

ORDINANCE NO. 25 - 21

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, ESTABLISHING THE HORSE TRIALS COMMUNITY DEVELOPMENT DISTRICT LOCATED IN UNINCORPORATED COLLIER COUNTY AND CONTAINING APPROXIMATELY 1,767.35+/- ACRES; PROVIDING FOR THE AUTHORITY FOR ORDINANCE; PROVIDING FOR THE ESTABLISHMENT OF THE BOUNDARIES FOR THE HORSE TRIALS COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR THE DESIGNATION OF INITIAL BOARD MEMBERS; PROVIDING FOR THE DISTRICT NAME; PROVIDING STATUTORY PROVISIONS GOVERNING THE DISTRICT; PROVIDING FOR CONSENT TO SPECIAL POWERS; PROVIDING FOR PETITIONER'S COMMITMENTS; PROVIDING FOR CONFLICT AND SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE OF LAWS AND ORDINANCES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Collier Land Holdings, LTD and CDC Investment Properties, LLC, have petitioned the Board of County Commissioners of Collier County, Florida, a political subdivision of the State of Florida, to establish the HORSE TRIALS COMMUNITY DEVELOPMENT DISTRICT ("District"); and

WHEREAS, the Board of County Commissioners, after proper published notice has conducted a public hearing on the petition and determined the following with respect to the factors to be considered in section 190.005(1)(e), *Florida Statutes*, as required by section 190.005(2)(c), *Florida Statutes*:

1. The petition is complete in that it meets the requirements of § 190.005, *Florida Statutes*; and all statements contained within the petition are true and correct.
2. Establishment of the proposed District is not inconsistent with any applicable element or portion of the local comprehensive plan of Collier County, known as the Collier County Growth Management Plan, or the State Comprehensive Plan.
3. The area of land within the proposed District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community.
4. The District is the best alternative available for delivering community development services and facilities to the area that will be serviced by the District.



5. The community development services and facilities of the District will not be incompatible with the capacity and uses of existing local and regional community development services and facilities.
6. The area that will be served by the District is amenable to separate special-district government; and

WHEREAS, it is the policy of this State, as provided for in section 190.002(2)(c), *Florida Statutes*, that the exercise by any independent district of its powers as set forth by uniform general law comply with all applicable governmental laws, rules, regulations, and policies governing planning and permitting of the development to be serviced by the district, to ensure that neither the establishment nor operation of such district is a development order under Chapter 380, *Florida Statutes*, and that the district so established does not have any zoning or permitting powers governing development; and

WHEREAS, section 190.004(3), *Florida Statutes*, provides that all governmental planning, environmental, and land development laws, regulations, and ordinances apply to all development of the land within a community development district. Community development districts do not have the power of a local government to adopt a comprehensive plan, building code, or land development code, as those terms are defined in the Local Government Comprehensive Planning and Land Development Regulation Act. A district shall take no action which is inconsistent with applicable comprehensive plans, ordinances, or regulations of the applicable local general-purpose government.

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

SECTION ONE: AUTHORITY FOR ORDINANCE

This Ordinance is adopted pursuant to section 190.005(2), *Florida Statutes*, and other applicable provisions of law governing county ordinances.

SECTION TWO: ESTABLISHMENT OF THE HORSE TRIALS COMMUNITY DEVELOPMENT DISTRICT

The Horse Trials Community Development District is hereby established within the boundaries of the real property described in Exhibit “A”, attached hereto and incorporated by reference herein.



SECTION THREE: DISTRICT NAME

The community development district herein established shall henceforth be known as “Horse Trials Community Development District”.

