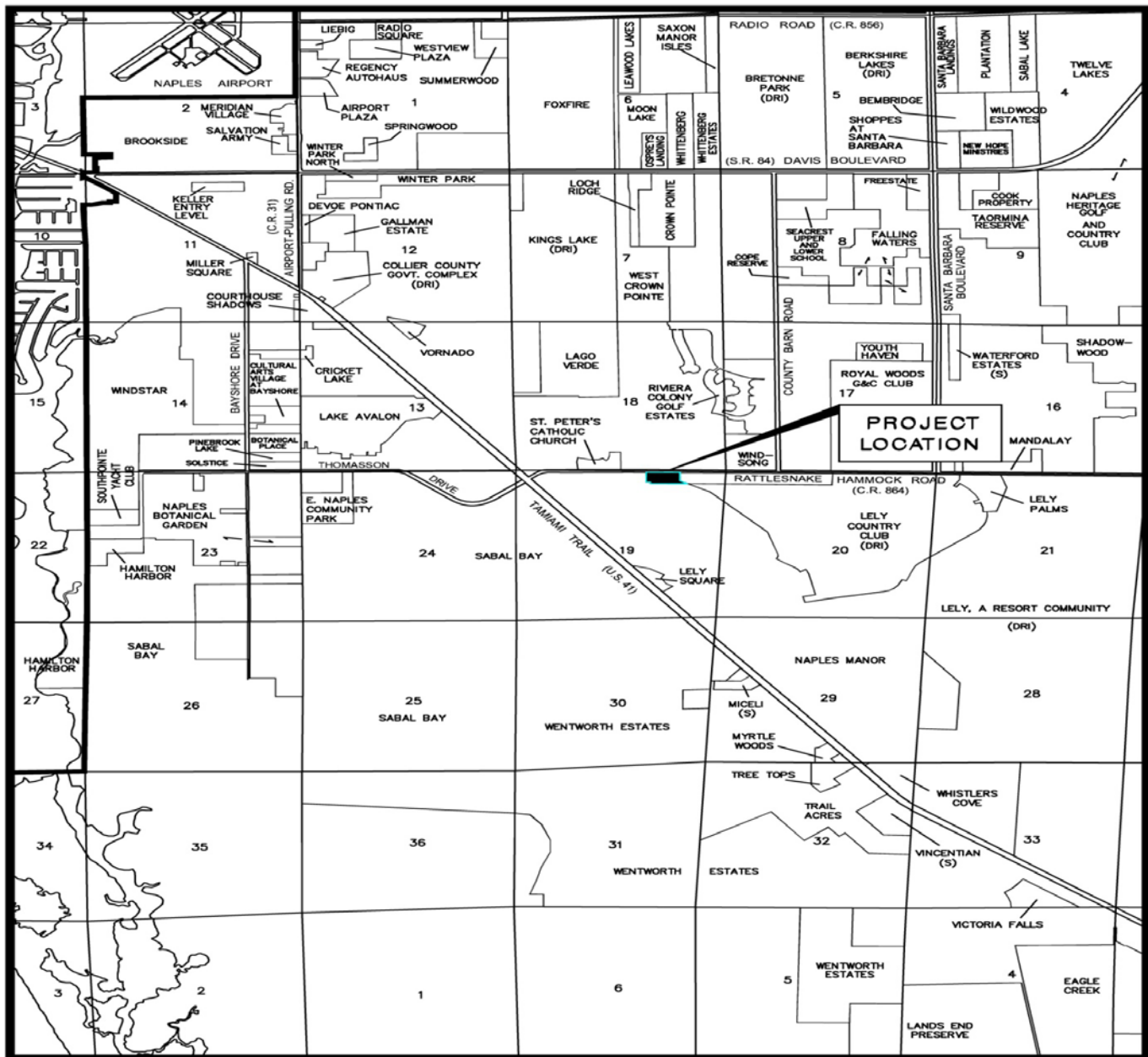
The RPUD amendment petition being processed concurrently with the Growth Management Plan Amendment proposes to make minor changes to the PUD document which would change Exhibit B to increase the multi-family zoned height from 45 feet to 50 feet and the actual height from 50 feet to 55 feet and Exhibit F.1.a to increase the number of units allowed per building from 12 units to 16 units.

You are invited to attend a neighborhood information meeting hosted by the applicant to inform nearby property owners, neighbors and the public of the proposed changes to the subject property. The Neighborhood Information Meeting is for informational purposes only, it is not a public hearing, and will be held on **Wednesday, December 9, 2015, 5:30 pm** at the **East Naples Library, 8787 Tamiami Trail East, Naples, FL 34113.**

If you are unable to attend this meeting and have questions or comments, or if you have questions prior to the meeting, they can be directed by e-mail, phone, fax or mail by **December 9, 2015** to: sumpenhour@gradyminor.com, phone **239-947-1144**, fax **239-947-0375**, Q. Grady Minor and Associates, P.A., 3800 Via Del Rey, Bonita Springs, Florida 34134.

