

**Agenda Item 16  
Meeting of 03/04/15**

**ORDINANCE 15-13618**

**AN ORDINANCE REZONING APPROXIMATELY 16 ACRES FROM PS PUBLIC SERVICE DISTRICT AND PD PLANNED DEVELOPMENT TO AN AMENDED AND RESTATED PD PLANNED DEVELOPMENT IN ORDER TO ALLOW THE CONTINUED DEVELOPMENT OF THE SUBJECT PARCEL AS A FEE SIMPLE TOWNHOME DEVELOPMENT ON PROPERTY OWNED BY MANGROVE BAY DEVELOPMENT, LLC., AND LOCATED AT 101 AND 201 GOODLETTE-FRANK ROAD SOUTH, MORE FULLY DESCRIBED HEREIN; APPROVING REZONE PETITION 14-R7; PROVIDING A SEVERABILITY CLAUSE, A REPEALER PROVISION AND AN EFFECTIVE DATE.**

**WHEREAS,** Mangrove Bay Development, LLC, petitioner, has petitioned to rezone approximately 16 acres from PS Public Service and PD-Planned Development to an amended and restated PD Planned Development in order to allow the continued development of the subject parcel as a fee simple townhome development on property located at 101 and 201 Goodlette-Frank Road South; and

**WHEREAS,** John M. Passidomo, Esq., Cheffy Passidomo, has been authorized by the petitioner and owner as agent for this petition; and

**WHEREAS,** following an advertised public hearing on December 10, 2014, the Planning Advisory Board considered the public input, staff recommendations and criteria in the Code and has recommended by a vote of 7 to 0 that Rezone Petition 14-R7 be approved; and

**WHEREAS,** after considering the recommendation of the Planning Advisory Board and City staff, following a public hearing on the subject, and providing the petitioner, staff and the public an opportunity to present testimony and evidence, the City Council has determined that the petition should be approved;

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF NAPLES, FLORIDA:**

**Section 1.** That the City Council hereby rezones approximately 16 acres of real property owned by Mangrove Bay Development, LLC from PS-Public Service and PD-Planned Development to an amended and restated PD, Planned Development in order to allow the continued development of the subject parcel as a fee simple townhome development on property located at 101 and 201 Goodlette-Frank Road South, said property more fully described as follows:

**See Attachment 1 to Exhibit "A" to the PD Document, attached hereto and incorporated herein.**

**Section 2.** That Rezone Petition 14-R7 is hereby approved.

**Section 3.** That the project shall be developed in compliance with the Planned Development Document for Mangrove Bay dated November 3, 2014 and revised February 18,

2015, prepared by Cheffy Passidomo, a copy of which is attached hereto as Exhibit "A" and incorporated herein.

**Section 4. Disclaimer & Permit Condition (Applicable only if federal or state permits are required):** Issuance of a development permit by the City does not create any right to obtain a permit from a State or Federal agency and does not create any liability on the part of the City for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a State or Federal agency or undertakes actions that result in a violation of State or Federal law. If applicable, all other State or Federal permits must be obtained before commencement of the project.

**Section 5.** That if any word, phrase, clause, subsection or section of this ordinance is for any reason held unconstitutional or invalid, the invalidity thereof shall not affect the validity of any remaining portions of this ordinance. However, if any word, phrase clause, subsection or section is determined to be an unreasonable condition affecting the overall development plan contained herein, it shall not be severed.

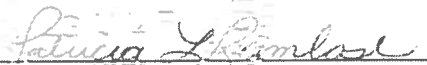
**Section 6.** Repealer. This PD Ordinance adopting this Planned Development Document shall supersede and take priority over Planned Development Ordinance 13-13262 and Site Plan with Deviations Resolution 13-13367, the repeal of which are hereby ratified and confirmed, and any portions of the Naples Comprehensive Development Code which conflict with this PD Ordinance.


**Section 7.** This ordinance shall take effect concurrently with the effective date of the comprehensive plan amendment 14-CPASS3 (Ordinance 15-13602) which shall be the earliest date permitted under Section 163.3187, Florida Statutes.

**APPROVED AT FIRST READING THE 18<sup>TH</sup> DAY OF FEBRUARY, 2015**

**PASSED AND ADOPTED AT SECOND READING AND PUBLIC HEARING IN OPEN AND REGULAR SESSION OF THE CITY COUNCIL OF THE CITY OF NAPLES, FLORIDA THIS 4<sup>TH</sup> DAY OF MARCH, 2015.**

Attest:

  
Patricia L. Rambosk, City Clerk

  
John F. Sorey III, Mayor

Approved as to form and legality:

  
Robert D. Pritt, City Attorney

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Date filed with City Clerk: 3-4-15

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EXHIBIT "A"

PLANNED DEVELOPMENT DOCUMENT

for

MANGROVE BAY

Date of Submittal: November 3, 2014

As revised on February 18, 2015

Prepared by: Cheffy Passidomo

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SECTION I  
LEGAL DESCRIPTION

See Attachment 1

## SECTION II

### DEVELOPMENT STANDARDS

1. **District Purpose.** This PD District is intended to accommodate an integrated and well-designed development in accordance with approved development plans by offering flexibility of design and encouraging imaginative, functional, high-quality land planning development which is compatible with adjacent and nearby lands and activities.

The PD Ordinance adopting this Planned Development Document shall supersede and take priority over Planned Development Ordinance 13-13262 and Site Plan with Deviations Resolution 13-13367, the repeal of which are hereby ratified and confirmed, and any portions of the Naples Comprehensive Development Code which conflict with the PD Ordinance.

The proposed development plan and accompanying site plan, preliminary subdivision plat and other supplemental submittal documents approved by Naples City Council in conjunction with its adoption of the PD Ordinance (the "Approved Development Plan") will promote a well designed fee simple townhome pedestrian oriented walkable residential community based on traditional neighborhood design principles while exhibiting sensitivity to the site's natural surroundings; and, in the process, the Approved Development Plan will:

- (a) encourage the objectives for the "Downtown Mixed Use District" described in the Future Land Use Element of the Naples Comprehensive Plan;
- (b) facilitate the functions for the "D" Downtown District espoused in Sec. 58-901 of the Code, that is:
  - (1) To promote the orderly redevelopment of the downtown area;
  - (2) To improve the aesthetics and physical appearance of the downtown area;
  - (3) To provide for a prosperous, viable downtown;
  - (4) To encourage fulltime residential use in the downtown area;
  - (5) To recognize and promote the role of the medical community in the area;
  - (6) To retain and promote the establishment of a variety of consumer and service businesses so that the needs of the area's residential and working populations will be satisfied;
  - (7) To reinforce the role of the downtown as a community center and a meeting place for residents, tourists, and visitors;
  - (8) To encourage mixed-use, infill development, particularly residential and retail;
  - (9) To promote pedestrian-friendly streets; and
- (c) promote the goals contained in the Community Redevelopment Area (CRA) Plan.

2. **Definitions.** There are no definitions that apply to this PD District.
3. **Uses Permitted.** Single family and multifamily residences, fee simple townhomes, residential only buildings, and related accessory uses and structures are permitted uses anywhere within this PD District. The residences depicted on the Approved Development Plan are acknowledged and agreed by the City of Naples to constitute permitted single family residences in fee simple townhomes on individual platted townhome lots.

Boat shelters (as defined in Sec. 56-53(c) of the Code); boat slips or dock spaces in a number which is no more than the number of boat slips or dock spaces depicted on the Approved Development Plan; and guest units (as defined in Sec. 56-91(a) of the Code) are permitted uses in this PD District; provided, however, that the use of guest units is regulated under Sec. 56-91(c) of the Code and the rental of guest units is strictly prohibited.

Accessory uses and structures which are incidental to and customarily associated with the permitted uses, including, without limitation, an Amenity Center and recreation amenities, areas and facilities, and one (1) caretaker's residence with a two (2) car garage in the Amenity Center, model homes, and a sales center shall also be considered permitted uses in this PD District. Guest suites with complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking (inside or outside the individual guest suite) and sanitation are permitted uses in the Amenity Center.

4. **Conditional Uses.** The Planning Advisory Board may, through the review and approval of a conditional use petition and with the approval of City Council, permit other uses which are similar to and no more intense than the permitted uses.
5. **Minimum lot area.** A property may be subdivided for the purpose of creating fee-simple lots for townhomes of a consistent architectural character constructed as part of a single development. Each townhome lot shall have a minimum area of 2,000 square feet.
6. **Minimum lot width.** A property may be subdivided for the purpose of creating fee-simple townhome lots, as provided in immediately preceding subsection 5. Each townhome lot in such cases shall be a minimum of 20 feet wide.
7. **Maximum residential density.** The maximum residential density in the PD District is 12 principal dwelling units per acre. Guest units shall not be considered principal dwelling units.
8. **Illustrations.** There are no illustrations provided in this PD District.
9. **Building placement; setbacks; related dimensional standards.** In this PD District, minimum front yards are 15 feet, provided, however, that minimum front yards for front

porches are 12 feet; minimum front yards for garages are 20 feet for front-entry garages and 15 feet for side-entry garages; and minimum front yards on Goodlette Road are 50 feet. Minimum rear yards are 20 feet. Unroofed pools may be located in rear yard setback areas but may not be closer than 15 feet to any rear lot line, provided that no pool shall be placed within a utility or drainage easement. Pool enclosures, excluding fences, are prohibited. **There is no required side yard setback for pools and spas, water features, walls and fences,** pool equipment, mechanical equipment, air conditioning units, water features and related equipment or screening for same, **except in required front and rear yards,** and all of the foregoing are limited to 6 feet in height measured from finished grade at the location of the improvement. Buildings may be placed five feet from the side yard lot line. Bay windows and balconies, along with an associated roof overhang, may encroach an additional 24 inches beyond the permitted 36 inches allowed per Code Section 56-54. For platted lots that extend beyond the shoreline, the minimum yards shall be measured from the platted lot line rather than the shoreline and structures are permitted to extend beyond the shoreline over the adjacent water. Each residential unit shall have one front yard, one rear yard, and two side yards.

10. **Maximum building height.** The maximum height for any building, including residential, shall be limited to 3 stories and 42 feet measured from the first floor FEMA elevation to the peak of the roof.
11. **Standards for site design.** There are no standards for site design in this PD District.
12. **Standards for building design.** There are no standards for building design in this PD District.
13. **Specific requirements for auto repair shops.** Auto repair shops are not a permitted use in this PD District.
14. **Signage.** Signage and iconic monuments depicted on the Approved Development Plan are approved as part of the PD Ordinance governing land use on the Property; provided, however that a maximum of three property and entry ground signs, each of which shall not exceed 10' in height and 40 square feet in size with text allowable on each side of the sign; and a sign band that does not exceed 2 ½ feet in vertical dimension (40 square feet) on the façade of the Amenity Center are permitted on the Property.
15. **Parking facilities generally, landscaping.** Two spaces are required per principal dwelling unit. There is no parking requirement for guest units, or for boat shelters, boat slips, or dock spaces reserved for owners of fee simple townhomes, residents, guests, tenants and invitees of owners of fee simple townhomes. One space is required per guest suite and one space is required for the concierge, if any, located in the Amenity Center. No other parking is required for the Amenity Center. Landscaping shall be regulated under Chapter 50 of the Code.
16. **Standards for on-street parking.** There are no standards for on-street parking in this PD District.



17. **Waivers; Administrative Deviations.** Except as permitted by general law, the City Manager is authorized to grant administrative approval of deviations from the requirements of this Planned Development Document for the location of fences, gates, landscaping, and other improvements intended to provide privacy for the residential units.
18. **Non conformities.** The Naples Code shall control treatment of non conformities.
19. **Improvement and redevelopment review.** There is no improvement and redevelopment review in this PD District.
20. **Parking alternatives for non residential use.** There are no parking alternatives for non residential use in this PD District.
21. **Reinstatement; exceptions.** Except as expressly provided herein, the Code, including the Supplemental Standards thereto contained in Chapter 56 of the Code, including, by way of illustration, but not limitation, all encroachments allowed under Section 56-54 of the Naples code, except to the extent revised hereby, shall apply and are incorporated herein by reference with the following exceptions which shall be considered part of the PD Ordinance governing land use on the Property:
  - (a) Boat shelters may extend past the shoreline but only in the locations shown, and as and to the extent depicted, on the Approved Development Plan.
  - (b) Because the Covenants, Conditions and Restrictions for Mangrove Bay expressly provide that the installation, maintenance and replacement of pool fences on common lot lines between individual lots shall be exclusively controlled through easements and restrictive covenants held by the Homeowners' Association as a not for profit corporation with perpetual existence, and individual homeowners have no right or authority to remove or replace an individual pool fence on their common lot line, one pool fence between two adjoining properties has been determined by the City of Naples Building Official, and is hereby confirmed, as compliant with Section R4101 and the issuance of building permits and Certificates of Occupancy is authorized accordingly.
  - (c) The road right of way depicted on the Approved Development Plan is acknowledged and agreed by the City of Naples to constitute a City Council approved access easement for purposes of compliance with Sec. 56-49 of the Code.
  - (d) Sec. 56-52 of the Code pertaining to trash and garbage container enclosures anywhere in the city except in single family districts shall not apply to this PD District and is expressly excluded herefrom.
  - (e) Sec. 56-91(b) of the Code pertaining to required lot size for guest units shall not apply to this PD District and is expressly excluded herefrom.

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- (f) Upon the effective date of the PD Ordinance, the time limitation for commencement of construction under Sec. 58-810 of the Code shall be sixty (60) months.
- (g) The setback and landscaping regulations contained herein take priority over any conflicting provisions of the Corridor Management Overlay District contained in Sec. 58-1041 through 1051, inclusive, which in their entirety do not apply to the Property.

### SECTION III

#### DEDICATION OF LINEAR PUBLIC PARK EASEMENT

At or prior to issuance of a certificate of occupancy from the City of Naples for the first residential dwelling (with the exception of the use thereof for sales and marketing purposes) located within the southern parcel, the Land Owner shall execute, deliver and record a non-exclusive ten-foot wide linear public park easement along the East right-of-way line of Goodlette-Frank Road (the "Linear Public Park Easement Area") to the City of Naples for green space, open space, landscaping, and pathways. The Land Owner shall retain the right to (i) use the Linear Public Park Easement Area for any purpose which does not unreasonably interfere with the intended purpose of the Linear Public Park Easement, including, without limitation, vehicular and pedestrian access to and from the Property, pathways, signage, utilities, sculpture, art, water features, benches, drainage, water management, lot coverage calculations, density calculations, open space, and landscaping for the benefit of the Property; and (ii) suspend the right to use the Linear Public Park Easement during any period of construction or maintenance in, or in reasonable proximity to, the Linear Public Park Easement Area. The Land Owner shall design, permit, construct and maintain the Linear Public Park Easement Area, and pay for same. The City shall cooperate with Land Owner in the foregoing undertaking. The Linear Public Park Easement Area shall be maintained to a standard which equals or exceeds the prevailing level of maintenance of city parks and parkways.

## SECTION IV

### WATER AND SEWER ADEQUACY AND AVAILABILITY

Potable water and sanitary sewer service for this project is available to the Property via existing facilities of the City of Naples.

Potable water will be provided by an existing 12" potable water main already stubbed to the site along the west property boundary adjacent to Goodlette-Frank Road.

Sanitary sewer will be provided by an existing 8" stub to an existing gravity sewer system located to north of the Property within the Riverside Circle right-of-way or by connection to an existing sanitary sewer main located in Goodlette Frank Road. A gravity sanitary sewer system will be provided to collect wastewater within the Property. If necessary, a lift station will be employed to convey the wastewater to the existing gravity main.

Re-use water will be utilized for landscape irrigation purposes. Connection will be made to an existing 6" main located in Riverside Circle or to a 10" main located in Goodlette-Frank Road.

Fire service will be provided by the potable water system and the potable water distribution system within the Property has been designed accordingly.

The Land Owner shall be responsible for the design, construction and cost of the potable water and sanitary facilities within the Property, for their connections to the existing systems of the City of Naples, and, if necessary, for a lift station. Except as specifically provided herein, all facilities shall be designed and constructed to the standards of the City of Naples.

## SECTION V

### BASIC STORMWATER MANAGEMENT STRATEGY

The stormwater management system will consist of a series of catch basins and swales used to collect the surface water runoff and pipes and swales to distribute this water under and above ground to the water management areas. A series of detention areas will provide the required water quality treatment and attenuation. Outfall will be to the Gordon River. Stormwater quality pre-treatment will be provided on site via best management practices in accordance with South Florida Water Management District criteria. The rate of discharge into the Gordon River will be limited per South Florida Water Management District criteria by engineered control structures. The stormwater management system will be permitted by the Florida Department of Environmental Protection ("FDEP") prior to the commencement of construction (provided, however, that, if authorized by the Florida Department of Environmental Protection, construction on a portion of the site may commence prior to issuance of a permit or permits for the entire Property). The FDEP Environmental Resource Permit will require that a legal entity with perpetual existence be formed to perpetually operate and maintain the water management system to the original design standards, or better. The City will support the FDEP's efforts to periodically inspect, and as necessary, report deficiencies. The City may conduct inspections of the project stormwater management system, and such inspections may or may not be associated with the City's stormwater Utility Fee Credit process.

## SECTION VI

### DEVELOPMENT COMMITMENTS

1. The Land Owner will pay 100% of the cost of site access improvements that are specific to the project's ingress/egress approved hereby as required at the time of right-of-way permit approval if determined by the Collier County Ordinance #09-19 and the "Public Right-of-Way Construction Standards Handbook," latest edition for the improvement of the main entrance to the project, which is opposite 1<sup>st</sup> Avenue South on Goodlette Frank Road.
2. The City of Naples agrees and acknowledges that (i) the Land Owner's granting of a right of way easement to accommodate a northbound right turn lane on Goodlette Frank Road at the intersection of Central Avenue as illustrated on the Approved Development Plan which accompanies this Planned Development Document will fulfill and discharge Land Owner's fair share commitment to the cost of off-site access improvements (other than as provided in Section VII paragraphs 1 and 3 hereof for access and future modifications to the median opening, respectively), and (ii) should the value of the right of way easement exceed the project's "fair share", offsetting impact fee or other credits will be provided to the project.
3. The Land Owner acknowledges that future modifications to the median opening on Goodlette Frank Road South at 1<sup>st</sup> Avenue South determined to be necessary in accordance with the County's Access Management policy may include modifying the median opening. The City of Naples agrees and acknowledges that the Land Owner's payment for the cost of converting the full median opening to a directional opening "pork chop" configuration northbound/southbound to accommodate two opposing left turn or u-turn movements will fulfill and discharge Land Owner's fair share commitment concerning future modifications to the median opening.
4. The Land Owner will provide notice to prospective residential purchasers that the Naples Municipal Airport is located less than one mile from the Property and purchasers can expect all the usual and common noises and disturbances created by and incident to the operation of the Airport.
5. The potable water, reclaimed water, and sanitary sewer utility systems which service the Mangrove Bay development shall be owned and maintained by developer. The cost of operation and maintenance of the potable water and reclaimed water utility systems within the Mangrove Bay development shall be the Land Owner's responsibility. The cost of operation and maintenance of the sanitary sewer system shall be the Land Owner's responsibility in its entirety including all pump stations and the force main(s) where it connects to the City's existing sanitary sewer collection system. All utility systems shall be constructed per the City of Naples utility standards.

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6. An entry gate at the main entrance to the development on Goodlette Road at First Avenue South is prohibited on the Property.
7. At or prior to issuance of a certificate of occupancy from the City of Naples for the first residential dwelling (with the exception of the use thereof for sales and marketing purposes), the Land Owner shall construct a 10' sidewalk in and adjacent to the public right of way along the northern perimeter of the property adjacent to Riverside Circle.

11353-0001 #2130361

## ATTACHMENT 1

### LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 50 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH  $\frac{1}{4}$  CORNER OF SAID SECTION 3, THENCE RUN S.00°07'26"E., ALONG THE WEST LINE OF THE NORTH  $\frac{1}{2}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SAID SECTION 3, FOR A DISTANCE OF 1,344.61 FEET; THENCE LEAVING SAID LINE RUN N.89°42'56"E., FOR A DISTANCE OF 104.29 FEET TO THE EAST RIGHT OF WAY LINE OF GOODLETTE-FRANK ROAD; THENCE RUN S.00°18'23"E., ALONG SAID EAST RIGHT OF WAY LINE, FOR A DISTANCE OF 570.80 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE RUN N.88°12'44"E., ALONG THE SOUTHERLY RIGHT OF WAY LINE OF CENTRAL AVENUE FOR A DISTANCE OF 457.68 FEET; THENCE RUN S.00°13'19"E. FOR A DISTANCE OF 20.00 FEET; THENCE RUN S.42°10'36"E. FOR A DISTANCE OF 182.71 FEET TO A POINT ON THE MEAN HIGH WATER LINE OF THE GORDON RIVER (ELEVATION 1.73'-N.G.V.D. 29 DATUM); THENCE RUN ALONG SAID MEAN HIGH WATER LINE THE FOLLOWING COURSES:

1. S.79°54'31"W. FOR A DISTANCE OF 8.08 FEET;
2. S.37°57'09"W. FOR A DISTANCE OF 8.90 FEET;
3. S.14°18'10"W. FOR A DISTANCE OF 12.77 FEET;
4. S.14°46'53"W. FOR A DISTANCE OF 18.53 FEET;
5. S.07°29'13"E. FOR A DISTANCE OF 14.80 FEET;
6. S.57°39'27"E. FOR A DISTANCE OF 7.65 FEET;
7. S.35°28'30"E. FOR A DISTANCE OF 11.48 FEET;
8. S.75°34'08"E. FOR A DISTANCE OF 17.47 FEET;
9. S.79°10'11"E. FOR A DISTANCE OF 8.30 FEET;
10. S.55°20'32"E. FOR A DISTANCE OF 5.68 FEET;
11. S.11°23'07"W. FOR A DISTANCE OF 4.38 FEET;
12. S.21°29'53"W. FOR A DISTANCE OF 8.75 FEET;
13. S.06°39'09"E. FOR A DISTANCE OF 39.89 FEET;
14. S.34°04'33"E. FOR A DISTANCE OF 13.50 FEET;
15. S.63°04'18"E. FOR A DISTANCE OF 20.21 FEET;
16. S.76°51'26"E. FOR A DISTANCE OF 20.67 FEET;
17. S.83°51'01"E. FOR A DISTANCE OF 57.82 FEET;
18. S.79°11'55"E. FOR A DISTANCE OF 49.67 FEET;
19. S.85°04'41"E. FOR A DISTANCE OF 52.52 FEET;
20. S.81°00'19"E. FOR A DISTANCE OF 38.76 FEET;
21. S.80°09'59"E. FOR A DISTANCE OF 58.81 FEET;
22. S.85°09'15"E. FOR A DISTANCE OF 46.85 FEET;
23. S.73°15'21"E. FOR A DISTANCE OF 56.75 FEET;



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24. S.79°48'28"E. FOR A DISTANCE OF 50.58 FEET;  
25. S.78°45'59"E. FOR A DISTANCE OF 48.38 FEET;  
26. S.69°01'00"E. FOR A DISTANCE OF 42.03 FEET;  
27. S.17°01'34"E. FOR A DISTANCE OF 36.82 FEET;  
28. S.06°29'18"W. FOR A DISTANCE OF 47.35 FEET;  
29. S.05°55'34"W. FOR A DISTANCE OF 53.65 FEET;  
30. S.05°50'40"W. FOR A DISTANCE OF 46.65 FEET;  
31. S.07°55'52"W. FOR A DISTANCE OF 44.90 FEET;  
32. S.22°44'32"W. FOR A DISTANCE OF 17.20 FEET;  
33. S.60°21'09"W. FOR A DISTANCE OF 21.99 FEET;  
34. S.86°55'23"W. FOR A DISTANCE OF 31.27 FEET TO A POINT ON THE SOVEREIGNTY LINE OF SAID GORDON RIVER; THENCE RUN S.01°02'52"E. FOR A DISTANCE OF 130.23 FEET TO A POINT ON THE NORTH LINE OF GOVERNMENT LOT 8 OF SAID SECTION 3; THENCE RUN S.89°43'50"W., ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 8 FOR A DISTANCE OF 873.46 FEET TO A POINT ON THE MEAN HIGH WATER LINE OF THE GORDON RIVER (ELEVATION 1.73'-N.G.V.D. 29 DATUM); THENCE RUN S.89°43'50"W. FOR A DISTANCE OF 199.03 FEET TO SAID EAST RIGHT OF WAY LINE OF GOODLETTE-FRANK ROAD; THENCE RUN N.00°18'23"W., ALONG SAID EAST RIGHT OF WAY LINE FOR A DISTANCE OF 774.23 FEET TO THE POINT OF BEGINNING.

AND ALSO INCLUDING THE FOLLOWING 0.25 ACRE PARCEL:

BBLs  
SURVEYORS & MAPPERS INC.  
1502-A RAILHEAD BLVD.  
NAPLES, FLORIDA 34110  
TELEPHONE: 239-597-1315  
FAX: 239-597-5207

LEGAL DESCRIPTION  
MANGROVE BAY  
0.25 ACRE PARCEL

A PARCEL OF LAND LOCATED IN SECTION 3, TOWNSHIP 50 SOUTH, RANGE 25 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COLLIER COUNTY  
COMMENCE AT THE NORTH 1/4 CORNER OF SAID SECTION 3, THENCE RUN S.00°07'26"E., ALONG THE WEST LINE OF THE NORTH 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 3, FOR A DISTANCE OF 1,344.61 FEET; THENCE LEAVING SAID WEST LINE RUN N.89°42'56"E. FOR A DISTANCE OF 104.29 FEET TO THE EAST RIGHT-OF-WAY LINE OF GOODLETTE FRANK ROAD; THENCE RUN S.00°18'23"E., ALONG SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 570.80 FEET; THENCE RUN N.88°12'44"E. FOR A DISTANCE OF 457.68 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE N.88°12'44"E., FOR A DISTANCE OF 122.20 FEET; THENCE RUN S.00°13'19"E. FOR A DISTANCE OF 159.22 FEET; THENCE RUN N.42°10'36"W. FOR A DISTANCE OF 182.71 FEET; THENCE RUN N.00°13'19"W. FOR A DISTANCE OF 201.00 FEET TO THE POINT OF BEGINNING. PARCEL CONTAINS 0.251 ACRES, MORE OR LESS.

BEARINGS SHOWN HEREON REFER TO AN ASSUMED BEARING OF S.00°18'23"E. ALONG THE EAST RIGHT OF WAY LINE OF GOODLETTE FRANK ROAD.

THIS PROPERTY IS SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

  
07/03/13  
STEPHEN E. BERRY, STATE OF FLORIDA, (L.S. #5296)  
BBLs SURVEYORS & MAPPERS INC., (L.B. #6753)