

**ORDINANCE NO. 2021 - 11**

**AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF COLLIER COUNTY, FLORIDA, ESTABLISHING THE HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1 LOCATED IN UNINCORPORATED COLLIER COUNTY AND CONTAINING APPROXIMATELY 368.9+/- ACRES; PROVIDING FOR THE AUTHORITY FOR ORDINANCE; PROVIDING FOR THE ESTABLISHMENT OF THE BOUNDARIES FOR THE HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1; 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.**

**Recitals**

WHEREAS, Gregory L. Urbancic, Esq. of Coleman, Yovanovich & Koester, P.A., on behalf of Petitioner, Neal Communities of Southwest Florida, LLC, a Florida limited liability company, has petitioned the Board of County Commissioners (Board) of Collier County, Florida, a political subdivision of the State of Florida, to establish the Hyde Park Community Development District 1; 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 Section 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; and

WHEREAS, pursuant to Section 190.012(2)(a) and (2)(d), Florida Statutes, in connection with the establishment of the proposed community development district, the petition further seeks the consent from Collier County for the grant of authority to exercise special powers without question as to the continued right authority and power to exercise its limited powers as established by this Ordinance.

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 HYDE PARK COMMUNITY DEVELOPMENT DISTRICT 1.**

The Hyde Park Community Development District 1 is hereby established within the boundaries of the real property described in Exhibit "A" attached hereto and incorporated by reference herein.

**SECTION THREE: DESIGNATION OF INITIAL BOARD MEMBERS**

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

- |                   |                        |
|-------------------|------------------------|
| 1. Jason DeBello  | 3. Steve Wojcechowskyj |
| 2. Ben Gibbs      | 4. Rob Woods           |
| 5. Dan Ciesielski |                        |

Address for each:  
5800 Lakewood Ranch Blvd.  
Sarasota, FL 34240

**SECTION FOUR: DISTRICT NAME**

The community development district herein established shall henceforth be known as the "Hyde Park Community Development District 1."

**SECTION FIVE: STATUTORY PROVISIONS GOVERNING THE DISTRICT**

The Hyde Park Community Development District 1 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 Hyde Park Community Development District 1 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 Section 190.012(2)(a) and (2)(d), 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; and (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.

**SECTION SEVEN: PETITIONER’S COMMITMENTS**

The adoption of this Ordinance is predicated upon the material inducements contained in the foregoing Recital setting forth Petitioner’s Commitments, re-stated as follows: 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 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 9<sup>th</sup> day of March, 2021.

ATTEST:  
CRYSTAL K. KINZEL, CLERK

By: *Crystal Kinzel*  
Attest as to Chairman's signature only.

BOARD OF COUNTY COMMISSIONERS  
COLLIER COUNTY, FLORIDA

By: *Penny Taylor*  
Penny Taylor, Chair

Approved as to form and legality:

*Jeffrey A. Klatzkow*  
Jeffrey A. Klatzkow, County Attorney.