Sincerely,

Sharon Umpenhour
Senior Planning Technician



RECKEY	NAME1	NAME2	NAME3	NAME4	NAME5	NAME6	LEGAL	BLDG/UNIT	SECT	TWP	RANGE	
28030640001	AMPAGOOMIAN, HARRY & PAMELA T	8829 BESTHOLD GARTH				COLUMBIA, MD 21045---0000	COUNTRY CLUB MANOR A CONDOMINIUM UNIT B-208	B	208	19	50	26
33280080008	ANASTASI, MARY L	DEBORAH SIMONI	46 WOODSTREAM DRIVE			DELMAR, NY 12054---4123	FOUNTAINS UNIT #3, THE A CONDOMINIUM BLDG J-102	J	102	18	50	26
77457000084	ARNDT, HARALD & ANGELIKA	KLEVERSTUCKE 28	LUNEBURG		LOWER SAXONY	GERMANY 27339	TREASURE POINT LOT 2		2	19	50	26
54901800009	ASPHAHANI, AZIZ I & WENDY J	105 DORAL CIR				NAPLES, FL 34113---7434	LELY GOLF EST UNIT 1 BLK 2 LOT 35	2	35	19	50	26
28130800000	ATILES, EFRAIN & AFROSE	5451 RATTLESNAKE HAMM RD	#304D			NAPLES, FL 34113---0000	COUNTRY CLUB MANOR A CONDOMINIUM UNIT D-304	D	304	19	50	26
28130400002	BARAKOS, JAMES	ALEXANDRA COE TREDENNICK	612 S BROOKSVALE RD			CHESHIRE, CT 06410---0000	COUNTRY CLUB MANOR A CONDOMINIUM UNIT D-202	D	202	19	50	26
33281600005	BARON, ROBERTA	11767 JUANITA DRIVE				ORLAND PARK, IL 60467---0000	FOUNTAINS UNIT #3, THE A CONDOMINIUM BLDG M-202	M	202	18	50	26
33281560006	BARRY TR, RUTH M	UTD 10-14-93		5590 RATTLESNAKE HMCK RD #M201		NAPLES, FL 34113---7482	FOUNTAINS UNIT #3, THE A CONDOMINIUM BLDG M-201	M	201	18	50	26
54902240008	BARTON, GEORGE K	110 DORAL CIR				NAPLES, FL 34113---7435	LELY GOLF EST UNIT 1 BLK 3 LOT 9 OR 1444 PG 2342	3	9	19	50	26
33280280002	BAUMGARTNER, JOHANN & SONJA	9 LINDBERG CT				NORTHPORT, NY 11768---2964	FOUNTAINS UNIT #3, THE A CONDOMINIUM BLDG J-201	J	201	18	50	26
33281400001	BECK, MARY E	5590 RATTLESNAKE HMCK RD #M103				NAPLES, FL 34113---7464	FOUNTAINS UNIT #3, THE A CONDOMINIUM BLDG M-103	M	103	18	50	26
33280320001	BECKER, JANET	5500 RATTLESNAKE HMCK RD #J202				NAPLES, FL 34113---7468	FOUNTAINS UNIT #3, THE A CONDOMINIUM BLDG J-202	J	202	18	50	26
33281320000	BELLEZZO TR EST, LEONARD J	LEONARD J BELLEZZO JR TRUST	UTD 01/20/92		5590 RATTLESNAKE HMCK RD #M101	NAPLES, FL 34113---7464	FOUNTAINS UNIT #3, THE A CONDOMINIUM BLDG M-101	M	101	18	50	26
28080160007	BENDING, RONALD H & BETTY L	17W 134TH NORTH STREET				ENSENVILLE, IL 60106---0000	COUNTRY CLUB MANOR A CONDOMINIUM UNIT C-104	C	104	19	50	26
27980080000	BENNETT TR, KELLY P	KELLY P BENNETT REV LIV TRUST	UTD 3/16/04	2151 HENLEY RD		LUTZ, FL 33558---8331	COUNTRY CLUB MANOR A CONDOMINIUM UNIT A-102	A	102	19	50	26
70320520009	BERNARD, EUGENE A & SHEILA C	17 BLUEBERRY ST				WEYMOUTH, MA 02188---1101	RIVIERA GOLF EST CONDO #1 INC BLDG A APT 202	A	202	18	50	26
28180280007	BETH A CHRONISTER TRUST	5435 RATTLESNAKE HMCK RD #107E				NAPLES, FL 34113---7485	COUNTRY CLUB MANOR A CONDOMINIUM UNIT E-107	E	107	19	50	26
28080120005	BLUE, MAMIE L	3144 ANDORRA CT				NAPLES, FL 34109---1387	COUNTRY CLUB MANOR A CONDOMINIUM UNIT C-103	C	103	19	50	26
70062400005	BOGERT, JOHN A & MARLENE J	541 MONTE CARLO LN				NAPLES, FL 34112---9115	RIVIERA COLONY BLK 4 LOT 3	4	3	18	50	26
70060680005	BOLSTAD, WILLIAM & EILEEN	78 OAK ST				OAKLAND, ME 04963---5020	RIVIERA COLONY BLK 2 LOT 5	2	5	18	50	26
28130920003	BONTRAGER, BILL L & JO A	24201 VILLA COURT				ELKHART, IN 46517---0000	COUNTRY CLUB MANOR A CONDOMINIUM UNIT D-307	D	307	19	50	26
70320920007	BORK, MARSHALL K	ILONA MACLAREN-BORK	1296 ALLOWAY CRESCENT		OTTAWA, ON	CANADA K1K 3Z4	RIVIERA GOLF EST CONDO #1 INC BLDG B APT 103	B	103	18	50	26
70320040000	BOWLES, ALLEN C & NANCY A	325 CHARLEMAGNE BLVD # A100				NAPLES, FL 34112---7066	RIVIERA GOLF EST CONDO #1 INC BLDG A APT 100	A	100	18	50	26
28180760006	BOWRON, ELEANOR L	5435 RATTLESNAKE HAMCK RD #303				NAPLES, FL 34113---7423	COUNTRY CLUB MANOR A CONDOMINIUM UNIT E-303	E	303	19	50	26
70061360007	BRACKETT, SUSAN	KENNETH BRACKETT	19438 MECHANICSBURG ILLUPLS RD			ILLIOPOLIS, IL 62539---3658	RIVIERA COLONY BLK 2 LOT 22	2	22	18	50	26
77457000068	BREAULT HOLDINGS LLC	4902 DE WITT # 103				CANTON, MI 48188---0000	TREASURE POINT LOT 1		1	19	50	26
70321520008	BREEN, ROBERT P & CECILIA C	363 SAGEWOOD TER				WILLIAMSVILLE, NY 14221---3943	RIVIERA GOLF EST CONDO #1 INC BLDG B APT 209	B	209	18	50	26
70322160001	BREEN, ROBERT P & CECILIA C	DOUGLAS P GREEN	SUSAN M SHIA	363 SAGEWOOD TER		BUFFALO, NY 14221---3943	RIVIERA GOLF EST CONDO #1 INC BLDG C APT 209	C	209	18	50	26
28130480006	BRESNAHAN TR, PATRICK W	ELAINE S BRESNAHAN TR	P W & E S BRESNAHAN LIV TRUST	UTD 12/04/95	5451 RATTLESNAKE HMCK RD #204D	NAPLES, FL 34113---7487	COUNTRY CLUB MANOR A CONDOMINIUM UNIT D-204	D	204	19	50	26
28180680005	BROOKE, PAMELA A	5435 RATTLESNAKE HMCK RD #301E				NAPLES, FL 34113---7486	COUNTRY CLUB MANOR A CONDOMINIUM UNIT E-301	E	301	19	50	26
70321160002	BROWN, DAVID P & JOYCE E	117 WICKHAM LANE				CROSSVILLE, TN 38558---0000	RIVIERA GOLF EST CONDO #1 INC BLDG B APT 109	B	109	18	50	26
28130680000	BURKE, RICHARD T & BRIDGET M	142 CHESTERFIELD LANE				TOMS RIVER, NJ 08757---0000	COUNTRY CLUB MANOR A CONDOMINIUM UNIT D-301	D	301	19	50	26
27980600008	BUTTROS SR, PAUL J	21583 BELLA TERRA BLVD				ESTERO, FL 33928---7345	COUNTRY CLUB MANOR A CONDOMINIUM UNIT A-207	A	207	19	50	26
28230680007	CABALLERO, JILL	JEFFREY SNYDER	5075 TAMARIND RIDGE DR			NAPLES, FL 34119---2829	COUNTRY CLUB MANOR A CONDOMINIUM UNIT F-301	F	301	19	50	26
54900240000	CALDERON, CLARA C	3846 HUELVA CT				NAPLES, FL 34109---0327	LELY GOLF EST UNIT 1 BLK 1 LOT 6	1	6	19	50	26
33281480005	CAMPBELL, MARCIA G	252 ROLLING GREENE DRIVE NW				GRAND RAPIDS, MI 49534---0000	FOUNTAINS UNIT #3, THE A CONDOMINIUM BLDG M-105	M	105	18	50	26
28030040009	CARDINEL, WILLIAM E & BONNIE J	5483 RATTLESNAKE HMMK RD #B101				NAPLES, FL 34113---7410	COUNTRY CLUB MANOR A CONDOMINIUM UNIT B-101	B	101	19	50	26
28230240007	CARLSON, ROBERT LEE & MARY KAY	2810 N ELM LN				ARLINGTON HTS, IL 60004---2105	COUNTRY CLUB MANOR A CONDOMINIUM UNIT F-106	F	106	19	50	26
28230600003	CASTAN, MARIA	5419 RATTLESNAKE HAMMOCK ROAD	#207			NAPLES, FL 34113---0000	COUNTRY CLUB MANOR A CONDOMINIUM UNIT F-207	F	207	19	50	26
54902400000	CAZOLA, RAMIRO	102 DORAL CIR				NAPLES, FL 34113---0000	LELY GOLF EST UNIT 1 BLK 3 LOT 13 OR 1721 PG 1997	3	13	19	50	26
54900360003	CERASANI, MARCELLO	103 WILLOW CREEK LN				NAPLES, FL 34113---7441	LELY GOLF EST UNIT 1 BLK 1 LOT 9	1	9	19	50	26
70061240004	CHARON, WILLIAM & MARYANN	432 OCEAN AVE				BEACHWOOD, NJ 08722---3712	RIVIERA COLONY BLK 2 LOT 19	2	19	18	50	26
28130120007	CHIARELLA, REGINA	23 HILLCREST DR				MAHOPAC, NY 10541---1744	COUNTRY CLUB MANOR A CONDOMINIUM UNIT D-103	D	103	19	50	26
54900600006	CHOATE JOINT REVOCABLE TRUST	165 DORAL CIR				NAPLES, FL 34113---7400	LELY GOLF EST UNIT 1 BLK 2 LOT 5	2	5	19	50	26
28180560002	COGAN, PATRICIA L	5435 RATTLESNAKE HMCK RD #E206				NAPLES, FL 34113---7486	COUNTRY CLUB MANOR A CONDOMINIUM UNIT E-206	E	206	19	50	26
55151800007	COLLIER CNTY	C/O REAL PROPERTY MANAGEMENT	3335 TAMiami TR E, STE 101			NAPLES, FL 34112---0000	LELY GOLF EST TRACT MAP 100' DRAINAGE EASEMENT LYING IN TRACTS N & B, DESC IN OR 970 PG 1238, AND THAT PORTION OF	N	14.2	20	50	26
77457000042	COLLIER COUNTY	3299 TAMiami TRAIL E	% COUNTY STTORNEY	STE 800		NAPLES, FL 34112---0000	TREASURE POINT TRACT B	B	1	19	50	26
28030360006	COMISE, JOHN W	5328 S LONG AVENUE				CHICAGO, IL 60638---0000	COUNTRY CLUB MANOR A CONDOMINIUM UNIT B-201	B	201	19	50	26
27980040008	CONTRERAS, CECILIA & JAIME	5499 RATTLESNAKE HMCK RD #A101				NAPLES, FL 34113---0000	COUNTRY CLUB MANOR A CONDOMINIUM UNIT A-101	A	101	19	50	26
28130080008	CRAVENS, STANLEY J & PEGGY M	1063 BAYSWATER DR				UNION, KY 41091---8651	COUNTRY CLUB MANOR A CONDOMINIUM UNIT D-102	D	102	19	50	26
54900200008	CRETELLA, EUGENE J & TAMMY M	110 WILLOW CREEK LN				NAPLES, FL 34113---7441	LELY GOLF EST UNIT 1 BLK 1 LOT 5	1	5	19	50	26
28230080005	CULBERTSON, JAMES E	FLORENCE A CULBERTSON	5419 RATTLESNAKE HMCK RD #102F			NAPLES, FL 34113---7401	COUNTRY CLUB MANOR A CONDOMINIUM UNIT F-102	F	102	19	50	26
70320080002	CURTIS TR, EMILY	CURTIS FAMILY JOINT LIV TRUST	DATED 11/11/94		325 CHARLEMAGNE BLVD APT A101	NAPLES, FL 34112---7066	RIVIERA GOLF EST CONDO #1 INC BLDG A APT 101	A	101	18	50	26
33280880004	CYCKOWSKI, GEORGE & CAROL	5560 RATTLESNAKE HMCK RD #L102				NAPLES, FL 34113---7463	FOUNTAINS UNIT #3, THE A CONDOMINIUM BLDG L-102	L	102	18	50	26
28030480009	DAWSON, HENRY & NANCY	5483 RATTLESNAKE HMCK RD #204B				NAPLES, FL 34113---7491	COUNTRY CLUB MANOR A CONDOMINIUM UNIT B-204	B	204	19	50	26
28030800003	DELLERMAN, LOUIS J & MARJORIE	3284 MARCH TER				CINCINNATI, OH 45239---5468	COUNTRY CLUB MANOR A CONDOMINIUM UNIT B-304	B	304	19	50	26
54900040006	DELONY, JAMES B	KELLEY M BRIDWELL	102 WILLOW CREEK LN			NAPLES, FL 34113---7441	LELY GOLF EST UNIT 1 BLK 1 LOT 1	1	1	19	50	26
28230960002	DENTREMONTE, ROY & CAROL	LOWER WEST PUBNICO	81 POND RD	BOX 87	YARMOUTH COUNTY, NS	CANADA BOW 2C0	COUNTRY CLUB MANOR A CONDOMINIUM UNIT F-308	F	308	19	50	26
54900440004	DIAZ, MARTHA E	173 DORAL CIR				NAPLES, FL 34113---7400	LELY GOLF EST UNIT 1 BLK 2 LOT 1	2	1	19	50	26
70060960000	DIORENZO, LOUIS T & ANN	10217 MILLERS RD				LYNDONVILLE, NY 14098---0000	RIVIERA COLONY BLK 2 LOT 12	2	12	18	50	26
28230280009	DOBZNSKI, MARIE A	HELEN A BURKE RASMUSON	2989 POTSHOP RD			NORRISTOWN, PA 19403---3854	COUNTRY CLUB MANOR A CONDOMINIUM UNIT F-107	F	107	19	50	26
70061400006	DOLCI, JULIE E & SUSAN K	10 JOYCE CT				COLUMBUS, NJ 08022---0000	RIVIERA COLONY BLK 2 LOT 23	2	23	18	50	26
70321360006	DOMINGUE, MARCEL W	ESTELLE BEAUCHAMP	1841 BURFIELD AVE		GLOUCESTER, ON	CANADA K1J 6S9	RIVIERA GOLF EST CONDO #1 INC BLDG B APT 205	B	205	18	50	26
33280400002	DONALD M MAKAREWICZ LIV TRUST	5500 RATTLESNAKE HMCK RD #J204				NAPLES, FL 34113---7468	FOUNTAINS UNIT #3, THE A CONDOMINIUM BLDG J-204	J	204	18	50	26
33280800000	DONOVAN, WILLIAM J & CAROL P	5530 RATTLESNAKE HMCK RD #K204				NAPLES, FL 34113---7467	FOUNTAINS UNIT #3, THE A CONDOMINIUM BLDG K-204	K	204	18	50	26
70321040009	DORIA, JANET L	325 CHARLEMAGNE BLVD APT 106B				NAPLES, FL 34112---7002	RIVIERA GOLF EST CONDO #1 INC BLDG B APT 106	B	106	18	50	26
28180960000	DREWETT, IAN E	5435 RATTLESNAKE HMMK RD	#E-308			NAPLES, FL 34113---0000	COUNTRY CLUB MANOR A CONDOMINIUM UNIT E-308	E	308	19	50	26
70320640002	DUFFY, PATRICK J & JEANNE M	37 LIBERTY DR				PEMBROKE, MA 02359---3151	RIVIERA GOLF EST CONDO #1 INC BLDG A APT 205	A	205	18	50	26
28180800005	ECHAVARRIA, GUSTAVO F	MAYLIN IGLESIAS	5435 RATTLESNAKE HMMK RD #E304			NAPLES, FL 34113---0000	COUNTRY CLUB MANOR A CONDOMINIUM UNIT E-304	E	304	19	50	26
33280600006	ENRIGHT, MARGARET L	5530 RATTLESNAKE HMCK RD #K103				NAPLES, FL 34113---7462	FOUNTAINS UNIT #3, THE A CONDOMINIUM BLDG K-103	K	103	18	50	26
28230440001	ERA, NANCY	ERIC N BUTLER	5419 RATTLESNAKE HAMCK RD #203			NAPLES, FL 34113---7422	COUNTRY CLUB MANOR A CONDOMINIUM UNIT F-203	F	203	19	50	26
70321200001	ESPERSEN, ALAN L & SUSAN L	4670 HAMPSTEAD DR				CLARENCE, NY 14031---2528	RIVIERA GOLF EST CONDO #1 INC BLDG B APT 201	B	201	18	50	26
28080320009	ESSICK EST, GERALDINE	% ELLEN M ESSICK PR	5467 RATTLESNAKE HMCK RD #108C			NAPLES, FL 34113---7489	COUNTRY CLUB MANOR A CONDOMINIUM UNIT C-108	C	108	19	50	26
28130160009	EUGENE W MORRIS REV TRUST	W REVAE MORRIS REV TRUST	5471 WEST ROAD 350 NORTH			BARGERSVILLE, IN 46106---9330	COUNTRY CLUB MANOR A CONDOMINIUM UNIT D-104	D	104	19	50	26
70322080000	EURICH JR TR, THOMAS H	THOMAS H EURICH JR TRUST	UTD 8/24/93	22700 GARRISON ST APT 702		DEARBORN, MI 48124---2137	RIVIERA GOLF EST CONDO #1 INC BLDG C APT 207	C	207	18	50	26
33281160008	FALZONE, SALVATORE J	MURIEL A FAZZONE	15 LINDSAY RD			DOOKSETT, NH 03106---2206	FOUNTAINS UNIT #3, THE A CONDOMINIUM BLDG L-203	L	203	18	50	26
28030760004	FELDMAN, WILLIAM G	5483 RATTLESNAKE HMCK RD #303B				NAPLES, FL 34113---7409	COUNTRY CLUB MANOR A CONDOMINIUM UNIT B-303	B	303	19	50	26
28230200005												

