


Collier County
Community Development &
Environmental Services Division
Zoning & Land Development Review

December 28, 2009

Mr. D Wayne Arnold
Q Grady Minor & Associates
3800 Via Del Rey
Bonita Springs, FL 34134

Reference: PUDZ-2007-AR-11100, Taormina Reserve MPUD

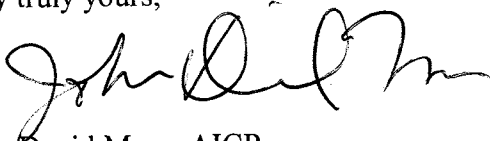
Dear Mr. Arnold:

On Tuesday, September 29, 2009, the Board of County Commissioners heard and approved Petition No. PUDZ-2007-AR-11100. A copy of Ordinance No. 09-48 is enclosed approving this petition.

Please be advised that Section 10.03.05.B.3. of the Land Development Code requires an applicant to remove their public hearing advertising sign(s) after final action is taken by the Board of County Commissioners. Based on the Board's final action on this item, please remove all public hearing advertising sign(s) immediately.

If you have any questions, please contact me at 252-4237.

Very truly yours,



John-David Moss, AICP
Principal Planner

JDM/hr

Enclosure

cc: Highland Properties of Lee & Collier, 2223 Trade Center Way, Naples, FL 34103
Land Dept. Property Appraiser (Site Plans)
Peggy Jarrell, Addressing
Maryann Devanas, PUD Monitoring
Mariam Ocheltree, Graphics
Files (Records & Planning Dept.)
Front Desk Planner (if PUD)





ORDINANCE NO. 09- 48

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, AMENDING ORDINANCE NUMBER 2004-41, AS AMENDED, THE COLLIER COUNTY LAND DEVELOPMENT CODE, WHICH ESTABLISHED THE COMPREHENSIVE ZONING REGULATIONS FOR THE UNINCORPORATED AREA OF COLLIER COUNTY, FLORIDA, BY AMENDING THE APPROPRIATE ZONING ATLAS MAP OR MAPS BY CHANGING THE ZONING CLASSIFICATION OF THE HEREIN DESCRIBED REAL PROPERTY FROM A RURAL AGRICULTURAL (A) ZONING DISTRICT WITH A SPECIAL TREATMENT (ST) OVERLAY TO A MIXED USE PLANNED UNIT DEVELOPMENT (MPUD) ZONING DISTRICT FOR THE PROJECT TO BE KNOWN AS THE TAORMINA RESERVE MPUD, TO ALLOW CONSTRUCTION OF A MAXIMUM OF 478 RESIDENTIAL DWELLING UNITS AND UP TO 262,000 SQUARE FEET OF COMMERCIAL LAND USES ON THE SOUTHEAST CORNER OF THE DAVIS BOULEVARD (S.R. 84) AND SANTA BARBARA BOULEVARD INTERSECTION, IN SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, CONSISTING OF 82.51 ACRES; AND BY PROVIDING AN EFFECTIVE DATE.

2009 OCT -5 AM 10:18
DEPARTMENT OF STATE
TALLAHASSEE, FLORIDA

FILED

WHEREAS, D. Wayne Arnold, AICP of Q. Grady Minor and Associates, P.A., and Richard Yovanovich, Esq., of Coleman, Yovanovich and Koester, P.A., representing Highland Properties of Lee and Collier, Ltd., petitioned the Board of County Commissioners to change the zoning classification of the herein described real property.

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

SECTION ONE:

The zoning classification of the herein described real property located in Section 9, Township 50 South, Range 26 East, Collier County, Florida, is changed from a Rural Agricultural (A) Zoning District with a Special Treatment (ST) Overlay to a Mixed Use Planned Unit Development (MPUD) Zoning District for the 82.51 acre project to be known as the Taormina Reserve MPUD, in accordance with Exhibits A through H attached hereto and incorporated by reference herein. The appropriate zoning atlas map or maps, as described in Ordinance Number

2004-41, as amended, the Collier County Land Development Code, is/are hereby amended accordingly.

SECTION TWO:

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

PASSED AND DULY ADOPTED by super-majority vote of the Board of County Commissioners of Collier County, Florida, this 29th day of September, 2009.

ATTEST:
DWIGHT E. BROCK, CLERK

By: [Signature]
Attest as to Chairman's
Signature Only

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

By: [Signature]
DONNA FIALA, Chairman

Approved as to form and
legal sufficiency:

[Signature]

Heidi Ashton-Cicko
Section Chief, Land Use/Transportation

- Attachments: Exhibit A – List of Permitted Uses
- Exhibit B – Development Standards
- Exhibit C – Master Plan
- Exhibit D – Legal Description
- Exhibit E – Deviations
- Exhibit F - List of Developer Commitments
- Exhibit F1 – Sunset Blvd. Potential Interconnection Detail
- Exhibit G – Wildlife Habitat Management Plan
- Exhibit H – Conditions of Approval

CP07-CPS-0059643 HFAC 9/30/09

This ordinance filed with the
Secretary of State's Office the
5 day of Oct, 2009
and acknowledgement of that
filing received this 14 day
of October 2009
By: [Signature]
Deputy Clerk

**EXHIBIT A
FOR
TAORMINA RESERVE MPUD**

PERMITTED USES

The 82.51± acre mixed-use project shall not be developed with more than a maximum of 262,000 square feet of commercial/office uses, a maximum of 478 residential dwelling units and assisted living facilities (ALF), continuing care retirement communities (CCRC) and independent living units for age 55 plus and senior housing. A maximum of 350 dwelling units are permitted within the R1 and R2 tracts and a maximum of 128 dwelling units are permitted in the MU tract.

For each acre developed for group housing uses (CCRC, ALF, Skilled Nursing or Independent housing for persons aged 55 and over) the maximum number of conventional dwelling units authorized in the PUD shall be reduced by seven (7) units per acre, at an F.A.R not to exceed 0.45.

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

I. RESIDENTIAL TRACT USES:

A. Principal Uses:

1. "R1"
 - a. Single family detached.
 - b. Duplex.
 - c. Multiple family dwellings.
 - d. Townhouse dwellings.
 - e. Two family dwellings.
 - f. Group housing to include assisted living facilities (ALF), continuing care retirement community (CCRC), independent living facilities for seniors over age 55.

2. "R2"
 - a. Duplex.
 - b. Multiple family dwellings
 - c. Townhouse dwellings.
 - d. Model homes and model home centers including offices for project administration, construction, sales and marketing.
 - e. Recreational facilities such as parks, playgrounds, and pedestrian/bikeways.
 - f. Group housing to include assisted living facilities (ALF), continuing care retirement community (CCRC), independent living facilities for seniors over age 55.

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

B. Accessory Uses:

1. Accessory uses and structures customarily associated with the permitted principal uses and structures, including, but not limited to: pools, tennis, spas.