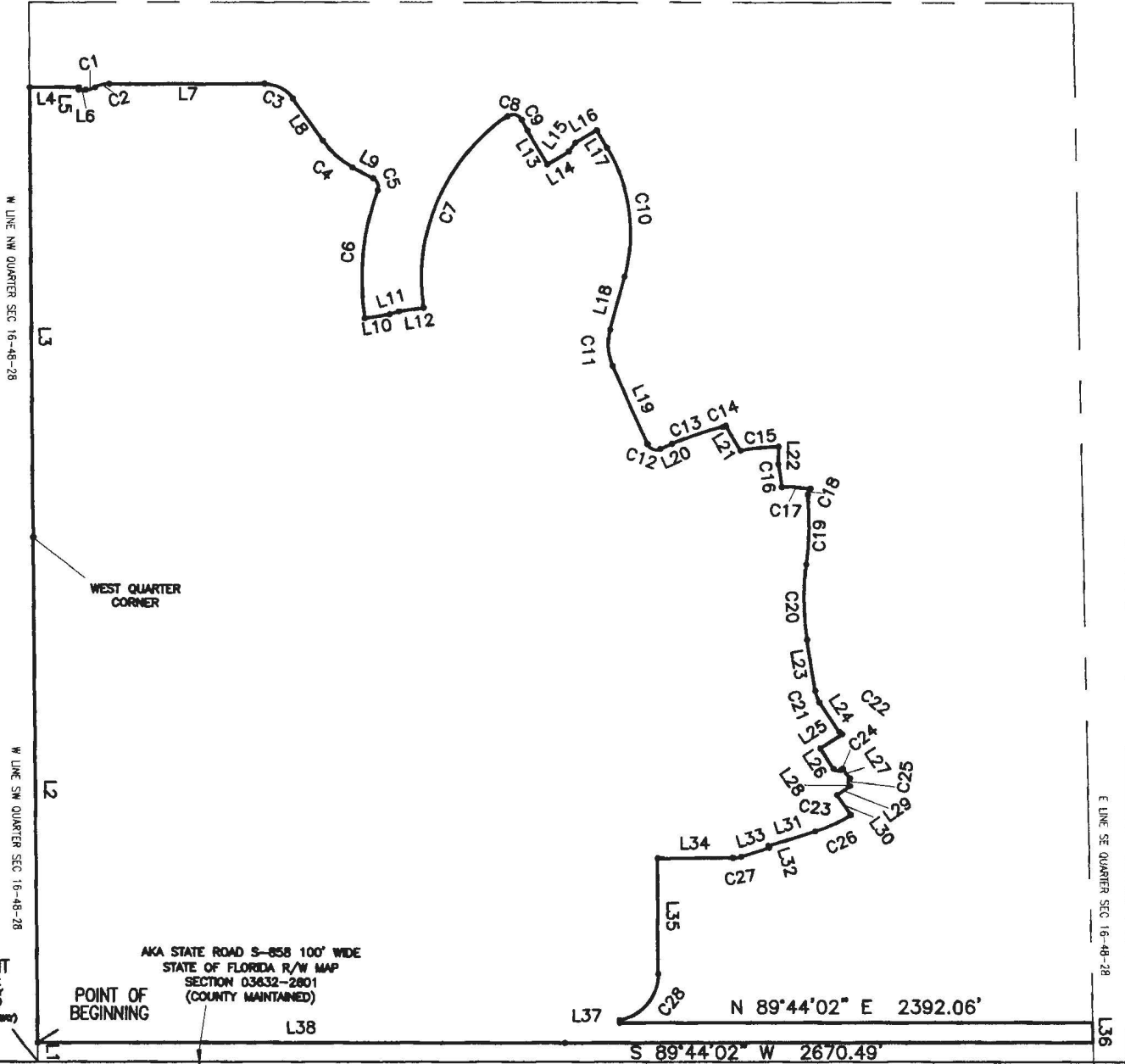
This ordinance filed with the Secretary of State's Office the 11<sup>th</sup> day of March 2021 and acknowledgement of that filing received this 11<sup>th</sup> day of March 2021  
By: *Crystal Kinzel*  
Deputy Clerk



Exhibit "A"



NORTH LINE 1/4 SECTION 16-48-28



WEST QUARTER CORNER

POINT OF COMMENCEMENT  
INTERSECTION OF THE  
NORTH-SOUTH LINE OF  
OIL WELL RD  
(A 100' WIDE ROAD OF WAY)

POINT OF BEGINNING

AKA STATE ROAD S-858 100' WIDE  
STATE OF FLORIDA R/W MAP  
SECTION 03632-2801  
(COUNTY MAINTAINED)

OIL WELL ROAD  
100' WIDE PUBLIC R/W

SOUTHEAST CORNER  
SECTION 16-48-28

\* NOT A SURVEY \*



DRAWN BY: G.N	DATE: 5/15/2020
SHEET # 1	OF SHEET 3
SEC-TWN-RGE: 16-48-28	



950 Encore Way  
Naples, FL. 34110  
Phone: (239) 254-2000  
Florida Certificate of  
Authorization No.1772

SKETCH AND LEGAL DESCRIPTION  
HYDE PARK CDD 1

DRAWING NO. H-1314
PROJECT NO. 2020.007
FILE NAME CDD 1A - Sketch-FIX.dwg



LINE	BEARING	DISTANCE
L1	N 00°51'44" W	100.01'
L2	N 00°51'44" W	2557.67'
L3	N 00°50'30" W	2277.80'
L4	N 89°40'25" E	250.11'
L5	S 00°19'35" E	12.23'
L6	N 89°40'25" E	33.71'
L7	N 89°40'25" E	786.29'
L8	S 35°55'15" E	261.28'
L9	S 61°38'08" E	118.72'
L10	N 80°46'29" E	126.00'
L11	N 73°40'34" E	50.40'
L12	N 81°05'31" E	126.00'
L13	S 30°47'50" E	199.55'
L14	N 59°12'10" E	126.00'
L15	N 35°01'32" E	54.81'
L16	N 59°12'10" E	126.00'
L17	S 30°47'50" E	103.79'
L18	S 14°49'21" W	279.81'
L19	S 24°23'14" E	433.67'