70321080001	GEIGER TR, RICHARD E	R E GEIGER TRUST	960 IRIS CT			MARCO ISLAND, FL 34145---2319	RIVIERA GOLF EST CONDO #1 INC BLDG B APT 107	B 107	18	50	26
33281080007	GEISELMAN FAMILY TRUST-2009	199 STAPLES RD				CUMBERLAND, RI 02864---1401	FOUNTAINS UNIT #3, THE A CONDOMINIUM BLDG L-201	L 201	18	50	26
33280840002	GENIS, NICHOLAS	3340 EASTERN RD				NORTON, OH 44203---7705	FOUNTAINS UNIT #3, THE A CONDOMINIUM BLDG L-101	L 101	18	50	26
28230720006	GIBBONS, CARROLL W	1109 N 32ND ST				MATTOON, IL 61938---2234	COUNTRY CLUB MANOR A CONDOMINIUM UNIT F-302	F 302	19	50	26
28180320006	GIERTYCH, ALAN J	16652 FOX RUN CIR				PLAINFIELD, IL 60586---0000	COUNTRY CLUB MANOR A CONDOMINIUM UNIT E-108	E 108	19	50	26
33280760001	GITHENS, LINDA	5530 RATTLESNAKE HMCK RD #K203				NAPLES, FL 34113---7467	FOUNTAINS UNIT #3, THE A CONDOMINIUM BLDG K-203	K 203	18	50	26
28180640003	GOLPHIN, ROBERT F	5435 RATTLESNAKE HMK RD 208E				NAPLES, FL 34113---7486	COUNTRY CLUB MANOR A CONDOMINIUM UNIT E-208	E 208	19	50	26
28130520005	GONNELLY, HARRY JOSEPH	MICHELINA GONNELLY	69 EDMUND ST			LYNBROOK, NY 11563---1824	COUNTRY CLUB MANOR A CONDOMINIUM UNIT D-205	D 205	19	50	26
33280120007	GRANICE, SANTO P & BARBARA J	164 STARLIGHT WALK				HOLBROOK, NY 11741---0000	FOUNTAINS UNIT #3, THE A CONDOMINIUM BLDG J-103	J 103	18	50	26
70320600000	GREEN, DOUGLAS P & SUSAN M	6960 LEXINGTON CT				EAST AMHERST, NY 14051---2320	RIVIERA GOLF EST CONDO #1 INC BLDG A APT 204	A 204	18	50	26
70070200006	GREEN, JON L	27 MONACO TER				NAPLES, FL 34112---9101	RIVIERA COLONY BLK 10 LOT 27	10 27	18	50	26
28030720002	GREENAWALT, TED & DONNA	5718 WILLIAMSBURG ROAD				LINVILLE, VA 22834---0000	COUNTRY CLUB MANOR A CONDOMINIUM UNIT B-302	B 302	19	50	26
28130840002	GRIGG TR, NANCY J	NANCY J GRIGG REV LIV TRUST	UTD 01/21/06		20775 AUDETTE ST	DEARBORN, MI 48124---3965	COUNTRY CLUB MANOR A CONDOMINIUM UNIT D-305	D 305	19	50	26
28080400000	GROSS, VINCENT J	KYM GROSSO	KEVYN GROSSO		22 WEST BROAD STREET	MALVERN, PA 19355---0000	COUNTRY CLUB MANOR A CONDOMINIUM UNIT C-202	C 202	19	50	26
27980320003	GUZINSKI, JOHN & EILEEN	19411 TIMBER DR N				ELWOOD, IL 60421---9311	COUNTRY CLUB MANOR A CONDOMINIUM UNIT A-108	A 108	19	50	26
54901760000	HALLEY, DAVID W	MICHELLE G DONNELLY-HALLEY	107 DORAL CIR			NAPLES, FL 34113---7434	LELY GOLF EST UNIT 1 BLK 2 LOT 34	2 34	19	50	26
28180720004	HANSEN, JOHN H & MARY JOANNE	82 POND LANE				RANDOLPH, MA 02368---0000	COUNTRY CLUB MANOR A CONDOMINIUM UNIT E-302	E 302	19	50	26
28080480004	HANSEN, THERESA E	5467 RATTLESNAKE HMK RD #C204				NAPLES, FL 34113---0000	COUNTRY CLUB MANOR A CONDOMINIUM UNIT C-204	C 204	19	50	26
54900800008	HARRSCH JR, LOUIS	2110 4TH ST APT 12				SANTA MONICA, CA 90405---2342	LELY GOLF EST UNIT 1 BLK 1 LOT 2	1 2	19	50	26
33280200008	HAUGERUD, JOHN WILLY	REIDUN SYNNOVE HAUGERUD	VIDARSVEI 9			NORWAY 1781	FOUNTAINS UNIT #3, THE A CONDOMINIUM BLDG J-105	J 105	18	50	26
28130360003	HAWKES, MARGARETE INGE	ROSWITH R CHRISTIE	5451 RATTLESNAKE HMK RD #201D			NAPLES, FL 34113---0000	COUNTRY CLUB MANOR A CONDOMINIUM UNIT D-201	D 201	19	50	26
28080520003	HAYES, JOHN H	5467 RATTLESNAKE HMCK RD #205C				NAPLES, FL 34113---7490	COUNTRY CLUB MANOR A CONDOMINIUM UNIT C-205	C 205	19	50	26
28130440004	HAYNES, STANLEY E & DERONDA	20673 LARINO LOOP				ESTERO, FL 33928---6375	COUNTRY CLUB MANOR A CONDOMINIUM UNIT D-203	D 203	19	50	26
28080640006	HEISE, JAMES B & MONICA	4444 BEECHWOOD LAKE DR				NAPLES, FL 34112---5203	COUNTRY CLUB MANOR A CONDOMINIUM UNIT C-208	C 208	19	50	26
28180200003	HENDRICKS, WILLIAM J	KATHLEEN D HENDRICKS	5943 N TALMAN AVE			CHICAGO, IL 60659---4008	COUNTRY CLUB MANOR A CONDOMINIUM UNIT E-105	E 105	19	50	26
70321880007	HINELY, BARBARA S	STEPHAN G SCHAAF	709 WINDY HILL LN			GALLOWAY, OH 43119---8534	RIVIERA GOLF EST CONDO #1 INC BLDG C APT 202	C 202	18	50	26
28130280002	HIRTH, RICHARD & ROBERTA	6085 SPRINGDALE RD				CINCINNATI, OH 45247---3460	COUNTRY CLUB MANOR A CONDOMINIUM UNIT D-107	D 107	19	50	26
33280160009	HOGUE, DANIEL E	5500 RATTLESNAKE HMCK RD #J104				NAPLES, FL 34113---0000	FOUNTAINS UNIT #3, THE A CONDOMINIUM BLDG J-104	J 104	18	50	26
54900480006	HOLCOMB, LYNDA C	171 DORAL CIR				NAPLES, FL 34113---7400	LELY GOLF EST UNIT 1 BLK 2 LOT 2	2 2	19	50	26
70321600009	HUBBARD, DONALD & ROBERTA A	14118 HOWELL ST				BEAR LAKE, MI 49614---9694	RIVIERA GOLF EST CONDO #1 INC BLDG C APT 103	C 103	18	50	26
28080920001	HULL, VIVIAN D	5467 RATTLESNAKE HAM RD C-307				NAPLES, FL 34113---7408	COUNTRY CLUB MANOR A CONDOMINIUM UNIT C-307	C 307	19	50	26
54902360001	J JAMBU BARTON TRUST	104 DORAL CIR				NAPLES, FL 34113---7435	LELY GOLF EST UNIT 1 BLK 3 LOT 12 OR 1465 PG 1465	3 12	19	50	26
70321800003	JAMES C SKOW LIV TRUST	FRANCES SKOW LIV TRUST	700 OCEAN AVENUE #207			SPRING LAKE, NJ 07762---0000	RIVIERA GOLF EST CONDO #1 INC BLDG C APT 108	C 108	18	50	26
28030560000	JAMES R NAUGHTON REV TRUST	40699 236TH LN				AITKIN, MN 56431---4319	COUNTRY CLUB MANOR A CONDOMINIUM UNIT B-206	B 206	19	50	26
28230760008	JANET C COCHRANE REV TRUST	5419 RATTLESNAKE HMCK RD #303F				NAPLES, FL 34113---7402	COUNTRY CLUB MANOR A CONDOMINIUM UNIT F-303	F 303	19	50	26
33281640007	JANGEL, VICTOR & DAWNA M	5590 RATTLESNAKE HMCK RD #M203				NAPLES, FL 34113---7482	FOUNTAINS UNIT #3, THE A CONDOMINIUM BLDG M-203	M 203	18	50	26
70060640003	JAREK, ALFRED S & DOLORES	507 RIVIERA BLVD E				NAPLES, FL 34112---9104	RIVIERA COLONY BLK 2 LOT 4	2 4	18	50	26
27980480008	JENALEE R FETTERS TRUST	315 TORREY PINES PT				NAPLES, FL 34113---7543	COUNTRY CLUB MANOR A CONDOMINIUM UNIT A-204	A 204	19	50	26
28180480001	JOSEPH T BATTAGLIA REV TRUST	5435 RATTLESNAKE HMCK RD #E204				NAPLES, FL 34113---0000	COUNTRY CLUB MANOR A CONDOMINIUM UNIT E-204	E 204	19	50	26
33280640008	KANARIS, PANAGIOTIS & MARITZA	5530 RATTLESNAKE HAMMOCK RD	APT K 104			NAPLES, FL 34113---7462	FOUNTAINS UNIT #3, THE A CONDOMINIUM BLDG K-104	K 104	18	50	26
33280920003	KANE, JOHN A & KIMBERLY F	18242 VIA CAPRINI DRIVE				MIROMAR LAKES, FL 33913---0000	FOUNTAINS UNIT #3, THE A CONDOMINIUM BLDG L-103	L 103	18	50	26
28080040004	KARASINSKI, RAYMOND W	DIANE M KARASINSKI	7 ROWELL LANE			WAPPINGERS FALLS, NY 12590---0000	COUNTRY CLUB MANOR A CONDOMINIUM UNIT C-101	C 101	19	50	26
70320120001	KAYLOR, GORDON F & GLENNA R	5234 BRIDWELL LANE				WESTERVILLE, OH 43081---0000	RIVIERA GOLF EST CONDO #1 INC BLDG A APT 102	A 102	18	50	26
70321680003	KAZMIERCZAK, ALLEN J & CAROL	BRIAN A KAZMIERCZAK	W 202 NORTH 11420 MERKEL DR			GERMANTOWN, WI 53022---0000	RIVIERA GOLF EST CONDO #1 INC BLDG C APT 105	C 105	18	50	26