SECTION FOUR: DESIGNATION OF INITIAL BOARD MEMBERS

The following persons are herewith designated to be the initial members of the Board of Supervisors:

- | | |
|--|--|
| 1. Mason Rose
999 Vanderbilt Beach Road
Suite 507
Naples, Florida 34108 | 4. Margret Emblidge
7400 Trail Boulevard
Suite 200
Naples, Florida 34108 |
| 2. Jennifer Silguero
975 New Harvest Road
Immokalee, Florida 34142 | 5. Brandon Yarusi
999 Vanderbilt Beach Road
Suite 507
Naples, Florida 34108 |
| 3. Manny Cordova
2639 Professional Circle
Naples, Florida 34119 | |

SECTION FIVE: STATUTORY PROVISIONS GOVERNING THE DISTRICT

The Horse Trials Community Development District shall be governed by the provisions of Chapter 190, *Florida Statutes*, and all other applicable general and local law.

SECTION SIX: CONSENT TO SPECIAL POWERS

Upon the effective date of this Ordinance, the Horse Trials Community Development District will be duly and legally authorized to exist and exercise all of its powers as set forth in section 190.012(1), *Florida Statutes*, and as otherwise provided by law. Further, the Board hereby consents to the exercise by the Board of Supervisors of the District of the special powers set forth in sections 190.012(2), *Florida Statutes*, to plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain additional systems and facilities for: (i) parks and facilities for indoor and outdoor recreational, cultural, and educational uses; (ii) security, including, but not limited to, guardhouses, fences and gates, electronic intrusion-



detection systems, and patrol cars, when authorized by proper governmental agencies; provided, however that the District may not exercise any police power, but may contract with the appropriate local general-purpose government agencies for an increased level of such services within the District boundaries; and (iii) control and elimination of mosquitoes and other arthropods of public health importance; all as authorized and described in sections 190.012(2)(a), 190.012(2)(d), and 190.012(2)(e), *Florida Statutes*.

SECTION SEVEN: PETITIONER’S COMMITMENTS

The adoption of this Ordinance is predicated upon the following: that the Petitioner, its successors and assigns, shall (1) elect one resident of the District to the five member Board of Supervisors at such time as residents begin occupying homes in the District, and (2) record a Notice of Assessments containing the specific terms and conditions of any special assessments imposed to secure bonds issued by the District, which notice shall be recorded immediately after any such bond issuance. The Board of County Commissioners shall retain any and all rights and remedies available at law and in equity to enforce Petitioner’s Commitments against Petitioner, its successors and assigns.

SECTION EIGHT: CONFLICT AND SEVERABILITY

In the event this Ordinance conflicts with any other ordinance of Collier County or other applicable law, the more restrictive shall apply. If any phrase or portion of this Ordinance is held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portion.

SECTION NINE: INCLUSION IN CODE OF LAWS AND ORDINANCES

The provisions of this Ordinance shall become and be made a part of the Code of Laws and Ordinances of Collier County, Florida. The sections of the Ordinances may be renumbered or relettered to accomplish such, and the word “ordinance” may be changed to “section,” “article,” or any other appropriate word.

SECTION TEN: EFFECTIVE DATE

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

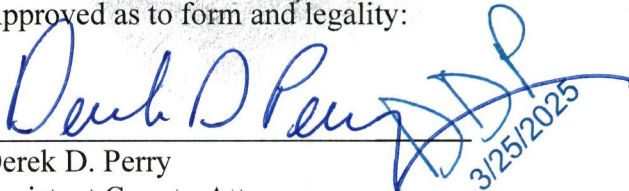
PASSED AND DULY ADOPTED by the Board of County Commissioners of Collier County, Florida, this 22ND day of APRIL 2025.