LINE	BEARING	DISTANCE
L20	N 65°36'46" E	63.14'
L21	S 31°07'37" E	147.05'
L22	S 00°26'52" E	89.29'
L23	S 09°08'58" E	261.96'
L24	S 34°01'11" E	180.12'
L25	S 55°58'49" W	131.43'
L26	S 34°01'11" E	124.31'
L27	S 38°20'48" E	60.00'
L28	S 35°24'55" E	7.06'
L29	S 54°35'05" W	80.00'
L30	S 35°24'55" E	123.30'
L31	S 72°15'47" W	245.63'
L32	S 17°44'13" E	10.00'
L33	S 72°15'47" W	146.35'
L34	S 89°26'14" W	380.31'
L35	S 00°33'46" E	586.78'
L36	S 01°27'19" E	100.02'
L37	S 00°15'58" E	13.59'
L38	S 89°44'15" W	2667.65'

CURVE	RADIUS	DELTA ANGLE	CHORD LENGTH	CHORD BEARING	ARC LENGTH
C1	100.00'	28°35'22"	49.38'	N 75°22'44" E	49.90'
C2	150.00'	28°35'22"	74.07'	N 75°22'44" E	74.85'
C3	175.00'	54°24'19"	160.00'	S 63°07'25" E	166.17'
C4	451.00'	25°42'53"	200.72'	S 48°46'42" E	202.41'
C5	50.00'	81°26'38"	65.24'	S 20°54'50" E	71.07'
C6	1301.00'	29°02'01"	652.23'	S 05°17'29" W	659.26'
C7	999.00'	64°07'06"	1060.53'	N 23°09'04" E	1117.96'
C8	50.00'	97°01'15"	74.91'	S 76°16'46" E	84.67'
C9	1151.00'	3°01'42"	60.83'	S 29°16'59" E	60.83'
C10	851.00'	45°37'11"	659.82'	S 07°59'14" E	677.58'
C11	274.00'	39°12'35"	183.87'	S 04°46'56" E	187.51'
C12	50.00'	90°00'00"	70.71'	S 69°23'14" E	78.54'
C13	1416.00'	10°59'41"	271.30'	N 71°06'37" E	271.72'
C14	50.00'	18°37'46"	16.19'	N 67°17'34" E	16.26'
C15	1280.00'	8°36'45"	192.23'	N 83°38'05" E	192.41'
C16	1525.00'	4°25'26"	117.72'	S 09°10'04" E	117.75'
C17	1074.00'	7°42'16"	144.31'	S 87°33'49" E	144.42'
C18	35.00'	57°39'41"	33.76'	S 23°42'00" W	35.22'
C19	1651.00'	12°17'07"	353.33'	S 01°00'43" W	354.01'
C20	1349.00'	16°18'15"	382.58'	S 00°59'50" E	383.87'
C21	149.00'	24°52'13"	64.17'	S 21°35'04" E	64.68'
C22	25.00'	38°28'57"	16.48'	S 53°15'39" E	16.79'
C23	25.00'	95°28'09"	37.00'	S 81°45'16" E	41.66'
C24	500.00'	1°08'32"	9.97'	N 51°04'56" E	9.97'
C25	25.00'	87°04'06"	34.44'	S 08°07'09" W	37.99'
C26	778.73'	14°44'02"	199.70'	S 64°53'46" W	200.25'
C27	149.00'	17°10'27"	44.50'	S 80°51'01" W	44.66'
C28	235.00'	80°22'08"	303.27'	S 39°37'18" W	329.63'

\* NOT A SURVEY \*



DRAWN BY: G.N	DATE: 5/15/2020
SHEET # 2	OF SHEET 3
SEC-TWN-RGE: 16-48-28	



950 Encore Way  
Naples, FL. 34110  
Phone: (239) 254-2000  
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SKETCH AND LEGAL DESCRIPTION  
HYDE PARK CDD 1