II. MIXED-USE TRACT USES:

A. Principal Uses:

1. Amusement and recreation services
 - Groups 7911 – Dance studios, schools, and halls
 - 7922 – Theatrical producers (except motion picture) and miscellaneous theatrical services
 - 7929 – Bands, orchestras, actors, and other entertainers and entertainment groups
 - 7941 – Professional sports clubs and promoters, excluding stadiums and / or athletic fields
 - 7991 – Physical fitness facilities
 - 7993 – Coin-operated amusement devices
 - 7997 – Membership sports and recreation clubs
 - 7999 – Amusement and recreation services, not elsewhere classified, limited to billiard parlors, bingo parlors, day camps, moped rentals, gymnastics instruction, judo/ karate, yoga instruction, sporting goods rental, and sports instruction
2. Apparel and accessory stores (no adult oriented sales)
 - Groups 5611 – Men's and boys' clothing and accessory stores
 - 5621 – Women's clothing stores
 - 5632 – Women's accessory and specialty stores
 - 5641 – Children's and infants' wear stores
 - 5651 – Family clothing stores
 - 5661 – Shoe stores
 - 5699 – Miscellaneous apparel and accessory stores
3. Auto and home supply stores (Group 5531)
4. Automotive repair, services and parking
 - Groups 7514 – Passenger car rental
 - 7515 – Passenger car leasing
 - 7521 – Automobile parking, excluding any tow-in lots.
 - 7542 – Carwashes, as an accessory to convenience stores only

5. Building construction – general contractors and operative builders (restricted to offices for these users only, with no outdoor storage of materials)
 - Groups 1521 – General contractors – single-family houses
 - 1522 – General contractors – residential buildings, other than single-family
 - 1531 – Operative builders
 - 1541 – General contractors – industrial buildings and warehouses
 - 1542 – General contractors – nonresidential buildings, other than industrial buildings and warehouses

6. Building materials, hardware and garden supply
 - Groups 5211 – Home improvement superstores (no unroofed or unenclosed outdoor storage permitted, this prohibition does not apply to landscape and nursery uses)
 - 5231 – Paint, glass, and wallpaper stores
 - 5251 – Hardware stores
 - 5261 – Retail nurseries, lawn and garden supply stores, including home improvement superstores

7. Business services
 - Groups 7311 – Advertising agencies
 - 7312 – Outdoor advertising services
 - 7313 – Radio, television, and publishers' advertising representatives
 - 7319 – Advertising, not elsewhere classified
 - 7322 – Adjustment and collection services
 - 7323 – Credit reporting services
 - 7331 – Direct mail advertising services
 - 7334 – Photocopying and duplicating services
 - 7335 – Commercial photography
 - 7336 – Commercial art and graphic design
 - 7338 – Secretarial and court reporting services
 - 7352 – Medical equipment rental and leasing
 - 7359 – Equipment rental and leasing, not elsewhere classified
 - 7361 – Employment agencies
 - 7363 – Help supply services
 - 7371 – Computer programming services
 - 7372 – Prepackaged software
 - 7373 – Computer integrated systems design
 - 7374 – Computer processing and data preparation and processing services
 - 7375 – Information retrieval services
 - 7376 – Computer facilities management services
 - 7377 – Computer rental and leasing
 - 7378 – Computer maintenance and repair
 - 7379 – Computer related services, not elsewhere classified
 - 7384 – Photofinishing laboratories
 - 7389 – Business services, not elsewhere classified

8. Communications (no stand alone communications towers. Any satellite dishes must be shielded from view)
 - Groups 4812 – Radiotelephone communications
 - 4813 – Telephone communications, except radiotelephone
 - 4822 – Telegraph and other message communications
 - 4832 – Radio broadcasting stations
 - 4833 – Television broadcasting stations
 - 4841 – Cable and other pay television services

9. Construction – special trade contractors (restricted to office use only; no on-site storage of equipment)
 - Groups 1711 – Plumbing, heating and air-conditioning
 - 1721 – Painting and paper hanging
 - 1731 – Electrical work
 - 1741 – Masonry, stone setting, and other stone work
 - 1742 – Plastering, drywall, acoustical, and insulation work
 - 1743 – Terrazzo, tile, marble, and mosaic work
 - 1751 – Carpentry work
 - 1752 – Floor laying and other floor work, not elsewhere classified
 - 1761 – Roofing, siding, and sheet metal work
 - 1771 – Concrete work
 - 1781 – Water well drilling
 - 1791 – Structural steel erection
 - 1793 – Glass and glazing work
 - 1794 – Excavation work
 - 1795 – Wrecking and demolition work
 - 1796 – Installation or erection of building equipment, not elsewhere classified
 - 1799 – Special trade contractors, not elsewhere classified; restricted to offices only, with no outdoor storage or assembly

10. Depository institutions
 - Groups 6011 – Federal reserve banks
 - 6019 – Central reserve depository institutions, not elsewhere classified
 - 6021 – National commercial banks
 - 6022 – State commercial banks
 - 6029 – Commercial banks, not elsewhere classified
 - 6035 – Savings institutions, federally chartered
 - 6036 – Savings Institutions, not federally chartered
 - 6061 – Credit unions, federally chartered
 - 6062 – Credit unions, not federally chartered
 - 6081 – Branches and agencies of foreign banks
 - 6082 – Foreign trade and international banking institutions
 - 6091 – Non-deposit trust facilities
 - 6099 – Functions related to depository banking, not elsewhere classified

11. Dwelling units, multi-family
12. Eating and drinking places
 - Groups 5812 – Eating places (including indoor and outdoor seating with amplified music or televisions. Any outdoor amplified music or televisions must cease no later than 10:00 pm.)
 - 5813– Drinking places (alcoholic beverages; however cocktail lounges and similar uses shall only be permitted in conjunction with a restaurant or hotel use, including indoor and outdoor seating with amplified music or televisions. Any outdoor amplified music or televisions must cease no later than 10:00 pm.)
13. Educational services
 - Groups 8231 – Libraries
 - 8243 – Data processing schools
 - 8244 – Business and secretarial schools
 - 8299 – Schools and educational services, not elsewhere classified
14. Engineering, accounting, research, management, and related services
 - Groups 8711 – Engineering services
 - 8712 – Architectural services
 - 8713 – Surveying services
 - 8721 – Accounting, auditing, and bookkeeping services
 - 8741 – Management services
 - 8742 – Management consulting services
 - 8743 – Public relations services
 - 8748 – Business consulting services, not elsewhere classified
15. Executive, legislative and general government, except finance
 - Groups 9111 – Executive offices
 - 9199 – General government, not elsewhere classified
16. Food stores
 - Groups 5411 – Grocery stores
 - 5421 – Meat and fish (seafood) markets, including freezer provisioners
 - 5431 – Fruit and vegetable markets
 - 5441 – Candy, nut, and confectionery stores
 - 5451 – Dairy products stores
 - 5461 – Retail bakeries
 - 5499 – Miscellaneous food stores, including convenience stores with fuel pumps and carwash
17. General merchandise stores
 - Groups 5311 – Department stores
 - 5331 – Variety stores