ATTEST:
CRYSTAL K. KINZEL, CLERK

BOARD OF COUNTY COMMISSIONERS
COLLIER COUNTY, FLORIDA

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

By: 
Burt L. Saunders, Chairman

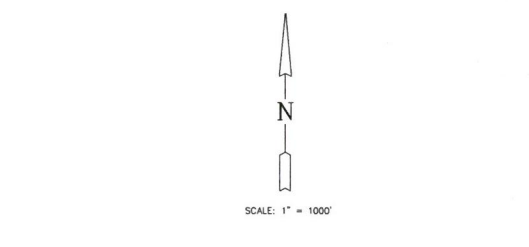
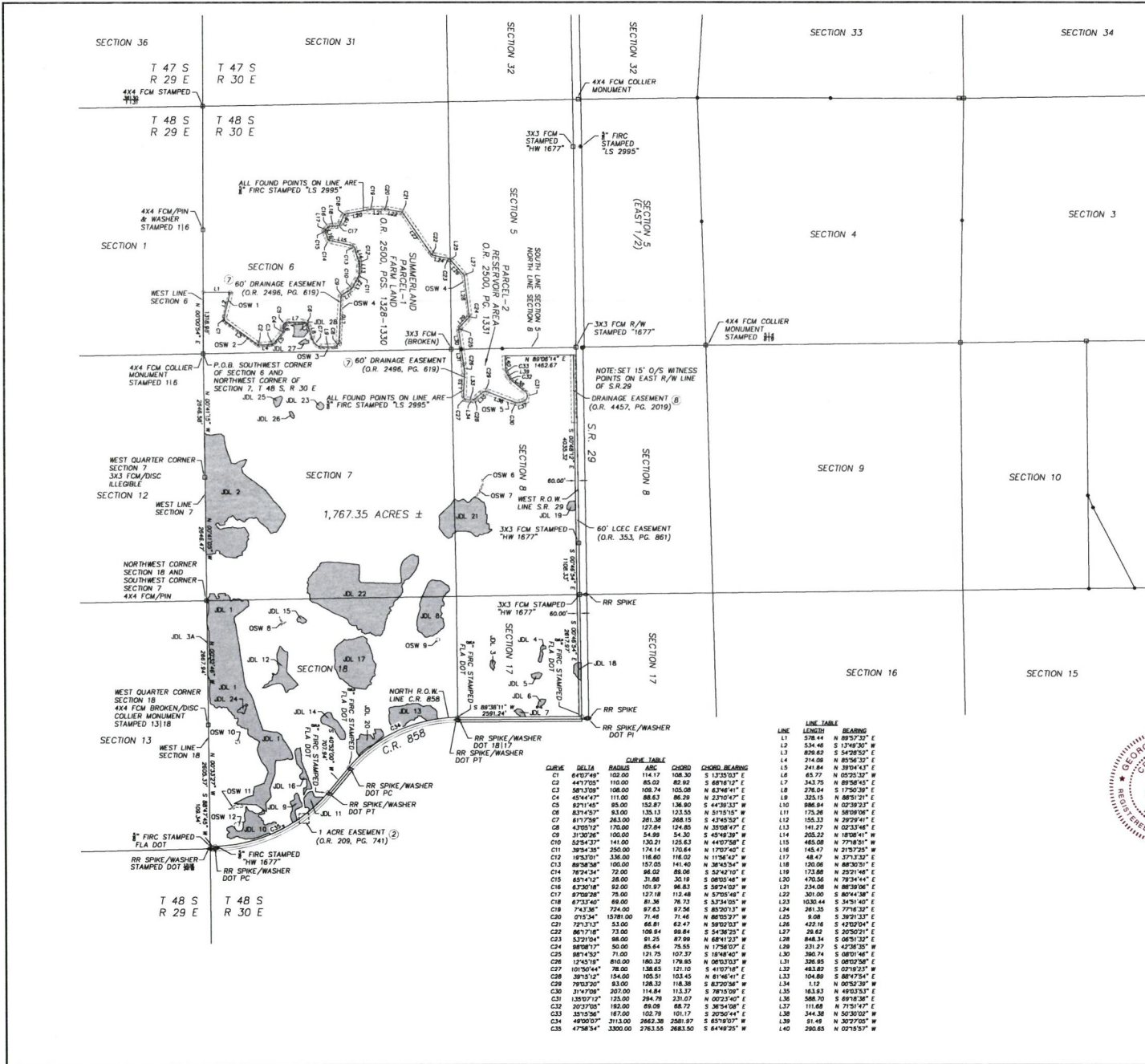
Approved as to form and legality:
 3/25/2025
Derek D. Perry
Assistant County Attorney

Attachment: Exhibit "A" – Sketch and Legal Description of the District Boundaries



Exhibit “A”

Sketch and Legal Description of the District Boundaries



- LEGEND**
- = FOUND CONCRETE MONUMENT AS SHOWN
 - = FOUND DRILL HOLE
 - = FOUND IRON PIPE AS SHOWN
 - = FOUND IRON ROD AS SHOWN
 - = FOUND PK NAIL AS SHOWN
 - ◊ = FOUND RAILROAD SPIKE AS SHOWN
 - = SET IRON ROD & CAP STAMPED "ABBING 3664"

SURVEYOR'S NOTES:

THIS BOUNDARY SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

THIS BOUNDARY SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTIES WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES IS PROHIBITED BY CHAPTER 54-17 FLORIDA ADMINISTRATIVE CODE.

THIS BOUNDARY SURVEY IS CERTIFIED AS TO THE DATE OF FIELD SURVEY, NOT THE SIGNATURE DATE.

- GENERAL NOTES:**
1. DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 2. P.O.B. = POINT OF BEGINNING.
 3. R.O.W. = RIGHT-OF-WAY.
 4. J.D. = JURISDICTION LINE.
 5. OSW = OTHER SURFACE WATER (LOCATION PROVIDED BY PASSARELLA & ASSOCIATES, INC.).
 6. ELEVATIONS ARE BASED ON NAVD83 DATUM.
 7. BEARINGS AND COORDINATES ARE BASED ON THE FLORIDA STATE PLANE GRID, EAST ZONE, 83/90 ADJUSTMENT.

THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A TITLE SEARCH REPORT PREPARED BY ATTORNEY'S TITLE FUND SERVICES, LLC, FILE NUMBER 1301086, DATED APRIL 25, 2023, FROM THE RESTRICTIONS/EASEMENTS SECTION, AS SHOWN ON PAGE 3 AND 4 OF THE ABOVE REFERENCED DOCUMENT. THE FOLLOWING ITEMS ARE SHOWN AND IDENTIFIED ON THIS SURVEY: 2, 7 AND 8, ITEMS 3, 4, 5, 9 AND 11 ARE NOT PLOTTABLE. ITEM 6 IS A 16 FOOT WIDE UTILITY EASEMENT THAT IS NOT PLOTTABLE AS DESCRIBED. ITEM 10 IS A MEMORANDUM OF AGREEMENT GRANTING SITE ACCESS THAT IS NOT PLOTTABLE.



CERTIFIED TO: TARPON BLUE CE MANAGEMENT LLC

DATE OF FIELD SURVEY: MAY 24, 2005

AGNOLI BARBER & BRUNDAGE, INC.
PROFESSIONAL ENGINEERS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS

BY: _____
GEORGE W. HACKNEY, PSM 5606 DECEMBER 4, 2023

CURVE	DELTA	RADIUS	ARC	CHORD	CHORD BEARING
C1	6407'48"	102.00	114.17	108.30	S 12'33'03" E
C2	4477'00"	100.00	110.60	89.90	S 6'49'13" E
C3	5873'08"	108.00	108.74	105.08	N 83'48'41" E
C4	4244'97"	111.80	88.63	88.29	N 23'07'47" E
C5	8271'45"	85.00	152.87	136.90	S 44'39'33" W
C6	8374'52"	83.00	135.13	123.55	N 31'51'03" W
C7	6177'58"	283.00	281.38	268.15	S 47'45'52" E
C8	4305'12"	170.00	172.84	124.85	N 35'08'47" E
C9	3130'84"	100.00	54.89	54.30	S 45'49'38" W
C10	5254'33"	141.00	130.21	125.63	N 44'07'58" E
C11	3954'35"	250.00	174.14	170.64	N 17'07'40" E
C12	4833'01"	338.00	118.60	116.02	N 11'56'47" E
C13	6858'58"	100.00	157.05	141.40	N 38'43'54" W
C14	7824'34"	72.00	86.02	85.08	S 52'49'10" E
C15	8574'12"	28.00	31.88	30.18	S 08'05'48" W
C16	8750'18"	82.00	101.97	86.83	S 58'24'03" W
C17	8730'28"	75.00	127.18	112.48	N 37'05'48" E
C18	6732'40"	68.00	81.38	76.73	S 53'34'03" W
C19	7473'81"	724.00	87.63	87.56	S 89'00'13" E
C20	9753'34"	15781.00	71.48	71.46	N 88'05'27" W
C21	3731'37"	53.00	64.81	62.47	N 10'03'03" E
C22	8677'18"	73.00	108.84	98.84	S 54'38'23" E
C23	53271'04"	88.00	81.25	87.89	N 64'41'53" W
C24	8818'17"	50.00	85.64	75.55	N 17'58'20" E
C25	8874'52"	71.00	121.75	107.37	S 18'48'40" E
C26	1245'18"	610.00	180.32	178.83	S 08'24'03" W
C27	10750'44"	78.00	138.85	121.10	S 41'07'18" E
C28	3870'12"	154.00	105.51	102.43	N 81'46'41" E
C29	7813'20"	83.00	128.32	118.38	S 82'20'58" W
C30	3147'98"	257.00	114.84	113.37	S 78'13'08" E
C31	12819'12"	123.00	284.78	231.07	N 02'23'40" E
C32	2027'05"	182.00	89.08	88.72	S 38'54'08" E
C33	5878'84"	187.00	103.78	101.17	S 20'20'14" E
C34	4800'07"	3113.00	2862.38	2581.87	S 65'19'07" W
C35	4758'34"	3300.00	2783.50	2683.50	S 64'49'25" W

LINE TABLE

LINE	LENGTH	BEARING
L1	578.44	N 89'57'32" E
L2	534.46	S 12'49'30" W
L3	899.83	S 54'28'52" E
L4	214.68	N 85'56'32" E
L5	243.76	N 30'04'43" E
L6	65.77	N 05'25'32" W
L7	343.76	N 89'36'45" E
L8	276.04	S 17'50'39" E
L9	325.15	N 88'31'21" E
L10	886.84	N 02'39'23" E
L11	175.28	N 88'09'08" E
L12	155.33	N 29'29'41" E
L13	141.27	N 02'33'48" E
L14	205.32	N 18'08'41" E
L15	485.08	N 77'18'31" W
L16	748.47	N 27'57'25" W
L17	48.67	N 27'13'21" E
L18	120.06	N 88'30'31" E
L19	173.88	N 89'21'48" E
L20	470.56	N 78'34'44" E
L21	234.08	N 88'39'06" E
L22	301.00	S 80'44'38" E
L23	1030.44	S 34'51'40" E
L24	281.55	S 77'16'23" E
L25	8.08	S 39'21'33" E
L26	429.18	N 02'50'54" E
L27	28.62	S 20'52'21" E
L28	848.34	S 05'51'52" E
L29	231.27	S 42'38'20" E
L30	380.74	S 08'01'48" E
L31	236.85	S 08'02'58" E
L32	483.82	S 07'19'23" W
L33	104.80	S 88'57'54" E
L34	1.12	N 08'52'39" E
L35	163.83	N 48'03'33" E
L36	288.70	N 78'38'34" E
L37	111.68	N 71'51'47" E
L38	344.58	N 80'30'07" W
L39	81.49	N 30'27'05" W
L40	395.65	N 02'19'57" W

LEGAL DESCRIPTION ATTACHED

revision: 8-2-83 ADDED JDL LINES
 8-18-83 REVISE JDL LINES
 11-6-83 ADD 60' LOC'D EASEMENT W. REVERSE BOUNDARY
 11-28-83 REVISE JDL LINES
 12-4-83 ADDED OSW LINES

design: drawn: JAN checked: GWR
 limits: 18458-BS
 view: 14-808
 project #: 13459
 sheet #: 1 of 6
 file #: 13459

AGNOLI BARBER & BRUNDAGE, INC.
 Professional Engineers, Planners, Surveyors & Landscape Architects
 7400 Trail Blvd., Suite 200, Naples, FL 34109 P.O. (813) 987-1111 Fax: (813) 988-0800
 Certificate of Authorization No. LC 5664, SS 5066 and LC6000000



LEGAL DESCRIPTION

ALL THAT PART OF SECTIONS 5, 6, 7, 8, 17 AND 18, TOWNSHIP 48 SOUTH, RANGE 30 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 6, SAID CORNER ALSO BEING THE NORTHWEST CORNER OF SAID SECTION 7;
THENCE N 00°00'54" E ALONG THE WEST LINE OF SAID SECTION 6 A DISTANCE OF 1318.98 FEET;
THENCE LEAVING SAID WEST LINE N 89°57'32" E A DISTANCE OF 578.44 FEET;
THENCE S 13°49'30" W A DISTANCE OF 534.46 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY WHOSE RADIUS POINT BEARS S 71°31'09" E AND HAVING A RADIUS OF 102.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 64°07'49" AN ARC DISTANCE OF 114.17 FEET;
THENCE S 54°28'52" E A DISTANCE OF 829.62 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY WHOSE RADIUS POINT BEARS N 43°52'20" E AND HAVING A RADIUS OF 110.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 44°17'05" AN ARC DISTANCE OF 85.02 FEET;
THENCE N 85°56'32" E A DISTANCE OF 214.09 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS POINT BEARS N 02°53'15" E AND HAVING A RADIUS OF 108.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 58°13'09" AN ARC DISTANCE OF 109.74 FEET;
THENCE N 39°04'43" E A DISTANCE OF 241.84 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS POINT BEARS N 43°56'49" W AND HAVING A RADIUS OF 111.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 45°44'47" AN ARC DISTANCE OF 88.63 FEET;
THENCE N 05°25'32" W A DISTANCE OF 65.77 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS POINT BEARS N 88°33'40" E AND HAVING A RADIUS OF 95.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 92°11'45" AN ARC DISTANCE OF 152.87 FEET;
THENCE N 89°58'45" E A DISTANCE OF 343.75 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS POINT BEARS S 02°52'44" E AND HAVING A RADIUS OF 93.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 83°14'57" AN ARC DISTANCE OF 135.13 FEET;

THENCE S 17°50'39" E A DISTANCE OF 276.04 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS POINT BEARS N 76°53'08" E AND HAVING A RADIUS OF 263.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 61°17'59" AN ARC DISTANCE OF 281.38 FEET;
THENCE N 88°51'21" E A DISTANCE OF 325.15 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS POINT BEARS N 33°18'37" W AND HAVING A RADIUS OF 170.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 43°05'12" AN ARC DISTANCE OF 127.84 FEET;
THENCE N 02°39'23" E A DISTANCE OF 986.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS POINT BEARS S 59°55'34" E AND HAVING A RADIUS OF 100.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°30'26" AN ARC DISTANCE OF 54.99 FEET;
THENCE N 58°09'06" E A DISTANCE OF 175.26 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS POINT BEARS N 19°24'44" W AND HAVING A RADIUS OF 141.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 52°54'37" AN ARC DISTANCE OF 130.21 FEET;
THENCE N 29°29'41" E A DISTANCE OF 155.33 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY WHOSE RADIUS POINT BEARS N 52°55'02" W AND HAVING A RADIUS OF 250.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°54'35" AN ARC DISTANCE OF 174.14 FEET;
THENCE N 02°33'46" E A DISTANCE OF 141.27 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY WHOSE RADIUS POINT BEARS S 87°59'49" W AND HAVING A RADIUS OF 336.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 19°53'01" AN ARC DISTANCE OF 116.60 FEET;
THENCE N 18°08'41" W A DISTANCE OF 205.22 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS POINT BEARS N 81°46'25" W AND HAVING A RADIUS OF 100.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 89°58'58" AN ARC DISTANCE OF 157.05 FEET;
THENCE N 77°18'51" W A DISTANCE OF 465.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS POINT BEARS N 00°54'27" W AND HAVING A RADIUS OF 72.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 76°24'34" AN ARC DISTANCE OF 96.02 FEET;
THENCE N 21°57'25" W A DISTANCE OF 145.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY WHOSE RADIUS POINT BEARS N 65°28'40" E AND HAVING A RADIUS OF 28.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 65°14'12" AN ARC DISTANCE OF 31.88 FEET;
THENCE N 37°13'32" E A DISTANCE OF 48.47 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS POINT BEARS S 62°21'07" E AND HAVING A RADIUS OF 92.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63°30'18" AN ARC DISTANCE OF 101.97 FEET;



THENCE N 88°30'51" E A DISTANCE OF 120.06 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS POINT BEARS N 15°40'33" E AND HAVING A RADIUS OF 75.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 97°09'28" AN ARC DISTANCE OF 127.18 FEET;
THENCE N 25°21'46" E A DISTANCE OF 173.88 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS POINT BEARS S 70°12'45" E AND HAVING A RADIUS OF 69.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 67°33'40" AN ARC DISTANCE OF 81.36 FEET;
THENCE N 79°34'44" E A DISTANCE OF 470.56 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY WHOSE RADIUS POINT BEARS S 08°31'35" E AND HAVING A RADIUS OF 724.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°43'36" AN ARC DISTANCE OF 97.63 FEET;
THENCE N 88°39'06" E A DISTANCE OF 234.08 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY WHOSE RADIUS POINT BEARS S 03°46'46" W AND HAVING A RADIUS OF 15781.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°15'34" AN ARC DISTANCE OF 71.46 FEET;
THENCE S 80°44'38" E A DISTANCE OF 301.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS POINT BEARS S 05°08'40" E AND HAVING A RADIUS OF 53.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 72°13'13" AN ARC DISTANCE OF 66.81 FEET;
THENCE S 34°51'40" E A DISTANCE OF 1030.44 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS POINT BEARS N 78°32'14" E AND HAVING A RADIUS OF 73.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 86°17'18" AN ARC DISTANCE OF 109.94 FEET;
THENCE S 77°16'32" E A DISTANCE OF 261.35 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY WHOSE RADIUS POINT BEARS S 05°21'55" E AND HAVING A RADIUS OF 98.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 53°21'04" AN ARC DISTANCE OF 91.25 FEET;
THENCE S 39°21'33" E A DISTANCE OF 9.08 FEET;
THENCE S 42°02'04" E A DISTANCE OF 422.16 FEET;
THENCE S 20°50'21" E A DISTANCE OF 29.62 FEET;
THENCE S 06°51'32" E A DISTANCE OF 848.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY WHOSE RADIUS POINT BEARS S 58°51'58" W AND HAVING A RADIUS OF 50.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 98°08'17" AN ARC DISTANCE OF 85.64 FEET;
THENCE S 42°36'35" W A DISTANCE OF 231.27 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY WHOSE RADIUS POINT BEARS S 21°03'54" E AND HAVING A RADIUS OF 71.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 98°14'52" AN ARC DISTANCE OF 121.75 FEET;
THENCE S 08°01'46" E A DISTANCE OF 390.74 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID SECTION 8 AND THE SOUTH LINE OF SAID SECTION 5;



THENCE S 08°02'58" E A DISTANCE OF 326.95 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY WHOSE RADIUS POINT BEARS S 77°34'17" W AND HAVING A RADIUS OF 810.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°45'19" AN ARC DISTANCE OF 180.32 FEET;
THENCE S 02°19'23" W A DISTANCE OF 493.82 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS POINT BEARS S 80°11'56" E AND HAVING A RADIUS OF 78.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 101°50'44" AN ARC DISTANCE OF 138.65 FEET;
THENCE S 88°47'54" E A DISTANCE OF 104.89 FEET;
THENCE N 00°52'39" W A DISTANCE OF 1.12 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS POINT BEARS N 08°35'43" W AND HAVING A RADIUS OF 154.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°15'12" AN ARC DISTANCE OF 105.51 FEET;
THENCE N 49°03'53" E A DISTANCE OF 163.93 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY WHOSE RADIUS POINT BEARS S 46°10'44" E AND HAVING A RADIUS OF 93.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 79°03'20" AN ARC DISTANCE OF 128.32 FEET;
THENCE S 69°18'36" E A DISTANCE OF 588.70 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY WHOSE RADIUS POINT BEARS N 27°38'25" E AND HAVING A RADIUS OF 207.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°47'09" AN ARC DISTANCE OF 114.84 FEET;
THENCE N 71°51'47" E A DISTANCE OF 111.68 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE WESTERLY WHOSE RADIUS POINT BEARS N 22°02'44" W AND HAVING A RADIUS OF 125.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 135°07'12" AN ARC DISTANCE OF 294.79 FEET;
THENCE N 50°30'02" W A DISTANCE OF 344.38 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS POINT BEARS N 42°47'19" E AND HAVING A RADIUS OF 192.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 20°37'05" AN ARC DISTANCE OF 69.09 FEET;
THENCE N 30°27'05" W A DISTANCE OF 91.49 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY WHOSE RADIUS POINT BEARS N 51°31'18" E AND HAVING A RADIUS OF 167.00 FEET;
THENCE ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 35°15'56" AN ARC DISTANCE OF 102.79 FEET;
THENCE N 02°15'57" W A DISTANCE OF 290.65 FEET;
THENCE N 89°06'14" E A DISTANCE OF 1462.67 FEET TO AN INTERSECTION WITH A LINE 60.00 FEET WESTERLY FROM AND PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF S.R. 29 (R.O.W. VARIES);
THENCE S 00°48'12" E ALONG SAID PARALLEL LINE A DISTANCE OF 4035.32 FEET;
THENCE CONTINUING ALONG SAID PARALLEL LINE S 00°46'54" E A DISTANCE OF 1108.33 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF AFORESAID SECTION 8;
THENCE CONTINUING ALONG SAID PARALLEL LINE S 00°46'54" E A DISTANCE OF 2617.97 FEET TO AN INTERSECTION WITH THE NORTH RIGHT-OF-WAY LINE OF C.R. 858 (100' R.O.W.);



THENCE LEAVING SAID PARALLEL LINE S 89°38'11" W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 2591.24 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS POINT BEARS S 00°10'49" E AND HAVING A RADIUS OF 3113.00 FEET;
THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 49°00'07" AN ARC DISTANCE OF 2662.38 FEET;
THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE S 40°52'00" W A DISTANCE OF 707.94 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY WHOSE RADIUS POINT BEARS N 49°10'02" W AND HAVING A RADIUS OF 3300.00 FEET;
THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 47°58'54" AN ARC DISTANCE OF 2763.55 FEET;
THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY LINE S 88°47'45" W A DISTANCE OF 109.34 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID SECTION 18;
THENCE N 00°33'27" W ALONG SAID WEST LINE A DISTANCE OF 2605.37 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 18;
THENCE CONTINUING ALONG SAID WEST LINE N 00°32'46" W A DISTANCE OF 2667.94 FEET TO THE NORTHWEST CORNER OF SAID SECTION 18, SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 7;
THENCE N 00°41'05" W ALONG THE WEST LINE OF SAID SECTION 7 A DISTANCE OF 2646.47 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 7;
THENCE CONTINUING ALONG SAID WEST LINE N 00°41'15" W A DISTANCE OF 2646.58 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED.

CONTAINING A TOTAL AREA OF APPROXIMATELY 1,767.35 ACRES.
REFERENCE ABB DRAWING #13459-BS





FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

April 29, 2025

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

Dear Crystal Kinzel,

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Collier County Ordinance No. 25-21, which was filed in this office on April 29, 2025.

Sincerely,

Alexandra Leijon
Administrative Code and Register Director

AL/dp