DRAWING NO. H-1314
PROJECT NO. 2020.007
FILE NAME CDD 1A - Sketch-FIX.dwg




**LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN SECTION 16, TOWNSHIP 48 SOUTH, RANGE 28 EAST, COLLIER COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

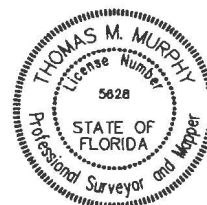
COMMENCING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF OIL WELL RD (A 100' WIDE RIGHT OF WAY) WITH THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 48 SOUTH, RANGE 28 EAST, COLLIER COUNTY FLORIDA; THENCE RUN N00°51'44"W FOR A DISTANCE OF 100.01 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE RUN N00°51'44"W FOR A DISTANCE OF 2557.67 FEET; THENCE RUN N00°50'30"W FOR A DISTANCE OF 2277.80 FEET; THENCE RUN N89°40'25"E FOR A DISTANCE OF 250.11 FEET; THENCE RUN S00°19'35"E FOR A DISTANCE OF 12.23 FEET; THENCE RUN N89°40'25"E FOR A DISTANCE OF 33.71 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 100.00 FEET, THROUGH A CENTRAL ANGLE OF 28°35'22" AND BEING SUBTENDED BY A CHORD OF 49.38 FEET AT A BEARING OF N75°22'44"E, FOR AN ARC LENGTH OF 49.90 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, THROUGH A CENTRAL ANGLE OF 28°35'22" AND BEING SUBTENDED BY A CHORD OF 74.07 FEET AT A BEARING OF N75°22'44"E, FOR AN ARC LENGTH OF 74.85 FEET; THENCE RUN N89°40'25"E FOR A DISTANCE OF 786.29 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 175.00 FEET, THROUGH A CENTRAL ANGLE OF 54°24'19" AND BEING SUBTENDED BY A CHORD OF 160.00 FEET AT A BEARING OF S63°07'25"E, FOR AN ARC LENGTH OF 166.17 FEET; THENCE RUN S35°55'15"E FOR A DISTANCE OF 261.28 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 451.00 FEET, THROUGH A CENTRAL ANGLE OF 25°42'53" AND BEING SUBTENDED BY A CHORD OF 200.72 FEET AT A BEARING OF S48°46'42"E, FOR AN ARC LENGTH OF 202.41 FEET; THENCE RUN S61°38'08"E FOR A DISTANCE OF 118.72 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 81°26'38" AND BEING SUBTENDED BY A CHORD OF 65.24 FEET AT A BEARING OF S20°54'50"E, FOR AN ARC LENGTH OF 71.07 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1301.00 FEET, THROUGH A CENTRAL ANGLE OF 29°02'01" AND BEING SUBTENDED BY A CHORD OF 652.23 FEET AT A BEARING OF S05°17'29"W, FOR AN ARC LENGTH OF 659.26 FEET; THENCE RUN N80°46'29"E FOR A DISTANCE OF 126.00 FEET; THENCE RUN N73°40'34"E FOR A DISTANCE OF 50.40 FEET; THENCE RUN N81°05'31"E FOR A DISTANCE OF 126.00 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 999.00 FEET, AT A BEARING OF N81°05'31"E THEREFROM, THROUGH A CENTRAL ANGLE OF 64°07'06" AND BEING SUBTENDED BY A CHORD OF 1060.53 FEET AT A BEARING OF N23°09'04"E, FOR AN ARC LENGTH OF 1117.96 FEET, TO A POINT OF COMPOUND CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 97°01'15" AND BEING SUBTENDED BY A CHORD OF 74.91 FEET AT A BEARING OF S76°16'46"E, FOR AN ARC LENGTH OF 84.67 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1151.00 FEET, THROUGH A CENTRAL ANGLE OF 03°01'42" AND BEING SUBTENDED BY A CHORD OF 60.83 FEET AT A BEARING OF S29°16'59"E, FOR AN ARC LENGTH OF 60.83 FEET; THENCE RUN S30°47'50"E FOR A DISTANCE OF 199.55 FEET; THENCE RUN N59°12'10"E FOR A DISTANCE OF 126.00 FEET; THENCE RUN N35°01'32"E FOR A DISTANCE OF 54.81 FEET; THENCE RUN N59°12'10"E FOR A DISTANCE OF 126.00 FEET; THENCE RUN S30°47'50"E FOR A DISTANCE OF 103.79 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 851.00 FEET, THROUGH A CENTRAL ANGLE OF 45°37'11" AND BEING SUBTENDED BY A CHORD OF 659.82 FEET AT A BEARING OF S07°59'14"E FOR AN ARC LENGTH OF 677.58 FEET; THENCE RUN S14°49'21"W FOR A DISTANCE OF 279.81 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 274.00 FEET, THROUGH A CENTRAL ANGLE OF 39°12'35" AND BEING SUBTENDED BY A CHORD OF 183.87 FEET AT A BEARING OF S04°46'56"E, FOR AN ARC LENGTH OF 187.51 FEET; THENCE RUN S24°23'14"E FOR A DISTANCE OF 433.67 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00" AND BEING SUBTENDED BY A CHORD OF 70.71 FEET AT A BEARING OF S69°23'14"E, FOR AN ARC LENGTH OF 78.54 FEET; THENCE RUN N65°36'46"E FOR A DISTANCE OF 63.14 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1416.00 FEET, THROUGH A CENTRAL ANGLE OF 10°59'41" AND BEING SUBTENDED BY A CHORD OF 271.30 FEET AT A BEARING OF N71°06'37"E, FOR AN ARC LENGTH OF 271.72 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 18°37'46" AND BEING SUBTENDED BY A CHORD OF 16.19 FEET AT A