5399 – Miscellaneous general merchandise stores, including
warehouse stores and discount retail superstores

18. General warehousing and storage
 - Group 4225 – Indoor mini storage only

19. Health services
 - Groups 8011 – Offices and clinics of doctors of medicine
 - 8021 – Offices and clinics of dentists
 - 8031 – Offices and clinics of doctors of osteopathy
 - 8041 – Offices and clinics of chiropractors
 - 8042 – Offices and clinics of optometrists
 - 8043 – Offices and clinics of podiatrists
 - 8049 – Offices and clinics of health practitioners, not elsewhere
classified
 - 8071 – Medical laboratories
 - 8072 – Dental laboratories
 - 8082 – Home health care services
 - 8092 – Kidney dialysis centers
 - 8099 – Health and allied services, not elsewhere classified

20. Holding and other investment offices
 - Groups 6712 – Offices of bank holding companies
 - 6719 – Offices of holding companies, not elsewhere classified
 - 6722 – Management investment offices, open-end
 - 6726 – Unit investment trusts, face-amount certificate offices, and
closed-end management investment offices
 - 6732 – Educational, religious, and charitable trusts
 - 6733 – Trusts, except educational, religious, charitable
 - 6792 – Oil royalty traders
 - 6794 – Patent owners and lessors
 - 6798 – Real estate investment trusts
 - 6799 – Investors, not elsewhere classified

21. Home furniture, furnishings, and equipment stores
 - Groups 5712 – Furniture stores
 - 5713 – Floor covering stores
 - 5714 – Drapery, curtain, and upholstery stores
 - 5719 – Miscellaneous home furnishings stores
 - 5722 – Household appliance stores
 - 5731 – Radio, television, and consumer electronics stores
 - 5734 – Computer and computer software stores
 - 5735 – Record and prerecorded tape stores, no adult-oriented sales
or rentals
 - 5736 – Musical instrument stores

22. Hotels and motels (Group 7011)

23. Insurance carriers

- Groups 6311 – Life insurance
 - 6321 – Accident and health insurance
 - 6324 – Hospital and medical service plans
 - 6331 – Fire, marine, and casualty insurance
 - 6351 – Surety insurance
 - 6361 – Title insurance
 - 6371 – Pension, health, and welfare funds
 - 6399 – Insurance carriers, not elsewhere classified
24. Insurance agents, brokers, and service (Group 6411)
25. Justice, public order, and safety (Group 9221 (police protection))
26. Legal services (Group 8111)
27. Membership organizations
- Groups 8611 – Business associations
 - 8621 – Professional membership organizations
 - 8631 – Labor unions and similar labor organizations
 - 8641 – Civic, social, and fraternal associations
 - 8651 – Political organizations
 - 8699 – Membership organizations, not elsewhere classified
28. Miscellaneous repair services
- Groups 7622 – Radio and television repair shops
 - 7623 – Refrigeration and air-conditioning service and repair shops
 - 7629 – Electrical and electronic repair shops, not elsewhere classified
 - 7631 – Watch, clock, and jewelry repair
 - 7641 – Reupholstery and furniture repair
 - 7692 – Welding repair
 - 7694 – Armature rewinding shops
 - 7699 – Repair shops and related services, not elsewhere classified
29. Miscellaneous retail (no adult oriented sales)
- Groups 5912 – Drug stores and proprietary stores
 - 5921 – Liquor stores
 - 5932 – Used merchandise stores
 - 5941 – Sporting goods stores and bicycle shops
 - 5942 – Book stores
 - 5943 – Stationery stores
 - 5944 – Jewelry stores
 - 5945 – Hobby, toy, and game shops
 - 5946 – Camera and photographic supply stores
 - 5947 – Gift, novelty, and souvenir shops
 - 5948 – Luggage and leather goods stores
 - 5949 – Sewing, needlework, and piece goods stores
 - 5961 – Catalog and mail-order houses
 - 5992 – Florists

- 5993 – Tobacco stores and stands
 - 5994 – News dealers and newsstands
 - 5995 – Optical goods stores
 - 5999 – Miscellaneous retail stores, not elsewhere classified, excluding grave stones, monuments, tombstones and sales barns
30. Museums and art galleries (Group 8412)
31. Non-depository credit institutions
- Groups 6111 – Federal and federally-sponsored credit agencies
 - 6141 – Personal credit institutions
 - 6153 – Short-term business credit institutions, except agricultural
 - 6159 – Miscellaneous business credit institutions
 - 6162 – Mortgage bankers and loan correspondents
 - 6163 – Loan brokers
32. Personal services
- Groups 7212 – Garment pressing, and agents for laundries and drycleaners
 - 7215 – Coin-operated laundries and dry-cleaning
 - 7219 – Laundry and garment services, not elsewhere classified
 - 7221 – Photographic studios, portrait
 - 7231 – Beauty shops
 - 7241 – Barber shops
 - 7251 – Shoe repair shops and shoeshine parlors
 - 7261 – Funeral service and crematories
 - 7291 – Tax return preparation services
 - 7299 – Miscellaneous personal services, not elsewhere classified
33. Public finance, taxation, and monetary policy (Group 9311)
34. Real estate
- Groups 6512 – Operators of nonresidential buildings
 - 6513 – Operators of apartment buildings
 - 6514 – Operators of dwellings other than apartment buildings
 - 6515 – Operators of residential mobile home sites
 - 6517 – Lessors of railroad property
 - 6519 – Lessors of real property, not elsewhere classified
 - 6531 – Real estate agents and managers
 - 6541 – Title abstract offices
 - 6552 – Land subdividers and developers, except cemeteries
35. Security and commodity brokers, dealers, exchanges, and services
- Groups 6211 – Security brokers, dealers, and flotation companies
 - 6221 – Commodity contracts brokers and dealers
 - 6231 – Security and commodity exchanges
 - 6282 – Investment advice
 - 6289 – Services allied with the exchange of securities or commodities, not elsewhere classified

36. Social services
 - Groups 8322 – Individual and family social services
 - 8331 – Job training and vocational rehabilitation services
 - 8351 – Child day care services
 - 8399 – Social services, not elsewhere classified
37. Transportation services
 - Groups 4724 – Travel agencies
 - 4725 – Tour operators
 - 4729 – Arrangement of passenger transportation, not elsewhere classified
38. United States Postal Service (Group 4311, excluding major distribution centers)
39. Video tape rental (Group 7841), no adult-oriented sales

B. Accessory Uses

1. Accessory uses and structures customarily associated with the permitted principal uses and structures.
2. Group 7542 – Carwashes, as an accessory to convenience stores only

III. PROHIBITED USES

1. Residential care (Group 8361, including soup kitchens and homeless shelters)

IV. PRESERVE TRACT USES

No building or structure or part thereof, shall be erected altered or used, or land used in whole or in part, for other than the following, subject to the issuance of regional, state and federal permits, when required:

A. Principal Uses:

1. Any conservation and related activity or use which is comparable in nature with the foregoing uses and which the Board of Zoning Appeals or designee determines to be compatible in the Preserve Area.

**EXHIBIT B
FOR
TAORMINA RESERVE MPUD
DEVELOPMENT STANDARDS**

Table I below sets forth the development standards for land uses within the MPUD. Standards not specifically set forth herein shall be those specified in the applicable sections of the Land Development Code (LDC) in effect as of the date of approval of the site development plan (SDP) or subdivision plat.

**TABLE I
RESIDENTIAL DEVELOPMENT STANDARDS**

DEVELOPMENT STANDARDS	SINGLE FAMILY DETACHED	TOWNHOUSE	TWO-FAMILY & DUPLEX	MULTI-FAMILY	GROUP HOUSING	CLUBHOUSE/ RECREATION BUILDINGS
PRINCIPAL STRUCTURES						
MINIMUM LOT AREA	5,000 sq. ft. per unit	1,400 sq. ft. per unit	3,500 sq. ft. per unit	9,000 sq. ft. per unit	43,560 sq. ft.	NA
MINIMUM LOT WIDTH *1	50 feet	16 feet	16 feet	42 feet	150 feet	NA
MINIMUM FLOOR AREA PER UNIT	1,250 sq. ft.	1,250 sq. ft.	1,250 sq. ft.	1,250 sq. ft.	1,000 sq. ft. *5	NA
MIN FRONT YARD	20 feet	20 feet *4	20 feet *4	20 feet	20 feet	NA
MIN SIDE YARD	6 feet	0 feet and 6 feet *2	0 feet and 6 feet *2	6 feet	15 feet or ½ BH	NA
MIN REAR YARD	15 feet	15 feet	15 feet	15 feet	15 feet	NA
MIN PUD BOUNDARY SETBACK	25 feet	25 feet	25 feet	25 feet	25 feet	NA
MIN PRESERVE SETBACK	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet
MIN. DISTANCE BETWEEN STRUCTURES *3	12 feet	12 feet	12 feet	20 feet	20 feet	20 feet
MAXIMUM ZONED HEIGHT *6 NOT TO EXCEED	35 feet	45 feet 3 stories	35 feet	R1 35 feet R2 50 feet 3 stories over parking	45 feet 3 stories	35 feet
MAXIMUM ACTUAL HEIGHT *6 NOT TO EXCEED	45 feet	55 feet 3 stories	45 feet	R1 45 feet R2 60 feet 3 stories over parking	55 feet 3 stories	45 feet
ACCESSORY STRUCTURES						
FRONT	20 feet	20 feet *4	20 feet	20 feet *4	20 feet	25 feet
SIDE	6 feet	0 feet and 6 feet *2	0 feet and 6 feet	10 feet	10 feet	10 feet
REAR	10 feet	10 feet	10 feet	10 feet	10 feet	15 feet
MIN PUD BOUNDARY SETBACK	15 feet	15 feet	15 feet	15 feet	15 feet	NA

PRESERVE SETBACK	10 feet	10 feet	10 feet	10 feet	10 feet	25 feet
DISTANCE FROM PRINCIPAL STRUCTURE	10 feet	10 feet	10 feet	10 feet	10 feet	20 feet
MAXIMUM ZONED HEIGHT	S.P.S.	S.P.S.	S.P.S.	25 feet	25 feet	25 feet
MAXIMUM ACTUAL	S.P.S.	S.P.S.	S.P.S.	35 feet	35 feet	35 feet

All distances are in feet unless otherwise noted.

***1 – Minimum lot width may be reduced by 20% for cul-de-sac lots or lots on the radius of a curve provided the minimum lot area requirement is maintained.**

***2 – Zero foot minimum side setback on one side of building as long as a minimum 12-foot separation between principal structures is maintained and all other setbacks are respected.**

***3 – Building distance may be reduced at garages to a minimum of 10 feet if detached or 0 feet where attached garages are provided. Multi-family principal buildings shall be separated a minimum of 20 feet and garages a minimum of 10 feet.**

***4 – Front entry building garages shall be set back a minimum of 23 feet from edge of sidewalk. The minimum 20 foot front yard may be reduced to 15 feet where the residence is served by a side-loaded or rear entry garage.**

***5 – 1,000 square feet shall be applicable to ground floor of the building and not individual unit size.**

***6 – For the area shaded on Exhibit C, Master Plan, the maximum zoned and actual heights shall be two stories not to exceed 35 feet above finished grade.**

S.P.S.: Same as Principal Structures.
BH: Building Height

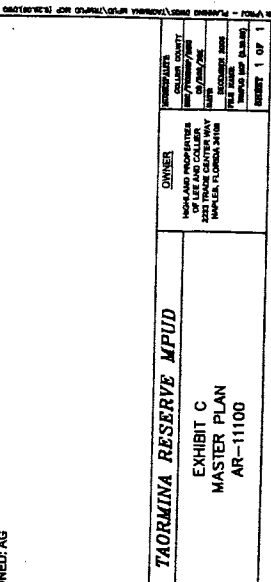
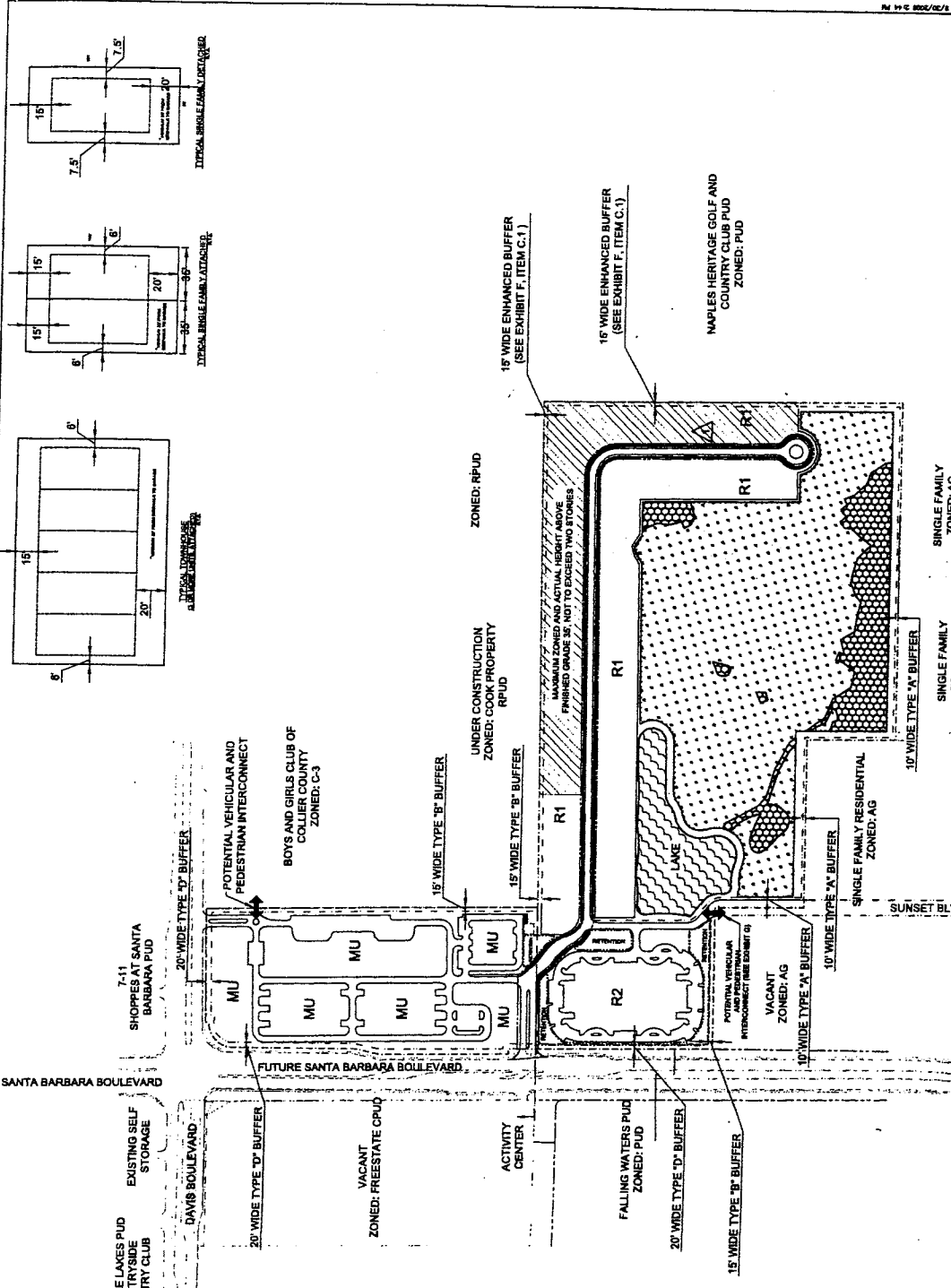
**TABLE II
MIXED USE DEVELOPMENT STANDARDS**

	COMMERCIAL/MIXED USE RESIDENTIAL PRINCIPAL USES	MULTI-FAMILY RESIDENTIAL PRINCIPAL USES	ACCESSORY USES
MINIMUM LOT AREA	10,000 sq. ft.	9,000 sq. ft.	N/A
MINIMUM LOT WIDTH	75 ft.	75 ft.	N/A
MINIMUM YARDS (External)			
From Future Ext. of Santa Barbara Blvd.	25 ft.	25 ft.	SPS
From Davis Boulevard	25 ft.	25 ft.	SPS
From Eastern Project Boundary	25 ft.	25 ft.	SPS
MINIMUM YARDS (Internal)**			
Front	20 ft.	20 ft.	10 ft.
Rear	15 ft.	15 ft.	10 ft.
Side	10 ft.	6 ft.	10 ft.
Preserve	25 ft.	25 ft.	10 ft.
MIN. DISTANCE BETWEEN STRUCTURES	20 ft.	20 ft.	N/A
MAXIMUM HEIGHT			
Zoned	50 ft. for buildings including residential 50 ft. for commercial buildings only	45 ft.	N/A
Actual (inclusive of any under building parking)	60 ft. for buildings including residential 60 ft. for commercial buildings only	55 ft.	N/A
MINIMUM FLOOR AREA	700 sq. ft. *	700 Sq. Ft. *	N/A
MAX. GROSS BUILDING AREA	262,000 Sq. Ft.	N/A	N/A

* Per principal structure, on the finished first floor.

** Building setbacks along the Southern boundary shall be treated as a front yard with 20 foot limitation for principal uses.

S.P.S.: Same as Principal Structures.



MIXED USE RESIDENTIAL	ACREAGE	PERCENT OF SITE
R1	17.11± ACRES	(21%)
R2	23.68± ACRES	(29%)
PRESERVE	8.33± ACRES	(10%)
REQUIRED 88.48 ACRES (NATIVE) x 25% LAKE PROVIDED	14.86± ACRES	(18%)
LAKE	28.98± ACRES	(35%)
BUFFERS / OTHER OPEN SPACE	3.47± ACRES	(4%)
	1.08± ACRES	(1%)
TOTAL SITE	82.51± ACRES	

OPEN SPACE REQUIRED: 82.51± ACRES X 30% = 24.75± ACRES
 PROVIDED: 82.51± ACRES X 30% = 24.75± ACRES

MAXIMUM RESIDENTIAL DWELLINGS: 478 UNITS
 R1 AND R2 350 MAXIMUM
 MU 128 MAXIMUM

PROJECT DENSITY: 5.79 DWELLING UNITS / ACRE
 MAXIMUM GROSS COMMERCIAL SQUARE FEET: 262,000 SQUARE FEET

NOTES:
 1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO MINOR MODIFICATION DUE TO AGENCY PERMITTING REQUIREMENTS.
 2. ALL ACREAGES ARE APPROXIMATE AND SUBJECT TO MODIFICATION AT THE TIME OF SDP OR PLAT APPROVAL, HOWEVER THEY MAY BE NO LESS THAN ANY MINIMUMS REQUIRED IN THIS PUD.

DEVIATIONS:
 1. DEVIATION 1 SEEKS RELIEF FROM LDC CHAPTER 6, SUBSECTION 6.06(1)(J), STREET SYSTEM REQUIREMENTS, WHICH ESTABLISHES A MAXIMUM LENGTH FOR A CUL-DE-SAC AS 1,000 FEET, TO ALLOW A CUL-DE-SAC AS SHOWN. SEE ALSO EXHIBIT F, ITEM 8.5.

GradyMinor
 Civil Engineers
 10000 N. 15th Ave., Suite 100
 Fort Lauderdale, FL 33322
 Phone: 754.444.2307
 Fax: 754.444.2307
 www.gradyminor.com

TAORMINA RESERVE MPUD
 EXHIBIT C
 MASTER PLAN
 AR-1100

OWNER:
 HOPE AND PROSPERITY
 2022 TRADE CENTER WAY
 NAPLES, FL 34104-5110

NO.	DATE	DESCRIPTION	BY
1	11/20/08	REVISED PER COMMENTS FROM THE BOARD	MM
2	12/10/08	REVISED PER COMMENTS FROM THE BOARD	MM
3	01/20/09	REVISED PER COMMENTS FROM THE BOARD	MM
4	02/10/09	REVISED PER COMMENTS FROM THE BOARD	MM
5	03/10/09	REVISED PER COMMENTS FROM THE BOARD	MM
6	04/10/09	REVISED PER COMMENTS FROM THE BOARD	MM
7	05/10/09	REVISED PER COMMENTS FROM THE BOARD	MM
8	06/10/09	REVISED PER COMMENTS FROM THE BOARD	MM
9	07/10/09	REVISED PER COMMENTS FROM THE BOARD	MM
10	08/10/09	REVISED PER COMMENTS FROM THE BOARD	MM
11	09/10/09	REVISED PER COMMENTS FROM THE BOARD	MM
12	10/10/09	REVISED PER COMMENTS FROM THE BOARD	MM
13	11/10/09	REVISED PER COMMENTS FROM THE BOARD	MM
14	12/10/09	REVISED PER COMMENTS FROM THE BOARD	MM
15	01/10/10	REVISED PER COMMENTS FROM THE BOARD	MM
16	02/10/10	REVISED PER COMMENTS FROM THE BOARD	MM
17	03/10/10	REVISED PER COMMENTS FROM THE BOARD	MM
18	04/10/10	REVISED PER COMMENTS FROM THE BOARD	MM
19	05/10/10	REVISED PER COMMENTS FROM THE BOARD	MM
20	06/10/10	REVISED PER COMMENTS FROM THE BOARD	MM
21	07/10/10	REVISED PER COMMENTS FROM THE BOARD	MM
22	08/10/10	REVISED PER COMMENTS FROM THE BOARD	MM
23	09/10/10	REVISED PER COMMENTS FROM THE BOARD	MM
24	10/10/10	REVISED PER COMMENTS FROM THE BOARD	MM
25	11/10/10	REVISED PER COMMENTS FROM THE BOARD	MM
26	12/10/10	REVISED PER COMMENTS FROM THE BOARD	MM
27	01/10/11	REVISED PER COMMENTS FROM THE BOARD	MM
28	02/10/11	REVISED PER COMMENTS FROM THE BOARD	MM
29	03/10/11	REVISED PER COMMENTS FROM THE BOARD	MM
30	04/10/11	REVISED PER COMMENTS FROM THE BOARD	MM
31	05/10/11	REVISED PER COMMENTS FROM THE BOARD	MM
32	06/10/11	REVISED PER COMMENTS FROM THE BOARD	MM
33	07/10/11	REVISED PER COMMENTS FROM THE BOARD	MM
34	08/10/11	REVISED PER COMMENTS FROM THE BOARD	MM
35	09/10/11	REVISED PER COMMENTS FROM THE BOARD	MM
36	10/10/11	REVISED PER COMMENTS FROM THE BOARD	MM
37	11/10/11	REVISED PER COMMENTS FROM THE BOARD	MM
38	12/10/11	REVISED PER COMMENTS FROM THE BOARD	MM
39	01/10/12	REVISED PER COMMENTS FROM THE BOARD	MM
40	02/10/12	REVISED PER COMMENTS FROM THE BOARD	MM
41	03/10/12	REVISED PER COMMENTS FROM THE BOARD	MM
42	04/10/12	REVISED PER COMMENTS FROM THE BOARD	MM
43	05/10/12	REVISED PER COMMENTS FROM THE BOARD	MM
44	06/10/12	REVISED PER COMMENTS FROM THE BOARD	MM
45	07/10/12	REVISED PER COMMENTS FROM THE BOARD	MM
46	08/10/12	REVISED PER COMMENTS FROM THE BOARD	MM
47	09/10/12	REVISED PER COMMENTS FROM THE BOARD	MM
48	10/10/12	REVISED PER COMMENTS FROM THE BOARD	MM
49	11/10/12	REVISED PER COMMENTS FROM THE BOARD	MM
50	12/10/12	REVISED PER COMMENTS FROM THE BOARD	MM

**EXHIBIT D
FOR
TAORMINA RESERVE MPUD**

LEGAL DESCRIPTION

OFFICIAL RECORDS BOOK 1087, PAGE 841

WEST 1/2 OF NW 1/4 OF NW 1/4 OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, LESS RIGHT-OF-WAY, CONTAINING 18.87 ACRES MORE OR LESS, COLLIER COUNTY, FLORIDA.

NW 1/4 OF SW 1/4 OF NW 1/4 OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, CONTAINING 10 ACRES MORE OR LESS, COLLIER COUNTY, FLORIDA.

SOUTH 1/2 OF NE 1/4 OF SW 1/4 OF NW 1/4 OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, LESS THE WEST AND SOUTH 30 FEET, CONTAINING 4.34 ACRES MORE OR LESS, COLLIER COUNTY, FLORIDA.

OFFICIAL RECORDS BOOK 1186, PAGE 2060

THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA. ALSO KNOWN AS TRACT 45 OF ENCHANTED ACRES.

LESS THE WEST 30 FEET TO USED FOR ROAD RIGHT-OF-WAY PURPOSES.

OFFICIAL RECORDS BOOK 1192, PAGE 1700

THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, LESS THE WEST 30 FEET THEREOF FOR ROAD RIGHT-OF-WAY. ALSO KNOWN AS TRACT 47.

OFFICIAL RECORDS BOOK 1116, PAGE 333

THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA

LESS AND EXCEPT

THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4353 AT PAGE 1085 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA, BEING A RIGHT-OF-WAY TAKING FOR PROJECT: 60091-SANTA BARBARA BLVD. EXTN.

MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBES AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 50 SOUTH, RANGE 26 EAST, COLLIER COUNTY, FLORIDA; THENCE RUN SOUTH 89°51'22" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 9, FOR A DISTANCE OF 1,307.72 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE RUN NORTH 00°51'25" WEST, ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9, FOR A DISTANCE OF 344.87 FEET TO THE SOUTHEAST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE RUN SOUTH 89°44'49" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9, FOR A DISTANCE OF 654.23 FEET TO THE SOUTHWEST CORNER OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE

NORTHWEST QUARTER OF SAID SECTION 9; THENCE RUN NORTH 00°55'16" WEST, ALONG THE WEST LINE OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9, FOR A DISTANCE OF 343.63 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE RUN SOUTH 89°38'17" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9, FOR A DISTANCE OF 554.60 FEET TO A POINT ON THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4353 AT PAGE 1085 OF THE PUBLIC RECORDS OF COLLIER COUNTY, FLORIDA; THENCE RUN NORTHERLY ALONG SAID EAST LINE FOR THE FOLLOWING SEVEN (7) COURSES:

- 1) THENCE RUN NORTH 00°59'07" WEST, FOR A DISTANCE OF 792.98 FEET;
- 2) THENCE RUN SOUTH 89°00'53" WEST, FOR A DISTANCE OF 20.00 FEET;
- 3) THENCE RUN NORTH 00°59'07" WEST, FOR A DISTANCE OF 506.24 FEET;
- 4) THENCE RUN NORTH 11°57'26" EAST, FOR A DISTANCE OF 100.77 FEET;
- 5) THENCE RUN NORTH 00°00'53" EAST, FOR A DISTANCE OF 476.24 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE SOUTHEAST, WHOSE RADIUS POINT BEARS SOUTH 89°59'50" EAST, A DISTANCE OF 97.00 FEET THEREFROM;
- 6) THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 97.00 FEET, THROUGH A CENTRAL ANGLE OF 90°11'21", SUBTENDED BY A CHORD OF 137.40 FEET AT A BEARING OF NORTH 45°05'51" EAST, FOR AN ARC LENGTH OF 152.69 FEET TO THE END OF SAID CURVE;
- 7) THENCE RUN NORTH 00°58'17" WEST, FOR A DISTANCE OF 11.48 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY OF DAVIS BOULEVARD (150 FOOT RIGHT-OF-WAY); THENCE RUN NORTH 89°01'43" EAST, ALONG SAID SOUTH RIGHT-OF-WAY, FOR A DISTANCE OF 446.52 FEET TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE RUN SOUTH 00°56'22" EAST, ALONG SAID EAST LINE, FOR A DISTANCE OF 1,299.05 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE RUN NORTH 89°25'14" EAST, ALONG SAID NORTH LINE, FOR A DISTANCE OF 1,966.06 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 9; THENCE RUN SOUTH 00°43'50" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, FOR A DISTANCE OF 1,389.42 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED, CONTAINING 82.51 ACRES, MORE OR LESS.

**EXHIBIT E
FOR
TAORMINA RESERVE MPUD**

DEVIATIONS

1. Deviation 1 seeks relief from LDC Section 6.06.01.J. Street System Requirements, to allow that cul-de-sacs in excess of one thousand feet (1,000') in length. Streets with block lengths of greater than six hundred feet (600') shall have traffic calming devices installed at an approximate spacing of three hundred feet (300'), also see Exhibit F, I.B.9.

**EXHIBIT F
FOR
TAORMINA RESERVE MPUD**

LIST OF DEVELOPER COMMITMENTS

I. Regulations for development of the Taormina Reserve MPUD shall be in accordance with the contents of this MPUD Document and applicable sections of the LDC and Growth Management Plan (GMP) in effect at the time of issuance of any development order to which said regulations relate. Where this MPUD Ordinance does not provide development standards, then the provisions of the specific sections of the LDC that are otherwise applicable shall apply.

A. ENVIRONMENTAL

1. Approximately 59.46 acres of native vegetation exist on-site; therefore, a minimum of 14.87 acres of preserve is required. The MPUD will provide a minimum of 28.88 acres of preserve as shown on the Master Plan.

B. TRANSPORTATION

The development of this MPUD shall be subject to and governed by the following conditions:

1. No building permits shall be issued until the Davis Boulevard improvements set forth in Project 60073, or as superseded, are under construction.
2. No certifications of occupancy shall be issued until after the following milestones have been met:
 - i. Substantial completion of Davis Boulevard improvements set forth in Project 60073, or as superseded, from Radio Road to CR-951.
 - ii. Substantial completion of Santa Barbara extension to the project entrance.
3. Access to Davis Boulevard is subject to a shared single access point with the adjacent property owner and FDOT approval.
4. The developer, its successors, or assigns shall contribute proportionate fair share monies to Collier County for the following intersection improvement when signal warrants are met and prior to the installation of the signal:
 - i. Signalization of Cope Lane at Santa Barbara Extension.
5. The developer, its successors, or assign shall construct, or provide payment in lieu to Collier County for any turn lanes, constructed by the County during the Santa Barbara Blvd project, serving this project prior to the first development order approval.
6. The developer, its successors or its assigns, shall provide for the potential interconnection to Sunset Boulevard. The developer shall be responsible for

the costs of design, permitting and construction of approximately 830 feet of limited access roadway of which 200' shall be built concurrent with development in the MU or R2 tract. The roadway shall be designed as a two lane roadway with two, 10 – 12 foot wide travel lanes with a 6 foot sidewalk on only one side of the roadway. This requirement for the construction of the “additional 630 feet” to Sunset Boulevard shall remain valid for five years from the date of PUD approval as provided herein. The complete, permitted roadway design shall be included with the first SDP that encompasses this portion of the development for inclusion in the County’s files.

- a. At or before the approval of the first SDP for the R2 tract, developer shall convey to Collier County a 30 foot public access easement, as conceptually depicted on F-1 and labeled 30 feet wide public access way reservation, at no cost to the County, which may include public utilities if it does not conflict with the paved roadway and sidewalk.
 - b. The developer shall construct the additional 630 feet of the public access to Sunset Boulevard if the County obtains the necessary access rights south of the developer’s property to Cope Lane within five years of the date of PUD Approval. The remaining 630 feet of the public access to Sunset Boulevard shall be constructed by the developer concurrent with the development of the MU or R2 tract.
 - c. The developer shall maintain the 30 foot public access easement until Collier County accepts maintenance responsibility.
7. Prior to the approval of each individual SDP or Plat, the Developer, its successor, or assign shall make their proportionate payment for compliance with policy 5.8 of the Transportation Element of the Growth Management Plan.
 8. Any combination of allowed uses stated in Exhibit A of this PUD shall not be allowed to exceed the maximum square footage or units listed for each category of use. The trip generation stated in the Traffic Impact Study (TIS) used for the approval of this zoning action shall be construed as a maximum trip generation (1,308 total PM peak hour trips; or 910 adjusted, PM peak hour net new external trips) for any combination of the allowed uses.
 9. The developer, or successors and assigns, shall provide a stabilized emergency turn-around, meeting local fire prevention code criteria, approximately midway along the cul-de-sac of the primary internal roadway.

C. LANDSCAPE

1. An enhanced 15-foot wide type B landscape buffer shall be provided along the eastern property boundary adjacent to Naples Heritage PUD a distance of approximately 550 feet south from the northern Taormina Reserve MPUD boundary and adjacent to the Cook PUD boundary. The enhanced

buffer shall contain native canopy tree species such as Live Oak or Pine that will be a minimum 14 feet in height at the time of planting and planted 20 feet on center. Cabbage Palms, with a minimum height of 16 feet at the time of planting shall be planted in clusters of at least 3 trees planted on 20 feet centers between the row of canopy trees. A shrub row of native plants such as Buttonwood shall also be planted within the buffer. The shrubs shall be a minimum of 5 feet tall at the time of planting and shall be spaced on 4-foot centers. This buffer shall be installed concurrent with clearing and filling of the site in the area adjacent to the eastern property boundary. A minimum 6-foot high chain link fence shall be installed within or adjacent to the enhanced buffer, in the event that the existing chain link fence located near the eastern property line can not be retained or is not fully located on the Taormina property.

MU

RETENTION

RETENTION

R2

RETENTION

APPROXIMATELY 200± FEET OF ROW SHALL BE CONSTRUCTED AT TIME OF DEVELOPMENT OF THE R2 TRACT

30' WIDE PUBLIC ACCESSWAY RESERVATION

RETENTION

LAKE

POTENTIAL VEHICULAR AND PEDESTRIAN INTERCONNECT

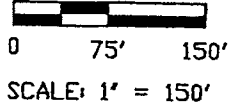
10' WIDE TYPE "A" BUFFER

340' ±

SUNSET BLVD EXT

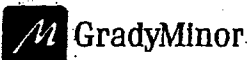
EXISTING 30' WIDE PRIVATE EASEMENT

60' WIDE SUNSET BLVD ACCESS EASEMENT



TAORMINA RESERVE DEVELOPER TO DESIGN AND PERMIT SUNSET BOULEVARD EXTENSION FOR THAT PORTION ON AND ADJACENT TO TAORMINA PROPERTY LINE, A LENGTH OF APPROXIMATELY 830'±. THE DEVELOPER WILL CONSTRUCT THE ROAD IF DIRECTED BY THE COUNTY WITHIN 5 YEARS OF THE APPROVAL OF THE PUD. THE DEVELOPER IS NOT RESPONSIBLE FOR MITIGATION OF THE PUBLIC ACCESS ROAD WHICH IS LOCATED OUTSIDE OF THE PROJECT BOUNDARY.

TAORMINA RESERVE DEVELOPER TO DESIGN AND PERMIT SUNSET BOULEVARD EXTENSION FOR THAT PORTION ON AND ADJACENT TO TAORMINA PROPERTY LINE, A LENGTH OF APPROXIMATELY 830'±. THE DEVELOPER WILL CONSTRUCT THE ROAD IF DIRECTED BY THE COUNTY WITHIN 5 YEARS OF THE APPROVAL OF THE PUD. THE DEVELOPER IS NOT RESPONSIBLE FOR MITIGATION OF THE PUBLIC ACCESS ROAD WHICH IS LOCATED OUTSIDE OF THE PROJECT BOUNDARY.



Bonita Springs 239.947.1144
Fort Myers 239.690.4380
North Fort 941.426.5858
Naples 239.444.2387

Civil Engineers • Land Surveyors • Planners • Landscape Architects
CERT. OF AUTH. EN 0005151 CERT. OF AUTH. LS 0003151 BUSINESS LC 20000208

TAORMINA RESERVE MPUD

EXHIBIT F-1
SUNSET BLVD POTENTIAL INTERCONNECTION
DETAIL

SCALE	1" = 150'
JOB CODE	MPUD
DATE	JUNE 2008
FILE NAME	EXHIBIT F-1

**EXHIBIT G
FOR
TAORMINA RESERVE MPUD**

**WILDLIFE HABITAT MANAGEMENT PLAN
RED-COCKADED WOODPECKER MANAGEMENT PLAN**

For the sake of red-cockaded woodpeckers ("RCW"), precautionary measures will be undertaken when construction involves clearing pine habitat.

Prior to clearing pine habitat, a qualified biologist will review the impact areas for the presence of RCW cavity trees. The inspection area will include an area 100 feet from clearing limits. Construction will be allowed to commence when the biologist has completed the site review and determined that no RCW cavity trees will be harmed or destroyed as a result of the intended activity. Should the biologist observe an RCW cavity tree within areas to be cleared, or within 100 feet of clearing limits, contractors and workers will be instructed to stop construction activities that are within 100 feet of the cavity tree. The biologist will also be responsible for notifying the USFWS of the situation and asking for guidance.

Prescribed burning is an available management technique that may be permitted, as applicable, within the upland and wetland preservation areas. The feasibility of conducting prescribed burns will take into consideration the ability to obtain local and state authorizations, the ability to create adequate firebreaks at the burn site, and impacts to listed wildlife species.

Prescribed burning may only be conducted by a certified prescribed burn manager and in accordance with the applicable rules and regulations of the Division of Forestry. The use of prescribed burning may necessitate the creation of adequate firebreaks resulting in removal of native vegetation within the preserve areas. The removal of native vegetation in the preserve areas for the purpose of creating fire breaks will be pre-approved by County Environmental Services staff.

**EXHIBIT H
FOR
TAORMINA RESERVE MPUD
CONDITIONS OF APPROVAL**

August 25, 2009

1. No outdoor music or other amplified sounds shall be permitted within 500-feet of the of the southern boundary of the MU tract.
2. Mixed-use buildings in the MU tract depicted on the Master Plan shall only contain the uses from Exhibit A.II that would normally be permitted by right or as a conditional use in the C-1 through C-3 zoning districts.
3. Any freestanding building of solely multifamily units that is located adjacent to a commercial use normally permitted by the LDC in the C-4 through C-5 zoning districts shall provide a minimum 15-foot Type B buffer and the LDC-required fence or wall.
4. No home improvement superstore, warehouse superstore or discount retail superstore shall be allowed on any parcel occupied by multifamily residential uses. Should any such superstore develop, no multifamily residential uses shall be developed above it. Additionally, no residential uses shall be permitted adjacent to it unless it is buffered by a Type B buffer and a wall as described above.
5. An updated red-cockaded woodpecker survey shall be submitted at the first development order if required by the Florida Fish and Wildlife Conservation Commission (FWCC) or the U.S. Fish and Wildlife Service (USFWS).
6. Florida black bear and Big Cypress fox squirrel management plans shall be provided as part of the next development order.
7. At the time of the next development order, a hydroperiod analysis (or whatever LDC requirement that may be in effect for the evaluation of stormwater discharge into upland preserves) shall be provided for the project site.
8. A preserve management plan shall be required as part of the next development order and shall include provisions for annual monitoring to determine the potential impacts of stormwater on the preserve area's vegetation. Preserve vegetation adversely impacted by stormwater shall be replaced by the property owner with other vegetation that is suitable for the conditions.

STATE OF FLORIDA)

COUNTY OF COLLIER)

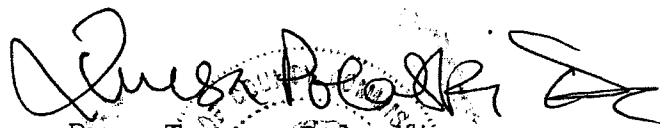
I, DWIGHT E. BROCK, Clerk of Courts in and for the Twentieth Judicial Circuit, Collier County, Florida, do hereby certify that the foregoing is a true and correct copy of:

ORDINANCE 2009-48

Which was adopted by the Board of County Commissioners on the 29th day of September, 2009, during Regular Session.

WITNESS my hand and the official seal of the Board of County Commissioners of Collier County, Florida, this 2nd day of October, 2009.

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



By: Teresa Polaski
Deputy Clerk