70321720002	KAZMIERCZAK, JOYCE	325 CHARLEMAGNE BLVD APT 106C				NAPLES, FL 34112---7071	RIVIERA GOLF EST CONDO #1 INC BLDG C APT 106	C 106	18	50	26
28080200006	KEIFER, NANCY	5467 RATTLESNAKE HAMMOCK RD	#C-105			NAPLES, FL 34113---7407	COUNTRY CLUB MANOR A CONDOMINIUM UNIT C-105	C 105	19	50	26
33281720008	KEIZER SR TR, DENNIS L	3034 ROSEBROOK CIR				WESTCHESTER, IL 60154---5640	FOUNTAINS UNIT #3, THE A CONDOMINIUM BLDG M-205	M 205	18	50	26
28080720007	KELLY TR, JUNE CAPONE	JUNE CAPONE KELLY REV LI TRUST	UTD 6/21/05		6 RUSHMORE DR	BRICK, NJ 08724---2030	COUNTRY CLUB MANOR A CONDOMINIUM UNIT C-302	C 302	19	50	26
28230640005	KEMP, CLOYCE P	KATHERINE MOORE	5419 RATTLESNAKE HMCK RD #208F			NAPLES, FL 34113---7484	COUNTRY CLUB MANOR A CONDOMINIUM UNIT F-208	F 208	19	50	26
70061160003	KINNEY, DENNIS M	PO BOX 8113				NAPLES, FL 34101---8113	RIVIERA COLONY BLK 2 LOT 17	2 17	18	50	26
28180080003	KISTLER, ELAINE S	1284 JABARA AVE				NORTH PORT, FL 34288---6531	COUNTRY CLUB MANOR A CONDOMINIUM UNIT E-102	E 102	19	50	26
28230320008	KLASSEN JR, FRANK J	FRANCIS JAMES KLASSEN	5419 RATTLESNAKE HAMCK RD #108			NAPLES, FL 34113---7422	COUNTRY CLUB MANOR A CONDOMINIUM UNIT F-108	F 108	19	50	26
28180440009	KOPPENHAFFER TR, FREDERICK J	F J KOPPENHAFFER REV TRUST	UTD 04/12/07		27 EVANSVILLE LN	PALM COAST, FL 32164---0000	COUNTRY CLUB MANOR A CONDOMINIUM UNIT E-203	E 203	19	50	26
33280240000	KRIESCHER, AUDREY	5500 RATTLESNAKE HMCK RD #J106				NAPLES, FL 34113---7421	FOUNTAINS UNIT #3, THE A CONDOMINIUM BLDG J-106	J 106	18	50	26
70320160003	KROUSE, ELMORE C	325 CHARLEMAGNE BLVD APT A103				NAPLES, FL 34112---7066	RIVIERA GOLF EST CONDO #1 INC BLDG A APT 103	A 103	18	50	26
70320560001	KUMMEROW, ROBERT J	325 CHARLEMAGNE BLVD #A203				NAPLES, FL 34112---7074	RIVIERA GOLF EST CONDO #1 INC BLDG A APT 203	A 203	18	50	26
27980200000	LAPOINTE TR, JOSEPH N R	JOSEPH N R LAPOINTE LIV TRUST	UTD 09/21/10		5499 RATTLESNAKE HMCK RD #105A	NAPLES, FL 34113---7412	COUNTRY CLUB MANOR A CONDOMINIUM UNIT A-105	A 105	19	50	26
54900280002	LARIVIERE, CHRISTOPHER PAUL	RUTH ROSE LARIVIERE	374 ABBE ROAD EXT			SOUTH WINDSOR, CT 06074---1516	LELY GOLF EST UNIT 1 BLK 1 LOT 7 OR 673 PG 1161	1 7	19	50	26
54900640008	LARSON FAMILY TRUST	163 DORAL CIR				NAPLES, FL 34113---7400	LELY GOLF EST UNIT 1 BLK 2 LOT 6	2 6	19	50	26
28180600001	LARSON TR, TREVA L	LARSON LIVING TRUST	UTD 09/17/01		5435 RATTLESNAKE HMCK RD #207E	NAPLES, FL 34113---7486	COUNTRY CLUB MANOR A CONDOMINIUM UNIT E-207	E 207	19	50	26
70320720003	LAURA M OLIVA TRUST	DAVID A OLIVA	325 CHARLEMAGNE BLVD #207A			NAPLES, FL 34112---0000	RIVIERA GOLF EST CONDO #1 INC BLDG A APT 207	A 207	18	50	26
70060720004	LAWTON, CONNIE	ROBERT S LAWTON	511 RIVIERA BLVD E			NAPLES, FL 34112---9104	RIVIERA COLONY BLK 2 LOT 6 OR 1688 PG 1902	2 6	18	50	26
27980960007	LEAF JR, FRANCIS F & BETTY	5499 RATTLESNAKE HAM RD #A308				NAPLES, FL 34113---7493	COUNTRY CLUB MANOR A CONDOMINIUM UNIT A-308	A 308	19	50	26
54901880003	LEARY, ROBERT	LEARY, LAURA	101 DORAL CIR			NAPLES, FL 34113---7434	LELY GOLF EST UNIT 1 BLK 2 LOT 37	2 37	19	50	26
27980800002	LEE, RICHARD	6039 HOLLOW DR				NAPLES, FL 34112---2923	COUNTRY CLUB MANOR A CONDOMINIUM UNIT A-304	A 304	19	50	26
28180520000	LEONARD, JAMES JOSEPH	DOREEN EDGAR	668 MCEASTERN PATH			CANADA L9T 0G4	COUNTRY CLUB MANOR A CONDOMINIUM UNIT E-205	E 205	19	50	26
28080960003	LEONARDI, BRUNO N & EDITH	25 VISTA DR				HARWINTON, CT 06791---1118	COUNTRY CLUB MANOR A CONDOMINIUM UNIT C-308	C 308	19	50	26
54900160009	LI, YAN YING	5238 GILCHRIST ST				NAPLES, FL 34113---0000	LELY GOLF EST UNIT 1 BLK 1 LOT 4 OR 973 PG 1168	1 4	19	50	26
28030160002	LINDBERG, BRUCE & JEANNE	715 PEARSON RD				BALSAM LAKE, WI 54810---9039	COUNTRY CLUB MANOR A CONDOMINIUM UNIT B-104	B 104	19	50	26
70320480000	LINGELBACH, JEFFREY EDWARD	325 CHARLEMAGNE BLVD #A-201				NAPLES, FL 34112---0000	RIVIERA GOLF EST CONDO #1 INC BLDG A APT 201	A 201	18	50	26
33281360002	LIPE TR, DOLORES A & JAMES F	DOLORES A LIPE TRUST	UTD 12/04/00		7096 RED CEDAR CV	EXCELSIOR, MN 55331---7796	FOUNTAINS UNIT #3, THE A CONDOMINIUM BLDG M-102	M 102	18	50	26
27980440006	LISTRON, ANTHONY P & MELANIE L	5320 BERKELEY DR				NAPLES, FL 34112---0000	COUNTRY CLUB MANOR A CONDOMINIUM UNIT A-203	A 203	19	50	26
54901960004	LOCKE, TERRY L & REBECCA J	330 HAMLIN AVE				SATELLITE BEACH, FL 32937---3141	LELY GOLF EST UNIT 1 BLK 3 LOT 2	3 2	19	50	26
33281520004	LOECHER, WAYNE E	DIANE EYRE	5590 RATTLESNAKE HAM RD			NAPLES, FL 34113---0000	FOUNTAINS UNIT #3, THE A CONDOMINIUM BLDG M-106	M 106	18	50	26
70062320004	LONDON, GAIL	545 MONTE CARLO LN				NAPLES, FL 34112---9115	RIVIERA COLONY BLK 4 LOT 1 OR 967 PG 1814	4 1	18	50	26
54901920002	LORENZ, CHRISTOPHER M & JULIE	101 WARWICK HILLS DR				NAPLES, FL 34113---7438	LELY GOLF EST UNIT 1 BLK 3 LOT 1	3 1	19	50	26
70322000006	LORUBBIO, CARMEN & PHILLIS	325 CHARLEMAGNE BLVD APT 205C				NAPLES, FL 34112---7017	RIVIERA GOLF EST CONDO #1 INC BLDG C APT 205	C 205	18	50	26
428640000	LOWFIELD REALTY GROUP LLC	4201 GULF SHORE BLVD N # 1702				NAPLES, FL 34103---2256	18 50 26 BEG SE CNR OF LT 1 BLK 1 RIVIERA COLONY, N 300FT, E 462.85FT, SLY ALG ARC OF CURVE 135.05 FT, W 19FT, S	7	18	50	26
28030400005	LUCAS, LOIS E	1620 CLARK LAKE RD				BRIGHTON, MI 48114---0000	COUNTRY CLUB MANOR A CONDOMINIUM UNIT B-202	B 202	19	50	26
28030960008	M E & J R ODENWELLER R TRUST	615 HARMON ST				DELPHOS, OH 45833---2134	COUNTRY CLUB MANOR A CONDOMINIUM UNIT B-308	B 308	19	50	26
27980120009	MACDONALD, DANIEL A & PATRICIA	5425 FOXHOUND DR				NAPLES, FL 34104---4987	COUNTRY CLUB MANOR A CONDOMINIUM UNIT A-103	A 103	19	50	26
28230920000	MALVOISIN, PAUL H	5419 RATTLESNAKE HMCK RD #F307				NAPLES, FL 34413---0000	COUNTRY CLUB MANOR A CONDOMINIUM UNIT F-307	F 307	19	50	26
28130960005	MANDL, MARGARET	15925 BEXLEY STREET				CLINTON TOWNSHIP, MI 48038---3209	COUNTRY CLUB MANOR A CONDOMINIUM UNIT D-308	D 308	19	50	26
28130760001	MANGO, STELLA	4888 BLOSSOM WAY				GROVE CITY, OH 43123---8260	COUNTRY CLUB MANOR A CONDOMINIUM UNIT D-303	D 303	19	50	26
33281680009	MARCY, WILLIAM R & CONSTANCE J	17 STONY HILL RD				BROOKFIELD, CT 06804---3945	FOUNTAINS UNIT #3, THE A CONDOMINIUM BLDG M-204	M 204	18	50	26
70061040000	MARIBONA, EVELIO & ELVIRA	524 MENTON LN				NAPLES, FL 34112---9112	RIVIERA COLONY BLK 2 LOT 14	2 14	18	50	26
70320200002	MARY LOU ROCHE TRUST	325 CHARLEMANGE BLVD APT 104A				NAPLES, FL 34112---7056	RIVIERA GOLF EST CONDO #1 INC BLDG A APT 104	A 104	18	50	26
70070240008	MASSEY, JULIE CUNNINGHAM	2302A US HIGHWAY 26				LINGLE, WY 82223---8527	RIVIERA COLONY BLK 10 LOT 28	10 28	18	50	26
70320800004	MASTRONARDI ET UX, JOSEPH M	1000 KNAPPS HWY APT 5									

70061320005	MC COY, RICHARD J	510 MENTON LN				NAPLES, FL 34112---9112	RIVIERA COLONY BLK 2 LOT 21	2	21	18	50	26
54900520005	MC DANIEL JR, WILLIAM L	MC DANIEL, BARBARA J	561 LOGAN BLVD N			NAPLES, FL 34119---1426	LELY GOLF EST UNIT 1 BLK 2 LOT 3	2	3	19	50	26
70061120001	MC GUIRE, JAMES & JOANNE E	5900 COPE LN				NAPLES, FL 34112---2730	RIVIERA COLONY BLK 2 LOT 16	2	16	18	50	26
28080560005	MCCARRON, MARY	26 TRUMAN ROAD				PEABODY, MA 01960---0000	COUNTRY CLUB MANOR A CONDOMINIUM UNIT C-206	C	206	19	50	26
28030520008	MCDADE, JAMES & ROSE	5483 RATTLESNAKE HMMK RD #B205				NAPLES, FL 34113---7492	COUNTRY CLUB MANOR A CONDOMINIUM UNIT B-205	B	205	19	50	26
70320240004	MCGILL, SANDRA	325 CHARLEMAGNE BLVD APT 105A				NAPLES, FL 34112---7056	RIVIERA GOLF EST CONDO #1 INC BLDG A APT 105	A	105	18	50	26
70061080002	MCMAHON, MARION	522 MENTON LN				NAPLES, FL 34112---9112	RIVIERA COLONY BLK 2 LOT 15	2	15	18	50	26
33280560007	MCMAHON, PATRICK J & MARY ANNE	7085 N CALDWELL AVE				CHICAGO, IL 60646---1032	FOUNTAINS UNIT #3, THE A CONDOMINIUM BLDG K-102	K	102	18	50	26
28080280000	MCNALLY, JOHN P & WENDY	JAMES R DELANEY	178 WESTFORD RD			CONCORD, MA 01742---5209	COUNTRY CLUB MANOR A CONDOMINIUM UNIT C-107	C	107	19	50	26
28230520002	MENOLASCINA TR, NICK	ANGELA MENOLASCINA TR	N & ANGELA MENOLASCINA TRUST	UTD 10/7/03		SCHILLER PARK, IL 60176---1847	COUNTRY CLUB MANOR A CONDOMINIUM UNIT F-205	F	205	19	50	26
54900120007	MEUS, CLAIRE	106 WILLOW CREEK LN				NAPLES, FL 34113---7441	LELY GOLF EST UNIT 1 BLK 1 LOT 3 OR 1194 PG 1763	1	3	19	50	26
28030600009	MICHIELLI, JOHN GIOVANNI	FRANCESCA MICHIELLI	129 ANDREA LANE			CANADA L4L 1E6	COUNTRY CLUB MANOR A CONDOMINIUM UNIT B-207	B	207	19	50	26
54902320009	MIHALOVICH, EDWARD J	MIHALOVICH, MATHILDA A	106 DORAL CIR			NAPLES, FL 34113---7435	LELY GOLF EST UNIT 1 BLK 3 LOT 11	3	11	19	50	26
27980560009	MILARDO JR, WILLIAM R	LORETTA Y MILARDO	JOSEPH P=& DOROTHY V YOUNG	162 LAKE RIDGE HTS		MIDDLETOWN, CT 06457---5540	COUNTRY CLUB MANOR A CONDOMINIUM UNIT A-206	A	206	19	50	26
70321320004	MISSIG, DIANNE L	325 CHARLEMAGNE BLVD APT 2048				NAPLES, FL 34112---7061	RIVIERA GOLF EST CONDO #1 INC BLDG B APT 204	B	204	18	50	26
28080440002	MITCHELL, JOHN & NADINE	314 BRIGHTON DR				CANADA H9W 5Y6	COUNTRY CLUB MANOR A CONDOMINIUM UNIT C-203	C	203	19	50	26
28230120004	MOGO MANAGEMENT LLC	3846 25TH AVE SW				NAPLES, FL 34117---7130	COUNTRY CLUB MANOR A CONDOMINIUM UNIT F-103	F	103	19	50	26
27980160001	MOORE, DIANA L	5499 RATTLESNAKE HMCK RD #A104				NAPLES, FL 34113---0000	COUNTRY CLUB MANOR A CONDOMINIUM UNIT A-104	A	104	19	50	26
28230880001	MOSSA, VITO	CESARIA MOSSA	5419 RATTLESNAKE HAM RD	UNIT 306F		NAPLES, FL 34113---0000	COUNTRY CLUB MANOR A CONDOMINIUM UNIT F-306	F	306	19	50	26
28230480003	MOSSA, VITO M & CESARIA	7133 W OKATON CT				NILES, IL 60714---3047	COUNTRY CLUB MANOR A CONDOMINIUM UNIT F-204	F	204	19	50	26
28130880004	MOYER ET AL, MARTHA F	2011 KILMONACK LN				CHARLOTTE, NC 28270---9781	COUNTRY CLUB MANOR A CONDOMINIUM UNIT D-306	D	306	19	50	26
28230840009	MOZZONE, BETTY J	5419 RATTLESNAKE HMCK RD #305F				NAPLES, FL 34113---7402	COUNTRY CLUB MANOR A CONDOMINIUM UNIT F-305	F	305	19	50	26
70062440007	MYERS, SHERRIE LEE	539 MONTE CARLO LN				NAPLES, FL 34112---9115	RIVIERA COLONY BLK 4 LOT 4	4	4	18	50	26
49706500027	NASSIF GOLF VENTURES LLC	225 BANYAN BLVD STE 240				NAPLES, FL 34102---5156	HIBISCUS GOLF COURSE TRACT R	R	1	19	50	26
33281280001	NEAL, CHRISTINA A	LAWRENCE J NEAL	5560 RATTLESNAKE HAMCK RD #206			NAPLES, FL 34113---7479	FOUNTAINS UNIT #3, THE A CONDOMINIUM BLDG L-206	L	206	18	50	26
70321560000	NELSON, MARK A	325 CHARLEMAGNE BLVD APT C102				NAPLES, FL 34112---7001	RIVIERA GOLF EST CONDO #1 INC BLDG C APT 102	C	102	18	50	26
28180040001	NEWBERRY, STANLEY O	BARBARA D NEWBERRY	3605 WINTER ST			LAFAYETTE, IN 47909---3837	COUNTRY CLUB MANOR A CONDOMINIUM UNIT E-101	E	101	19	50	26
27980640000	NIEHOFF TR, THOMAS K	REBECCA S NIEHOFF TR	T K & R S NIEHOFF REV TRUST	UTD 06/26/07		CINCINNATI, OH 45230---5247	COUNTRY CLUB MANOR A CONDOMINIUM UNIT A-208	A	208	19	50	26
28130040006	NOBLE, DANIEL P & JANE	4 BENDAMERE DRIVE				CANADA L3M 2N3	COUNTRY CLUB MANOR A CONDOMINIUM UNIT D-101	D	101	19	50	26
28130560007	NUZZO, LEO & PAULINE	8025 OCONNOR DR				RIVER GROVE, IL 60171---1228	COUNTRY CLUB MANOR A CONDOMINIUM UNIT D-206	D	206	19	50	26
70060880009	O'HARA, JOHN	COLLEEN LANOIE	519 RIVIERA BLVD E			NAPLES, FL 34112---9104	RIVIERA COLONY BLK 2 LOT 10	2	10	18	50	26
28180160004	PALM, FRANK R & MARILYN	5708 N TALMAN AVE				CHICAGO, IL 60659---4918	COUNTRY CLUB MANOR A CONDOMINIUM UNIT E-104	E	104	19	50	26
28080360001	PARKER, ROGER N & NANCY B	10120 WELCH DR				LOUISVILLE, KY 40272---2132	COUNTRY CLUB MANOR A CONDOMINIUM UNIT C-201	C	201	19	50	26
70320280006	PARKVIEW HOLDING CO LTD	18 CLAUS BAY				CANADA R2G 2A1	RIVIERA GOLF EST CONDO #1 INC BLDG A APT 106	A	106	18	50	26
70061280006	PERRY, RONALD	512 MENTON LN				NAPLES, FL 34112---9112	RIVIERA COLONY BLK 2 LOT 20	2	20	18	50	26
70321240003	PETERS TR, ROBERT J	VIRGINIA A PETERS TR	UTD 9/26/96	PETERS TRUST		BROOKFIELD, WI 53005---6421	RIVIERA GOLF EST CONDO #1 INC BLDG B APT 202	B	202	18	50	26
33281240009	PETERS, JUDY	8 JHAN DRIVE				JACKSON, NJ 08627---0000	FOUNTAINS UNIT #3, THE A CONDOMINIUM BLDG L-205	L	205	18	50	26
33280960005	PETERSEN, ROBERT J & DOREEN J	13416 HAVENDALE DR				BROOK PARK, OH 44142---3107	FOUNTAINS UNIT #3, THE A CONDOMINIUM BLDG L-104	L	104	18	50	26
33281000003	PETTIT, JACK E & JANET	5560 RATTLESNAKE HMCK RD #L105				NAPLES, FL 34113---7463	FOUNTAINS UNIT #3, THE A CONDOMINIUM BLDG L-105	L	105	18	50	26
70322040008	PINETTE TR, ROBYN L	ROBYN L PINETTE LIV TRUST				CUMBERLAND, ME 04021---3411	RIVIERA GOLF EST CONDO #1 INC BLDG C APT 206	C	206	18	50	26
70321000007	PLAMONDON, GARY & BARBARA	325 CHARLEMAGNE BLVD #B-105				NAPLES, FL 34112---0000	RIVIERA GOLF EST CONDO #1 INC BLDG B APT 105	B	105	18	50	26
70320680004	PRITCHARD, LYNN S	325 CHARLEMAGNE BLVD APT 206A				NAPLES, FL 34112---7057	RIVIERA GOLF EST CONDO #1 INC BLDG A APT 206	A	206	18	50	26
27980760003	PUCKETT, JEAN RAYMOND	ELISA VERONICA PUCKETT	5499 RATTLESNAKE HAM RD	#303A		NAPLES, FL 34113---0000	COUNTRY CLUB MANOR A CONDOMINIUM UNIT A-303	A	303	19	50	26
28030680003	QUINN, GERALD & SUZANNE	C/O DENISE M TYLER ESQ	1570 SHADOWLAWN DRIVE			NAPLES, FL 34104---0000	COUNTRY CLUB MANOR A CONDOMINIUM UNIT B-301	B	301	19	50	26
28080680008	R A MCQUEARY IRREV TRUST	5467 RATTLESNAKE HMCK RD #301C				NAPLES, FL 34113---7490	COUNTRY CLUB MANOR A CONDOMINIUM UNIT C-301	C	301	19	50	26
28180400007	R A MCQUEARY IRREV TRUST	6650 APACHE CIR				CINCINNATI, OH 45243---2404	COUNTRY CLUB MANOR A CONDOMINIUM UNIT E-202	E	202	19	50	26
27980360005	R M & D F KOKOSKA REV TRUST	5499 RATTLESNAKE HMMCK RD #201				NAPLES, FL 34113---0000	COUNTRY CLUB MANOR A CONDOMINIUM UNIT A-201	A	201	19	50	26
28030200001	RAMBIE EST, TIMOTHY E	5483 RATTLESNAKE HAMMOCK RD				NAPLES, FL 34113---7426	COUNTRY CLUB MANOR A CONDOMINIUM UNIT B-105	B	105	19	50	26
28230800007	RAVN, ALAN G	5419 RATTLESNAKE HMK RD #F304				NAPLES, FL 34113---7402	COUNTRY CLUB MANOR A CONDOMINIUM UNIT F-304	F	304	19	50	26
33280440004	REAMS, JAMES W	5500 RATTLESNAKE HMCK RD #J205				NAPLES, FL 34113---7468	FOUNTAINS UNIT #3, THE A CONDOMINIUM BLDG J-205	J	205	18	50	26
28030440007	REMKE JR, LOUIS H & MAUREEN C	2446 CECELIA DR				VILLA HILLS, KY 41017---1110	COUNTRY CLUB MANOR A CONDOMINIUM UNIT B-203	B	203	19	50	26
428560009	RIVIERA COMM ASSOC INC	520 RIVIERA BLVD E				NAPLES, FL 34112---9103	18 50 26 BEG AT SE CNR OF TRACT A, RIVIERA COLONY, RUN E ALONG S R 5 864 273.08FT OF N 105.08FT TO S BDRY OF	5		18	50	26
70321480009	ROBIDEAU, SUSAN G	325 CHARLEMAGNE BLVD APT B208				NAPLES, FL 34112---8500	RIVIERA GOLF EST CONDO #1 INC BLDG B APT 208	B	208	18	50	26
70321760004	ROBINSON TR, JACKLYN H	JACKLYN H ROBINSON TRUST	UTD 12/6/04	C/O JOEL ROBINSON		NORTHFIELD, NJ 08225---0000	RIVIERA GOLF EST CONDO #1 INC BLDG C APT 107	C	107	18	50	26
70320360007	ROCHE, NINA MARSON & JOHN	11 ATLANTIC AVENUE				NORTH HAMPTON, NH 03862---0000	RIVIERA GOLF EST CONDO #1 INC BLDG A APT 108	A	108	18	50	26
33280480006	ROE, MARY ANN	GARY B DREJKA	401 MEADOW CT			GLEN MILLS, PA 19342---8149	FOUNTAINS UNIT #3, THE A CONDOMINIUM BLDG J-206	J	206	18	50	26
28030240003	ROSEBERRY ET AL, MARY-MARGARET	16124 GOLD CREEK DR				MONUMENT, CO 80132---8897	COUNTRY CLUB MANOR A CONDOMINIUM UNIT B-106	B	106	19	50	26
28030120000	ROSENDahl, RICHARD L	BARBARA J HASTINGS	EDWIN C ROSENDAHL JR	STANLEY C ROSENDAHL		GIBSON CITY, IL 60936---2115	COUNTRY CLUB MANOR A CONDOMINIUM UNIT B-103	B	103	19	50	26
70320880008	ROY SR, RICHARD B	KATHLEEN M ROY	325 CHARLEMAGNE BLVD #102B			NAPLES, FL 34112---0000	RIVIERA GOLF EST CONDO #1 INC BLDG B APT 102	B	102	18	50	26
55151720006	ROYAL PALM COUNTRY CLUB OF	NAPLES INC	405 FOREST HILLS BLVD			NAPLES, FL 34113---7555	LELY GOLF EST TR MAP TR N, THAT PORTION OF TRACT "N" AND THAT PORTION OF SECTIONS 20 AND 21 DESC AS TR'S A & B IN	N	14	20	50	26
28180840007	RUSSELL R WIITALA TRUST	PO BOX 67067				SCOTT'S VALLEY, CA 95067---7067	COUNTRY CLUB MANOR A CONDOMINIUM UNIT E-305	E	305	19	50	26
70061000008	RUSSELL, THOMAS S & JUNE C	525 RIVIERA BLVD E				NAPLES, FL 34112---9104	RIVIERA COLONY BLK 2 LOT 13	2	13	18	50	26
28080600004	RUSSIN, ANTOINETTE L	5467 RATTLESNAKE HAMCK RD	#C207			NAPLES, FL 34113---0000	COUNTRY CLUB MANOR A CONDOMINIUM UNIT C-207	C	207	19	50	26
27980280004	RYAN TR, LORETTA P	LORETTA P RYAN TRUST	UTD 10/05/01	5499 RATTLESNAKE HAMMOCK RD		NAPLES, FL 34113---7427	COUNTRY CLUB MANOR A CONDOMINIUM UNIT A-107	A	107	19	50	26
70070160007	RYMER, ROY E & CAROL ANN	26 MONACO TER				NAPLES, FL 34112---9101	RIVIERA COLONY BLK 10 LOT 26	10	26	18	50	26
70321920006	SABO, JOSEPH & JANET	411 ATLANTIC AVE				SPRING LAKE, NJ 07762---1122	RIVIERA GOLF EST CONDO #1 INC BLDG C APT 203	C	203	18	50	26
33281760000	SALVUCCI JR, DEAN	1604 CONNOR ROAD				SOUTH PARK, PA 15129---9035	FOUNTAINS UNIT #3, THE A CONDOMINIUM BLDG M-206	M	206	18	50	26
28130600006	SCALET, JOHN & MARIE	4525 N NEWCASTLE AVE				HARWOOD HEIGHTS, IL 60706---4831	COUNTRY CLUB MANOR A CONDOMINIUM UNIT D-207	D	207	19	50	26
70321960008	SCHAAF TR, EUGENE E	FLORINE M SCHAAF TR	2268 MONTAGUE CT			COLUMBUS, OH 43220---5428	RIVIERA GOLF EST CONDO #1 INC BLDG C APT 204	C	204	18	50	26
33280720009	SCHLAG, ELAINE T	73 KIERNAN ROAD				CAMPBELL HALL, NY 10916---0000	FOUNTAINS UNIT #3, THE A CONDOMINIUM BLDG K-202	K	202	18	50	26
70321280005	SCHNEIDER, ISRID B	8 CHENNAULT CT				MOUNT HOLLY, NJ 08060---1116	RIVIERA GOLF EST CONDO #1 INC BLDG B APT 203	B	203	18	50	26
27980520007	SCHNUPP, SUSAN	14 CANVAS PL				BEL AIR, MD 21015---8612	COUNTRY CLUB MANOR A CONDOMINIUM UNIT A-205	A	205	19	50	26
27980920005	SCHRAGE TR, BERNARD J	SCHRAGE FAMILY TRUST	UTD 01/24/02	5499 RATTLESNAKE HAMMOCK RD		NAPLES, FL 34113---7427	COUNTRY CLUB MANOR A CONDOMINIUM UNIT A-307	A	307	19	50	26
27980400004	SCOLA, MARCO & ROSA	771 S BARFIELD DR				MARCO ISLAND, FL 34145---5948	COUNTRY CLUB MANOR A CONDOMINIUM UNIT A-202	A	202	19	50	26
70321840005	SEIRAK, CRAIG S & TERESA A	2007 WENTWORTH DR				CAMP HILL, PA 17011---0000	RIVIERA GOLF EST CONDO #1 INC BLDG C APT 109	C	109	18	50	26
28080840000	SELLINGH, KENNETH & AMY	5467 RATTLESNAKE HMCK RD #C305				NAPLES, FL 34112---0000	COUNTRY CLUB MANOR A CONDOMINIUM UNIT C-305	C	305	19	50	26
28130640008	SHIELDS, SANDRA K	5451 RATTLESNAKE HMK RD D208				NAPLES, FL 34113---0000	COUNTRY CLUB MANOR A CONDOMINIUM UNIT D-208	D	208	19	50	26
28230040003	SIEMERS, JOHN P & CHRISTINE M	780 WATERFORD DR UNIT 104				NAPLES, FL 34113---8002	COUNTRY CLUB MANOR A CONDOMINIUM UNIT F-101	F	101	19	50	26
27980880006	SIMONEK, EVA	CHRISTINA SIMONEK	103 CHESSLER ROAD			EAST HARTFORD, CT 06108---0000	COUNTRY CLUB MANOR A CONDOMINIUM UNIT A-306	A	306	19	50	26
70322120009	SIMPSON, KENNETH W & SUSAN A	4389 HENDERSON MOUNTAIN RD				JASPER, GA 30143---4710	RIVIERA GOLF EST CONDO #1 INC BLDG C APT 208	C	208	18	50	26
33280520005	SINCLAIR, MURIEL A	5530 RATTLESNAKE HMCK RD #K101				NAPLES, FL 34113---7462	FOUNTAINS UNIT #3, THE A CONDOMINIUM BLDG K-101	K	101	18	50	26
27980840004	SMAIN, EDWARD R & MARILYN	2465 AMSTERDAM RD				VILLA HILLS, KY 41017---3717	COUNTRY CLUB MANOR A CONDOMINIUM UNIT A-305	A	305	19	50	26
70321120000	SMITH, HEATHER DE HERIZ	3325 MAIN ST				ROCKY HILL, CT 06067---3805	RIVIERA GOLF EST CONDO #1 INC BLDG B APT 108	B	108	18	50	26
54900400002	ST LOUIS, RAPHAEL & ANALIA	101 WILLOW CREEK LN				NAPLES, FL 34113---7441	LELY GOLF EST UNIT 1 BLK 1 LOT 10	1	10	19	50	26
27980680002	STANKEVICH, WILLIAM A	ALEXANDRA A STANKEVICH	W16212 SOUTH SHORE DRIVE			GOODMAN, WI 54125---0000	COUNTRY CLUB MANOR A CONDOMINIUM UNIT A-301	A	301	19	50	26
70320400006	STEINDLER, ARTHUR & MARY	294 WATEFORD DR				LAKE ZURICH, IL 60047---0000	RIVIERA GOLF EST CONDO #1 INC BLDG A APT 109	A	109	18	50	26
33281200007	STEPHENS, BRUCE D	5560 RATTLESNAKE HMCK RD #L204				NAPLES, FL 34113---7480	FO					

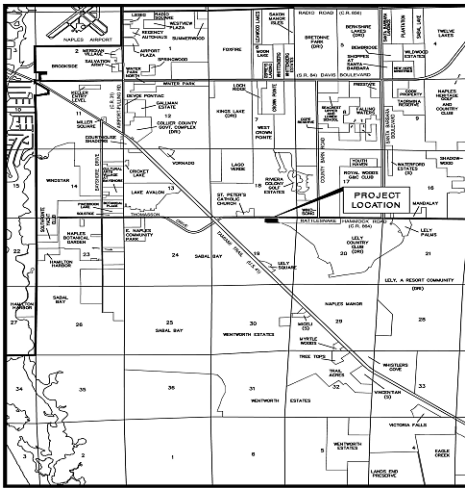
NEIGHBORHOOD INFORMATION MEETING**Petitions PL20150002354/CPSS-2015-2, Hibiscus Residential Infill
Subdistrict and PUDA-PL20150002326, Hibiscus RPUD**

The public is invited to attend a neighborhood meeting held by D. Wayne Arnold, AICP of Q. Grady Minor and Associates, P.A. and Richard D. Yovanovich of Coleman, Yovanovich and Koester, P.A., representing Nassif Golf Ventures, LLC on:

**Wednesday, December 9, 2015, 5:30 pm
at the**

East Naples Library, 8787 Tamiami Trail East, Naples, FL 34113

The subject property is comprised of approximately 7.9± acres, located on the south side of Rattlesnake Hammock Road at Hibiscus Drive in Section 19, Township 50 South, Range 26 East, Collier County, Florida.



Nassif Golf Ventures, LLC is asking the County to approve these applications to allow a concurrent small-scale amendment to the Collier County Growth Management Plan and amendment to the Residential Planned Unit Development (RPUD) known as Hibiscus RPUD. The Growth Management Plan Amendment proposes to amend the Hibiscus Residential Infill Subdistrict text to increase the number of stories allowed for residential multi-family buildings from three to four.

The RPUD amendment petition being processed concurrently with the Growth Management Plan Amendment proposes to make minor changes to the PUD document, which would change Exhibit B to increase the multi-family zoned height from 45 feet to 50 feet and the actual height from 50 feet to 55 feet and Exhibit F.1.a to increase the number of units allowed per building from 12 units to 16 units.

WE VALUE YOUR INPUT

Business and property owners, residents and visitors are welcome to attend the presentation and discuss the project with the owner's representative and/or owner/developer. The Neighborhood Information Meeting is for informational purposes only, it is not a public hearing. 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 December 9, 2015 to:

Sharon Umpenhour, Senior Planning Technician

Q. Grady Minor and Associates, P.A., 3800 Via Del Rey, Bonita Springs, Florida 34134
Email: sumpenhour@gradyminor.com Phone: 239.947.1144 Fax: 239.947.0375

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TRANSCRIPT OF THE
HIBISCUS RPUDA AND GMPA
NEIGHBORHOOD INFORMATION MEETING

December 9, 2015

5:35 p.m.

Appearances:

- WAYNE ARNOLD
- RICHARD YOVANOVICH, ESQ.
- AL MOSCATO
- DAVID NASSIF
- SUE FAULKNER
- NANCY GUNDLACH
- SHARON UMPENHOUR

1 MR. ARNOLD: Are we ready?

2 Okay. Good evening, folks. I'm Wayne Arnold,
3 and here representing the Hibiscus residential
4 planned development and the amendments that we're
5 making to that, the zoning and the comprehensive
6 plan.

7 Tonight, you have David Nassif and Al Moscato,
8 who are part of the ownership group of the Hibiscus
9 Country Club and this particular piece of property.
10 Rich Yovanovich is the attorney representing us.

11 This is Sharon Umpenhour with my firm. She's
12 taping the meeting as we're required to do by the
13 county.

14 I'll introduce the two county staff folks that
15 are here. We have Sue Faulkner in the darker red
16 outfit and Nancy Gundlach, who is the lighter red
17 outfit. Nancy works on the zoning application and
18 Sue is involved with our comprehensive plan
19 amendment.

20 I'm not sure how many of you were here when we
21 came through the process in the spring, but the
22 Hibiscus residential PUD and comp plan amendment
23 was approved by the Board of County Commissioners
24 and it authorized construction of up to 64 dwelling
25 units on what I call the old clubhouse tract.

1 And as part of that application process, we
2 created some comprehensive plan language that said
3 -- and we have three-story dwelling units. We're
4 proposing to change the word three to four so we
5 can have up to four-story dwelling units on the
6 property.

7 And then in the zoning document, we're
8 changing what was established as the zone height
9 and what we call an actual height of the buildings
10 by five feet each. One went from 45 feet to 50
11 feet, and the other is 55 -- 50 to 55 feet.

12 And we're also -- we put a restriction on
13 ourselves, limited ourselves to 12 units per
14 building. We'd like to revise that and allow up to
15 16 units per building.

16 What happened at the time, we originally had
17 applied for and asked for, was it 80 or 84 units, I
18 forget.

19 UNIDENTIFIED MALE VOICE: (Indiscernible).

20 MR. ARNOLD: But through the staff review, the
21 Planning Commission review and ultimately the Board
22 of County Commissioners, they authorized only a
23 maximum of 64 units. And some of that was done on
24 the fly, and I don't think we really thought about
25 the impacts to the number of buildings on the site

1 and made the adjustments in the product type to
2 account for that lower number of units.

3 So you're all familiar with the site, but it
4 affects the area on the north side of the clubhouse
5 tract on the south side of Rattlesnake Hammock,
6 bisected by Hibiscus Drive.

7 For those of you who might have been
8 interested at the time, the Board restricted access
9 to Doral Drive to emergency access only. So any --
10 maybe an emergency vehicle could use it if
11 necessary, but no general traffic through there.

12 And we heard a lot about traffic. That's one
13 of the reasons the reduction in units was supported
14 by the county staff and the County Commission,
15 ultimately, so we're not trying to (indiscernible)
16 anything with regard to the number of units, but
17 it's really to accommodate a little bit different
18 product and allow them to get the height they need
19 to do that.

20 This is kind of the concept they're working
21 from with the architect. It's going to result in
22 less buildings than we had under the three-story
23 plan. So we've got, in this scenario, four
24 dwelling units.

25 You can see we've made provisions for a small

1 clubhouse and pool, which is consistent with where
2 we originally had identified it on our concept
3 plan.

4 And still working with the architect to come
5 up with what that equates to, but the five feet was
6 necessitated by the way we measured the zoned and
7 actual height, and to look at a -- the four-story
8 product likely will have an elevator core which
9 pushes the need to go a little bit higher on
10 elements of the roof because those are included in
11 your actual height measurement.

12 So the changes we're proposing are, in our --
13 in our position, minor with regard to the changes,
14 and I'm happy to open it up for any questions you
15 might have. I think I've covered the changes.
16 They're very simple changes to the -- a couple of
17 pages of the documents.

18 UNIDENTIFIED FEMALE VOICE: (Indiscernible).

19 UNIDENTIFIED FEMALE VOICE: How many units are
20 there?

21 UNIDENTIFIED MALE VOICE: What is that there?

22 MR. ARNOLD: We have 64 units total and that's
23 our detention area.

24 UNIDENTIFIED MALE VOICE: So I'm going to have
25 a big pond behind me.

1 MR. ARNOLD: I don't know if it's going to be
2 a pond or not. It's very likely it may not be a
3 pond. It could be a dry detention system.

4 UNIDENTIFIED MALE VOICE: Okay. For what rain
5 (indiscernible) water?

6 MR. ARNOLD: Yeah. It takes parking lot and
7 storm water. It sits there until it percolates
8 into the ground.

9 UNIDENTIFIED FEMALE VOICE: For the -- there's
10 a big contingent from Country Club Manor.

11 Can you tell us where our units are in
12 relation to that site plan?

13 MR. ARNOLD: Okay. I apologize, but help me
14 with Country Club Manor.

15 UNIDENTIFIED FEMALE VOICE: That's all right.

16 UNIDENTIFIED FEMALE VOICE: Is the -- here,
17 this --

18 UNIDENTIFIED FEMALE VOICE: To the right.

19 UNIDENTIFIED FEMALE VOICE: Right here.

20 MR. ARNOLD: Okay. Yeah.

21 UNIDENTIFIED FEMALE VOICE: Now, if you could
22 point that out on there, that will help us.

23 MR. ARNOLD: Sure. Okay. Well, you are
24 located to the right of us. Let me do it this way.

25 This is the one proposed building that we have

1 on the east side of the thing, so our building that
2 we're showing here would sit somewhere in this
3 vicinity.

4 UNIDENTIFIED FEMALE VOICE: Great. Okay.

5 UNIDENTIFIED FEMALE VOICE: So the bulk of the
6 buildings are going to be across the driveway?

7 MR. ARNOLD: Correct.

8 UNIDENTIFIED FEMALE VOICE: Okay.

9 UNIDENTIFIED FEMALE VOICE: What is it going
10 to be, an adult community, apartments?

11 MR. ARNOLD: Well, market rate straight
12 condominium units.

13 UNIDENTIFIED FEMALE VOICE: Condominiums.

14 MR. ARNOLD: Yeah, we had that discussion, I
15 remember, at the last neighborhood information
16 meeting, whether or not it was going to be age
17 restricted or not, but it's not going to be a 55
18 and older restricted community.

19 It may turn out to be that's who the buyer
20 profile is, but it's not intended to be an
21 age-restricted community.

22 UNIDENTIFIED FEMALE VOICE: How large are the
23 apartments? How large? Two bedrooms, three?

24 UNIDENTIFIED FEMALE VOICE: Could you guys
25 come up here instead of behind us?

1 UNIDENTIFIED FEMALE VOICE: Yeah.

2 UNIDENTIFIED MALE VOICE: Sure.

3 UNIDENTIFIED FEMALE VOICE: Would you mind?

4 UNIDENTIFIED MALE VOICE: Well, you know,
5 we're still -- we're still in the process of
6 design, but what it looks like now, they will be
7 between 1,300 and 1,600 square feet, two and
8 three-bedroom units.

9 UNIDENTIFIED FEMALE VOICE: Okay.

10 UNIDENTIFIED MALE VOICE: Nice units.

11 UNIDENTIFIED MALE VOICE: I don't know how
12 firm you are on that number, but if we're not firm
13 on that number, I'd rather not say that that's a
14 commitment to say that.

15 UNIDENTIFIED MALE VOICE: No. Like I said,
16 we're not -- we're still designing it, but that's
17 where we'd like to get to.

18 UNIDENTIFIED MALE VOICE: You are planning for
19 a pool and clubhouse?

20 UNIDENTIFIED MALE VOICE: Correct.

21 UNIDENTIFIED MALE VOICE: So we won't have to
22 lock up our pool, then?

23 UNIDENTIFIED MALE VOICE: I hope not.

24 UNIDENTIFIED MALE VOICE: It's on the other
25 side of the (indiscernible).

1 UNIDENTIFIED MALE VOICE: These buildings
2 are --

3 UNIDENTIFIED MALE VOICE: So the only thing --

4 MR. ARNOLD: Hang on. One at a time, please.

5 UNIDENTIFIED FEMALE VOICE: One at a time.

6 MR. ARNOLD: We're recording the meeting.

7 UNIDENTIFIED MALE VOICE: The only building,
8 then, that is on the east side of the Hibiscus
9 Drive is that one building, then, to the right?

10 UNIDENTIFIED MALE VOICE: Correct.

11 UNIDENTIFIED MALE VOICE: Okay. And how is
12 that going to be facing? Is that facing
13 Rattlesnake Hammock?

14 UNIDENTIFIED MALE VOICE: It's actually the --
15 the -- how do you call the front of the building?
16 The entry to the building will be on the
17 Rattlesnake Hammock side. The balcony from the
18 units will face the golf course.

19 UNIDENTIFIED FEMALE VOICE: The golf course,
20 which makes sense.

21 UNIDENTIFIED FEMALE VOICE: And is that
22 parking in front that I can see lightly?

23 UNIDENTIFIED MALE VOICE: Yes.

24 MR. ARNOLD: That's correct. This is all
25 parking and driveway.

1 UNIDENTIFIED FEMALE VOICE: And then that's
2 green space between the parking and the street?

3 MR. ARNOLD: Well, in their concept right now,
4 that's -- the architect is laying that out as their
5 dry detention system.

6 UNIDENTIFIED FEMALE VOICE: Okay.

7 MR. ARNOLD: We haven't engineered it, but I'm
8 not -- so I'm not sure --

9 UNIDENTIFIED FEMALE VOICE: Okay.

10 MR. ARNOLD: -- it's going to stay exactly
11 like that.

12 UNIDENTIFIED FEMALE VOICE: Okay.

13 MR. ARNOLD: But close.

14 Sir, in the back? You had a question. Sorry.

15 UNIDENTIFIED MALE VOICE: You're projecting --
16 or you're requesting four-story buildings?

17 MR. ARNOLD: That's correct.

18 UNIDENTIFIED MALE VOICE: Correct.

19 UNIDENTIFIED MALE VOICE: There's not another
20 four-story development anywhere on the entire
21 Rattlesnake Hammock. How are -- is this going to
22 impact the property values all around here?
23 Because everything is one and two-story, and ours
24 is three, and that's the maximum. Four story seems
25 out of place.

1 MR. ARNOLD: Well, I think we went through
2 this at the last neighborhood meeting and at the
3 Planning Commission. I think your zoning actually
4 allows you to go higher than the three stories that
5 you were built, and I think part of that analysis
6 was that some of the other zoning to our west and
7 east allows higher -- higher units -- higher --
8 taller units than had been constructed.

9 But I think, in reality, we're going back and
10 adding five feet to the height of this. We had
11 made provisions -- I mean, you're talking about,
12 you know, shoulder height to me of the additional
13 height we're asking.

14 UNIDENTIFIED MALE VOICE: Oh, oh.

15 UNIDENTIFIED MALE VOICE: Yeah. We're not
16 adding a story of height.

17 UNIDENTIFIED MALE VOICE: I misread the
18 letter.

19 MR. ARNOLD: Well, we're adding a story,
20 because the comprehensive plan language that got
21 adopted said that the maximum height should be
22 three stories. Our zoning document made provisions
23 for 45 feet and 50 feet, but when we're looking at
24 the four-story product, we're about five feet short
25 in being able to make that work. So that's why we

1 have to amend both the comp plan and the zoning
2 document.

3 But the reality is it's a five-foot difference
4 in height than what we had approved.

5 UNIDENTIFIED MALE VOICE: The total number of
6 units, is that --

7 MR. ARNOLD: It stays at 64, which was
8 previously approved.

9 Yes, sir?

10 UNIDENTIFIED MALE VOICE: Are you placing any
11 kind of a barrier fencing, anything of that nature
12 on the east side of your property?

13 MR. ARNOLD: You mean against your property?

14 UNIDENTIFIED MALE VOICE: Yes.

15 MR. ARNOLD: I don't know. Have you thought
16 that far, if you're going to have a fence or wall
17 or anything?

18 UNIDENTIFIED MALE VOICE: No.

19 UNIDENTIFIED MALE VOICE: We haven't gotten
20 that far yet.

21 MR. ARNOLD: Okay.

22 UNIDENTIFIED FEMALE VOICE: What I thought was
23 in the original approval was that the -- the
24 vegetation that is there would stay there.

25 UNIDENTIFIED MALE VOICE: Uh-huh.

1 UNIDENTIFIED FEMALE VOICE: Yes, that's right.

2 MR. ARNOLD: Yeah, I think we said that
3 anything that wasn't exotic that we had to remove,
4 we would retain within our buffer.

5 UNIDENTIFIED FEMALE VOICE: Right.

6 UNIDENTIFIED MALE VOICE: What does it mean,
7 exotic?

8 MR. ARNOLD: Brazilian pepper, melaleuca.
9 There's a handful of other types of vegetation, but
10 those are the two most common that we typically
11 deal with in an urban setting.

12 UNIDENTIFIED MALE VOICE: Did you eliminate
13 them or something?

14 MR. ARNOLD: The county requires you to
15 eradicate them.

16 UNIDENTIFIED MALE VOICE: To get rid of --
17 they're not --

18 MR. ARNOLD: Yep.

19 UNIDENTIFIED MALE VOICE: They're not supposed
20 to be around, then?

21 MR. ARNOLD: That's correct.

22 UNIDENTIFIED MALE VOICE: Okay.

23 MR. ARNOLD: Yes, sir?

24 UNIDENTIFIED MALE VOICE: The parking lot
25 facilities, will they be covered or open to the air

1 like a canopy?

2 MR. ARNOLD: Well, we made provisions for
3 there to be carports in the original approval. I
4 don't know if you've given any greater thought.
5 You don't have -- I don't see garages on those
6 drawings, so --

7 UNIDENTIFIED MALE VOICE: No. Again, these
8 are concepts that we have, but we're looking at
9 that right now, some combination of possibly
10 carport or even enclosed garages along -- along
11 some of those parking spaces.

12 UNIDENTIFIED MALE VOICE: Is there going to be
13 any changes on Rattlesnake Hammock, you know, for
14 everybody making a left-hand turn into your place
15 like that, you know, there's only like seven, eight
16 cars there, but I mean, you're going to have 60
17 cars coming in there. Is it going to be backed up
18 all the way to Charlemagne or something like that?

19 MR. ARNOLD: No. There are existing turn
20 lanes that were analyzed as part of our original
21 zoning. And keep in mind, we thought everything
22 worked at the higher number of units. It was
23 reduced because the county was concerned about the
24 traffic impact.

25 So that was the reason that we had a 20-unit

1 reduction on our project. But there are turn lanes
2 that exist for --

3 UNIDENTIFIED MALE VOICE: Yeah, I know there's
4 a turn lane there, but I just wondered, you know,
5 is it going --

6 UNIDENTIFIED FEMALE VOICE: It's a short turn
7 lane.

8 UNIDENTIFIED FEMALE VOICE: It is.

9 UNIDENTIFIED MALE VOICE: -- to hold enough
10 cars, you know, because I have to turn on that one,
11 too --

12 MR. ARNOLD: Yeah.

13 UNIDENTIFIED MALE VOICE: -- you know, when
14 I'm coming -- when I'm going this way. I've got to
15 make a U-turn to get into my place.

16 MR. ARNOLD: Right.

17 UNIDENTIFIED MALE VOICE: You know, I don't
18 want to pay no \$150, \$200 unless (indiscernible).

19 MR. ARNOLD: The Sheriff's Department really
20 (indiscernible).

21 UNIDENTIFIED MALE VOICE: (Indiscernible).
22 Okay. Well --

23 MR. ARNOLD: Yes, sir?

24 UNIDENTIFIED MALE VOICE: Do you know, at this
25 stage, if you're going to be required to provide

1 any affordable housing?

2 MR. ARNOLD: We are not required to provide
3 affordable housing and we're not proposing it.

4 UNIDENTIFIED MALE VOICE: Okay.

5 UNIDENTIFIED FEMALE VOICE: How tall will the
6 unit ceilings be in this project? Will it be
7 eight, ten?

8 MR. ARNOLD: Nine.

9 UNIDENTIFIED FEMALE VOICE: Nine, okay.

10 MR. ARNOLD: Again, nothing is finalized yet.

11 UNIDENTIFIED FEMALE VOICE: I know.

12 MR. ARNOLD: But that's our plan, is to do
13 something in the nine-foot range.

14 Anything else from anybody?

15 UNIDENTIFIED MALE VOICE: No. Just keep us
16 informed, if you would, please.

17 MR. ARNOLD: Well, we don't have a hearing
18 schedule set definitely, do we, Nancy? This --

19 MS. GUNDLACH: No, not yet.

20 MR. ARNOLD: This is proposed to go to the
21 Planning Commission and the Board of County
22 Commissioners primarily because of our
23 comprehensive plan change. If it was just the
24 zoning change, we might have been able to go a
25 different process, but I'm guessing, at this rate,

1 it certainly won't be any earlier than January, and
2 most likely February, given scheduling, Nancy.

3 UNIDENTIFIED FEMALE VOICE: (Indiscernible).

4 UNIDENTIFIED MALE VOICE: Will everybody get
5 notified about that?

6 MR. ARNOLD: The county will send out notices.
7 If you received a notice of this meeting, you
8 should receive another notice. And then, of
9 course, the billboard signs will go up on our
10 property announcing those dates as well.

11 UNIDENTIFIED MALE VOICE: The meeting
12 (indiscernible)?

13 MR. ARNOLD: Yeah, the big four by eight
14 signs.

15 UNIDENTIFIED MALE VOICE: Yeah. Don't put it
16 way in the back. Put it up in the front
17 (indiscernible) way in the back (indiscernible).

18 UNIDENTIFIED FEMALE VOICE: Could you call Bob
19 and tell (indiscernible) where (indiscernible).

20 MR. ARNOLD: Just give us your phone number.
21 We'll --

22 UNIDENTIFIED MALE VOICE: I know about you
23 guys.

24 UNIDENTIFIED FEMALE VOICE: What are you
25 considering the average cost of these units?

1 MR. ARNOLD: I couldn't tell you. I don't
2 know.

3 UNIDENTIFIED FEMALE VOICE: Any ideas what
4 you're thinking?

5 UNIDENTIFIED MALE VOICE: You know, we're not
6 there yet. What we -- we'd like to try --

7 UNIDENTIFIED FEMALE VOICE: You must have a
8 feel, though.

9 UNIDENTIFIED MALE VOICE: Yeah, you know,
10 we --

11 UNIDENTIFIED FEMALE VOICE: Because
12 otherwise --

13 UNIDENTIFIED MALE VOICE: Two million?

14 UNIDENTIFIED MALE VOICE: What's that?

15 UNIDENTIFIED FEMALE VOICE: (Indiscernible).

16 UNIDENTIFIED FEMALE VOICE: Yeah, really.

17 UNIDENTIFIED MALE VOICE: You know, we'd like
18 to -- we'd like to come in, you know, just under
19 300,000 --

20 UNIDENTIFIED FEMALE VOICE: Wow.

21 UNIDENTIFIED MALE VOICE: -- is the goal, if
22 we can.

23 UNIDENTIFIED MALE VOICE: You own Hibiscus.

24 UNIDENTIFIED MALE VOICE: And then raise
25 prices as quickly as possible. That's our goal.

1 UNIDENTIFIED FEMALE VOICE: And not put enough
2 money in your reserve (indiscernible) when you sell
3 them.

4 UNIDENTIFIED MALE VOICE: (Indiscernible.)
5 (Multiple simultaneous speakers.)

6 UNIDENTIFIED MALE VOICE: No.

7 UNIDENTIFIED FEMALE VOICE: We know how it is.

8 UNIDENTIFIED FEMALE VOICE: Assume that you've
9 been approved --

10 UNIDENTIFIED FEMALE VOICE: Been down this
11 road.

12 MR. ARNOLD: One at a time, please.

13 UNIDENTIFIED MALE VOICE: What?

14 UNIDENTIFIED FEMALE VOICE: Been down this
15 road.

16 UNIDENTIFIED MALE VOICE: No. These will be
17 nice units. We are here. We're not going
18 anywhere.

19 UNIDENTIFIED FEMALE VOICE: Low condo fees,
20 sure.

21 UNIDENTIFIED MALE VOICE: Well, they will be
22 what it is.

23 UNIDENTIFIED FEMALE VOICE: Small reserves.

24 MR. ARNOLD: Yes, ma'am?

25 UNIDENTIFIED FEMALE VOICE: Assuming that you

1 all are approved in March, then, is it the next
2 month that it would go to the Board of County
3 Commissioners?

4 MR. ARNOLD: Well, there's about a 30 to 45 --
5 typically, 30 to 45-day delay between Planning
6 Commission and board.

7 UNIDENTIFIED FEMALE VOICE: Okay. Maybe May,
8 then. How soon after --

9 MR. ARNOLD: Well, I'm hopeful we can go
10 February and March --

11 UNIDENTIFIED MALE VOICE: Yeah, me, too.

12 MR. ARNOLD: -- in terms of the schedule.
13 February Planning Commission. When I say February
14 and March, it would be February Planning Commission
15 and then March BCC. I mean, it really isn't very
16 complicated. So there's not a lot of reanalysis of
17 the project. It was just approved, what, six
18 months ago, so.

19 UNIDENTIFIED FEMALE VOICE: How quickly would
20 you start after that, then?

21 UNIDENTIFIED MALE VOICE: Very quickly.

22 UNIDENTIFIED FEMALE VOICE: Like within 30 --
23 you'd have to get permits --

24 UNIDENTIFIED MALE VOICE: Right.

25 UNIDENTIFIED FEMALE VOICE: -- which is going

1 to be --

2 UNIDENTIFIED MALE VOICE: You know, as soon
3 as -- what you'll see next at the site, you'll see
4 a sales trailer.

5 UNIDENTIFIED FEMALE VOICE: Okay.

6 UNIDENTIFIED MALE VOICE: You know, once we
7 get the appropriate permitting and whatnot --

8 UNIDENTIFIED FEMALE VOICE: Okay.

9 UNIDENTIFIED MALE VOICE: -- that will go out
10 there. And after that, we would start doing site
11 work on the property. And, again, we have to have
12 all of our approvals first before we can do that.

13 So I would think somewhere in the midsummer
14 time period.

15 UNIDENTIFIED FEMALE VOICE: It seems strange
16 that you don't have any floor plans or whatever
17 developed at this point if you're talking about
18 putting a sales trailer out there.

19 UNIDENTIFIED MALE VOICE: Yeah, we will by
20 that point in time. We hope to get a sales trailer
21 out there sometime in January. And by the time the
22 sales trailer is there, we'll have plans and
23 renderings and everything to show for the
24 marketing.

25 UNIDENTIFIED FEMALE VOICE: And you didn't

1 think of having them in time for -- to share with
2 the neighbors?

3 UNIDENTIFIED MALE VOICE: We're not ready.
4 We're not ready. And for this meeting, it doesn't
5 have anything to do with the floor plans. That
6 would be more of a marketing --

7 UNIDENTIFIED FEMALE VOICE: Well -- well,
8 exactly.

9 UNIDENTIFIED FEMALE VOICE: You won't have to
10 have floor plans even when you go before the
11 Planning Commission, will you, nor the --

12 UNIDENTIFIED MALE VOICE: No. I wish we had
13 them now. I mean, we'd love to be preselling, but
14 we're just not ready.

15 UNIDENTIFIED MALE VOICE: It said on one of
16 the things that you're going to put a stoplight at
17 the (indiscernible).

18 MR. ARNOLD: No.

19 UNIDENTIFIED MALE VOICE: No? There's
20 something -- one of them said something about a
21 stoplight or something I was reading. No?

22 MR. ARNOLD: I don't think so, no.

23 Nancy, Sue, anything you all want to add?

24 UNIDENTIFIED FEMALE VOICE: (Indiscernible)
25 ask for a stoplight down the road when all this

1 traffic finally hits Rattlesnake? Anything?

2 UNIDENTIFIED FEMALE VOICE: I'm not aware of
3 anything for a traffic light.

4 UNIDENTIFIED FEMALE VOICE: I think they
5 mentioned at the planning meeting that they were
6 going to ask the traffic engineers. The problem
7 with Rattlesnake Hammock is there isn't anything
8 else they can do. So, I think they were going to
9 look to the -- to the department -- what --

10 UNIDENTIFIED FEMALE VOICE: Transportation?

11 UNIDENTIFIED FEMALE VOICE: Transportation, to
12 see if there was anything that could be done, but I
13 don't think there was much hope held out for that.

14 MR. ARNOLD: Yeah, they were -- I was going to
15 say they were either retaining a consultant or they
16 were going to do it internally, but they were
17 trying to get a better handle on the volumes of
18 traffic that are on the roadway today and the
19 capacity, and then look at what they could do
20 downstream of either traffic signal or do they need
21 other median openings. What can they do to help.

22 But the county's objective is to make traffic
23 move.

24 UNIDENTIFIED FEMALE VOICE: Right.

25 UNIDENTIFIED MALE VOICE: They don't really

1 care how long we have to sit here to get out. They
2 want to make sure the volume of traffic on
3 Rattlesnake keeps moving.

4 UNIDENTIFIED FEMALE VOICE: They probably
5 don't care how long (indiscernible).

6 MR. ARNOLD: And I just wanted to add that one
7 of -- when we went through this thing the last
8 time, the county had wrong numbers for the actual
9 traffic on Rattlesnake. They overstated the amount
10 of traffic that was out there by, I think, a few
11 hundred trips.

12 So one of the --

13 UNIDENTIFIED MALE VOICE: Those were peak
14 (indiscernible) trips.

15 MR. ARNOLD: Those were peak (indiscernible)
16 trips.

17 So one of the reasons we got limited to the
18 number of density we had was the county said we're
19 over capacity already when they really -- when they
20 updated their numbers, they realized they're not
21 over capacity.

22 So they -- and it's okay. We're not trying to
23 get more units, and that's why the 80 went down to
24 64, but some of the information you received saying
25 that, oh, you know, it's over capacity is

1 incorrect, and the county has since corrected those
2 numbers.

3 UNIDENTIFIED MALE VOICE: What I see, I see a
4 parking lot full of golfers over here, okay? And
5 then I see 65 -- 64 units?

6 MR. ARNOLD: 64.

7 UNIDENTIFIED MALE VOICE: Everyone has one
8 car, at least one car. So that's --

9 MR. ARNOLD: But the peak hours -- they base
10 it on peak hour, and peak hour for residential is
11 different than peak hour for golf course when the
12 county looks at traffic.

13 So that's why they concluded we didn't have a
14 problem with the 64 units.

15 UNIDENTIFIED MALE VOICE: Well, I don't know
16 what time the golf course opens up, 9:00? I don't
17 play golf, so I don't --

18 UNIDENTIFIED FEMALE VOICE: Seven.

19 UNIDENTIFIED MALE VOICE: Seven? Well, that's
20 just right during the rush hour, then, people
21 pulling in. That's when people pulling in there,
22 you know, they get in --

23 MR. ARNOLD: I think the county is comfortable
24 with our traffic impacts and that we've mitigated
25 for them through a reduction in traffic and paying

1 some money toward the county's bus system to allow
2 some of our residents, if they deem necessary, or
3 other people in the corridor, to get bus passes so
4 they don't have to use the road.

5 UNIDENTIFIED MALE VOICE: Okay.

6 UNIDENTIFIED FEMALE VOICE: Because that was
7 written into the document, I believe also.

8 MR. ARNOLD: That's correct, yes.

9 UNIDENTIFIED FEMALE VOICE: Yeah.

10 UNIDENTIFIED FEMALE VOICE: At the meeting in
11 May, I personally brought up the fact that were
12 they aware that, in order to go west on Rattlesnake
13 Hammock, how far did they have to go before they
14 could, you know, pass the, you know, make the
15 U-turn and get back to their point of beginning, so
16 to speak.

17 MR. ARNOLD: Uh-huh. Yep.

18 UNIDENTIFIED FEMALE VOICE: And it's, you
19 know, up towards a mile that they have to go. And
20 they -- everybody seemed very unaware of that.

21 MR. ARNOLD: I don't know that it's a mile.

22 UNIDENTIFIED FEMALE VOICE: It's very close to
23 it.

24 MR. ARNOLD: But I will say you've got to go a
25 distance to make that U-turn, but that was all

1 debated previously, and I think everybody was
2 comfortable knowing that that's (indiscernible).

3 UNIDENTIFIED MALE VOICE: Who's comfortable
4 with that?

5 MR. ARNOLD: The county. (Indiscernible).

6 UNIDENTIFIED MALE VOICE: The county?

7 UNIDENTIFIED FEMALE VOICE: (Indiscernible)?

8 UNIDENTIFIED MALE VOICE: The traffic issue,
9 Dan, has essentially been approved.

10 UNIDENTIFIED MALE VOICE: Yes.

11 UNIDENTIFIED FEMALE VOICE: Yes.

12 MR. ARNOLD: Yes.

13 UNIDENTIFIED FEMALE VOICE: Well, I think
14 that's why they reduced the number --

15 UNIDENTIFIED MALE VOICE: Right.

16 UNIDENTIFIED FEMALE VOICE: -- from 84 to
17 64 --

18 UNIDENTIFIED MALE VOICE: Right.

19 UNIDENTIFIED FEMALE VOICE: -- was to somehow
20 accommodate that traffic.

21 MR. ARNOLD: That's correct.

22 UNIDENTIFIED MALE VOICE: Yep.

23 MR. ARNOLD: And these gentleman -- what's the
24 number, \$25,000 or something like that you're
25 required to pay towards the CAT system of some

1 sort?

2 UNIDENTIFIED MALE VOICE: Right.

3 UNIDENTIFIED FEMALE VOICE: The bus stop,
4 yeah.

5 MR. ARNOLD: Yeah.

6 UNIDENTIFIED MALE VOICE: The parking for the
7 three buildings to the west --

8 UNIDENTIFIED MALE VOICE: Uh-huh.

9 UNIDENTIFIED MALE VOICE: -- is that in the
10 rear?

11 UNIDENTIFIED MALE VOICE: Correct. Yes.

12 UNIDENTIFIED MALE VOICE: It is in the rear,
13 okay.

14 UNIDENTIFIED MALE VOICE: What's that --
15 what's that --

16 UNIDENTIFIED FEMALE VOICE: Yes. I was going
17 to say, what is in front, then? I'm sorry
18 (indiscernible).

19 UNIDENTIFIED MALE VOICE: What is that, is
20 that water there, the wave like that?

21 MR. ARNOLD: Here?

22 UNIDENTIFIED MALE VOICE: Yes.

23 UNIDENTIFIED MALE VOICE: Are you going to
24 have a pond, too?

25 UNIDENTIFIED MALE VOICE: A lake.

1 UNIDENTIFIED MALE VOICE: A lake?

2 MR. ARNOLD: That's on the west side of the
3 entrance.

4 UNIDENTIFIED MALE VOICE: (Indiscernible).

5 (Multiple simultaneous speakers.)

6 MR. ARNOLD: I think they occur naturally
7 after time.

8 UNIDENTIFIED MALE VOICE: Oh, yeah, yeah,
9 yeah. I know they fill up (indiscernible) bring
10 them in. I know that. Oh, that sounds good.

11 UNIDENTIFIED FEMALE VOICE: And how many
12 parking units -- parking spaces are you allowing
13 per unit?

14 MR. ARNOLD: It varies, depending on the size
15 of unit, whether or not it's a one bedroom, two
16 bedroom, et cetera, and I don't know their mix to
17 tell you how many parking spaces we're going to
18 have.

19 UNIDENTIFIED MALE VOICE: Right now, the total
20 provided on this plan is 139 spaces.

21 UNIDENTIFIED FEMALE VOICE: 139 spaces and --

22 UNIDENTIFIED MALE VOICE: And the requirement
23 we have is 128.

24 UNIDENTIFIED FEMALE VOICE: That's more than
25 two.

1 MR. ARNOLD: Well, we have to account for the
2 clubhouse parking, handicap parking, et cetera, as
3 well, so.

4 UNIDENTIFIED MALE VOICE: Uh-huh.

5 UNIDENTIFIED FEMALE VOICE: So to the -- my
6 left of the driveway there is your clubhouse.

7 What's the dark?

8 UNIDENTIFIED MALE VOICE: That's the proposed
9 clubhouse.

10 UNIDENTIFIED FEMALE VOICE: That's the -- what
11 is behind it, then?

12 MR. ARNOLD: That's a swimming pool.

13 UNIDENTIFIED MALE VOICE: A pool.

14 UNIDENTIFIED FEMALE VOICE: Behind it?

15 MR. ARNOLD: This would be the clubhouse
16 structure.

17 UNIDENTIFIED FEMALE VOICE: Okay.

18 MR. ARNOLD: This is the proposed pool
19 structure.

20 UNIDENTIFIED MALE VOICE: And that's parking.

21 UNIDENTIFIED FEMALE VOICE: Oh, parking, okay.
22 It's real hard to see from here.

23 UNIDENTIFIED MALE VOICE: Are the people just
24 going to use that there, not the golf course people
25 or anything (indiscernible)?

1 UNIDENTIFIED MALE VOICE: No, no, no, just the
2 people who --

3 UNIDENTIFIED MALE VOICE: (Indiscernible).

4 MR. ARNOLD: Residents only.

5 UNIDENTIFIED MALE VOICE: Okay.

6 MR. ARNOLD: Anything else from anybody who
7 hasn't had a chance to speak? Anything else?

8 UNIDENTIFIED FEMALE VOICE: Will that be a
9 public clubhouse.

10 UNIDENTIFIED MALE VOICE: No.

11 UNIDENTIFIED FEMALE VOICE: Or just
12 exclusively for --

13 UNIDENTIFIED FEMALE VOICE: Just residents.

14 UNIDENTIFIED MALE VOICE: Just for the condos.

15 UNIDENTIFIED FEMALE VOICE: Just for the
16 residents of the condos?

17 UNIDENTIFIED MALE VOICE: Correct. Yeah.

18 MR. ARNOLD: Sue, Nancy, anything else?

19 UNIDENTIFIED FEMALE VOICE: No.

20 UNIDENTIFIED FEMALE VOICE: No.

21 MR. ARNOLD: Are we ready to close it down?
22 All right. Thanks for coming, everybody and --

23 UNIDENTIFIED FEMALE VOICE: Thank you.

24 MR. ARNOLD: -- appreciate it.

25 (Recording concluded.)

1 STATE OF FLORIDA
2 COUNTY OF COLLIER

3

4 I, Joyce B. Howell, do hereby certify that:

5 1. The foregoing pages numbered 1 through 31
6 contain a full, true and correct transcript of
7 proceedings in the above-entitled matter, transcribed
8 by me to the best of my knowledge and ability from a
9 digital audio recording.

10 2. I am not counsel for, related to, or
11 employed by any of the parties in the above-entitled
12 cause.

13 3. I am not financially or otherwise
14 interested in the outcome of this case.

15

16 SIGNED AND CERTIFIED:

17

18 _____ Date: December 16, 2015
19 Joyce B. Howell

20

21

22

23

24

25