BEARING OF N67°17'34"E, FOR AN ARC LENGTH OF 16.26 FEET; THENCE RUN S31°07'37"E FOR A DISTANCE OF 147.05 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1280.00 FEET, AT A BEARING OF S10°40'17"E THEREFROM, THROUGH A CENTRAL ANGLE OF 08°36'45" AND BEING SUBTENDED BY A CHORD OF 192.23 FEET AT A BEARING OF N83°38'05"E, FOR AN ARC LENGTH OF 192.41 FEET; THENCE RUN S00°26'52"E FOR A DISTANCE OF 89.29 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1525.00 FEET, AT A BEARING OF S78°37'13"W THEREFROM, THROUGH A CENTRAL ANGLE OF 04°25'26" AND BEING SUBTENDED BY A CHORD OF 117.72 FEET AT A BEARING OF S09°10'04"E, FOR AN ARC LENGTH OF 117.75 FEET, TO A POINT OF COMPOUND CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1074.00 FEET, AT A BEARING OF S01°24'56"E THEREFROM, THROUGH A CENTRAL ANGLE OF 07°42'16" AND BEING SUBTENDED BY A CHORD OF 144.31 FEET AT A BEARING OF S87°33'49"E, FOR AN ARC LENGTH OF 144.42 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 35.00 FEET, AT A BEARING OF S37°28'10"E THEREFROM, THROUGH A CENTRAL ANGLE OF 57°39'41" AND BEING SUBTENDED BY A CHORD OF 33.76 FEET AT A BEARING OF S23°42'00"W, FOR AN ARC LENGTH OF 35.22 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 1651.00 FEET, THROUGH A CENTRAL ANGLE OF 12°17'07" AND BEING SUBTENDED BY A CHORD OF 353.33 FEET AT A BEARING OF S01°00'43"W, FOR AN ARC LENGTH OF 354.01 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1349.00 FEET, THROUGH A CENTRAL ANGLE OF 16°18'15" AND BEING SUBTENDED BY A CHORD OF 382.58 FEET AT A BEARING OF S00°59'50"E, FOR AN ARC LENGTH OF 383.87 FEET; THENCE RUN S09°08'58"E FOR A DISTANCE OF 261.96 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 149.00 FEET, THROUGH A CENTRAL ANGLE OF 24°52'13" AND BEING SUBTENDED BY A CHORD OF 64.17 FEET AT A BEARING OF S21°35'04"E, FOR AN ARC LENGTH OF 64.68 FEET; THENCE RUN S34°01'11"E FOR A DISTANCE OF 180.12 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 38°28'57" AND BEING SUBTENDED BY A CHORD OF 16.48 FEET AT A BEARING OF S53°15'39"E, FOR AN ARC LENGTH OF 16.79 FEET; THENCE RUN S55°58'49"W FOR A DISTANCE OF 131.43 FEET; THENCE RUN S34°01'11"E FOR A DISTANCE OF 124.31 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 95°28'09" AND BEING SUBTENDED BY A CHORD OF 37.00 FEET AT A BEARING OF S81°45'16"E, FOR AN ARC LENGTH OF 41.66 FEET, TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 01°08'32" AND BEING SUBTENDED BY A CHORD OF 9.97 FEET AT A BEARING OF N51°04'56"E, FOR AN ARC LENGTH OF 9.97 FEET; THENCE RUN S38°20'48"E FOR A DISTANCE OF 60.00 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 87°04'06" AND BEING SUBTENDED BY A CHORD OF 34.44 FEET AT A BEARING OF S08°07'09"W, FOR AN ARC LENGTH OF 37.99 FEET; THENCE RUN S35°24'55"E FOR A DISTANCE OF 7.06 FEET; THENCE RUN S54°35'05"W FOR A DISTANCE OF 80.00 FEET; THENCE RUN S35°24'55"E FOR A DISTANCE OF 123.30 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 778.73 FEET, AT A BEARING OF N32°28'15"W THEREFROM, THROUGH A CENTRAL ANGLE OF 14°44'02" AND BEING SUBTENDED BY A CHORD OF 199.70 FEET AT A BEARING OF S64°53'46"W, FOR AN ARC LENGTH OF 200.25 FEET; THENCE RUN S72°15'47"W FOR A DISTANCE OF 245.63 FEET; THENCE RUN S17°44'13"E FOR A DISTANCE OF 10.00 FEET; THENCE RUN S72°15'47"W FOR A DISTANCE OF 146.35 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 149.00 FEET, THROUGH A CENTRAL ANGLE OF 17°10'27" AND BEING SUBTENDED BY A CHORD OF 44.50 FEET AT A BEARING OF S80°51'01"W, FOR AN ARC LENGTH OF 44.66 FEET; THENCE RUN S89°26'14"W FOR A DISTANCE OF 380.31 FEET; THENCE RUN S00°33'46"E FOR A DISTANCE OF 586.78 FEET, TO THE BEGINNING OF A TANGENTIAL CIRCULAR CURVE; THENCE ALONG SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 235.00 FEET, THROUGH A CENTRAL ANGLE OF 80°22'08" AND BEING SUBTENDED BY A CHORD OF 303.27 FEET AT A BEARING OF S39°37'18"W, FOR AN ARC LENGTH OF 329.63 FEET; THENCE RUN S00°15'58"E FOR A DISTANCE OF 13.59 FEET; THENCE RUN N89°44'02"E FOR A DISTANCE OF 2392.06 FEET TO A POINT ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 16; THENCE RUN S01°27'19"E, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER FOR A DISTANCE OF 100.02 FEET; THENCE RUN S89°44'02"W FOR A DISTANCE OF 2670.49 FEET; THENCE RUN S89°44'15"W FOR A DISTANCE OF 2667.65 FEET TO THE POINT OF BEGINNING. CONTAINING 368.9 ACRES, MORE OR LESS.

BEARINGS REFER TO WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 48 SOUTH, RANGE 28 EAST, COLLIER COUNTY FLORIDA; AS BEING N00°51'44"W.


**HOLE MONTES, INC.  
CERTIFICATE OF AUTHORIZATION NUMBER LB 1772**

BY  Digitally signed by Thomas M Murphy  
DN: cn=Thomas M Murphy, o=Hole Montes Inc,  
ou, email=tommurphy@hmeng.com, c=US  
Date: 2020.11.16 13:19:41 -0500

**THOMAS M. MURPHY** LS5628  
STATE OF FLORIDA



\* NOT A SURVEY \*

DRAWN BY: G.N.	DATE: 5/15/2020	 <b>HOLE MONTES</b> ENGINEERS PLANNERS SURVEYORS	950 Encore Way Naples, FL. 34110 Phone: (239) 254-2000 Florida Certificate of Authorization No.1772	SKETCH AND LEGAL DESCRIPTION  HYDE PARK CDD 1	DRAWING NO. H-1314
SHEET # 3	OF SHEET 3		SEC-TWN-RGE: 16-48-28		PROJECT NO. 2020.007





## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**LAUREL M. LEE**  
Secretary of State

March 11, 2021

Ms. Teresa L. Cannon, BMR Senior Clerk II  
Office of the Clerk of the Circuit Court  
& Comptroller of Collier County  
3329 Tamiami Trail E, Suite #401  
Naples, Florida 34112

Dear Ms. Cannon:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Collier County Ordinance No. 2021-11, which was filed in this office on March 11, 2021.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb