



GIS Tracking Sheet

Case No.: DCI 2605 - ~~00005~~ + DR12005-00005

Intake Date:

Project Name: VILLAGOS of SAN Carlos

STRAP Number(s):

Planner Name: Bryan Kelnor Ext.

LEGAL DESCRIPTION VERIFICATION and INITIAL GIS MAPPING

Date: 1/17/06

INTAKE:

LEGAL SUFFICIENT

☒ YES

☐ NO

Initials: CAG

If not, give brief explanation:

AFTER scanning make copies for file

MAP UPDATE following FINAL ACTION

Date:

☐ Hearing Examiner Decision

☐ Board of County Commissioner's Resolution

☐ Administrative Approval

☐ Blue Sheet

Zoning Notes:

10-29-08

MAP UPDATED

☒ YES

☐ NO

Initials: CAG

If not, give brief explanation:

ZONE: RPD: 608978, ZONE: RPD: 615437, ZONE: CFPD: 615438

ZONE: CPD: 615439, ZONE: RPD: 601849, ZONE: RPD: 615443

ZONE: RPD: 601850, ZONE: RPD: 608988, ZONE: RPD: 608982

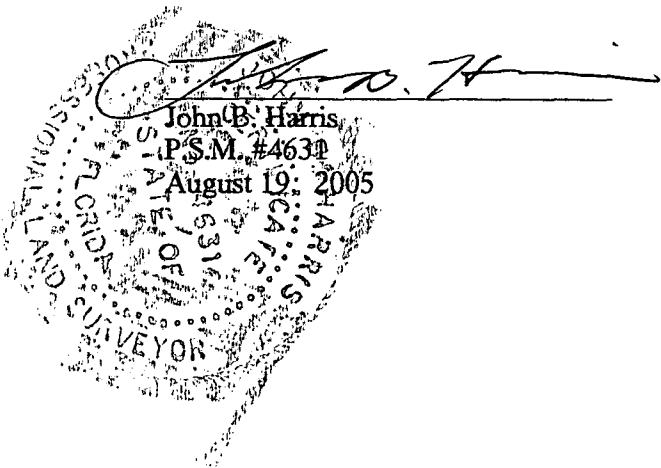
ZONE: CFPD: 561336, ZONE: RPD: 608975, ZONE: RPD: 601849

EXHIBIT "A"

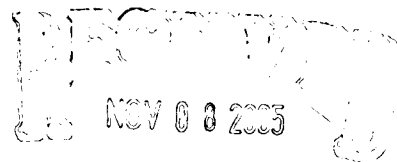
DESCRIPTION:

Beginning at the Southwest corner of the Northeast Quarter (N.E.1/4) of Section 22, Township 46 South, Range 25 East, Lee County, Florida; thence run N.00°38'30"W. along the West line of the Northeast Quarter (N.E.1/4) of said Section 22 for 2606.31 feet to the Northwest corner of the Northeast Quarter (N.E.1/4) of said Section 22; thence run N.00°19'59"W. along the West line of the Southeast Quarter (S.E.1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida, to the Southwest corner of the Northeast Quarter (N.E.1/4) of said Section 15; thence run N.00°19'48"W. along the West line of the Northeast Quarter (N.E.1/4) of said Section 15 for 2635.07 feet to the Southwest corner of the Southeast Quarter (S.E.1/4) of Section 10, Township 46 South, Range 25 East, Lee County, Florida; thence run N.01°23'47"W. along the West line of the Southeast Quarter (S.E.1/4) of said Section 10 for 2664.23 feet to the Northwest corner of the Southeast Quarter (S.E.1/4) of said Section 10; thence run N.89°18'02"E. along the North line of the Southeast Quarter (S.E.1/4) of said Section 10 for 835.53 feet to a point on a curve on the Westerly right-of-way line of Interstate Highway # 75; thence run Southeasterly along said Westerly right-of-way line for 959.46 feet along the arc of a curve concave Northeasterly, with a radius of 5823.58 feet, a delta of 09°26'23", a chord bearing of S.10°43'39"E. and a chord distance of 958.37 feet; thence run S.14°13'23"E. along said Westerly right-of-way line for 9906.32 feet to a point on the South line of the Northwest Quarter (N.W.1/4) of Section 23, Township 46 South, Range 25 East, Lee County, Florida; thence run S.89°16'12"W. along the South line of said Northwest Quarter (N.W.1/4) for 664.67 feet to the Southeast corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run S.89°15'53"W. along the South line of Northeast Quarter of said Section 22 for 2658.61 feet to the point of beginning.

Said tract contains 494.77 acres, more or less.



Applicant's Legal Checked
by Lgm 11/22/2005
CSJ 12/4/2005



4 DRI 2005-00005
DCI 2005-00054

ZONING SKETCH OF PART OF SECTIONS 10, 15, 22 & 23 TOWNSHIP 46 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION!

ZONING SKETCH NOTES:

1. BASIS OF BEARINGS SHOWN HEREDON TAKEN FROM THE WEST LINE OF THE N.E.1/4 OF SECTION 22-46-25, AS BEING N.00°38'30"W.
2. FIELD NOTES IN SECTION 10-46-25.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREDON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBERANCES.
5. THIS ZONING SKETCH DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH AND WAS BASED ON DESCRIPTION FURNISHED BY CLIENT AND/OR FOUND MONUMENTATION IN THE FIELD.
6. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
7. THIS MAP/PLAT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
8. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
9. ELEVATIONS ARE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.).

FLOOD ZONE: "B"
ELEVATION: N/A N.G.V.D.
COMMUNITY # 125124
PANEL # 0475
SUFFIX--- C
REVISION DATE: 5/5/03

THIS ZONING SKETCH IS CERTIFIED TO:
PAUL H. FREEMAN
ALAN C. FREEMAN
NEIL D. FREEMAN
ATTORNEYS' TITLE INSURANCE FUND, INC.
HERITAGE NATIONAL BANK

COORDINATES ARE FLORIDA WEST ZONE (COMPUTED).

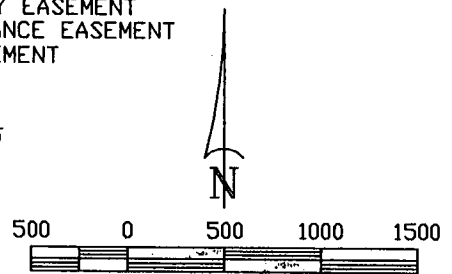
Applicant's Legal Checked
by Lgm 11/22/2005
Csg 12/1/2006

LEGEND:

- SET IRON PIN (CAP #4631)
- FOUND IRON PIN (I.R.)
- CONCRETE MONUMENT (C.M.)
- ▨ CONCRETE (CONC.)
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- P.O.B. POINT OF BEGINNING
- P.C. POINT OF CURVATURE
- O.R. OFFICIAL RECORDS BOOK
- (1) CURVE NUMBER
- CL CENTERLINE
- R/W RIGHT-OF-WAY
- (P) AS PER PLAT
- (D) AS PER DEED
- (S) AS PER SURVEY
- (M) AS MEASURED
- P.U.E. PUBLIC UTILITY EASEMENT
- L.M.E. LAKE MAINTENANCE EASEMENT
- D.E. DRAINAGE EASEMENT

Curve number 1

Radius= 5823.58'
Delta= 09°26'23"
Arc= 959.46'
Chord= 958.37'
Chord Brg.= S.10°43'39"E.



JOHN B. HARRIS, PSM FLORIDA LAND SURVEYOR #4631			
HARRIS JORGENSEN, INC. 2706 S.E. SANTA BARBARA PLACE CAPE CORAL, FLORIDA PHONE: (239) 772-9939 FAX: (239) 772-1315			
REVISED:	DESCRIPTION:	BY	
DRAWN:	SCALE	PROJ. #	
FBH	1"=1000'	THREE OAKS R-W	
SKETCH DATE	FILE NO.	SHEET- 1	
8/17/05	46-25-10	OF - 1	
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 6921			

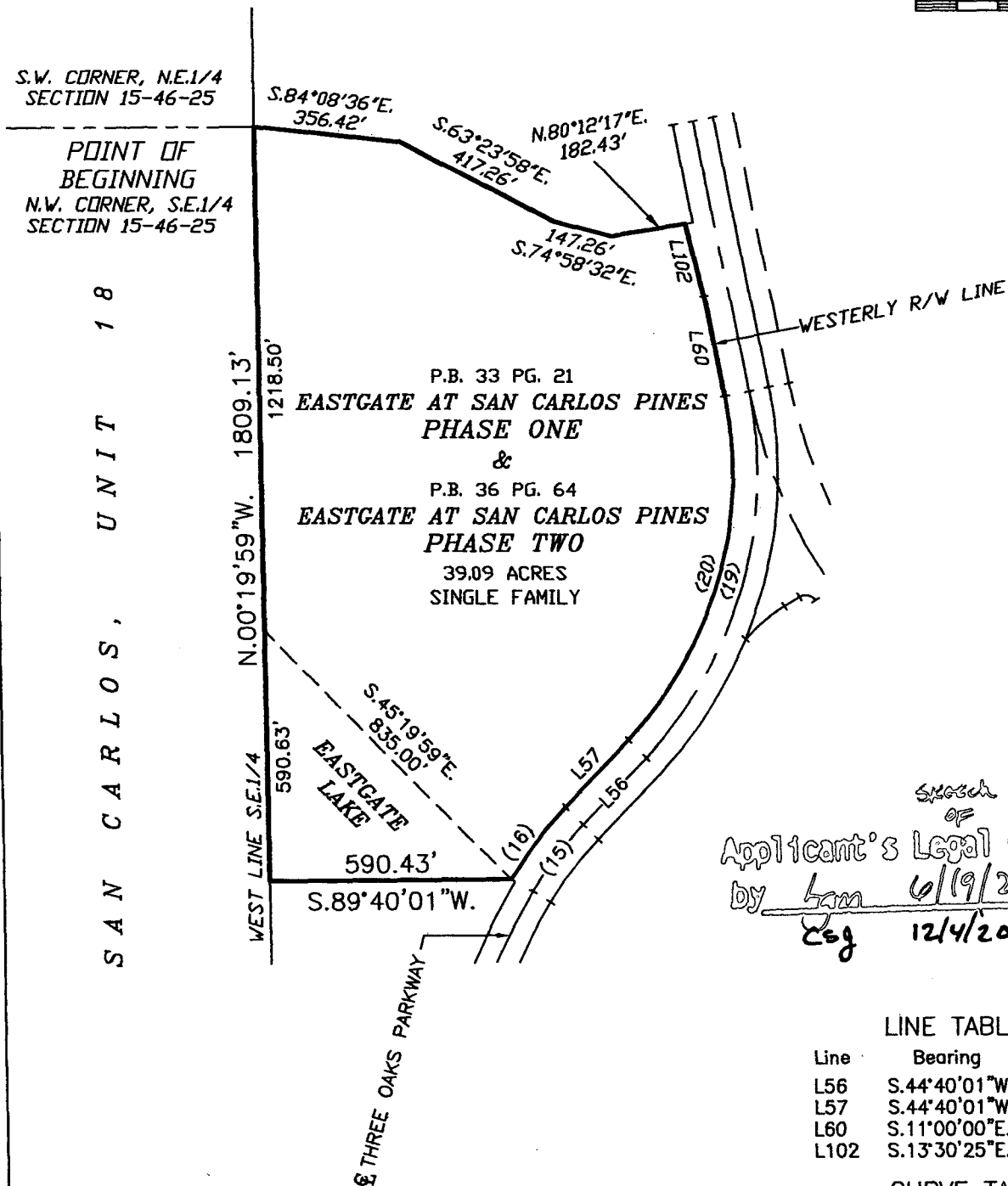
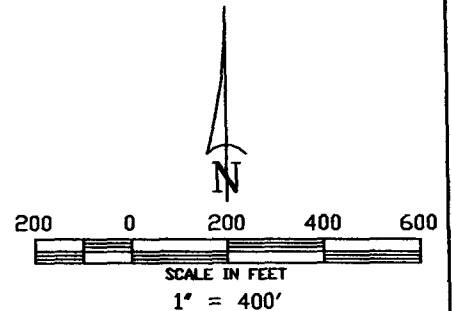
THIS IS NOT A SURVEY!

DRI 2005-00005

RPD
SHEET 1 OF 13
ZONING SKETCH OF
PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC. 2706 S.E. SANTA BARBARA PLACE CAPE CORAL, FLORIDA PHONE: (239) 772-9939 FAX: (239) 772-1315	
PROJECT # THREE OAKS R/W 1	
FILE #: 46-25-10	
SKETCH DATE: 5/2/06	

THIS IS NOT A SURVEY.
 SEE SHEET 2 OF 13 FOR
 LEGAL DESCRIPTION.



Sketch
 of
 Applicant's Legal Checked
 by ham 6/19/2006
Cog 12/4/2006

LINE TABLE

Line	Bearing	Distance
L56	S.44°40'01"W.	222.08'
L57	S.44°40'01"W.	222.08'
L60	S.11°00'00"E.	246.44'
L102	S.13°30'25"E.	185.59'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
15	860.00'	13°39'14"	204.94'	204.46'	N.37°50'22"E.
16	920.00'	13°39'14"	219.24'	218.72'	S.37°50'24"W.
19	980.00'	55°40'01"	952.14'	915.13'	S.16°49'45"W.
20	920.00'	55°40'01"	893.85'	859.10'	S.16°49'45"W.

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 DRI 2005 - 00005
 AND

DCI 2005-00054

 MAY 15 2006 JOHN B. HARRIS, PSM FLORIDA LAND SURVEYOR #4631	
FLORIDA CERTIFICATE OF AUTHORIZATION LB #6921	

RPD
SHEET 2 OF 13

DESCRIPTION: (Eastgate)

A tract or parcel of land lying in the Southeast Quarter of Section 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 182.43 feet to a point on the Westerly right-of-way line of Three Oaks Parkway; thence run S.13°30'25"E. along said Westerly right-of-way line for 185.59 feet; thence run S.11°00'00"E. along said Westerly right-of-way line for 246.44 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 893.85 feet along the arc of a curve concave Northwesterly, with a radius of 920.00 feet, a delta of 55°40'01", a chord bearing of S.16°49'45"W. and a chord distance of 859.10 feet to a point of tangency; thence run S.44°40'01"W. along said Westerly right-of-way line for 222.08 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 219.24 feet along the arc of a curve concave Southeasterly, with a radius of 920.00 feet, a delta of 13°39'14", a chord bearing of S.37°50'24"W. and a chord distance of 218.72 feet; thence run S.89°40'01"W. for 590.43 feet to a point on the West line of the aforesaid Southeast Quarter (S.E.1/4); thence run N.00°19'59"W. along said West line for 1809.13 feet to the point of beginning.

Said tract contains 39.09 acres.

Applicant's Legal Checked
by Lynn 6/19/2006
edg 12/14/2006

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**PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST**

N.89°18'02"E. 835.53'

N.W. CORNER, S.E.1/4
SECTION 10-46-25

PARCEL "M-1"
27.46 ACRES
MULTI-FAMILY

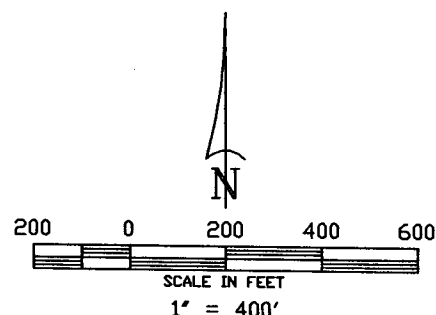
PARCEL "M-2"
17.66 ACRES
MULTI-FAMILY

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 2

FILE #: 46-25-10

SKETCH DATE: 5/2/06



THIS IS NOT A SURVEY.
SEE SHEET 4 & 5 OF 13
FOR LEGAL DESCRIPTION.

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LINE TABLE

Line	Bearing	Distance
L69	N.16°29'32"E.	518.86'
L70	S.16°29'32"W.	518.86'
L72	N.57°27'22"W.	451.58'
L73	S.57°27'22"E.	412.66'
L74	N.57°27'22"W.	451.58'
L101	N.25°30'09"W.	37.14'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
27	1170.00'	73°56'54"	1510.05'	1407.40'	S.20°28'55"E.
28	1120.00'	73°56'49"	1445.52'	1347.26'	S.20°28'55"E.
31	1220.00'	20°30'19"	436.61'	434.29'	S.06°14'23"W.
34	5823.58'	09°26'17"	959.34'	958.25'	S.10°43'41"E.
50	1220.00'	29°01'36"	618.06'	611.47'	N.42°56'34"W.
51	1120.00'	01°27'49"	28.61'	28.61'	N.56°43'28"W.
52	80.00'	13°04'55"	18.27'	18.23'	N.32°02'37"W.
53	120.00'	13°52'19"	29.05'	28.98'	N.32°26'18"W.
54	1120.00'	48°14'28"	943.00'	915.40'	S.33°20'07"E.
55	1120.00'	25°42'20"	502.49'	498.28'	S.03°38'17"W.

RPD
SHEET 4 OF 13

DESCRIPTION: (Parcel M-1)

A tract or parcel of land lying in the Southeast Quarter of Section 10, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Northwest corner of the aforesaid Southeast Quarter (S.E.1/4); thence run N.89° 18'02"E. along the North line of said Southeast Quarter (S.E.1/4) for 835.53 feet to the Westerly right-of-way line of Interstate Highway #75, said point lying on a curve; thence run Southeasterly along said Westerly right-of-way line for 959.34 feet along the arc of a curve concave Northeasterly, with a radius of 5823.58 feet, a delta of 09°26'17", a chord bearing of S.10°43'41"E. and a chord distance of 958.25 feet to a point of tangency; thence run S.14°13'23"E. along said Westerly right-of-way line for 199.93 feet; thence run S.73°26'28"W. for 1031.74 feet to a point on a curve; thence run Northwesterly for 18.27 feet along the arc of a curve to the right having a radius of 80.00 feet, a delta of 13°04'55", a chord bearing of N.32°02'37"W. and a chord distance of 18.23 feet to a point of tangency; thence run N.25°30'09"W. for 37.14 feet to a point of curvature; thence run Northwesterly for 29.05 feet along the arc of a curve to the left having a radius of 120.00 feet, a delta of 13°52'19", a chord bearing of N.32°26'18"W. and a chord distance of 28.98 feet to a point on the West line of the Southeast Quarter (S.E.1/4) of said Section 10; thence run N.01°23'47"W. along said West line for 1346.12 feet to the point of beginning.

Said tract contains 27.46 acres.

TOGETHER WITH:

DESCRIPTION: (Parcel M-2)

A tract or parcel of land lying in the Southeast Quarter (S.E.1/4) of Section 10, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run S.01°23'47"E. along the West line of said Southeast Quarter (S.E.1/4) for 1346.12 feet to the point of beginning, said point being on a curve; thence run Southeasterly for 29.05 feet along the arc of a curve to the left having a radius of 120.00 feet, a delta of 13°52'19", a chord bearing of S.32°26'18"E. and a chord distance of 28.98 feet to a point of tangency; thence run S.25°30'09"E. for 37.14 feet to a point of curvature; thence run Southeasterly for 18.27 feet along the arc of a curve to the right having a radius of 80.00 feet, a delta of 13°04'55", a chord bearing of S.32°02'37"E. and a chord distance of 18.23 feet; thence run N.73°26'28"E. for 1031.74 feet to a point on the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 927.19 feet; thence run S.61°34'25"W. for 490.97 feet to a point on the Easterly right-of-way line of three Oaks Parkway (100 feet wide), said point being on a curve; thence run Northwesterly along said Easterly right-of-way line for 618.06 feet along the arc of a curve concave Southwesterly, with a radius of 1220.00 feet, a delta of 29°01'36", a chord bearing of N.42°56'34"W. and a chord distance of 611.47 feet to a point of tangency; thence run N.57°27'22"W. along said Easterly right-of-way line for 451.58 feet to a point of curvature; thence run Northwesterly along said Easterly right-of-way line for 28.61 feet along the arc of a curve concave Northeasterly, with a radius of 1120.00 feet, a delta of 01°27'

Applicant's Legal Checked
by henn 6/19/2006
Cdy 12/4/2006

continued on sheet 5 of 13

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COMMUNITY DEVELOPMENT

RPD
SHEET 5 OF 13

49", a chord bearing of N.56°43'28"W. and a chord distance of 28.61 feet to a point on the West line of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run N.01°23'47"W. along said West line for 205.69 feet to the point of beginning.

Said tract contains 17.66 acres.

TOGETHER WITH:

DESCRIPTION: (The Islands at Three Oaks)

A tract or parcel of land lying in Sections 10 and 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Southwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run N.01°23'47"W. along the West line of said Southeast Quarter (S.E.1/4) for 991.58 feet to a point on the Westerly right-of-way line of Three Oaks Parkway; thence run S.57°27'22"E. along said Westerly right-of-way line for 412.66 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 943.00 feet along the arc of a curve concave Southwesterly, with a radius of 1120.00 feet, a delta of 48°14'28", a chord bearing of S.33°20'07"E. and a chord distance of 915.40 feet to a point on the North line of the aforesaid Section 15; thence run Southwesterly along said Westerly right-of-way line for 502.49 feet along the arc of a curve concave Northwesterly, with a radius of 1120.00 feet, a delta of 25°42'20", a chord bearing of S.03°38'17"W. and a chord distance of 498.28 feet to a point of tangency; thence run S.16°29'32"W. along said Westerly right-of-way line for 518.86 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 436.61 feet along the arc of a curve concave Southeasterly, with a radius of 1220.00 feet, a delta of 20°30'19", a chord bearing of S.06°14'23"W. and a chord distance of 434.29 feet; thence run S.89°40'13"W. for 592.40 feet to a point on the West line of the Northeast Quarter (N.E.1/4) of the aforesaid Section 15; thence run N.00°19'48"W. along the West line of said Northeast Quarter (N.E.1/4) for 1425.44 feet to the point of beginning.

Said tract contains 36.20 acres.

Applicant's Legal Checked

by LSM 6/19/2006
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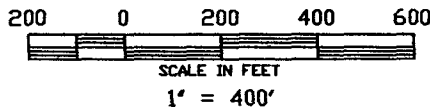
DCI 2005-00054

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 3

FILE #: 46-25-10

SKETCH DATE: 5/2/06



RPD
SHEET 6 OF 13
ZONING SKETCH OF
PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

SEE SHEET 7 OF 13 FOR
LEGAL DESCRIPTION.

LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L15	S.76°06'19"E.	576.62'
L18	S.76°06'19"E.	219.97'
L53	N.00°38'30"W.	349.45'
L54	S.00°38'30"E.	349.45'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
4	975.00'	71°40'13"	1219.61'	1141.64'	S.40°16'12"E.
5	925.00'	71°28'12"	1153.83'	1080.47'	S.40°22'13"E.
7	1100.00'	75°27'49"	1448.80'	1346.33'	N.38°22'25"W.
8	1150.00'	14°24'41"	289.25'	288.49'	S.68°53'59"E.
9	1150.00'	61°03'08"	1225.50'	1168.24'	S.31°10'04"E.
12	1785.28'	31°39'17"	986.33'	973.83'	N.15°11'08"E.
13	1835.28'	31°39'17"	1013.95'	1001.11'	S.15°11'08"W.

Sketch
of
Applicant's Legal Checked
by hem 6/19/2006
CSJ 12/4/2006

SAN CARLOS, UNIT 18
N.00°19'59"W. 2672.10'

POINT OF BEGINNING
N.W. CORNER, NE.1/4
SECTION 22-46-25

PINE RUN AT THREE OAKS
29.00 ACRES
SINGLE FAMILY
L54
L53

N.00°38'30"W. 2606.31'

WEST LINE NE.1/4
SECTION 22
854.63'

S.W. CORNER, NE.1/4
SECTION 22-46-25

WEST LINE OF THE
S.E.1/4, SECTION 15

S.58°59'46"E.
10.00'

N.89°40'01"E.

590.43'

THREE OAKS PARKWAY
(13)
(12)

PINE RUN AT THREE OAKS
29.00 ACRES
SINGLE FAMILY
L54
L53

1751.68'

N.00°38'30"W. 2606.31'

854.63'

PINE GLEN AT THREE OAKS
UNIT ONE
30.14 ACRES
SINGLE FAMILY

PINE GLEN AT THREE OAKS
UNIT TWO
21.30 ACRES
SINGLE FAMILY

DRI 2005-00005
And
DCI 2005-00054

S.E. CORNER, NE.1/4
SECTION 22-46-25

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COMMUNITY DEVELOPMENT

RPD
SHEET 7 OF 13

DESCRIPTION: (Pine Run at Three Oaks and Pine Glen at Three Oaks, Units One and Two)

A tract of land lying in Sections 15 and 22, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Northwest Quarter corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run N.00°19' 59"W. along the West line of the Southeast Quarter (S.E.1/4) of the aforesaid Section 15 for 863.15 feet; thence run N.89°40'01"E. for 590.43 feet; thence run S.58°59'46"E. for 10.00 feet to the Westerly right-of-way line of Three Oaks Parkway, said point lying on a curve; thence run Southwesterly along said Westerly right-of-way line for 1013.95 feet along the arc of a curve concave Southeasterly, with a radius of 1835.28 feet, a delta of 31°39' 17", a chord bearing of S.15°11'08"W. and a chord distance of 1001.11 feet to a point of tangency; thence run S.00°38'30"E. along said Westerly right-of-way line for 349.45 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 1225.50 feet along the arc of a curve concave Northeasterly, with a radius of 1150.00 feet, a delta of 61°03' 08", a chord bearing of S.31°10'04"E. and a chord distance of 1168.24 feet to a point common to the boundaries of Pine Run At Three Oaks and Pine Glen At Three Oaks Unit One; thence continue Southeasterly along said Westerly right-of-way line for 289.25 feet along the arc of a curve concave Northeasterly, with a radius of 1150.00 feet, a delta of 14°24'41", chord bearing of S.68°53'59"E. and a chord distance of 288.49 feet to a point of tangency; thence run S.76°06' 19"E. along said Westerly right-of-way line for 576.62 feet to a point on the common boundaries of Pine Glen At Three Oaks Unit One and Pine Glen At Three Oaks Unit Two; thence continue S.76°06'19"E. along said Westerly right-of-way line for 219.97 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 1153.83 feet along the arc of a curve concave Southwesterly, with a radius of 925.00 feet, a delta of 71°28'12", a chord bearing of S.40°22'13"E. and a chord distance of 1080.47 feet to the Southeast corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run S.89°15' 53"W. along the South line of said Northeast Quarter (N.E.1/4) for 2653.58 feet to the Southwest corner of the Northeast Quarter (N.E.1/4) of said Section 22; thence run N.00°38'30"W. along the West line of the Northeast Quarter (N.E.1/4) of said Section 22 for 2606.31 feet to the point of beginning.

Said tract contains 80.44 acres.

Applicant's Legal Checked
by LCM 6/19/2006
CSG 12/4/2006

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JUN 19 2006

COMMUNITY DEVELOPMENT

And **DCI 2005-00054**
DEI 2005 - 00005

RPD
SHEET 8 OF 13
ZONING SKETCH OF
PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

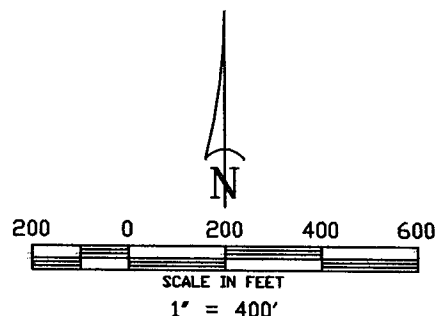
HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 4
FILE #: 46-25-10
SKETCH DATE: 5/2/06

THIS IS NOT A SURVEY.
SEE SHEET 9 OF 13 FOR
LEGAL DESCRIPTION.

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
3	935.00'	02°46'26"	45.26'	45.26'	N.14°11'43"W.
7	1100.00'	75°27'49"	1448.80'	1346.33'	N.38°22'25"W.
10	1050.00'	63°17'54"	1160.00'	1101.90'	N.44°27'22"W.
11	1050.00'	12°09'55"	222.94'	222.52'	N.06°43'27"W.
12	1785.28'	31°39'17"	986.33'	973.83'	N.15°11'08"E.
14	1735.28'	28°22'50"	859.54'	850.78'	N.13°32'55"E.



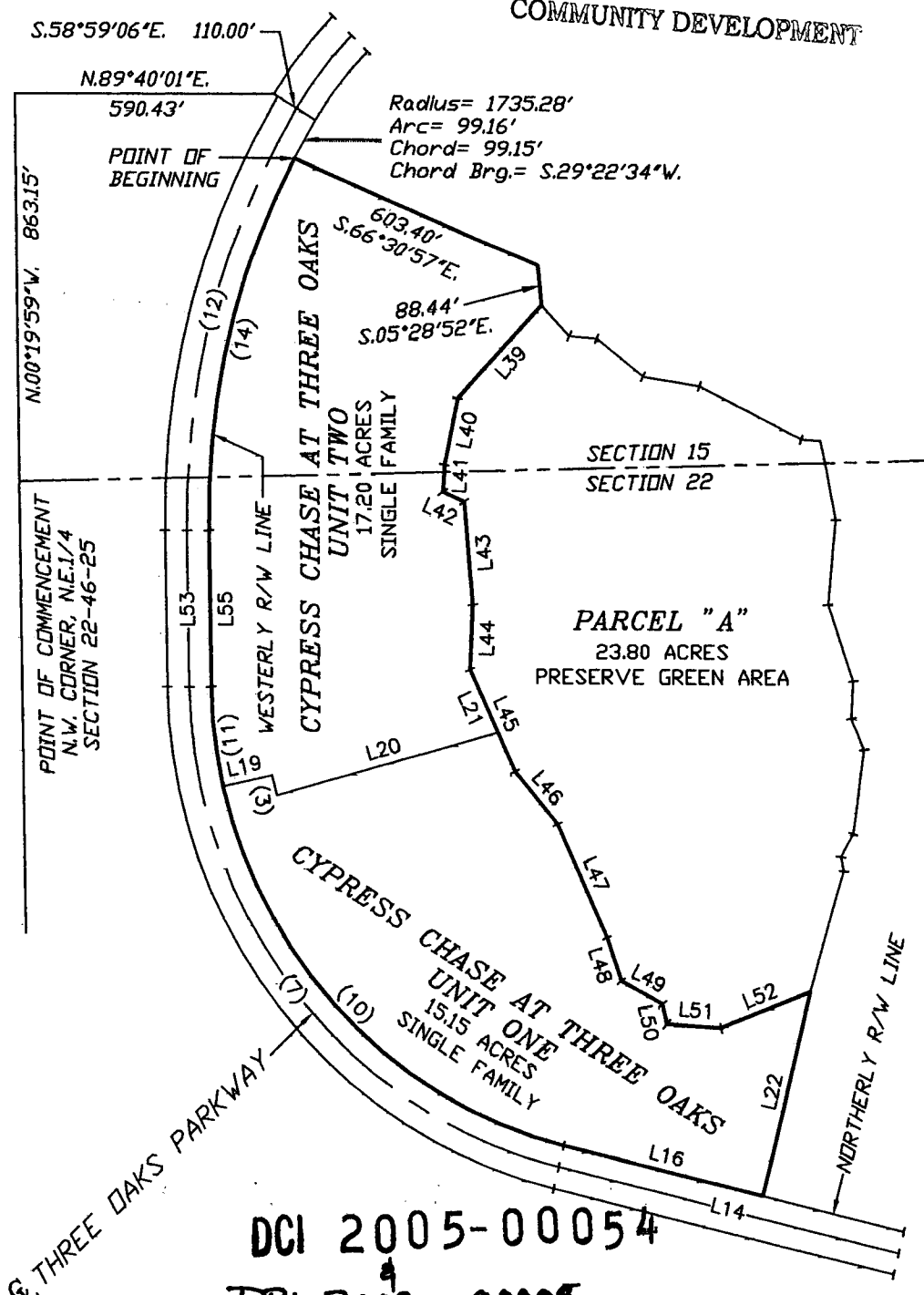
Applicant's Legal Checked
by LSM 6/19/2006
ESJ 12/4/2006

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JUN 19 2006

COMMUNITY DEVELOPMENT

LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L16	N.76°06'19"W.	465.58'
L19	N.77°11'36"E.	115.00'
L20	N.74°25'10"E.	523.27'
L21	N.24°06'06"W.	154.44'
L22	S.13°53'41"W.	466.31'
L39	S.43°02'34"W.	282.53'
L40	S.11°56'54"W.	148.96'
L41	S.03°34'16"W.	59.13'
L42	S.65°49'54"E.	52.65'
L43	S.04°55'00"E.	227.32'
L44	S.02°47'39"W.	146.80'
L45	S.24°06'06"E.	247.63'
L46	S.39°51'14"E.	150.22'
L47	S.23°58'15"E.	274.03'
L48	S.18°34'28"E.	100.55'
L49	S.62°41'55"E.	106.20'
L50	S.11°41'32"E.	44.89'
L51	S.85°57'36"E.	123.50'
L52	N.68°40'50"E.	219.04'
L53	N.00°38'30"W.	349.45'
L55	N.00°38'30"W.	349.45'



RPD
SHEET 9 OF 13

DESCRIPTION: (Cypress Chase At Three Oaks Units One and Two)

A tract or parcel of land lying in Sections 15 and 22, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run N.00°19'59"W. along the West line of the aforesaid Section 15 for 863.15 feet; thence run N.89°40'01"E. for 590.43 feet; thence run S.58°59'06"E. for 110.00 feet to the Easterly right-of-way line of Three Oaks Parkway, said point being on a curve; thence run Southwesterly along said Easterly right-of-way line for 99.16 feet along the arc of a curve concave Southeasterly, with a radius of 1735.28 feet, a chord bearing of S.29°22'34"W. and a chord distance of 99.15 feet to the point of beginning; thence run S.66°30'57"E. for 603.40 feet; thence run S.05°28'52"E. for 88.44 feet; thence run S.43°02'34"W. for 282.53 feet; thence run S.11°56'54"W. for 148.96 feet; thence run S.03°34'16"W. for 59.13 feet; thence run S.65°49'54"E. for 52.65 feet; thence run S.04°55'00"E. for 227.32 feet; thence run S.02°47'39"W. for 146.80 feet; thence run S.24°06'06"E. for 247.63 feet; thence run S.39°51'14"E. for 150.22 feet; thence run S.23°58'15"E. for 274.03 feet; thence run S.18°34'28"E. for 100.55 feet; thence run S.62°41'55"E. for 106.20 feet; thence run S.11°41'32"E. for 44.89 feet; thence run S.85°57'36"E. for 123.50 feet; thence run N.68°40'50"E. for 219.04 feet; thence run S.13°53'41"W. for 466.31 feet to a point on the Northerly right-of-way line of Three Oaks Parkway; thence run N.76°06'19"W. along said Northerly right-of-way line for 465.58 feet to a point of curvature; thence run Northwesterly along said Northerly right-of-way line for 1160.00 feet along the arc of a curve concave Northeasterly, with a radius of 1050.00 feet, a delta of 63°17'54', a chord bearing of N.44°27'22"W. and a chord distance of 1101.90 feet to a common point between the boundaries of Cypress Chase At Three Oaks Units One and Two, said point lying on the Easterly right-of-way line of said Three Oaks Parkway; thence continue Northwesterly along said Easterly right-of-way line for 222.94 feet along the arc of a curve concave Northeasterly, with a radius of 1050.00 feet, a delta of 12°09'55", a chord bearing of N.06°43'27"W. and a chord distance of 222.52 feet to a point of tangency; thence run N.00°38'30"W. along said Easterly right-of-way line for 349.45 feet to a point of curvature; thence run Northeasterly along said Easterly right-of-way line for 859.54 feet along the arc of a curve concave Southeasterly, with a radius of 1735.28 feet, a delta of 28°22'50", a chord bearing of N.13°32'55"E. and a chord distance of 850.78 feet to the point of beginning.

Said tract contains 32.35 acres.

Applicant's Legal Checked
by hcm 6/19/2006
CSJ 12/4/2006

RECEIVED

JUN 19 2006

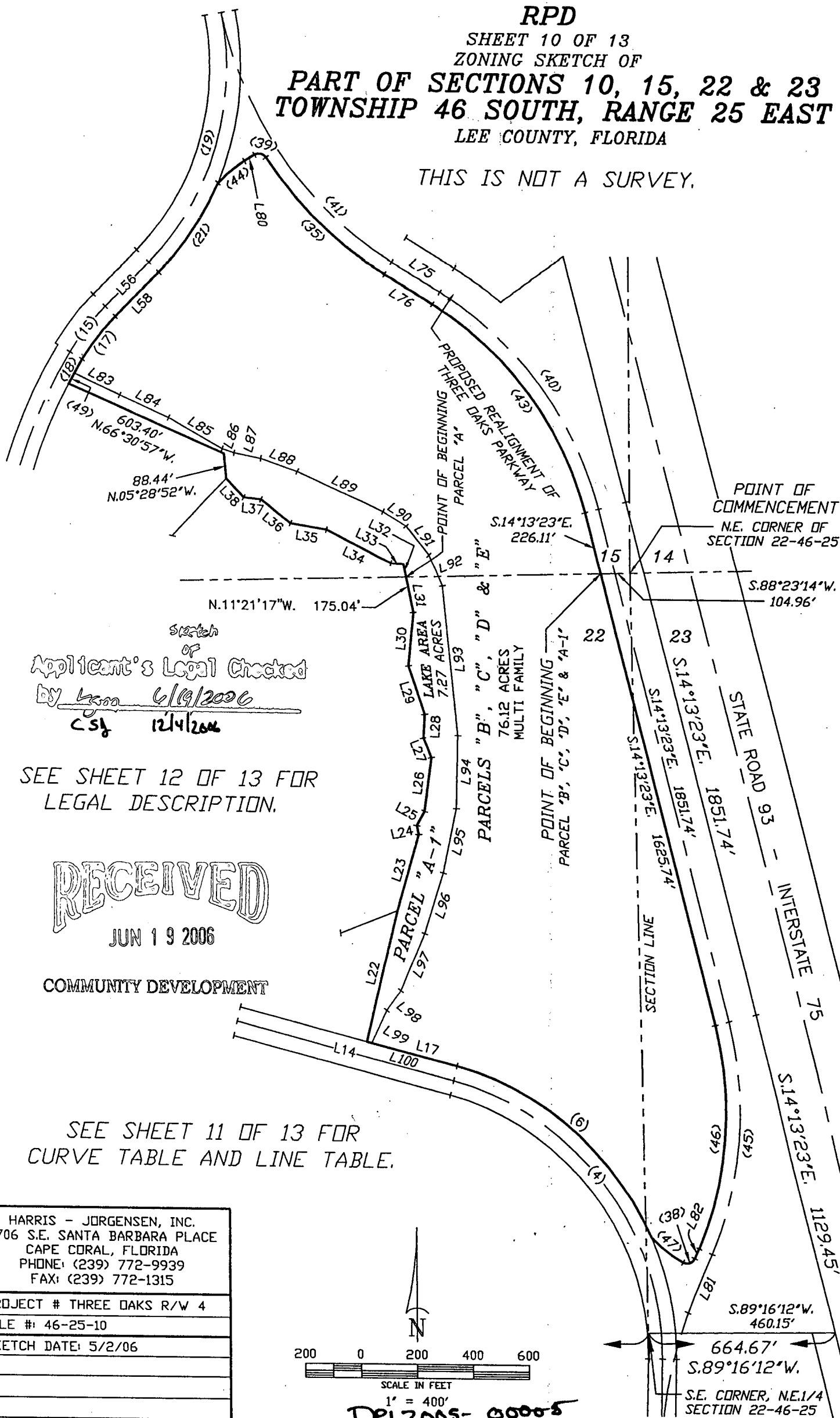
COMMUNITY DEVELOPMENT

DCI 2005-00005
4

DCI 2005-00054

7

THIS IS NOT A SURVEY.



And DCI 2005-00054

RPD
SHEET 11 OF 13
ZONING SKETCH OF
PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 5
FILE #: 46-25-10
SKETCH DATE: 5/2/06

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
4	975.00'	71°40'13"	1219.61'	1141.64'	S.40°16'12"E.
6	1025.00'	54°02'04"	966.65'	931.23'	N.49°05'43"W.
16	920.00'	13°39'14"	220.19'	218.72'	N.37°50'24"E.
17	810.00'	13°39'14"	193.03'	192.57'	N.37°51'19"E.
18	1735.28'	03°16'28"	99.17'	99.16'	N.29°11'10"E.
19	980.00'	55°40'01"	952.14'	915.13'	S.16°49'45"W.
21	1030.00'	21°15'10"	382.06'	379.87'	N.34°02'00"E.
35	1350.00'	24°52'19"	586.03'	581.44'	S.46°22'22"E.
38	30.00'	95°36'18"	50.07'	44.45'	S.68°59'39"W.
39	30.00'	87°30'29"	45.82'	41.49'	S.77°41'27"E.
40	1275.00'	44°35'13"	992.17'	967.32'	S.36°30'58"E.
41	1300.00'	24°46'30"	562.12'	557.76'	S.46°25'17"E.
43	1200.00'	44°35'13"	933.83'	910.44'	S.36°30'56"E.
44	470.00'	15°02'16"	123.36'	123.00'	N.51°02'10"E.
45	1275.00'	37°24'06"	832.30'	817.60'	S.04°28'40"W.
46	1200.00'	37°24'02"	783.32'	769.48'	S.04°28'42"W.
47	469.00'	14°37'54"	119.77'	119.44'	N.57°51'55"W.
49	1735.28'	01°25'05"	42.95'	42.95'	N.28°26'53"E.

LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L17	N.76°06'19"W.	313.88'
L22	N.13°53'41"E.	466.31'
L23	N.16°07'18"E.	277.66'
L24	N.12°01'00"W.	31.69'
L25	N.28°46'02"E.	58.04'
L26	N.07°46'15"E.	187.96'
L27	N.22°04'52"W.	74.60'
L28	N.03°46'03"E.	83.16'
L29	N.18°15'48"W.	181.53'
L30	N.05°28'43"E.	189.06'
L31	N.11°21'17"W.	126.05'
L32	N.11°21'17"W.	48.99'
L33	N.85°52'53"W.	43.93'
L34	N.63°39'28"W.	257.78'
L35	N.80°44'01"W.	129.45'
L36	N.51°37'12"W.	133.97'
L37	N.84°18'29"W.	62.62'
L38	N.42°37'55"W.	92.21'
L56	N.44°40'01"E.	222.08'
L58	N.44°40'01"E.	222.08'
L75	S.58°48'32"E.	200.62'
L76	S.58°48'32"E.	200.62'
L80	N.58°33'18"E.	42.96'
L81	N.23°10'43"E.	223.99'
L82	S.23°10'43"W.	38.83'
L83	S.64°44'50"E.	177.95'
L84	S.66°30'07"E.	191.21'
L85	S.60°30'15"E.	219.67'
L86	S.70°58'05"E.	45.72'
L87	S.79°10'17"E.	96.62'
L88	S.71°11'03"E.	137.25'
L89	S.65°27'58"E.	336.91'
L90	S.57°59'19"E.	96.55'
L91	S.39°13'50"E.	128.89'
L92	S.23°08'49"E.	120.26'
L93	S.05°40'34"E.	530.21'
L94	S.01°29'07"W.	255.42'
L95	S.12°01'41"W.	230.68'
L96	S.17°34'52"W.	221.62'
L97	S.23°18'32"W.	218.47'
L98	S.37°33'24"W.	84.75'
L99	S.26°14'39"W.	124.11'
L100	N.76°06'19"W.	331.01'

Sketch
of
Applicant's Legal Check
by Leon 6/15/2006
CSJ 12/4/2006

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JUN 19 2006

COMMUNITY DEVELOPMENT

DRI 2005 - 00005
And

DCI 2005-00054

RPD
SHEET 12 OF 13

DESCRIPTION: (Parcels "B", "C", "D" and "E", AND Parcel "A - 1)

A tract or parcel of land lying in Sections 15, 22 and 23, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northeast corner of the aforesaid Section 22; thence run S.88°23'14"W. along the North line of said Section 22 for 104.96 feet to the point of beginning, said point lying on the Westerly right-of-way line of the Three Oaks Parkway realignment project (County Project # CN-02-06); thence run S.14°13'23"E. along said Westerly right-of-way line for 1625.74 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 783.32 feet along the arc of a curve concave Westerly, with a radius of 1200.00 feet, a delta of 37°24'02", a chord bearing of S.04°28'42"W. and a chord distance of 769.48 feet to a point of tangency; thence run S.23°10'43"W. along said Westerly right-of-way line for 38.83 feet to a point on a curve; thence run Southwesterly along the aforesaid right-of-way line for 50.07 feet along the arc of a curve (not radial to the previously described line) concave Northerly, with a radius of 30.00 feet, a delta of 95°36'18" (95°37'07" per right-of-way map), a chord bearing of S.68°59'39"W. and a chord distance of 44.45 feet to a point on a non-compound curve; thence run Northwesterly along said right-of-way line for 119.77 feet (120.03 per right-of-way map) along the arc of a curve concave Northerly, with a radius of 469.00 feet; a delta of 14°37'54" (14°39'51" per right-of-way map), a chord bearing of N.57°51'55"W. and a chord distance of 119.44 feet to a point on a curve on the Northeasterly right-of-way line of Three Oaks Parkway (100 feet wide); thence run Northwesterly along said Northeasterly right-of-way line for 966.65 feet along the arc of a curve concave Southwesterly, with a radius of 1025.00 feet, a delta of 54°02'04", a chord bearing of N.49°05'43"W. and a chord distance of 931.23 feet to a point of tangency; thence run N.76°06'19"W. along said Northeasterly right-of-way line for 331.01 feet to the Southeasterly corner of Cypress Chase At Three Oaks, Unit One, as recorded in Plat Book 41, Pages 29 and 30, Public Records of Lee County, Florida; thence run N.13°53'41"E. along the Easterly line of said Cypress Chase At Three Oaks, Unit One for 466.31 feet; thence run N.16°07'18"E. for 277.66 feet; thence run N.12°01'00"W. for 31.69 feet; thence run N.28°46'02"E. for 58.04 feet; thence run N.07°46'15"E. for 187.96 feet; thence run N.22°04'52"W. for 74.60 feet; thence run N.03°46'03"E. for 83.16 feet; thence run N.18°15'48"W. for 181.53 feet; thence run N.05°28'43"E. for 189.06 feet; thence run N.11°21'17"W. for 175.04 feet; thence run N.85°52'53"W. for 43.93 feet; thence run N.63°39'28"W. for 257.78 feet; thence run N.80°44'01"W. for 129.45 feet; thence run N.51°37'12"W. for 133.97 feet; thence run N.84°18'29"W. for 62.62 feet; thence run N.42°37'55"W. for 92.21 feet to a point on the Easterly line of Cypress Chase At Three Oaks, Unit Two as recorded in Plat Book 43, Pages 49 and 50, Public Records of Lee County, Florida; thence run N.05°28'52"W. along the Easterly line of said Cypress Chase At Three Oaks, Unit Two for 88.44 feet to the Northeasterly corner of said Cypress Chase At Three Oaks, Unit Two; thence run N.66°30'57"W. along the Northerly line of said Cypress Chase At Three Oaks, Unit Two for 603.40 feet to the Northwesterly corner of said Cypress Chase At Three Oaks, Unit Two, said point lying on the Easterly right-of-way line of Three Oaks Parkway (50.00 feet from centerline); thence run Northeasterly along said Easterly right-of-way line (not radial to the previously described line) for 99.17 feet along the arc of a curve concave Southeasterly, with a radius of 1735.28 feet, a delta of 03°16'28", a chord bearing of N.29°11'10"E. and a chord distance of 99.16 feet to a point of compound curvature; thence run Northeasterly along said Easterly right-of-way line for 193.03 feet along the arc of a curve concave Southeasterly, with a radius

Applicant's Legal Checked

by 1-anna 6/19/2006

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12/4/06

AND

continued of sheet 13 of 13

DEL 2005-00005

DCI 2005-00054

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COMMUNITY DEVELOPMENT

RPD
SHEET 13 OF 13

of 810.00 feet, a delta of $13^{\circ}39'14''$, a chord bearing of $N.37^{\circ}51'19''E.$ and a chord distance of 192.57 feet to a point of tangency; thence run $N.44^{\circ}40'01''E.$ along said Easterly right-of-way line for 222.08 feet to a point of curvature; thence run Northeasterly along said Easterly right-of-way line for 382.06 feet along the arc of a curve concave Northwesterly, with a radius of 1030.00 feet, a delta of $21^{\circ}15'10''$, a chord bearing of $N.34^{\circ}02'00''E.$ and a chord distance of 379.87 feet to a point on a curve on the right-of-way line of the aforesaid realignment of Three Oaks Parkway; thence run Northeasterly along the right-of-way line of said realignment for 123.36 feet (122.84 per right-of-way map) along the arc of a curve concave Southeasterly, with a radius of 470.00 feet, a delta of $15^{\circ}02'16''$ ($14^{\circ}58'31''$ per right-of-way map), a chord bearing of $N.51^{\circ}02'10''E.$ ($N.51^{\circ}04'03''E.$ per right-of-way map), and a chord distance of 123.00 feet (122.49 feet per right-of-way map) to a point of tangency; thence run $N.58^{\circ}33'18''E.$ along the right-of-way line of said realignment for 42.96 feet to a point of curvature; thence run Southeasterly along said realignment for 45.82 feet along the arc of a curve concave Southerly, with a radius of 30.00 feet, a delta of $87^{\circ}30'29''$, a chord bearing of $S.77^{\circ}41'27''E.$ and a chord distance of 41.49 feet to a point of reverse curvature; thence run Southeasterly along said right-of-way line of said realignment for 586.03 feet along the arc of a curve concave Northeasterly, with a radius of 1350.00 feet, a delta of $24^{\circ}52'19''$, a chord bearing of $S.46^{\circ}22'22''E.$ and a chord distance of 581.44 feet to a point of tangency; thence run $S.58^{\circ}48'32''E.$ along said right-of-way of said realignment for 200.62 feet to a point of curvature; thence run Southeasterly along said right-of-way line of said realignment for 933.83 feet along the arc of a curve concave Southwesterly, with a radius of 1200.00 feet, a delta of $44^{\circ}35'13''$, a chord bearing of $S.36^{\circ}30'56''E.$ and a chord distance of 910.44 feet to a point of tangency; thence run $S.14^{\circ}13'23''E.$ along the right-of-way line of said realignment for 226.11 feet to the point of beginning.

Said tract contains 76.117 acres.

Applicant's Legal Checked
by Ben Williams
ESJ 12/14/2006

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JUN 19 2006

DRI 2005 - 00005
And
DCI 2005-00054

COMMUNITY DEVELOPMENT

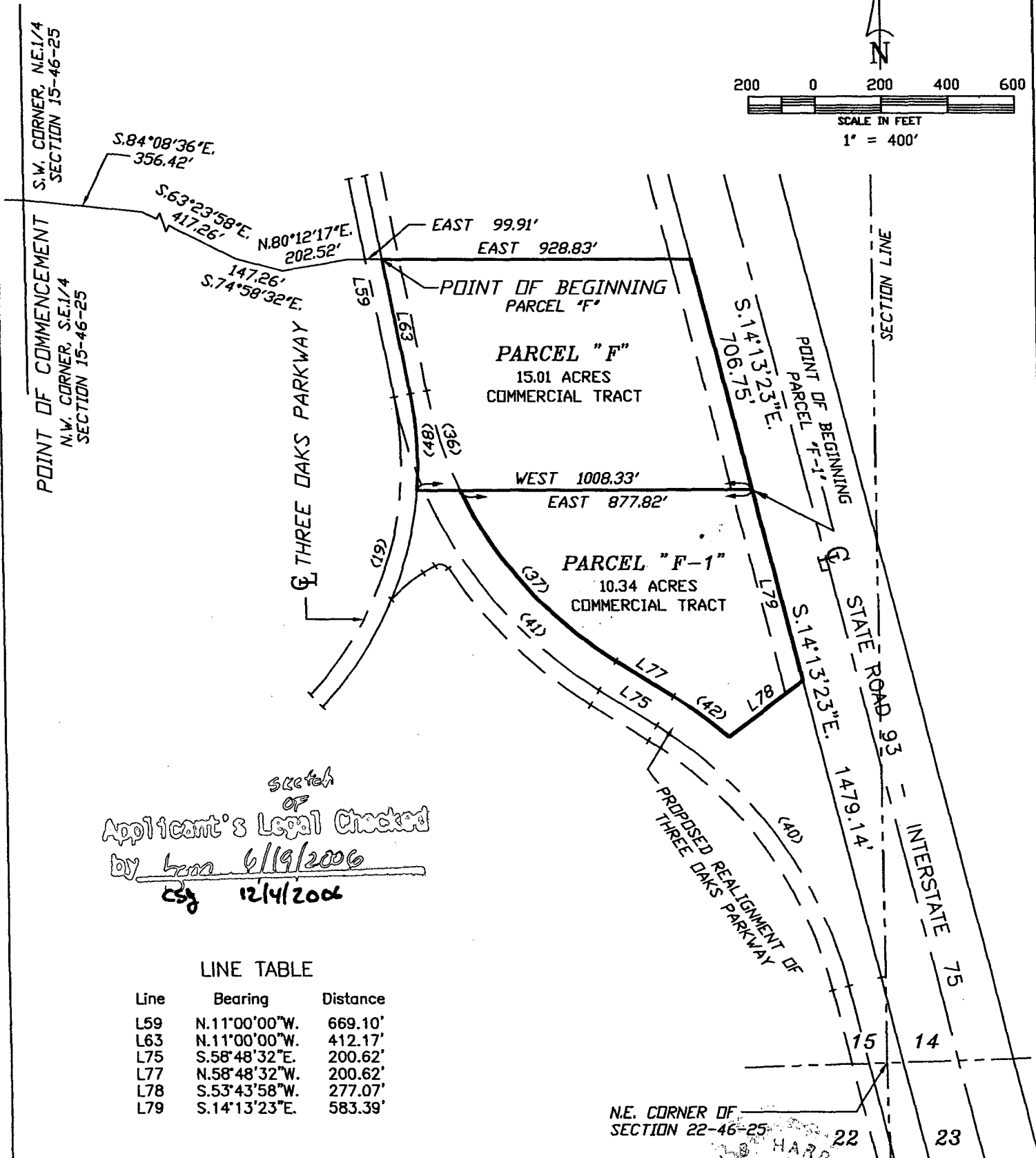
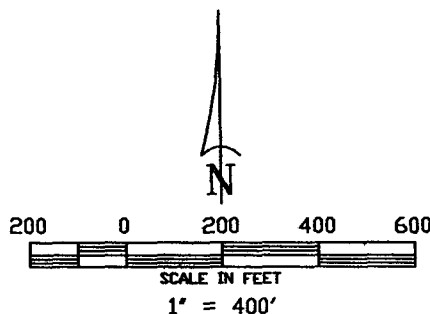
CPD
SHEET 1 OF 2
ZONING SKETCH OF
PART OF SECTION 15
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
 2706 S.E. SANTA BARBARA PLACE
 CAPE CORAL, FLORIDA
 PHONE: (239) 772-9939
 FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 9
 FILE # 46-25-10
 SKETCH DATE: 5/2/06

THIS IS NOT A SURVEY.

SEE SHEET 2 OF 2 FOR
 LEGAL DESCRIPTION.



LINE TABLE

Line	Bearing	Distance
L59	N.11°00'00"W.	669.10'
L63	N.11°00'00"W.	412.17'
L75	S.58°48'32"E.	200.62'
L77	N.58°48'32"W.	200.62'
L78	S.53°43'58"W.	277.07'
L79	S.14°13'23"E.	583.39'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
19	980.00'	55°40'01"	952.14'	915.13'	S.16°49'45"W.
36	1200.00'	14°40'05"	307.21'	306.37'	N.18°20'33"W.
37	1200.00'	33°09'05"	694.32'	684.68'	N.42°13'59"W.
40	1275.00'	44°35'13"	992.17'	967.32'	S.36°30'58"E.
41	1300.00'	24°46'30"	562.12'	557.76'	S.46°25'17"E.
42	1350.00'	08°39'38"	204.06'	203.87'	N.54°28'43"W.
48	1030.00'	15°40'32"	281.80'	280.92'	N.03°09'44"W.

HARRIS
 JORGENSEN, INC.
 MAY 15, 2006
 JOHN B. HARRIS, PSM
 FLORIDA LAND SURVEYOR #4631
 FLORIDA CERTIFICATE OF AUTHORIZATION LB #6921

CPD
SHEET 2 OF 2

DESCRIPTION: (Parcel "F")

A tract or land lying in the Southeast Quarter (S.E.1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida being more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of said Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 202.52 feet; thence run East for 99.91 feet to the point of beginning; thence continue East for 928.83 feet to a point on the Westerly right-of-way line of Highway I-75; thence run S.14°13'23"E. for 706.75 feet; thence run West for 1008.33 feet; thence run Northwesterly for 281.80 feet along the arc of a curve concave Southwesterly having a radius of 1030.00 feet, chord bearing N.03°09'44"W. and a chord distance of 280.92 feet; thence run N.11°00'00"W. for 412.17 feet to the point of beginning.

Tract herein described contains 15.01 acres.

TOGETHER WITH:

DESCRIPTION: (Parcel "F" - 1")

A tract of land lying in the Southeast Quarter (S.E.1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida being more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of said Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 202.52 feet; thence run East for 99.91 feet; thence continue East for 928.83 feet to a point on the Westerly right-of-way line of Highway I - 75; thence run S.14°13'23"E. along said Westerly right-of-way line for 706.75 feet to the point of beginning; thence continue S.14°13'23"E. along said Westerly right-of-way line for 583.39 feet; thence run S.53°43'58"W. for 277.07 feet to a point on a curve; thence run Northwesterly for 204.06 feet along the arc of a curve concave Southwesterly, with a radius of 1350.00 feet, a delta of 08°39'38", a chord bearing of N.54°28'43"W. and a chord distance of 203.87 feet to a point of tangency; thence run N.58°48'32"W. for 200.62 feet to a point of curvature; thence run Northwesterly for 694.32 feet along the arc of a curve concave Northeasterly, with a radius of 1200.00 feet, a delta of 33°09'05", a chord bearing of N.42°13'59"W. and a chord distance of 684.68 feet; thence run East for 877.82 feet to the point of beginning.

Tract herein described contains 10.34 acres.

Applicant's Legal Checked

by Lena 6/19/2006

CSS 12/14/2006

RECEIVED

JUN 19 2006

COMMUNITY DEVELOPMENT

DCI 2005-00054

DR1 2005-00005

CFPD
SHEET 1 OF 6
ZONING SKETCH OF
PART OF SECTIONS 10, 15, & 22
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
 2706 S.E. SANTA BARBARA PLACE
 CAPE CORAL, FLORIDA
 PHONE: (239) 772-9939
 FAX: (239) 772-1315

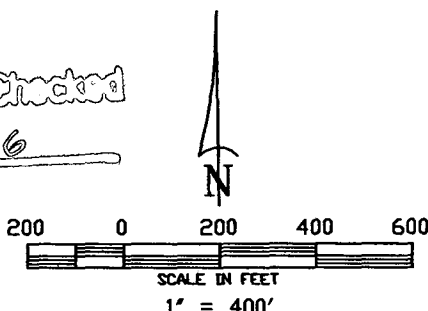
PROJECT # THREE OAKS R/W 6
 FILE #: 46-25-10
 SKETCH DATE: 5/2/06

THIS IS NOT A SURVEY.

LINE TABLE

Line	Bearing	Distance
L59	N.11°00'00"W.	669.10'
L60	N.11°00'00"W.	431.52'
L61	S.11°00'00"E.	237.83'
L62	N.11°00'00"W.	256.93'
L65	N.25°00'25"W.	570.00'
L66	S.25°00'25"E.	570.00'
L67	N.25°00'25"W.	366.45'
L68	N.25°00'25"W.	203.55'

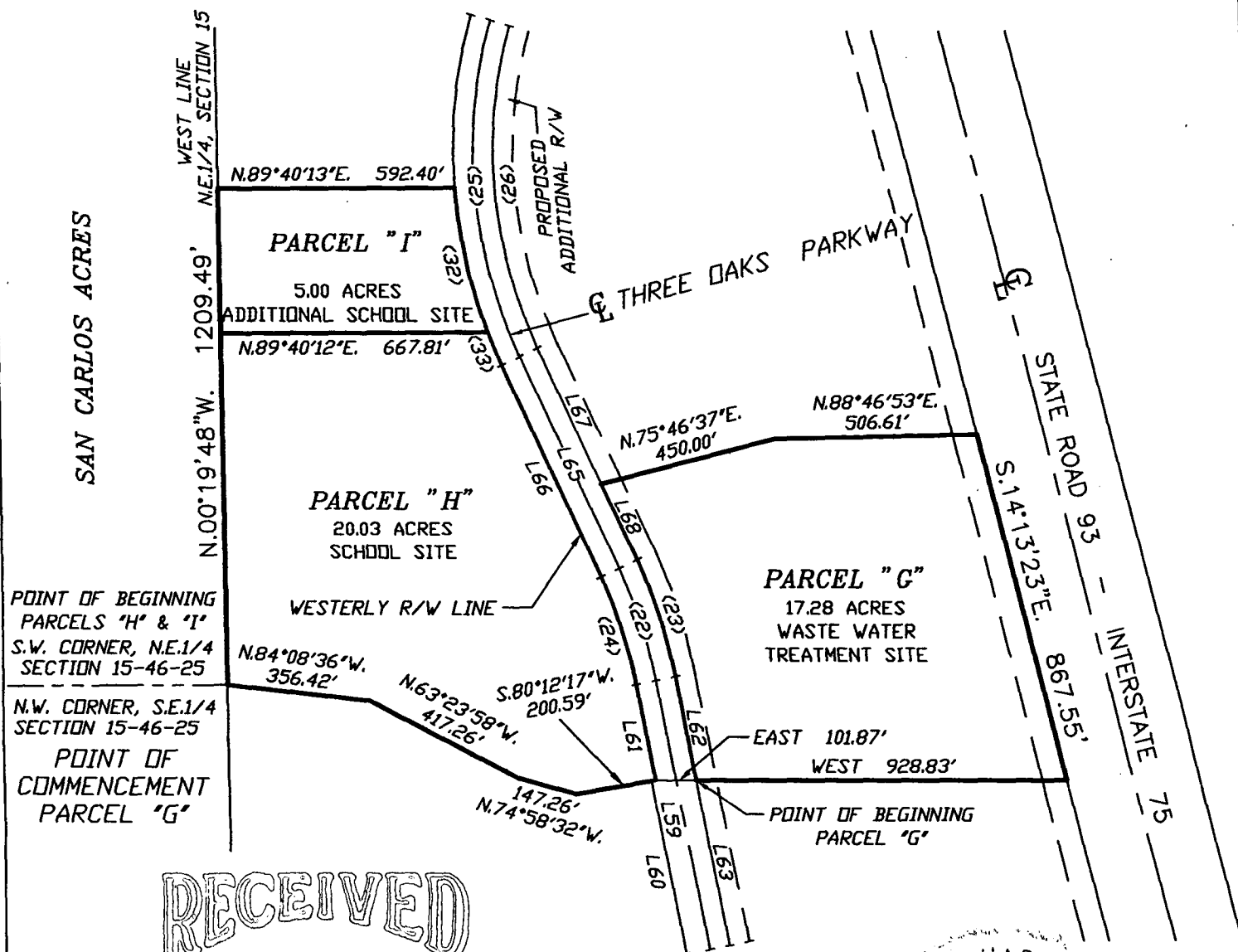
sketch
 OF
 Applicant's Legal Checked
 by Lynn 6/19/2006
 CSg 12/14/2006



CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
22	1170.00'	14°00'25"	286.03'	285.32'	S.18°00'13"E.
23	1220.00'	14°00'25"	298.25'	297.51'	N.18°00'12"W.
24	1120.00'	14°00'25"	273.80'	273.12'	S.18°00'12"E.
25	1170.00'	41°29'57"	847.43'	829.03'	N.04°15'26"W.
26	1120.00'	41°29'58"	811.21'	793.60'	N.04°15'26"W.
32	1220.00'	16°54'26"	360.01'	358.70'	S.12°27'53"E.
33	1220.00'	04°05'15"	87.02'	87.00'	S.22°57'48"E.

SEE SHEET 2 OF 6 FOR
 LEGAL DESCRIPTION.



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 JUN 19 2006

COMMUNITY DEVELOPMENT

And
 DCI 2005-00005
 DCI 2005-00054

John B. Harris
 MAY 16 2006
 JOHN B. HARRIS, PSM
 FLORIDA LAND SURVEYOR #4635
 FLORIDA CERTIFICATE OF AUTHORIZATION LB #6921

CFPD
SHEET 2 OF 6

DESCRIPTION: (Parcel "H" and "I")

A tract or parcel of land lying in Section 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Southwest corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 15; thence run N.00°19'48"W. along the West line of said Northeast Quarter (N.E.1/4) for 1209.49 feet; thence run N.89°40'13"E. for 592.40 feet to the Westerly right-of-way line of Three Oaks Parkway, said point being on a curve; thence run Southeasterly along said Westerly right-of-way line for 360.01 feet along the arc of a curve concave Northeasterly, with a radius of 1220.00 feet, a delta of 16°54'26", a chord bearing of S.12°27'53"E. and a chord distance of 358.70 feet to Southeasterly corner of Tract "I"; thence continue Southeasterly along said Westerly right-of-way line for 87.02 feet along the arc of a curve concave Northeasterly, with a radius of 1220.00 feet, a delta of 04°05'15", a chord bearing of S.22°57'48"E. and a chord distance of 87.00 feet to a point of tangency; thence run S.25°00'25"E. along said Westerly right-of-way line for 570.00 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 273.80 feet along the arc of a curve concave Southwesterly, with a radius of 1120.00 feet, a delta of 14°00'25", a chord bearing of S.18°00'12"E. and a chord distance of 273.12 feet to a point of tangency; thence run S.11°00'00"E. along said Westerly right-of-way line for 237.83 feet; thence run S.80°12'17"W. for 200.59 feet; thence run N.74°58'32"W. for 147.26 feet; thence run N.63°23'58"W. for 417.26 feet; thence run N.84°08'36"W. for 356.42 feet to the point of beginning.

Said tract contains 25.03 acres.

TOGETHER WITH:

DESCRIPTION: (Parcel "G")

A tract or parcel of land lying in Section 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 200.59 feet; thence run East for 101.87 feet to the Easterly right-of-way line of Three Oaks Parkway (100 feet wide) and the point of beginning; thence run N.11°00'00"W. along said Easterly right-of-way line for 256.93 feet to a point of curvature; thence run Northwesterly along said Easterly right-of-way line for 298.25 feet along the arc of a curve concave Southwesterly, a radius of 1220.00 feet, a delta of 14°00'25", a chord bearing of N.18°00'12"W. and a chord distance of 297.51 feet to a point of tangency; thence run N.25°00'25"W. along said Easterly right-of-way line for 203.55 feet; thence run N.75°46'37"E. for 450.00 feet; thence run N.88°46'53"E. for 506.61 feet to the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 867.55 feet; thence run West for 928.83 feet to the point of beginning.

Said tract contains 17.28 acres.

Applicant's Legal Checked
by Lynn 6/19/2006
EST 12/4/2006

RECEIVED

JUN 19 2006

DCI 2005-00054

COMMUNITY DEVELOPMENT

DCI 2005-00005

CFPD

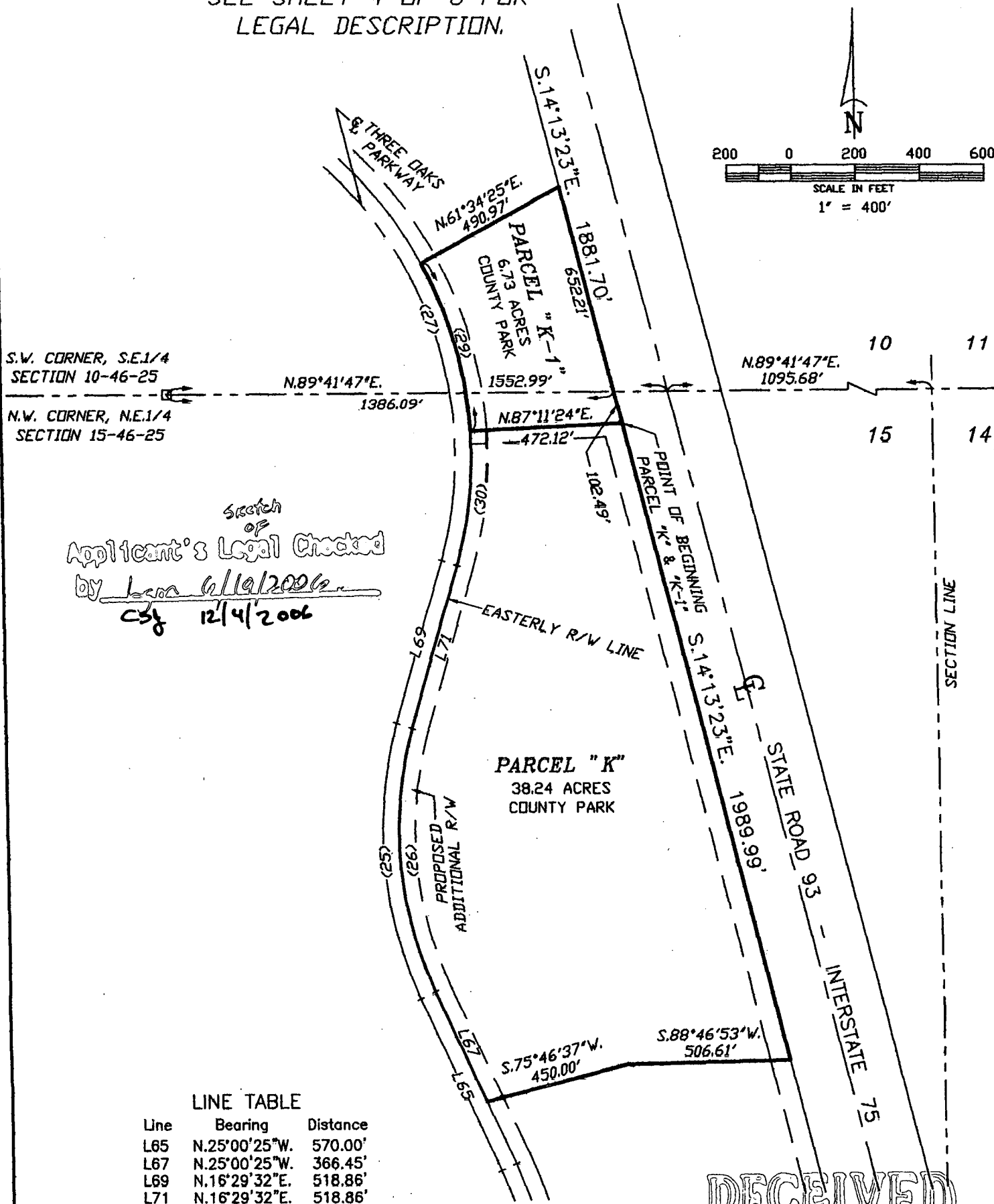
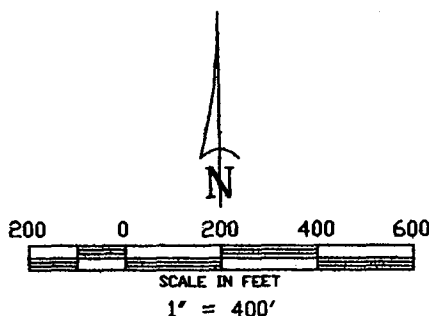
SHEET 3 OF 6
ZONING SKETCH OF

PART OF SECTIONS 10, 15, & 22 TOWNSHIP 46 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.
SEE SHEET 4 OF 6 FOR
LEGAL DESCRIPTION.

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 7
FILE #: 46-25-10
SKETCH DATE: 5/2/06



Sketch of
Applicant's Legal Checked
by Lynn G/19/2006
CSJ 12/4/2006

LINE TABLE

Line	Bearing	Distance
L65	N.25°00'25"W.	570.00'
L67	N.25°00'25"W.	366.45'
L69	N.16°29'32"E.	518.86'
L71	N.16°29'32"E.	518.86'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
25	1170.00'	41°29'57"	847.43'	829.03'	N.04°15'26"W.
26	1120.00'	41°29'58"	811.21'	793.60'	N.04°15'26"W.
27	1170.00'	73°56'54"	1510.05'	1407.40'	S.20°28'55"E.
29	1220.00'	25°37'07"	545.50'	540.96'	N.15°37'12"W.
30	1220.00'	19°18'06"	411.00'	409.06'	N.06°50'28"E.

RECEIVED

JUN 19 2006

COMMUNITY DEVELOPMENT

DEI 2005-00005

App DCI 2005-000054

CFPD
SHEET 4 OF 6

DESCRIPTION: (Parcels "K" and "K-1")

A tract or parcel of land lying in Sections 10 and 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 15; thence run N.89°41'47"E. along the North line of said Northeast Quarter (N.E.1/4) for 1386.09 feet to a point on the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 102.49 feet to the point of beginning (being the Northeasterly corner of Tract "K"); thence continue S.14°13'23"E. along said Westerly right-of-way line for 1989.99 feet; thence run S.88°46'53"W. for 506.61 feet; thence run S.75°46'37"W. for 450.00 feet to the Easterly right-of-way line of Three Oaks Parkway (100 feet wide); thence run N.25°00'25"W. along said Easterly right-of-way line for 366.45 feet to a point of curvature; thence run Northwesterly along said Easterly right-of-way line for 811.21 feet along the arc of a curve concave Northeasterly, with a radius of 1120.00 feet, a delta of 41°29'58", a chord bearing of N.04°15'26"W. and a chord distance of 793.60 feet to a point of tangency; thence run N.16°29'32"E. along said Easterly right-of-way line for 518.86 feet to a point of curvature; thence run Northeasterly along said Easterly right-of-way line for 411.00 feet along the arc of a curve concave Northwesterly, with a radius of 1220.00 feet, a delta of 19°18'06", a chord bearing of N.06°50'28"E. and a chord distance of 409.06 feet to the Northwesterly corner of said Tract "K"; thence run Northwesterly along said Easterly right-of-way line for 545.50 feet along the arc of a curve concave Southwesterly, with a radius of 1220.00 feet, a delta of 25°37'07", a chord bearing of N.15°37'12"W. and a chord distance of 540.96 feet; thence run N.61°34'25"E. for 490.97 feet to the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 652.21 feet to the North line of the aforesaid Section 15; thence continue S.14°13'23"E. along said Westerly right-of-way line for 102.49 feet to the point of beginning.

Said tract contains 44.97 acres.

Applicant's Legal Checked

by Lee 6/19/2006
CSJ 12/4/06

RECEIVED
JUN 19 2006

COMMUNITY DEVELOPMENT

DR 2005-00005
DCI 2005-00054

And

RECEIVED

JUN 19 2006

CFPD

SHEET 5 OF 6 COMMUNITY DEVELOPMENT
ZONING SKETCH OF

PART OF SECTIONS 10, 15, & 22
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

CURVE TABLE

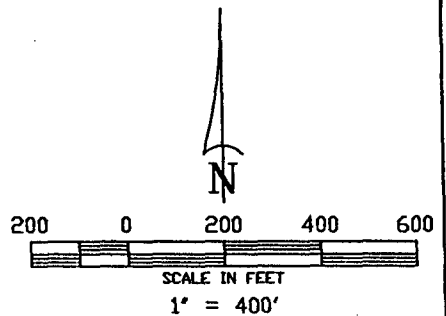
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
3	935.00'	02°46'26"	45.26'	45.26'	N.14°11'43"W.
7	1100.00'	75°27'49"	1448.80'	1346.33'	N.38°22'25"W.
10	1050.00'	63°19'06"	1160.00'	1101.91'	N.44°27'22"W.
11	1050.00'	12°09'02"	222.67'	222.25'	N.06°42'37"W.
12	1785.28'	31°39'17"	986.33'	973.83'	N.15°11'08"E.
14	1735.28'	28°22'50"	859.54'	850.78'	N.13°32'55"E.
18	1735.28'	01°50'49"	55.94'	55.94'	N.30°04'50"E.
49	1735.28'	01°25'05"	42.95'	42.95'	N.28°26'53"E.

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

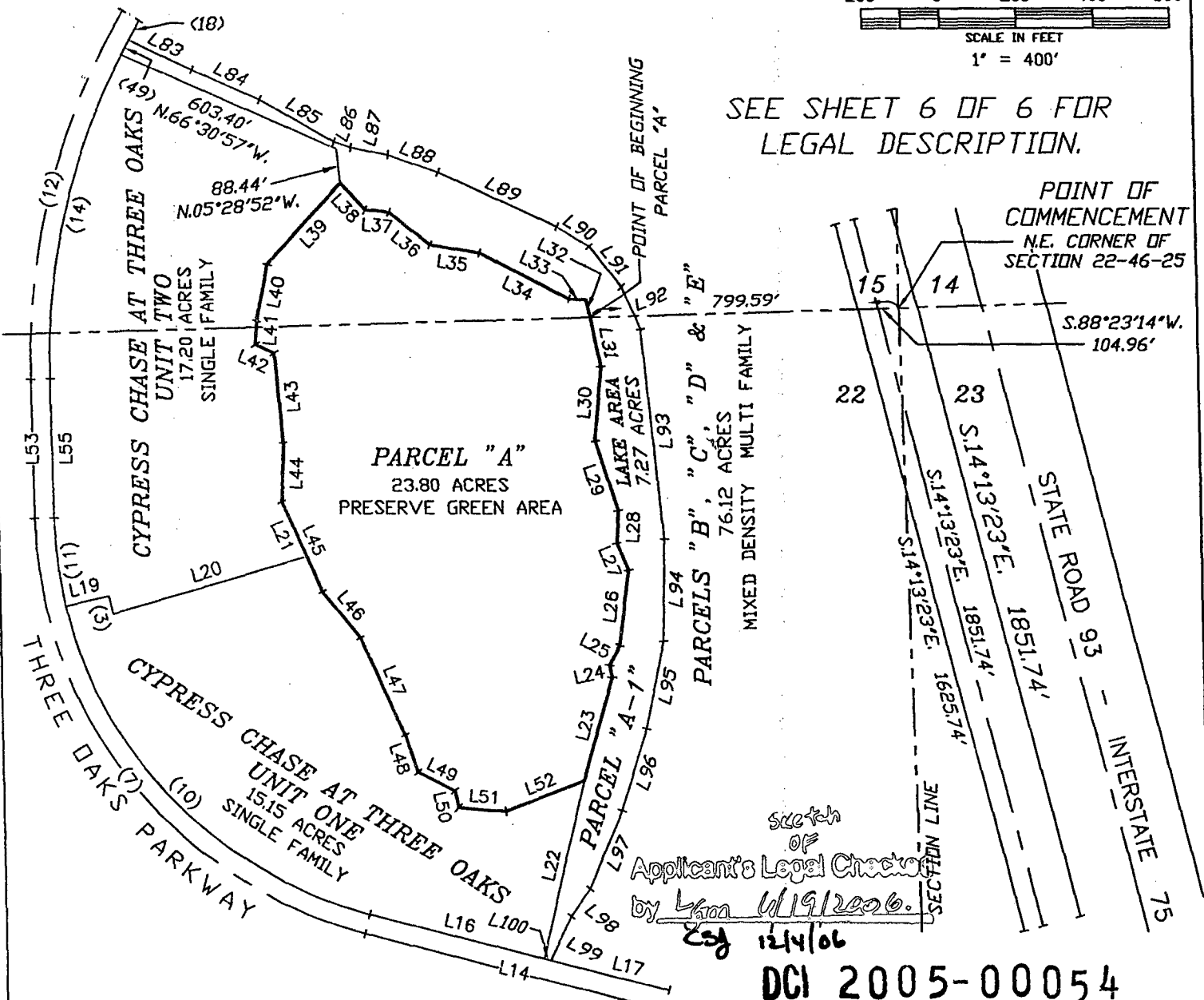
PROJECT # THREE OAKS R/W 8

FILE #: 46-25-10

SKETCH DATE: 5/2/06



SEE SHEET 6 OF 6 FOR
LEGAL DESCRIPTION.



LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L16	S.76°06'19"E.	465.58'
L17	S.76°06'19"E.	313.88'
L19	N.77°11'36"E.	115.00'
L20	N.74°25'10"E.	523.27'
L21	N.24°06'06"W.	154.44'
L22	N.13°53'41"E.	466.31'
L23	S.16°07'18"W.	277.66'
L24	S.12°01'00"E.	31.69'
L25	S.28°46'02"W.	58.04'
L26	S.07°46'15"W.	187.96'
L27	S.22°04'52"E.	74.60'
L28	S.03°46'03"W.	83.16'
L29	S.18°15'48"E.	181.53'
L30	S.05°28'43"W.	189.06'
L31	S.11°21'17"E.	126.05'
L32	S.11°21'17"E.	48.99'
L33	S.85°52'53"E.	43.93'
L34	S.63°39'28"E.	257.78'
L35	S.80°44'01"E.	129.45'

LINE TABLE

Line	Bearing	Distance
L36	S.51°37'12"E.	133.97'
L37	S.84°18'29"E.	62.62'
L38	S.42°37'55"E.	92.21'
L39	N.43°02'34"E.	282.53'
L40	N.11°56'54"E.	148.96'
L41	N.03°34'16"E.	59.13'
L42	N.65°49'54"W.	52.65'
L43	N.04°55'00"W.	227.32'
L44	N.02°47'39"E.	146.80'
L45	N.24°08'06"W.	247.63'
L46	N.39°51'14"W.	150.22'
L47	N.23°58'15"W.	274.03'
L48	N.18°34'28"W.	100.55'
L49	N.62°41'55"W.	106.20'
L50	N.11°41'32"W.	44.89'
L51	N.85°57'36"W.	123.50'
L52	S.68°40'50"W.	219.04'
L53	N.00°38'30"W.	349.45'
L55	N.00°38'30"W.	349.45'
L83	S.64°44'50"E.	177.95'

Line	Bearing	Distance
L84	S.66°30'07"E.	191.21'
L85	S.60°30'15"E.	219.67'
L86	S.70°58'05"E.	45.72'
L87	S.79°10'17"E.	96.62'
L88	S.71°11'03"E.	137.25'
L89	S.65°27'58"E.	336.91'
L90	S.57°59'19"E.	96.55'
L91	S.39°13'50"E.	128.89'
L92	S.23°08'49"E.	120.26'
L93	S.05°40'34"E.	530.21'
L94	S.01°29'07"W.	255.42'
L95	S.12°01'41"W.	230.68'
L96	S.17°34'52"W.	221.62'
L97	S.23°18'32"W.	218.47'
L98	S.37°33'24"W.	84.75'
L99	S.26°14'39"W.	124.11'
L100	N.76°06'19"W.	17.13'

DCI 2005-00054
And DEI 2005-00005

CFPD
SHEET 6 OF 6

DESCRIPTION: (Parcel "A")

A tract or parcel of land lying in Section 15 and 22, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northeast corner of said Section 22; thence run S.88°23'40"W. for 799.59 feet along the North line of the Northeast Quarter (N.E.1/4) of said Section 22 to the point of beginning; thence run S.11°21'17"E. for 126.05 feet; thence run S.05°28'43"W. for 189.06 feet; thence run S.18°15'48"E. for 181.53 feet; thence run S.03°46'03"W. for 83.16 feet; thence run S.22°04'52"E. for 74.60 feet; thence run S.07°46'15"W. for 187.96 feet; thence run S.28°46'02"W. for 58.04 feet; thence run S.12°01'00"E. for 31.69 feet; thence run S.16°07'18"W. for 277.66 feet; thence run S.68°40'50"W. for 219.04 feet; thence run N.85°57'36"W. for 123.50 feet; thence run N.11°41'32"W. for 44.89 feet; thence run N.62°41'55"W. for 106.20 feet; thence run N.18°34'28"W. for 100.55 feet; thence run N.23°58'15"W. for 274.03 feet; thence run N.39°51'14"W. for 150.22 feet; thence run N.24°06'06"W. for 247.63 feet; thence run N.02°47'39"E. for 146.80 feet; thence run N.04°55'00"W. for 227.32 feet; thence run N.65°49'54"W. for 52.65 feet; thence run N.03°34'16"E. for 59.13 feet; thence run N.11°56'54"E. for 148.96 feet; thence run N.43°02'34"E. for 282.53 feet; thence run S.42°37'55"E. for 92.21 feet; thence run S.84°18'29"E. for 62.62 feet; thence run S.51°37'12"E. for 133.97 feet; thence run S.80°44'01"E. for 129.45 feet; thence run S.63°39'28"E. for 257.78 feet; thence run S.85°52'53"E. for 43.93 feet; thence run S.11°21'17"E. for 48.99 feet to the point of beginning.

Said tract contains 23.80 acres.

Applicant's Legal Checked
by Lynn 6/19/2006
ESJ 12/4/06

RECEIVED

JUN 19 2006

COMMUNITY DEVELOPMENT

DCI 2005-00054

Ann

DEI 2005 - 00005

ZONING SKETCH OF
PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION!

ZONING SKETCH NOTES:

- 1: BASIS OF BEARINGS SHOWN HEREON TAKEN FROM THE WEST LINE OF THE N.E.1/4 OF SECTION 22-46-25, AS BEING N.00°38'30"W.
- 2: FIELD NOTES IN SECTION 10-46-25.
- 3: SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- 4: THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
- 5: THIS ZONING SKETCH DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH AND WAS BASED ON DESCRIPTION FURNISHED BY CLIENT AND/OR FOUND MONUMENTATION IN THE FIELD.
- 6: UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
- 7: THIS MAP/PLAT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 8: ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
- 9: ELEVATIONS ARE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.).

FLOOD ZONE: "B"
ELEVATION: N/A N.G.V.D.
COMMUNITY # 125124
PANEL # 0475
SUFFIX: C
REVISION DATE: 5/5/03

THIS ZONING SKETCH IS CERTIFIED TO:
PAUL H. FREEMAN
ALAN C. FREEMAN
NEIL D. FREEMAN
ATTORNEYS' TITLE INSURANCE FUND, INC.
HERITAGE NATIONAL BANK

COORDINATES ARE FLORIDA WEST ZONE (COMPUTED).

LEGEND:

- SET IRON PIN (CAP #4631)
- FOUND IRON PIN (I.R.)
- CONCRETE MONUMENT (C.M.)
- CONC. CONCRETE (CONC.)
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- P.O.B. POINT OF BEGINNING
- P.C. POINT OF CURVATURE
- O.R. OFFICIAL RECORDS BOOK
- (1) CURVE NUMBER
- CL CENTERLINE
- R/W RIGHT-OF-WAY
- (P) AS PER PLAT
- (D) AS PER DEED
- (S) AS PER SURVEY
- (M) AS MEASURED
- P.U.E. PUBLIC UTILITY EASEMENT
- L.M.E. LAKE MAINTENANCE EASEMENT
- D.E. DRAINAGE EASEMENT

Curve number 1

Radius= 5823.58'

Delta= 09°26'23"

Arc= 959.46'

Chord= 958.37'

Chord Brg.= S.10°43'39"E.

Applicant's Legal Checked
by *CJ* 12/1/04

500 0 500 1000 1500
SCALE IN FEET

John B. Harris

AUGUST 19, 2004

JOHN B. HARRIS, PSM
FLORIDA LAND SURVEYOR #4631

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

REVISED:		DESCRIPTION:		BY
DRAWN:		✓	SCALE	PROJ. #
FBH		JBH	1"=1000'	THREE OAKS R-W
SKETCH DATE		FILE NO.	SHEET- 1	
8/17/05		46-25-10	OF - 1	
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 6921				

FLORIDA CERTIFICATE OF AUTHORIZATION # LB 6921

THIS IS NOT A SURVEY

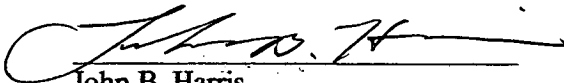
NOV 08 2005

EXHIBIT "A"

DESCRIPTION:

Beginning at the Southwest corner of the Northeast Quarter (N.E.1/4) of Section 22, Township 46 South, Range 25 East, Lee County, Florida; thence run N.00°38'30"W. along the West line of the Northeast Quarter (N.E.1/4) of said Section 22 for 2606.31 feet to the Northwest corner of the Northeast Quarter (N.E.1/4) of said Section 22; thence run N.00°19'59"W. along the West line of the Southeast Quarter (S.E.1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida, to the Southwest corner of the Northeast Quarter (N.E.1/4) of said Section 15; thence run N.00°19'48"W. along the West line of the Northeast Quarter (N.E.1/4) of said Section 15 for 2635.07 feet to the Southwest corner of the Southeast Quarter (S.E.1/4) of Section 10, Township 46 South, Range 25 East, Lee County, Florida; thence run N.01°23'47"W. along the West line of the Southeast Quarter (S.E.1/4) of said Section 10 for 2664.23 feet to the Northwest corner of the Southeast Quarter (S.E.1/4) of said Section 10; thence run N.89°18'02"E. along the North line of the Southeast Quarter (S.E.1/4) of said Section 10 for 835.53 feet to a point on a curve on the Westerly right-of-way line of Interstate Highway # 75; thence run Southeasterly along said Westerly right-of-way line for 959.46 feet along the arc of a curve concave Northeasterly, with a radius of 5823.58 feet, a delta of 09°26'23", a chord bearing of S.10°43'39"E. and a chord distance of 958.37 feet; thence run S.14°13'23"E. along said Westerly right-of-way line for 9906.32 feet to a point on the South line of the Northwest Quarter (N.W.1/4) of Section 23, Township 46 South, Range 25 East, Lee County, Florida; thence run S.89°16'12"W. along the South line of said Northwest Quarter (N.W.1/4) for 664.67 feet to the Southeast corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run S.89°15'53"W. along the South line of Northeast Quarter of said Section 22 for 2658.61 feet to the point of beginning.

Said tract contains 494.77 acres, more or less.



John B. Harris
P.S.M. #4631
August 19, 2005

Ann

DCI 2005-00054
DEI 2005-00065

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NOV 08 2005

ZONE NOTES QUERY REPORT

ZONE NOTES ID: ZONE:RPD:008975

ZONING: RPD

STRAP: 10-46-25-00-00001.2030

96-05-322.12A, RPD, 6/11/96, ADM APPV EASEMENT ENCROACH, SUBJ TO SITE PL.
Z-81-47, 81-1-1 DRI, RPD, 2/16/81, THREE OAKS, BCC APPV DBC FM AG TO
RS-1 W/CAP OF 4 UPA, RM-2 & CC W/SPEC EX FOR MODH IN RS-1 AREA,
SPEC EX FOR AUTO SVC STA IN CC AREA, VAR FOR SECT & QTR SECT LINE SB BASED
ON DEV ORDER. HEAR #81-1-1 DCI. (AG-2, AS CONVERTED)
Z-91-083, 91-7-23-DRI-4 APVD FIRST DEVE ORDER AMEND & APVD DBC FM RS-1,
RM-2 & CC TO RPD, CPD & CFPD, SUBJ TO CONDS.

To: 301 FILE

Kelner, Bryan J.

From: Kelner, Bryan J.
Sent: Friday, November 03, 2006 10:56 AM
To: Fregroup@aol.com
Subject: Villages of San Carlos - DR/2005-00005
Attachments: 20061102225458.pdf, 20061102225523.pdf

See attached legal description. Staff has reviewed the legal description and noted errors on the legal. See sheet 5 of 5 of the five sheet legal attached hereto for the noted errors.

Bryan J. Kelner

Principal Planner

Department of Community Development

1500-Monroe Street

Fort Myers, FL 33901

kelnerbj@leegov.com

Phone 239-479-8363

Fax 239-479-8313

11/3/2006

**ZONING SKETCH OF
ADDITIONAL RIGHT-OF-WAY OF THREE
OAKS PARKWAY REALIGNMENT
SECTIONS 14, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA**

THIS IS NOT A SURVEY.

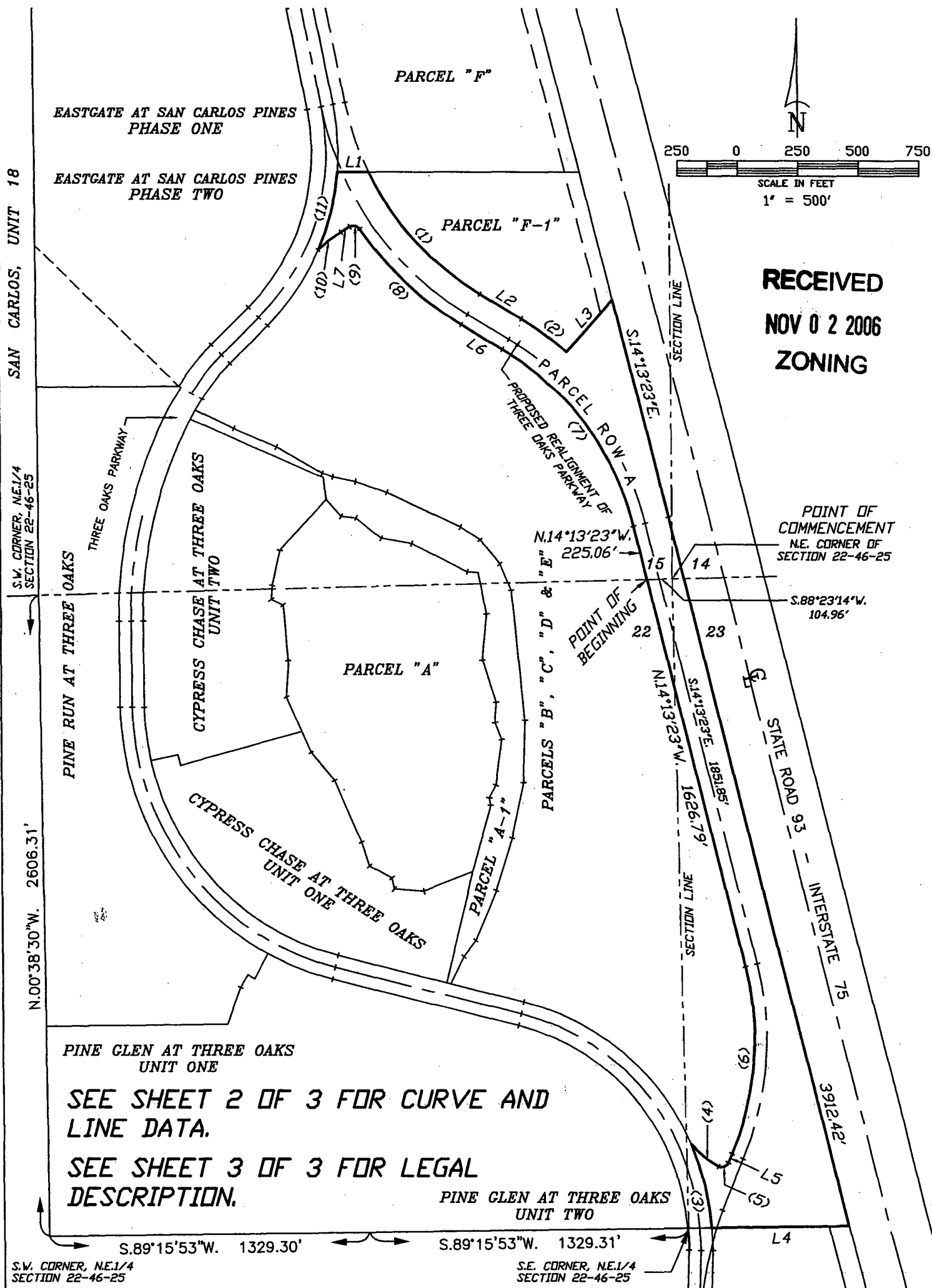
HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS ROW

FILE #: 46-25-10

SKETCH DATE: 10/26/06

SHEET 1 OF 3



**RECEIVED
NOV 02 2006
ZONING**

SEE SHEET 2 OF 3 FOR CURVE AND
LINE DATA.
SEE SHEET 3 OF 3 FOR LEGAL
DESCRIPTION.

ZONING SKETCH OF
**ADDITIONAL RIGHT-OF-WAY OF THREE
 OAKS PARKWAY REALIGNMENT**
SECTIONS 14, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
 LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

HARRIS - JORGENSEN, INC.
 2706 S.E. SANTA BARBARA PLACE
 CAPE CORAL, FLORIDA
 PHONE: (239) 772-9939
 FAX: (239) 772-1315

PROJECT # THREE OAKS ROW

FILE # 46-25-10

SKETCH DATE: 10/26/06

SHEET 2 OF 3

LINE TABLE

Line	Bearing	Distance
L1	N.89°59'27"E.	129.95'
L2	S.58°48'32"E.	200.62'
L3	N.41°10'37"E.	290.09'
L4	S.89°15'15"W.	568.50'
L5	N.23°10'43"E.	37.76'
L6	N.58°48'32"W.	200.62'
L7	S.58°33'18"W.	42.33'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	1200.00'	33°07'57"	693.92'	684.30'	N.42°14'34"W.
2	1350.00'	09°59'09"	235.29'	234.99'	S.53°48'57"E.
3	1025.00'	19°29'28"	348.69'	347.01'	N.14°07'52"W.
4	470.00'	17°31'42"	143.79'	143.23'	S.52°16'43"E.
5	30.00'	95°46'42"	50.15'	44.51'	N.71°04'04"E.
6	1200.00'	37°24'02"	783.32'	769.48'	N.04°28'42"E.
7	1200.00'	44°35'13"	933.83'	910.44'	N.36°30'56"W.
8	1350.00'	24°52'44"	586.19'	581.60'	N.46°22'10"W.
9	30.00'	87°30'54"	45.82'	41.50'	N.77°41'15"W.
10	470.00'	15°03'12"	123.48'	123.13'	S.51°01'42"W.
11	1030.00'	18°40'28"	335.71'	334.23'	N.14°02'03"E.

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NOV 02 2006

ZONING

ROW - A
SHEET 3 OF 3

DESCRIPTION: (Additional right-of-way of Three Oaks Parkway Realignment)

A tract or parcel of land lying in Sections 14, 15, 22 and 23, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northeast corner of the aforesaid Section 22; thence run S.88°23'14"W. along the North line of said Section 22 for 104.96 feet to the point of beginning; thence run N.14°13'23"W. for 225.06 feet to a point of curvature; thence run Northwesterly for 933.83 feet along the arc of a curve concave Southwesterly, with a radius of 1200.00 feet, a delta of 44°35'13", a chord bearing of N.36°30'56"W. and a chord distance of 910.44 feet to a point of tangency; thence run N.58°48'32"W. for 200.62 feet to a point of curvature; thence run Northwesterly for 586.19 feet along the arc of a curve concave Northeasterly, with a radius of 1350.00 feet, a delta of 24°52'44", a chord bearing of N.46°22'10"W. and a chord distance of 581.60 feet to a point of reverse curvature; thence run Northwesterly for 45.82 feet along the arc of a curve concave Southwesterly, with a radius of 30.00 feet, a delta of 87°30'54", a chord bearing of N.77°41'15"W. and a chord distance of 41.50 feet to a point of tangency; thence run S.58°33'18"W. for 42.33 feet to a point of curvature; thence run Southwesterly for 123.48 feet along the arc of a curve concave Southeasterly, with a radius of 470.00 feet, a delta of 15°03'12", a chord bearing of S.51°01'42"W. and a chord distance of 123.13 feet to a point of cusp; thence run Northeasterly for 335.71 feet along the arc of a curve concave Northwesterly, with a radius of 1030.00 feet, a delta of 18°40'28", a chord bearing of N.14°02'03"E. and a chord distance of 334.23 feet; thence run N.89°59'27"E. for 129.95 feet to a point on a curve; thence run Southeasterly along the arc of a curve concave Northeasterly, with a radius of 1200.00 feet, a delta of 33°07'57", a chord bearing of S.42°14'34"E. and a chord distance of 684.30 feet to a point of tangency; thence run S.58°48'32"E. for 200.62 feet to a point of curvature; thence run Southeasterly for 235.29 feet along the arc of a curve concave Southwesterly, with a radius of 1350.00 feet, a delta of 09°59'09", a chord bearing of S.53°48'57"E. and a chord distance of 234.99 feet; thence run N.41°10'37"E. for 290.09 feet to a point on the Westerly right-of-way line of Interstate Highway No. 75; thence run S.14°13'23"E. along said Westerly right-of-way line for 3912.42 feet to a point on the South line of the Northeast Quarter (N.E.1/4) of the aforesaid Section 23; thence run S.89°15'15"W. along said South line for 568.50 feet to a point on a curve; thence run Northwesterly for 348.69 feet along the arc of a curve concave Southwesterly, with a radius of 1025.00 feet, a delta of 19°29'28", a chord bearing of N.14°07'52"W. and a chord distance of 347.01 feet to a point of cusp; thence run Southeasterly for 143.79 feet along the arc of a curve concave Northeasterly, with a radius of 470.00 feet, a delta of 17°31'42", a chord bearing of S.52°16'43"E. and a chord distance of 143.23 feet to a point of common curvature; thence run Northeasterly for 50.15 feet along the arc of a curve concave Northwesterly, with a radius of 30.00 feet, a delta of 95°46'42"E., a chord bearing of N.71°04'04"E. and a chord distance of 44.51 feet to a point of tangency; thence run N.23°10'43"E. for 37.76 feet to a point of curvature; thence run Northeasterly for 783.32 feet along the arc of a curve concave Northwesterly, with a radius of 1200.00 feet, a delta of 37°24'02", a chord bearing of N.04°28'42"E. and a chord distance of 769.48 feet to a point of tangency; thence run N.14°13'23"W. for 1626.79 feet to the point of beginning.

Said tract contains 23.20 acres, more or less.

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ROW
SHEET 4 OF 5

RECEIVED

NOV 02 2006

ZONING

DESCRIPTION: (Existing Right-of-Way of Three Oaks Parkway)

A tract or parcel of land lying in Sections 10, 15, 22 and 23, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run S.01°23'47"E. along the West line of said Southeast Quarter (S.E.1/4) for 1551.82 feet to the point of beginning, said point being on a curve; thence run Southeasterly for 28.61 feet along the arc of a curve concave Northeasterly, with a radius of 1120.00 feet, a delta of 01°27'49", a chord bearing of S.56°43'28"E. and a chord distance of 28.61 feet to a point of tangency; thence run S.57°27'22"E. for 451.58 feet to a point of curvature; thence run Southeasterly for 1574.55 feet along the arc of a curve concave Southwesterly, with a radius of 1220.00 feet, a delta of 73°56'49", a chord bearing of S.20°28'57"E. and a chord distance of 1467.53 feet to a point of tangency; thence run S.16°29'32"W. for 518.88 feet to a point of curvature; thence run Southeasterly for 811.22 feet along the arc of a curve concave Northeasterly, with a radius of 1120.00 feet, a delta of 41°29'58", a chord bearing of S.04°15'19"E. and a chord distance of 793.60 feet to a point of curvature; thence run S.25°00'25"E. for 572.57 feet to a point of curvature; thence run Southeasterly for 298.07 feet along the arc of a curve concave Southwesterly, with a radius of 1220.00 feet, a delta of 13°59'54", a chord bearing of S.18°00'28"E. and a chord distance of 297.33 feet to a point of tangency; thence run S.11°00'31"E. for 666.14 feet to a point of curvature; thence run Southwesterly for 1000.87 feet along the arc of a curve concave Northwesterly, with a radius of 1030.00 feet, a delta of 55°40'32", a chord bearing of S.16°49'45"W. and a chord distance of 961.96 feet to a point of tangency; thence run S.44°40'01"W. for 222.18 feet to a point of curvature; thence run Southwesterly for 193.75 feet along the arc of a curve concave Southeasterly, with a radius of 810.00 feet, a delta of 13°42'18", a chord bearing of S.37°55'22"W. and a chord distance of 193.29 feet to a point of compound curvature; thence run Southwesterly for 958.69 feet along the arc of a curve concave Southeasterly, with a radius of 1735.28 feet, a delta of 31°39'16", a chord bearing of S.15°10'37"W. and a chord distance of 946.55 feet to a point of tangency; thence run S.00°38'30"E. for 349.45 feet to a point of curvature; thence run Southeasterly for 1383.04 feet along the arc of a curve concave Northeasterly, with a radius of 1050.00 feet, a delta of 75°28'08", a chord bearing of S.38°22'10"E. and a chord distance of 1285.20 feet to a point of tangency; thence run S.76°06'19"E. for 796.59 feet to a point of curvature; thence run Southeasterly for 1285.39 feet along the arc of a curve concave Southwesterly, with a radius of 1025.00 feet, a delta of 71°51'04", a chord bearing of S.40°10'47"E. and a chord distance of 1202.80 feet to a point on the South line of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run S.89°16'11"W. along said South line for 100.21 feet to a point on a curve; thence run Northwesterly for 1153.83 feet along the arc of a curve concave Southwesterly, with a radius of 925.00 feet, a delta of 71°28'10", a chord bearing of N.40°22'14"W. and a chord distance of 1080.46 feet to a point of tangency; thence run N.76°06'19"W. for 796.59 feet to a point of curvature; thence run Northwesterly for 1514.76 feet along the arc of a curve concave Northeasterly, with a radius of 1150.00 feet, a delta of 75°28'08", a chord bearing of N.38°22'10"W. and a chord distance of 1407.60 feet to a point of tangency; thence run N.00°38'30"W. for 349.45 feet to a point of curvature; thence run Northeasterly for 1013.93 feet along the arc of a curve concave Southeasterly, with a radius of 1835.28 feet, a delta of 31°39'14", a chord bearing of N.15°10'38"E. and a chord distance of 1001.08 feet; thence run N.58°59'46"W. for 10.00 feet to a point on a curve; thence North Northeasterly for 220.19 feet along the arc of a curve concave Southeasterly, with a radius of 920.00 feet, a delta of 13°42'47", a chord bearing of N.37°55'08"E. and a chord distance of 219.66 feet to a point of tangency; thence run N.44°40'01"E. for 221.98 feet to a point of curvature; thence run Northeasterly for 220.19 feet along the arc of a curve concave Northwesterly, with a radius of 920.00 feet, a delta of

ROW
SHEET 5 OF 5

Sub
13°42'47", a chord bearing of ~~N.37°55'08"E.~~ and a chord distance of 219.66 feet to a point of tangency; thence run ~~N.44°40'01"E.~~ for 221.98 feet to a point of curvature; thence run Northeasterly for 893.98 feet along the arc of a curve concave Southeasterly, with a radius of 920.00 feet, a delta of 55°40'32", a chord bearing of N.16°49'45"E. and a chord distance of 859.22 feet to a point of tangency; thence run N.11°00'31"W. for 431.52 feet; thence run S.80°12'17"W. for 10.00 feet; *should be N 80-12-17E* thence run N.11°00'31"W. for 234.83 feet to a point on a curve; thence run Northwesterly for 273.63 feet along the arc of a curve concave Southwesterly, with a radius of 1120.00 feet, a delta of 13°59'54", a chord bearing of N.18°00'28"W. and a chord distance of 272.95 feet to a point of tangency; thence run N.25°00'25"W. for 572.57 feet to a point of curvature; thence run Northwesterly for 883.66 feet along the arc of a curve concave Northeasterly, with a radius of 1220.00 feet, a delta of 41°30'00", a chord bearing of N.04°15'21"W. and a chord distance of 864.47 feet to a point of tangency; thence run N.16°29'32"E. for 518.88 feet to a point of curvature; thence run Northwesterly for 1445.49 feet along the arc of a curve concave Southwesterly, with a radius of 1120.00 feet, a delta of 73°56'49", a chord bearing of N.20°28'57"W. and a chord distance of 1347.24 feet to a point of tangency; thence run N.57°27'22"W. for 412.64 feet to a point on the West line of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run N.01°23'47"W. along said West line for 120.98 feet to the point of beginning.

Said tract contains 25.81 acres, more or less.

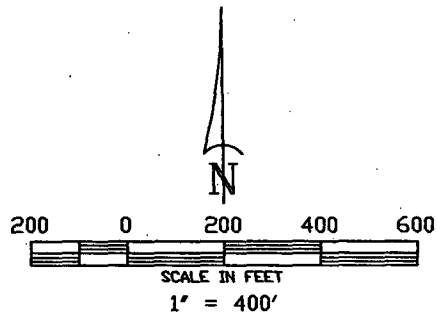
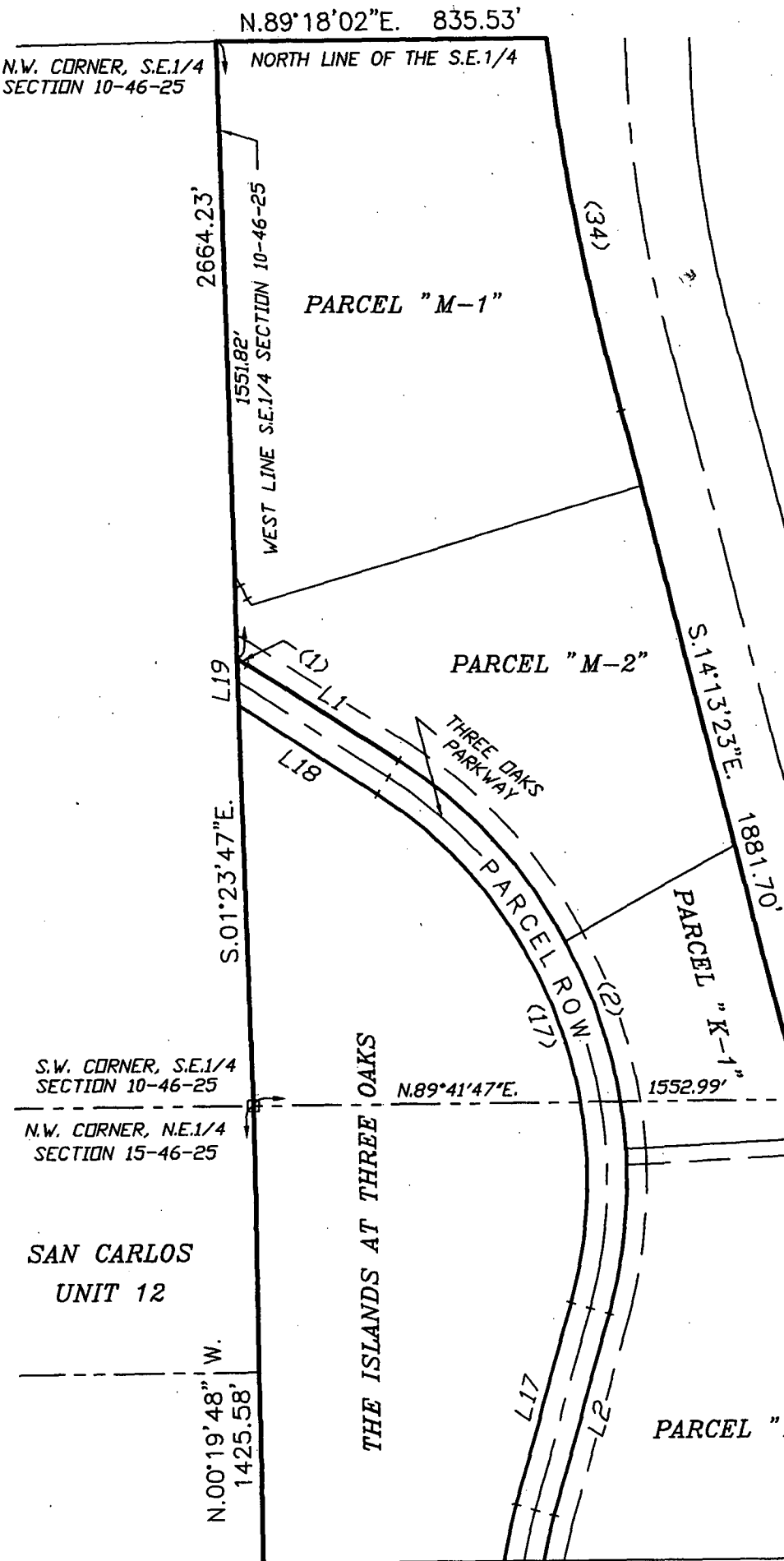
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ZONING SKETCH OF
EXISTING THREE OAKS PARKWAY RIGHT-OF-WAY
SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA
 THIS IS NOT A SURVEY.

HARRIS - JORGENSEN, INC. 2706 S.E. SANTA BARBARA PLACE CAPE CORAL, FLORIDA PHONE: (239) 772-9939 FAX: (239) 772-1315	
PROJECT # THREE OAKS ROW	
FILE #: 46-25-10	
SKETCH DATE: 10/26/06	
SHEET 1 OF 5	

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	1120.00'	01°27'49"	28.61'	28.61'	S.56°43'28"E.
2	1220.00'	73°56'49"	1574.55'	1467.53'	S.20°28'57"E.
17	1120.00'	73°56'49"	1445.49'	1347.24'	N.20°28'57"W.



LINE TABLE

Line	Bearing	Distance
L1	S.57°27'22"E.	451.58'
L2	S.16°29'32"W.	518.88'
L17	N.16°29'32"E.	518.88'
L18	N.57°27'22"W.	412.64'
L19	N.01°23'47"W.	120.98'

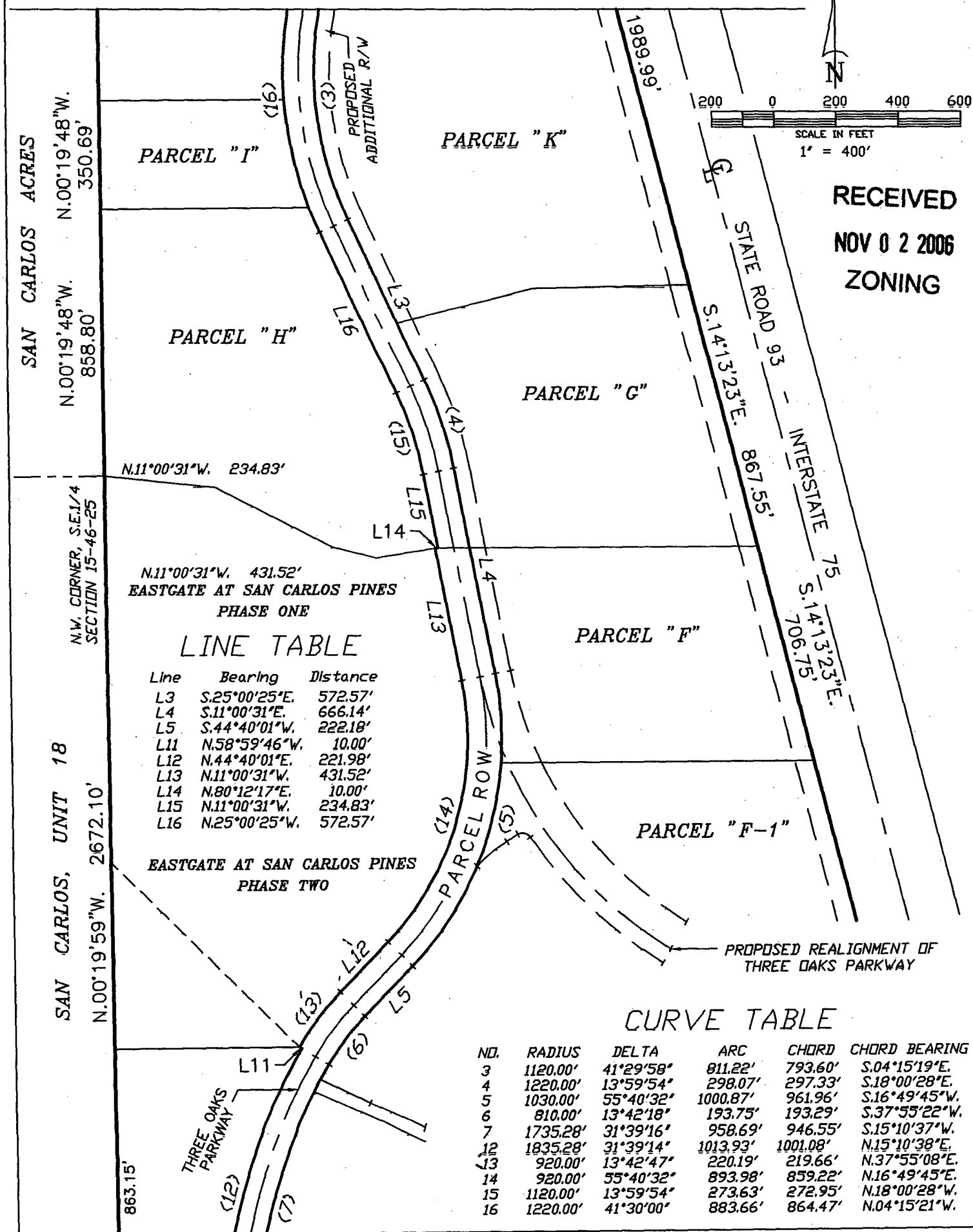
SEE SHEET 4 & 5
 OF 5 FOR LEGAL
 DESCRIPTION

10 11
 N.89°41'47"E.
 1095.68'
 15 14
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NOV 02 2006
ZONING

ZONING SKETCH OF
EXISTING THREE OAKS PARKWAY RIGHT-OF-WAY
SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA
THIS IS NOT A SURVEY.

HARRIS - JORGENSEN, INC. 2706 S.E. SANTA BARBARA PLACE CAPE CORAL, FLORIDA PHONE: (239) 772-9939 FAX: (239) 772-1315
PROJECT # THREE OAKS ROW
FILE # 46-25-10
SKETCH DATE: 10/26/06
SHEET 2 OF 5

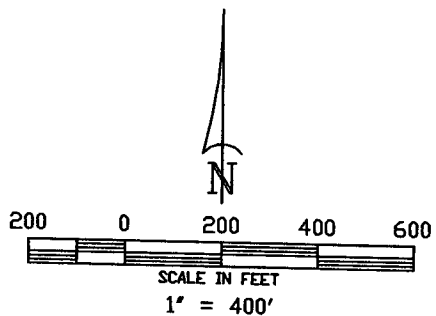
MATCH TO SHEET 1 OF 5



MATCH TO SHEET 3 OF 5

ZONING SKETCH OF
EXISTING THREE OAKS PARKWAY RIGHT-OF-WAY
SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
 LEE COUNTY, FLORIDA
 THIS IS NOT A SURVEY.

HARRIS - JORGENSEN, INC. 2706 S.E. SANTA BARBARA PLACE CAPE CORAL, FLORIDA PHONE: (239) 772-9939 FAX: (239) 772-1315	
PROJECT # THREE OAKS ROW	
FILE #: 46-25-10	
SKETCH DATE: 10/26/06	
SHEET 3 OF 5	

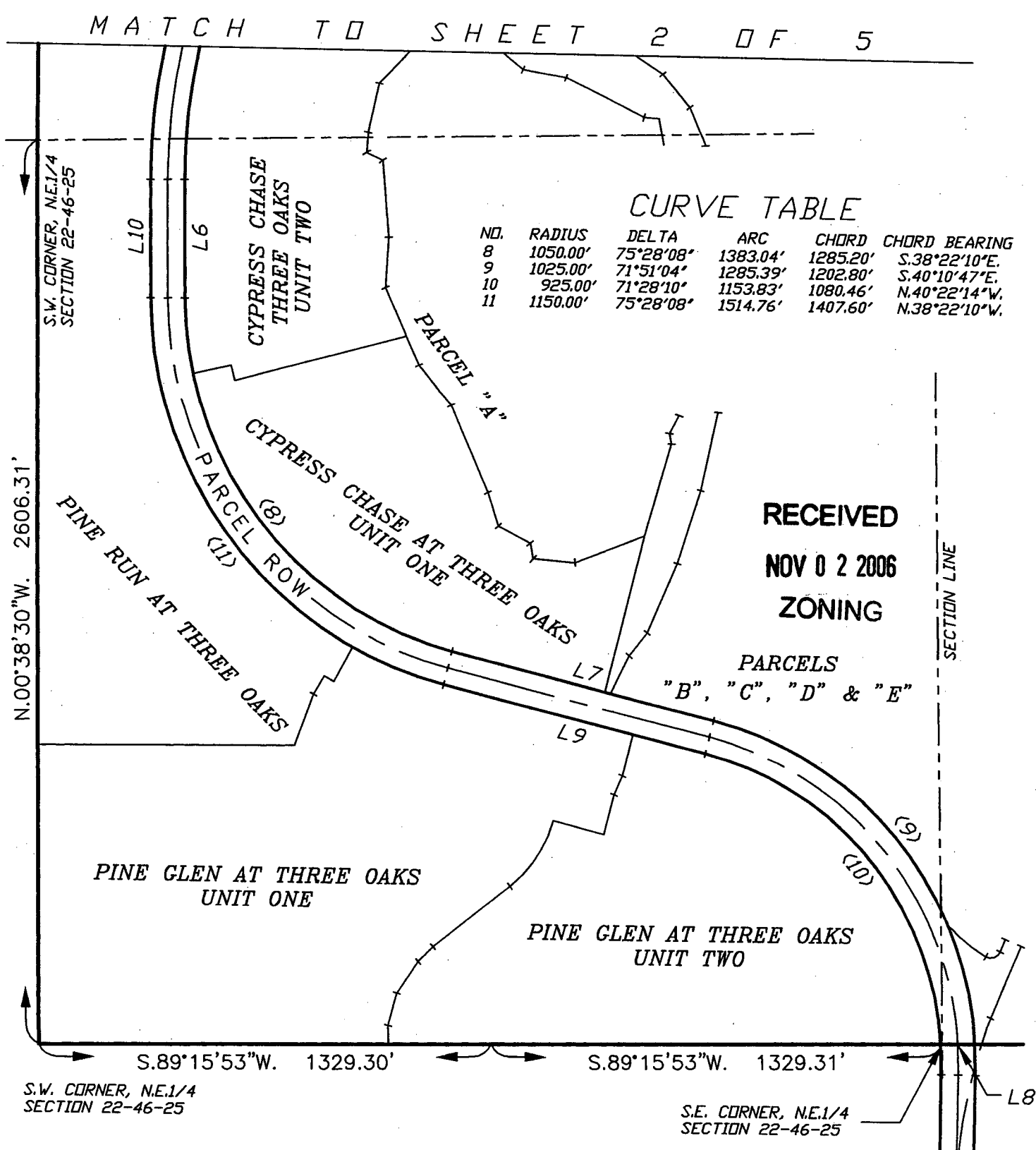


LINE TABLE

Line	Bearing	Distance
L6	S.00°38'30"E.	349.45'
L7	S.76°06'19"E.	796.59'
L8	S.89°16'11"W.	100.21'
L9	N.76°06'19"W.	796.59'
L10	N.00°38'30"W.	349.45'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
8	1050.00'	75°28'08"	1383.04'	1285.20'	S.38°22'10"E.
9	1025.00'	71°51'04"	1285.39'	1202.80'	S.40°10'47"E.
10	925.00'	71°28'10"	1153.83'	1080.46'	N.40°22'14"W.
11	1150.00'	75°28'08"	1514.76'	1407.60'	N.38°22'10"W.



ZONING SKETCH OF
PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION!

ZONING SKETCH NOTES:

1. BASIS OF BEARINGS SHOWN HEREDON TAKEN FROM THE WEST LINE OF THE N.E.1/4 OF SECTION 22-46-25, AS BEING N.00°38'30"W.
2. FIELD NOTES IN SECTION 10-46-25.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREDON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBERANCES.
5. THIS ZONING SKETCH DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH AND WAS BASED ON DESCRIPTION FURNISHED BY CLIENT AND/OR FOUND MONUMENTATION IN THE FIELD.
6. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
7. THIS MAP/PLAT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
8. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
9. ELEVATIONS ARE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.).

FLOOD ZONE: "B"
ELEVATION: N/A N.G.V.D.
COMMUNITY # 125124
PANEL # 0475
SUFFIX: C
REVISION DATE: 5/5/03

THIS ZONING SKETCH IS CERTIFIED TO:
PAUL H. FREEMAN
ALAN C. FREEMAN
NEIL D. FREEMAN
ATTORNEYS' TITLE INSURANCE FUND, INC.
HERITAGE NATIONAL BANK

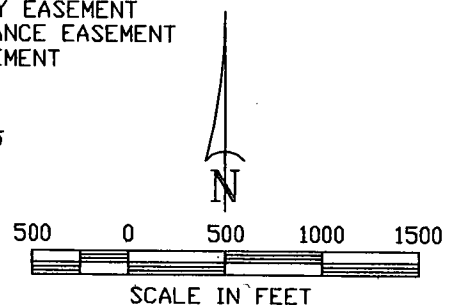
COORDINATES ARE FLORIDA WEST ZONE (COMPUTED).

LEGEND:

- SET IRON PIN (CAP #4631)
- FOUND IRON PIN (I.R.)
- CONCRETE MONUMENT (C.M.)
- ▨ CONCRETE (CONC.)
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- P.O.B. POINT OF BEGINNING
- P.C. POINT OF CURVATURE
- O.R. OFFICIAL RECORDS BOOK
- (1) CURVE NUMBER
- CL CENTERLINE
- R/W RIGHT-OF-WAY
- (P) AS PER PLAT
- (D) AS PER DEED
- (S) AS PER SURVEY
- (M) AS MEASURED
- P.U.E. PUBLIC UTILITY EASEMENT
- L.M.E. LAKE MAINTENANCE EASEMENT
- D.E. DRAINAGE EASEMENT

Curve number 1

Radius= 5823.58'
Delta= 09°26'23"
Arc= 959.46'
Chord= 958.37'
Chord Brg.= S.10°43'39"E.



N.89°18'02"E.
835.53'

NORTH LINE
OF
THE S.E.1/4

THREE
OAKS
PARKWAY

N.89°41'47"E.
1552.99'
1386.09'

STATE ROAD 93
INTERSTATE 75
S.14°13'23"E.

PROPOSED
ADDITIONAL R/W

THREE OAKS PARKWAY

PROPOSED REALIGNMENT OF
THREE OAKS PARKWAY

N.E. CORNER OF
SECTION 22-46-25

S.88°23'14"W.
104.96'

23°06'33"

POINT OF
BEGINNING

2658.61'
S.89°15'53"W.

S.E. CORNER, N.E.1/4
SECTION 22-46-25

664.67'
S.89°16'12"W.

THIS IS NOT A SURVEY!

John B. Harris			
AUGUST 19 2004			
JOHN B. HARRIS, PSM FLORIDA LAND SURVEYOR #4631			
HARRIS - JORGENSEN, INC. 2706 S.E. SANTA BARBARA PLACE CAPE CORAL, FLORIDA PHONE: (239) 772-9939 FAX: (239) 772-1315			
REVISED:	DESCRIPTION:		BY
DRAWN:	✓	SCALE	PROJ. #
FBH	JBH	1"=1000'	THREE OAKS R-W
SKETCH DATE		FILE NO.	SHEET- 1
8/17/05		46-25-10	OF - 1
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 6921			

NOV 03 2005

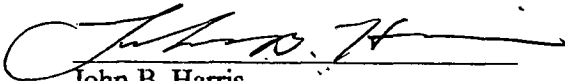
DRI 2005-00005

EXHIBIT "A"

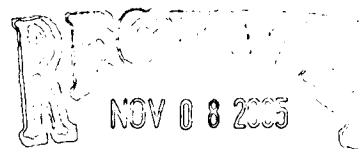
DESCRIPTION:

Beginning at the Southwest corner of the Northeast Quarter (N.E.1/4) of Section 22, Township 46 South, Range 25 East, Lee County, Florida; thence run N.00°38'30"W. along the West line of the Northeast Quarter (N.E.1/4) of said Section 22 for 2606.31 feet to the Northwest corner of the Northeast Quarter (N.E.1/4) of said Section 22; thence run N.00°19'59"W. along the West line of the Southeast Quarter (S.E.1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida, to the Southwest corner of the Northeast Quarter (N.E.1/4) of said Section 15; thence run N.00°19'48"W. along the West line of the Northeast Quarter (N.E.1/4) of said Section 15 for 2635.07 feet to the Southwest corner of the Southeast Quarter (S.E.1/4) of Section 10, Township 46 South, Range 25 East, Lee County, Florida; thence run N.01°23'47"W. along the West line of the Southeast Quarter (S.E.1/4) of said Section 10 for 2664.23 feet to the Northwest corner of the Southeast Quarter (S.E.1/4) of said Section 10; thence run N.89°18'02"E. along the North line of the Southeast Quarter (S.E.1/4) of said Section 10 for 835.53 feet to a point on a curve on the Westerly right-of-way line of Interstate Highway # 75; thence run Southeasterly along said Westerly right-of-way line for 959.46 feet along the arc of a curve concave Northeasterly, with a radius of 5823.58 feet, a delta of 09°26'23", a chord bearing of S.10°43'39"E. and a chord distance of 958.37 feet; thence run S.14°13'23"E. along said Westerly right-of-way line for 9906.32 feet to a point on the South line of the Northwest Quarter (N.W.1/4) of Section 23, Township 46 South, Range 25 East, Lee County, Florida; thence run S.89°16'12"W. along the South line of said Northwest Quarter (N.W.1/4) for 664.67 feet to the Southeast corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run S.89°15'53"W. along the South line of Northeast Quarter of said Section 22 for 2658.61 feet to the point of beginning.

Said tract contains 494.77 acres, more or less.



John B. Harris
P.S.M. #4631
August 19, 2005



DRI 2005-00005

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, Alan C. Freeman filed an application on behalf of the property owner, Paul H. Freeman, Trustee, to amend the Villages of San Carlos DRI Development Order #81-1; and

WHEREAS, a public hearing was advertised and held on April 19, 2007, before the Lee County Zoning Hearing Examiner, Diana M. Parker, who gave full consideration to the evidence in the record for Case #DCI2005-00054 and DRI2005-00005; and

WHEREAS, a second public hearing was advertised and held on August 20, 2007, before the Lee County Board of Commissioners, who gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on record and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS:

SECTION A. REQUEST

The applicant filed a request to:

- a. Consider a Notice of Proposed Change (NOPC) to the Villages of San Carlos DRI Development Order and Map H incorporating the following changes:
 - (1) Approved realignment of Three Oaks Parkway adjacent to I-75 south from San Carlos Boulevard/Three Oaks Parkway intersection to the southeast corner of the development;
 - (2) Decrease the total number of residential units from 3,300 dwelling units to 2,500 dwelling units;
 - (3) Increase the commercial development from 15.0 acres to 25.35 acres and increase the commercial uses from 125,000 square feet to 158,799 square feet;
 - (4) Modify the phasing schedule;
 - (5) Establish 2009 as the buildout date;
 - (6) Establish 2010 as the down-zoning date;
 - (7) Establish 2015 as the development order termination date;

- (8) Amend the Revised Land Use Table to reflect the changes to the plan of development and phasing schedule;
- b. Determine whether the proposed changes constitute a substantial deviation from the original development approvals warranting further Development of Regional Impact review; and
- c. Amend the Master Concept Plan and Resolution Z-91-083, to expand the Commercial Planned Development (CPD) district, reduce the acreage of the Residential Planned Development (RPD) district, and add acreage to the Community Facilities Planned Development (CFPD) district.

The applicant indicates that development of this site will include connection to public potable water and public sanitary sewer service. No blasting is being proposed.

The property is located in the Urban Community Land Use Category and is legally described in attached Exhibit A. The request is APPROVED, SUBJECT TO the conditions and deviations specified in Sections B and C below.

SECTION B. CONDITIONS:

All references to uses are as defined or listed in the Lee County Land Development Code (LDC).

1. The development of this project must be consistent with the 2-page Master Concept Plan entitled "Revised Master Concept Plan for Villages of San Carlos," stamped received by Community Development on November 29, 2006, last revised May 17, 2006, and attached as Exhibit C, except as modified by the conditions below. This development must comply with all requirements of the Lee County LDC at time of local development order approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

Terms and provisions of Resolutions Z-91-083, ZB-83-471, Z-81-47, Z-79-136 and Z-78-136 are codified (amended and restated) into this zoning action, and these five Resolutions are hereby deemed null and void, having been superceded by this zoning action.

2. *Commercial Planned Development Uses, Conditions and Property Development Regulations.*

- a. Permitted uses in Parcels "F" and "F-1" are limited to the following uses:

ADMINISTRATIVE OFFICES
AGRICULTURAL, See Condition B.7. below
ANIMALS: Clinic
ATM (automatic teller machine) - See Condition B.2.b(4) below
AUTO PARTS STORE, without installation facilities
AUTO REPAIR AND SERVICE: Group I
AUTOMOBILE SERVICE STATION - See Condition B.2.b(6) below

BANKS AND FINANCIAL ESTABLISHMENTS: Groups I and II
 BAR OR COCKTAIL LOUNGE
 BOATS: Boat parts store, without installation facilities
 BROADCAST STUDIO, COMMERCIAL RADIO AND TELEVISION
 BUILDING MATERIAL SALES
 BUSINESS SERVICES: Group I
 CAR WASH
 CLEANING AND MAINTENANCE SERVICES
 CLOTHING STORES, general
 CLUBS:
 Commercial
 Fraternal, membership organization
 Private
 COMMUNICATION Facilities, wireless (See Condition B.2.b(7) below)
 CONSUMPTION ON PREMISES
 CONTRACTORS AND BUILDERS: Groups I and II
 CONVENIENCE FOOD AND BEVERAGE STORE
 DAY CARE CENTER, CHILD, ADULT
 DEPARTMENT STORE
 DRIVE-THROUGH FACILITY FOR ANY PERMITTED USE
 DRUGSTORE, PHARMACY
 EMS, FIRE OR SHERIFF'S STATION
 ESSENTIAL SERVICES
 ESSENTIAL SERVICE FACILITIES: Group I
 EXCAVATION, water retention
 FENCES, WALLS
 FLEA MARKET, indoor
 FOOD STORES: Groups I and II
 FUNERAL HOME AND MORTUARY, without a crematory
 GOVERNMENT SERVICES
 HARDWARE STORE
 HEALTH CARE FACILITIES: Group III
 HOBBY, TOY AND GAME SHOPS
 HOUSEHOLD AND OFFICE FURNISHINGS: Groups I, II and III
 INSURANCE COMPANIES
 LAUNDRY OR DRY CLEANING: Group I
 LAWN AND GARDEN SUPPLY STORES
 LIBRARY
 NOVELTIES, JEWELRY, TOYS AND SIGNS MANUFACTURING: Groups I, II, and
 III
 MEDICAL OFFICE
 NONSTORE RETAILERS: Groups I, II, and III
 PARCEL AND EXPRESS SERVICES
 PACKAGE STORE
 PAINT, GLASS AND WALLPAPER
 PARKING LOT:
 Accessory
 Garage, public parking

PERSONAL SERVICES: Groups I, II, III, and IV
 PET SERVICES
 PET SHOP
 PHARMACY
 PLACE OF WORSHIP
 RECREATION FACILITIES, COMMERCIAL: Groups I and IV, with Group IV
 limited to: any indoor cultural facility operated as a commercial
 establishment: bowling alley, bingo hall, health club and gymnasiums
 RELIGIOUS FACILITIES
 RENTAL OR LEASING ESTABLISHMENT: Groups I and II
 REPAIR SHOPS: Groups I, II, and III
 RESEARCH AND DEVELOPMENT LABORATORIES: Group II
 RESTAURANT, FAST FOOD
 RESTAURANTS: Groups I, II, III, and IV
 SCHOOLS, COMMERCIAL
 SELF-SERVICE FUEL PUMPS
 SIGNS - in accordance with chapter 30 of the LDC
 SOCIAL SERVICES: Group I
 SPECIALTY RETAIL SHOPS: Groups I, II, III, and IV
 STORAGE, indoor and open, subject to Condition B.2.b(8) below
 STUDIOS
 TEMPORARY USES
 USED MERCHANDISE STORES: Groups I, II, and III
 VARIETY STORE

b. Conditions Specific to Commercial Planned Developments.

- (1) Not more than 158,799 square feet of commercial gross floor area may be developed.
- (2) Upon completion of Three Oaks Parkway four lane improvements and development of Parcel F-1, access to Parcels F-1 and G from Three Oaks Parkway is limited to the following locations and specific stations depicted on the MCP:
 - (a) Access to Parcel F is limited to the intersection of San Carlos Boulevard and Three Oaks Parkway at Stations 1246 + 76.
 - (b) Access to Parcel F-1 is limited to the intersection of Three Oaks Parkway and Old Three Oaks Parkway at Stations 1239 + 41.
 - (c) Access to Parcel G is limited to Stations 1254 + 62, approximately 786 feet north of the center line of the intersection of Three Oaks Parkway and San Carlos Boulevard.
- (3) Each commercial out-parcel must provide its own parking in compliance with LDC §34-378(d)(3) of the LDC. There may be no shared parking with the

other tracts on this site. Shared parking between out-parcel tracts is prohibited.

- (4) Any Automatic Teller Machine (ATM) uses that are ancillary to an unrelated permitted use, e.g., an Automatic Teller Machine in a grocery store, will be required to delineate one parking space for the ATM customers.
- (5) All structures on the out-parcels must be bound by a covenant, running with the property to an architectural design compatible with and similar to the main center buildings. Signs conforming with the requirements of LDC Chapter 30 may be mounted on individual buildings for the purpose of identifying tenants. All signs in the entire development and out-parcels must be coordinated so as to give the center a fully integrated, well-designed look to comply with the architectural theme.
- (6) Full or partial service stations (limited to minor repairs only) are permitted uses.
- (7) The wireless communication facility, approved for Parcel "F," must be in compliance with the terms and conditions of the Hearing Examiner's Decision in Case # SEZ2005-00012, rendered on November 1, 2005.
- (8) Open (outdoor) storage is permitted on Parcels F and F-1, provided the storage area is located on the eastern half of these parcels (adjacent to the I-75 corridor) and is fully screened as required in LDC §34-3005.

c. **Property Development Regulations**

Minimum lot area:	20,000 sq ft
Minimum lot width:	100 ft
Minimum lot depth:	100 ft

Minimum setback from public right-of-way:	25 ft
Minimum setback from public right-of-way w/frontage road:	65 ft
Minimum setback from private road:	20 ft
Minimum side setback:	15 ft
Minimum rear setback:	25 ft
Minimum water body setback:	25 ft

Minimum building perimeter setback:	15 ft
Maximum building height:	35 ft
Maximum lot coverage:	45%

3. ***Community Facilities Planned Development District Uses and Conditions.***

a. **Schedule of Uses**

- (1) Permitted uses in Parcel "A" are limited to the following:

PARKING LOT, accessory

PARKS, Public: Groups I and II, with Group I limited to nature or wildlife preserves, passive and active recreational activities including but not limited to, hiking, nature trails, and similar activities which require few or no on site facilities or capital investment and which utilize the natural environment with little or no alteration of the natural landscape

SIGNS, in accordance with chapter 30 of the LDC

- (2) Permitted uses in Parcel "G" are limited to the following uses:

ADMINISTRATIVE OFFICES

ENTRANCE GATES AND GATEHOUSE

ESSENTIAL SERVICES

ESSENTIAL SERVICE FACILITIES: Groups I and II

EXCAVATION: Water retention

FENCES AND WALLS

PARKING LOT, accessory

STORAGE: Indoor and open

- (3) Permitted uses in Parcels "H" and "I" are limited to the following:

ADMINISTRATIVE OFFICES

ENTRANCE GATES AND GATEHOUSE

ESSENTIAL SERVICES

ESSENTIAL SERVICE FACILITIES: Group I

EXCAVATION: Water retention

FENCES AND WALLS

PARKING LOT: Accessory

RECREATIONAL FACILITIES: Public

SCHOOLS: Noncommercial and related facilities and activities

SIGNS, in accordance with chapter 30 of the LDC

- (4) Permitted uses in parcel "K" and "K-1" (Park Site) are limited to the following:

ADMINISTRATIVE OFFICES

ENTRANCE GATES AND GATEHOUSE

ESSENTIAL SERVICES

ESSENTIAL SERVICE FACILITIES: Group I

EXCAVATION: Water retention, including water retention on Parcel K-1 for widening of Three Oaks Parkway

FENCES AND WALLS

PARKING LOT, accessory

PARKS, Group I - limited to neighborhood parks, and Group II - limited to community parks; both groups permitted ancillary uses and associated buildings and structures

RECREATIONAL FACILITIES, public

RESTAURANTS: Group II, See Condition B.3.b(3)

SIGNS, in accordance with chapter 30 of the LDC
SPECIALTY RETAIL SHOPS: Group I, See Condition B.3.b(3)

b. Conditions Specific to Community Facilities Planned Developments

- (1) No uses are approved on Parcel A except for boardwalks, decks, gazebos, observation towers and auxiliary descriptive signage as approved on the original Master Concept Plan. The purpose of these uses is to allow a passive, educational nature walk.
- (2) Permitted uses on Parcels H and I (the 25-acre school site) are as set forth in Condition B.3.a.(3), however, the Public Recreational Facilities use, which specifically includes a community recreation center with kitchen and athletic fields with concessions, will remain subordinate to the public school use, which is the intended principal use.
- (3) Permitted uses on Parcels K and K-1 (Park Site) must be set forth in Condition B.3.a(4), except that concession stands and the community recreation center with kitchen facilities are specifically included, while Restaurants, Group II, and Specialty Retail, Group I, are limited to ancillary uses within the principal building.

4. *Residential Planned Development District Uses, Conditions and Property Development Regulations.*

a. Schedule of Uses

- (1) Permitted uses within Eastgate, Pine Run, Cypress Chase, and Pine Glen communities are limited to the following:

ADMINISTRATIVE OFFICES
DWELLING UNIT, Conventional single-family residence
ENTRANCE GATES AND GATEHOUSES
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES - Group I
EXCAVATION, water retention
FOOD AND BEVERAGE SERVICES, Limited
HOME CARE FACILITY
HOME OCCUPATION
MODELS: Model home, display center
PARKING, accessory
PARKS, Group I
PLACE OF WORSHIP, existing only
RECREATIONAL HALL
RECREATIONAL FACILITIES, personal, private on-site
RESIDENTIAL ACCESSORY USES
SIGNS, in accordance with Chapter 30 of the LDC
TEMPORARY USES

- (2) Permitted uses within Parcels "B", "C", "D", "E", "J", "L", "M-1", and "M-2" are limited to the following:

ACCESSORY APARTMENT, limited to Parcel M-2, per LDC §34-1177

ADMINISTRATIVE OFFICES

AGRICULTURAL, See Condition B.7 below

ASSISTED LIVING FACILITY

DAY CARE CENTER, Child (requires special exception approval)

DWELLING UNIT:

conventional single family residence

duplex

multiple family buildings, including condominiums

townhouse

two-family attached

zero lot line or patio home

ENTRANCE GATES AND GATEHOUSES

ESSENTIAL SERVICES

ESSENTIAL SERVICE FACILITIES - Group I

EXCAVATION, water retention

FENCES AND WALLS

FOOD AND BEVERAGE SERVICES, Limited

MODEL:

Homes

Units

Display Center

HOME CARE FACILITY

HOME OCCUPATION, no outside help

PARKING, accessory

PARKS, Group I

PERSONAL SERVICES Groups I and II, ancillary use only

PLACE OF WORSHIP, existing only

REAL ESTATE SALES OFFICE, for lots or units within the development only

RECREATION Hall

RECREATIONAL FACILITIES, Personal and private on-site

RESIDENTIAL ACCESSORY USES

SIGNS, in accordance with Chapter 30 of the LDC

SPECIALTY RETAIL SHOPS Group I, ancillary use only

TEMPORARY USES, See Condition B.4.b(4) below

TIMESHARE UNITS

b. Conditions Specific to Residential Planned Developments

- (1) The single family residential areas, being platted as Eastgate, Pine Run, Cypress Chase, and Pine Glen, are limited to a maximum density of four units per acre, pursuant to the original DRI Development Order. In no case, however, may the number of units in the RPD area (375.4 acres) exceed 2,500 units.

- (2) All commercial uses in the RPD must be in compliance with LDC §34-937.
- (3) The Recreational Facilities, commercial use is hereby approved for Group III-Outdoor Facilities (pools; tennis courts, and other similar outdoor activities not: grouped elsewhere, only); and Group IV-Indoor Facilities (racquetball, handball, squash, tennis courts, health clubs and swimming pool, only); subject to the following conditions. The location must meet site location standards for Minor Commercial under the Lee Plan. The building area must be limited to a maximum of 30,000 square feet per §34-937 of the LDC. The buffer must be of type "D" width with double the vegetative requirements. Outdoor lighting must be directed toward the interior of the site. There must be a common architectural theme, style and signage. The use must be provided for in deed restrictions or homeowner documents for the neighborhood within which it is located. Hours of operation for outdoor uses must be limited to 8:00 in the morning to 10:00 at night.
- (4) A temporary sales trailer and/or construction trailer are permitted on Parcels M-2, B, C, D and E for a maximum of three years from the time of Certificate of Occupancy. The developer must obtain approval through an administrative approval action in order to extend the time period for the use of the temporary sales trailer and/or construction trailer.

c. Property Development Regulations.

(1) SINGLE FAMILY DETACHED (Standard)

Minimum lot area:	7500 sq ft.
Minimum lot dimension:	75 ft wide x 100 ft deep
Corner lot dimension:	82.5 ft wide x 100 ft deep
Front Setback from local right-of-way line to building wall:	25 ft
Rear Setback from property line to building wall:	20 ft
Rear Setback (adjacent to open space) from property line to building wall:	10 ft
Rear Setback from property line to pool deck/enclosures:	10 ft
Water Setback from water to building wall:	20 ft
Side Setback from property line to building wall:	7.5 ft
Side Setback from local right-of-way to building wall:	15 ft
Maximum Lot Coverage	40%

(2) ZERO LOT LINE OR PATIO HOMES:

Minimum lot area:	4275 sq ft
Minimum lot dimension:	45 ft wide x 95 ft deep
Corner lot dimension:	52.5 ft wide x 95 ft deep
Front Setback from local right-of-way line to building wall:	20 ft

Rear Setback from property line to building wall:	10 ft
Rear Setback from property line to pool deck/enclosures:	10 ft
Water Setback from water to building wall:	20 ft
Side Setback from property line to building wall (One side):	7.5 ft
Side Setback from property line to building wall (Other side):	0.0 ft
Side Setback from local right-of-way to building wall:	15 ft
Side Setback from property line to courtyard wall:	0.0 ft
Rear Setback from property line to courtyard wall:	0.0 ft
Front Setback from property line to courtyard wall:	10 ft
Maximum Lot Coverage	45%

(3) TOWNHOMES:

Minimum lot area:	900 sf
Minimum lot dimension:	18 ft wide x 45 ft deep
Front Setback from property line to building wall:	0.0 ft
Rear Setback from property line to building wall:	0.0 ft
Water Setback from water to building wall:	20 ft
Side Setback from property line to building wall:	0.0 ft
Maximum lot coverage:	100%

(4) CONDOMINIUMS or MULTIPLE-FAMILY:

Minimum unit area (2 story):	900 sq ft
Minimum unit area (3 to 6 story):	750 sq ft
Minimum unit area (7 & 8 story):	550 sq ft
Setback from any property line to building wall:	25 feet ⁽¹⁾
Side setback from interior row to building wall:	15 feet ⁽¹⁾
Water setback from water to building wall:	20 feet
Minimum building separation	15 feet
Maximum Lot Coverage:	45 percent

Footnote:

- (1) The side setback and building separation only apply to Parcels B, C, D, E and M-2.

(5) MULTIPLE-FAMILY or MULTIPLE FAMILY CONDOMINIUMS
(TIMBERWALK SOUTH - PARCEL M-2)

Minimum lot area:	550 sq ft. ⁽¹⁾
Minimum lot width:	18 ft ⁽¹⁾
Minimum lot depth:	20 ft ⁽¹⁾

Minimum street/front setback	20 ft ⁽¹⁾
Minimum side setback	0.0 ft ⁽¹⁾
Minimum side/street setback	10 ft ⁽¹⁾
Minimum rear setback	0.0 ft ⁽¹⁾
Minimum waterbody setback	25 ft
Minimum perimeter property line setback	20 ft ⁽³⁾
Minimum accessory structure setback	0.0 ft ⁽²⁾
Minimum building separation	15 ft
Maximum building height	35 ft/2 stories
Maximum lot coverage	100%

Footnotes:

- (1) Please see Exhibit E, Triplex Lot (Parcel M-2 only).
- (2) No enclosed structures are allowed beyond the principal building envelope.
- (3) Rear patio and air conditioning pads located outside the primary building envelope (i.e., platted lot owned in fee simple) must be set back a minimum of 19 feet from the project's perimeter boundary line, and must be in compliance with Condition B.15 below.

(6) Special Conditions to Parcel M-2:

- (a) Each building lot contains three dwelling units. The first unit (lot "A") will be above the garages. It will own the footprint of the garages for all three units. A use easement will allow the use of one garage by each of the two other unit owners. The other two units (lot "B" and lot "C") will be two story dwellings and will own the footprint of their units (minus the garage).
- (b) All other parts of this development beside the footprint of the buildings will be considered common area, including the driveways.
- (c) Each unit will have a one car garage and one parking space in the driveway.
- (d) The proposed development for Parcel M-2 must be in substantial compliance with the site plan attached hereto as Exhibit "D".
- (e) Should development of Parcel M-2 not proceed under the property development regulations for Multiple-family (Timberwalk South - Parcel M-2), then Parcel M-2 may be developed for multi-family uses using the property development regulations for the Condominiums or Multiple-family category.

5. *Height.* The height for structures in this development is limited to 35 feet, unless in compliance with LDC §34-2174(a) for increases in side, rear and street setback wherever

the use is not abutting a similar structure, e.g., condominium area abutting single family home area.

6. *Traffic Impacts.* This zoning approval does not signify that this project's traffic impacts have been mitigated. Additional conditions to mitigate traffic may be required before issuance of a local development order, per the requirements of the Lee County LDC, or per the DRI Development Order.
7. *Agricultural.* The developer is entitled to continue bona fide agricultural uses that are now in existence on Parcels M-2, F-1, B, C, D, or E. However, no development activity of any kind may occur on these parcels or the property, including clearing of vegetation or cutting of trees, unless such activity is reviewed and approved in accordance with all applicable Lee County regulations as if no agricultural use existed on the property. The purpose of this condition is to eliminate any exemptions or other special considerations or procedures that might otherwise be available under Lee County regulations by virtue of the existing agricultural uses on the property.

Bona fide agricultural uses that were in existence on Parcels M-2, F-1, B, C, D, or E at the time the application for this project was filed may continue until approval of a local development order for the area of the project containing those uses.

8. *Listed Species Survey.* A Listed Species Survey must be submitted with any preliminary development order application for this project. If occupied habitat is located on the project, the site plan must be revised to protect the occupied habitat and habitat buffer in accordance with the Lee County LDC.
9. *Environmental Conditions.*

For the multi-family area depicted as Parcels "B," "C," "D," and "E" on the Master Concept Plan, prior to local development order approval:

- a. An indigenous management plan including a gopher tortoise management plan must be submitted for the Division of Environmental Sciences' staff review and approval for the gopher tortoise preserve area. The management plan must meet the requirements of LDC §10-415(b)(4); and
- b. The plans must include a building setback of 30 feet from the gopher tortoise preserve area; and
- c. The Notice of Violation, dated May 3, 2001, must be abated through one of the following options, or by some combination of the following options acceptable to Environmental Staff and the applicant:
 - (1) designate an area on the development order plans in addition to the gopher tortoise preserve area that contains a minimum of 176 existing south Florida slash pine with a minimum 4-inch caliper dbh in lieu of replanting; or

- (2) designate an area on the development order plans to replant 528 south Florida slash pine minimum 6-foot height and 1-inch caliper; or
 - (3) pay \$36,960 into the tree fund (528 trees x \$70 per tree installed).
- 10. *Accessory Uses.* Except as provided for in Condition B.4.c(5) footnote (3) and attached as Exhibit E, accessory uses, including accessory parking, must be located on the same tract, lot, parcel or out-parcel where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, lot, parcel or out-parcel.
- 11. *Building Separation.* Buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC §34-935(e)(4).
- 12. *Traffic Impacts.* Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.
- 13. *Concurrency.* Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions.
- 14. *LDC Requirements.* This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by deviations approved as part of this planned development.
- 15. *Pads.* Rear patio pads and air conditioning pads. No enclosed structures are allowed beyond the principal building envelope (i.e., platted lot owned in fee simple). However, air conditioning pads with small walls (not exceeding 42 inches in height) to screen air conditioning units and unenclosed patio pads may encroach into the common areas subject to the following conditions:
 - a. The South Florida Water Management District (SFWMD) permit for the project must specifically address and permit the total number and square footage of individual patio and air conditioning pads that are permitted in the development and articulate the maximum size of each.
 - b. The individual pads and maximum size must be specifically shown on and be approved as part of the Lee County development order.
 - c. Patio and air conditioning pads are the only structures allowed within the common area beyond the principal building envelope.
 - d. Patio and air conditioning pads are allowed in the common area subject to a properly executed easement from the property owner's association. The easement document must clearly articulate what rights the easement holder has, with respect

to the use of the pads. Use of the pads must be in accordance with the zoning approvals.

- e. No vertical construction is permitted on the pads except for a small wall to hide the air conditioning unit. The wall may not exceed a height of 42 inches.
- f. Property Owner's Association (POA) documents must clearly state:
 - (1) The power and authority for the POA to grant the easement;
 - (2) The limitation as to size and use of the patio and air conditioning pads by the homeowner; and
 - (3) The inability of the POA to grant greater rights to the easement holder with respect to use of the patio and air conditioning pads, absent a prior public hearing amendment to the zoning resolution establishing the expanded rights.
- g. As a condition of development order approval allowing construction of condominium units, or prior to recording a subdivision plat, the developer/owner must record, in the Lee County Public Records, a separate notice to all property owners regarding the patio and air conditioning pad easements that may be granted in conjunction with the sale of dwelling units and the constraints on the use of the improvements. Specifically, the notice must make it clear that the pads may not be used to construct vertical improvements, except for the 42-inch-high wall to screen an air conditioning unit. The notice must also state that the improvements erected without appropriate County approval are subject to removal at the property owner's expense. The notice must be approved by the County prior to recording. A separate rider/document including the text of the recorded notice should be executed in conjunction with each sale of the dwelling unit.

SECTION C. DEVIATIONS:

Deviations (1) through (14) were originally approved in Resolution Z-91-083 and are carried forward by this zoning action. No additional deviations are requested as part of this zoning action.

Staff has updated the deviations to show current LDC citations and made note where other deviations have been moved in the document or are no longer applicable due to changes in the LDC.

All Districts

- 1. Deviation (1) is a request to deviate from the requirement that an access road (frontage road) be required along arterial or collector roads (i.e., Three Oaks Parkway), under LDC §§10-283 and 10-291, to delete the requirement to provide an access road (frontage road) and restrict access to approved access points along arterial or collector roads. All rights-of-way or easements through adjacent parcels to accommodate access will be the developer's

responsibility. This deviation is APPROVED in the RPD district without conditions; and, is APPROVED in the CPD district, SUBJECT TO the following conditions:

- a. Internal streets must be considered frontage roads that will be designed to local street standards; and
- b. No out-parcels may have direct access to any collector or arterial road.

All Districts

2. Deviation (2) is a request to deviate from the requirement that streets provide access to adjoining property and be coordinated with the street system in the area, (LDC §§10-294 and 10-295), to limit access as shown on the Master Concept Plan for adjacent property. It is the developer's responsibility to provide roadway access between internal tracts where necessary. This deviation is APPROVED, SUBJECT TO the condition that the accesses are consistent with property intersection separation and control requirements, and emergency accesses are provided between adjacent parcels. Furthermore, the adequate number of accesses provided to adjoining property should be interconnected to improve the traffic movement throughout the development.

All Districts

3. Deviation (3) is a request to deviate from the road requirements, (LDC §10-296 (a) and 10-296 Table 4), to allow paver block concrete surfaces within "private" local streets. This deviation is APPROVED, SUBJECT TO the condition that the developer execute and record a "Hold Harmless and Maintenance Agreement" prior to local development order approval. This agreement must include a clause stipulating that the developer is responsible for maintenance at the developer's expense, with no costs to be incurred by Lee County. This agreement must be binding on all successors, heirs and assigns and is subject to the review and approval of the County Attorney, Department of Transportation and Engineering and the Division of Development Services.

RPD Only

4. Deviation (4) is a request to deviate from the zoning open space requirement (LDC §34-935(g)) for 40% common open space (or one-quarter acre per fifty-five dwelling units for a conventional subdivision) to allow the common open space (lakes, preserve areas, and county park site) shown on the Master Concept Plan to fulfill this requirement for the development as a whole, provided that: the individual tracts, when developed, meet the Lee County LDC open space requirements. This deviation is APPROVED.

All Districts

5. Deviation (5) is a request to deviate from excavation depth for water retention from 12 feet (LDC §10-329), to the confining layer or 25 feet, whichever is more restrictive. This deviation is APPROVED, SUBJECT TO the following conditions:

- a. Littoral plantings must be required for the lake (excavation). A littoral planting plan must be submitted to the Division of Environmental Sciences for review and approval prior to local development order approval for any phase of development. The planting plan must, at the minimum, meet the requirements of the Stormwater Management Systems and Planting Guidelines, as amended or adopted.
 - b. An aeration system, which will provide adequate aeration for the lake, taking into account lake size, depth and volume, must be installed prior to Certificate of Compliance for this project. The specifications on the type, size, location and number of pumps necessary to obtain adequate aeration is subject to the Division of Environmental Sciences approval prior to installation. The aeration system must be used to provide for proper oxygenation and de-stratification of the lake.
 - c. Chemical control methods may not be used in the lake unless prior written approval is granted by the Division of Environmental Sciences.
6. *Note:* The Property Development Regulations previously contained in approved Deviation (6) have been moved to Section B.4.c. above and were deleted from the Deviation section.
7. Deviation (7) is a request to deviate from the provisions of LDC §30-152 pertaining to Permanent signs in residential areas, which requires signs to be set back a minimum of fifteen feet from the edge of the street right-of-way or easement to:
- a. Five feet at internal R/W (local) intersections,
 - b. Ten feet at intersections, with collector, or arterial roads (i.e., Three Oaks Parkway),
 - c. Zero feet across from the “tee” intersections or where no intersections occur, where such locations do not restrict acceptable standards for intersection sight distances.

This deviation is hereby APPROVED with the following conditions:

1. All site distances must be computed using nationally accepted standards; and
2. All sign structures must be designed to conform with nationally accepted breakaway and/or yielding standards.

All Districts

8. Deviation (8) is a request to deviate from the LDC §10-329(d)(1)3. requirement that a four foot fence may be required, at the discretion of the director, to be placed around excavations when located less than 100 feet from any property under separate ownership (Section 10-329(d)(1)3.), to delete the fence requirement, provided that lake bank slopes are maintained no greater than 6(H) : 1(V) to a water depth of four feet, below dry season water table. This deviation is hereby APPROVED, SUBJECT TO THE CONDITION that the four foot high fence must be provided in any location where a lake is within 100 feet of a road right-of-way.

All Districts

9. Deviation (9) is a request to deviate from LDC §10-416(d)(4) requirement to provide a 20-foot buffer along Three Oaks Parkway, to allow a 10-foot buffer. This deviation is hereby APPROVED.

All Districts

10. Deviation (10) is a request to deviate from the LDC §10-296 provisions establishing standards for pavement widths for local County maintained streets, (LDC Chapter 10, Table 4, (2)(c)2.c.) to allow 20-foot pavement with swale drainage or valley gutter drainage, or 24 pavement with curb and gutter drainage. This deviation is hereby APPROVED for only those roads contained within the Three Oaks Bath & Tennis Club and Pine Glen Unit 2 developments.

RPD Only

11. Deviation (11) is a request to deviate from the LDC §34-1954(c)(2) requirement that no real estate sales, except those incidental to the sale of model homes, are to be conducted in a model home, to allow sales offices within model homes and units located throughout the development. This deviation is hereby APPROVED with the condition that the use must be in compliance with LDC §34-937.

All Districts

12. Deviation (12) is a request to deviate from the LDC §34-2015(2)(d) requirement that all parking lot spaces be provided with sufficient maneuvering room to enable exiting vehicles to leave the parking lot in a forward motion, to allow back-out parking for zero lot line or patio homes, similar to that allowed for single-family and two-family developments. This deviation is hereby APPROVED.

All Districts

13. Deviation (13) is withdrawn.

Specific Locations

14. Deviation (14) is a request to deviate from the LDC §10-285 requirement that intersections of streets with an arterial street may not be less than 660 feet apart, using a centerline measurement, to allow connection separation of not less than 511 feet apart, using a centerline measurement for the two "tee" intersections immediately south of the San Carlos Boulevard/Three Oaks Parkway intersection. This deviation is hereby APPROVED.

SECTION D. EXHIBITS AND STRAP NUMBER:

The following exhibits are attached to this resolution and incorporated by reference:

- Exhibit A: Legal description of the property
- Exhibit B: Zoning Map (with the subject parcel indicated)
- Exhibit C: The Master Concept Plan
- Exhibit D: Site Plan for Parcel M-2
- Exhibit E: Triplex Lot - Parcel M-2
- Exhibit F: Second DRI DO Amendment

The applicant has indicated that the STRAP numbers for the subject property are: 10-46-25-00-00001.2000, 10-46-25-00-00001.2030, 15-46-25-00-00005.00CE, 15-46-25-00-00005.1000, 15-46-25-00-00005.1020, 15-46-25-00-00005.102A, 15-46-25-00-00005.1030, 15-46-25-00-00005.1050, 15-46-25-00-00005.1070

SECTION E. FINDINGS AND CONCLUSIONS:

1. The DRI Development Order Amendment and the Master Concept Plan resulting from this action is a recodification and restatement of the terms and conditions of the previously approved DRI Development Orders and zoning actions, and supersedes those previous approvals. The terms and conditions of the previous approvals remain in force and effect as set forth herein. Upon adoption of this Resolution and DRI Development Order Amendment, the previously approved Development Orders, Development Order Amendments and Zoning Resolutions will be superceded and no longer have any force or effect.
2. The applicant has proven entitlement to these requested DRI amendment and MCP revisions, as conditioned, by demonstrating compliance with the Section 380.06, Florida Statutes, the Lee Plan, the LDC, and other applicable codes or regulations.
3. The requested DRI and MCP revisions, as approved:
 - a. meet or exceed all performance and locational standards set forth for the potential uses allowed in the DRI Development Order and MCP; and,
 - b. are consistent with the densities, intensities and general uses set forth in the Lee Plan; and,
 - c. are compatible with existing or planned uses in the surrounding area; and,
 - d. approval of the requested revisions, particularly the realignment of Three Oaks Parkway, as conditioned, will help alleviate traffic conditions already being experienced in the area and will increase the capacity of the streets serving the DRI communities; and

- e. will not place an undue burden on other planned infrastructure or facilities in the area; and,
 - f. will not adversely affect environmentally critical areas or natural resources, but will appropriately resolve an outstanding code violation on the subject property arising from the 2001 regarding unpermitted removal of 176 South Florida Slash Pines.
4. The requested DRI and MCP revisions satisfy the following criteria:
- a. the proposed use or mix of uses is appropriate at the subject location; and
 - b. the recommended conditions to the master concept plan and DRI Development Order are reasonably related to the impacts anticipated from the proposed development, and, with other regulations, provide sufficient safeguard to the public interest; and
 - c. the recommended conditions are reasonably related to the impacts on the public interest created by or expected from the proposed development.
5. No new Deviations were requested with these changes, and the Deviations being recommended for approval herein are restatements of the conditioned Deviations previously approved for this project. The restated Deviations, as conditioned, comply with the approval criteria set forth in LDC §34-377.
6. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.
7. The requested revision to the DRI Development Order and Map H, as conditioned, do not create new or additional unreviewed regional impacts, and do not constitute a Substantial Deviation under Section 380.06(19), Florida Statutes.

Commissioner Judah made a motion to adopt the foregoing resolution, seconded by Commissioner Mann. The vote was as follows:

Robert P. Janes	Aye
Brian Bigelow	Aye
Ray Judah	Aye
Tammara Hall	Absent
Frank Mann	Aye

DULY PASSED AND ADOPTED this 20th day of August 2007.

ATTEST:
CHARLIE GREEN, CLERK

BY: *Ina J. Purci*
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: *Robert P. Janes*
Robert P. Janes
Chair

Approved as to form by:

Dawn E. Perry-Lehnert
Dawn E. Perry-Lehnert
County Attorney's Office



RECEIVED
MINUTES OFFICE

2007 SEP 13 PM 12:38

ZONING SKETCH OF PART OF SECTIONS 10, 15, 22 & 23 TOWNSHIP 46 SOUTH, RANGE 25 EAST LEE COUNTY, FLORIDA

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION!

ZONING SKETCH NOTES:

1. BASIS OF BEARINGS SHOWN HEREON TAKEN FROM THE WEST LINE OF THE N.E.1/4 OF SECTION 22-46-25, AS BEING N.00°38'30"W.
2. FIELD NOTES IN SECTION 10-46-25.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
5. THIS ZONING SKETCH DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH AND WAS BASED ON DESCRIPTION FURNISHED BY CLIENT AND/OR FOUND MONUMENTATION IN THE FIELD.
6. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
7. THIS MAP/PLAT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
8. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
9. ELEVATIONS ARE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.).

FLOOD ZONE: "B"
ELEVATION: N/A N.G.V.D.
COMMUNITY # 125124
PANEL # 0475
SUFFIX--- C
REVISION DATE: 5/5/03

THIS ZONING SKETCH IS CERTIFIED TO:
PAUL H. FREEMAN
ALAN C. FREEMAN
NEIL D. FREEMAN
ATTORNEYS' TITLE INSURANCE FUND, INC.
HERITAGE NATIONAL BANK

COORDINATES ARE FLORIDA WEST ZONE (COMPUTED).

LEGEND:

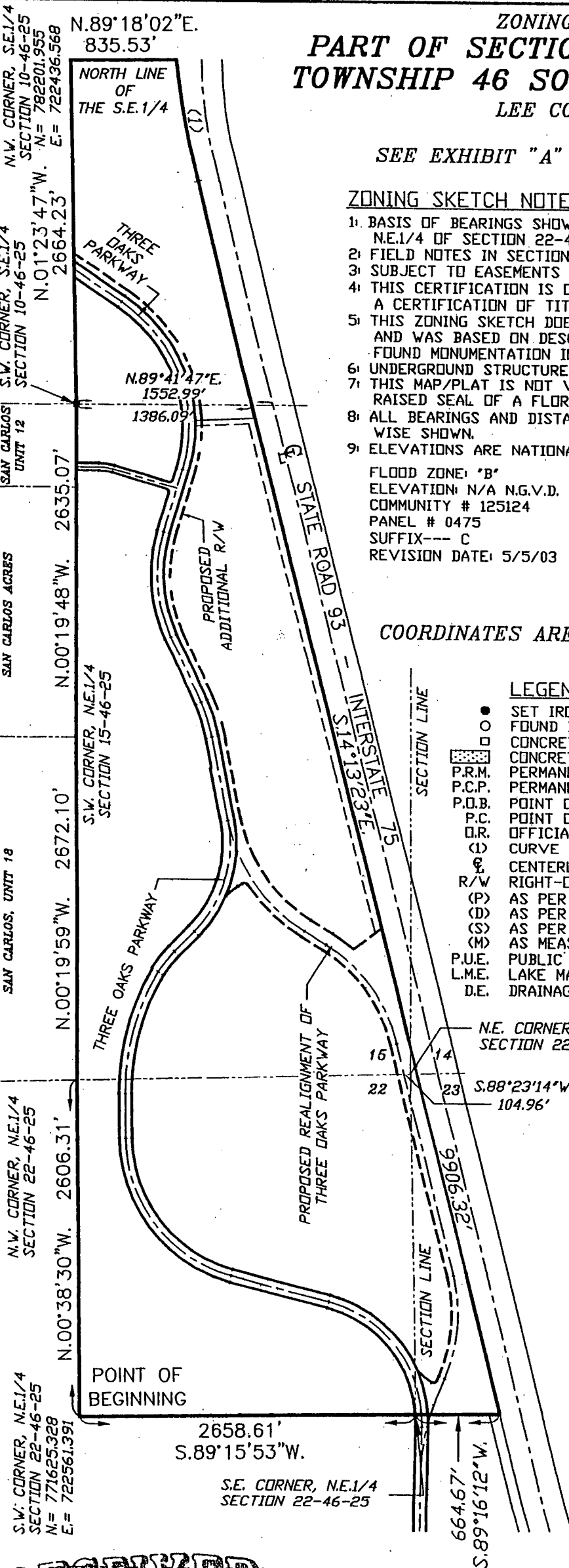
- SET IRON PIN (CAP #4631)
- FOUND IRON PIN (I.R.)
- CONCRETE MONUMENT (C.M.)
- ▨ CONCRETE (CONC.)
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- P.O.B. POINT OF BEGINNING
- P.C. POINT OF CURVATURE
- O.R. OFFICIAL RECORDS BOOK
- (1) CURVE NUMBER
- CL CENTERLINE
- R/W RIGHT-OF-WAY
- (P) AS PER PLAT
- (D) AS PER DEED
- (S) AS PER SURVEY
- (M) AS MEASURED
- P.U.E. PUBLIC UTILITY EASEMENT
- L.M.E. LAKE MAINTENANCE EASEMENT
- D.E. DRAINAGE EASEMENT

Curve number 1

Radius= 5823.58'
Delta= 09°26'23"
Arc= 959.46'
Chord= 958.37'
Chord Brg.= S.10°43'39"E.

500 0 500 1000 1500
SCALE IN FEET

AUGUST 18, 2007 JOHN B. HARRIS, PSM FLORIDA LAND SURVEYOR #4631 HARRIS - JORGENSEN, INC. 2706 S.E. SANTA BARBARA PLACE CAPE CORAL, FLORIDA PHONE: (239) 772-9939 FAX: (239) 772-1315			
REVISED:	DESCRIPTION:	BY	
DRAWN:	SCALE	PROJ. #	
FBH	1"=1000'	THREE OAKS R-W	
SKETCH DATE	FILE NO.	SHEET- 1	
8/17/05	46-25-10	OF - 1	
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 6921			



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A SURVEY!

NOV 08 2005

DCI 2005-00054

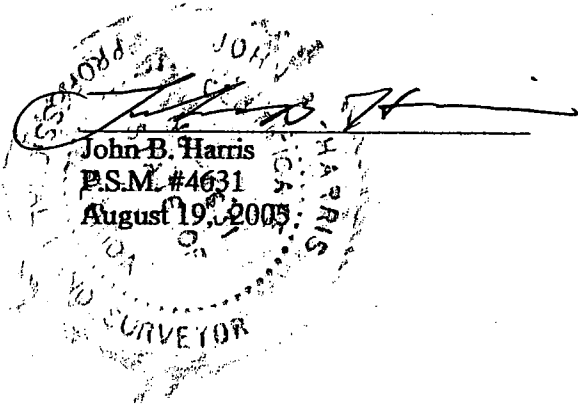
EXHIBIT A
Page 1 of 31

EXHIBIT "A"

DESCRIPTION:

Beginning at the Southwest corner of the Northeast Quarter (N.E.1/4) of Section 22, Township 46 South, Range 25 East, Lee County, Florida; thence run N.00°38'30"W. along the West line of the Northeast Quarter (N.E.1/4) of said Section 22 for 2606.31 feet to the Northwest corner of the Northeast Quarter (N.E.1/4) of said Section 22; thence run N.00°19'59"W. along the West line of the Southeast Quarter (S.E.1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida, to the Southwest corner of the Northeast Quarter (N.E.1/4) of said Section 15; thence run N.00°19'48"W. along the West line of the Northeast Quarter (N.E.1/4) of said Section 15 for 2635.07 feet to the Southwest corner of the Southeast Quarter (S.E.1/4) of Section 10, Township 46 South, Range 25 East, Lee County, Florida; thence run N.01°23'47"W. along the West line of the Southeast Quarter (S.E.1/4) of said Section 10 for 2664.23 feet to the Northwest corner of the Southeast Quarter (S.E.1/4) of said Section 10; thence run N.89°18'02"E. along the North line of the Southeast Quarter (S.E.1/4) of said Section 10 for 835.53 feet to a point on a curve on the Westerly right-of-way line of Interstate Highway # 75; thence run Southeasterly along said Westerly right-of-way line for 959.46 feet along the arc of a curve concave Northeasterly, with a radius of 5823.58 feet, a delta of 09°26'23", a chord bearing of S.10°43'39"E. and a chord distance of 958.37 feet; thence run S.14°13'23"E. along said Westerly right-of-way line for 9906.32 feet to a point on the South line of the Northwest Quarter (N.W.1/4) of Section 23, Township 46 South, Range 25 East, Lee County, Florida; thence run S.89°16'12"W. along the South line of said Northwest Quarter (N.W.1/4) for 664.67 feet to the Southeast corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run S.89°15'53"W. along the South line of Northeast Quarter of said Section 22 for 2658.61 feet to the point of beginning.

Said tract contains 494.77 acres, more or less.



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DCI 2005-00054

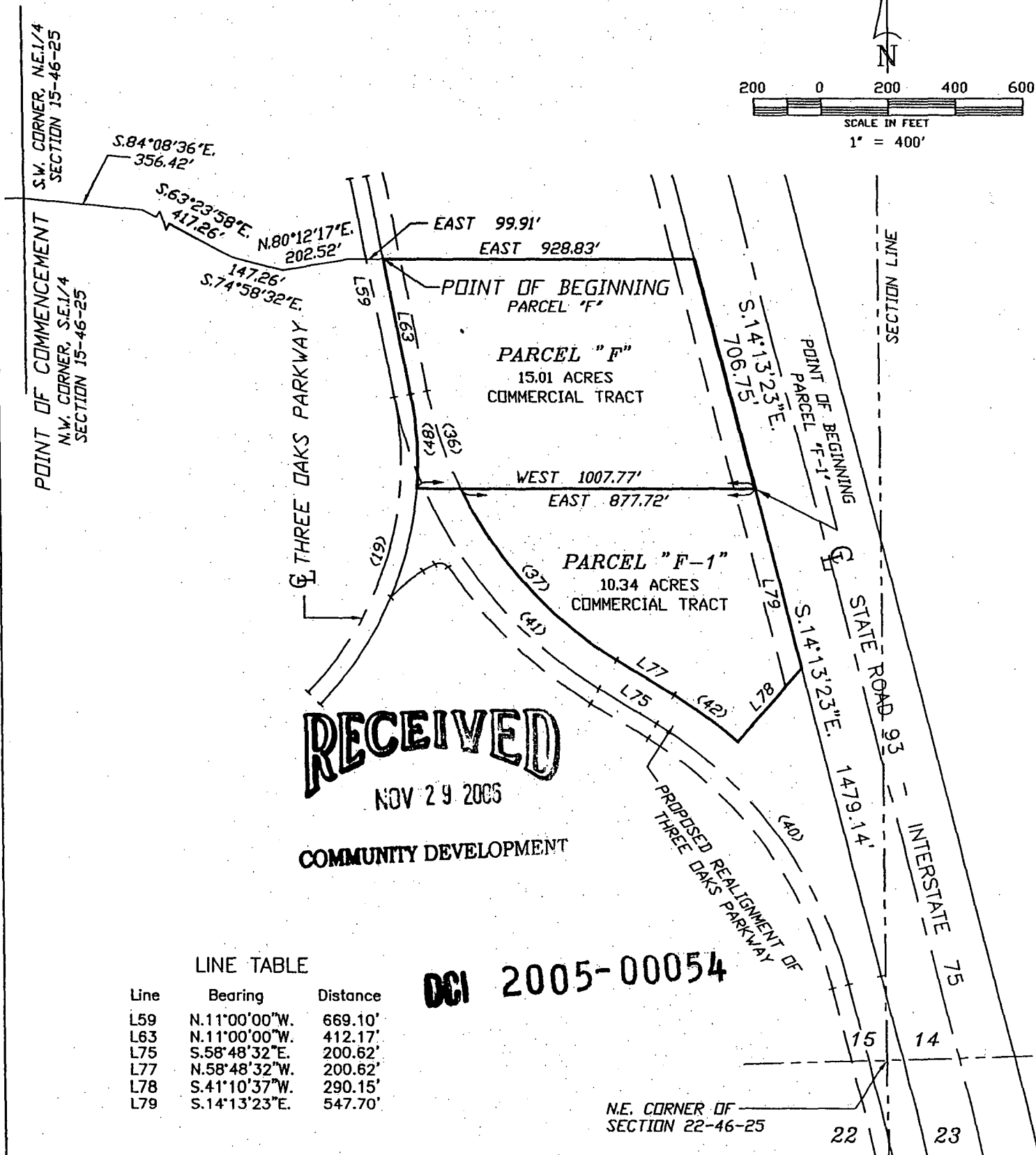
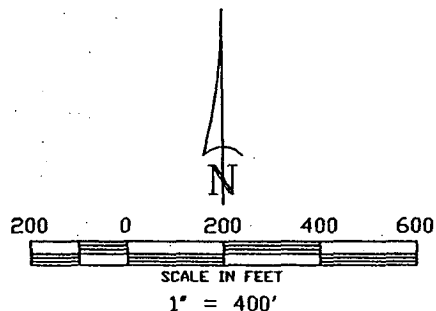
CPD
SHEET 1 OF 2
ZONING SKETCH OF
PART OF SECTION 15
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
 2706 S.E. SANTA BARBARA PLACE
 CAPE CORAL, FLORIDA
 PHONE: (239) 772-9939
 FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 9
 FILE #: 46-25-10
 SKETCH DATE: 5/2/06

THIS IS NOT A SURVEY.

SEE SHEET 2 OF 2 FOR
 LEGAL DESCRIPTION.



LINE TABLE

Line	Bearing	Distance
L59	N.11°00'00"W.	669.10'
L63	N.11°00'00"W.	412.17'
L75	S.58°48'32"E.	200.62'
L77	N.58°48'32"W.	200.62'
L78	S.41°10'37"W.	290.15'
L79	S.14°13'23"E.	547.70'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
19	980.00'	55°40'01"	952.14'	915.13'	S.16°49'45"W.
36	1200.00'	14°40'05"	307.21'	306.37'	N.18°20'33"W.
37	1200.00'	33°09'05"	694.32'	684.68'	N.42°13'59"W.
40	1275.00'	44°35'13"	992.17'	967.32'	S.36°30'58"E.
41	1300.00'	24°46'30"	562.12'	557.76'	S.46°25'17"E.
42	1350.00'	09°58'51"	235.17'	234.87'	N.53°49'06"W.
48	1030.00'	15°40'32"	281.80'	280.92'	N.03°09'44"W.

John B. Harris

JOHN B. HARRIS, PSM
 FLORIDA LAND SURVEYOR #4631

FLORIDA CERTIFICATE OF AUTHORIZATION LB #6921

CPD
SHEET 2 OF 2

DESCRIPTION: (Parcel "F")

A tract or land lying in the Southeast Quarter (S.E.1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida being more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of said Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 202.52 feet; thence run East for 99.91 feet to the point of beginning; thence continue East for 928.83 feet to a point on the Westerly right-of-way line of Highway I-75; thence run S.14°13'23"E. for 706.75 feet; thence run West for 1008.33 feet; thence run Northwesterly for 281.80 feet along the arc of a curve concave Southwesterly having a radius of 1030.00 feet, chord bearing N.03°09'44"W. and a chord distance of 280.92 feet; thence run N.11°00'00"W. for 412.17 feet to the point of beginning.

Tract herein described contains 15.01 acres.

TOGETHER WITH:

DESCRIPTION: (Parcel "F" - 1")

A tract of land lying in the Southeast Quarter (S.E.1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida being more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of said Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 202.52 feet; thence run East for 99.91 feet; thence continue East for 928.83 feet to a point on the Westerly right-of-way line of Highway I - 75; thence run S.14°13'23"E. along said Westerly right-of-way line for 706.75 feet to the point of beginning; thence continue S.14°13'23"E. along said Westerly right-of-way line for 547.70 feet; thence run S.41°10'37"W. for 290.15 feet to a point on a curve; thence run Northwesterly for 235.17 feet along the arc of a curve concave Southwesterly, with a radius of 1350.00 feet, a delta of 09°58'51", a chord bearing of N.53°49'06"W. and a chord distance of 234.87 feet to a point of tangency; thence run N.58°48'32"W. for 200.62 feet to a point of curvature; thence run Northwesterly for 694.32 feet along the arc of a curve concave Northeasterly, with a radius of 1200.00 feet, a delta of 33°09'05", a chord bearing of N.42°13'59"W. and a chord distance of 684.68 feet; thence run East for 877.82 feet to the point of beginning.

Tract herein described contains 10.34 acres.

DCI 2005-00054

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COMMUNITY DEVELOPMENT

CFPD
SHEET 1 OF 6
ZONING SKETCH OF
PART OF SECTIONS 10, 15, & 22
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

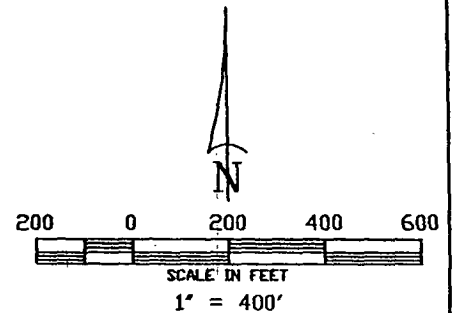
HARRIS - JØRGENSEN, INC.
 2706 S.E. SANTA BARBARA PLACE
 CAPE CORAL, FLORIDA
 PHONE: (239) 772-9939
 FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 6
 FILE #: 46-25-10
 SKETCH DATE: 5/2/06

THIS IS NOT A SURVEY.

LINE TABLE

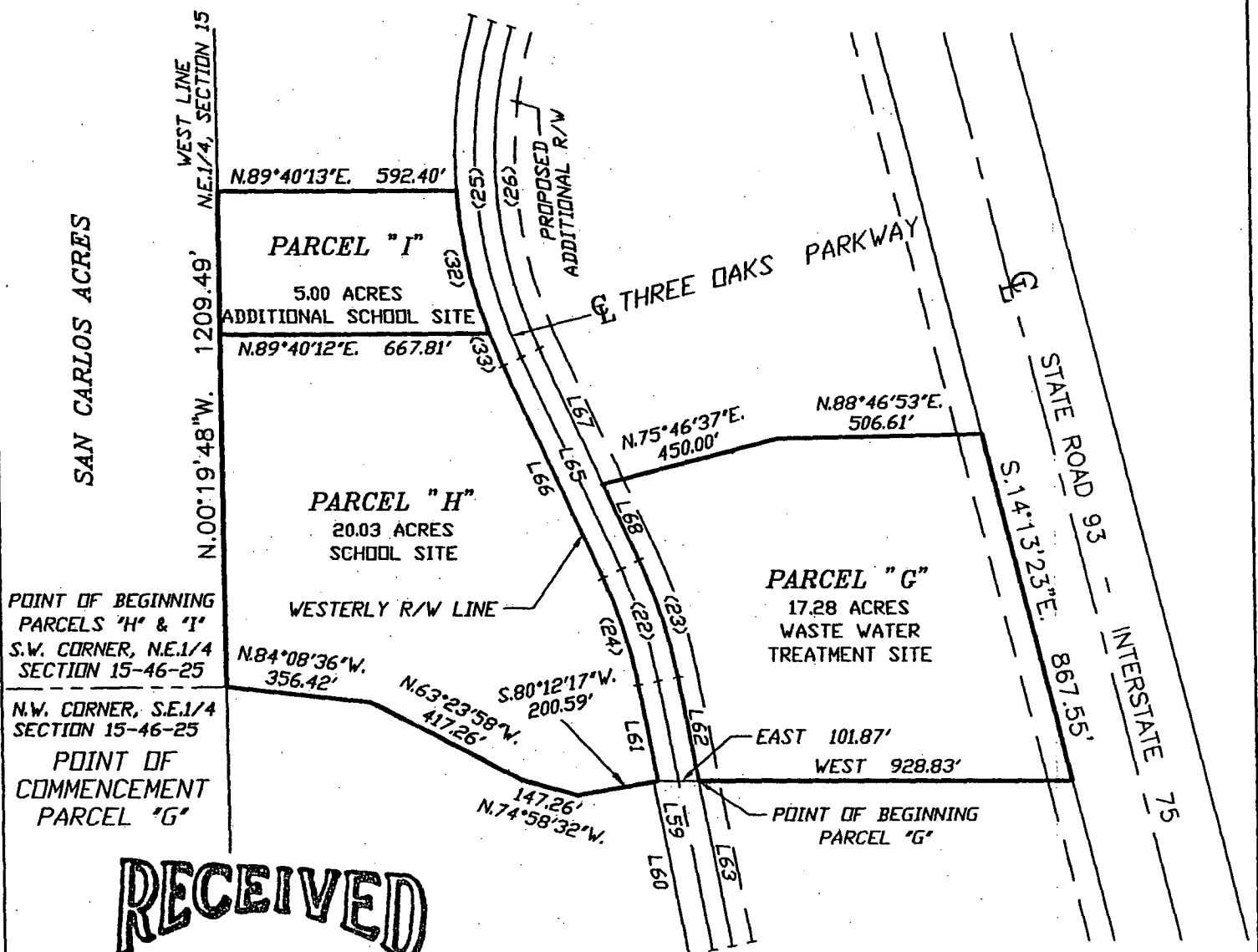
Line	Bearing	Distance
L59	N.11°00'00"W.	669.10'
L60	N.11°00'00"W.	431.52'
L61	S.11°00'00"E.	237.83'
L62	N.11°00'00"W.	256.93'
L65	N.25°00'25"W.	570.00'
L66	S.25°00'25"E.	570.00'
L67	N.25°00'25"W.	366.45'
L68	N.25°00'25"W.	203.55'



CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
22	1170.00'	14°00'25"	286.03'	285.32'	S.18°00'13"E.
23	1220.00'	14°00'25"	298.25'	297.51'	N.18°00'12"W.
24	1120.00'	14°00'25"	273.80'	273.12'	S.18°00'12"E.
25	1170.00'	41°29'57"	847.43'	829.03'	N.04°15'26"W.
26	1120.00'	41°29'58"	811.21'	793.60'	N.04°15'26"W.
32	1220.00'	16°54'26"	360.01'	358.70'	S.12°27'53"E.
33	1220.00'	04°05'15"	87.02'	87.00'	S.22°57'48"E.

SEE SHEET 2 OF 6 FOR
LEGAL DESCRIPTION.



RECEIVED

JUN 19 2006

COMMUNITY DEVELOPMENT

DCI 2005-00054

John B. Harris
 May 16, 2006
 JOHN B. HARRIS, PSM
 FLORIDA LAND SURVEYOR #4631
 FLORIDA CERTIFICATE OF AUTHORIZATION LB #6921

CFPD
SHEET 2 OF 6

DESCRIPTION: (Parcel "H" and "I")

A tract or parcel of land lying in Section 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Southwest corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 15; thence run N.00°19'48"W. along the West line of said Northeast Quarter (N.E.1/4) for 1209.49 feet; thence run N.89°40'13"E. for 592.40 feet to the Westerly right-of-way line of Three Oaks Parkway, said point being on a curve; thence run Southeasterly along said Westerly right-of-way line for 360.01 feet along the arc of a curve concave Northeasterly, with a radius of 1220.00 feet, a delta of 16°54'26", a chord bearing of S.12°27'53"E. and a chord distance of 358.70 feet to Southeasterly corner of Tract "I"; thence continue Southeasterly along said Westerly right-of-way line for 87.02 feet along the arc of a curve concave Northeasterly, with a radius of 1220.00 feet, a delta of 04°05'15", a chord bearing of S.22°57'48"E. and a chord distance of 87.00 feet to a point of tangency; thence run S.25°00'25"E. along said Westerly right-of-way line for 570.00 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 273.80 feet along the arc of a curve concave Southwesterly, with a radius of 1120.00 feet, a delta of 14°00'25", a chord bearing of S.18°00'12"E. and a chord distance of 273.12 feet to a point of tangency; thence run S.11°00'00"E. along said Westerly right-of-way line for 237.83 feet; thence run S.80°12'17"W. for 200.59 feet; thence run N.74°58'32"W. for 147.26 feet; thence run N.63°23'58"W. for 417.26 feet; thence run N.84°08'36"W. for 356.42 feet to the point of beginning.

Said tract contains 25.03 acres.

TOGETHER WITH:

DESCRIPTION: (Parcel "G")

A tract or parcel of land lying in Section 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 200.59 feet; thence run East for 101.87 feet to the Easterly right-of-way line of Three Oaks Parkway (100 feet wide) and the point of beginning; thence run N.11°00'00"W. along said Easterly right-of-way line for 256.93 feet to a point of curvature; thence run Northwesterly along said Easterly right-of-way line for 298.25 feet along the arc of a curve concave Southwesterly, a radius of 1220.00 feet, a delta of 14°00'25", a chord bearing of N.18°00'12"W. and a chord distance of 297.51 feet to a point of tangency; thence run N.25°00'25"W. along said Easterly right-of-way line for 203.55 feet; thence run N.75°46'37"E. for 450.00 feet; thence run N.88°46'53"E. for 506.61 feet to the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 867.55 feet; thence run West for 928.83 feet to the point of beginning.

Said tract contains 17.28 acres.

EXHIBIT A
Page 6 of 31

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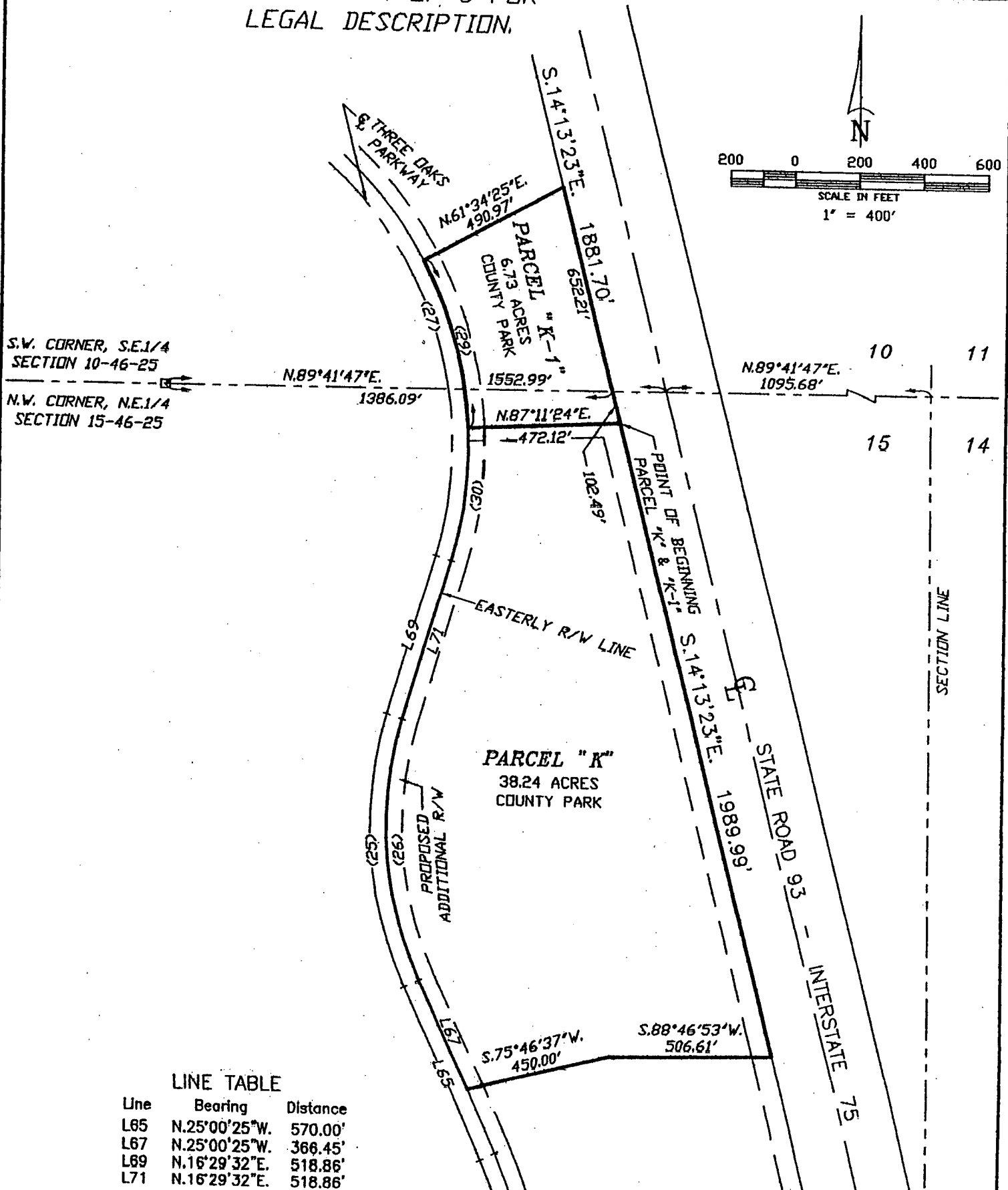
COMMUNITY DEVELOPMENT

CFPD
SHEET 3 OF 6
ZONING SKETCH OF
PART OF SECTIONS 10, 15, & 22
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.
SEE SHEET 4 OF 6 FOR
LEGAL DESCRIPTION.

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 7
FILE #: 46-25-10
SKETCH DATE: 5/2/06



LINE TABLE

Line	Bearing	Distance
L85	N.25°00'25"W.	570.00'
L67	N.25°00'25"W.	366.45'
L89	N.16°29'32"E.	518.86'
L71	N.16°29'32"E.	518.86'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
25	1170.00'	41°29'57"	847.43'	829.03'	N.04°15'26"W.
26	1120.00'	41°29'58"	811.21'	793.60'	N.04°15'26"W.
27	1170.00'	73°56'54"	1510.05'	1407.40'	S.20°28'55"E.
29	1220.00'	25°37'07"	545.50'	540.96'	N.15°37'12"W.
30	1220.00'	19°18'06"	411.00'	409.06'	N.06°50'28"E.

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COMMUNITY DEVELOPMENT

CFPD
SHEET 4 OF 6

DESCRIPTION: (Parcels "K" and "K-1")

A tract or parcel of land lying in Sections 10 and 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 15; thence run N.89°41'47"E. along the North line of said Northeast Quarter (N.E.1/4) for 1386.09 feet to a point on the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 102.49 feet to the point of beginning (being the Northeasterly corner of Tract "K"); thence continue S.14°13'23"E. along said Westerly right-of-way line for 1989.99 feet; thence run S.88°46'53"W. for 506.61 feet; thence run S.75°46'37"W. for 450.00 feet to the Easterly right-of-way line of Three Oaks Parkway (100 feet wide); thence run N.25°00'25"W. along said Easterly right-of-way line for 366.45 feet to a point of curvature; thence run Northwesterly along said Easterly right-of-way line for 811.21 feet along the arc of a curve concave Northeasterly, with a radius of 1120.00 feet, a delta of 41°29'58", a chord bearing of N.04°15'26"W. and a chord distance of 793.60 feet to a point of tangency; thence run N.16°29'32"E. along said Easterly right-of-way line for 518.86 feet to a point of curvature; thence run Northeasterly along said Easterly right-of-way line for 411.00 feet along the arc of a curve concave Northwesterly, with a radius of 1220.00 feet, a delta of 19°18'06", a chord bearing of N.06°50'28"E. and a chord distance of 409.06 feet to the Northwesterly corner of said Tract "K"; thence run Northwesterly along said Easterly right-of-way line for 545.50 feet along the arc of a curve concave Southwesterly, with a radius of 1220.00 feet, a delta of 25°37'07", a chord bearing of N.15°37'12"W. and a chord distance of 540.96 feet; thence run N.61°34'25"E. for 490.97 feet to the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 652.21 feet to the North line of the aforesaid Section 15; thence continue S.14°13'23"E. along said Westerly right-of-way line for 102.49 feet to the point of beginning.

Said tract contains 44.97 acres.

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EXHIBIT A
Page 8 of 31

COMMUNITY DEVELOPMENT

DCI 2005-00054

CFPD
SHEET 5 OF 6
ZONING SKETCH OF
PART OF SECTIONS 10, 15, & 22
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

CURVE TABLE

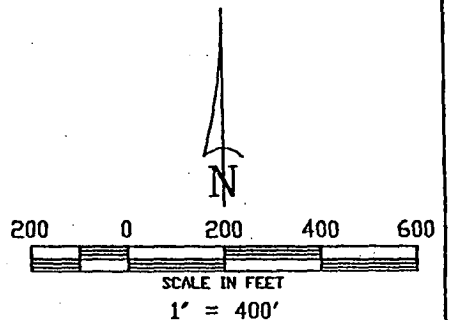
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
3	935.00'	02°46'26"	45.26'	45.26'	N.14°11'43"W.
7	1100.00'	75°27'49"	1448.80'	1346.33'	N.38°22'25"W.
10	1050.00'	63°19'06"	1160.00'	1101.91'	N.44°27'22"W.
11	1050.00'	12°09'02"	222.67'	222.25'	N.06°42'37"W.
12	1785.28'	31°39'17"	986.33'	973.83'	N.15°11'08"E.
14	1735.28'	28°22'50"	859.54'	850.78'	N.13°32'55"E.
18	1735.28'	01°50'49"	55.94'	55.94'	N.30°04'50"E.
49	1735.28'	01°25'05"	42.95'	42.95'	N.28°26'53"E.

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 8

FILE # 46-25-10

SKETCH DATE: 5/2/06



SEE SHEET 6 OF 6 FOR
LEGAL DESCRIPTION.

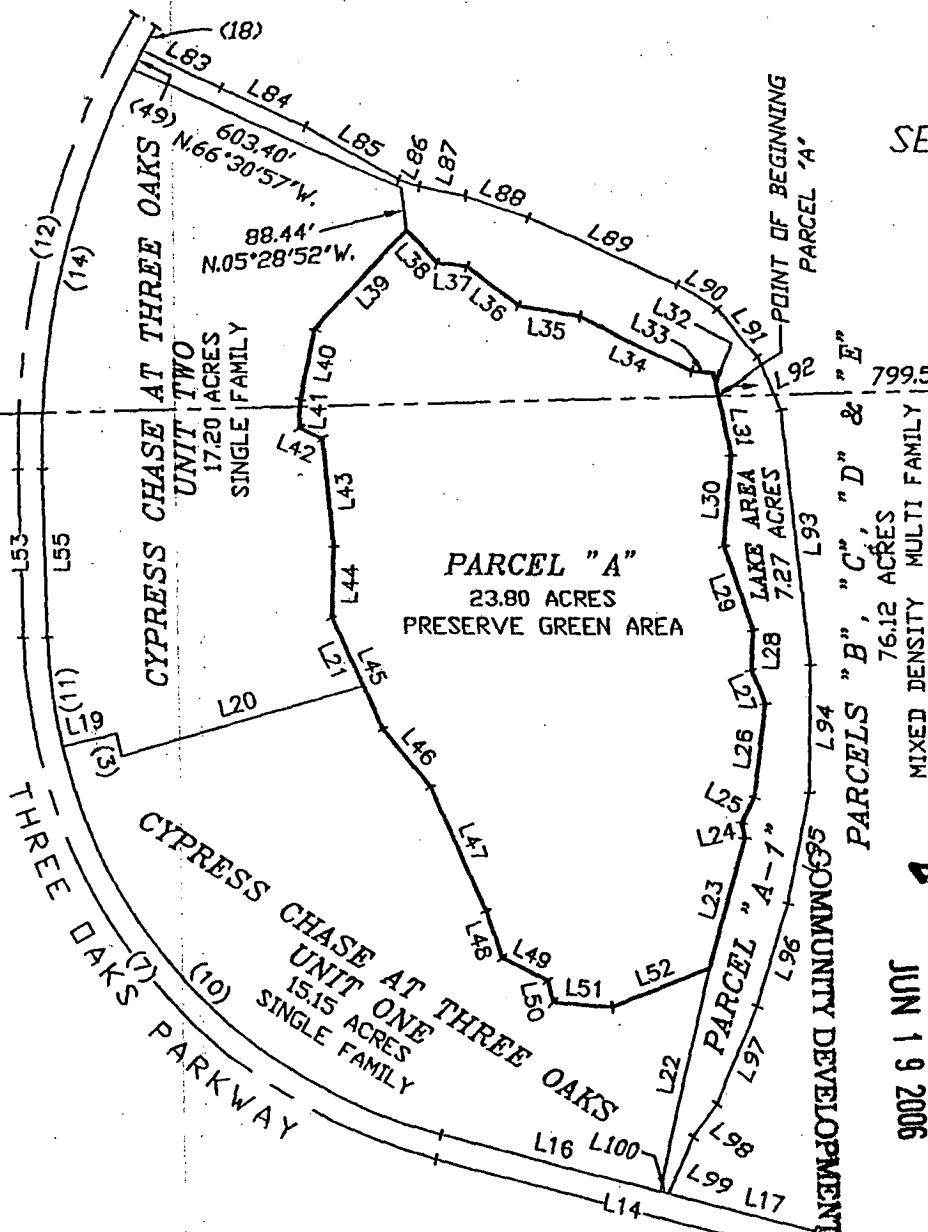
POINT OF
COMMENCEMENT
N.E. CORNER OF
SECTION 22-46-25

S.88°23'14"W.
104.96'

STATE ROAD 93 - INTERSTATE 75

UNIT 101, 235

RECEIVED
JUN 19 2006



LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L16	S.76°06'19"E.	465.58'
L17	S.76°06'19"E.	313.88'
L19	N.77°11'36"E.	115.00'
L20	N.74°25'10"E.	523.27'
L21	N.24°06'06"W.	154.44'
L22	N.13°53'41"E.	466.31'
L23	S.16°07'18"W.	277.66'
L24	S.12°01'00"E.	31.69'
L25	S.28°46'02"W.	58.04'
L26	S.07°46'15"W.	187.96'
L27	S.22°04'52"E.	74.60'
L28	S.03°46'03"W.	83.16'
L29	S.18°15'48"E.	181.53'
L30	S.05°28'43"W.	189.06'
L31	S.11°21'17"E.	126.05'
L32	S.11°21'17"E.	48.99'
L33	S.85°52'53"E.	43.93'
L34	S.63°39'28"E.	257.78'
L35	S.80°44'01"E.	129.45'

LINE TABLE

Line	Bearing	Distance
L36	S.51°37'12"E.	133.97'
L37	S.84°18'29"E.	62.62'
L38	S.42°37'55"E.	92.21'
L39	N.43°02'34"E.	282.53'
L40	N.11°56'54"E.	148.96'
L41	N.03°34'16"E.	59.13'
L42	N.65°49'54"W.	52.65'
L43	N.04°55'00"W.	227.32'
L44	N.02°47'39"E.	146.80'
L45	N.24°06'06"W.	247.63'
L46	N.39°51'14"W.	150.22'
L47	N.23°58'15"W.	274.03'
L48	N.18°34'28"W.	100.55'
L49	N.62°41'55"W.	106.20'
L50	N.11°41'32"W.	44.89'
L51	N.85°57'36"W.	123.50'
L52	S.68°40'50"W.	219.04'
L53	N.00°38'30"W.	349.45'
L55	N.00°38'30"W.	349.45'
L83	S.64°44'50"E.	177.95'

LINE TABLE

Line	Bearing	Distance
L84	S.66°30'07"E.	191.21'
L85	S.60°30'15"E.	219.67'
L86	S.70°58'05"E.	45.72'
L87	S.79°10'17"E.	96.62'
L88	S.71°11'03"E.	137.25'
L89	S.65°27'58"E.	336.91'
L90	S.57°59'19"E.	96.55'
L91	S.39°13'50"E.	128.89'
L92	S.23°08'49"E.	120.26'
L93	S.05°40'34"E.	530.21'
L94	S.01°29'07"W.	255.42'
L95	S.12°01'41"W.	230.68'
L96	S.17°34'52"W.	221.62'
L97	S.23°18'32"W.	218.47'
L98	S.37°33'24"W.	84.75'
L99	S.26°14'39"W.	124.11'
L100	N.76°06'19"W.	17.13'

CFPD
SHEET 6 OF 6

DESCRIPTION: (Parcel "A")

A tract or parcel of land lying in Section 15 and 22, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northeast corner of said Section 22; thence run S.88°23'40"W. for 799.59 feet along the North line of the Northeast Quarter (N.E.1/4) of said Section 22 to the point of beginning; thence run S.11°21'17"E. for 126.05 feet; thence run S.05°28'43"W. for 189.06 feet; thence run S.18°15'48"E. for 181.53 feet; thence run S.03°46'03"W. for 83.16 feet; thence run S.22°04'52"E. for 74.60 feet; thence run S.07°46'15"W. for 187.96 feet; thence run S.28°46'02"W. for 58.04 feet; thence run S.12°01'00"E. for 31.69 feet; thence run S.16°07'18"W. for 277.66 feet; thence run S.68°40'50"W. for 219.04 feet; thence run N.85°57'36"W. for 123.50 feet; thence run N.11°41'32"W. for 44.89 feet; thence run N.62°41'55"W. for 106.20 feet; thence run N.18°34'28"W. for 100.55 feet; thence run N.23°58'15"W. for 274.03 feet; thence run N.39°51'14"W. for 150.22 feet; thence run N.24°06'06"W. for 247.63 feet; thence run N.02°47'39"E. for 146.80 feet; thence run N.04°55'00"W. for 227.32 feet; thence run N.65°49'54"W. for 52.65 feet; thence run N.03°34'16"E. for 59.13 feet; thence run N.11°56'54"E. for 148.96 feet; thence run N.43°02'34"E. for 282.53 feet; thence run S.42°37'55"E. for 92.21 feet; thence run S.84°18'29"E. for 62.62 feet; thence run S.51°37'12"E. for 133.97 feet; thence run S.80°44'01"E. for 129.45 feet; thence run S.63°39'28"E. for 257.78 feet; thence run S.85°52'53"E. for 43.93 feet; thence run S.11°21'17"E. for 48.99 feet to the point of beginning.

Said tract contains 23.80 acres.

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COMMUNITY DEVELOPMENT

EXHIBIT A
Page 10 of 31

DCI 2005-00054

RPD
SHEET 1 OF 13
ZONING SKETCH OF
PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
 2706 S.E. SANTA BARBARA PLACE
 CAPE CORAL, FLORIDA
 PHONE: (239) 772-9939
 FAX: (239) 772-1315

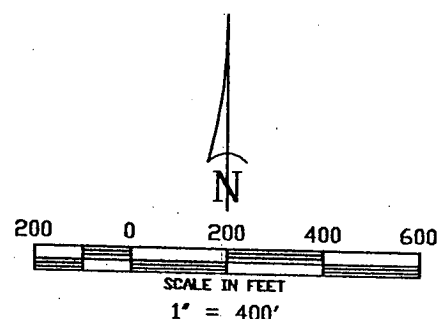
PROJECT # THREE OAKS R/W 1

FILE # 46-25-10

SKETCH DATE: 5/2/06

THIS IS NOT A SURVEY.

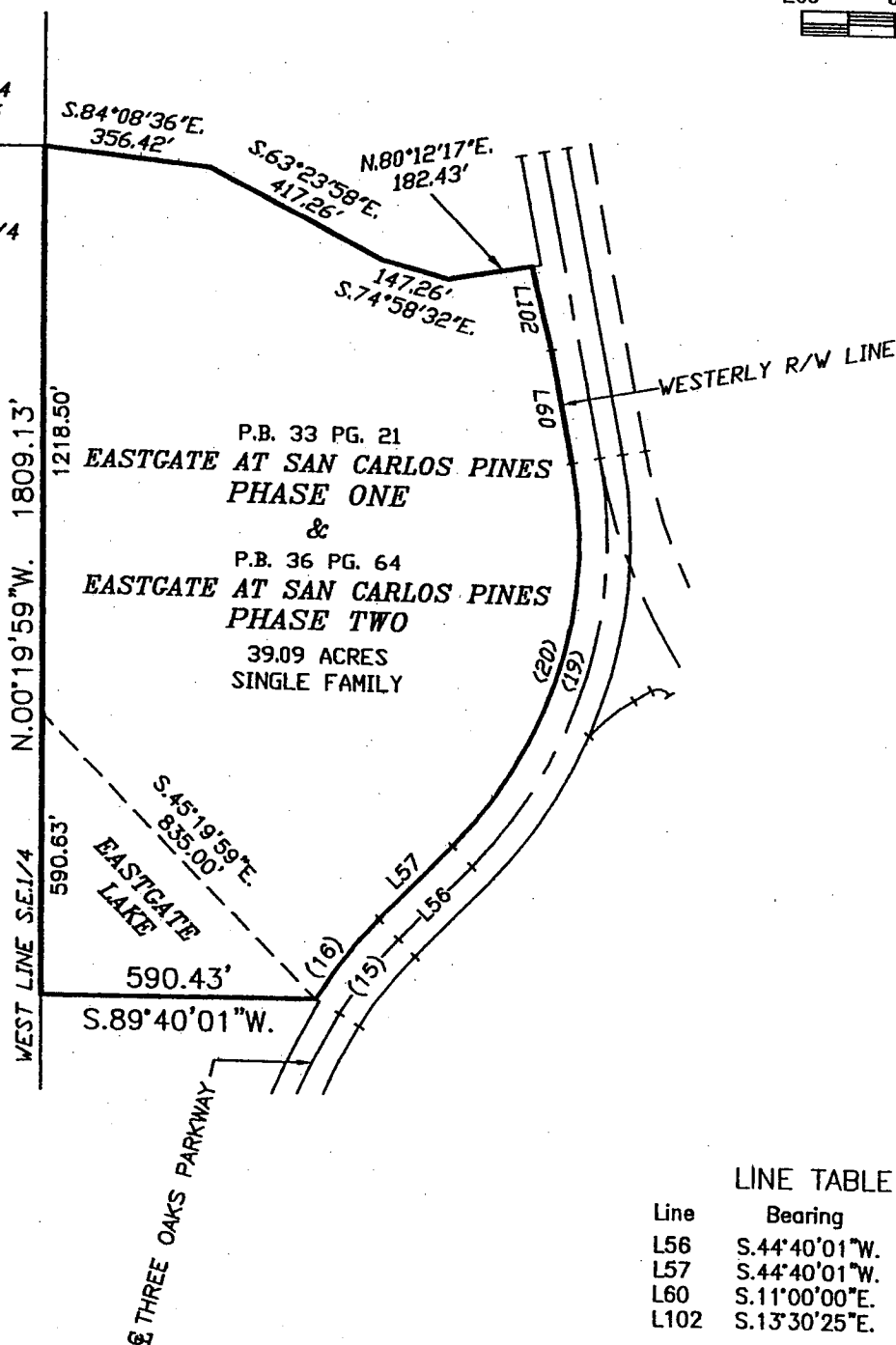
SEE SHEET 2 OF 13 FOR
 LEGAL DESCRIPTION.



S.W. CORNER, NE.1/4
 SECTION 15-46-25

POINT OF
 BEGINNING
 N.W. CORNER, S.E.1/4
 SECTION 15-46-25

SAN CARLOS, UNIT 18



LINE TABLE

Line	Bearing	Distance
L56	S.44°40'01"W.	222.08'
L57	S.44°40'01"W.	222.08'
L60	S.11°00'00"E.	246.44'
L102	S.13°30'25"E.	185.59'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
15	860.00'	13°39'14"	204.94'	204.46'	N.37°50'22"E.
16	920.00'	13°39'14"	219.24'	218.72'	S.37°50'24"W.
19	980.00'	55°40'01"	952.14'	915.13'	S.16°49'45"W.
20	920.00'	55°40'01"	893.85'	859.10'	S.16°49'45"W.

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COMMUNITY DEVELOPMENT

DCI 2005-00054

John B. Harris
 May 15, 2006

JOHN B. HARRIS, PSM
 FLORIDA LAND SURVEYOR #4631

FLORIDA CERTIFICATE OF AUTHORIZATION LB #6921

RPD
SHEET 2 OF 13

DESCRIPTION: (Eastgate)

A tract or parcel of land lying in the Southeast Quarter of Section 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 182.43 feet to a point on the Westerly right-of-way line of Three Oaks Parkway; thence run S.13°30'25"E. along said Westerly right-of-way line for 185.59 feet; thence run S.11°00'00"E. along said Westerly right-of-way line for 246.44 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 893.85 feet along the arc of a curve concave Northwesterly, with a radius of 920.00 feet, a delta of 55°40'01", a chord bearing of S.16°49'45"W. and a chord distance of 859.10 feet to a point of tangency; thence run S.44°40'01"W. along said Westerly right-of-way line for 222.08 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 219.24 feet along the arc of a curve concave Southeasterly, with a radius of 920.00 feet, a delta of 13°39'14", a chord bearing of S.37°50'24"W. and a chord distance of 218.72 feet; thence run S.89°40'01"W. for 590.43 feet to a point on the West line of the aforesaid Southeast Quarter (S.E.1/4); thence run N.00°19'59"W. along said West line for 1809.13 feet to the point of beginning.

Said tract contains 39.09 acres.

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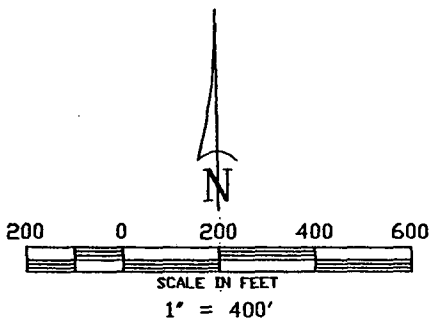
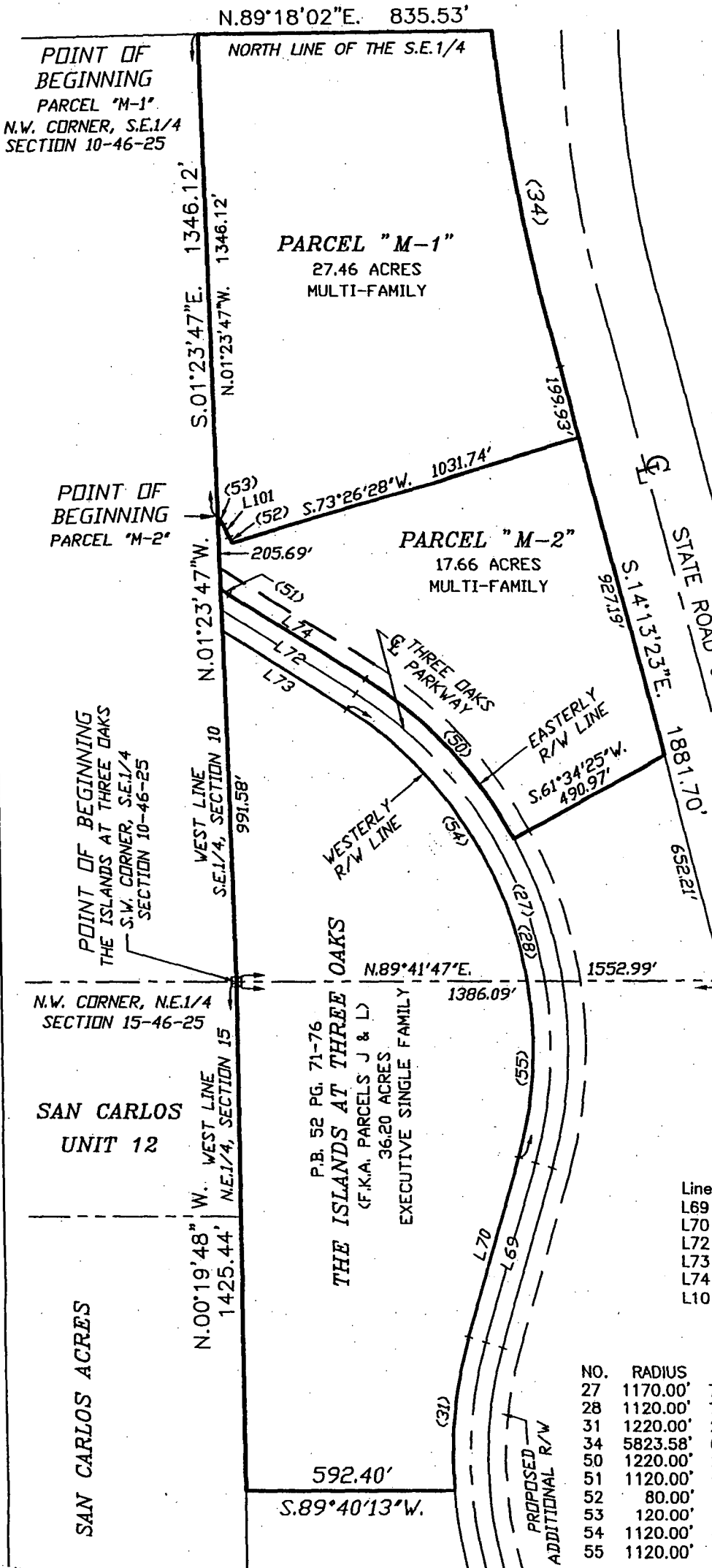
COMMUNITY DEVELOPMENT

DCI 2005-00054

RPD
SHEET 3 OF 13
ZONING SKETCH OF
PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
 2706 S.E. SANTA BARBARA PLACE
 CAPE CORAL, FLORIDA
 PHONE: (239) 772-9939
 FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 2
FILE #: 46-25-10
SKETCH DATE: 5/2/06



THIS IS NOT A SURVEY.
 SEE SHEET 4 & 5 OF 13
 FOR LEGAL DESCRIPTION.

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 COMMUNITY DEVELOPMENT

LINE TABLE

Line	Bearing	Distance
L69	N.16°29'32"E.	518.86'
L70	S.16°29'32"W.	518.86'
L72	N.57°27'22"W.	451.58'
L73	S.57°27'22"E.	412.66'
L74	N.57°27'22"W.	451.58'
L101	N.25°30'09"W.	37.14'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
27	1170.00'	73°56'54"	1510.05'	1407.40'	S.20°28'55"E.
28	1120.00'	73°56'49"	1445.52'	1347.26'	S.20°28'55"E.
31	1220.00'	20°30'19"	436.61'	434.29'	S.06°14'23"W.
34	5823.58'	09°26'17"	959.34'	958.25'	S.10°43'41"E.
50	1220.00'	29°01'36"	618.06'	611.47'	N.42°56'34"W.
51	1120.00'	01°27'49"	28.61'	28.61'	N.56°43'28"W.
52	80.00'	13°04'55"	18.27'	18.23'	N.32°02'37"W.
53	120.00'	13°52'19"	29.05'	28.98'	N.32°26'18"W.
54	1120.00'	48°14'28"	943.00'	915.40'	S.33°20'07"E.
55	1120.00'	25°42'20"	502.49'	498.28'	S.03°38'17"W.

RPD
SHEET 4 OF 13

DESCRIPTION: (Parcel M-1)

A tract or parcel of land lying in the Southeast Quarter of Section 10, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Northwest corner of the aforesaid Southeast Quarter (S.E.1/4); thence run N.89° 18'02"E. along the North line of said Southeast Quarter (S.E.1/4) for 835.53 feet to the Westerly right-of-way line of Interstate Highway #75, said point lying on a curve; thence run Southeasterly along said Westerly right-of-way line for 959.34 feet along the arc of a curve concave Northeasterly, with a radius of 5823.58 feet, a delta of 09°26'17", a chord bearing of S.10°43'41"E. and a chord distance of 958.25 feet to a point of tangency; thence run S.14°13'23"E. along said Westerly right-of-way line for 199.93 feet; thence run S.73°26'28"W. for 1031.74 feet to a point on a curve; thence run Northwesterly for 18.27 feet along the arc of a curve to the right having a radius of 80.00 feet, a delta of 13°04'55", a chord bearing of N.32°02'37"W. and a chord distance of 18.23 feet to a point of tangency; thence run N.25°30'09"W. for 37.14 feet to a point of curvature; thence run Northwesterly for 29.05 feet along the arc of a curve to the left having a radius of 120.00 feet, a delta of 13°52'19", a chord bearing of N.32°26'18"W. and a chord distance of 28.98 feet to a point on the West line of the Southeast Quarter (S.E.1/4) of said Section 10; thence run N.01°23'47"W. along said West line for 1346.12 feet to the point of beginning.

Said tract contains 27.46 acres.

TOGETHER WITH:

DESCRIPTION: (Parcel M-2)

A tract or parcel of land lying in the Southeast Quarter (S.E.1/4) of Section 10, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run S.01°23'47"E. along the West line of said Southeast Quarter (S.E.1/4) for 1346.12 feet to the point of beginning, said point being on a curve; thence run Southeasterly for 29.05 feet along the arc of a curve to the left having a radius of 120.00 feet, a delta of 13°52'19", a chord bearing of S.32°26'18"E. and a chord distance of 28.98 feet to a point of tangency; thence run S.25°30'09"E. for 37.14 feet to a point of curvature; thence run Southeasterly for 18.27 feet along the arc of a curve to the right having a radius of 80.00 feet, a delta of 13°04'55", a chord bearing of S.32°02'37"E. and a chord distance of 18.23 feet; thence run N.73°26'28"E. for 1031.74 feet to a point on the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 927.19 feet; thence run S.61°34'25"W. for 490.97 feet to a point on the Easterly right-of-way line of three Oaks Parkway (100 feet wide), said point being on a curve; thence run Northwesterly along said Easterly right-of-way line for 618.06 feet along the arc of a curve concave Southwesterly, with a radius of 1220.00 feet, a delta of 29°01'36", a chord bearing of N.42°56'34"W. and a chord distance of 611.47 feet to a point of tangency; thence run N.57°27'22"W. along said Easterly right-of-way line for 451.58 feet to a point of curvature; thence run Northwesterly along said Easterly right-of-way line for 28.61 feet along the arc of a curve concave Northeasterly, with a radius of 1120.00 feet, a delta of 01°27'

continued on sheet 5 of 13

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Page 14 of 31

RPD
SHEET 5 OF 13

49", a chord bearing of N.56°43'28"W. and a chord distance of 28.61 feet to a point on the West line of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run N.01°23'47"W. along said West line for 205.69 feet to the point of beginning.

Said tract contains 17.66 acres.

TOGETHER WITH:

DESCRIPTION: (The Islands at Three Oaks)

A tract or parcel of land lying in Sections 10 and 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Southwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run N.01°23'47"W. along the West line of said Southeast Quarter (S.E.1/4) for 991.58 feet to a point on the Westerly right-of-way line of Three Oaks Parkway; thence run S.57°27'22"E. along said Westerly right-of-way line for 412.66 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 943.00 feet along the arc of a curve concave Southwesterly, with a radius of 1120.00 feet, a delta of 48°14'28", a chord bearing of S.33°20'07"E. and a chord distance of 915.40 feet to a point on the North line of the aforesaid Section 15; thence run Southwesterly along said Westerly right-of-way line for 502.49 feet along the arc of a curve concave Northwesterly, with a radius of 1120.00 feet, a delta of 25°42'20", a chord bearing of S.03°38'17"W. and a chord distance of 498.28 feet to a point of tangency; thence run S.16°29'32"W. along said Westerly right-of-way line for 518.86 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 436.61 feet along the arc of a curve concave Southeasterly, with a radius of 1220.00 feet, a delta of 20°30'19", a chord bearing of S.06°14'23"W. and a chord distance of 434.29 feet; thence run S.89°40'13"W. for 592.40 feet to a point on the West line of the Northeast Quarter (N.E.1/4) of the aforesaid Section 15; thence run N.00°19'48"W. along the West line of said Northeast Quarter (N.E.1/4) for 1425.44 feet to the point of beginning.

Said tract contains 36.20 acres.

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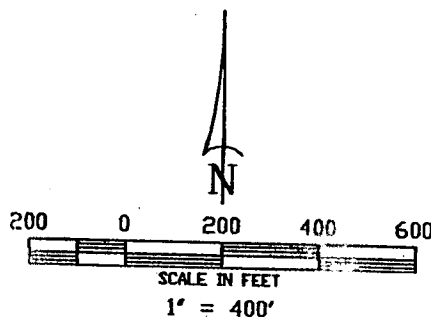
DCI 2005-00054

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 3

FILE #: 46-25-10

SKETCH DATE: 5/2/06



RPD
SHEET 6 OF 13
ZONING SKETCH OF
PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

SEE SHEET 7 OF 13 FOR
LEGAL DESCRIPTION.

LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L15	S.76°06'19"E.	576.62'
L18	S.76°06'19"E.	219.97'
L53	N.00°38'30"W.	349.45'
L54	S.00°38'30"E.	349.45'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
4	975.00'	71°40'13"	1219.61'	1141.64'	S.40°16'12"E.
5	925.00'	71°28'12"	1153.83'	1080.47'	S.40°22'13"E.
7	1100.00'	75°27'49"	1448.80'	1346.33'	N.38°22'25"W.
8	1150.00'	14°24'41"	289.25'	288.49'	S.68°53'59"E.
9	1150.00'	61°03'08"	1225.50'	1168.24'	S.31°10'04"E.
12	1785.28'	31°39'17"	986.33'	973.83'	N.15°11'08"E.
13	1835.28'	31°39'17"	1013.95'	1001.11'	S.15°11'08"W.

SAN CARLOS, UNIT 18

N.00°19'59"W. 2672.10'

863.15'

N.89°40'01"E.
590.43'

S.58°59'46"E.
10.00'

PINE RUN AT THREE OAKS

P.B. 38, PG. 67
29.00 ACRES
SINGLE FAMILY

1751.68'

N.00°38'30"W. 2606.31'

WESTERLY R/W LINE

PINE GLEN AT THREE OAKS
UNIT ONE
30.14 ACRES
SINGLE FAMILY

PINE GLEN AT THREE OAKS
UNIT TWO
21.30 ACRES
SINGLE FAMILY

1025.68'

S.89°15'53"W. 2653.58'

S.E. CORNER, NE.1/4
SECTION 22-46-25

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SHEET 7 OF 13

DESCRIPTON: (Pine Run at Three Oaks and Pine Glen at Three Oaks, Units One and Two)

A tract of land lying in Sections 15 and 22, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Northwest Quarter corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run N.00°19' 59"W. along the West line of the Southeast Quarter (S.E.1/4) of the aforesaid Section 15 for 863.15 feet; thence run N.89°40'01"E. for 590.43 feet; thence run S.58°59'46"E. for 10.00 feet to the Westerly right-of-way line of Three Oaks Parkway, said point lying on a curve; thence run Southwesterly along said Westerly right-of-way line for 1013.95 feet along the arc of a curve concave Southeasterly, with a radius of 1835.28 feet, a delta of 31°39' 17", a chord bearing of S.15°11'08"W. and a chord distance of 1001.11 feet to a point of tangency; thence run S.00°38'30"E. along said Westerly right-of-way line for 349.45 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 1225.50 feet along the arc of a curve concave Northeasterly, with a radius of 1150.00 feet, a delta of 61°03' 08", a chord bearing of S.31°10'04"E. and a chord distance of 1168.24 feet to a point common to the boundaries of Pine Run At Three Oaks and Pine Glen At Three Oaks Unit One; thence continue Southeasterly along said Westerly right-of-way line for 289.25 feet along the arc of a curve concave Northeasterly, with a radius of 1150.00 feet, a delta of 14°24'41", chord bearing of S.68°53'59"E. and a chord distance of 288.49 feet to a point of tangency; thence run S.76°06' 19"E. along said Westerly right-of-way line for 576.62 feet to a point on the common boundaries of Pine Glen At Three Oaks Unit One and Pine Glen At Three Oaks Unit Two; thence continue S.76°06'19"E. along said Westerly right-of-way line for 219.97 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 1153.83 feet along the arc of a curve concave Southwesterly, with a radius of 925.00 feet, a delta of 71°28'12", a chord bearing of S.40°22'13"E. and a chord distance of 1080.47 feet to the Southeast corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run S.89°15' 53"W. along the South line of said Northeast Quarter (N.E.1/4) for 2653.58 feet to the Southwest corner of the Northeast Quarter (N.E.1/4) of said Section 22; thence run N.00°38'30"W. along the West line of the Northeast Quarter (N.E.1/4) of said Section 22 for 2606.31 feet to the point of beginning.

Said tract contains 80.44 acres.

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SHEET 8 OF 13
ZONING SKETCH OF
PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

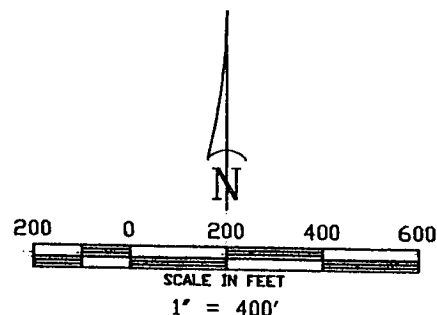
THIS IS NOT A SURVEY.
 SEE SHEET 9 OF 13 FOR
 LEGAL DESCRIPTION.

HARRIS - JORGENSEN, INC.
 2706 S.E. SANTA BARBARA PLACE
 CAPE CORAL, FLORIDA
 PHONE: (239) 772-9939
 FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 4
 FILE #: 46-25-10
 SKETCH DATE: 5/2/06

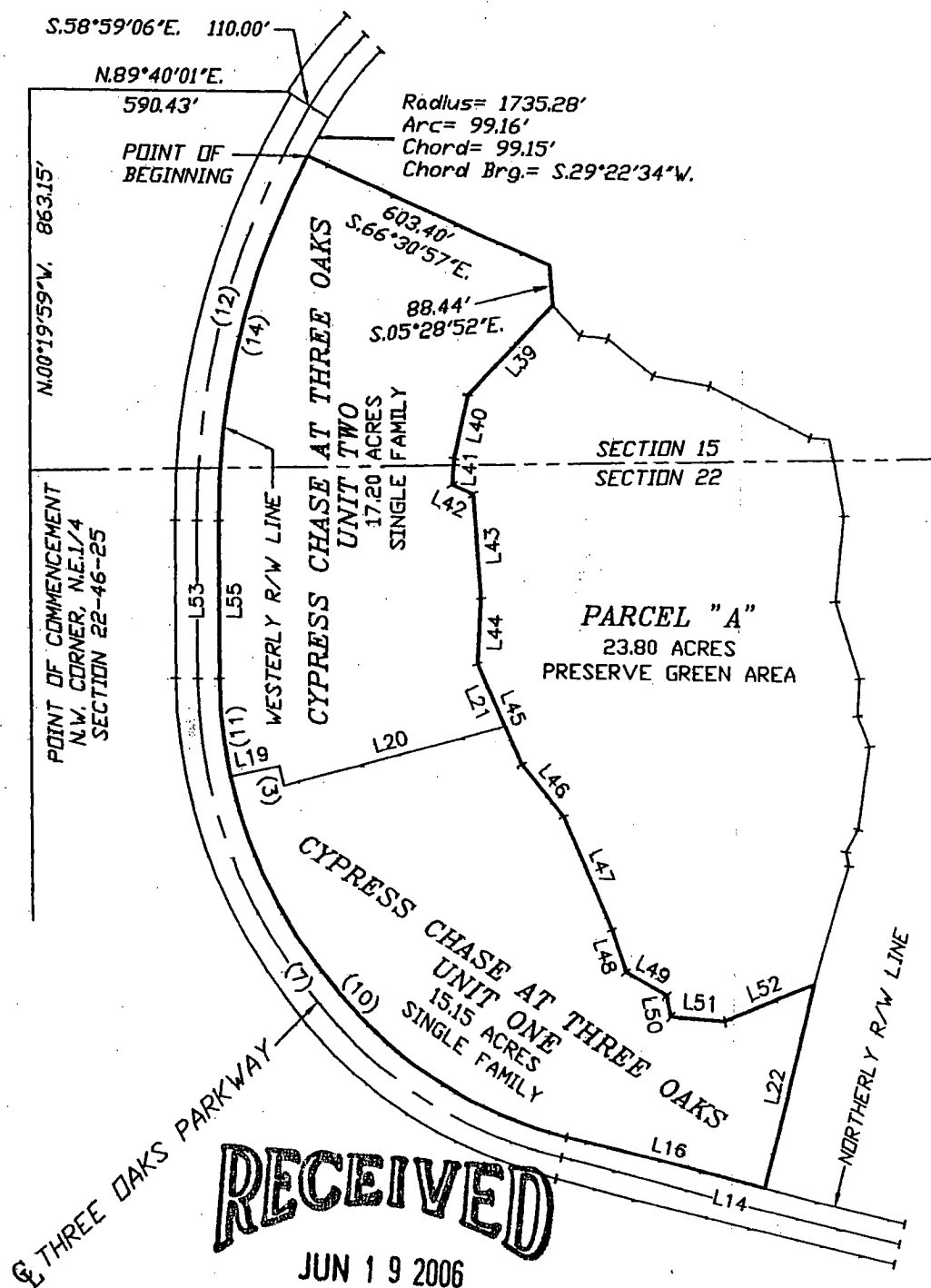
CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
3	935.00'	02°46'26"	45.26'	45.26'	N.14°11'43"W.
7	1100.00'	75°27'49"	1448.80'	1346.33'	N.38°22'25"W.
10	1050.00'	63°17'54"	1160.00'	1101.90'	N.44°27'22"W.
11	1050.00'	12°09'55"	222.94'	222.52'	N.06°43'27"W.
12	1785.28'	31°39'17"	986.33'	973.83'	N.15°11'08"E.
14	1735.28'	28°22'50"	859.54'	850.78'	N.13°32'55"E.



LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L16	N.76°06'19"W.	465.58'
L19	N.77°11'36"E.	115.00'
L20	N.74°25'10"E.	523.27'
L21	N.24°06'06"W.	154.44'
L22	S.13°53'41"W.	466.31'
L39	S.43°02'34"W.	282.53'
L40	S.11°56'54"W.	148.96'
L41	S.03°34'16"W.	59.13'
L42	S.65°49'54"E.	52.65'
L43	S.04°55'00"E.	227.32'
L44	S.02°47'39"W.	146.80'
L45	S.24°06'06"E.	247.63'
L46	S.39°51'14"E.	150.22'
L47	S.23°58'15"E.	274.03'
L48	S.18°34'28"E.	100.55'
L49	S.62°41'55"E.	106.20'
L50	S.11°41'32"E.	44.89'
L51	S.85°57'36"E.	123.50'
L52	N.68°40'50"E.	219.04'
L53	N.00°38'30"W.	349.45'
L55	N.00°38'30"W.	349.45'



RPD
SHEET 9 OF 13

DESCRIPTION: (Cypress Chase At Three Oaks Units One and Two)

A tract or parcel of land lying in Sections 15 and 22, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run N.00°19'59"W. along the West line of the aforesaid Section 15 for 863.15 feet; thence run N.89°40'01"E. for 590.43 feet; thence run S.58°59'06"E. for 110.00 feet to the Easterly right-of-way line of Three Oaks Parkway, said point being on a curve; thence run Southwesterly along said Easterly right-of-way line for 99.16 feet along the arc of a curve concave Southeasterly, with a radius of 1735.28 feet, a chord bearing of S.29°22'34"W. and a chord distance of 99.15 feet to the point of beginning; thence run S.66°30'57"E. for 603.40 feet; thence run S.05°28'52"E. for 88.44 feet; thence run S.43°02'34"W. for 282.53 feet; thence run S.11°56'54"W. for 148.96 feet; thence run S.03°34'16"W. for 59.13 feet; thence run S.65°49'54"E. for 52.65 feet; thence run S.04°55'00"E. for 227.32 feet; thence run S.02°47'39"W. for 146.80 feet; thence run S.24°06'06"E. for 247.63 feet; thence run S.39°51'14"E. for 150.22 feet; thence run S.23°58'15"E. for 274.03 feet; thence run S.18°34'28"E. for 100.55 feet; thence run S.62°41'55"E. for 106.20 feet; thence run S.11°41'32"E. for 44.89 feet; thence run S.85°57'36"E. for 123.50 feet; thence run N.68°40'50"E. for 219.04 feet; thence run S.13°53'41"W. for 466.31 feet to a point on the Northerly right-of-way line of Three Oaks Parkway; thence run N.76°06'19"W. along said Northerly right-of-way line for 465.58 feet to a point of curvature; thence run Northwesterly along said Northerly right-of-way line for 1160.00 feet along the arc of a curve concave Northeasterly, with a radius of 1050.00 feet, a delta of 63°17'54", a chord bearing of N.44°27'22"W. and a chord distance of 1101.90 feet to a common point between the boundaries of Cypress Chase At Three Oaks Units One and Two, said point lying on the Easterly right-of-way line of said Three Oaks Parkway; thence continue Northwesterly along said Easterly right-of-way line for 222.94 feet along the arc of a curve concave Northeasterly, with a radius of 1050.00 feet, a delta of 12°09'55", a chord bearing of N.06°43'27"W. and a chord distance of 222.52 feet to a point of tangency; thence run N.00°38'30"W. along said Easterly right-of-way line for 349.45 feet to a point of curvature; thence run Northeasterly along said Easterly right-of-way line for 859.54 feet along the arc of a curve concave Southeasterly, with a radius of 1735.28 feet, a delta of 28°22'50", a chord bearing of N.13°32'55"E. and a chord distance of 850.78 feet to the point of beginning.

Said tract contains 32.35 acres.

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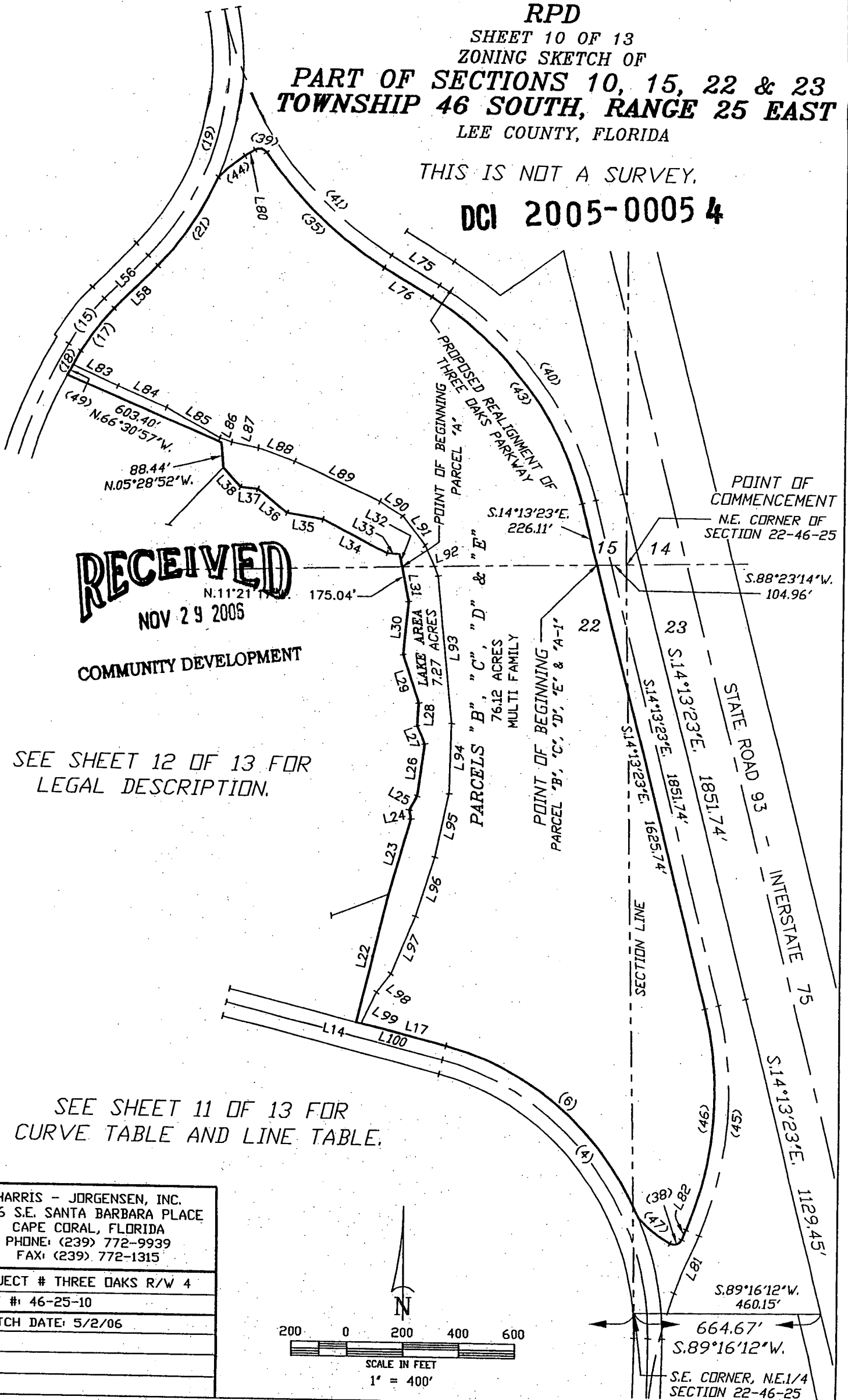
COMMUNITY DEVELOPMENT

DCI 2005-00054

RPD
SHEET 10 OF 13
ZONING SKETCH OF
PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

DCI 2005-0005 4



RPD
SHEET 11 OF 13
ZONING SKETCH OF
PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC. 2706 S.E. SANTA BARBARA PLACE CAPE CORAL, FLORIDA PHONE: (239) 772-9939 FAX: (239) 772-1315
PROJECT # THREE OAKS R/W 5
FILE # 46-25-10
SKETCH DATE: 5/2/06

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
4	975.00'	71°40'13"	1219.61'	1141.64'	S.40°16'12"E.
6	1025.00'	54°02'04"	966.65'	931.23'	N.49°05'43"W.
16	920.00'	13°39'14"	220.19'	218.72'	N.37°50'24"E.
17	810.00'	13°39'14"	193.03'	192.57'	N.37°51'19"E.
18	1735.28'	03°16'28"	99.17'	99.16'	N.29°11'10"E.
19	980.00'	55°40'01"	952.14'	915.13'	S.16°49'45"W.
21	1030.00'	21°15'10"	382.06'	379.87'	N.34°02'00"E.
35	1350.00'	24°52'19"	586.03'	581.44'	S.46°22'22"E.
38	30.00'	95°36'18"	50.07'	44.45'	S.68°59'39"W.
39	30.00'	87°30'29"	45.82'	41.49'	S.77°41'27"E.
40	1275.00'	44°35'13"	992.17'	967.32'	S.36°30'58"E.
41	1300.00'	24°46'30"	562.12'	557.76'	S.46°25'17"E.
43	1200.00'	44°35'13"	933.83'	910.44'	S.36°30'56"E.
44	470.00'	15°02'16"	123.36'	123.00'	N.51°02'10"E.
45	1275.00'	37°24'06"	832.30'	817.60'	S.04°28'40"W.
46	1200.00'	37°24'02"	783.32'	769.48'	S.04°28'42"W.
47	469.00'	14°37'54"	119.77'	119.44'	N.57°51'55"W.
49	1735.28'	01°25'05"	42.95'	42.95'	N.28°26'53"E.

LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L17	N.76°06'19"W.	313.88'
L22	N.13°53'41"E.	466.31'
L23	N.16°07'18"E.	277.66'
L24	N.12°01'00"W.	31.69'
L25	N.28°46'02"E.	58.04'
L26	N.07°46'15"E.	187.96'
L27	N.22°04'52"W.	74.60'
L28	N.03°46'03"E.	83.16'
L29	N.18°15'48"W.	181.53'
L30	N.05°28'43"E.	189.06'
L31	N.11°21'17"W.	126.05'
L32	N.11°21'17"W.	48.99'
L33	N.85°52'53"W.	43.93'
L34	N.63°39'28"W.	257.78'
L35	N.80°44'01"W.	129.45'
L36	N.51°37'12"W.	133.97'
L37	N.84°18'29"W.	62.62'
L38	N.42°37'55"W.	92.21'
L56	N.44°40'01"E.	222.08'
L58	N.44°40'01"E.	222.08'
L75	S.58°48'32"E.	200.62'
L76	S.58°48'32"E.	200.62'
L80	N.58°33'18"E.	42.96'
L81	N.23°10'43"E.	223.99'
L82	S.23°10'43"W.	38.83'
L83	S.64°44'50"E.	177.95'
L84	S.66°30'07"E.	191.21'
L85	S.60°30'15"E.	219.67'
L86	S.70°58'05"E.	45.72'
L87	S.79°10'17"E.	96.62'
L88	S.71°11'03"E.	137.25'
L89	S.65°27'58"E.	336.91'
L90	S.57°59'19"E.	96.55'
L91	S.39°13'50"E.	128.89'
L92	S.23°08'49"E.	120.26'
L93	S.05°40'34"E.	530.21'
L94	S.01°29'07"W.	255.42'
L95	S.12°01'41"W.	230.68'
L96	S.17°34'52"W.	221.62'
L97	S.23°18'32"W.	218.47'
L98	S.37°33'24"W.	84.75'
L99	S.26°14'39"W.	124.11'
L100	N.76°06'19"W.	331.01'

DCI 2005-0005 4

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COMMUNITY DEVELOPMENT

RPD
SHEET 12 OF 13

DESCRIPTION: (Parcels "B", "C", "D" and "E")

A tract or parcel of land lying in Sections 15, 22 and 23, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northeast corner of the aforesaid Section 22; thence run S.88°23'14"W. along the North line of said Section 22 for 104.96 feet to the point of beginning, said point lying on the Westerly right-of-way line of the Three Oaks Parkway realignment project (County Project # CN-02-06); thence run S.14°13'23"E. along said Westerly right-of-way line for 1625.74 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 783.32 feet along the arc of a curve concave Westerly, with a radius of 1200.00 feet, a delta of 37°24'02", a chord bearing of S.04°28'42"W. and a chord distance of 769.48 feet to a point of tangency; thence run S.23°10'43"W. along said Westerly right-of-way line for 38.83 feet to a point on a curve; thence run Southwesterly along the aforesaid right-of-way line for 50.07 feet along the arc of a curve (not radial to the previously described line) concave Northerly, with a radius of 30.00 feet, a delta of 95°36'18" (95°37'07" per right-of-way map), a chord bearing of S.68°59'39"W. and a chord distance of 44.45 feet to a point on a non-compound curve; thence run Northwesterly along said right-of-way line for 119.77 feet (120.03 per right-of-way map) along the arc of a curve concave Northerly, with a radius of 469.00 feet; a delta of 14°37'54" (14°39'51" per right-of-way map), a chord bearing of N.57°51'55"W. and a chord distance of 119.44 feet to a point on a curve on the Northeastly right-of-way line of Three Oaks Parkway (100 feet wide); thence run Northwesterly along said Northeastly right-of-way line for 966.65 feet along the arc of a curve concave Southwesterly, with a radius of 1025.00 feet, a delta of 54°02'04", a chord bearing of N.49°05'43"W. and a chord distance of 931.23 feet to a point of tangency; thence run N.76°06'19"W. along said Northeastly right-of-way line for 331.01 feet to the Southeastly corner of Cypress Chase At Three Oaks, Unit One, as recorded in Plat Book 41, Pages 29 and 30, Public Records of Lee County, Florida; thence run N.13°53'41"E. along the Easterly line of said Cypress Chase At Three Oaks, Unit One for 466.31 feet; thence run N.16°07'18"E. for 277.66 feet; thence run N.12°01'00"W. for 31.69 feet; thence run N.28°46'02"E. for 58.04 feet; thence run N.07°46'15"E. for 187.96 feet; thence run N.22°04'52"W. for 74.60 feet; thence run N.03°46'03"E. for 83.16 feet; thence run N.18°15'48"W. for 181.53 feet; thence run N.05°28'43"E. for 189.06 feet; thence run N.11°21'17"W. for 175.04 feet; thence run N.85°52'53"W. for 43.93 feet; thence run N.63°39'28"W. for 257.78 feet; thence run N.80°44'01"W. for 129.45 feet; thence run N.51°37'12"W. for 133.97 feet; thence run N.84°18'29"W. for 62.62 feet; thence run N.42°37'55"W. for 92.21 feet to a point on the Easterly line of Cypress Chase At Three Oaks, Unit Two as recorded in Plat Book 43, Pages 49 and 50, Public Records of Lee County, Florida; thence run N.05°28'52"W. along the Easterly line of said Cypress Chase At Three Oaks, Unit Two for 88.44 feet to the Northeastly corner of said Cypress Chase At Three Oaks, Unit Two; thence run N.66°30'57"W. along the Northerly line of said Cypress Chase At Three Oaks, Unit Two for 603.40 feet to the Northwesterly corner of said Cypress Chase At Three Oaks, Unit Two, said point lying on the Easterly right-of-way line of Three Oaks Parkway (50.00 feet from centerline); thence run Northeastly along said Easterly right-of-way line (not radial to the previously described line) for 99.17 feet along the arc of a curve concave Southeastly, with a radius of 1735.28 feet, a delta of 03°16'28", a chord bearing of N.29°11'10"E. and a chord distance of 99.16 feet to a point of compound curvature; thence run Northeastly along said Easterly right-of-way line for 193.03 feet along the arc of a curve concave Southeastly, with a radius

continued of sheet 13 of 13

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SHEET 13 OF 13

of 810.00 feet, a delta of $13^{\circ}39'14''$, a chord bearing of $N.37^{\circ}51'19''E.$ and a chord distance of 192.57 feet to a point of tangency; thence run $N.44^{\circ}40'01''E.$ along said Easterly right-of-way line for 222.08 feet to a point of curvature; thence run Northeasterly along said Easterly right-of-way line for 382.06 feet along the arc of a curve concave Northwesterly, with a radius of 1030.00 feet, a delta of $21^{\circ}15'10''$, a chord bearing of $N.34^{\circ}02'00''E.$ and a chord distance of 379.87 feet to a point on a curve on the right-of-way line of the aforesaid realignment of Three Oaks Parkway; thence run Northeasterly along the right-of-way line of said realignment for 123.36 feet (122.84 per right-of-way map) along the arc of a curve concave Southeasterly, with a radius of 470.00 feet, a delta of $15^{\circ}02'16''$ ($14^{\circ}58'31''$ per right-of-way map), a chord bearing of $N.51^{\circ}02'10''E.$ ($N.51^{\circ}04'03''E.$ per right-of-way map), and a chord distance of 123.00 feet (122.49 feet per right-of-way map) to a point of tangency; thence run $N.58^{\circ}33'18''E.$ along the right-of-way line of said realignment for 42.96 feet to a point of curvature; thence run Southeasterly along said realignment for 45.82 feet along the arc of a curve concave Southerly, with a radius of 30.00 feet, a delta of $87^{\circ}30'29''$, a chord bearing of $S.77^{\circ}41'27''E.$ and a chord distance of 41.49 feet to a point of reverse curvature; thence run Southeasterly along said right-of-way line of said realignment for 586.03 feet along the arc of a curve concave Northeasterly, with a radius of 1350.00 feet, a delta of $24^{\circ}52'19''$, a chord bearing of $S.46^{\circ}22'22''E.$ and a chord distance of 581.44 feet to a point of tangency; thence run $S.58^{\circ}48'32''E.$ along said right-of-way of said realignment for 200.62 feet to a point of curvature; thence run Southeasterly along said right-of-way line of said realignment for 933.83 feet along the arc of a curve concave Southwesterly, with a radius of 1200.00 feet, a delta of $44^{\circ}35'13''$, a chord bearing of $S.36^{\circ}30'56''E.$ and a chord distance of 910.44 feet to a point of tangency; thence run $S.14^{\circ}13'23''E.$ along the right-of-way line of said realignment for 226.11 feet to the point of beginning.

Said tract contains 76.12 acres.

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COMMUNITY DEVELOPMENT

ZONING SKETCH OF
EXISTING THREE OAKS PARKWAY RIGHT-OF-WAY
SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

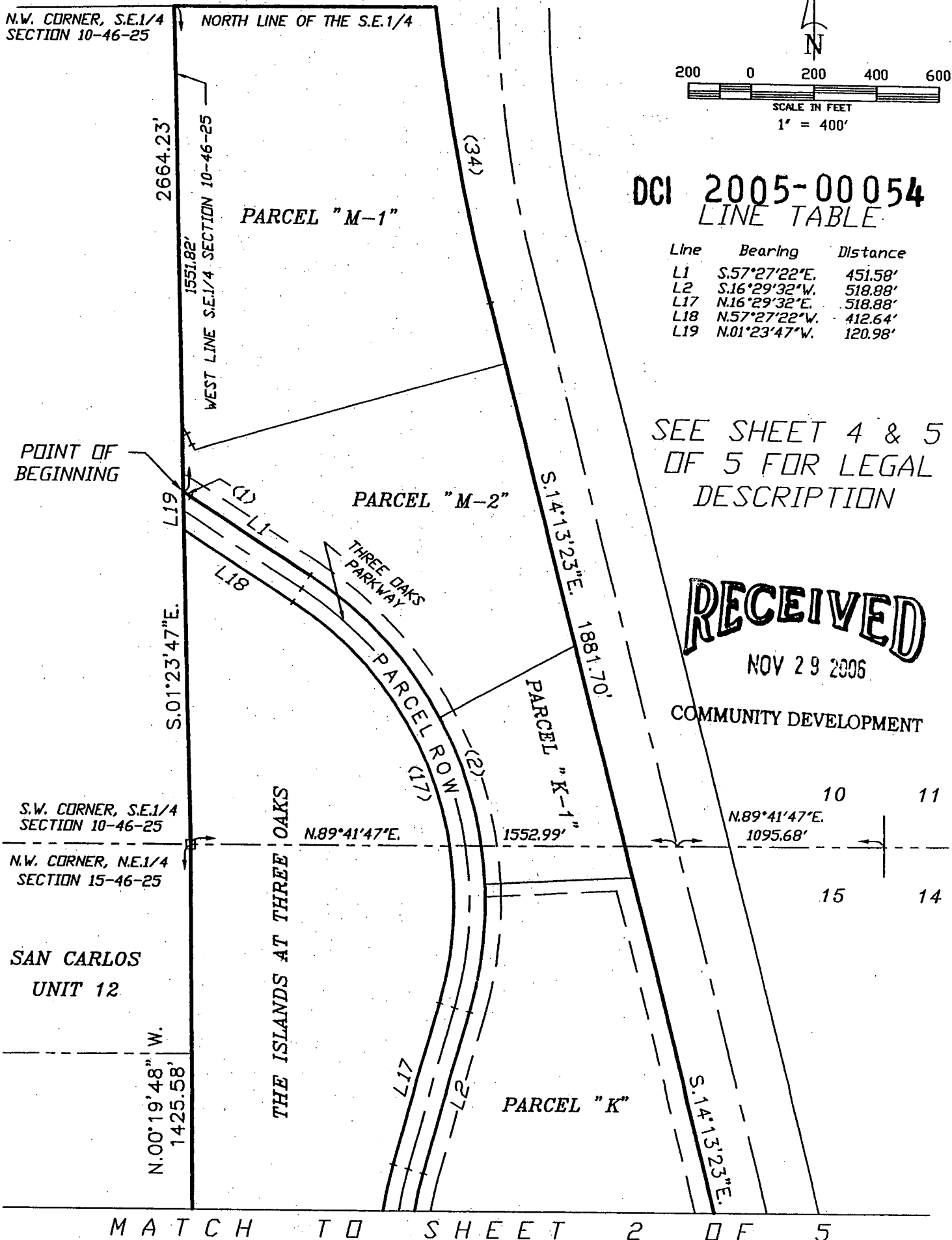
CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	1120.00'	01°27'49"	28.61'	28.61'	S.56°43'28"E.
2	1220.00'	73°56'49"	1574.55'	1467.53'	S.20°28'57"E.
17	1120.00'	73°56'49"	1445.49'	1347.24'	N.20°28'57"W.

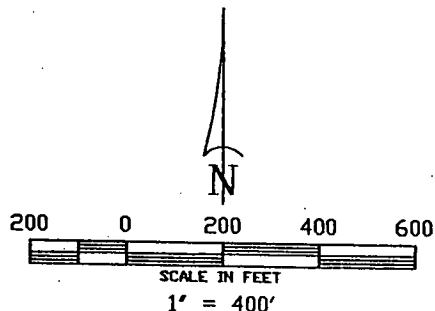
POINT OF COMMENCEMENT N.89°18'02"E. 835.53'

N.W. CORNER, S.E.1/4 SECTION 10-46-25

NORTH LINE OF THE S.E.1/4



HARRIS - JORGENSEN, INC. 2706 S.E. SANTA BARBARA PLACE CAPE CORAL, FLORIDA PHONE: (239) 772-9939 FAX: (239) 772-1315	
PROJECT # THREE OAKS ROW	
FILE #: 46-25-10	
SKETCH DATE: 10/26/06	
SHEET 1 OF 5	



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 LINE TABLE

Line	Bearing	Distance
L1	S.57°27'22"E.	451.58'
L2	S.16°29'32"W.	518.88'
L17	N.16°29'32"E.	518.88'
L18	N.57°27'22"W.	412.64'
L19	N.01°23'47"W.	120.98'

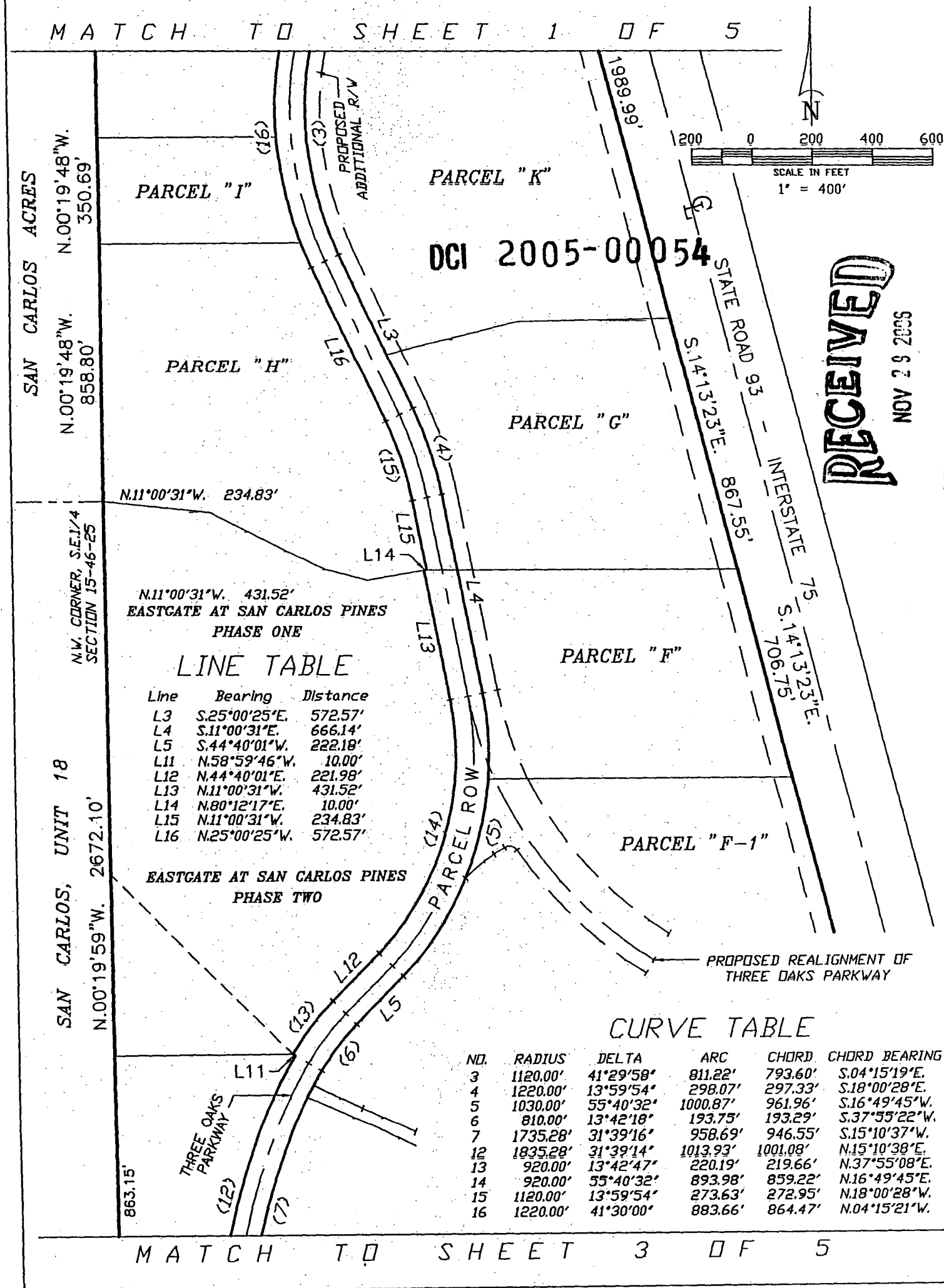
SEE SHEET 4 & 5
 OF 5 FOR LEGAL
 DESCRIPTION

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COMMUNITY DEVELOPMENT

ZONING SKETCH OF
EXISTING THREE OAKS PARKWAY RIGHT-OF-WAY
SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA
 THIS IS NOT A SURVEY.

HARRIS - JORGENSEN, INC. 2706 S.E. SANTA BARBARA PLACE CAPE CORAL, FLORIDA PHONE: (239) 772-9939 FAX: (239) 772-1315	
PROJECT # THREE OAKS ROW	
FILE # 46-25-10	
SKETCH DATE: 10/26/06	
SHEET 2 OF 5	



LINE TABLE

Line	Bearing	Distance
L3	S.25°00'25"E.	572.57'
L4	S.11°00'31"E.	666.14'
L5	S.44°40'01"W.	222.18'
L11	N.58°59'46"W.	10.00'
L12	N.44°40'01"E.	221.98'
L13	N.11°00'31"W.	431.52'
L14	N.80°12'17"E.	10.00'
L15	N.11°00'31"W.	234.83'
L16	N.25°00'25"W.	572.57'

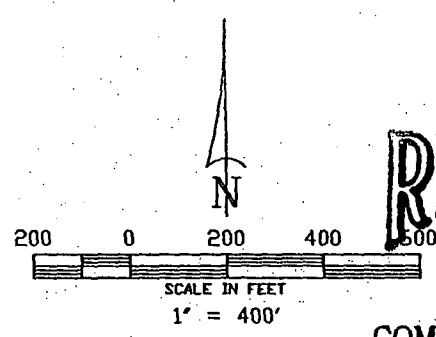
**EASTGATE AT SAN CARLOS PINES
 PHASE TWO**

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
3	1120.00'	41°29'58"	811.22'	793.60'	S.04°15'19"E.
4	1220.00'	13°59'54"	298.07'	297.33'	S.18°00'28"E.
5	1030.00'	55°40'32"	1000.87'	961.96'	S.16°49'45"W.
6	810.00'	13°42'18"	193.75'	193.29'	S.37°55'22"W.
7	1735.28'	31°39'16"	958.69'	946.55'	S.15°10'37"W.
12	1835.28'	31°39'14"	1013.93'	1001.08'	N.15°10'38"E.
13	920.00'	13°42'47"	220.19'	219.66'	N.37°55'08"E.
14	920.00'	55°40'32"	893.98'	859.22'	N.16°49'45"E.
15	1120.00'	13°59'54"	273.63'	272.95'	N.18°00'28"W.
16	1220.00'	41°30'00"	883.66'	864.47'	N.04°15'21"W.

ZONING SKETCH OF
EXISTING THREE OAKS PARKWAY RIGHT-OF-WAY
SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA
 THIS IS NOT A SURVEY.

HARRIS - JORGENSEN, INC. 2706 S.E. SANTA BARBARA PLACE CAPE CORAL, FLORIDA PHONE: (239) 772-9939 FAX: (239) 772-1315	
PROJECT # THREE OAKS ROW	
FILE # 46-25-10	
SKETCH DATE: 10/26/06	
SHEET 3 OF 5	



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LINE TABLE

Line	Bearing	Distance
L6	S.00°38'30"E.	349.45'
L7	S.76°06'19"E.	796.59'
L8	S.89°16'11"W.	100.21'
L9	N.76°06'19"W.	796.59'
L10	N.00°38'30"W.	349.45'

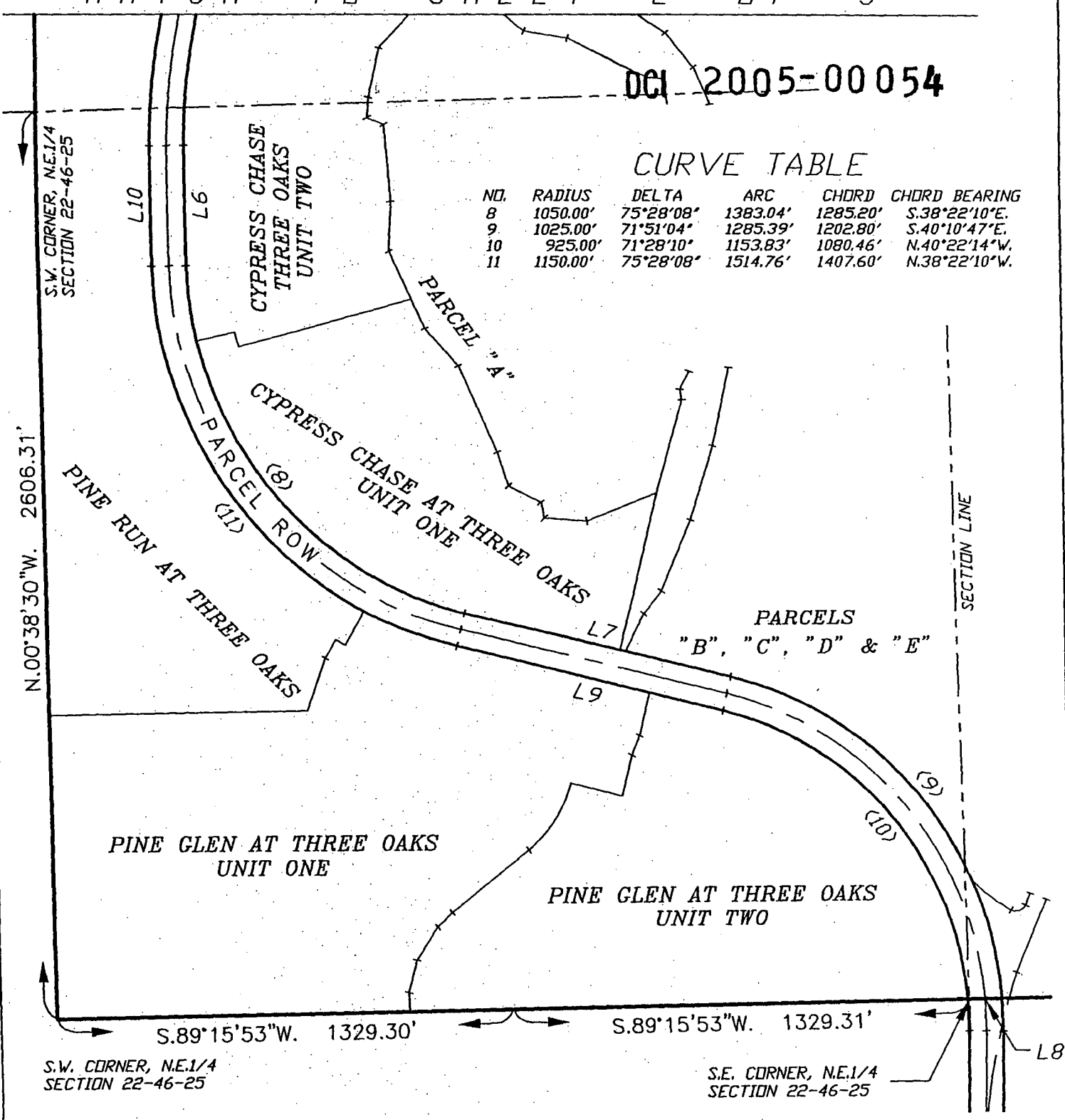
COMMUNITY DEVELOPMENT

MATCH TO SHEET 2 OF 5

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CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
8	1050.00'	75°28'08"	1383.04'	1285.20'	S.38°22'10"E.
9	1025.00'	71°51'04"	1285.39'	1202.80'	S.40°10'47"E.
10	925.00'	71°28'10"	1153.83'	1080.46'	N.40°22'14"W.
11	1150.00'	75°28'08"	1514.76'	1407.60'	N.38°22'10"W.



ROW
SHEET 4 OF 5

DESCRIPTION: (Existing Right-of-Way of Three Oaks Parkway)

A tract or parcel of land lying in Sections 10, 15, 22 and 23, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run S.01°23'47"E. along the West line of said Southeast Quarter (S.E.1/4) for 1551.82 feet to the point of beginning, said point being on a curve; thence run Southeasterly for 28.61 feet along the arc of a curve concave Northeasterly, with a radius of 1120.00 feet, a delta of 01°27'49", a chord bearing of S.56°43'28"E. and a chord distance of 28.61 feet to a point of tangency; thence run S.57°27'22"E. for 451.58 feet to a point of curvature; thence run Southeasterly for 1574.55 feet along the arc of a curve concave Southwesterly, with a radius of 1220.00 feet, a delta of 73°56'49", a chord bearing of S.20°28'57"E. and a chord distance of 1467.53 feet to a point of tangency; thence run S.16°29'32"W. for 518.88 feet to a point of curvature; thence run Southeasterly for 811.22 feet along the arc of a curve concave Northeasterly, with a radius of 1120.00 feet, a delta of 41°29'58", a chord bearing of S.04°15'19"E. and a chord distance of 793.60 feet to a point of curvature; thence run S.25°00'25"E. for 572.57 feet to a point of curvature; thence run Southeasterly for 298.07 feet along the arc of a curve concave Southwesterly, with a radius of 1220.00 feet, a delta of 13°59'54", a chord bearing of S.18°00'28"E. and a chord distance of 297.33 feet to a point of tangency; thence run S.11°00'31"E. for 666.14 feet to a point of curvature; thence run Southwesterly for 1000.87 feet along the arc of a curve concave Northwesterly, with a radius of 1030.00 feet, a delta of 55°40'32", a chord bearing of S.16°49'45"W. and a chord distance of 961.96 feet to a point of tangency; thence run S.44°40'01"W. for 222.18 feet to a point of curvature; thence run Southwesterly for 193.75 feet along the arc of a curve concave Southeasterly, with a radius of 810.00 feet, a delta of 13°42'18", a chord bearing of S.37°55'22"W. and a chord distance of 193.29 feet to a point of compound curvature; thence run Southwesterly for 958.69 feet along the arc of a curve concave Southeasterly, with a radius of 1735.28 feet, a delta of 31°39'16", a chord bearing of S.15°10'37"W. and a chord distance of 946.55 feet to a point of tangency; thence run S.00°38'30"E. for 349.45 feet to a point of curvature; thence run Southeasterly for 1383.04 feet along the arc of a curve concave Northeasterly, with a radius of 1050.00 feet, a delta of 75°28'08", a chord bearing of S.38°22'10"E. and a chord distance of 1285.20 feet to a point of tangency; thence run S.76°06'19"E. for 796.59 feet to a point of curvature; thence run Southeasterly for 1285.39 feet along the arc of a curve concave Southwesterly, with a radius of 1025.00 feet, a delta of 71°51'04", a chord bearing of S.40°10'47"E. and a chord distance of 1202.80 feet to a point on the South line of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run S.89°16'11"W. along said South line for 100.21 feet to a point on a curve; thence run Northwesterly for 1153.83 feet along the arc of a curve concave Southwesterly, with a radius of 925.00 feet, a delta of 71°28'10", a chord bearing of N.40°22'14"W. and a chord distance of 1080.46 feet to a point of tangency; thence run N.76°06'19"W. for 796.59 feet to a point of curvature; thence run Northwesterly for 1514.76 feet along the arc of a curve concave Northeasterly, with a radius of 1150.00 feet, a delta of 75°28'08", a chord bearing of N.38°22'10"W. and a chord distance of 1407.60 feet to a point of tangency; thence run N.00°38'30"W. for 349.45 feet to a point of curvature; thence run Northeasterly for 1013.93 feet along the arc of a curve concave Southeasterly, with a radius of 1835.28 feet, a delta of 31°39'14", a chord bearing of N.15°10'38"E. and a chord distance of 1001.08 feet; thence run N.58°59'46"W. for 10.00 feet to a point on a curve; thence North Northeasterly for 220.19 feet along the arc of a curve concave Southeasterly, with a radius of 920.00 feet, a delta of 13°42'47", a chord bearing of N.37°55'08"E. and a chord distance of 219.66 feet to a point of tangency; thence run N.44°40'01"E. for 221.98 feet to a point of curvature; thence run Northeasterly for 893.98

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ROW
SHEET 5 OF 5

feet along the arc of a curve concave Southeasterly, with a radius of 920.00 feet, a delta of $55^{\circ}40'32''$, a chord bearing of $N.16^{\circ}49'45''E.$ and a chord distance of 859.22 feet to a point of tangency; thence run $N.11^{\circ}00'31''W.$ for 431.52 feet; thence run $N.80^{\circ}12'17''E.$ for 10.00 feet; thence run $N.11^{\circ}00'31''W.$ for 234.83 feet to a point on a curve; thence run Northwesterly for 273.63 feet along the arc of a curve concave Southwesterly, with a radius of 1120.00 feet, a delta of $13^{\circ}59'54''$, a chord bearing of $N.18^{\circ}00'28''W.$ and a chord distance of 272.95 feet to a point of tangency; thence run $N.25^{\circ}00'25''W.$ for 572.57 feet to a point of curvature; thence run Northwesterly for 883.66 feet along the arc of a curve concave Northeasterly, with a radius of 1220.00 feet, a delta of $41^{\circ}30'00''$, a chord bearing of $N.04^{\circ}15'21''W.$ and a chord distance of 864.47 feet to a point of tangency; thence run $N.16^{\circ}29'32''E.$ for 518.88 feet to a point of curvature; thence run Northwesterly for 1445.49 feet along the arc of a curve concave Southwesterly, with a radius of 1120.00 feet, a delta of $73^{\circ}56'49''$, a chord bearing of $N.20^{\circ}28'57''W.$ and a chord distance of 1347.24 feet to a point of tangency; thence run $N.57^{\circ}27'22''W.$ for 412.64 feet to a point on the West line of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run $N.01^{\circ}23'47''W.$ along said West line for 120.98 feet to the point of beginning.

Said tract contains 25.81 acres, more or less.

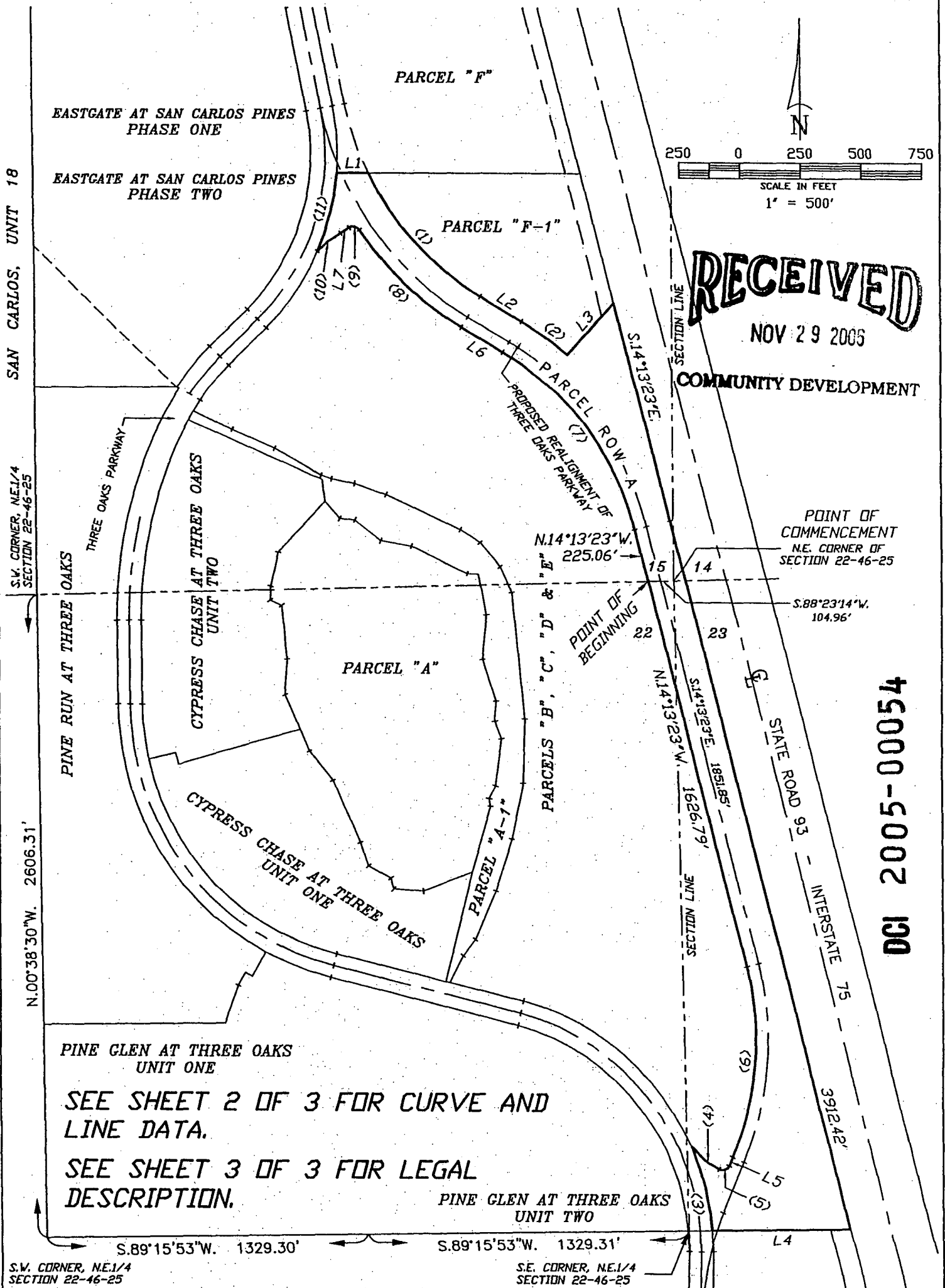
**ZONING SKETCH OF
ADDITIONAL RIGHT-OF-WAY OF THREE
OAKS PARKWAY REALIGNMENT
SECTIONS 14, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA**

THIS IS NOT A SURVEY.

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS ROW
FILE # 46-25-10
SKETCH DATE: 10/26/06

SHEET 1 OF 3



ZONING SKETCH OF
**ADDITIONAL RIGHT-OF-WAY OF THREE
 OAKS PARKWAY REALIGNMENT
 SECTIONS 14, 15, 22 & 23
 TOWNSHIP 46 SOUTH, RANGE 25 EAST
 LEE COUNTY, FLORIDA**

THIS IS NOT A SURVEY.

HARRIS - JORGENSEN, INC. 2706 S.E. SANTA BARBARA PLACE CAPE CORAL, FLORIDA PHONE: (239) 772-9939 FAX: (239) 772-1315
PROJECT # THREE OAKS RDW
FILE # 46-25-10
SKETCH DATE: 10/26/06
SHEET 2 OF 3

LINE TABLE

Line	Bearing	Distance
L1	N.89°59'27"E.	129.95'
L2	S.58°48'32"E.	200.62'
L3	N.41°10'37"E.	290.09'
L4	S.89°15'15"W.	568.50'
L5	N.23°10'43"E.	37.76'
L6	N.58°48'32"W.	200.62'
L7	S.58°33'18"W.	42.33'

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CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	1200.00'	33°07'57"	693.92'	684.30'	N.42°14'34"W.
2	1350.00'	09°59'09"	235.29'	234.99'	S.53°48'57"E.
3	1025.00'	19°29'28"	348.69'	347.01'	N.14°07'52"W.
4	470.00'	17°31'42"	143.79'	143.23'	S.52°16'43"E.
5	30.00'	95°46'42"	50.15'	44.51'	N.71°04'04"E.
6	1200.00'	37°24'02"	783.32'	769.48'	N.04°28'42"E.
7	1200.00'	44°35'13"	933.83'	910.44'	N.36°30'56"W.
8	1350.00'	24°52'44"	586.19'	581.60'	N.46°22'10"W.
9	30.00'	87°30'54"	45.82'	41.50'	N.77°41'15"W.
10	470.00'	15°03'12"	123.48'	123.13'	S.51°01'42"W.
11	1030.00'	18°40'28"	335.71'	334.23'	N.14°02'03"E.

COMMUNITY DEVELOPMENT

DCI 2005-00054

ROW - A
SHEET 3 OF 3

DESCRIPTION: (Additional right-of-way of Three Oaks Parkway Realignment)

A tract or parcel of land lying in Sections 14, 15, 22 and 23, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northeast corner of the aforesaid Section 22; thence run S.88°23'14"W. along the North line of said Section 22 for 104.96 feet to the point of beginning; thence run N.14°13'23"W. for 225.06 feet to a point of curvature; thence run Northwesterly for 933.83 feet along the arc of a curve concave Southwesterly, with a radius of 1200.00 feet, a delta of 44°35'13", a chord bearing of N.36°30'56"W. and a chord distance of 910.44 feet to a point of tangency; thence run N.58°48'32"W. for 200.62 feet to a point of curvature; thence run Northwesterly for 586.19 feet along the arc of a curve concave Northeasterly, with a radius of 1350.00 feet, a delta of 24°52'44", a chord bearing of N.46°22'10"W. and a chord distance of 581.60 feet to a point of reverse curvature; thence run Northwesterly for 45.82 feet along the arc of a curve concave Southwesterly, with a radius of 30.00 feet, a delta of 87°30'54", a chord bearing of N.77°41'15"W. and a chord distance of 41.50 feet to a point of tangency; thence run S.58°33'18"W. for 42.33 feet to a point of curvature; thence run Southwesterly for 123.48 feet along the arc of a curve concave Southeasterly, with a radius of 470.00 feet, a delta of 15°03'12", a chord bearing of S.51°01'42"W. and a chord distance of 123.13 feet to a point of cusp; thence run Northeasterly for 335.71 feet along the arc of a curve concave Northwesterly, with a radius of 1030.00 feet, a delta of 18°40'28", a chord bearing of N.14°02'03"E. and a chord distance of 334.23 feet; thence run N.89°59'27"E. for 129.95 feet to a point on a curve; thence run Southeasterly along the arc of a curve concave Northeasterly, with a radius of 1200.00 feet, a delta of 33°07'57", a chord bearing of S.42°14'34"E. and a chord distance of 684.30 feet to a point of tangency; thence run S.58°48'32"E. for 200.62 feet to a point of curvature; thence run Southeasterly for 235.29 feet along the arc of a curve concave Southwesterly, with a radius of 1350.00 feet, a delta of 09°59'09", a chord bearing of S.53°48'57"E. and a chord distance of 234.99 feet; thence run N.41°10'37"E. for 290.09 feet to a point on the Westerly right-of-way line of Interstate Highway No. 75; thence run S.14°13'23"E. along said Westerly right-of-way line for 3912.42 feet to a point on the South line of the Northeast Quarter (N.E.1/4) of the aforesaid Section 23; thence run S.89°15'15"W. along said South line for 568.50 feet to a point on a curve; thence run Northwesterly for 348.69 feet along the arc of a curve concave Southwesterly, with a radius of 1025.00 feet, a delta of 19°29'28", a chord bearing of N.14°07'52"W. and a chord distance of 347.01 feet to a point of cusp; thence run Southeasterly for 143.79 feet along the arc of a curve concave Northeasterly, with a radius of 470.00 feet, a delta of 17°31'42", a chord bearing of S.52°16'43"E. and a chord distance of 143.23 feet to a point of common curvature; thence run Northeasterly for 50.15 feet along the arc of a curve concave Northwesterly, with a radius of 30.00 feet, a delta of 95°46'42"E., a chord bearing of N.71°04'04"E. and a chord distance of 44.51 feet to a point of tangency; thence run N.23°10'43"E. for 37.76 feet to a point of curvature; thence run Northeasterly for 783.32 feet along the arc of a curve concave Northwesterly, with a radius of 1200.00 feet, a delta of 37°24'02", a chord bearing of N.04°28'42"E. and a chord distance of 769.48 feet to a point of tangency; thence run N.14°13'23"W. for 1626.79 feet to the point of beginning.

Said tract contains 23.20 acres, more or less.

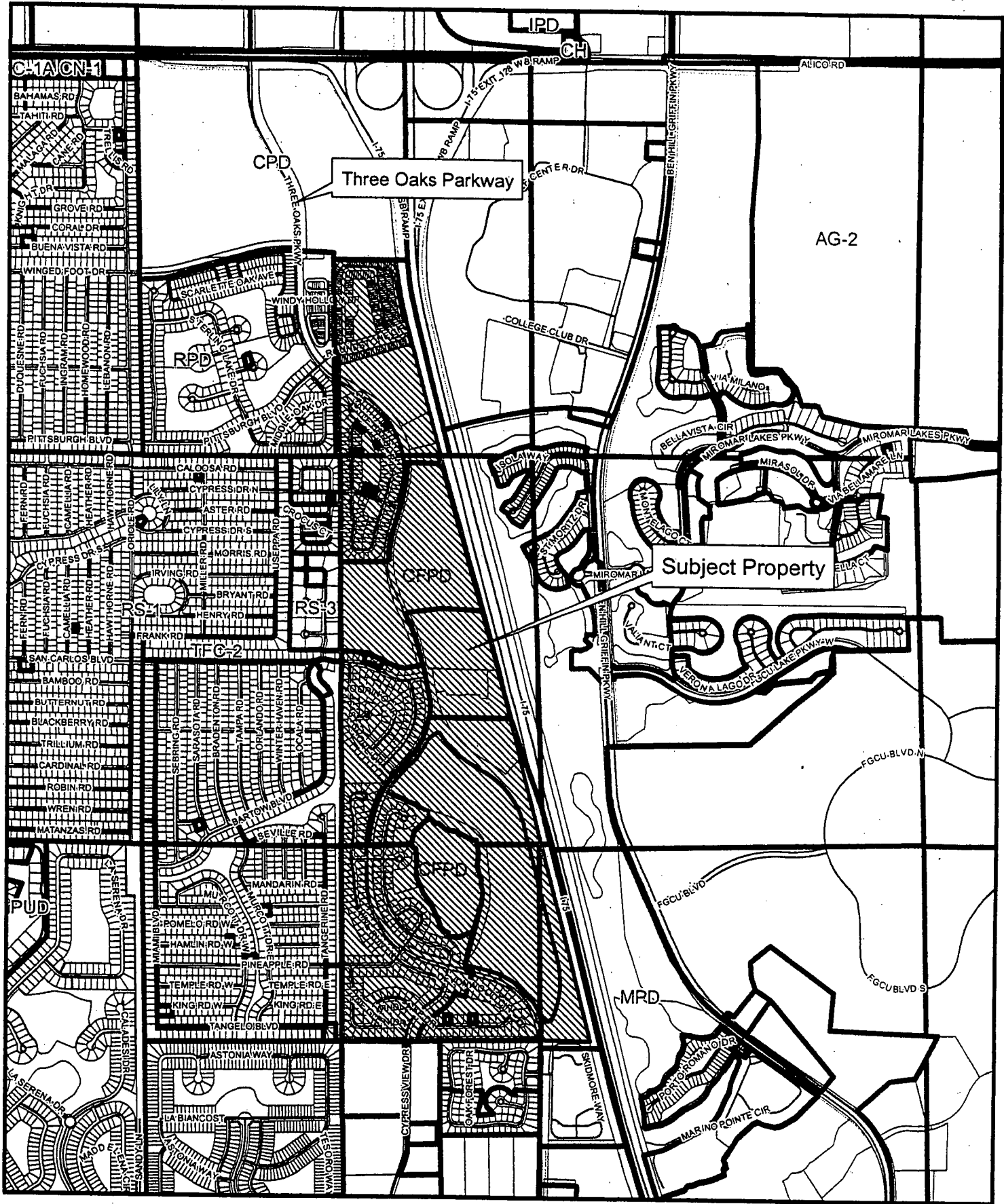
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NOV 29 2006

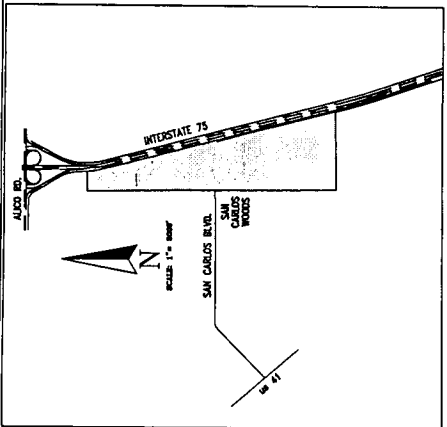
COMMUNITY DEVELOPMENT

DCI 2005-00054

Zoning Map

4/3/2007





PREVIOUSLY APPROVED DEVIATION LIST
SEE Z-91-083 FOR CONDITIONS OF APPROVAL

NOTE:
APPROVED ONLY

If approved, the Master Concept Plan (available for inspection at 1831 Hendry Street in Fort Myers) will deviate from the following Lee County Standards:

All Districts ① Access road deviation
All Districts ② Access to adjoining property
All Districts ③ Powers drive deviation
RPD Only ④ Open space deviation
All Districts ⑤ Excavation depth deviation
RPD Only ⑥ Property development deviation
All Districts ⑦ Sign deviation
All Districts ⑧ Fence around excavation deviation
All Districts ⑨ Street buffer deviation
All Districts ⑩ Pavement standards deviation
RPD Only ⑪ Riel estate sales deviation
RPD Only ⑫ Back out parking deviation
All District ⑬ - WITHDRAWN

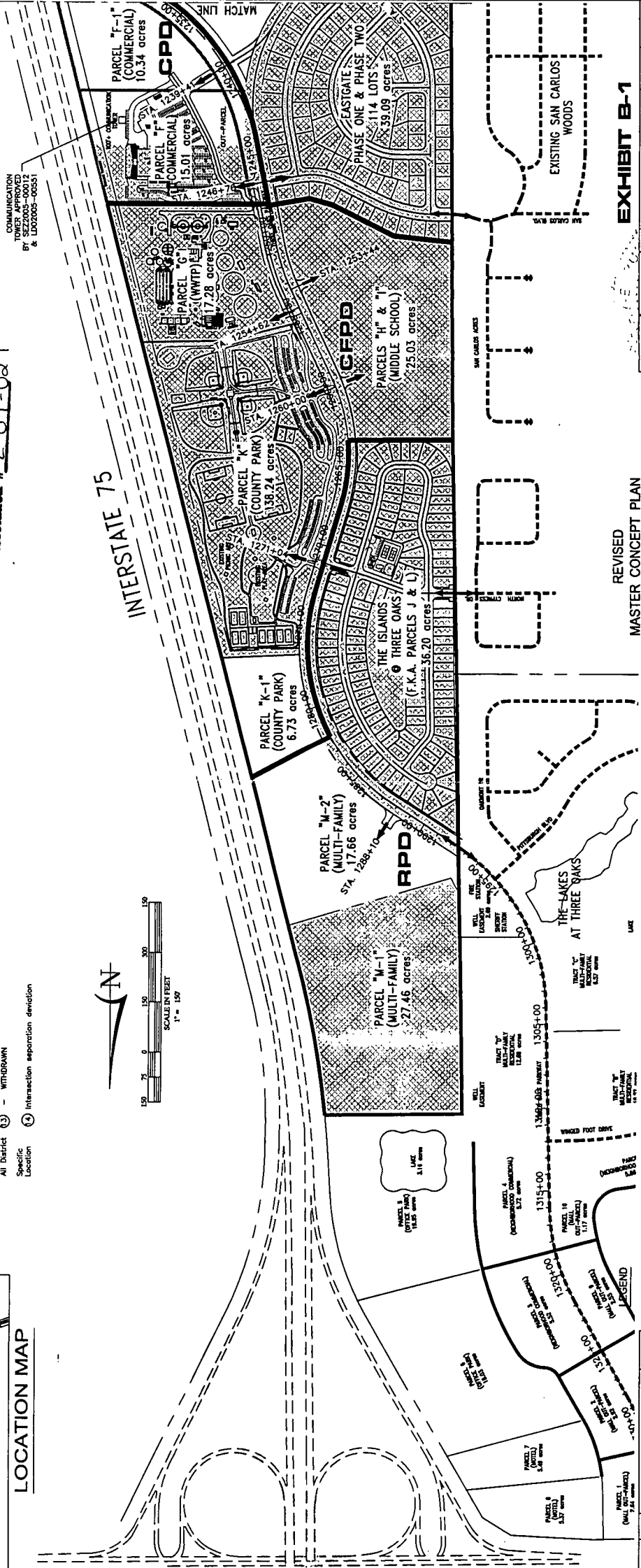
⑭ Intersection separation deviation
Specific Location

DESCRIPTION	AREA (ACRES)
RPD	
TRACTS	309.32 ACRES
+ R/W	49.01 ACRES
TOTAL	358.33 ACRES
CPD	
	111.08 ACRES
CPD	25.35 ACRES
TOTAL	494.76 ACRES

RECEIVED
AUG 30 2007
PERMIT COUNTER

001 2005-00054

Approved as Exhibit C
MCP Page 1 of 2
Resolution # 2-07-027





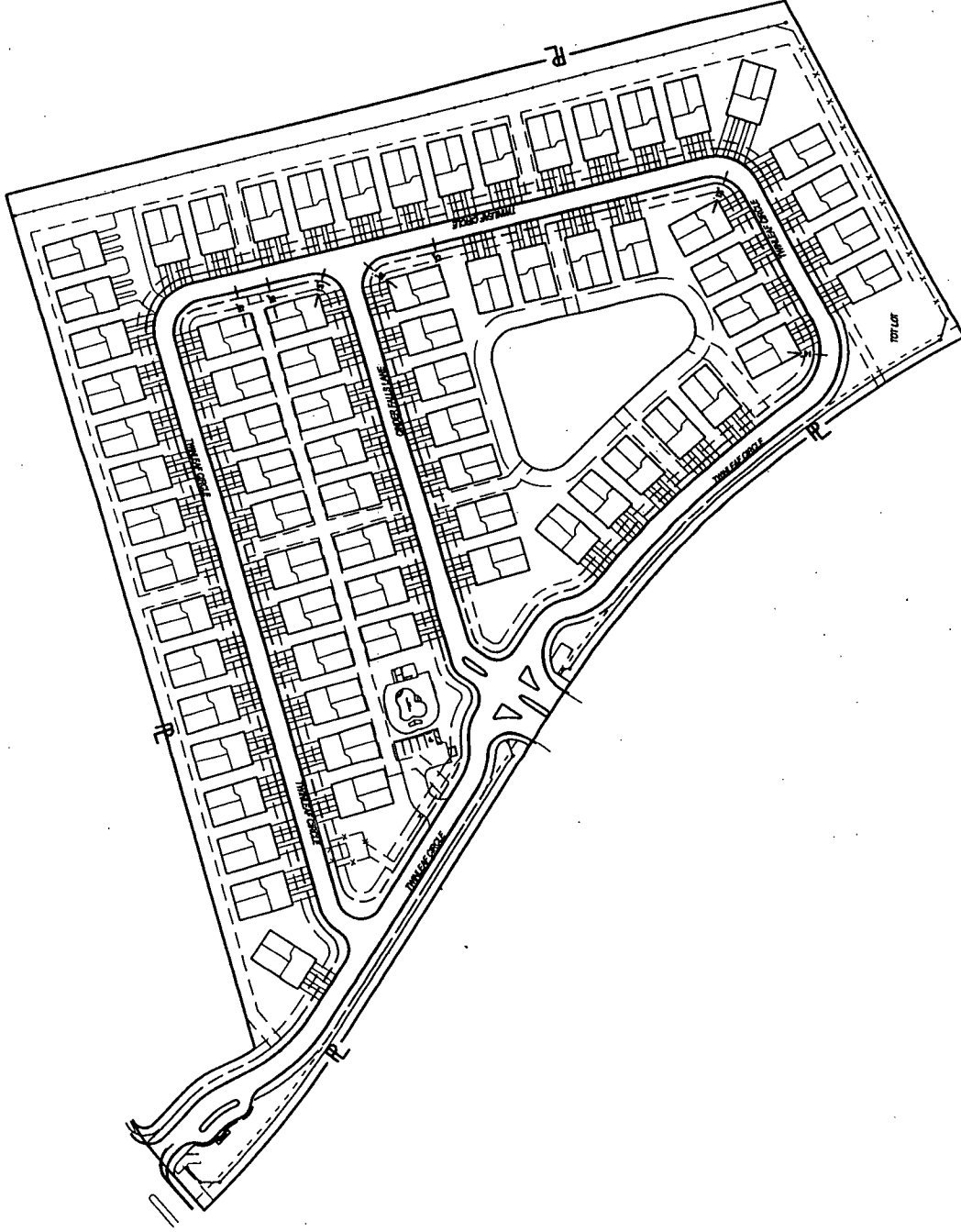
RECEIVED

JAN 12 2001

COMMUNITY DEVELOPMENT

NOTES:

1. CORNER LOTS WITH REDUCED STREET SETBACKS PROPOSED AS SHOWN.



DCI 2005-00054

PREPARED FOR:

D.R. HORTON, INC.

13771 WESTLAKES DRIVE, SUITE 9
FORT MYERS, FLORIDA 33913
PHONE: (238) 225-2400 FAX: (238) 225-2401

Banka Engineering

Professional Engineers, Planners & Land Surveyors

10211 SW 4th STREET, SUITE 100
FORT MYERS, FLORIDA 33907
PHONE: (238) 838-5400 FAX: (238) 838-2533
ENGINEERING LICENSE # 09 8441
SURVEYING LICENSE # 09 8441

MASTER CONCEPT PLAN

TIMBERWALK SOUTH - PARCEL M-2

LEE COUNTY, FLORIDA

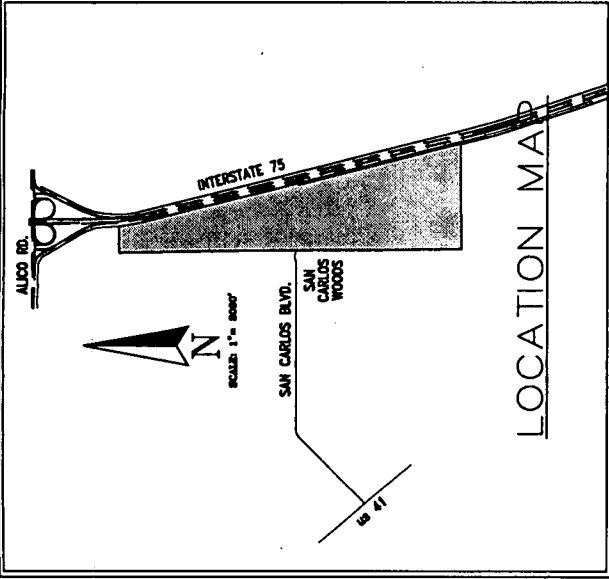
DATE	PROJECT	DRAWING	DESIGN	SKETCH	SCALE	SHEET	OF	FILE NO. (S-I-R)
12-27-2000	2448	SITE &	SEH	SEH	1"=150'	1	1	

JAN 12 2007

The site plan illustrates a development along a lakefront. At the top, a dashed line indicates the 'LAKE CONTROL ELEVATION'. A 'COMMON AREA' is located between the lake and the lots, with a '20' MIN. LAKE MAINTENANCE EASEMENT' shown. The development is divided into two main sections. The left section features two '2ND FLOOR' lots, 'LOT "C" (TYP.)' and 'LOT "B" (TYP.)', and a '2ND FLOOR LOT "A" (TYP.)' with a 'MINIMUM 20' DEPTH'. The right section features two '1ST FLOOR' lots, 'LOT "C" (TYP.)' and 'LOT "B" (TYP.)', and three 'LOT "A" (TYP.)' units, each with a 'LOT "A" GARAGE'. A 'PATIO' is located between the two main sections. A 'COMMON AREA' is also shown between the two main sections. The plan includes various setbacks: a '25' MIN.' setback from the lake, a '20' MIN.' setback from the lake, and a '40' ROW' (Right of Way) setback. A 'SIDEWALK' is shown running along the bottom. The plan also shows 'LOT LINE' and 'A/C' (Access/Connection) points. The date 'JAN 12 2007' is stamped in the top right corner. The project number 'DCI 2005-00054' is stamped in the bottom right corner.

EXHIBIT E

EXHIBIT "A" - TRIPLEX LOT (PARCEL M-2 ONLY)
NOT TO SCALE



LEGEND

- R** - RESIDENTIAL
C - COMMERCIAL
P - COUNTY PARK
PF - PUBLIC FACILITIES
SC - SCHOOL
PR/WM - PRESERVE

DRI 2005-UU005

RECEIVED
SEP 08 2006

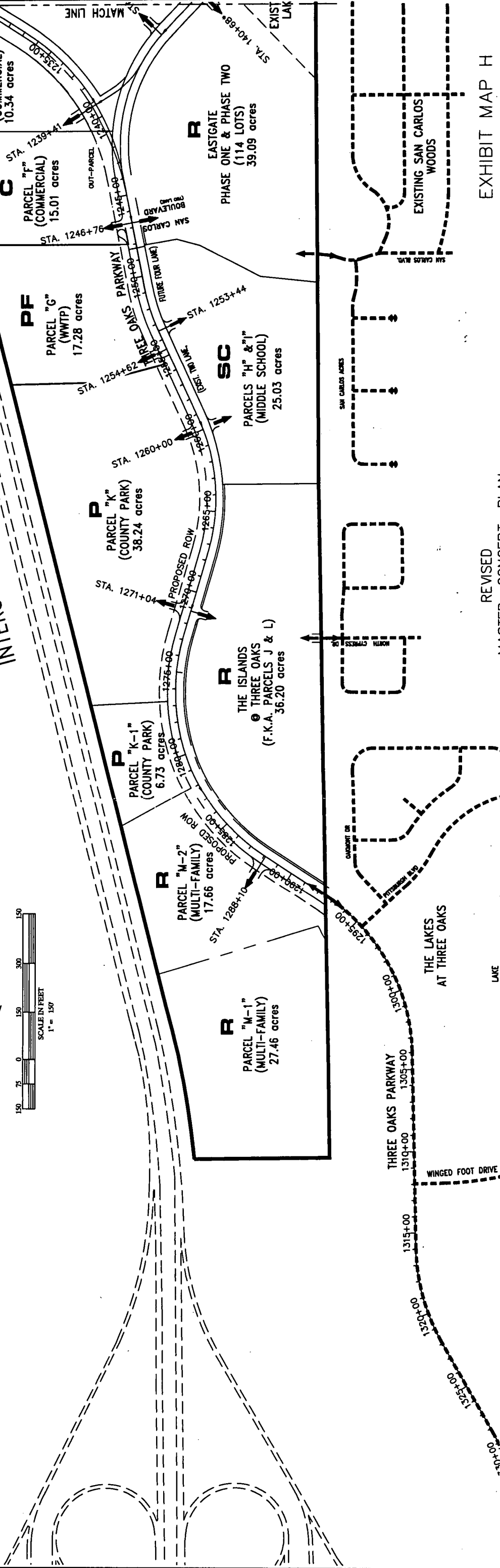
Approved as Exhibit
Map H Page 1 of 2
Resolution # 2-07.027

DESCRIPTION	AREA (ACRES)	PARAMETERS
- RESIDENTIAL TRACTS + R/W	309.32 ACRES 49.01 ACRES 358.33 ACRES	2,500 D.U.'s
- COMMERCIAL	25.35 ACRES	158,799 SF
- COUNTY PARK	44.97 ACRES	-
- PUBLIC FACILITIES	17.28 ACRES	-
- SCHOOL	25.03 ACRES	-
- PRESERVE	23.80 ACRES	-
- TOTAL	494.76 ACRES	-

COMMUNITY DEVELOPMENT



INTERSTATE 75



REVISED
MASTER CONCEPT PLAN
FOR
VILLAGES OF SAN CARLOS

SOUTHWEST FLORIDA CAPITAL CORPORATION
(REDUCED TO HALF SCALE)

REVISION	DATE	REMARKS	CHK. BY
1	12/06	REVISED PER SUFFICIENCY RESPONSE	TEP
2	12/06	NEW MAP H CREATED	TEP

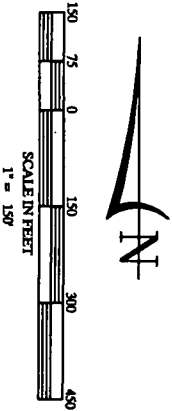
EXHIBIT MAP H

SOURCE, INC.
1301 JEFFERSON STREET, SUITE 200, CAPE CORRAL, FL 33004
TEL: (305) 246-2345 FAX: (305) 246-2775

JOB NO. 110-08-07
SHEET NO. C-1
DATE 4-21-08
DRAWN BY: [Signature]
FILE NAME: [Signature]

DATE: 4-21-08
FLORIDA LICENSE NUMBER: 42041

REVISION	DATE	REVISIONS	CHG. BY
1	11/08/06	REVISED FOR SUPPLEMENT RESPONSE	LEP
2	11/08/06	REVISED FOR SUPPLEMENT RESPONSE	LEP
3	11/08/06	REVISED FOR SUPPLEMENT RESPONSE	LEP
4	11/08/06	REVISED FOR SUPPLEMENT RESPONSE	LEP
5	11/08/06	REVISED FOR SUPPLEMENT RESPONSE	LEP
6	11/08/06	REVISED FOR SUPPLEMENT RESPONSE	LEP
7	11/08/06	REVISED FOR SUPPLEMENT RESPONSE	LEP
8	11/08/06	REVISED FOR SUPPLEMENT RESPONSE	LEP
9	11/08/06	REVISED FOR SUPPLEMENT RESPONSE	LEP
10	11/08/06	REVISED FOR SUPPLEMENT RESPONSE	LEP
11	11/08/06	REVISED FOR SUPPLEMENT RESPONSE	LEP
12	11/08/06	REVISED FOR SUPPLEMENT RESPONSE	LEP
13	11/08/06	REVISED FOR SUPPLEMENT RESPONSE	LEP
14	11/08/06	REVISED FOR SUPPLEMENT RESPONSE	LEP
15	11/08/06	REVISED FOR SUPPLEMENT RESPONSE	LEP
16	11/08/06	REVISED FOR SUPPLEMENT RESPONSE	LEP
17	11/08/06	REVISED FOR SUPPLEMENT RESPONSE	LEP
18	11/08/06	REVISED FOR SUPPLEMENT RESPONSE	LEP
19	11/08/06	REVISED FOR SUPPLEMENT RESPONSE	LEP
20	11/08/06	REVISED FOR SUPPLEMENT RESPONSE	LEP



INTERSTATE 75

PARCELS "B", "C", "D", & "E"
(MULTI-FAMILY)
76.12 acres

PINE GLEN
UNIT TWO
21.30 acres
(48 LOTS)

PARCEL "A"
(CYPRESS PRESERVE)
23.80 acres

CYPRESS CHASE
UNIT TWO
17.20 acres
(39 LOTS)

CYPRESS CHASE
UNIT ONE
15.15 acres
(39 LOTS)

PINE GLEN
UNIT ONE
30.14 acres
(71 LOTS)

PINE RUN
29.00 acres
(77 LOTS)

PINEAPPLE RD.

CYPRESS VIEW DR.

ESTERO PKWY.

THREE OAKS PARKWAY

NORTH BRANCH
ESTERO RIVER

SHEET FLOW
DISTRIBUTION SCALE

Approved as Exhibit
Map H Page 2 of 2
Resolution # 2-07.027

REVIS
MASTER
CONCEPT
PLAN
FOR
VILLAGES
OF SAN
CARLOS
BY
CAPITAL CORPORATION
SOUTHWEST FLORIDA
* STATIONS FOR THESE C's ARE BASED ON ORIGINAL CORLUCCO ROAD ALIGNMENT
(REDUCED TO HALF SCALE)

THOMAS E. MOJARRÓ, P.E.
FLORIDA LICENSE NUMBER 42041
DATE

SOURCE, INC.
1325 LAWRENCE STREET, SUITE 200, CORP. BLDG., TAMPA, FL 33604
TELEPHONE (813) 255-5555 FAX (813) 255-5775

JOB NO.
110-06-87
DATE
4-21-06
SHEET NO.
C-2
DRAWN BY
P.L. NAME
03-110

VILLAGES OF SAN CARLOS DRI¹
SECOND DEVELOPMENT ORDER AMENDMENT
Development Order 81-1

WHEREAS, Alan C. Freeman filed an Application for Development Approval (ADA) pursuant to Florida Statutes §380.06, for a Development of Regional Impact (DRI) known as the "Villages of San Carlos". The ADA was subsequently approved by the Board of County Commissioners on May 13, 1981; and,

WHEREAS, on February 17, 1992, the Board of County Commissioners approved the owner's request to amend the DRI development approvals to reduce the total number of dwelling units from 3,800 to 3,300; expand commercial square footage from 38,800 to 125,000; establish a 38.2 acre community park site through a 15 acre transfer from Alico Interchange Park Development of Regional Impact and a new voluntary dedication of 23.2 acres; expand the school site from 20 to 25 acres including a 5 acre transfer from Alico Interchange Park Development of Regional Impact; transfer the 0.5 acre fire station site to Alico Interchange Park Development of Regional Impact to create a 2.7 acre emergency services site within that project; expand the wastewater treatment site from 15.8 to 17.3 acres; add two one-acre child care sites; establish procedures for impact fee credits; and amend the table of proposed land uses; and,

WHEREAS, on June 3, 2005, a Notice of Proposed Change (NOPC) was filed by the Southwest Florida Capital Corporation on behalf of property owners Paul H. Freeman, Trustee, Lee-Oaks, LLC, and Villages of Cypress Island, LLLP, to increase commercial square footage to 158,799 square feet, reduce the number of residential units by 800 to a total of 2,500, expand the commercial areas depicted on Map H from 15 acres to 25.35 acres, modify the phasing schedule, extend the buildout date to 2010 (a cumulative extension of 15 years), establish a termination date of 2016, and amend Map H to reflect these changes, as well as the realignment of Three Oaks Parkway; and,

WHEREAS, under §380.06(19), Florida Statutes, the proposed changes must be reviewed and evaluated to determine whether the changes constitute a substantial deviation from the original Development Order approvals; and

WHEREAS, pursuant to Florida Statutes §380.06(19), the cumulative extension of the buildout date by seven or more years, along with the simultaneous increases and decreases of the development parameters, is presumed to be a substantial deviation from the original development order approvals, and, this presumption may be rebutted by clear and convincing evidence; and,

¹ This is a codification and restatement of the DRI Development Orders rendered with respect to the Villages of San Carlos DRI, including actions taken on May 13, 1981, February 17, 1992, and August 20, 2007.

WHEREAS, a public hearing was advertised and held on August 20, 2007, before the Lee County Board of County Commissioners who gave full and complete consideration to the report and recommendations of the Southwest Florida Regional Planning Council, the Lee County Staff, the Lee County Hearing Examiner, the documents in the record and the testimony of all interested parties; and

WHEREAS, the Board found the proposed amendments do not constitute a substantial deviation if subject to the conditions set forth in this second amendment to the DRI Development Order.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, in a public meeting duly advertised, constituted and assembled that the Development of Regional Impact Application for Development Approval submitted on behalf of Alan C. Freeman for the project known as Villages of San Carlos DRI, originally by the Board of County Commissioners on May 13, 1981, is amended subject to the following conditions, restrictions and limitations.

I. FINDINGS OF FACT AND CONCLUSIONS OF LAW

A. ~~The application is in accordance with Section 380.05(b), Florida Statutes. The Villages of San Carlos DRI is a 495 acre mixed use development located in unincorporated Lee County adjacent to the west side of I-75 between Alico Road and Corkscrew Road. The Villages of San Carlos DRI consists of 2,500 residential units and 158,799 square feet of commercial development. The project will include 44.97 acres of community park area, a 25.03 acre school site and a waste water treatment plant on 17.28 acres.~~

B. The terms of this Development Order apply to the property located and described in attached Exhibit A.

C. The project phasing schedule, attached as Exhibit B, consists of two phases with buildout in 2010. The land use parameters are as set forth in attached Exhibit C and the development plan is depicted on Map H attached as Exhibit D.

D. The development is not in an area designated an area of critical concern pursuant to the provisions of §380.05, Florida Statutes.

€ E. The development is located in the Urban Community, Suburban, Public Facilities, and Wetlands future land use categories. The development as conditioned is consistent with the land development regulations of Lee County Comprehensive Plan and the Lee County Land Development Code (LDC).

F. The property is currently zoned Residential Planned Development, Commercial Planned Development, and Community Facilities Planned Development.

G. The proposed Development Order Amendment has been reviewed by the Southwest Florida Regional Planning Council (SWFRPC) and is the subject of the report and recommendations adopted by that body and subsequently forwarded to Lee County in accordance with §380.06, Florida Statutes. The development, as proposed by the ADA, subsequently amended by the Notice of Proposed Change, and modified by this Development Order amendment, is generally consistent with the report and recommendations of the SWFRPC pursuant to §380.06(11), Florida Statutes.

H. The conditions set forth below meet the criteria found in §380.06(15)(d), Florida Statutes.

II. ACTION ON THE REQUEST AND CONDITIONS OF APPROVAL

NOW, THEREFORE, IT IS RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, that the requested amendments to Villages of San Carlos Development of Regional Impact are hereby APPROVED, subject to the following conditions, restrictions, and limitations:

~~1. The Application for Development Approval of Alan C. Freeman for the Villages of San Carlos as described in Exhibit "A" attached is approved subject to:~~

~~a. The findings and recommendations of the Southwest Florida Regional Planning Council's staff, which findings and recommendation are attached as Exhibit "B" and are by reference incorporated herein; and~~

~~b. Single family densities within the development shall not exceed four units per acre; and~~

~~c. The commercial uses permitted within the development shall be only those approved under the Lee County Zoning Resolutions and the Revised Master Concept Plan for the Villages of San Carlos. Map II of the original Application for Development Approval is modified by Exhibit A hereto, the Zoning Resolution adopted February 17, 1992, and by the Revised Master Concept Plan which is incorporated herein by reference.~~

~~d. The school site and the community park shall be permitted uses in accordance with the Notice of Proposed Change, Zoning Resolution and Master Concept Plan; and~~

e. ~~With respect to regional recommendation A(4), the words "to the satisfaction of the county" are added following the phrase "representatives of the transit system."~~

f. ~~The developer's obligation for signalization or improvement to the intersection of U.S. 41 and San Carlos Blvd. pursuant to regional recommendation D(1) shall equal the percentage of total traffic trips through the intersection that originates within the Villages of San Carlos based on actual traffic counts.~~

g. ~~The developer's obligation to contribute to the construction of a fire station pursuant to local recommendation II b(2) shall be as outlined in the letter of San Carlos Park Fire Department to Mike Kloehn dated Sept. 24, 1980 and shall not exceed \$55,000.~~

2. ~~The subject property is concurrently rezoned to Residential Planned Development, Commercial Planned Development, and Community Facilities Planned Development for a total of 3,300 residential units, a 15-acre commercial site allowing a maximum of 88,799 square feet of gross floor area, a 38.2-acre community park site, a 25-acre school site, a 17.3-acre wastewater treatment site, and two, one-acre child care sites. Table 12-2 of the original Application for Development Approval, Proposed Land uses, is amended by Exhibit C hereto.~~

3. ~~The Director of Code Enforcement shall monitor the development of this project to assure its compliance with this Development Order. Prior to issuance, all applications for permits or approvals for construction or other work within this project required under the ordinance and regulations of this county for construction and other work within this project shall be submitted to and reviewed by the Director of Current Planning for consistency of the proposed construction or other work with this Development Order.~~

~~f. ENVIRONMENTAL AND NATURAL RESOURCES~~

~~A. AIR QUALITY~~

~~Due to the large increase in vehicular traffic, the proposed project is expected to have significant air quality impacts.~~

RECOMMENDATIONS

1. ~~Any DRI Development Order issued by Lee County should contain the provision stating that the applicant shall~~ The Developer must ~~utilize particulate emission reduction techniques during each construction phase of the project.~~

2. ~~Any DRI Development Order Issued by Lee County should contain the provision stating that the applicant apply for~~ The Developer must obtain ~~a Complex Source~~

Permit from the Florida Department of Environmental Regulation Protection for each roadway that exceeds the appropriate vehicle trip threshold.

B. WETLANDS

~~The South Florida Water Management District has indicated that changes in to the project's water management system will be necessary in order to ensure the preservation of the 24-acre cypress dome as a viable wetland.~~

RECOMMENDATIONS

1. ~~Any DRI Development Order issued by Lee County should contain the provision stating that prior to permit application to the South Florida Water Management District, the applicant shall~~ The Developer must redesign the water management system to the South Florida Water Management District's satisfaction in order to ensure preservation of the ~~24~~23.80-acre cypress dome.

2. ~~Any DRI Development Order issued by Lee County should contain the provision stating that after development of the project has begun, The Developer must~~ monitor the conditions of the cypress dome ~~will be monitored~~ so that potential impacts of improper water management or pollutant impacts of stormwater run off can be mitigated before any serious damage occurs to the preserve.

~~II.~~ PUBLIC SERVICES

A C. EDUCATION

~~The proposed project would have a significant impact upon the Lee County Schools system by adding a minimum of 2,470 students by project completion. The additional students would require sizable outlays in operation costs and capital funds.~~

RECOMMENDATION

~~Any DRI Development Order issued by Lee County should contain the provision stating that the applicant~~ The Developer must dedicate or ensure the dedication to the Lee County School Board, no later than 90 days after the effective date of the First Development Order Amendment, the ~~25~~ 25.03 acre site identified on the Master Concept Plan Map H to be used for the construction of a school facility. Consistent with the requirements of §380.06(16)(b), Florida Statutes, the Developer shall be is entitled to impact fee credit for the dedication if a school

impact fee is enacted at a later date, such credit is provided for, and is pursuant to the terms of the ordinance, or if required by law.²

B D. FIRE PROTECTION³

~~To adequately service the project, the San Carlos Park Fire Department has indicated that it will be necessary to build, man, and equip a fire station on the project site. The Lee County Fire Official has indicated that certain design considerations will have to be included.~~

RECOMMENDATIONS

1. ~~Any DRI Development Order issued by Lee County should contain the provision that the Applicant~~ The Developer must contribute to the construction of a fire station to the specifications of the San Carlos Park Fire District as stated by the District in their letters of August 22nd, 1980 to Mr. Alan C. Freeman, and September 24, 1980 to Mr. Mike Kloehn (appendix pp 46-49)

2. ~~Any DRI Development Order Issued by Lee County should contain the provision that the Applicant~~ The Developer must incorporate the requirements of the Fire Official as stated in attached Exhibit E into the subject project ~~(Copy of these requirements in the appendix, pg. 50).~~

3. Consistent with the requirements of §380.06(16)(b), Florida Statutes, the Developer ~~shall be~~ is entitled to fire impact fee credits equal to the cost contribution given to the San Carlos Park Fire District ~~if allowed by and pursuant to the terms of the impact fee ordinance, or if required by law~~ in accord with LDC Chapter 2.

G E. RECREATION AND OPEN SPACE

~~The applicant has indicated that an adequate amount of park and open space will be provided in the development in conjunction with a multi-use taxing district, the Lee County Department of Community Services or a homeowners association.~~

RECOMMENDATIONS

²This Education condition was satisfied by the deed recorded at OR Book 2252, Page 1085 and OR 2252, Page 1101.

³~~This condition was~~ Conditions D.1 and D.2 were satisfied by the transfer of a .5 acre fire station site to the Alico Interchange Park DRI to create a 2.7 acre emergency services site within that project.

1. ~~Any DRI Development Order issued by Lee County should contain the provision stating that p~~Prior to development the applicant shall Developer must meet with representatives from the Lee County School Board and the Lee County Division of Community Services to determine which agency will be responsible for the development and maintenance of the ten10-acre based community center.

2. ~~Any DRI Development Order issued by Lee County should contain the provision stating that based on the aforementioned meeting, the applicant shall The~~ Developer must dedicate the 10-acre parcel to the appropriate agency at the time mutually agreeable to both the applicant Developer and that agency.

3. ~~Any DRI Development Order issued by Lee County should contain the provision that prior to Phase I, the present land owners should either establish a homeowner A property owner's association or petition the Lee County Commission to create a multi-use taxing district must be created to support the development's recreation areas other than the school based community center.~~

4. At the request of Lee County, the Developer ~~has originally~~ agreed to set aside a 38.24 acre site, as shown on the Master Concept Plan, for use as a public park. An additional 6.73 acres has been acquired by Lee County and added to the existing park site for a total of 44.97 acres. The park site is comprised of 15 acres transferred from Alico Interchange Park Development of Regional Impact with the addition of 23.2 acres volunteered by the Developer and another 6.73 acres transferred to Lee County. Consistent with the requirements of §380.06(16)(a), Florida Statutes, the Developer ~~shall be is~~ entitled to impact fee credits for the land dedication in accord with LDC Chapter 2 if allowed by and pursuant to the terms of the applicable ordinance, or if required by law. The park site shall must be conveyed to the Lee County Board of County Commissioners no later than 90 days after the effective date of the First Development Order Amendment or per the terms of a contractual agreement between the Developer and Lee County.⁴

5. The use of the ~~38.2~~ 44.97 acre park site ~~shall be is~~ limited as follows: the property shall must be utilized for a public park ~~and for no other purpose~~; any development of the park shall must be substantially in accord with the ~~site plan attached hereto as Exhibit B approved Lee County Zoning Master Concept Plan~~; the development of the park will be consistent with the drainage concept plan for the Villages of San Carlos Development of Regional Impact. The County will be responsible for mitigating all traffic impacts created by the park in any future traffic analysis and mitigation required by §380.06, Florida Statutes, or by Lee County; the Developer and the County shall will exchange mutual utility easements to allow for the consistent development of the park and the surrounding property; the title to the property at the time of conveyance shall must be subject to all easements, restrictions and conditions of record common to property in the area of the site; and, all entrances and median cuts along Three Oaks Parkway shall must

⁴This condition was satisfied by the recording of a Warranty Deed at OR Book 2327, Page 3519.

be in accord with the Master Concept Plan for the Villages of San Carlos Development of Regional Impact.

6. There ~~shall~~ may be no reduction in open space relative to the original Development Order as a result of this amendment.

~~III.~~ PUBLIC FACILITIES

A F. WATER SUPPLY

~~The applicant has stated that the potable water demand for the proposed project will reach 1.17 MGD by project buildout in 1995. In its review of the ADA the South Florida Water Management District has indicated that San Carlos Utilities appears to have an adequate water supply to provide water to the Villages of San Carlos until 1990.~~

RECOMMENDATION

~~Any DRI Development Order issued by Lee County should contain the provision stating that p Prior to the start of Phase III (1990), the applicant Developer must demonstrate to the satisfaction of the South Florida Water Management District that an adequate water supply exists for that phase.~~

B G. WASTEWATER MANAGEMENT

~~Gulf Utility Lee County Utilities currently operates a wastewater treatment plant that serves the area.~~

~~C~~ H. TRANSPORTATION

~~The proposed project will necessitate the construction of a north-south access road and the four-laning of San Carlos Boulevard. It should be noted that the four-laning of San Carlos Boulevard would occur in a residential neighborhood, with direct driveway access to the road.~~

RECOMMENDATIONS

1. ~~Any DRI Development Order issued by Lee County should contain the provision stating that the applicant or some other agency be required to construct the~~ The north-south access road from its ~~this~~ site north to Alico Road ~~must be constructed~~ prior to the institution of Phase II, and south to Corkscrew Road as a required element of Phase III's development plan.⁵

⁵This condition was satisfied by the construction of Three Oaks Parkway within the DRI Boundary.

2. Any DRI Development Order issued by Lee County should contain the provision stating that the applicant The Developer must meet with representatives of Lee County and San Carlos Park to determine the proportion of costs that each would be required to pay for the four-laning of San Carlos Boulevard.⁶

3. Consistent with the requirements of §380.06 (16)(a), Florida Statutes, the Developer ~~shall be~~ is entitled to road impact fee credits for the value of improvements outlined in ~~G H.1) and 2) of the original Development Order, if such improvements are eligible pursuant to the terms of the applicable ordinance, or if required by law in accordance with LDC Chapter 2.~~

4. The Developer's obligation for signalization or improvement to the intersection of U.S. 41 and San Carlos Boulevard will be equal to the percentage of total traffic trips through the intersection that originates within the Villages of San Carlos based on actual traffic counts.

IV. — OTHER

A. — FISCAL

~~There are several alternatives available to the applicant to minimize the fiscal impacts of the project. These recommendations have been outlined in their appropriate sections.~~

~~10. — Table 12-2 in the Application for Development Approval (Proposed Land Uses and Phasing Schedule) is deleted and is replaced by Exhibit C hereto.~~

III. LEGAL EFFECT AND LIMITATIONS OF THIS DEVELOPMENT ORDER AND ADMINISTRATIVE REQUIREMENTS.

A. Resolution. This Development Order constitutes a resolution of Lee County adopted by the Board of County Commissioners in response to the DRI ADA and Notice of Proposed Change filed for Villages of San Carlos DRI.

B. Additional Developer Commitments. All commitments and impact mitigating actions volunteered by the Developer in the ADA and supplementary documents that are not in conflict with conditions or stipulations specifically enumerated above are incorporated by reference into this Development Order.

⁶Based upon the traffic analysis submitted to support the Second DRI Development Order Amendment, San Carlos Boulevard is no longer adversely impacted by the proposed development as a result of the existing and committed improvements. Therefore, this condition is satisfied.

C. Master Plan of Development. Map H, dated September 8, 2006, is attached hereto as Exhibit D, and is incorporated by reference. The Developer may modify the boundaries of development areas and the location of internal roadways to accommodate topography, vegetation, market conditions, traffic circulation, or other site related conditions as long as the modification meets local development regulations. However, this provision may not be used to reduce the size of wetland preserve areas. Precise wetland boundaries will be determined by the South Florida Water Management District, as delegated by the Department of Environmental Protection and the Army Corps of Engineers.

D. Binding Effect. This Development Order is binding upon the Developer, and its assignees or successors in interest. Where the Development Order refers to lot owners, business owners or other specific references, those provisions are binding on the entities or individuals referenced. Those portions of this Development Order that clearly apply only to the project Developer are binding upon any builder/Developer who acquires a tract or parcel of land within the DRI. The Developer may impose or pass on the requirements of this DRI DO to ultimate purchasers through covenants that run with the land.

E. Reliance. The terms and conditions and phasing schedule set out in this Development Order constitute a basis upon which the Developer and the County may rely in future actions necessary to fully implement the final development contemplated by this Development Order. The development parameters and phasing schedule upon which this Development Order approval is based is set forth in Exhibits B and C. Changes to the development mix or phasing schedule may require a reanalysis of project impacts in order to rebut a presumption of substantial deviation.

F. Enforcement. All conditions, restrictions, stipulations and safeguards contained in this Development Order may be enforced by either party by action at law or equity. The cost of those proceedings, including reasonable attorney's fees, will be paid by the defaulting party.

G. Successor Agencies. References to governmental agencies will be construed to mean future instrumentalities that may be created and designated as successors in interest to, or which otherwise possess the powers and duties of the referenced governmental agencies in existence on the effective date of this Development Order.

H. Severability. If any portion or section of this Development Order is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, that decision will not affect the remaining portions or sections of the Development Order, which will remain in full force and effect.

I. Applicability of Regulations. This Development Order does not negate the Developer's responsibility to comply with federal, state, regional and local regulations.

J. Further Review. Subsequent requests for local development permits do not require further DRI review pursuant to §380.06, Florida Statutes. However, upon a finding by the Board (after due notice to the Developer and public hearing) that any of the following conditions exist, the Board must order a termination of all development activity in that portion of the development affected by the substantial deviation until a DRI Application for Development Approval, Notice of Substantial Deviation or Notice of Proposed Change has been submitted, reviewed and approved in accordance with §380.06, Florida Statutes.

1. There is a substantial deviation from the terms or conditions of this Development Order or other changes to the approved development plans that create a reasonable likelihood of adverse regional impacts or other regional impacts that have not been evaluated in the review by the Regional Planning Council; or

2. Expiration of the period of effectiveness of the Development Order. Any request to extend the effectiveness of this Development Order will be evaluated based on the criteria for the extension of the buildout date set forth in §380.06(19), Florida Statutes.

3. Conditions in the development order that specify circumstances in which the development will be required to undergo additional DRI review.

K. Commencement of Physical Development. Substantial physical development of the project has commenced and has continued without interruption. Further development must occur in accordance with the development parameters and phasing schedule set forth in Exhibits B and C.

L. Buildout and Termination Dates. The project has a buildout date of December 31, 2010, and a termination date of December 31, 2016. This term is based on the recognition that a local Development Order, which is valid for six years, may be obtained prior to December 31, 2010. No permits for development will be issued by the County subsequent to the termination date unless the conditions set forth in §380.06(15)(g) are applicable.

M. Assurance of Compliance. The administrative director of the Lee County Department of Community Development, or designee, will be the local official responsible for assuring compliance with this Development Order. Lee County is primarily responsible for monitoring the development and enforcing the provisions of the development order. No permits or approvals will be issued if the Developer fails to act in substantial compliance with the development order.

N. Credits Against Local Impact Fees. Pursuant to §380.06(16), the Developer may be eligible for credits for contributions, construction, expansion, or acquisition of public facilities, if the Developer is also subject by local ordinances to impact fees or exactions to meet the same needs. However, no credit will be provided for internal on-site facilities

required by County regulations or to any off-site facilities to the extent those facilities are necessary to provide safe and adequate services to the development.

O. Protection of Development Rights. Assuming the project can comply with the County's Concurrency Management Program at the time development permits are requested, the project will not be subject to down-zoning, unit density reduction, intensity reduction or prohibition of development until December 31, 2011. If the County demonstrates at a public hearing that substantial changes have occurred in the conditions underlying the approval of this Development Order, or finds that the Development Order was based on substantially inaccurate information provided by the Developer, or that the change is clearly established by Lee County to be essential to public health, safety and welfare, then down-zoning unit density reduction or prohibition of development may occur.

P. The Developer's Annual Report required by F.S. 380.06 shall be submitted on May 1st of each year, beginning May 1st, 1982 and continuing until development of the project is completed. The report shall summarize the development activities during the preceding year, the cumulative total of completed residential units, the extent of the development of commercial development, and the status of the improvements and other developer commitments required by this Development Order. The Annual Report shall be submitted to:

LOCAL AGENCY: _____ Director of Code Enforcement
Lee County, Florida

REGIONAL AGENCY: _____ S. W. Fla. Regional Planning Council

STATE AGENCY: _____ State land Planning Agency

Biennial Reports. The Developer must submit a report biennially to the Lee County Department of Community Development, the SWFRPC and Florida DCA on Form RPM-BSP-Annual Report-1. The content of the report must include the information set forth in Exhibit F, and must also be consistent with the rules of the FDCA. The first monitoring report must be submitted to the DRI coordinator for SWFRPC, DCA, and Lee County not later than one year after the effective date of this Development Order. Further reporting must be submitted every two years thereafter, until buildout, whether actual or declared. Failure to comply with this reporting procedure is governed by §380.06(18), Florida Statutes, which provides for the temporary suspension of the DRI Development Order.

The Developer must file the biennial monitoring reports until actual or declared buildout of the project. Southwest Florida Capital Corporation is the party responsible for filing the biennial monitoring reports until one or more successor entities are named in the development order. The Developer must inform successors in title to the undeveloped portion of the real property covered by this Development Order of the biennial reporting requirement. Tenants or owners of individual lots or units have no obligation to comply with this reporting condition.

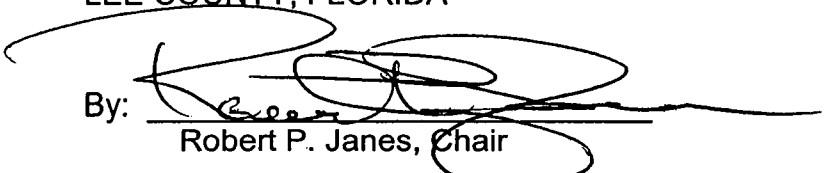
Q. Transmittal and Effective Date. The County will forward certified copies of this Development Order to the SWFRPC, the Developer, and appropriate state agencies. This Development Order is rendered as of the date of that transmittal, but will not be effective until the expiration of the statutory appeal period (45 days from rendition) or until the completion of any appellate proceedings, whichever time is greater. In accordance with the requirements of §380.06(15)(f), Florida Statutes, once this development order is effective, the Developer must record notice of its adoption in the office of the Clerk of the Circuit Court of Lee County.

Commissioner Judah made a motion to adopt this Development Order Amendment, seconded by Commissioner Mann. The vote was as follows:

Robert P. Janes	Aye
Brian Bigelow	Aye
Ray Judah	Aye
Tammara Hall	Absent
Frank Mann	Aye

DULY PASSED AND ADOPTED this 20th day of August 2007.

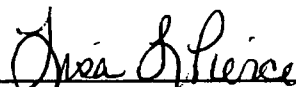
BOARD OF COUNTY COMMISSIONERS
LEE COUNTY, FLORIDA

By: 

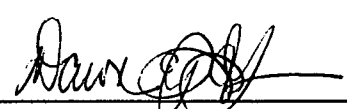
Robert P. Janes, Chair

ATTEST:

Charlie Green, Clerk

By: 

Deputy Clerk

By: 

Dawn E. Perry-Lehnert
County Attorney's Office



Exhibits:

- A. Legal Description
 - Overall legal -2 pages
 - CPD-2 pages
 - CFPD-6 pages
 - RPD-13 pages
 - Existing Three Oaks ROW - 5 pages
 - Three Oaks Realignment ROW - 3 pages
- B. Phasing Schedule
- C. Revised Land Use Parameters
- D. Master Development Plan (Map H)
- E. Fire Official Requirements
- F. Biennial Monitoring Report Requirements

**ZONING SKETCH OF
PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA**

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION!

ZONING SKETCH NOTES:

1. BASIS OF BEARINGS SHOWN HEREON TAKEN FROM THE WEST LINE OF THE N.E.1/4 OF SECTION 22-46-25, AS BEING N.00°38'30"W.
2. FIELD NOTES IN SECTION 10-46-25.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBERANCES.
5. THIS ZONING SKETCH DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH AND WAS BASED ON DESCRIPTION FURNISHED BY CLIENT AND/OR FOUND MONUMENTATION IN THE FIELD.
6. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
7. THIS MAP/PLAT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
8. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
9. ELEVATIONS ARE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.).

FLOOD ZONE: "B"
ELEVATION: N/A N.G.V.D.
COMMUNITY # 125124
PANEL # 0475
SUFFIX: C
REVISION DATE: 5/5/03

THIS ZONING SKETCH IS CERTIFIED TO:
PAUL H. FREEMAN
ALAN C. FREEMAN
NEIL D. FREEMAN
ATTORNEYS' TITLE INSURANCE FUND, INC.
HERITAGE NATIONAL BANK

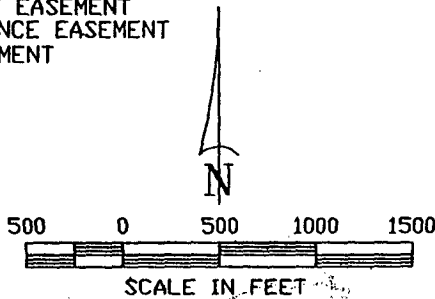
COORDINATES ARE FLORIDA WEST ZONE (COMPUTED).

LEGEND:

- SET IRON PIN (CAP #4631)
- FOUND IRON PIN (I.R.)
- CONCRETE MONUMENT (C.M.)
- ▨ CONCRETE (CONC.)
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- P.O.B. POINT OF BEGINNING
- P.C. POINT OF CURVATURE
- O.R. OFFICIAL RECORDS BOOK
- (1) CURVE NUMBER
- CL CENTERLINE
- R/W RIGHT-OF-WAY
- (P) AS PER PLAT
- (D) AS PER DEED
- (S) AS PER SURVEY
- (M) AS MEASURED
- P.U.E. PUBLIC UTILITY EASEMENT
- L.M.E. LAKE MAINTENANCE EASEMENT
- D.E. DRAINAGE EASEMENT

Curve number 1

Radius= 5823.58'
Delta= 09°26'23"
Arc= 959.46'
Chord= 958.37'
Chord Brg.= S.10°43'39"E.



AUGUST 15, 2004		
JOHN B. HARRIS, PSM FLORIDA LAND SURVEYOR #4631		
HARRIS - JORGENSEN, INC. 2706 S.E. SANTA BARBARA PLACE CAPE CORAL, FLORIDA PHONE: (239) 772-9939 FAX: (239) 772-1315		
REVISED:	DESCRIPTION:	BY
DRAWN:	SCALE	PROJ. #
FBH	1"=1000'	THREE OAKS R-W
SKETCH DATE	FILE NO.	SHEET - 1
8/17/05	46-25-10	OF - 1
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 6921		

RECEIVED
NOV 08 2005
NOT A SURVEY!

DCI 2005-00054

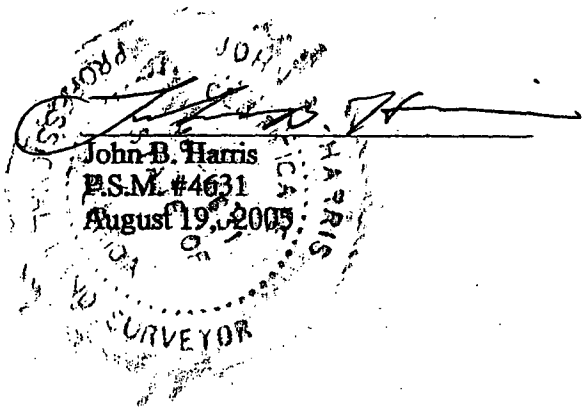
EXHIBIT A
Page 1 of 31

EXHIBIT "A"

DESCRIPTION:

Beginning at the Southwest corner of the Northeast Quarter (N.E.1/4) of Section 22, Township 46 South, Range 25 East, Lee County, Florida; thence run N.00°38'30"W. along the West line of the Northeast Quarter (N.E.1/4) of said Section 22 for 2606.31 feet to the Northwest corner of the Northeast Quarter (N.E.1/4) of said Section 22; thence run N.00°19'59"W. along the West line of the Southeast Quarter (S.E.1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida, to the Southwest corner of the Northeast Quarter (N.E.1/4) of said Section 15; thence run N.00°19'48"W. along the West line of the Northeast Quarter (N.E.1/4) of said Section 15 for 2635.07 feet to the Southwest corner of the Southeast Quarter (S.E.1/4) of Section 10, Township 46 South, Range 25 East, Lee County, Florida; thence run N.01°23'47"W. along the West line of the Southeast Quarter (S.E.1/4) of said Section 10 for 2664.23 feet to the Northwest corner of the Southeast Quarter (S.E.1/4) of said Section 10; thence run N.89°18'02"E. along the North line of the Southeast Quarter (S.E.1/4) of said Section 10 for 835.53 feet to a point on a curve on the Westerly right-of-way line of Interstate Highway # 75; thence run Southeasterly along said Westerly right-of-way line for 959.46 feet along the arc of a curve concave Northeasterly, with a radius of 5823.58 feet, a delta of 09°26'23", a chord bearing of S.10°43'39"E. and a chord distance of 958.37 feet; thence run S.14°13'23"E. along said Westerly right-of-way line for 9906.32 feet to a point on the South line of the Northwest Quarter (N.W.1/4) of Section 23, Township 46 South, Range 25 East, Lee County, Florida; thence run S.89°16'12"W. along the South line of said Northwest Quarter (N.W.1/4) for 664.67 feet to the Southeast corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run S.89°15'53"W. along the South line of Northeast Quarter of said Section 22 for 2658.61 feet to the point of beginning.

Said tract contains 494.77 acres, more or less.



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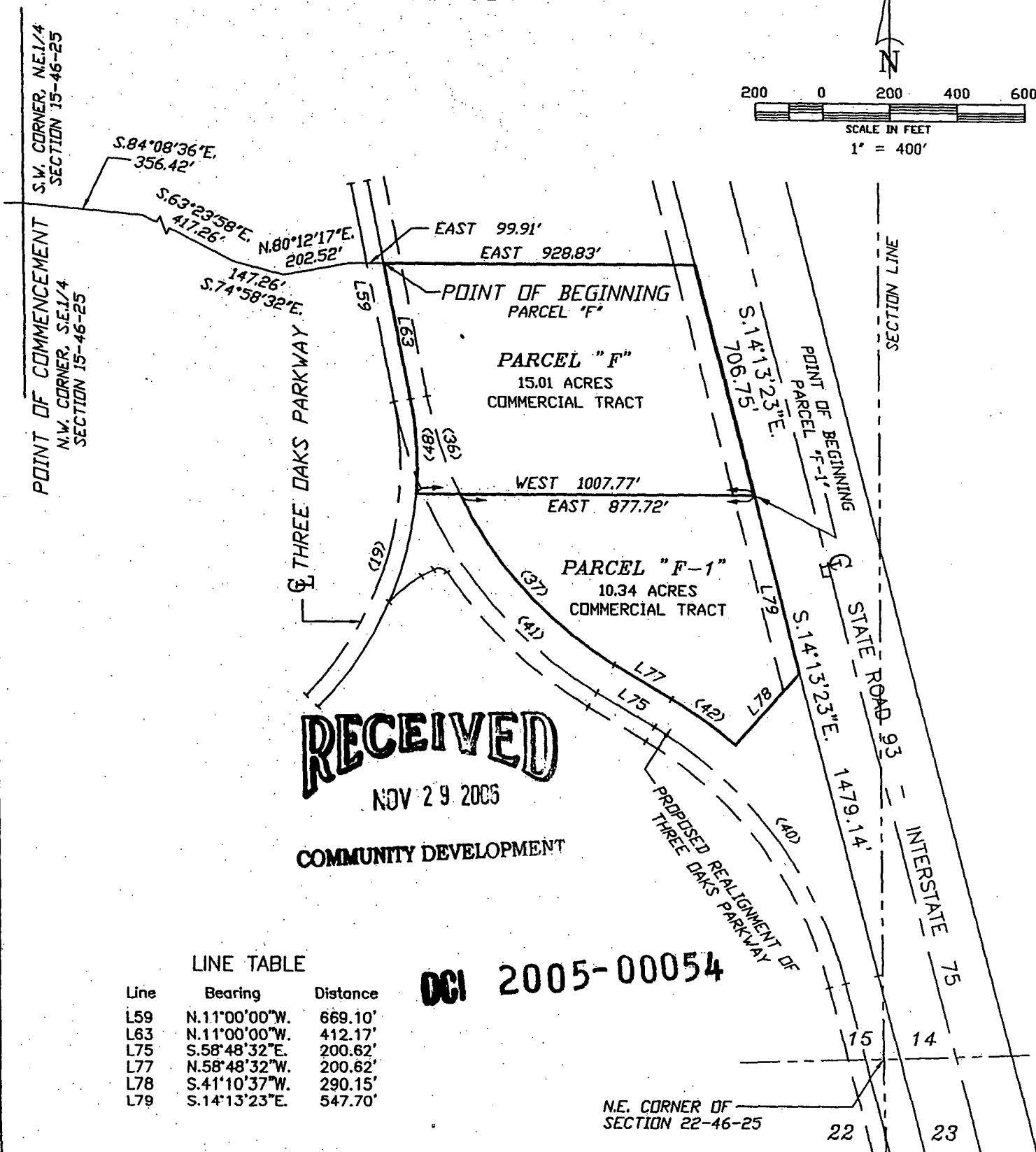
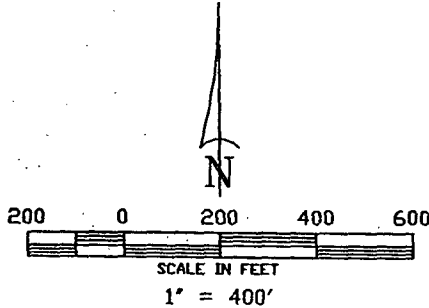
DCI 2005-00054

CPD
SHEET 1 OF 2
ZONING SKETCH OF
PART OF SECTION 15
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.	
2706 S.E. SANTA BARBARA PLACE	
CAPE CORAL, FLORIDA	
PHONE: (239) 772-9939	FAX: (239) 772-1315
PROJECT # THREE OAKS R/W 9	
FILE #: 46-25-10	
SKETCH DATE: 5/2/06	

THIS IS NOT A SURVEY.

SEE SHEET 2 OF 2 FOR
LEGAL DESCRIPTION.



LINE TABLE

Line	Bearing	Distance
L59	N.11°00'00"W.	669.10'
L63	N.11°00'00"W.	412.17'
L75	S.58°48'32"E.	200.62'
L77	N.58°48'32"W.	200.62'
L78	S.41°10'37"W.	290.15'
L79	S.14°13'23"E.	547.70'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
19	980.00'	55°40'01"	952.14'	915.13'	S.16°49'45"W.
36	1200.00'	14°40'05"	307.21'	306.37'	N.18°20'33"W.
37	1200.00'	33°09'05"	694.32'	684.68'	N.42°13'59"W.
40	1275.00'	44°35'13"	992.17'	967.32'	S.36°30'58"E.
41	1300.00'	24°46'30"	562.12'	557.76'	S.46°25'17"E.
42	1350.00'	09°58'51"	235.17'	234.87'	N.53°49'06"W.
48	1030.00'	15°40'32"	281.80'	280.92'	N.03°09'44"W.

John B. Harris

JOHN B. HARRIS, PSM
 FLORIDA LAND SURVEYOR #4631
 FLORIDA CERTIFICATE OF AUTHORIZATION LB #6921

CPD
SHEET 2 OF 2

DESCRIPTION: (Parcel "F")

A tract or land lying in the Southeast Quarter (S.E.1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida being more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of said Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 202.52 feet; thence run East for 99.91 feet to the point of beginning; thence continue East for 928.83 feet to a point on the Westerly right-of-way line of Highway I-75; thence run S.14°13'23"E. for 706.75 feet; thence run West for 1008.33 feet; thence run Northwesterly for 281.80 feet along the arc of a curve concave Southwesterly having a radius of 1030.00 feet, chord bearing N.03°09'44"W. and a chord distance of 280.92 feet; thence run N.11°00'00"W. for 412.17 feet to the point of beginning.

Tract herein described contains 15.01 acres.

TOGETHER WITH:

DESCRIPTION: (Parcel "F" - 1")

A tract of land lying in the Southeast Quarter (S.E.1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida being more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of said Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 202.52 feet; thence run East for 99.91 feet; thence continue East for 928.83 feet to a point on the Westerly right-of-way line of Highway I - 75; thence run S.14°13'23"E. along said Westerly right-of-way line for 706.75 feet to the point of beginning; thence continue S.14°13'23"E. along said Westerly right-of-way line for 547.70 feet; thence run S.41°10'37"W. for 290.15 feet to a point on a curve; thence run Northwesterly for 235.17 feet along the arc of a curve concave Southwesterly, with a radius of 1350.00 feet, a delta of 09°58'51", a chord bearing of N.53°49'06"W. and a chord distance of 234.87 feet to a point of tangency; thence run N.58°48'32"W. for 200.62 feet to a point of curvature; thence run Northwesterly for 694.32 feet along the arc of a curve concave Northeasterly, with a radius of 1200.00 feet, a delta of 33°09'05", a chord bearing of N.42°13'59"W. and a chord distance of 684.68 feet; thence run East for 877.82 feet to the point of beginning.

Tract herein described contains 10.34 acres.

DCI 2005-00054

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NOV 29 2005

COMMUNITY DEVELOPMENT

CFPD
SHEET 1 OF 6
ZONING SKETCH OF
PART OF SECTIONS 10, 15, & 22
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

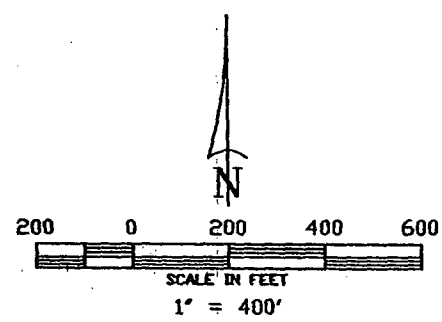
HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 6
FILE # 46-25-10
SKETCH DATE: 5/2/06

THIS IS NOT A SURVEY.

LINE TABLE

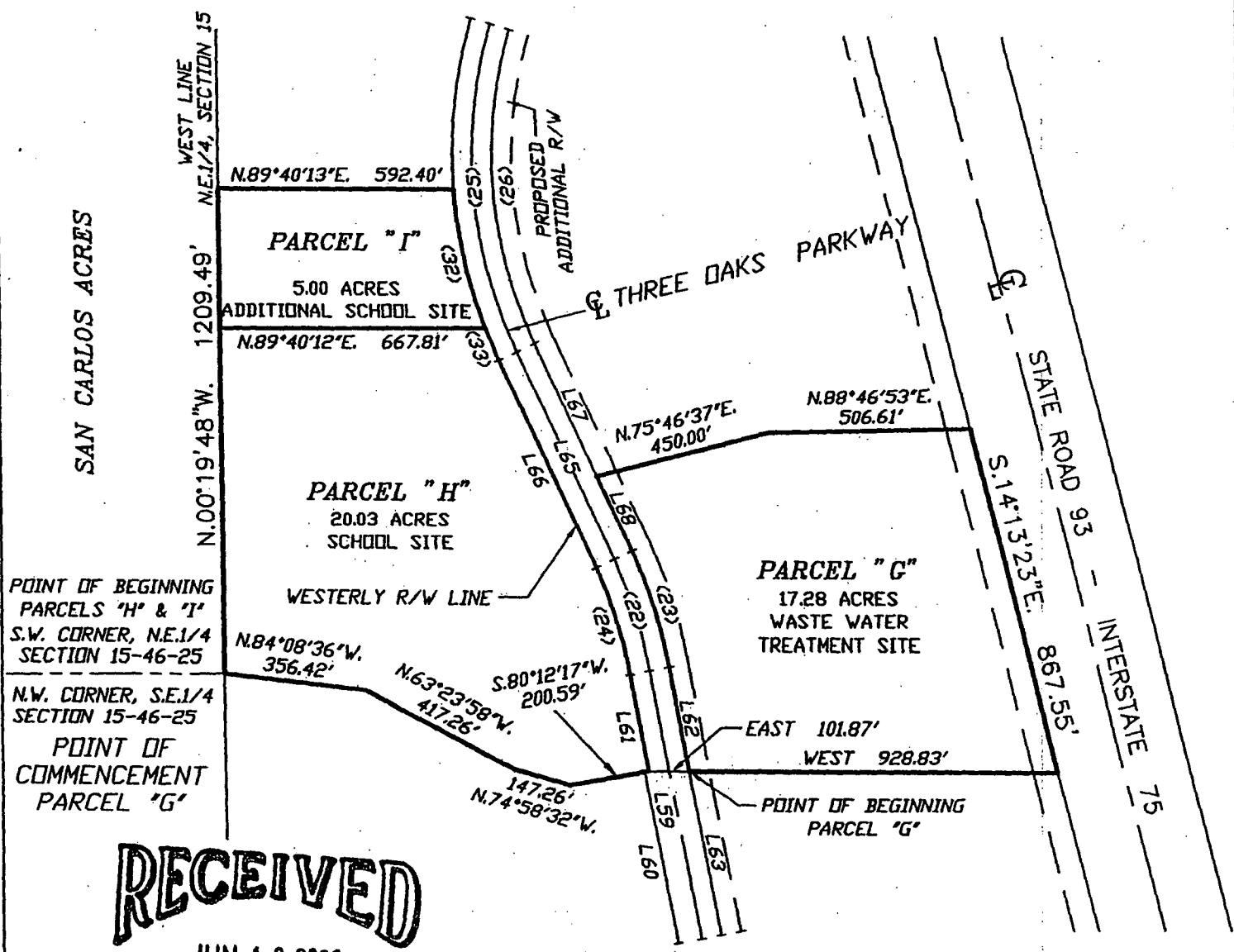
Line	Bearing	Distance
L59	N.11°00'00"W.	669.10'
L60	N.11°00'00"W.	431.52'
L61	S.11°00'00"E.	237.83'
L62	N.11°00'00"W.	256.93'
L65	N.25°00'25"W.	570.00'
L66	S.25°00'25"E.	570.00'
L67	N.25°00'25"W.	366.45'
L68	N.25°00'25"W.	203.55'



CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
22	1170.00'	14°00'25"	286.03'	285.32'	S.18°00'13"E.
23	1220.00'	14°00'25"	298.25'	297.51'	N.18°00'12"W.
24	1120.00'	14°00'25"	273.80'	273.12'	S.18°00'12"E.
25	1170.00'	41°29'57"	847.43'	829.03'	N.04°15'26"W.
26	1120.00'	41°29'58"	811.21'	793.60'	N.04°15'26"W.
32	1220.00'	18°54'26"	360.01'	358.70'	S.12°27'53"E.
33	1220.00'	04°05'15"	87.02'	87.00'	S.22°57'48"E.

SEE SHEET 2 OF 6 FOR
LEGAL DESCRIPTION.



RECEIVED

JUN 19 2006

COMMUNITY DEVELOPMENT

DCI 2005-00054

John B. Harris
May 16, 2006
JOHN B. HARRIS, PSM
FLORIDA LAND SURVEYOR #4631
FLORIDA CERTIFICATE OF AUTHORIZATION LB #6921

CFPD
SHEET 2 OF 6

DESCRIPTION: (Parcel "H" and "I")

A tract or parcel of land lying in Section 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Southwest corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 15; thence run N.00°19'48"W. along the West line of said Northeast Quarter (N.E.1/4) for 1209.49 feet; thence run N.89°40'13"E. for 592.40 feet to the Westerly right-of-way line of Three Oaks Parkway, said point being on a curve; thence run Southeasterly along said Westerly right-of-way line for 360.01 feet along the arc of a curve concave Northeasterly, with a radius of 1220.00 feet, a delta of 16°54'26", a chord bearing of S.12°27'53"E. and a chord distance of 358.70 feet to Southeasterly corner of Tract "I"; thence continue Southeasterly along said Westerly right-of-way line for 87.02 feet along the arc of a curve concave Northeasterly, with a radius of 1220.00 feet, a delta of 04°05'15", a chord bearing of S.22°57'48"E. and a chord distance of 87.00 feet to a point of tangency; thence run S.25°00'25"E. along said Westerly right-of-way line for 570.00 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 273.80 feet along the arc of a curve concave Southwesterly, with a radius of 1120.00 feet, a delta of 14°00'25", a chord bearing of S.18°00'12"E. and a chord distance of 273.12 feet to a point of tangency; thence run S.11°00'00"E. along said Westerly right-of-way line for 237.83 feet; thence run S.80°12'17"W. for 200.59 feet; thence run N.74°58'32"W. for 147.26 feet; thence run N.63°23'58"W. for 417.26 feet; thence run N.84°08'36"W. for 356.42 feet to the point of beginning.

Said tract contains 25.03 acres.

TOGETHER WITH:

DESCRIPTION: (Parcel "G")

A tract or parcel of land lying in Section 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 200.59 feet; thence run East for 101.87 feet to the Easterly right-of-way line of Three Oaks Parkway (100 feet wide) and the point of beginning; thence run N.11°00'00"W. along said Easterly right-of-way line for 256.93 feet to a point of curvature; thence run Northwesterly along said Easterly right-of-way line for 298.25 feet along the arc of a curve concave Southwesterly, a radius of 1220.00 feet, a delta of 14°00'25", a chord bearing of N.18°00'12"W. and a chord distance of 297.51 feet to a point of tangency; thence run N.25°00'25"W. along said Easterly right-of-way line for 203.55 feet; thence run N.75°46'37"E. for 450.00 feet; thence run N.88°46'53"E. for 506.61 feet to the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 867.55 feet; thence run West for 928.83 feet to the point of beginning.

Said tract contains 17.28 acres.

EXHIBIT A
Page 6 of 31

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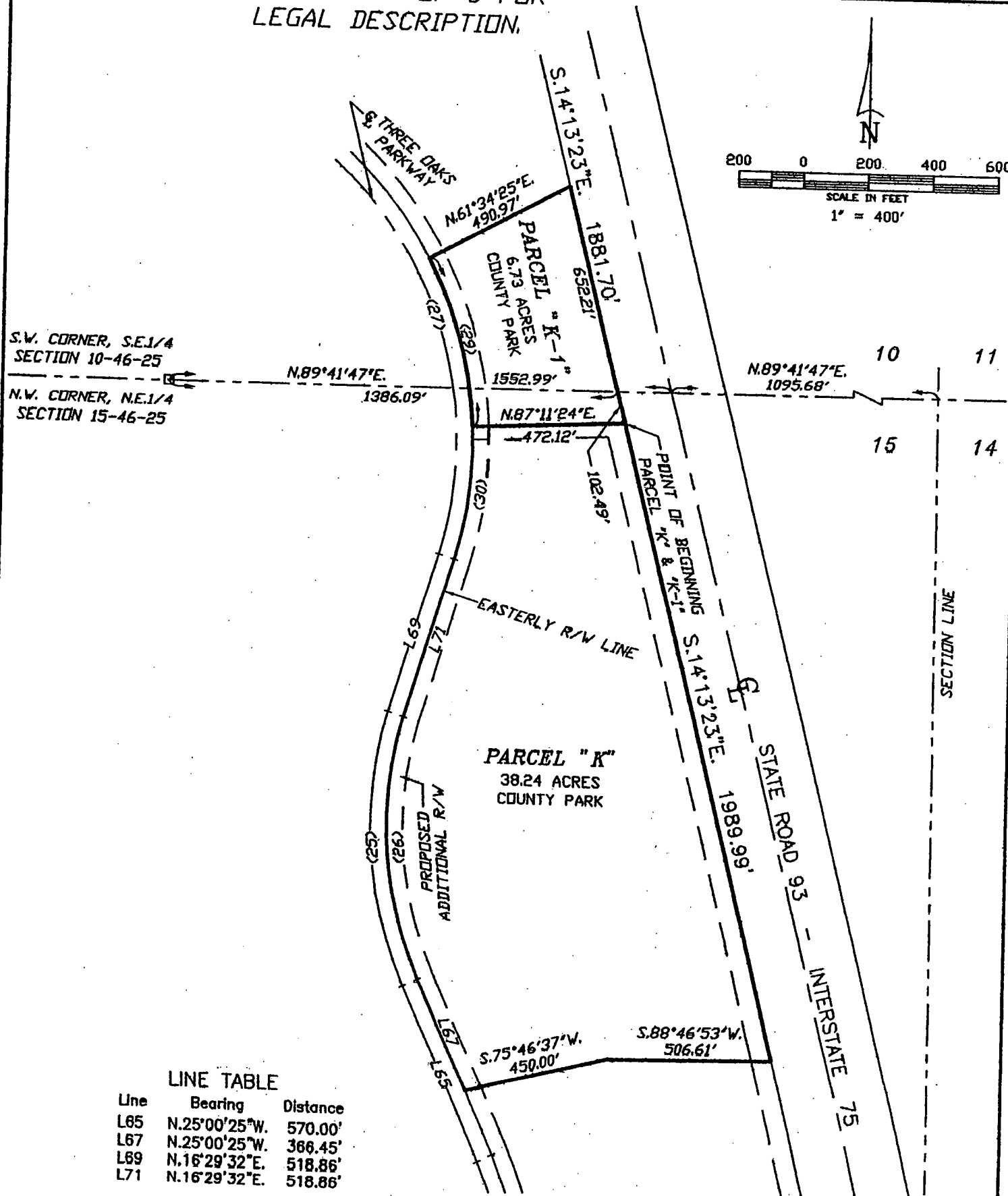
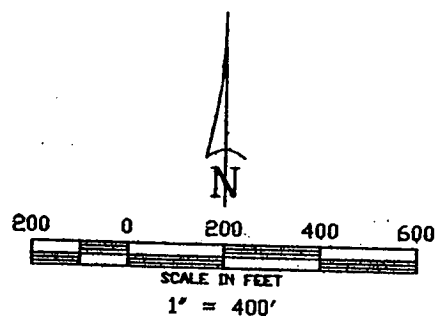
COMMUNITY DEVELOPMENT

CFPD
SHEET 3 OF 6
ZONING SKETCH OF
PART OF SECTIONS 10, 15, & 22
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.
 SEE SHEET 4 OF 6 FOR
 LEGAL DESCRIPTION.

HARRIS - JORGENSEN, INC.
 2706 S.E. SANTA BARBARA PLACE
 CAPE CORAL, FLORIDA
 PHONE: (239) 772-9939
 FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 7
 FILE # 46-25-10
 SKETCH DATE: 5/2/06



LINE TABLE

Line	Bearing	Distance
L65	N.25°00'25"W.	570.00'
L67	N.25°00'25"W.	366.45'
L69	N.16°29'32"E.	518.86'
L71	N.16°29'32"E.	518.86'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
25	1170.00'	41°29'57"	847.43'	829.03'	N.04°15'26"W.
26	1120.00'	41°29'58"	811.21'	793.60'	N.04°15'26"W.
27	1170.00'	73°56'54"	1510.05'	1407.40'	S.20°28'55"E.
29	1220.00'	25°37'07"	545.50'	540.96'	N.15°37'12"W.
30	1220.00'	19°18'06"	411.00'	409.06'	N.06°50'28"E.

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CFPD
SHEET 4 OF 6

DESCRIPTION: (Parcels "K" and "K-1")

A tract or parcel of land lying in Sections 10 and 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 15; thence run N.89°41'47"E. along the North line of said Northeast Quarter (N.E.1/4) for 1386.09 feet to a point on the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 102.49 feet to the point of beginning (being the Northeasterly corner of Tract "K"); thence continue S.14°13'23"E. along said Westerly right-of-way line for 1989.99 feet; thence run S.88°46'53"W. for 506.61 feet; thence run S.75°46'37"W. for 450.00 feet to the Easterly right-of-way line of Three Oaks Parkway (100 feet wide); thence run N.25°00'25"W. along said Easterly right-of-way line for 366.45 feet to a point of curvature; thence run Northwesterly along said Easterly right-of-way line for 811.21 feet along the arc of a curve concave Northeasterly, with a radius of 1120.00 feet, a delta of 41°29'58", a chord bearing of N.04°15'26"W. and a chord distance of 793.60 feet to a point of tangency; thence run N.16°29'32"E. along said Easterly right-of-way line for 518.86 feet to a point of curvature; thence run Northeasterly along said Easterly right-of-way line for 411.00 feet along the arc of a curve concave Northwesterly, with a radius of 1220.00 feet, a delta of 19°18'06", a chord bearing of N.06°50'28"E. and a chord distance of 409.06 feet to the Northwesterly corner of said Tract "K"; thence run Northwesterly along said Easterly right-of-way line for 545.50 feet along the arc of a curve concave Southwesterly, with a radius of 1220.00 feet, a delta of 25°37'07", a chord bearing of N.15°37'12"W. and a chord distance of 540.96 feet; thence run N.61°34'25"E. for 490.97 feet to the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 652.21 feet to the North line of the aforesaid Section 15; thence continue S.14°13'23"E. along said Westerly right-of-way line for 102.49 feet to the point of beginning.

Said tract contains 44.97 acres.

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EXHIBIT A
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COMMUNITY DEVELOPMENT

DCI 2005-00054

CFPD
SHEET 5 OF 6
ZONING SKETCH OF
PART OF SECTIONS 10, 15, & 22
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

CURVE TABLE

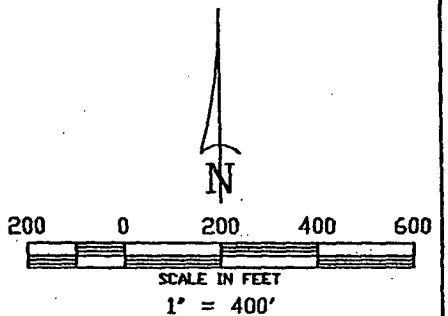
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
3	935.00'	02°46'26"	45.26'	45.26'	N.14°11'43"W.
7	1100.00'	75°27'49"	1448.80'	1346.33'	N.38°22'25"W.
10	1050.00'	63°19'06"	1160.00'	1101.91'	N.44°27'22"W.
11	1050.00'	12°09'02"	222.67'	222.25'	N.06°42'37"W.
12	1785.28'	31°39'17"	986.33'	973.83'	N.15°11'08"E.
14	1735.28'	28°22'50"	859.54'	850.78'	N.13°32'55"E.
18	1735.28'	01°50'49"	55.94'	55.94'	N.30°04'50"E.
49	1735.28'	01°25'05"	42.95'	42.95'	N.28°26'53"E.

HARRIS - JORGENSEN, INC.
 2706 S.E. SANTA BARBARA PLACE
 CAPE CORAL, FLORIDA
 PHONE: (239) 772-9939
 FAX: (239) 772-1315

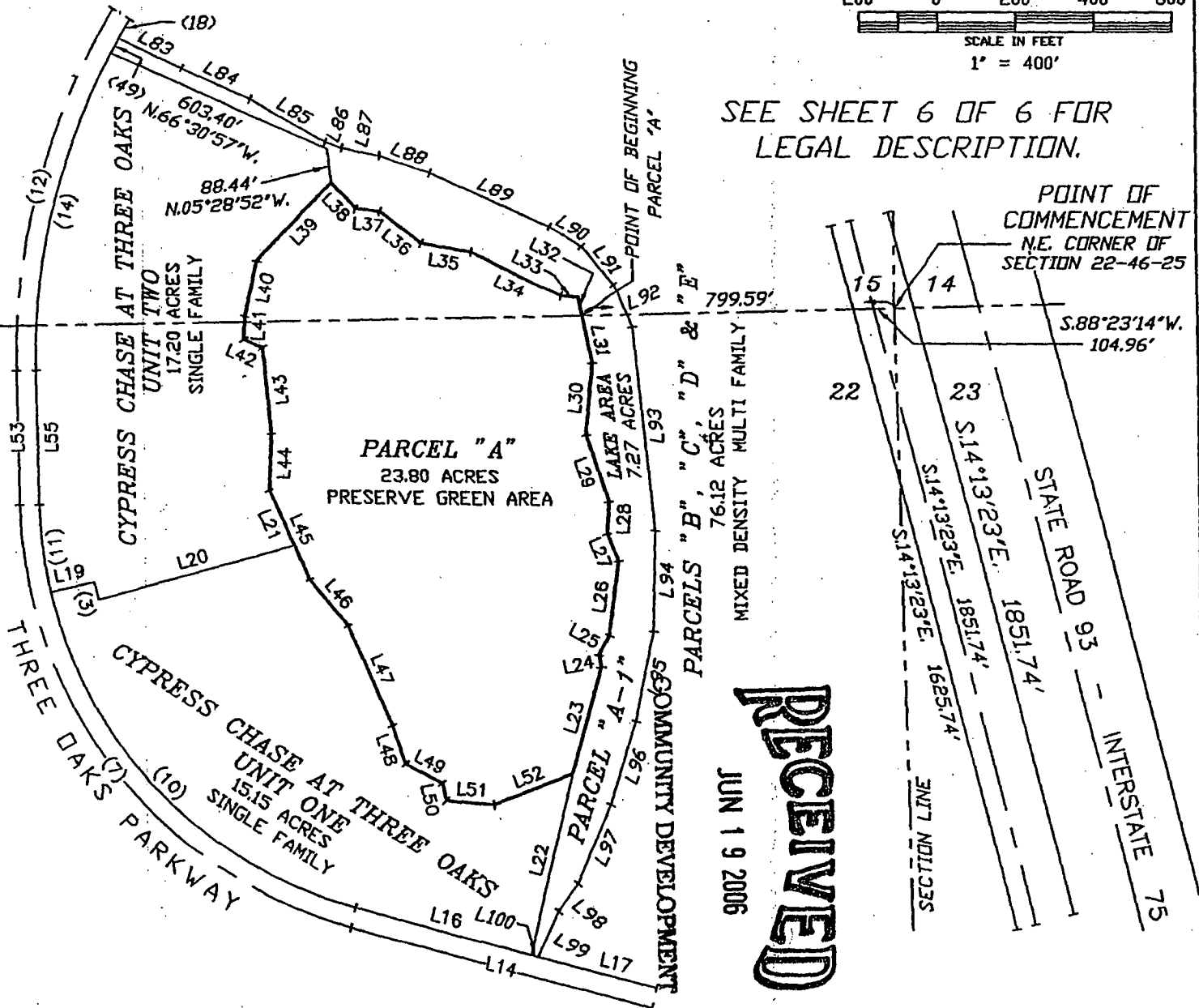
PROJECT # THREE OAKS R/W 8

FILE # 46-25-10

SKETCH DATE: 5/2/06



SEE SHEET 6 OF 6 FOR
LEGAL DESCRIPTION.



LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L16	S.76°06'19"E.	465.58'
L17	S.76°06'19"E.	313.88'
L19	N.77°11'36"E.	115.00'
L20	N.74°25'10"E.	523.27'
L21	N.24°06'06"W.	154.44'
L22	N.13°53'41"E.	466.31'
L23	S.16°07'18"W.	277.66'
L24	S.12°01'00"E.	31.69'
L25	S.28°46'02"W.	58.04'
L26	S.07°46'15"W.	187.96'
L27	S.22°04'52"E.	74.60'
L28	S.03°46'03"W.	83.16'
L29	S.18°15'48"E.	181.53'
L30	S.05°28'43"W.	189.06'
L31	S.11°21'17"E.	126.05'
L32	S.11°21'17"E.	48.99'
L33	S.85°52'53"E.	43.93'
L34	S.63°39'28"E.	257.78'
L35	S.80°44'01"E.	129.45'

LINE TABLE

Line	Bearing	Distance
L36	S.51°37'12"E.	133.97'
L37	S.84°18'29"E.	62.62'
L38	S.42°37'55"E.	92.21'
L39	N.43°02'34"E.	282.53'
L40	N.11°56'54"E.	148.96'
L41	N.03°34'16"E.	59.13'
L42	N.65°49'54"W.	52.65'
L43	N.04°55'00"W.	227.32'
L44	N.02°47'39"E.	146.80'
L45	N.24°06'06"W.	247.63'
L46	N.39°51'14"W.	150.22'
L47	N.23°58'15"W.	274.03'
L48	N.18°34'28"W.	100.55'
L49	N.62°41'55"W.	106.20'
L50	N.11°41'32"W.	44.89'
L51	N.85°57'36"W.	123.50'
L52	S.68°40'50"W.	219.04'
L53	N.00°38'30"W.	349.45'
L55	N.00°38'30"W.	349.45'
L83	S.64°44'50"E.	177.95'

LINE TABLE

Line	Bearing	Distance
L84	S.66°30'07"E.	191.21'
L85	S.60°30'15"E.	219.67'
L86	S.70°58'05"E.	45.72'
L87	S.79°10'17"E.	96.62'
L88	S.71°11'03"E.	137.25'
L89	S.65°27'58"E.	336.91'
L90	S.57°59'19"E.	96.55'
L91	S.39°13'50"E.	128.89'
L92	S.23°08'49"E.	120.26'
L93	S.05°40'34"E.	530.21'
L94	S.01°29'07"W.	255.42'
L95	S.12°01'41"W.	230.68'
L96	S.17°34'52"W.	221.62'
L97	S.23°18'32"W.	218.47'
L98	S.37°33'24"W.	84.75'
L99	S.26°14'39"W.	124.11'
L100	N.76°06'19"W.	17.13'

CFPD
SHEET 6 OF 6

DESCRIPTION: (Parcel "A")

A tract or parcel of land lying in Section 15 and 22, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northeast corner of said Section 22; thence run S.88°23'40"W. for 799.59 feet along the North line of the Northeast Quarter (N.E.1/4) of said Section 22 to the point of beginning; thence run S.11°21'17"E. for 126.05 feet; thence run S.05°28'43"W. for 189.06 feet; thence run S.18°15'48"E. for 181.53 feet; thence run S.03°46'03"W. for 83.16 feet; thence run S.22°04'52"E. for 74.60 feet; thence run S.07°46'15"W. for 187.96 feet; thence run S.28°46'02"W. for 58.04 feet; thence run S.12°01'00"E. for 31.69 feet; thence run S.16°07'18"W. for 277.66 feet; thence run S.68°40'50"W. for 219.04 feet; thence run N.85°57'36"W. for 123.50 feet; thence run N.11°41'32"W. for 44.89 feet; thence run N.62°41'55"W. for 106.20 feet; thence run N.18°34'28"W. for 100.55 feet; thence run N.23°58'15"W. for 274.03 feet; thence run N.39°51'14"W. for 150.22 feet; thence run N.24°06'06"W. for 247.63 feet; thence run N.02°47'39"E. for 146.80 feet; thence run N.04°55'00"W. for 227.32 feet; thence run N.65°49'54"W. for 52.65 feet; thence run N.03°34'16"E. for 59.13 feet; thence run N.11°56'54"E. for 148.96 feet; thence run N.43°02'34"E. for 282.53 feet; thence run S.42°37'55"E. for 92.21 feet; thence run S.84°18'29"E. for 62.62 feet; thence run S.51°37'12"E. for 133.97 feet; thence run S.80°44'01"E. for 129.45 feet; thence run S.63°39'28"E. for 257.78 feet; thence run S.85°52'53"E. for 43.93 feet; thence run S.11°21'17"E. for 48.99 feet to the point of beginning.

Said tract contains 23.80 acres.

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COMMUNITY DEVELOPMENT

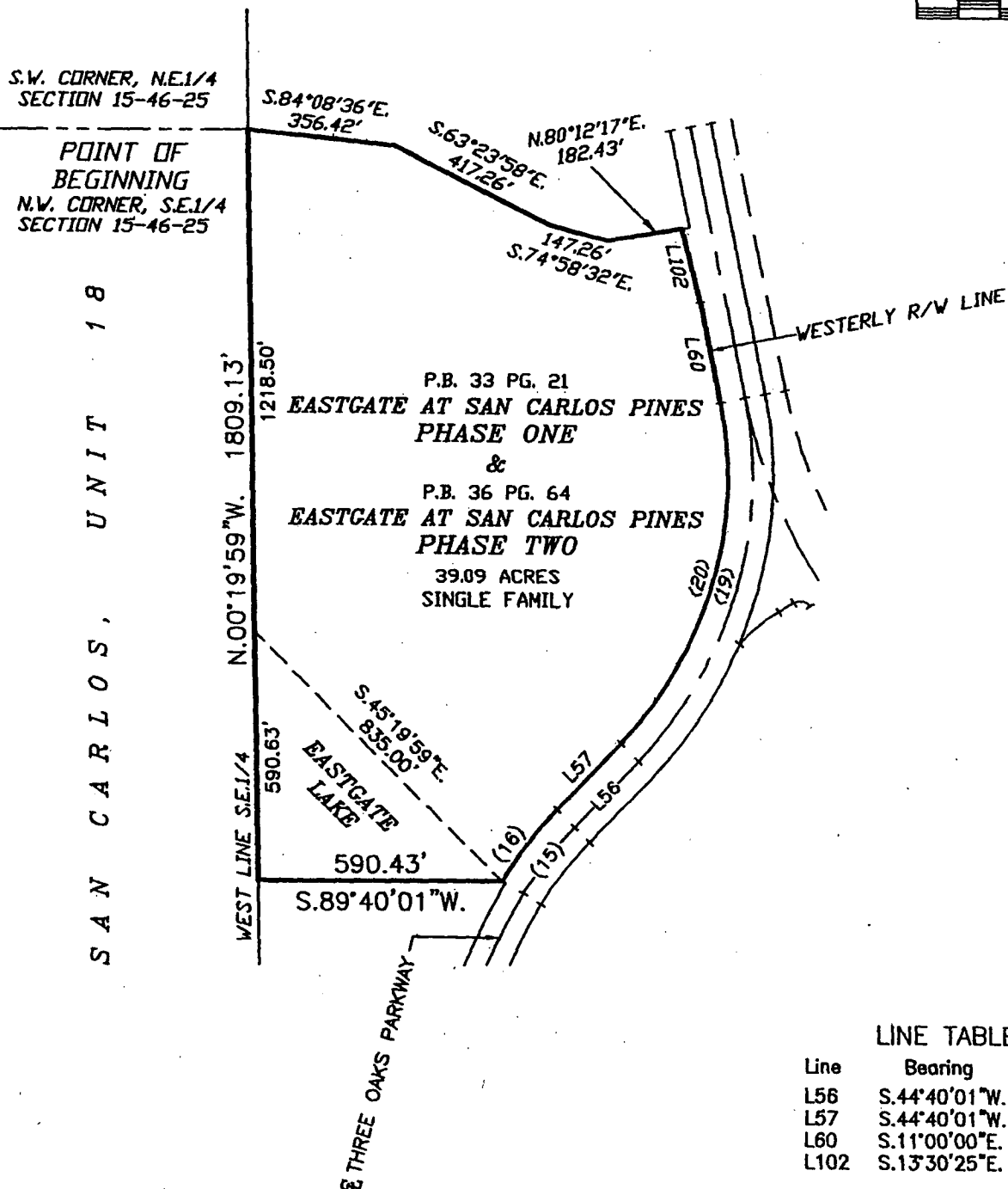
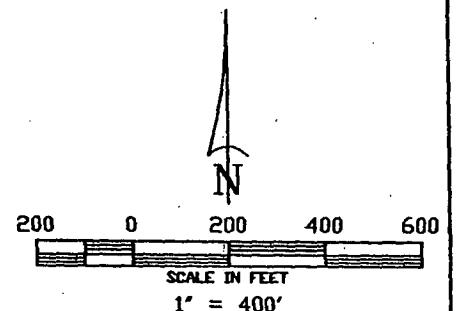
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DCI 2005-00054

RPD
SHEET 1 OF 13
ZONING SKETCH OF
PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC. 2706 S.E. SANTA BARBARA PLACE CAPE CORAL, FLORIDA PHONE: (239) 772-9939 FAX: (239) 772-1315	
PROJECT # THREE OAKS R/W 1	
FILE # 46-25-10	
SKETCH DATE: 5/2/06	

THIS IS NOT A SURVEY.
 SEE SHEET 2 OF 13 FOR
 LEGAL DESCRIPTION.



LINE TABLE

Line	Bearing	Distance
L56	S.44°40'01"W.	222.08'
L57	S.44°40'01"W.	222.08'
L60	S.11°00'00"E.	246.44'
L102	S.13°30'25"E.	185.59'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
15	860.00'	13°39'14"	204.94'	204.46'	N.37°50'22"E.
16	920.00'	13°39'14"	219.24'	218.72'	S.37°50'24"W.
19	980.00'	55°40'01"	952.14'	915.13'	S.16°49'45"W.
20	920.00'	55°40'01"	893.85'	859.10'	S.16°49'45"W.

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DCI 2005-00054

 MAY 15, 2006	
JOHN B. HARRIS, PSM FLORIDA LAND SURVEYOR #4631	
FLORIDA CERTIFICATE OF AUTHORIZATION LB #6921	

RPD
SHEET 2 OF 13

DESCRIPTION: (Eastgate)

A tract or parcel of land lying in the Southeast Quarter of Section 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 182.43 feet to a point on the Westerly right-of-way line of Three Oaks Parkway; thence run S.13°30'25"E. along said Westerly right-of-way line for 185.59 feet; thence run S.11°00'00"E. along said Westerly right-of-way line for 246.44 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 893.85 feet along the arc of a curve concave Northwesterly, with a radius of 920.00 feet, a delta of 55°40'01", a chord bearing of S.16°49'45"W. and a chord distance of 859.10 feet to a point of tangency; thence run S.44°40'01"W. along said Westerly right-of-way line for 222.08 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 219.24 feet along the arc of a curve concave Southeasterly, with a radius of 920.00 feet, a delta of 13°39'14", a chord bearing of S.37°50'24"W. and a chord distance of 218.72 feet; thence run S.89°40'01"W. for 590.43 feet to a point on the West line of the aforesaid Southeast Quarter (S.E.1/4); thence run N.00°19'59"W. along said West line for 1809.13 feet to the point of beginning.

Said tract contains 39.09 acres.

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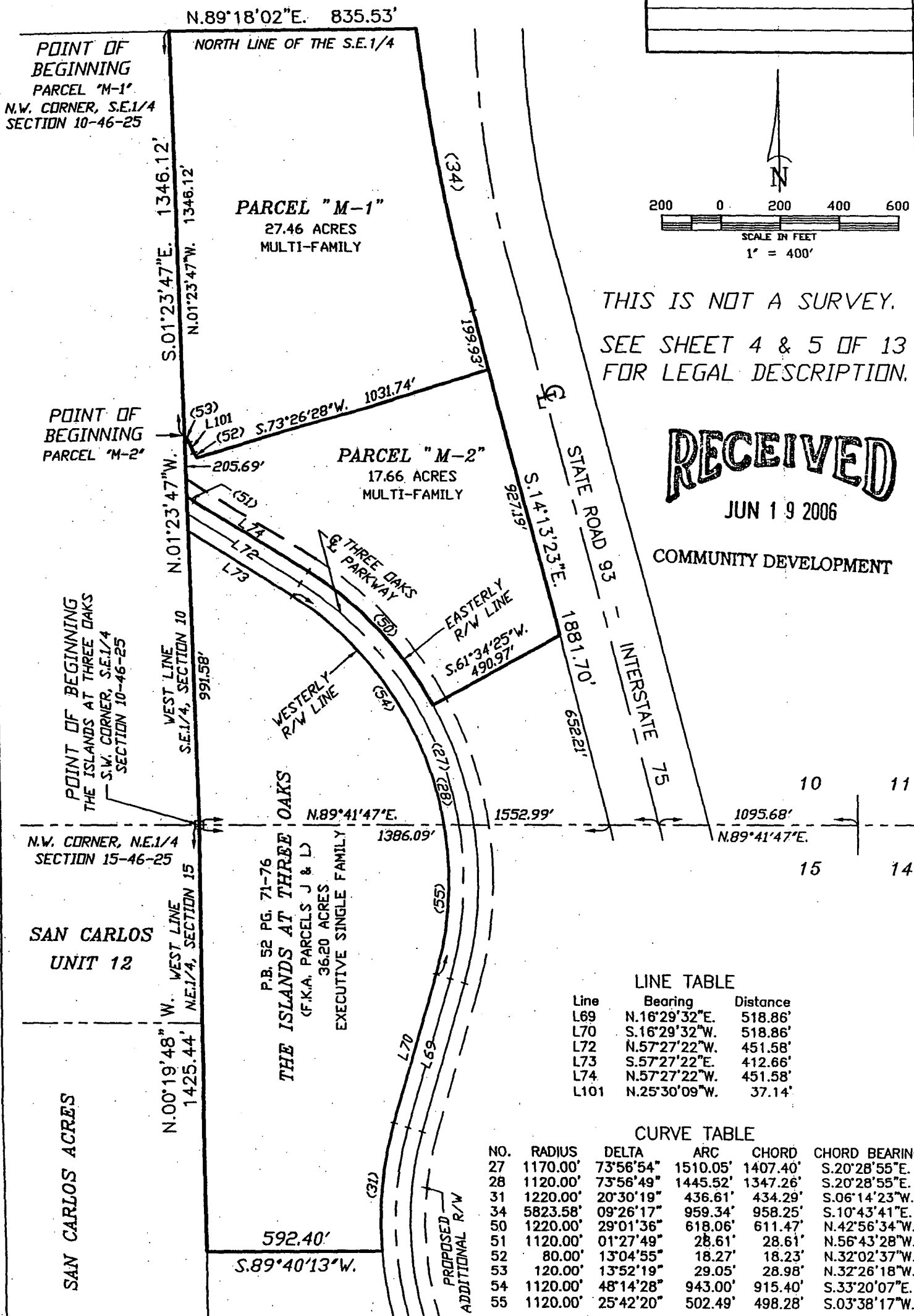
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RPD
SHEET 3 OF 13
ZONING SKETCH OF
PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
 2706 S.E. SANTA BARBARA PLACE
 CAPE CORAL, FLORIDA
 PHONE: (239) 772-9939
 FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 2
 FILE # 46-25-10
 SKETCH DATE: 5/2/06



THIS IS NOT A SURVEY.
 SEE SHEET 4 & 5 OF 13
 FOR LEGAL DESCRIPTION.

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COMMUNITY DEVELOPMENT

RPD
SHEET 4 OF 13

DESCRIPTION: (Parcel M-1)

A tract or parcel of land lying in the Southeast Quarter of Section 10, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Northwest corner of the aforesaid Southeast Quarter (S.E.1/4); thence run N.89° 18'02"E. along the North line of said Southeast Quarter (S.E.1/4) for 835.53 feet to the Westerly right-of-way line of Interstate Highway #75, said point lying on a curve; thence run Southeasterly along said Westerly right-of-way line for 959.34 feet along the arc of a curve concave Northeasterly, with a radius of 5823.58 feet, a delta of 09°26'17", a chord bearing of S.10°43'41"E. and a chord distance of 958.25 feet to a point of tangency; thence run S.14°13'23"E. along said Westerly right-of-way line for 199.93 feet; thence run S.73°26'28"W. for 1031.74 feet to a point on a curve; thence run Northwesterly for 18.27 feet along the arc of a curve to the right having a radius of 80.00 feet, a delta of 13°04'55", a chord bearing of N.32°02'37"W. and a chord distance of 18.23 feet to a point of tangency; thence run N.25°30'09"W. for 37.14 feet to a point of curvature; thence run Northwesterly for 29.05 feet along the arc of a curve to the left having a radius of 120.00 feet, a delta of 13°52'19", a chord bearing of N.32°26'18"W. and a chord distance of 28.98 feet to a point on the West line of the Southeast Quarter (S.E.1/4) of said Section 10; thence run N.01°23'47"W. along said West line for 1346.12 feet to the point of beginning.

Said tract contains 27.46 acres.

TOGETHER WITH:

DESCRIPTION: (Parcel M-2)

A tract or parcel of land lying in the Southeast Quarter (S.E.1/4) of Section 10, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run S.01°23'47"E. along the West line of said Southeast Quarter (S.E.1/4) for 1346.12 feet to the point of beginning, said point being on a curve; thence run Southeasterly for 29.05 feet along the arc of a curve to the left having a radius of 120.00 feet, a delta of 13°52'19", a chord bearing of S.32°26'18"E. and a chord distance of 28.98 feet to a point of tangency; thence run S.25°30'09"E. for 37.14 feet to a point of curvature; thence run Southeasterly for 18.27 feet along the arc of a curve to the right having a radius of 80.00 feet, a delta of 13°04'55", a chord bearing of S.32°02'37"E. and a chord distance of 18.23 feet; thence run N.73°26'28"E. for 1031.74 feet to a point on the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 927.19 feet; thence run S.61°34'25"W. for 490.97 feet to a point on the Easterly right-of-way line of three Oaks Parkway (100 feet wide), said point being on a curve; thence run Northwesterly along said Easterly right-of-way line for 618.06 feet along the arc of a curve concave Southwesterly, with a radius of 1220.00 feet, a delta of 29°01'36", a chord bearing of N.42°56'34"W. and a chord distance of 611.47 feet to a point of tangency; thence run N.57°27'22"W. along said Easterly right-of-way line for 451.58 feet to a point of curvature; thence run Northwesterly along said Easterly right-of-way line for 28.61 feet along the arc of a curve concave Northeasterly, with a radius of 1120.00 feet, a delta of 01°27'

continued on sheet 5 of 13

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COMMUNITY DEVELOPMENT

DCI 2005-00054

EXHIBIT A
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RPD
SHEET 5 OF 13

49", a chord bearing of N.56°43'28"W. and a chord distance of 28.61 feet to a point on the West line of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run N.01°23'47"W. along said West line for 205.69 feet to the point of beginning.

Said tract contains 17.66 acres.

TOGETHER WITH:

DESCRIPTION: (The Islands at Three Oaks)

A tract or parcel of land lying in Sections 10 and 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Southwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run N.01°23'47"W. along the West line of said Southeast Quarter (S.E.1/4) for 991.58 feet to a point on the Westerly right-of-way line of Three Oaks Parkway; thence run S.57°27'22"E. along said Westerly right-of-way line for 412.66 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 943.00 feet along the arc of a curve concave Southwesterly, with a radius of 1120.00 feet, a delta of 48°14'28", a chord bearing of S.33°20'07"E. and a chord distance of 915.40 feet to a point on the North line of the aforesaid Section 15; thence run Southwesterly along said Westerly right-of-way line for 502.49 feet along the arc of a curve concave Northwesterly, with a radius of 1120.00 feet, a delta of 25°42'20", a chord bearing of S.03°38'17"W. and a chord distance of 498.28 feet to a point of tangency; thence run S.16°29'32"W. along said Westerly right-of-way line for 518.86 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 436.61 feet along the arc of a curve concave Southeasterly, with a radius of 1220.00 feet, a delta of 20°30'19", a chord bearing of S.06°14'23"W. and a chord distance of 434.29 feet; thence run S.89°40'13"W. for 592.40 feet to a point on the West line of the Northeast Quarter (N.E.1/4) of the aforesaid Section 15; thence run N.00°19'48"W. along the West line of said Northeast Quarter (N.E.1/4) for 1425.44 feet to the point of beginning.

Said tract contains 36.20 acres.

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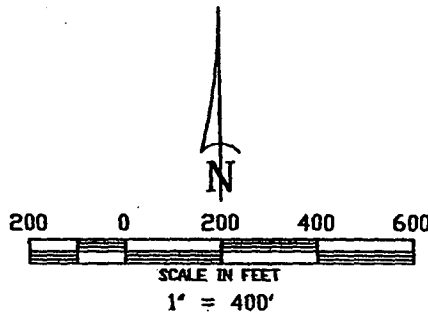
JUN 19 2006

COMMUNITY DEVELOPMENT

DCI 2005-00054

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 3
FILE #: 46-25-10
SKETCH DATE: 5/2/06



RPD
SHEET 6 OF 13
ZONING SKETCH OF
PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

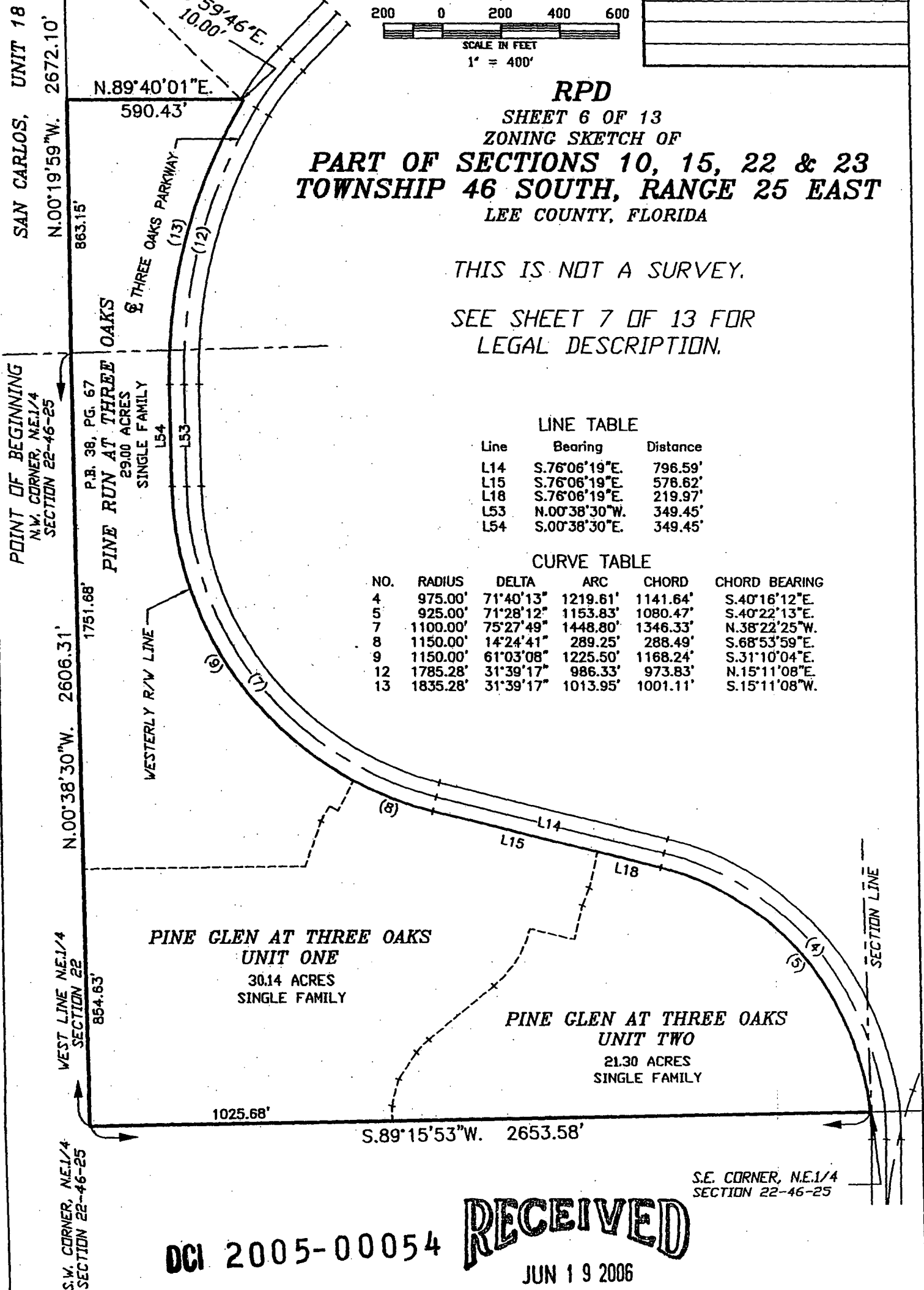
SEE SHEET 7 OF 13 FOR
LEGAL DESCRIPTION.

LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L15	S.76°06'19"E.	576.62'
L18	S.76°06'19"E.	219.97'
L53	N.00°38'30"W.	349.45'
L54	S.00°38'30"E.	349.45'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
4	975.00'	71°40'13"	1219.61'	1141.64'	S.40°16'12"E.
5	925.00'	71°28'12"	1153.83'	1080.47'	S.40°22'13"E.
7	1100.00'	75°27'49"	1448.80'	1346.33'	N.38°22'25"W.
8	1150.00'	14°24'41"	289.25'	288.49'	S.68°53'59"E.
9	1150.00'	61°03'08"	1225.50'	1168.24'	S.31°10'04"E.
12	1785.28'	31°39'17"	986.33'	973.83'	N.15°11'08"E.
13	1835.28'	31°39'17"	1013.95'	1001.11'	S.15°11'08"W.



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COMMUNITY DEVELOPMENT

RPD
SHEET 7 OF 13

DESCRIPTION: (Pine Run at Three Oaks and Pine Glen at Three Oaks, Units One and Two)

A tract of land lying in Sections 15 and 22, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Northwest Quarter corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run N.00°19' 59"W. along the West line of the Southeast Quarter (S.E.1/4) of the aforesaid Section 15 for 863.15 feet; thence run N.89°40'01"E. for 590.43 feet; thence run S.58°59'46"E. for 10.00 feet to the Westerly right-of-way line of Three Oaks Parkway, said point lying on a curve; thence run Southwesterly along said Westerly right-of-way line for 1013.95 feet along the arc of a curve concave Southeasterly, with a radius of 1835.28 feet, a delta of 31°39' 17", a chord bearing of S.15°11'08"W. and a chord distance of 1001.11 feet to a point of tangency; thence run S.00°38'30"E. along said Westerly right-of-way line for 349.45 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 1225.50 feet along the arc of a curve concave Northeasterly, with a radius of 1150.00 feet, a delta of 61°03' 08", a chord bearing of S.31°10'04"E. and a chord distance of 1168.24 feet to a point common to the boundaries of Pine Run At Three Oaks and Pine Glen At Three Oaks Unit One; thence continue Southeasterly along said Westerly right-of-way line for 289.25 feet along the arc of a curve concave Northeasterly, with a radius of 1150.00 feet, a delta of 14°24'41", chord bearing of S.68°53'59"E. and a chord distance of 288.49 feet to a point of tangency; thence run S.76°06' 19"E. along said Westerly right-of-way line for 576.62 feet to a point on the common boundaries of Pine Glen At Three Oaks Unit One and Pine Glen At Three Oaks Unit Two; thence continue S.76°06'19"E. along said Westerly right-of-way line for 219.97 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 1153.83 feet along the arc of a curve concave Southwesterly, with a radius of 925.00 feet, a delta of 71°28'12", a chord bearing of S.40°22'13"E. and a chord distance of 1080.47 feet to the Southeast corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run S.89°15' 53"W. along the South line of said Northeast Quarter (N.E.1/4) for 2653.58 feet to the Southwest corner of the Northeast Quarter (N.E.1/4) of said Section 22; thence run N.00°38'30"W. along the West line of the Northeast Quarter (N.E.1/4) of said Section 22 for 2606.31 feet to the point of beginning.

Said tract contains 80.44 acres.

EXHIBIT A
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COMMUNITY DEVELOPMENT

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RPD
SHEET 8 OF 13
ZONING SKETCH OF
PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

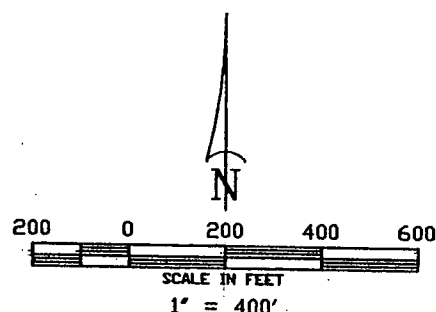
THIS IS NOT A SURVEY.
 SEE SHEET 9 OF 13 FOR
 LEGAL DESCRIPTION.

HARRIS - JORGENSEN, INC.
 2706 S.E. SANTA BARBARA PLACE
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PROJECT # THREE OAKS R/W 4
 FILE #: 46-25-10
 SKETCH DATE: 5/2/06

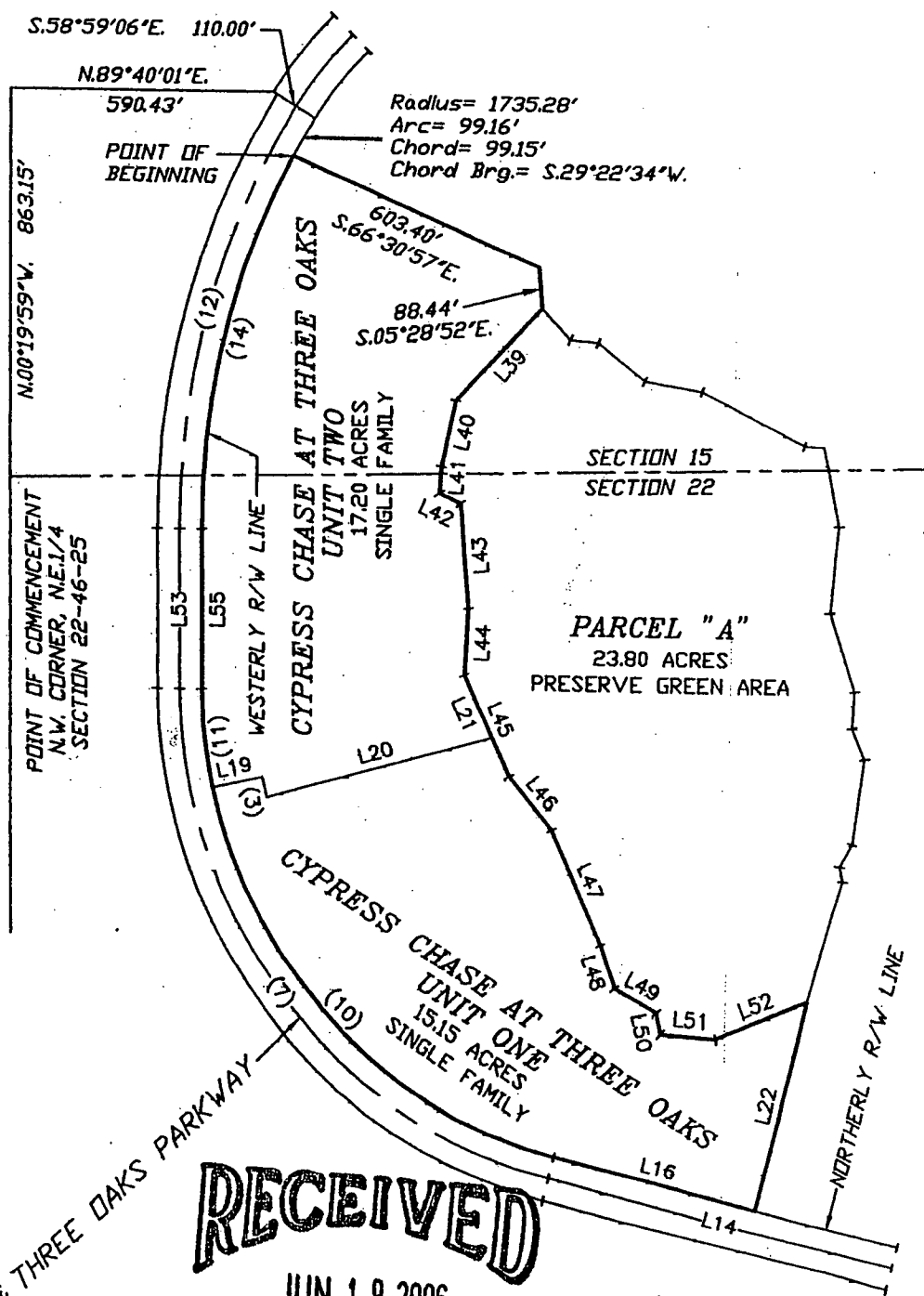
CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
3	935.00'	02°46'26"	45.26'	45.26'	N.14°11'43"W.
7	1100.00'	75°27'49"	1448.80'	1346.33'	N.38°22'25"W.
10	1050.00'	63°17'54"	1160.00'	1101.90'	N.44°27'22"W.
11	1050.00'	12°09'55"	222.94'	222.52'	N.06°43'27"W.
12	1785.28'	31°39'17"	986.33'	973.83'	N.15°11'08"E.
14	1735.28'	28°22'50"	859.54'	850.78'	N.13°32'55"E.



LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L16	N.76°06'19"W.	465.58'
L19	N.77°11'36"E.	115.00'
L20	N.74°25'10"E.	523.27'
L21	N.24°06'06"W.	154.44'
L22	S.13°53'41"W.	466.31'
L39	S.43°02'34"W.	282.53'
L40	S.11°56'54"W.	148.96'
L41	S.03°34'16"W.	59.13'
L42	S.65°49'54"E.	52.65'
L43	S.04°55'00"E.	227.32'
L44	S.02°47'39"W.	146.80'
L45	S.24°06'06"E.	247.63'
L46	S.39°51'14"E.	150.22'
L47	S.23°58'15"E.	274.03'
L48	S.18°34'28"E.	100.55'
L49	S.62°41'55"E.	106.20'
L50	S.11°41'32"E.	44.89'
L51	S.85°57'36"E.	123.50'
L52	N.68°40'50"E.	219.04'
L53	N.00°38'30"W.	349.45'
L55	N.00°38'30"W.	349.45'



DCI 2005-00054

COMMUNITY DEVELOPMENT

EXHIBIT A
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RPD
SHEET 9 OF 13

DESCRIPTION: (Cypress Chase At Three Oaks Units One and Two)

A tract or parcel of land lying in Sections 15 and 22, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run N.00°19'59"W. along the West line of the aforesaid Section 15 for 863.15 feet; thence run N.89°40'01"E. for 590.43 feet; thence run S.58°59'06"E. for 110.00 feet to the Easterly right-of-way line of Three Oaks Parkway, said point being on a curve; thence run Southwest-erly along said Easterly right-of-way line for 99.16 feet along the arc of a curve concave South-easterly, with a radius of 1735.28 feet, a chord bearing of S.29°22'34"W. and a chord distance of 99.15 feet to the point of beginning; thence run S.66°30'57"E. for 603.40 feet; thence run S.05°28'52"E. for 88.44 feet; thence run S.43°02'34"W. for 282.53 feet; thence run S.11°56'54"W. for 148.96 feet; thence run S.03°34'16"W. for 59.13 feet; thence run S.65°49'54"E. for 52.65 feet; thence run S.04°55'00"E. for 227.32 feet; thence run S.02°47'39"W. for 146.80 feet; thence run S.24°06'06"E. for 247.63 feet; thence run S.39°51'14"E. for 150.22 feet; thence run S.23°58'15"E. for 274.03 feet; thence run S.18°34'28"E. for 100.55 feet; thence run S.62°41'55"E. for 106.20 feet; thence run S.11°41'32"E. for 44.89 feet; thence run S.85°57'36"E. for 123.50 feet; thence run N.68°40'50"E. for 219.04 feet; thence run S.13°53'41"W. for 466.31 feet to a point on the Northerly right-of-way line of Three Oaks Parkway; thence run N.76°06'19"W. along said Northerly right-of-way line for 465.58 feet to a point of curvature; thence run Northwesterly along said Northerly right-of-way line for 1160.00 feet along the arc of a curve concave Northeasterly, with a radius of 1050.00 feet, a delta of 63°17'54", a chord bearing of N.44°27'22"W. and a chord distance of 1101.90 feet to a common point between the boundaries of Cypress Chase At Three Oaks Units One and Two, said point lying on the Easterly right-of-way line of said Three Oaks Parkway; thence continue Northwesterly along said Easterly right-of-way line for 222.94 feet along the arc of a curve concave Northeasterly, with a radius of 1050.00 feet, a delta of 12°09'55", a chord bearing of N.06°43'27"W. and a chord distance of 222.52 feet to a point of tangency; thence run N.00°38'30"W. along said Easterly right-of-way line for 349.45 feet to a point of curvature; thence run Northeasterly along said Easterly right-of-way line for 859.54 feet along the arc of a curve concave Southeasterly, with a radius of 1735.28 feet, a delta of 28°22'50", a chord bearing of N.13°32'55"E. and a chord distance of 850.78 feet to the point of beginning.

Said tract contains 32.35 acres.

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EXHIBIT A
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COMMUNITY DEVELOPMENT

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SEE SHEET 11 OF 13 FOR
CURVE TABLE AND LINE TABLE.

RPD
SHEET 11 OF 13
ZONING SKETCH OF
PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
 2706 S.E. SANTA BARBARA PLACE
 CAPE CORAL, FLORIDA
 PHONE: (239) 772-9939
 FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 5

FILE #: 46-25-10

SKETCH DATE: 5/2/06

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
4	975.00'	71°40'13"	1219.61'	1141.64'	S.40°16'12"E.
6	1025.00'	54°02'04"	966.65'	931.23'	N.49°05'43"W.
16	920.00'	13°39'14"	220.19'	218.72'	N.37°50'24"E.
17	810.00'	13°39'14"	193.03'	192.57'	N.37°51'19"E.
18	1735.28'	03°16'28"	99.17'	99.16'	N.29°11'10"E.
19	980.00'	55°40'01"	952.14'	915.13'	S.16°49'45"W.
21	1030.00'	21°15'10"	382.06'	379.87'	N.34°02'00"E.
35	1350.00'	24°52'19"	586.03'	581.44'	S.46°22'22"E.
38	30.00'	95°36'18"	50.07'	44.45'	S.68°59'39"W.
39	30.00'	87°30'29"	45.82'	41.49'	S.77°41'27"E.
40	1275.00'	44°35'13"	992.17'	967.32'	S.36°30'58"E.
41	1300.00'	24°46'30"	562.12'	557.76'	S.46°25'17"E.
43	1200.00'	44°35'13"	933.83'	910.44'	S.36°30'56"E.
44	470.00'	15°02'16"	123.36'	123.00'	N.51°02'10"E.
45	1275.00'	37°24'06"	832.30'	817.60'	S.04°28'40"W.
46	1200.00'	37°24'02"	783.32'	769.48'	S.04°28'42"W.
47	469.00'	14°37'54"	119.77'	119.44'	N.57°51'55"W.
49	1735.28'	01°25'05"	42.95'	42.95'	N.28°26'53"E.

LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L17	N.76°06'19"W.	313.88'
L22	N.13°53'41"E.	466.31'
L23	N.16°07'18"E.	277.66'
L24	N.12°01'00"W.	31.69'
L25	N.28°46'02"E.	58.04'
L26	N.07°46'15"E.	187.96'
L27	N.22°04'52"W.	74.60'
L28	N.03°46'03"E.	83.16'
L29	N.18°15'48"W.	181.53'
L30	N.05°28'43"E.	189.06'
L31	N.11°21'17"W.	126.05'
L32	N.11°21'17"W.	48.99'
L33	N.85°52'53"W.	43.93'
L34	N.63°39'28"W.	257.78'
L35	N.80°44'01"W.	129.45'
L36	N.51°37'12"W.	133.97'
L37	N.84°18'29"W.	62.62'
L38	N.42°37'55"W.	92.21'
L56	N.44°40'01"E.	222.08'
L58	N.44°40'01"E.	222.08'
L75	S.58°48'32"E.	200.62'
L76	S.58°48'32"E.	200.62'
L80	N.58°33'18"E.	42.96'
L81	N.23°10'43"E.	223.99'
L82	S.23°10'43"W.	38.83'
L83	S.64°44'50"E.	177.95'
L84	S.66°30'07"E.	191.21'
L85	S.60°30'15"E.	219.67'
L86	S.70°58'05"E.	45.72'
L87	S.79°10'17"E.	96.62'
L88	S.71°11'03"E.	137.25'
L89	S.65°27'58"E.	336.91'
L90	S.57°59'19"E.	96.55'
L91	S.39°13'50"E.	128.89'
L92	S.23°08'49"E.	120.26'
L93	S.05°40'34"E.	530.21'
L94	S.01°29'07"W.	255.42'
L95	S.12°01'41"W.	230.68'
L96	S.17°34'52"W.	221.62'
L97	S.23°18'32"W.	218.47'
L98	S.37°33'24"W.	84.75'
L99	S.26°14'39"W.	124.11'
L100	N.76°06'19"W.	331.01'

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SHEET 12 OF 13

DESCRIPTION: (Parcels "B", "C", "D" and "E")

A tract or parcel of land lying in Sections 15, 22 and 23, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northeast corner of the aforesaid Section 22; thence run S.88°23'14"W. along the North line of said Section 22 for 104.96 feet to the point of beginning, said point lying on the Westerly right-of-way line of the Three Oaks Parkway realignment project (County Project # CN-02-06); thence run S.14°13'23"E. along said Westerly right-of-way line for 1625.74 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 783.32 feet along the arc of a curve concave Westerly, with a radius of 1200.00 feet, a delta of 37°24'02", a chord bearing of S.04°28'42"W. and a chord distance of 769.48 feet to a point of tangency; thence run S.23°10'43"W. along said Westerly right-of-way line for 38.83 feet to a point on a curve; thence run Southwesterly along the aforesaid right-of-way line for 50.07 feet along the arc of a curve (not radial to the previously described line) concave Northerly, with a radius of 30.00 feet, a delta of 95°36'18" (95°37'07" per right-of-way map), a chord bearing of S.68°59'39"W. and a chord distance of 44.45 feet to a point on a non-compound curve; thence run Northwesterly along said right-of-way line for 119.77 feet (120.03 per right-of-way map) along the arc of a curve concave Northerly, with a radius of 469.00 feet; a delta of 14°37'54" (14°39'51" per right-of-way map), a chord bearing of N.57°51'55"W. and a chord distance of 119.44 feet to a point on a curve on the Northeasterly right-of-way line of Three Oaks Parkway (100 feet wide); thence run Northwesterly along said Northeasterly right-of-way line for 966.65 feet along the arc of a curve concave Southwesterly, with a radius of 1025.00 feet, a delta of 54°02'04", a chord bearing of N.49°05'43"W. and a chord distance of 931.23 feet to a point of tangency; thence run N.76°06'19"W. along said Northeasterly right-of-way line for 331.01 feet to the Southeasterly corner of Cypress Chase At Three Oaks, Unit One, as recorded in Plat Book 41, Pages 29 and 30, Public Records of Lee County, Florida; thence run N.13°53'41"E. along the Easterly line of said Cypress Chase At Three Oaks, Unit One for 466.31 feet; thence run N.16°07'18"E. for 277.66 feet; thence run N.12°01'00"W. for 31.69 feet; thence run N.28°46'02"E. for 58.04 feet; thence run N.07°46'15"E. for 187.96 feet; thence run N.22°04'52"W. for 74.60 feet; thence run N.03°46'03"E. for 83.16 feet; thence run N.18°15'48"W. for 181.53 feet; thence run N.05°28'43"E. for 189.06 feet; thence run N.11°21'17"W. for 175.04 feet; thence run N.85°52'53"W. for 43.93 feet; thence run N.63°39'28"W. for 257.78 feet; thence run N.80°44'01"W. for 129.45 feet; thence run N.51°37'12"W. for 133.97 feet; thence run N.84°18'29"W. for 62.62 feet; thence run N.42°37'55"W. for 92.21 feet to a point on the Easterly line of Cypress Chase At Three Oaks, Unit Two as recorded in Plat Book 43, Pages 49 and 50, Public Records of Lee County, Florida; thence run N.05°28'52"W. along the Easterly line of said Cypress Chase At Three Oaks, Unit Two for 88.44 feet to the Northeasterly corner of said Cypress Chase At Three Oaks, Unit Two; thence run N.66°30'57"W. along the Northerly line of said Cypress Chase At Three Oaks, Unit Two for 603.40 feet to the Northwesterly corner of said Cypress Chase At Three Oaks, Unit Two, said point lying on the Easterly right-of-way line of Three Oaks Parkway (50.00 feet from centerline); thence run Northeasterly along said Easterly right-of-way line (not radial to the previously described line) for 99.17 feet along the arc of a curve concave Southeasterly, with a radius of 1735.28 feet, a delta of 03°16'28", a chord bearing of N.29°11'10"E. and a chord distance of 99.16 feet to a point of compound curvature; thence run Northeasterly along said Easterly right-of-way line for 193.03 feet along the arc of a curve concave Southeasterly, with a radius

continued of sheet 13 of 13

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RPD
•SHEET 13 OF 13

of 810.00 feet, a delta of $13^{\circ}39'14''$, a chord bearing of $N.37^{\circ}51'19''E.$ and a chord distance of 192.57 feet to a point of tangency; thence run $N.44^{\circ}40'01''E.$ along said Easterly right-of-way line for 222.08 feet to a point of curvature; thence run Northeasterly along said Easterly right-of-way line for 382.06 feet along the arc of a curve concave Northwesterly, with a radius of 1030.00 feet, a delta of $21^{\circ}15'10''$, a chord bearing of $N.34^{\circ}02'00''E.$ and a chord distance of 379.87 feet to a point on a curve on the right-of-way line of the aforesaid realignment of Three Oaks Parkway; thence run Northeasterly along the right-of-way line of said realignment for 123.36 feet (122.84 per right-of-way map) along the arc of a curve concave Southeasterly, with a radius of 470.00 feet, a delta of $15^{\circ}02'16''$ ($14^{\circ}58'31''$ per right-of-way map), a chord bearing of $N.51^{\circ}02'10''E.$ ($N.51^{\circ}04'03''E.$ per right-of-way map), and a chord distance of 123.00 feet (122.49 feet per right-of-way map) to a point of tangency; thence run $N.58^{\circ}33'18''E.$ along the right-of-way line of said realignment for 42.96 feet to a point of curvature; thence run Southeasterly along said realignment for 45.82 feet along the arc of a curve concave Southerly, with a radius of 30.00 feet, a delta of $87^{\circ}30'29''$, a chord bearing of $S.77^{\circ}41'27''E.$ and a chord distance of 41.49 feet to a point of reverse curvature; thence run Southeasterly along said right-of-way line of said realignment for 586.03 feet along the arc of a curve concave Northeasterly, with a radius of 1350.00 feet, a delta of $24^{\circ}52'19''$, a chord bearing of $S.46^{\circ}22'22''E.$ and a chord distance of 581.44 feet to a point of tangency; thence run $S.58^{\circ}48'32''E.$ along said right-of-way of said realignment for 200.62 feet to a point of curvature; thence run Southeasterly along said right-of-way line of said realignment for 933.83 feet along the arc of a curve concave Southwesterly, with a radius of 1200.00 feet, a delta of $44^{\circ}35'13''$, a chord bearing of $S.36^{\circ}30'56''E.$ and a chord distance of 910.44 feet to a point of tangency; thence run $S.14^{\circ}13'23''E.$ along the right-of-way line of said realignment for 226.11 feet to the point of beginning.

Said tract contains 76.12 acres.

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COMMUNITY DEVELOPMENT

**ZONING SKETCH OF
EXISTING THREE OAKS PARKWAY RIGHT-OF-WAY
SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA**

THIS IS NOT A SURVEY.

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
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PROJECT # THREE OAKS ROW

FILE # 46-25-10

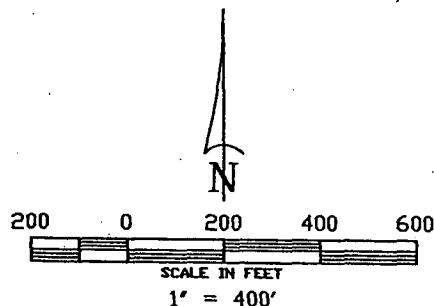
SKETCH DATE: 10/26/06

SHEET 1 OF 5

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	1120.00'	01°27'49"	28.61'	28.61'	S.56°43'28"E.
2	1220.00'	73°56'49"	1574.55'	1467.53'	S.20°28'57"E.
17	1120.00'	73°56'49"	1445.49'	1347.24'	N.20°28'57"W.

POINT OF COMMENCEMENT N.89°18'02"E. 835.53'
N.W. CORNER, S.E.1/4 SECTION 10-46-25



DCI 2005-00054
LINE TABLE

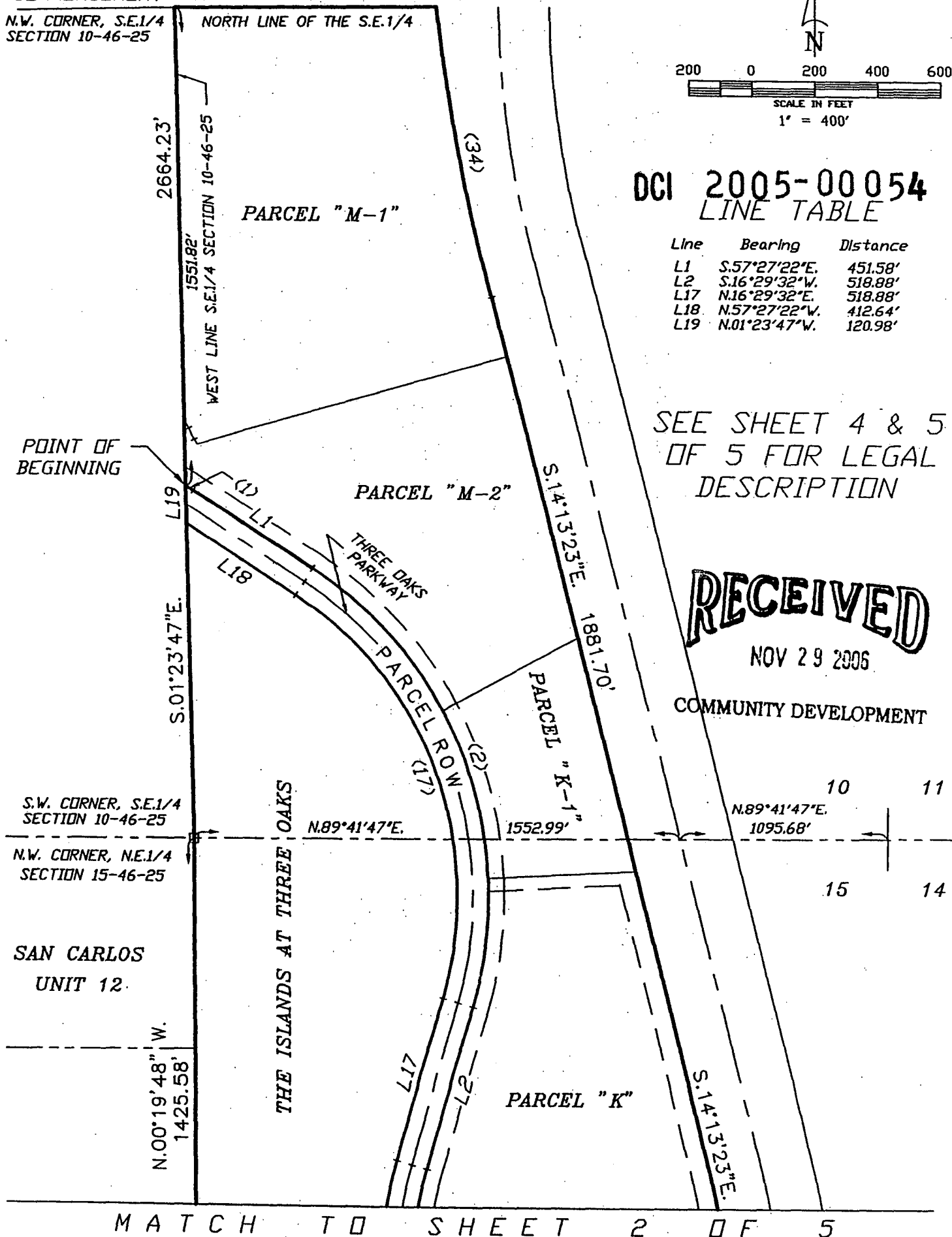
Line	Bearing	Distance
L1	S.57°27'22"E.	451.58'
L2	S.16°29'32"W.	518.88'
L17	N.16°29'32"E.	518.88'
L18	N.57°27'22"W.	412.64'
L19	N.01°23'47"W.	120.98'

SEE SHEET 4 & 5
OF 5 FOR LEGAL
DESCRIPTION

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COMMUNITY DEVELOPMENT



MATCH TO SHEET 2 OF 5

ZONING SKETCH OF
EXISTING THREE OAKS PARKWAY RIGHT-OF-WAY
SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA
 THIS IS NOT A SURVEY.

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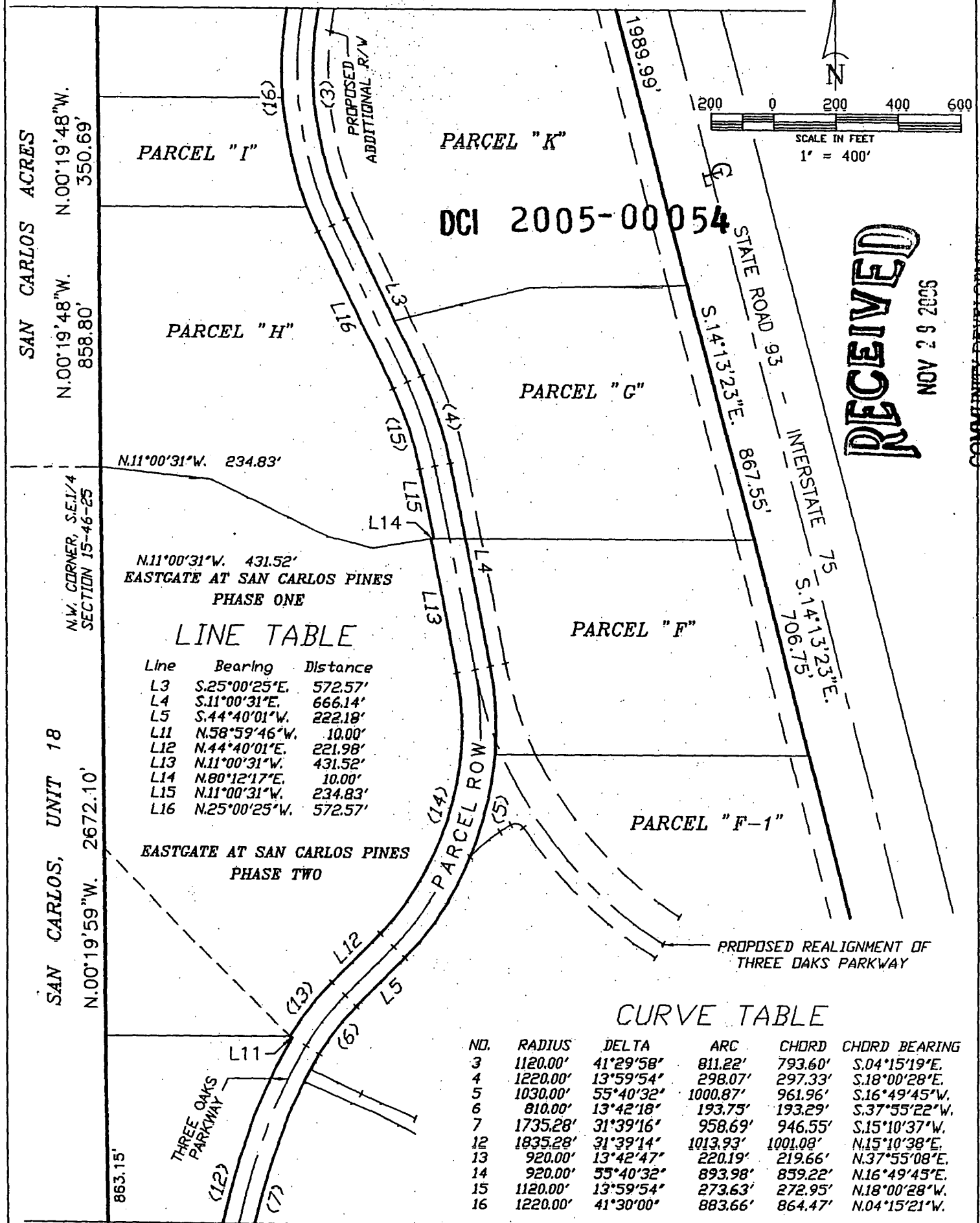
PROJECT # THREE OAKS ROW

FILE # 46-25-10

SKETCH DATE: 10/26/06

SHEET 2 OF 5

MATCH TO SHEET 1 OF 5



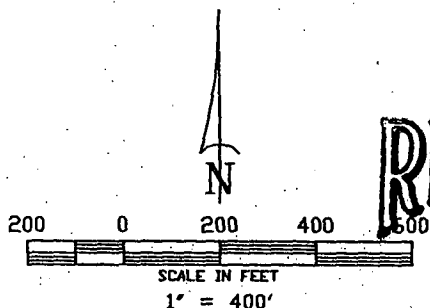
MATCH TO SHEET 3 OF 5

ZONING SKETCH OF
EXISTING THREE OAKS PARKWAY RIGHT-OF-WAY
SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
 LEE COUNTY, FLORIDA
 THIS IS NOT A SURVEY.

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PROJECT # THREE OAKS RDW
 FILE #: 46-25-10
 SKETCH DATE: 10/26/06

SHEET 3 OF 5



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COMMUNITY DEVELOPMENT

LINE TABLE

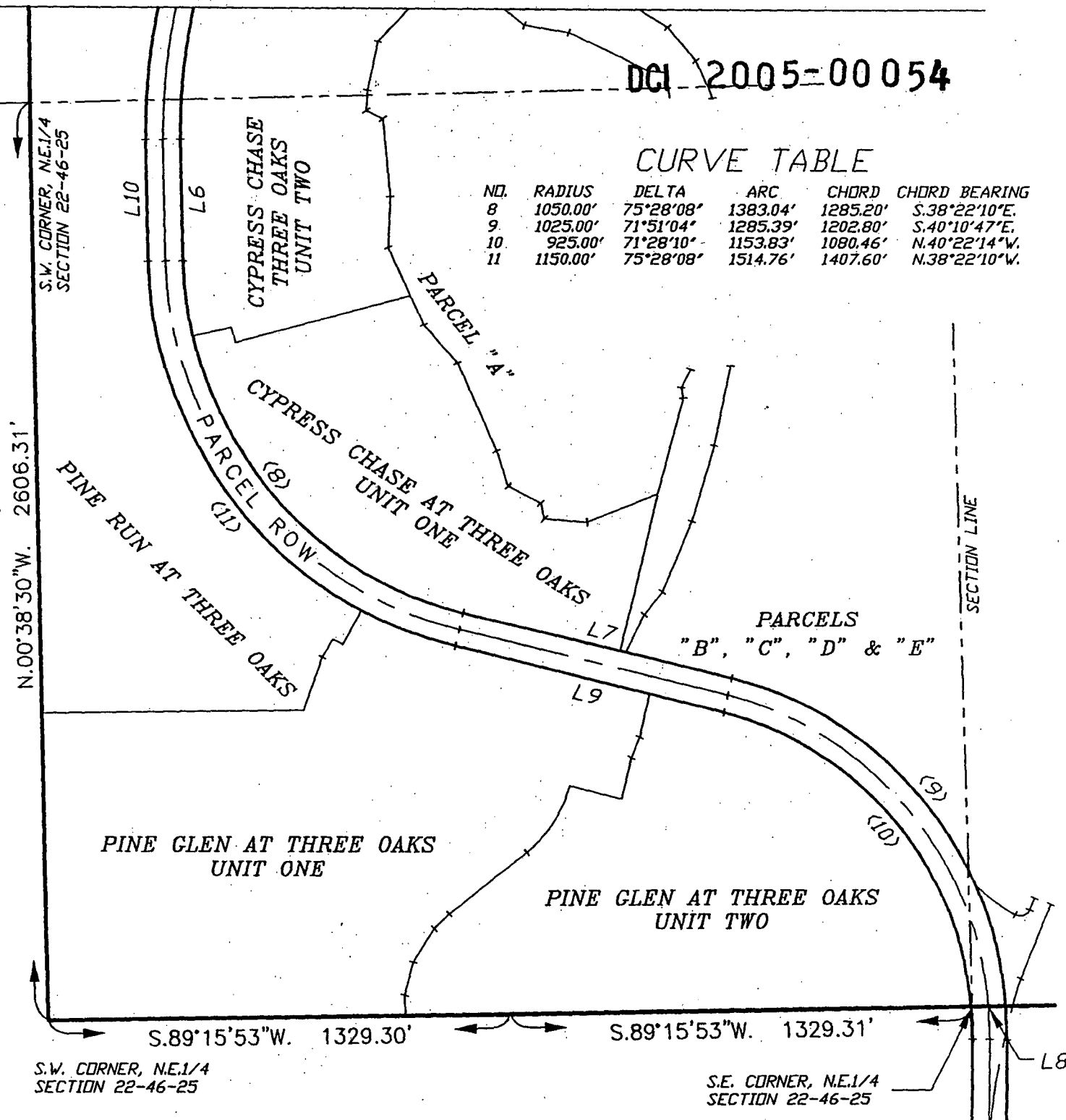
Line	Bearing	Distance
L6	S.00°38'30"E.	349.45'
L7	S.76°06'19"E.	796.59'
L8	S.89°16'11"W.	100.21'
L9	N.76°06'19"W.	796.59'
L10	N.00°38'30"W.	349.45'

MATCH TO SHEET 2 OF 5

DCI 2005-00054

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
8	1050.00'	75°28'08"	1383.04'	1285.20'	S.38°22'10"E.
9	1025.00'	71°51'04"	1285.39'	1202.80'	S.40°10'47"E.
10	925.00'	71°28'10"	1153.83'	1080.46'	N.40°22'14"W.
11	1150.00'	75°28'08"	1514.76'	1407.60'	N.38°22'10"W.



ROW
SHEET 4 OF 5

DESCRIPTION: (Existing Right-of-Way of Three Oaks Parkway)

A tract or parcel of land lying in Sections 10, 15, 22 and 23, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run S.01°23'47"E. along the West line of said Southeast Quarter (S.E.1/4) for 1551.82 feet to the point of beginning, said point being on a curve; thence run Southeasterly for 28.61 feet along the arc of a curve concave Northeasterly, with a radius of 1120.00 feet, a delta of 01°27'49", a chord bearing of S.56°43'28"E. and a chord distance of 28.61 feet to a point of tangency; thence run S.57°27'22"E. for 451.58 feet to a point of curvature; thence run Southeasterly for 1574.55 feet along the arc of a curve concave Southwesterly, with a radius of 1220.00 feet, a delta of 73°56'49", a chord bearing of S.20°28'57"E. and a chord distance of 1467.53 feet to a point of tangency; thence run S.16°29'32"W. for 518.88 feet to a point of curvature; thence run Southeasterly for 811.22 feet along the arc of a curve concave Northeasterly, with a radius of 1120.00 feet, a delta of 41°29'58", a chord bearing of S.04°15'19"E. and a chord distance of 793.60 feet to a point of curvature; thence run S.25°00'25"E. for 572.57 feet to a point of curvature; thence run Southeasterly for 298.07 feet along the arc of a curve concave Southwesterly, with a radius of 1220.00 feet, a delta of 13°59'54", a chord bearing of S.18°00'28"E. and a chord distance of 297.33 feet to a point of tangency; thence run S.11°00'31"E. for 666.14 feet to a point of curvature; thence run Southwesterly for 1000.87 feet along the arc of a curve concave Northwesterly, with a radius of 1030.00 feet, a delta of 55°40'32", a chord bearing of S.16°49'45"W. and a chord distance of 961.96 feet to a point of tangency; thence run S.44°40'01"W. for 222.18 feet to a point of curvature; thence run Southwesterly for 193.75 feet along the arc of a curve concave Southeasterly, with a radius of 810.00 feet, a delta of 13°42'18", a chord bearing of S.37°55'22"W. and a chord distance of 193.29 feet to a point of compound curvature; thence run Southwesterly for 958.69 feet along the arc of a curve concave Southeasterly, with a radius of 1735.28 feet, a delta of 31°39'16", a chord bearing of S.15°10'37"W. and a chord distance of 946.55 feet to a point of tangency; thence run S.00°38'30"E. for 349.45 feet to a point of curvature; thence run Southeasterly for 1383.04 feet along the arc of a curve concave Northeasterly, with a radius of 1050.00 feet, a delta of 75°28'08", a chord bearing of S.38°22'10"E. and a chord distance of 1285.20 feet to a point of tangency; thence run S.76°06'19"E. for 796.59 feet to a point of curvature; thence run Southeasterly for 1285.39 feet along the arc of a curve concave Southwesterly, with a radius of 1025.00 feet, a delta of 71°51'04", a chord bearing of S.40°10'47"E. and a chord distance of 1202.80 feet to a point on the South line of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run S.89°16'11"W. along said South line for 100.21 feet to a point on a curve; thence run Northwesterly for 1153.83 feet along the arc of a curve concave Southwesterly, with a radius of 925.00 feet, a delta of 71°28'10", a chord bearing of N.40°22'14"W. and a chord distance of 1080.46 feet to a point of tangency; thence run N.76°06'19"W. for 796.59 feet to a point of curvature; thence run Northwesterly for 1514.76 feet along the arc of a curve concave Northeasterly, with a radius of 1150.00 feet, a delta of 75°28'08", a chord bearing of N.38°22'10"W. and a chord distance of 1407.60 feet to a point of tangency; thence run N.00°38'30"W. for 349.45 feet to a point of curvature; thence run Northeasterly for 1013.93 feet along the arc of a curve concave Southeasterly, with a radius of 1835.28 feet, a delta of 31°39'14", a chord bearing of N.15°10'38"E. and a chord distance of 1001.08 feet; thence run N.58°59'46"W. for 10.00 feet to a point on a curve; thence North Northeasterly for 220.19 feet along the arc of a curve concave Southeasterly, with a radius of 920.00 feet, a delta of 13°42'47", a chord bearing of N.37°55'08"E. and a chord distance of 219.66 feet to a point of tangency; thence run N.44°40'01"E. for 221.98 feet to a point of curvature; thence run Northeasterly for 893.98

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ROW
SHEET 5 OF 5

feet along the arc of a curve concave Southeasterly, with a radius of 920.00 feet, a delta of $55^{\circ}40'32''$, a chord bearing of $N.16^{\circ}49'45''E.$ and a chord distance of 859.22 feet to a point of tangency; thence run $N.11^{\circ}00'31''W.$ for 431.52 feet; thence run $N.80^{\circ}12'17''E.$ for 10.00 feet; thence run $N.11^{\circ}00'31''W.$ for 234.83 feet to a point on a curve; thence run Northwesterly for 273.63 feet along the arc of a curve concave Southwesterly, with a radius of 1120.00 feet, a delta of $13^{\circ}59'54''$, a chord bearing of $N.18^{\circ}00'28''W.$ and a chord distance of 272.95 feet to a point of tangency; thence run $N.25^{\circ}00'25''W.$ for 572.57 feet to a point of curvature; thence run Northwesterly for 883.66 feet along the arc of a curve concave Northeasterly, with a radius of 1220.00 feet, a delta of $41^{\circ}30'00''$, a chord bearing of $N.04^{\circ}15'21''W.$ and a chord distance of 864.47 feet to a point of tangency; thence run $N.16^{\circ}29'32''E.$ for 518.88 feet to a point of curvature; thence run Northwesterly for 1445.49 feet along the arc of a curve concave Southwesterly, with a radius of 1120.00 feet, a delta of $73^{\circ}56'49''$, a chord bearing of $N.20^{\circ}28'57''W.$ and a chord distance of 1347.24 feet to a point of tangency; thence run $N.57^{\circ}27'22''W.$ for 412.64 feet to a point on the West line of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run $N.01^{\circ}23'47''W.$ along said West line for 120.98 feet to the point of beginning.

Said tract contains 25.81 acres, more or less.

**ZONING SKETCH OF
ADDITIONAL RIGHT-OF-WAY OF THREE
OAKS PARKWAY REALIGNMENT
SECTIONS 14, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA**

THIS IS NOT A SURVEY.

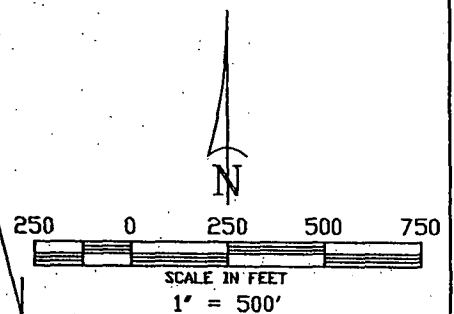
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PROJECT # THREE OAKS ROW

FILE #: 46-25-10

SKETCH DATE: 10/26/06

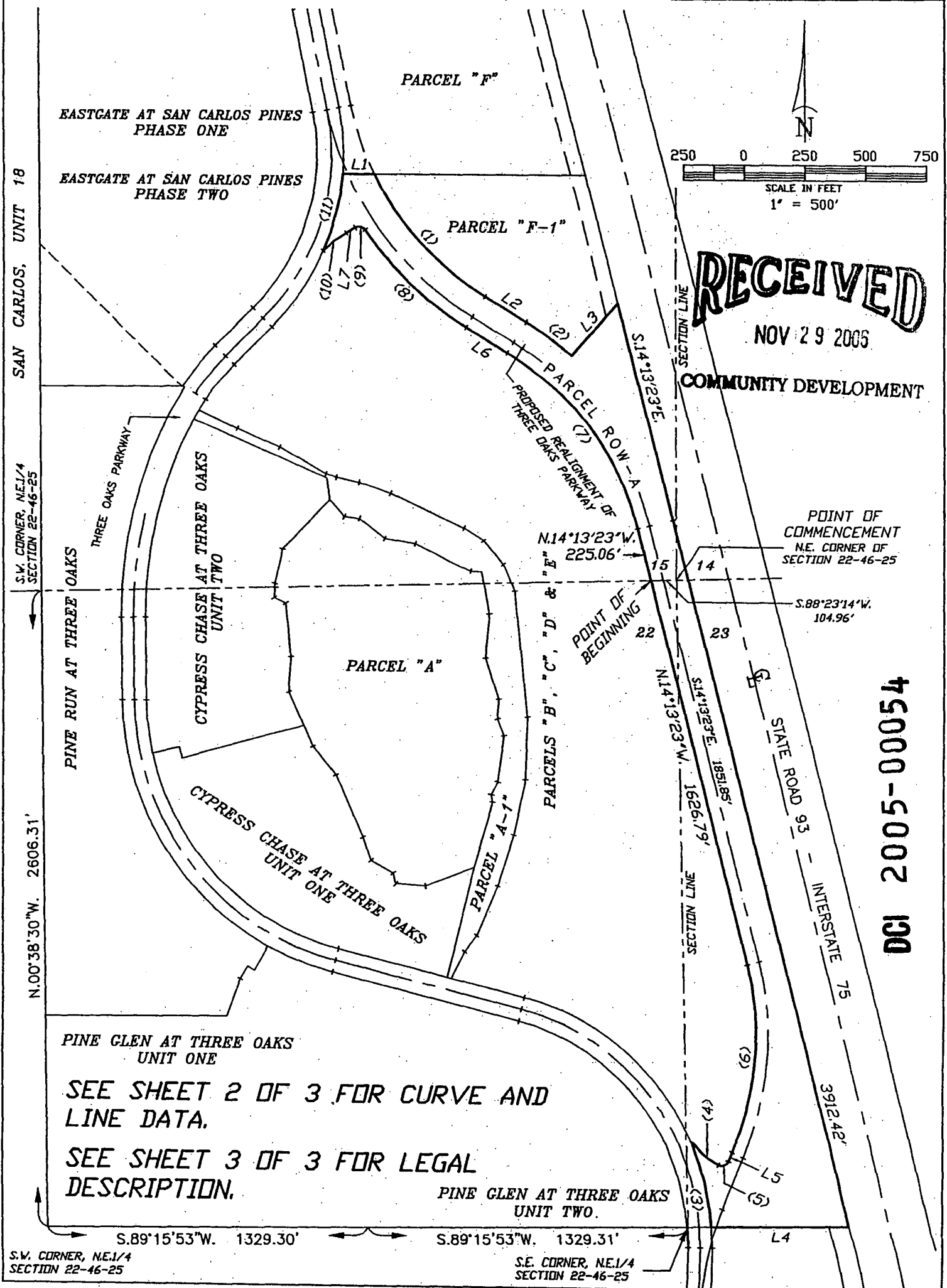
SHEET 1 OF 3



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COMMUNITY DEVELOPMENT



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ZONING SKETCH OF
**ADDITIONAL RIGHT-OF-WAY OF THREE
 OAKS PARKWAY REALIGNMENT
 SECTIONS 14, 15, 22 & 23
 TOWNSHIP 46 SOUTH, RANGE 25 EAST
 LEE COUNTY, FLORIDA**

THIS IS NOT A SURVEY.

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PROJECT # THREE OAKS RDW

FILE #: 46-25-10

SKETCH DATE: 10/26/06

SHEET 2 OF 3

LINE TABLE

Line	Bearing	Distance
L1	N.89°59'27"E.	129.95'
L2	S.58°48'32"E.	200.62'
L3	N.41°10'37"E.	290.09'
L4	S.89°15'15"W.	568.50'
L5	N.23°10'43"E.	37.76'
L6	N.58°48'32"W.	200.62'
L7	S.58°33'18"W.	42.33'

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CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	1200.00'	33°07'57"	693.92'	684.30'	N.42°14'34"W.
2	1350.00'	09°59'09"	235.29'	234.99'	S.53°48'57"E.
3	1025.00'	19°29'28"	348.69'	347.01'	N.14°07'52"W.
4	470.00'	17°31'42"	143.79'	143.23'	S.52°16'43"E.
5	30.00'	95°46'42"	50.15'	44.51'	N.71°04'04"E.
6	1200.00'	37°24'02"	783.32'	769.48'	N.04°28'42"E.
7	1200.00'	44°35'13"	933.83'	910.44'	N.36°30'56"W.
8	1350.00'	24°52'44"	586.19'	581.60'	N.46°22'10"W.
9	30.00'	87°30'54"	45.82'	41.50'	N.77°41'15"W.
10	470.00'	15°03'12"	123.48'	123.13'	S.51°01'42"W.
11	1030.00'	18°40'28"	335.71'	334.23'	N.14°02'03"E.

COMMUNITY DEVELOPMENT

DCI 2005-00054

ROW - A
SHEET 3 OF 3

DESCRIPTION: (Additional right-of-way of Three Oaks Parkway Realignment)

A tract or parcel of land lying in Sections 14, 15, 22 and 23, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northeast corner of the aforesaid Section 22; thence run S.88°23'14"W. along the North line of said Section 22 for 104.96 feet to the point of beginning; thence run N.14°13'23"W. for 225.06 feet to a point of curvature; thence run Northwesterly for 933.83 feet along the arc of a curve concave Southwesterly, with a radius of 1200.00 feet, a delta of 44°35'13"; a chord bearing of N.36°30'56"W. and a chord distance of 910.44 feet to a point of tangency; thence run N.58°48'32"W. for 200.62 feet to a point of curvature; thence run Northwesterly for 586.19 feet along the arc of a curve concave Northeasterly, with a radius of 1350.00 feet, a delta of 24°52'44"; a chord bearing of N.46°22'10"W. and a chord distance of 581.60 feet to a point of reverse curvature; thence run Northwesterly for 45.82 feet along the arc of a curve concave Southwesterly, with a radius of 30.00 feet, a delta of 87°30'54", a chord bearing of N.77°41'15"W. and a chord distance of 41.50 feet to a point of tangency; thence run S.58°33'18"W. for 42.33 feet to a point of curvature; thence run Southwesterly for 123.48 feet along the arc of a curve concave Southeasterly, with a radius of 470.00 feet, a delta of 15°03'12", a chord bearing of S.51°01'42"W. and a chord distance of 123.13 feet to a point of cusp; thence run Northeasterly for 335.71 feet along the arc of a curve concave Northwesterly, with a radius of 1030.00 feet, a delta of 18°40'28", a chord bearing of N.14°02'03"E. and a chord distance of 334.23 feet; thence run N.89°59'27"E. for 129.95 feet to a point on a curve; thence run Southeasterly along the arc of a curve concave Northeasterly, with a radius of 1200.00 feet, a delta of 33°07'57", a chord bearing of S.42°14'34"E. and a chord distance of 684.30 feet to a point of tangency; thence run S.58°48'32"E. for 200.62 feet to a point of curvature; thence run Southeasterly for 235.29 feet along the arc of a curve concave Southwesterly, with a radius of 1350.00 feet, a delta of 09°59'09", a chord bearing of S.53°48'57"E. and a chord distance of 234.99 feet; thence run N.41°10'37"E. for 290.09 feet to a point on the Westerly right-of-way line of Interstate Highway No. 75; thence run S.14°13'23"E. along said Westerly right-of-way line for 3912.42 feet to a point on the South line of the Northeast Quarter (N.E.1/4) of the aforesaid Section 23; thence run S.89°15'15"W. along said South line for 568.50 feet to a point on a curve; thence run Northwesterly for 348.69 feet along the arc of a curve concave Southwesterly, with a radius of 1025.00 feet, a delta of 19°29'28", a chord bearing of N.14°07'52"W. and a chord distance of 347.01 feet to a point of cusp; thence run Southeasterly for 143.79 feet along the arc of a curve concave Northeasterly, with a radius of 470.00 feet, a delta of 17°31'42", a chord bearing of S.52°16'43"E. and a chord distance of 143.23 feet to a point of common curvature; thence run Northeasterly for 50.15 feet along the arc of a curve concave Northwesterly, with a radius of 30.00 feet, a delta of 95°46'42"E., a chord bearing of N.71°04'04"E. and a chord distance of 44.51 feet to a point of tangency; thence run N.23°10'43"E. for 37.76 feet to a point of curvature; thence run Northeasterly for 783.32 feet along the arc of a curve concave Northwesterly, with a radius of 1200.00 feet, a delta of 37°24'02", a chord bearing of N.04°28'42"E. and a chord distance of 769.48 feet to a point of tangency; thence run N.14°13'23"W. for 1626.79 feet to the point of beginning.

Said tract contains 23.20 acres, more or less.

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COMMUNITY DEVELOPMENT

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EXHIBIT B - REVISED LAND USE TABLE

LAND USE TYPES	1984-1988		1989-1993		1994-1999		TOTAL
	Acres %	Units	Acres %	Units	Acres %	Units	
112-Single-Family Multi-Family [*]	83	47	200	69	14	492	452 31 392
116-Low-Density			79	46		664	79 46 664
117-High-Density			20	4	20	374 99	1870 49 24 2244
121-Retail Sales and Services			6	4	2	45	3
155-sewage-Treatment Facility	5	4	5	4	7	4	47 3
161-Educational Facilities					25	5	25 5
170-Recreation [*]	24	5			38	8	62 43
192-Open Land and Other Streets	26	5				26	5
Total	438	28	200	479	36	1230 478 36	4870 495 400 3300

^{*}In addition to the 24-acre preserve provided for recreation, 10 acres of property is provided for joint development by the School Board and Division of Community Services for recreation, as well as various park areas provided for as part of the multi-unit area facilities (See Question 27-A)

Note 1-32 acres of lakes comprised of the master drainage system along I-75 and lakes around the cypress preserve were all constructed during Phase I.

Note 2-Development Order effective date is May 13, 1981. This table is a three year extension to the original phasing.

EXHIBIT C TO FIRST DEVELOPMENT ORDER AMENDMENT FOR VILLAGES OF SAN CARLOS DEVELOPMENT OF REGIONAL IMPACT

EXHIBIT B - REVISED LAND USE TABLE (PHASING SCHEDULE)

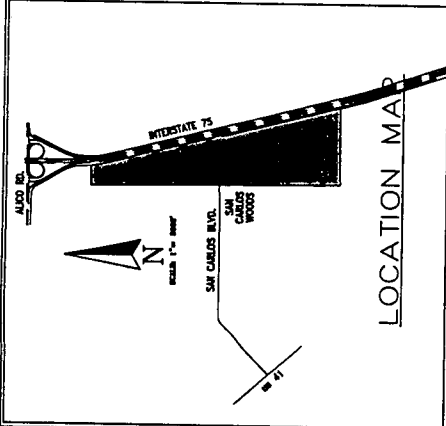
LAND USE TYPES	PHASE I 1984-2003		(COMPLETED)		PHASE II 2004-2010		(Future Activity)		TOTAL PROJECT	
	Parcel	Acres	Units	Parcel	Acres	Units	Parcel	Acres	Units	
Single Family										
Eastgate	=	39.09	114	=	0.00	0	=	39.09	114	
Pine Run	=	29.00	77	=	0.00	0	=	29.00	77	
Cypress Chase	=	32.35	78	=	0.00	0	=	32.35	78	
Pine Glen	=	51.44	112	=	0.00	7	=	51.44	119	
Total Single Family		151.88	381		0.00	7		151.88	388	
Multi Family										
The Islands	J, L, L	36.20	142	=	0	0	J, L, L	36.20	142	
South Parcel	=	0	0	B, C, D, E	76.12	1,170	B, C, D, E	76.12	1,170	
North Parcel	=	0	0	M-1, M-2	45.12	800	M-1, M-2	45.12	800	
Total Multi-Family		36.20	142		121.24	1,970		157.44	2,112	
Total Residential - RPD		188.08	523		121.24	1,977		309.32	2,500	
Retail Sales and Services										
Three Oaks Town Center	E	8.01	41,000 sf	E	7.00	47,799 sf	E	15.01	88,799 sf	
Three Oaks Commercial Addl.	F-1	0.00*	0	F-1	10.34*	70,000 sf	F1	10.34*	70,000 sf	
Total CPD		8.01	41,000 sf		17.34	117,799 sf		25.35	158,799 sf	
Community Facilities										
Three Oaks Sewage Treatment Plant	G	17.28			0.00		G	17.28		
Three Oaks Middle School	H, J	25.03			0.00		H, J	25.03		
Three Oaks Community Park	K, K-1	38.24		K-1	6.73		K, K-1	44.97		
Cypress Preserve	A	23.80			0.00		A	23.80		
Total CFPD		104.35			6.73			111.08		
Rights of Way										
Three Oaks Parkway - Current		25.81			0.00			25.81		
Three Oaks Parkway - New*		0			23.20			23.20		
Total ROW		25.81			23.20			49.01		
Total DRI		326.25			168.51			494.76		

* - Due to the realignment by Lee County DOT of Three Oaks Parkway, the South Parcel of high density multi family is proposed to be divided into: (1) new road right of way, (2) the portion remaining as contiguous residential, and (3) the new portion east of the new right of way which is proposed as commercial since it is now adjacent to the existing commercial site.

Exhibit C

REVISED LAND USE PARAMETERS

Total Project		495 <u>494.76</u> acres
Residential Use (RPD)		
Single Family	392 <u>388</u> units	452 <u>151.88</u> acres
Medium Density	664 units	79 acres
High Density	2,244 units	119 acres
Multi-Family	<u>2,112</u> units	<u>157.44</u> acres
Commercial Use (CPD)		
Retail Sales and Service		45 <u>25.35</u> acres
Institutional Use		
School		25 <u>25.03</u> acres
Public Facilities		43 <u>66.29</u> acres
(Inclusive of Utility		
Easements and Roads)		
(Roads, Wastewater Treatment Plant)		
Open Space		62 <u>68.77</u> acres
(Inclusive of Parks, Recreation		
Lakes and Drainage)		
(Community Park, Cypress Preserve)		



LEGEND

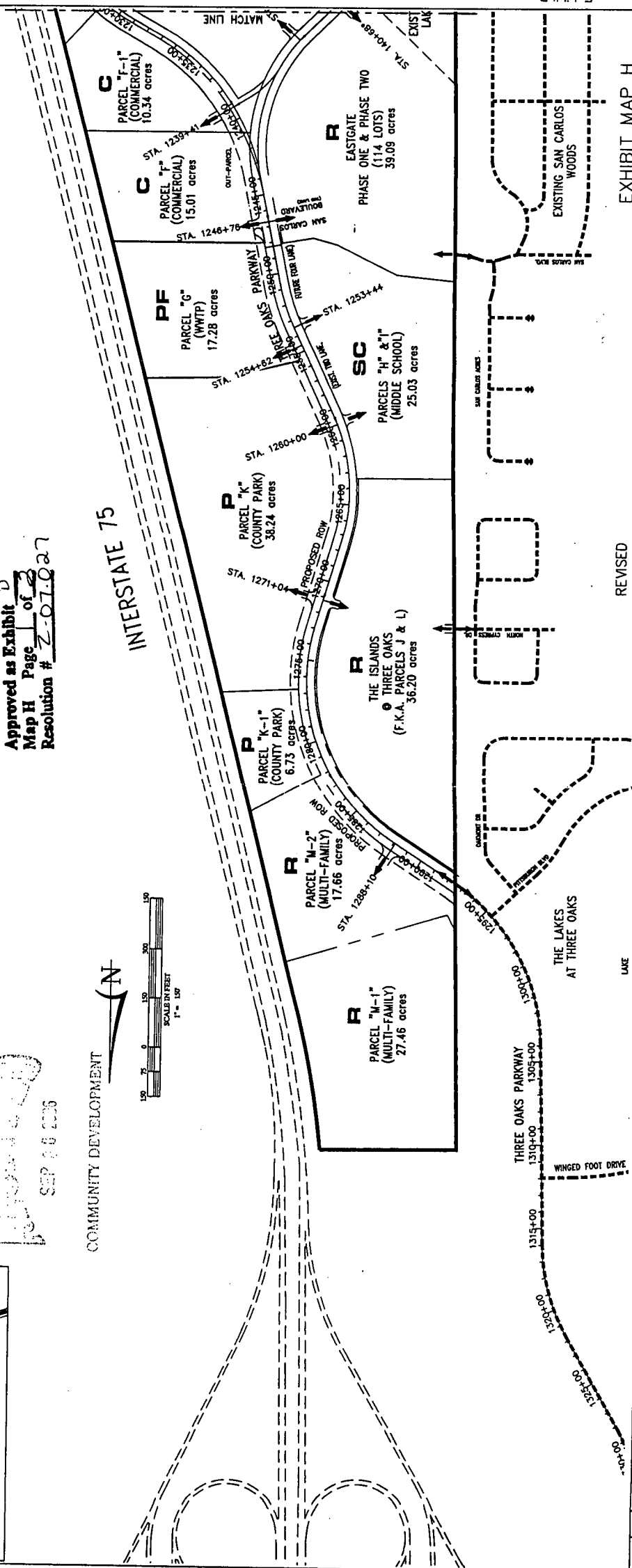
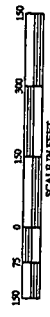
- R - RESIDENTIAL
- C - COMMERCIAL
- P - COUNTY PARK
- PF - PUBLIC FACILITIES
- SC - SCHOOL
- PR/WM - PRESERVE

DRI 2005-00003

DESCRIPTION	AREA (ACRES)	PARAMETERS
- RESIDENTIAL TRACTS + R/W	309.32 ACRES	
- COMMERCIAL	49.01 ACRES	2,500 D.U.'s
- COUNTY PARK	358.33 ACRES	158,799 SF
- PUBLIC FACILITIES	25.35 ACRES	-
- SCHOOL	44.97 ACRES	-
- PRESERVE	17.28 ACRES	-
- SCHOOL	25.03 ACRES	-
- PRESERVE	23.80 ACRES	-
- TOTAL	494.76 ACRES	-

Approved as Exhibit D
Map H Page 1 of 2
Resolution # Z-07.027

COMMUNITY DEVELOPMENT



REVISED
MASTER CONCEPT PLAN
FOR
VILLAGES OF SAN CARLOS

* STATIONS FOR THESE C'S ARE BASED ON ORIGINAL CORLUCCO ROAD ALIGNMENT

EXHIBIT MAP H

SOURCE, INC.
PLANNING & DESIGN
13300 W. UNIVERSITY BLVD., SUITE 200
FORT MYERS, FL 33907
TEL: 888-888-8888
FAX: 888-888-8888

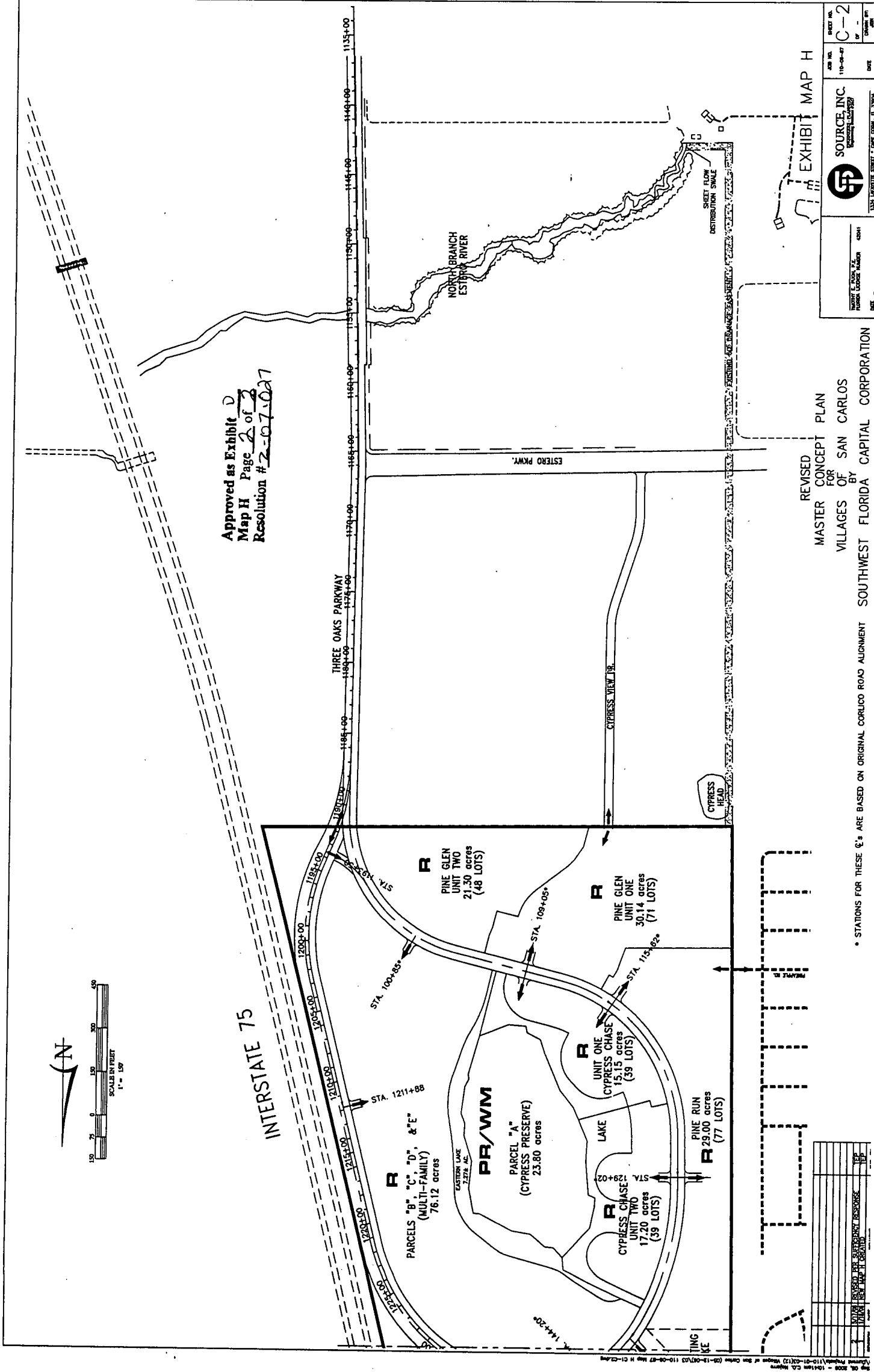
PROJECT NO.
119-08-07

DATE
08/01/07

PROJECT NO.
C-1

DATE
08/01/07

REVISION	DATE	BY	DESCRIPTION
1	08/01/07	JP	INITIAL REVIEW FOR PRELIMINARY RESPONSE
2	08/01/07	JP	REVISIONS FOR PRELIMINARY RESPONSE



Approved as Exhibit D
Map H Page 2 of 2
Resolution # 2-107.0a7

REVISED
MASTER CONCEPT PLAN
FOR
VILLAGES OF SAN CARLOS
BY
SOUTHWEST FLORIDA CAPITAL CORPORATION



SOURCE, INC.
PLANNING & ENGINEERING
1500 LAKEVIEW STREET • PINE CREEK, FL 33629
TEL: 813.941.1234 FAX: 813.941.1235
WWW.SOURCEINC.COM

PROJECT NO.
110-01-0212

DATE
02/01/07

SHEET NO.
C-2

DATE
02/01/07

APPROVED FOR SUBMITTAL RESPONSE
DATE
02/01/07

DATE
02/01/07

* STATIONS FOR THESE E'S ARE BASED ON ORIGINAL CORLUO ROAD ALIGNMENT

RECEIVED

JAN 12 2007

COMMUNITY DEVELOPMENT

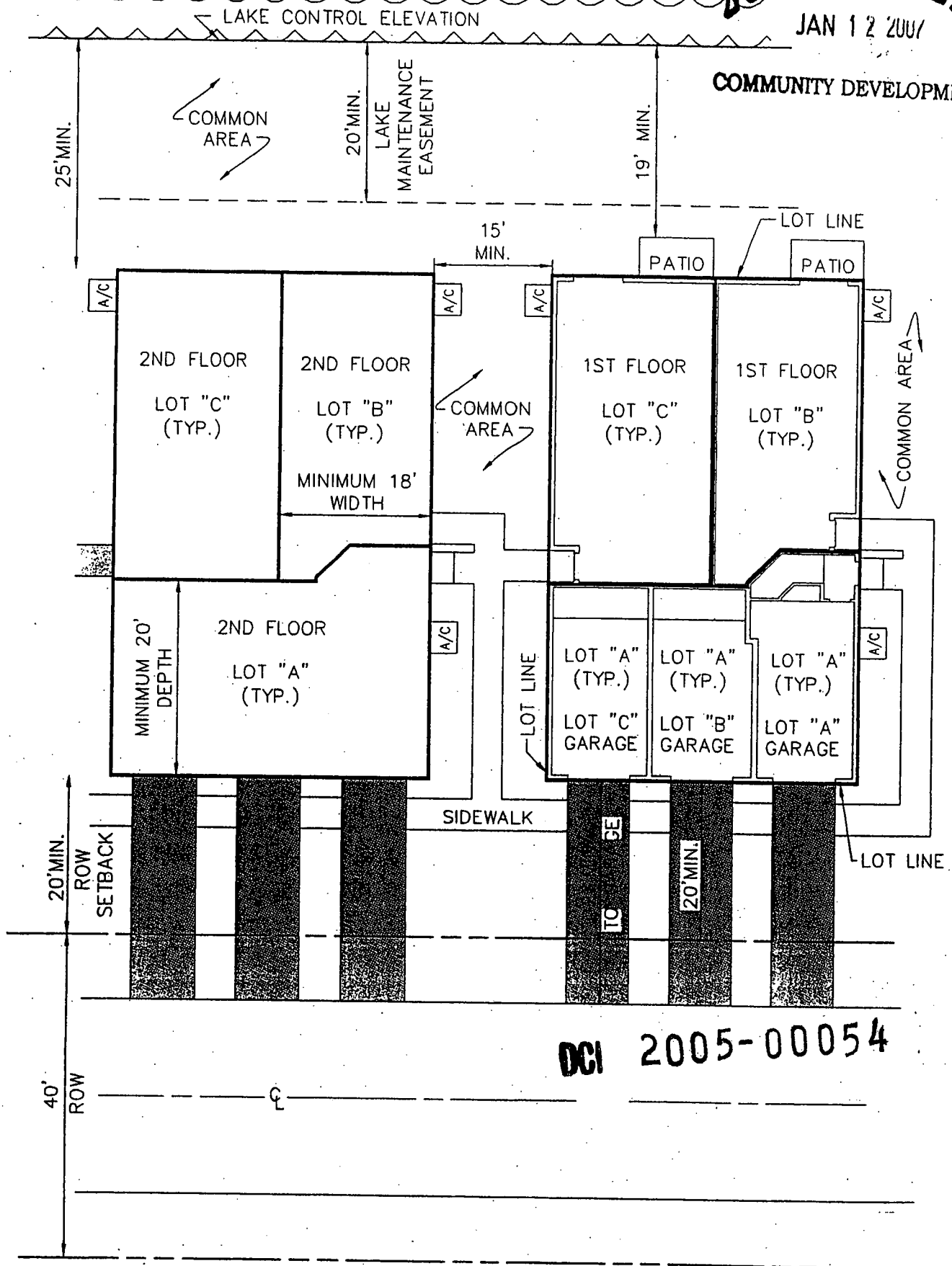


EXHIBIT "A" - TRIPLEX LOT (PARCEL M-2 ONLY)
NOT TO SCALE

EXHIBIT E

EXHIBIT F
DRI
BIENNIAL MONITORING REPORT REQUIREMENTS

The Biennial Monitoring Report that must be submitted by the Developer in accordance with Subsections 380.06(15) and 380.06(18), Florida Statutes, and 9J-2.025(7), Florida Administrative Code, must include the following:

- A. Any changes in the plan of development or in the representations contained in the application for development approval, or in the phasing for the reporting year and for the next year;
- B. A summary comparison of development activity proposed and actually conducted for the year;
- C. Identification of undeveloped tracts of land, other than individual single family lots, that have been sold to separate entities or developers.
- D. Identification and intended use of lands purchased, leased, or optioned by the Developer adjacent to the original DRI site since the development order was issued;
- E. A specific assessment of the Developer's and the local government's compliance with each individual condition of approval contained in the DRI Development Order and the commitments which are contained in the application for development approval and which have been identified by the local government, the RPC, or the DCA as being significant;
- F. Any requests for substantial deviation determination that were filed in the reporting year and to be filed during the following year;
- G. An indication of a change, if any, in local government jurisdiction for any portion of the development since the development order was issued;
- H. A list of significant local, state, and federal permits which have been obtained or which are pending by agency, type of permit, permit number and purpose of each;
- I. A statement that all persons have been sent copies of the biennial report in conformance with Subsections 380.06(15) and (18), Florida Statutes;
- J. A copy of any recorded notice of the adoption of a development order or the subsequent modification of an adopted development order that was recorded by the Developer pursuant to §380.06(15)(f), Florida Statutes.

NOTE: The Florida Administrative Code specifically requires that the development order specify the requirements for the biennial report. The Administrative Code requires that the biennial report will be submitted to DCA, the RPC, and the local government on Form RPM-BSP-Annual Report-1.

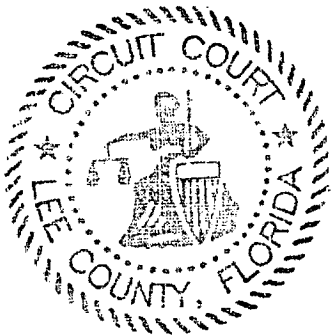
STATE OF FLORIDA

COUNTY OF LEE

I Charlie Green, Clerk of Circuit Court, Lee County, Florida, and ex-Officio Clerk of the Board of County Commissioners, Lee County, Florida, do hereby certify that the above and foregoing is a true and correct copy of The Villages of San Carlos DRI – Second Development Order Amendment – Development Order 81-1, adopted by the Board of Lee County Commissioners at their meeting held on the August 20, 2007.

Given under my hand and seal, at Fort Myers, Florida, this 13th day of September 2007.

CHARLIE GREEN,
Clerk of Circuit Court
Lee County, Florida



By: *Anna L. Pierce*
Deputy Clerk

OFFICE OF THE HEARING EXAMINER, LEE COUNTY, FLORIDA

RECEIVED

HEARING EXAMINER RECOMMENDATION

JUL 03 2007

ZONING

REZONING: DCI2005-00054 & DRI2005-00005
APPLICANT: ALAN C. FREEMAN, in reference to VILLAGES OF SAN CARLOS
HEARING DATE: APRIL 19, 2007

I. APPLICATION:

This matter came before the Lee County Hearing Examiner as an Application for an Amendment to a Residential Planned Development (RPD), Commercial Planned Development (CPD), and Community Facilities Planned Development (CFPD); and a determination of a Notice of a Proposed Change (NOPC) to a Development of Regional Impact (DRI) pursuant to the Lee County Land Development Code (LDC).

Filed by ALAN C. FREEMAN, in reference to VILLAGES OF SAN CARLOS, c/o Southwest Florida Capital Corporation, 19091 Tamiami Trail, S.E., Fort Myers, Florida (applicant); PAUL H. FREEMAN, TRUSTEE, 19091 Tamiami Trail, S.E., Fort Myers, Florida 33908 (owner); and TIM PUGH, Source Inc., 1334 LaFayette Street, Cape Coral, Florida 33904 (agent).

Requests are for:

A. Consider a Notice of Proposed Change (NOPC) to the Villages of San Carlos DRI Development Order and Map H incorporating the following changes:

1. Approved realignment of Three Oaks Parkway adjacent to I-75 south from San Carlos Boulevard/Three Oaks Parkway intersection to the southeast corner of the development;
2. Decrease the total number of residential units from 3,300 dwelling units to 2,500 dwelling units;
3. Increase the commercial development from 15.0 acres to 25.35 acres and increase the commercial uses from 125,000 square feet to 158,799 square feet;
4. Modify the phasing schedule;
5. Establish 2009 as the buildout date;
6. Establish 2010 as the down-zoning date;
7. Establish 2015 as the development order termination date;
8. Amend the Revised Land Use Table to reflect the changes to the plan of development and phasing schedule;

B. Determine whether the proposed changes constitute a substantial deviation from the original development approvals warranting further Development of Regional Impact review; and

C. Amend the Master Concept Plan and Resolution Z-91-083, to expand the Commercial Planned Development (CPD) district, reduce the acreage of the Residential Planned Development (RPD) district, and add acreage to the Community Facilities Planned Development (CFPD) district. The Applicant indicates that development of this site will include connection to public potable water and public sanitary sewer service. No blasting is being proposed.

The subject property is located at West of I-75 between Alico Road and Corkscrew Road. East on San Carlos Park on both sides of Three Oaks Parkway, in Section 10 and 15, Township 46 South, Range 25 East, Lee County, Florida (District #5).

II. STAFF REPORT AND RECOMMENDATION: APPROVAL

The Department of Community Development Staff Report was prepared by Brian Kelner. The Staff Report is incorporated herein by this reference.

III. RECOMMENDATION OF HEARING EXAMINER:

The undersigned Lee County Hearing Examiner recommends that the Lee County Board of County Commissioners:

A) **APPROVE** the NOPC for the Villages of San Carlos DRI Development Order and Map H, incorporating the following changes:

1. Approve realignment of Three Oaks Parkway adjacent to I-75 south from the San Carlos Boulevard/Three Oaks Parkway intersection to the southeast corner of the development;
2. Decrease the total number of residential units from 3,300 dwelling units to 2,500 dwelling units;
3. Increase the commercial development from 15.0 acres to 25.35 acres and increase the commercial uses from 125,000 square feet to 158,799 square feet;
4. Modify the phasing schedule;
5. Establish 2010 as the buildout date;
6. Establish 2011 as the down-zoning date;
7. Establish 2016 as the development order termination date; and
8. Amend the Revised Land Use Table to reflect the changes to the plan of development and phasing schedule.

- B) **MAKE A FINDING** that the requested amendments, as conditioned, **DO NOT** constitute a substantial deviation from the original DRI Development Order approval.

The undersigned Lee County Hearing Examiner recommends that the Lee County Board of County Commissioners **APPROVE** the Applicant's request to amend the Master Concept Plan and Resolution Z-91-083, to expand the Commercial Planned Development (CPD) district, reduce the acreage of the Residential Planned Development (RPD) district, and add acreage to the Community Facilities Planned Development (CFPD) district WITH THE FOLLOWING CONDITIONS AND DEVIATIONS:

A. CONDITIONS:

1. The development of this project must be consistent with the 2-page Master Concept Plan entitled "Revised Master Concept Plan for Villages of San Carlos," stamped received by Community Development on November 29, 2006, last revised May 17, 2006, **Exhibit B**, except as modified by the conditions below. This development must comply with all requirements of the Lee County LDC at time of local Development Order Approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

Terms and provisions of Resolutions Z-91-083, ZB-83-471, Z-81-47, Z-79-136 and Z-78-136 are codified (amended and restated) into this zoning action, and these five Resolutions are hereby deemed null and void, having been superceded by this zoning action.

2. Commercial Planned Development Uses, Conditions and Property Development Regulations:

a. Permitted uses in Parcels "F" and "F-1" are limited to the following uses:

ADMINISTRATIVE OFFICES
AGRICULTURAL, See Condition II.D.7., below
ANIMALS: Clinic
ATM (automatic teller machine - See Condition III.A.2.b.(5), below
AUTO PARTS STORE, without installation facilities
AUTO REPAIR AND SERVICE: Group I
AUTOMOBILE SERVICE STATION - See Condition b.(7), below
BANKS AND FINANCIAL ESTABLISHMENTS: Groups I and II
BAR OR COCKTAIL LOUNGE
BOATS: Boat parts store, without installation facilities
BROADCAST STUDIO, COMMERCIAL RADIO AND TELEVISION
BUILDING MATERIAL SALES
BUSINESS SERVICES: Group I
CAR WASH
CLEANING AND MAINTENANCE SERVICES
CLOTHING STORES, general
CLUBS:
 Commercial
 Fraternal, membership organization
 Private
COMMUNICATION Facilities, wireless (See Condition III.A.2.b.(9), below)

CONSUMPTION ON PREMISES
CONTRACTORS AND BUILDERS: Groups I and II
CONVENIENCE FOOD AND BEVERAGE STORE
DAY CARE CENTER, CHILD, ADULT
DEPARTMENT STORE
DRIVE-THROUGH FACILITY FOR ANY PERMITTED USE
DRUGSTORE, PHARMACY
EMS, FIRE OR SHERIFF'S STATION
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES: Group I
EXCAVATION, water retention
FENCES, WALLS
FLEA MARKET, indoor
FOOD STORES: Groups I and II
FUNERAL HOME AND MORTUARY, without a crematory
GOVERNMENT SERVICES
HARDWARE STORE
HEALTH CARE FACILITIES: Group III
HOBBY, TOY AND GAME SHOPS
HOUSEHOLD AND OFFICE FURNISHINGS: Groups I, II and III
INSURANCE COMPANIES
LAUNDRY OR DRY CLEANING: Group I
LAWN AND GARDEN SUPPLY STORES
LIBRARY
NOVELTIES, JEWELRY, TOYS AND SIGNS MANUFACTURING: Groups I,
II, and III
MEDICAL OFFICE
NIGHTCLUBS
NONSTORE RETAILERS: Groups I, II, and III
PARCEL AND EXPRESS SERVICES
PACKAGE STORE
PAINT, GLASS AND WALLPAPER
PARKING LOT:
 Accessory
 Garage, public parking
PERSONAL SERVICES: Groups I, II, III, and IV
PET SERVICES
PET SHOP
PHARMACY
PLACE OF WORSHIP
RECREATION FACILITIES, COMMERCIAL: Groups I and IV, with Group IV
 limited to: any indoor cultural facility operated as a commercial
 establishment: bowling alley, bingo hall, health club and gymnasiums
RELIGIOUS FACILITIES
RENTAL OR LEASING ESTABLISHMENT: Groups I and II
REPAIR SHOPS: Groups I, II, and III
RESEARCH AND DEVELOPMENT LABORATORIES: Group II
RESTAURANT, FAST FOOD
RESTAURANTS: Groups I, II, III, and IV
SCHOOLS, COMMERCIAL
SELF-SERVICE FUEL PUMPS

SIGNS - in accordance with chapter 30 of the LDC
SOCIAL SERVICES: Group I
SPECIALTY RETAIL SHOPS: Groups I, II, III, and IV
STORAGE, indoor and open, subject to Condition III.A.2.b(10) below
STUDIOS
TEMPORARY USES
USED MERCHANDISE STORES: Groups I, II, and III
VARIETY STORE

b. Conditions Specific to Commercial Planned Developments

(1) Not more than 158,799 square feet of commercial gross floor area shall be developed.

(2) Upon completion of Three Oaks Parkway four lane improvements and development of Parcel F-1, access to Parcels F-1 and G from Three Oaks Parkway is limited to the following locations and specific stations depicted on the MCP:

A. Access to Parcel F is limited to the intersection of San Carlos Boulevard and Three Oaks Parkway at Stations 1, 2, 4, 6 + 76.

B. Access to Parcel F-1 is limited to the intersection of Three Oaks Parkway and Old Three Oaks Parkway at Stations 1, 2, 3, 9 +41.

C. Access to Parcel G is limited to Stations 1, 2, 5, 4 + 62, approximately 1,212 feet north of the center line of the intersection of Three Oaks Parkway and San Carlos Boulevard.

(3) Deleted

(4) Each commercial out-parcel shall provide its own parking in compliance with LDC Section 34-378(d)(3) of the LDC. There shall be no shared parking with the other tracts on this site. Shared parking between out-parcel tracts is prohibited.

(5) Any Automatic Teller Machine (ATM) uses that are ancillary to an unrelated permitted use, e.g., an Automatic Teller Machine in a grocery store, shall be required to delineate 1 parking space for the ATM customers.

(6) All structures on the out-parcels shall be bound by a covenant, running with the property to an architectural design compatible with and similar to the main center buildings. Signs conforming with the requirements of LDC Chapter 30, of the Lee county Land Development Code, may be mounted on individual buildings for the purpose of identifying tenants. All signs in the entire development and out-parcels shall be coordinated so as to give the center a fully integrated, well-designed look to comply with the architectural theme.

(7) Full or partial service stations (limited to minor repairs only) are permitted uses.

(8) Deleted before public hearing.

(9) The wireless communication facility, approved for Parcel "F," must be in compliance with the terms and conditions of the Hearing Examiner's Decision in Case # SEZ2005-00012, rendered on November 1, 2005.

(10) Open (outdoor) storage is permitted on Parcels F and F-1, provided the storage area is located on the eastern half of these parcels (adjacent to the I-75 corridor) and is fully screened as required in Section 34-3005, Land Development Code.

c. Property Development Regulations

Minimum lot area: 20,000 sq ft
Minimum lot width: 100 ft
Minimum lot depth: 100 ft

Minimum setback from public r.o.w.: 25 ft
Minimum setback from public r.o.w. w/frontage road: 65 ft
Minimum setback from private road: 20 ft
Minimum side setback: 15 ft
Minimum rear setback: 25 ft
Minimum water body setback: 25 ft

Minimum building perimeter setback: 15 ft
Maximum building height: 35 ft
Maximum lot coverage: 45%

3. Community Facilities Planned Development District Uses and Conditions:

a. Schedule of Uses

(1) Permitted uses in Parcel "A" are limited to the following:

PARKING LOT, accessory

PARKS, Public: Groups I and II, with Group I limited to nature or wildlife preserves, passive and active recreational activities including but not limited to, hiking, nature trails, and similar activities which require few or no on site facilities or capital investment and which utilize the natural environment with little or no alteration of the natural landscape

SIGNS, in accordance with chapter 30 of the LDC

(2) Permitted uses in Parcel "G" are limited to the following uses

ADMINISTRATIVE OFFICES

ENTRANCE GATES AND GATEHOUSE

ESSENTIAL SERVICES

ESSENTIAL SERVICE FACILITIES: Groups I and II

EXCAVATION: Water retention

FENCES AND WALLS

PARKING LOT, accessory

STORAGE: Indoor and open

- (3) Permitted uses in Parcels "H" and "I" are limited to the following:

ADMINISTRATIVE OFFICES
ENTRANCE GATES AND GATEHOUSE
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES: Group I
EXCAVATION: Water retention
FENCES AND WALLS
PARKING LOT: Accessory
RECREATIONAL FACILITIES: Public
SCHOOLS: Noncommercial and related facilities and activities
SIGNS, in accordance with chapter 30 of the LDC

- (4) Permitted uses in parcel "K" and "K-1" (Park Site) are limited to the following :

ADMINISTRATIVE OFFICES
ENTRANCE GATES AND GATEHOUSE
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES: Group I
EXCAVATION: Water retention, including water retention on Parcel K-1 for widening of Three Oaks Parkway
FENCES AND WALLS
PARKING LOT, accessory
PARKS, Group I - limited to neighborhood parks, and Group II - limited to community parks; both groups permitted ancillary uses and associated buildings and structures
RECREATIONAL FACILITIES, public
RESTAURANTS: Group II, see Condition III.A.3.b(3)
SIGNS, in accordance with chapter 30 of the LDC
SPECIALTY RETAIL SHOPS: Group I, see Condition III.A.3.b.(3)

b. Conditions Specific to Community Facilities Planned Developments

(1) No uses are approved on Parcel A except for boardwalks, decks, gazebos, observation towers and auxiliary descriptive signage as approved on the original Master Concept Plan. The purpose of these uses is to allow a passive, educational nature walk.

(2) Permitted uses on Parcels H & I (the 25-acre school site) are as shown on MCP Sheet B, provided, however, the Public Recreational Facilities use, which specifically includes a community recreation center with kitchen and athletic fields with concessions, will remain subordinate to the public school use, which is the intended principal use.

(3) Permitted uses on Parcels K and K-1 (Park Site) shall be as shown on MCP Sheet B-1, except that concession stands and community recreation center with kitchen facilities are specifically included, while Restaurants, Group II, and Specialty Retail, Group I, are limited to ancillary uses within the principal building.

4. Residential Planned Development District Uses, Conditions and Property Development Regulations:

a. Schedule of Uses

- (1) Permitted uses within Eastgate, Cypress Chase, and Pine Glen communities are limited to the following:

ADMINISTRATIVE OFFICES
DWELLING UNIT, Conventional single-family residence
ENTRANCE GATES AND GATEHOUSES
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES - Group I
EXCAVATION, water retention
FOOD AND BEVERAGE SERVICES, Limited
HOME CARE FACILITY
HOME OCCUPATION
MODELS: Model home, display center
PARKING, accessory
PARKS, Group I
PLACE OF WORSHIP, existing only
RECREATIONAL HALL
RECREATIONAL FACILITIES, personal, private on-site
RESIDENTIAL ACCESSORY USES
SIGNS, in accordance with Chapter 30 of the LDC
TEMPORARY USES

- (2) Permitted uses within Parcels "B", "C", "D", "E", "J", "L", "M-1", and "M-2" are limited to the following:

ACCESSORY APARTMENT, limited to Parcel M-2, per LDC Section 34-1177

ADMINISTRATIVE OFFICES
AGRICULTURAL, See Condition III.A.4.c.7, below
ASSISTED LIVING FACILITY
DAY CARE CENTER, Child (requires special exception approval)
DWELLING UNIT:

conventional single family residence
duplex
multiple family buildings, including condominiums
townhouse
two-family attached
zero lot line or patio home

ENTRANCE GATES AND GATEHOUSES
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES - Group I

EXCAVATION, water retention
 FENCES AND WALLS
 FOOD AND BEVERAGE SERVICES, Limited
 MODEL:
 Homes
 Units
 Display Center
 HOME CARE FACILITY
 HOME OCCUPATION, no outside help
 PARKING, accessory
 PARKS, Group I
 PERSONAL SERVICES Groups I and II, ancillary use only
 PLACE OF WORSHIP, existing only
 REAL ESTATE SALES OFFICE, for lots or units within the
 development only
 RECREATION Hall
 RECREATIONAL FACILITIES, Personal and private on-site
 RESIDENTIAL ACCESSORY USES
 SIGNS, in accordance with Chapter 30 of the LDC
 SPECIALTY RETAIL SHOPS Group I, ancillary use only
 TEMPORARY USES, See Condition III.A.4.b(4), below
 TIMESHARE UNITS

b. Conditions Specific to Residential Planned Developments

(1) The single family residential areas, being platted as Eastgate, Pine Run, Cypress Chase, and Pine Glen, shall be limited to a maximum density of 4 units per acre, pursuant to the original DRI Development Order. In no case, however, may the number of units in the RPD area (375.4 acres) exceed 2,500 units.

(2) All commercial uses in the RPD shall be in compliance with LDC Section 34-937.

(3) The Recreational Facilities, commercial use is hereby approved for Group III-Outdoor Facilities (pools; tennis courts, and other similar outdoor activities not: grouped elsewhere, only); and Group IV-Indoor Facilities (racquetball, handball, squash, tennis courts, health clubs and swimming pool, only); subject to the following conditions. The location shall meet site location standards for Minor Commercial under the Lee Plan. The building area shall be limited to a maximum of 30,000 square feet per §34-937 of the LDC. The buffer shall be of type "D" width with double the vegetative requirements. Outdoor lighting shall be directed toward the interior of the site. There shall be a common architectural theme, style and signage. The use shall be provided for in deed restrictions or homeowner documents for the neighborhood within which it is located. Hours of operation for outdoor uses shall be limited to 8:00 in the morning to 10:00 at night.

(4) A temporary sales trailer and/or construction trailer are permitted on Parcels M-2, B, C, D and E for a maximum of 3 years from the time of Certificate of Occupancy. The developer must receive approval through an administrative approval action in order to extend the time period for the use of the temporary sales trailer and/or construction trailer.

c. Property Development Regulations

SINGLE FAMILY DETACHED (Standard)

Minimum lot area : 7500 sq ft.
Minimum lot dimension: 75 ft wide X 100 ft deep
Corner lot dimension: 82.5 ft wide X 100 ft deep

Front Setback from local R/W line to building wall: 25 ft
Rear Setback from property line to building wall: 20 ft

Rear Setback (Adjacent to open space) from property line
to building wall: 10 ft
Rear Setback from property line to pool deck/enclosures: 10 ft
Water Setback from water to building wall: 20 ft
Side Setback from property line to building wall: 7.5 ft
Side Setback from local R/W to building wall: 15 ft
Maximum Lot Coverage 40%

ZERO LOT LINE OR PATIO HOMES:

Minimum lot area: 4275 square feet
Minimum lot dimension: 45 feet wide X 95 feet deep
Corner lot dimension: 52.5 feet wide X 95 feet deep

Front Setback from local R/W line to building wall: 20 ft
Rear Setback from property line to building wall: 10 ft
Rear Setback from property line to pool deck/enclosures: 10 ft
Water Setback from water to building wall: 20 ft
Side Setback from property line to building wall (One side): 7.5 ft
Side Setback from property line to building wall (Other side): 0.0 ft
Side Setback from local R/W to building wall: 15 ft
Side Setback from property line to courtyard wall: 0.0 ft
Rear Setback from property line to courtyard wall: 0.0 ft
Front Setback from property line to courtyard wall: 10 ft
Maximum Lot Coverage 45%

TOWNHOMES:

Minimum lot area: 900 sf
Minimum lot dimension: 18 ft wide X 45 ft deep

Front Setback from property line to building wall: 0.0 ft
Rear Setback from property line to building wall: 0.0 ft
Water Setback from water to building wall: 20 ft
Side Setback from property line to building wall: 0.0 ft
Maximum lot coverage: 100%

CONDOMINIUMS or MULTIPLE-FAMILY:

Minimum unit area (2 story): 900 sq ft

Minimum unit area (3 to 6 story):	750 sq ft
Minimum unit area (7 & 8 story):	550 sq ft
Setback from any property line to building wall:	25 feet
Side setback from interior row to building wall:	15 feet
Water setback from water to building wall:	20 feet
Minimum building separation	15 feet
Maximum Lot Coverage:	45 percent

Footnote:

- (1) The side setback and building separation only apply to Parcels B, C, D, E and M-2.

MULTIPLE-FAMILY or MULTIPLE FAMILY CONDOMINIUMS (TIMBERWALK SOUTH - PARCEL M-2)

Minimum lot area:	550 sq ft. ⁽¹⁾
Minimum lot width:	18 ft ⁽¹⁾
Minimum lot depth:	20 ft ⁽¹⁾
Minimum street/front setback	20 ft ⁽¹⁾
Minimum side setback	0.0 ft ⁽¹⁾
Minimum side/street setback	10 ft ⁽¹⁾
Minimum rear setback	0.0 ft ⁽¹⁾
Minimum waterbody setback	25 ft
Minimum perimeter property line setback	20 ft ⁽³⁾
Minimum accessory structure setback	0.0 ft ⁽²⁾
Minimum building separation	15 ft
Maximum building height	35 ft/2 stories
Maximum lot coverage	100%

Footnotes:

- (1) Please see **Exhibit C**, Triplex Lot (Parcel M-2 only)
- (2) No enclosed structures are allowed beyond the principal building envelope.
- (3) Rear patio and air conditioning pads located outside the primary building envelope (i.e., platted lot owned in fee simple) must be set back a minimum of 19 feet from the project's perimeter boundary line, and must be in compliance with Condition II.D.16. below.

Special Conditions to Parcel M-2:

- (1) Each building lot contains 3 dwelling units. The first unit (lot "A") will be above the garages. It will own the footprint of the garages for all three units. A use easement will allow the use of one garage by each of the two other unit

owners. The other two units (lot "B" and lot "C") will be two story dwellings and will own the footprint of their units.

- (2) All other parts of this development beside the footprint of the buildings will be considered common area, including the driveways.
- (3) Each unit will have one car garage and one parking space in the driveway.
- (4) The proposed development for Parcel M-2 must be insubstantial compliance with the site plan attached hereto as EXHIBIT "A-1".
- (5) Should development of Parcel M-2 not proceed under the property development regulations for Multiple-family (Timberwalk South - Parcel M-2), then Parcel M-2 may be developed for multi-family uses using the property development regulations for the Condominiums or Multiple-family category.

5. The height for structures in this development shall be limited to 35 feet, unless in compliance with LDC Section 34-2174(a) for increases in side, rear and street setback wherever the use is not abutting a similar structure, e.g., condominium area abutting single family home area.

6. This zoning approval does not signify that this project's traffic impacts have been mitigated. Additional conditions to mitigate traffic may be required before issuance of a local development order, per the requirements of the Lee County Land Development Code Development, or per the DRI Development Order.

7. The developer shall be entitled to continue bona fide agricultural uses that are now in existence on Parcels M-2, F-1, B, C, D, or E. However, no development activity of any kind shall occur on these parcels or the property, including clearing of vegetation or cutting of trees, unless such activity is reviewed and approved in accordance with all applicable Lee County regulations as if no agricultural use existed on the property. The purpose of this condition is to eliminate any exemptions or other special considerations or procedures that might otherwise be available under Lee County regulations by virtue of the existing agricultural uses on the property.

Bona fide agricultural uses, that were in existence on Parcels M-2, F-1, B, C, D, or E at the time the application for this project was filed, may continue until approval of a local development order for the area of the project containing those uses.

8. A Listed Species Survey must be submitted with any preliminary development order application for this project. If occupied habitat is located on the project, the site plan must be revised to protect the occupied habitat and habitat buffer in accordance with the Lee County Land Development Code.

9. Deleted before hearing.

10. Environmental Conditions:

For the multi-family area depicted as Parcels "B," "C," "D," & "E" on the Master Concept Plan, prior to local development order approval:

(1) An indigenous management plan including a gopher tortoise management plan must be submitted for the Division of Environmental Sciences' staff review and approval for the gopher tortoise preserve area. The management plan must meet the requirements of LDC Section 10-415(b)(4); and

(2) The plans must include a building setback of 30 feet from the gopher tortoise preserve area; and

(3) The Notice of Violation, dated May 3, 2001, must be abated through one of the following options or by some combination of the following options acceptable to Environmental Staff and the Applicant:

I. designate an area on the development order plans in addition to the gopher tortoise preserve area that contains a minimum of 176 existing south Florida slash pine with a minimum 4-inch caliper dbh in lieu of replanting; or

ii. designate an area on the development order plans to replant 528 south Florida slash pine minimum 6-foot height and 1-inch caliper; or

iii. pay \$36,960 into the tree fund (528 trees x \$70 per tree installed).

11. Except as provided for in Condition II.D.4c., footnote (3), accessory uses, including accessory parking, must be located on the same tract, lot, parcel or out-parcel where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, lot, parcel or out-parcel.

12. Buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC Section 34-935(e)(4).

13. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.

14. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions.

15. This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by deviations approved as part of this planned development.

16. Rear patio pads and air conditioning pads. No enclosed structures are allowed beyond the principal building envelope (i.e., platted lot owned in fee simple). However, air conditioning pads with small walls (not exceeding 42 inches in height) to screen air conditioning units and unenclosed patio pads may encroach into the common areas subject to the following conditions:

a. The South Florida Water Management District (SFWMD) permit for the project must specifically address and permit the total number and square footage of individual patio and air conditioning pads that are permitted in the development and articulate the maximum size of each.

b. The individual pads and maximum size must be specifically shown on and be approved as part of the Lee County development order.

c. Patio and air conditioning pads are the only structures allowed within the common area beyond the principal building envelope.

d. Patio and air conditioning pads are allowed in the common area subject to a properly executed easement from the property owner's association. The easement document must clearly articulate what rights the easement holder has, with respect to the use of the pads. Use of the pads must be in accordance with the zoning approvals.

e. No vertical construction is permitted on the pads except for a small wall to hide the air conditioning unit and the wall may not exceed a height of 42 inches.

f. Property Owner's Association (POA) documents must clearly state:

(1) The power and authority for the POA to grant the easement;

(2) The limitation as to size and use of the patio and air conditioning pads by the homeowners; and

(3) The inability of the POA to grant greater rights to the easement holder with respect to use of the patio and air conditioning pads, absent a prior public hearing amendment to the zoning resolution establishing the expanded rights.

g. As a condition of development order approval allowing construction of condominium units, or prior to recording a subdivision plat, the developer/owner must record, in the Lee County Public Records, a separate notice to all property owners regarding the patio and air conditioning pad easements that may be granted in conjunction with the sale of dwelling units and the constraints on the use of the improvements. Specifically, the notice must make it clear that the pads may not be used to construct vertical improvements, except for the 42-inch-high wall to screen an air conditioning unit. The notice must also state that the improvements erected without appropriate County approval are subject to removal at the property owner's expense. The notice must be approved by the County prior to recording. A separate rider/document including the text of the recorded notice should be executed in conjunction with each sale of the dwelling unit.

B. DEVIATIONS:

Deviations (1) through (14) were originally approved in Resolution Z-91-083 and are carried forward by this zoning action. No additional deviations are requested as part of this zoning action.

Staff has updated the deviations to show current Land Development Code (LDC) citations and made note where other deviations have been moved in the document or are no longer applicable due to changes in the LDC.

All Districts

Deviation (1) is a request to deviate from the requirement that an access road (frontage road) be required along arterial or collector roads (i.e., Three Oaks Parkway), LDC Sections 10-283 and 10-291) to delete the requirement of an access road (frontage road) and restrict access to approved access points along arterial or collector roads. All rights-of-way or easements through adjacent parcels to accommodate access will be the developer's responsibility. The Hearing Examiner recommends this deviation be **APPROVED** in the RPD district and **APPROVED** with two conditions in the CPD district, The conditions are:

1. Internal streets shall be considered frontage roads that will be designed to local street standards; and
2. No out-parcels shall have direct access to any collector or arterial road.

All Districts

Deviation (2) is a request to deviate from the requirement that streets shall provide access to adjoining property and be coordinated with the street system in the area, (LDC Sections 10-294 and 10-295), to limit access as shown on the Master Concept Plan for adjacent property. It shall be the developer's responsibility to provide roadway access between internal tracts where necessary. The Hearing Examiner recommends this deviation be **APPROVED** with the condition that the accesses are consistent with property intersection separation and control requirements, and emergency accesses are provided between adjacent parcels. Furthermore, the adequate number of accesses provided to adjoining property should be interconnected to improve the traffic movement throughout the development.

All Districts

Deviation (3) is a request to deviate from the road requirements, (LDC Section 10-296 (a) and 10-296 Table 4), to allow paver block concrete surface course within "private" local streets. The Hearing Examiner recommends this deviation be **APPROVED** with the condition that the developer execute and record a "Hold Harmless and Maintenance Agreement" prior to local development order approval. This agreement shall include a clause stipulating that the developer shall be responsible for maintenance at the developer's expense, with no costs to be incurred by Lee County. This agreement shall be binding on all successors, heirs and assigns and shall be subject to the review and approval of the County Attorney, Department of Transportation and Engineering and the Division of Development Services.

RPD Only

Deviation (4) is a request to deviate from the zoning open space requirement (Section 34-935(g)) for 40% common open space (or one-quarter acre per fifty-five dwelling units for a conventional subdivision) to allow the common open space (lakes, preserve areas, and county park site) shown on the Master Concept Plan, to fulfill this requirement for the development as a whole, provided that: the individual tracts, when developed, meet the Lee County Land Development Code open space requirements. The Hearing Examiner recommends this deviation be **APPROVED**.

All Districts

Deviation (5) is a request to deviate from excavation depth for water retention from 12 feet: (Section 10-329), to the confining layer or 25 feet, whichever is more restrictive. The Hearing Examiner recommends this deviation be **APPROVED** with the following conditions:

- a. Littoral plantings shall be required for the lake (excavation). A littoral planting plan shall be submitted to the Division of Environmental Sciences for review and approval prior to local development order approval for any phase of development. The planting plan shall, at the minimum, meet the requirements of the Stormwater Management Systems and Planting Guidelines, as amended or adopted.
- b. An aeration system, which will provide adequate aeration for the lake, taking into account lake size, depth and volume, shall be installed prior to Certificate of Compliance for this project. The specifications on the type, size, location(s) and number of pumps necessary to obtain adequate aeration shall be subject to the Division of Environmental Sciences approval prior to installation. The aeration system shall be used to provide for proper oxygenation and de-stratification of the lake.
- c. Chemical control methods shall not be used in the lake unless prior written approval is granted by the Division of Environmental Sciences.

RPD Only (Note: The Property Development Regulations have been moved to Section II.D.4.c., above and are deleted from the Deviation section of this zoning action)

IV. HEARING EXAMINER DISCUSSION:

This two-part request relates to the reconfiguration of the development plan and the corresponding amendments and revisions to the 496+-acre Development of Regional Impact (DRI) and Master Concept Plan (MCP) for the Villages of San Carlos. The DRI is located west of I-75 between Alico and Corkscrew Roads, and occupies both sides of Three Oaks Parkway. The overall property is zoned a mix of RPD, CFPD (community facilities) and CPD districts, and is abutted by I-75 on the east, RPD and residential development on the south and west, and a CPD on the north. Given its large size, it carries a variety of land use designations: Urban Community, Public Facilities, Suburban and Wetlands.

Issues

There were no outstanding issues at the conclusion of the public hearing. Prior to that, Applicant and Staff disagreed on the exclusion of open (outdoor) storage on Parcels F and F-1, which are being reconfigured and rezoned for commercial uses, because of the realignment of Three Oaks Parkway closer to I-75. Staff indicated concerns about the visibility of the storage items from the residential communities to the west, given the unusual configuration of the two Parcels. Applicant argued that the open storage use was approved in the original DRI approval, which meant that they were being denied a previously approved use. They understood Staff's concerns and indicated that they would ensure appropriate screening and buffering was provided at the perimeter of the Parcels, which would help shield the stored items from view of the residential areas. They also agreed to restrict the open storage area to the eastern half of the two Parcels, adjacent to I-75, where its visibility would be blocked by the buildings that will be constructed on the western half of the site. Staff concurred that locating the open storage use behind buildings and Applicant complying

with the County's buffering/screening requirements would alleviate their concerns about the compatibility of the use with the residential communities.

Background

The subject property was initially rezoned to a mix of residential and commercial uses in February 1981, and the DRI Development Order was approved by the Board of County Commissioners in May 1981. In 1992, the DRI Development Order was amended to reduce the number of dwelling units, increase the commercial square footage, expand the school site and wastewater treatment plant site, and to add child care sites to the MCP, as well as to address some "housekeeping" matters. With the 1992 amendment, the DRI was approved for 3,300 dwelling units; 125,000 square feet of commercial uses; a 38+-acre park; a 25-acre school site; and a 17.3-acre wastewater treatment plant site.

Applicant's Notice of Proposed Change (NOPC) herein is to amend the DRI Development Order and Map "H" to:

- decrease the number of dwelling units from 3,300 to 2,500;
- increase the commercial acreage and square footage from 15 to 25.35 acres and from 125,000 to 158,799 square feet;
- modify the phasing schedule and extend the build-out date to 2010, the down-zoning date to 2011, and the termination date to 2016;
- to modify Map H to reflect the new Three Oaks Parkway alignment along the east boundary and the subsequent reconfiguration of the undeveloped abutting Parcels; and
- to amend the DRI DO land use table to reflect the approved changes.

The second part of the request is to amend the 1992 MCP to reconfigure and expand the commercial acreage, to expand the community facilities parcel (park), and to reduce the residential acreage and units.

Applicant explained that the DRI property is approximately four miles long, extending between Alico and Corkscrew Roads, and is bisected by Three Oaks Parkway. The I-75 corridor forms a development barrier along the east side of the site. Several of the changes being requested herein are the result of the recent realignment of Three Oaks Parkway, which has arisen due to the need to widen and improve that roadway to more adequately accommodate the area's traffic. The southern portion of Three Oaks Parkway, heading northward, is being relocated toward the east to parallel the I-75 corridor. Then it will curve back westward to re-connect with the northern portion of the original Three Oaks Parkway, right at the existing Sweetbay shopping center, where it will continue northward to Alico Road in its existing alignment. The relocation was necessary to allow the 4-laning of Three Oaks Parkway, which would be very difficult and/or expensive to achieve in its current alignment as it is closely abutted on both sides by existing residential developments.

With the proposed realignment of Three Oaks Parkway, Applicant determined that neither Parcel F-1 was no longer suited for residential development, given the existing commercial center abutting its north boundary, the I-75 corridor abutting its east boundary and the

realigned Three Oaks Parkway abutting its west and south sides. Further, the resultant irregular configuration of Parcel F-1, at 10.34 acres, would not enable them to provide sufficient buffering or setbacks to ameliorate the distinct noise and other impacts associated with the abutting uses.

Applicant believed that the commercial uses in Parcel F-1 would be consistent and compatible with the other uses in the nearby areas, pointing out the existing commercial uses to the north. They stressed that the mix of residential types and the large regional park would be separated from Parcel F-1, by the four lanes of Three Oaks Parkway, which would greatly reduce or eliminate any noise, glare or other impacts associated with the requested commercial uses on that Parcel. (The large park and proposed multi-family uses are southwest of Parcel F-1, and single-family residential uses are to the west.) Traffic associated with the commercial uses on Parcel F-1 would utilize Three Oaks Parkway to access the site, thereby reducing any potential traffic impacts on the internal streets of these residential communities.

Applicant understood that, although the proposed changes were assumed to be a Substantial Deviation, that assumption was rebuttable by proof that the changes would not create any new or additional unreviewed impacts in the area. They asserted that traffic was typically the impact that was affected by changes in plans of development, noting that their Traffic Impact Study had clearly proven that there would be no additional or new impacts associated with these proposed changes. For that reason, they believed that the Hearing Examiner and the BOCC should make a finding that this NOPC was not Substantial Deviation requiring additional DRI review. They pointed out that the Southwest Florida Regional Planning Council had already reviewed the request and concurred with Applicant's opinion that the requested NOPC did not constitute a Substantial Deviation under the provisions of Section 380.06(19), Florida Statutes.

Applicant also noted that they were not asking for any additional deviations with the changes to the MCP and the plan of development. There were four Deviations approved in the previous rezonings, and those Deviations, as conditioned, were still in effect and would be complied with in all future development/redevelopment of the site.

Staff recommended approval, with conditions, of the NOPC, finding that the proposed changes to the DRI development plan were consistent with the provisions of Section 380.06, Florida Statutes. They also found that the NOPC would not create any additional or unreviewed impacts and did not, therefore, constitute a Substantial Deviation under the provisions of Section 380.06(19), Florida Statutes. They recommended that the Hearing Examiner and BOCC find that the changes proposed in the NOPC were not a Substantial Deviation to the originally approved plan of development and the degree and type of impacts associated with the original plan of development.

Staff also recommended approval of the rezoning, with conditions, finding that the request was consistent with the intent of the Lee Plan and the Land Development Code. They found that the proposed changes to the plan of development were consistent and compatible with the surroundings uses and development, and, as conditioned, would not be detrimental or injurious to the surrounding persons or properties, or the public health, safety and welfare.

As mentioned above, the only concern that Staff raised about the proposed changes related to allowing open (outdoor) storage on, specifically, Parcel F-1. After discussions with Applicant and ascertaining that Parcel F-1 would contain commercial buildings along the

Three Oaks Parkway frontage that would hide the stored items, Staff agreed to allow the open storage use, provided it was restricted to the east side of both Parcel F and F-1.

It should be noted that Environmental Sciences' Staff has proposed a series of conditions (Condition 10) that are not intended to address impacts from the proposed changes to the DRI plan of development. Staff noted that the proposed changes will not adversely affect any of the environmentally sensitive lands within the DRI, adding that most of the conservation and preservation of such lands have already been effected by Applicant in the earlier stages of development. However, the series of conditions are intended to resolve a 2001 Code violation, in which 176 South Florida slash pines were removed from the DRI property without the proper permits. Staff and Applicant have been working together over the past six years to resolve the situation, but could not reach full resolution until the final alignment of Three Oaks Parkway was known. They explained that it made no sense to require Applicant to plant 528 replacement pines on the property, when there was the chance those pines would have to be removed, or would be impacted, in the construction of the new link of Three Oaks Parkway.

Public Input

The public hearing was attended by two local residents, only one of which spoke, specifically questioning the anticipated traffic situation in the area and whether there will be traffic lights at the intersections. She mentioned that there was already a problem with vehicles stacking up at the existing T-intersection and hoped that the realignment and widening of Three Oaks Parkway would resolve that situation.

Hearing Examiner Analysis

The undersigned Hearing Examiner concurs with Staff's analysis, findings and recommendation of approval of the changes to the DRI Development Order and Map H, finding that the requested changes, as conditioned, are consistent with the intent and provisions of Section 380.06, Florida Statutes. She also concurs with Staff's and the SWFRPC's findings that the proposed changes, as conditioned, do not constitute a Substantial Deviation under the provisions of Section 380.06(19), Florida Statutes, and that the project is not required to undergo additional DRI review.

She also concurs with Staff's analysis, findings and recommendation of approval of the changes to the Master Concept Plan and the realignment of Three Oaks Parkway, finding that the changes, as conditioned, are consistent with the intent of the Lee Plan and the Land Development Code, and are compatible with the mix of residential and commercial uses in the area. It is her opinion that the proposed commercial uses, as conditioned, will not be detrimental or injurious to the nearby residential communities, and that the realignment of Three Oaks Parkway will greatly benefit the traffic situation in that community.

It is the Hearing Examiner's opinion that the conditions imposed on both the DRI Development Order and the MCP are consistent with the impacts anticipated from the proposed changes to the established plan of development, and, with other state and local regulations, will safeguard the public's interests and health, safety and welfare.

V. FINDINGS AND CONCLUSIONS:

Based upon the Staff Report, the testimony and exhibits presented in connection with this matter, the undersigned Hearing Examiner makes the following findings and conclusions:

A. That the DRI Development Order Amendment and the Master Concept Plan resulting from this action will be a recodification and restatement of the terms and conditions of the previously approved DRI Development Orders and zoning actions, and supersedes those previous approvals. That those terms and conditions are still in force and effect as set forth herein, but that, upon adoption of this Resolution and DRI Development Order Amendment, the previously approved Development Order(s)s, Development Order Amendment(s) and Zoning Resolutions will no longer have any force or effect.

B. That the Applicant has proved entitlement to these requested DRI and MCP revisions, as conditioned, by having demonstrated compliance with Section 380.06, Florida Statutes, the Lee Plan, the Land Development Code, and other applicable codes or regulations.

C. That the requested DRI and MCP revisions, as conditioned, will meet or exceed all performance and locational standards set forth for the mix of uses allowed in the DRI Development Order and MCP, and those uses, as conditioned, are compatible with existing or planned uses in the surrounding area.

D. That the requested changes to the MCP, as conditioned, are consistent with the densities, intensities and general uses set forth in the Lee Plan.

E. That approval of the requested revisions, particularly the realignment of Three Oaks Parkway, as conditioned, will help alleviate traffic conditions already being experienced in the area and will increase the capacity of the streets serving the DRI communities. The revisions, as conditioned, will not place an undue burden on other planned infrastructure or facilities in the area.

F. That the requested revisions to the DRI Development Order and MCP, as conditioned, will not adversely affect environmentally critical areas and natural resources, but will appropriately resolve an outstanding Code violation on the subject property arising from the 2001 unpermitted removal of 176 South Florida Slash Pines.

G. That the proposed mix of uses, as conditioned, are appropriate at the subject location.

H. That the recommended conditions to the Master Concept Plan are reasonably related to the impacts anticipated from the proposed development, and, with other regulations, will provide sufficient safeguard to the public interest.

I. That no new Deviations were requested with these changes, and that the Deviations being recommended for approval herein are restatements of the conditioned Deviations previously approved for this project. The restated Deviations, as conditioned, still comply with the approval criteria set forth in LDC Section 34-377.

J. That urban services, as defined in the Lee Plan, are available and adequate to serve the proposed land use.

K. That the requested revision to the DRI Development Order and Map H, as conditioned, do not create new or additional unreviewed regional impacts, and do not constitute a Substantial Deviation under Section 380.06(19), Fla. Stat.

VI. LIST OF EXHIBITS:

STAFF'S EXHIBITS

- 1 Aerial photograph dated January 2005 (color)(24" x 36")

Résumés of Lee County Staff are on file with the Hearing Examiner's Office and are incorporated herein.

APPLICANT'S EXHIBITS

- 1 Revised Master Concept Plan for Villages of San Carlos by Southwest Florida Capital Corporation, Source, Inc., Engineers & Planners, Sheet No. B1, dated May 17, 2006 (24" x 36")
- 2 Revised Master Concept Plan for Villages of San Carlos by Southwest Florida Capital Corporation, Source, Inc., Engineers & Planners, Sheet No. B2, dated May 17, 2006 (24" x 36")
- 3 Revised Master Concept Plan for Villages of San Carlos by Southwest Florida Capital Corporation, Source, Inc., Engineers & Planners, Sheet No. C1, dated May 17, 2006 (24" x 36")
- 4 Revised Master Concept Plan for Villages of San Carlos by Southwest Florida Capital Corporation, Source, Inc., Engineers & Planners, Sheet No. C2, dated May 17, 2006 (24" x 36")

Résumés of Applicant's consultants are on file with the Hearing Examiner's Office and are incorporated herein.

VII. PRESENTATION SUMMARY:

The Hearing Examiner introduced herself, announced the case and allowed the Assistant County Attorney, Dawn Perry Lehnert, to explain the public participation process for the members of the public in attendance at the hearing. She advised that, if they wanted their opinions to be considered by the Hearing Examiner or to speak before the Board of County Commissioners (BOCC) at the final hearing, they had to speak before the Hearing Examiner in this hearing. At the close of this hearing, no additional facts or testimony of any kind will be permitted that is new and not already in the record - either at the Hearing Examiner level or at the BOCC final hearing.

After Ms. Lehnert concluded her remarks, the participants seated at the front table introduced themselves. The County was represented by Andy Getch and Bryan Kelner, and the Applicant was represented by Russell Schropp, Esquire, and Allen Freeman, the Applicant. After the introductions, the Hearing Examiner placed all participants and members of the public under oath and asked the Applicant to proceed with their presentation.

Mr. Russell Schropp, with Henderson, Franklin, Starnes & Holt, re-introduced himself as the Applicant's representative and noted that the first request is to consider a Notice of Proposed Change (NOPC) to the Villages of San Carlos DRI Development Order (DO) incorporating the following changes:

1. Approve a realignment of Three Oaks Parkway, adjacent to I-75, southward from the San Carlos Boulevard/Three Oaks Parkway intersection to the southeast corner of the development;
2. Decrease the residential units from 3,300 to 2,500 dwelling units;
3. Increase the commercial acreage from 15.0 to 25.35 acres, with a corresponding increase in commercial uses from 125,000 to 158,799 square feet;
4. Modify the phasing schedule to show two phases instead of three. (The first phase would be from 1984 through 2003, which covers the existing buildings. A review of the aerial photograph reveals that this development is substantially completed, with only a few parcels remaining to be developed. The second phase will extend from 2004 through build-out.)
5. Establish 2010 as the build-out date; 2011 as the down-zoning date; and 2016 as the development order termination date.

The original DRI was approved in 1981, and was amended once in the early 1990s. As the subject request had been filed a long time ago, they were requesting that the buildout, down-zoning and termination dates be extended by one year beyond what the Applicant had originally proposed. Additionally, he noted that the draft Development Order (DO) forwarded by the County Attorney to the Hearing Examiner reflected those revised (extended) dates.

In response to the Hearing Examiner's inquiry, Mr. Schropp noted that they have not submitted the revised dates to the Regional Planning Council (RPC), but believed the Council's main concern will be traffic. He explained that the Applicant's engineers performed the traffic analysis and did not feel there would be any additional or new impacts. Additionally, Mr. Freeman had spoken with Andy Getch, Lee County Department of Transportation, who has not expressed any concerns regarding traffic.

The last part of the NOPC was to amend the Revised Land Use Table to reflect the changes to the plan of development and phasing schedule. In addition, the Applicant is requesting a specific finding that the requested changes do not constitute a substantial deviation from the original development approvals warranting further DRI review. The RPC findings noted that the key element of the statute indicates that these changes could be a substantial deviation, but they could be rebutted by proper traffic analysis. He believed that their traffic study met that burden, as there is no indication of traffic impacts. The last change is to amend the Master Concept Plan (MCP) and the zoning to reflect the changes in the MCP and the land use perimeters that will be accommodated at the DO stage.

Mr. Schropp mentioned that Mr. Kelner had submitted, to the Hearing Examiner, certain revisions to the Staff Report, and Ms. Lehnert had followed up with revisions to the draft second amendment to the DO. He, then, filed a memorandum indicating that the Applicant does not have any issues except for the deletion of the outside storage.

Kim Trebatoski, Principal Environmental Planner with the Division of Environmental Sciences, asked to be allowed to speak out of turn as she had a pressing meeting with another agency and could not stay for the entire hearing. After receiving no objections from the Applicant, Ms. Trebatoski re-introduced herself and asked to be accepted as an expert witness in environmental matters relating to the Land Development Code and the Lee Plan as she has been many times in the past. Hearing no objections from the Applicant, the Hearing Examiner accepted her as such.

Ms. Trebatoski explained that a large portion of this DRI has already been developed under the original development scenarios including the preservation of a large cypress/wetland area, along with pine areas on the park side. Most of the project has been developed with single-family homes, which did not have indigenous areas because this is an older project. She had asked the Applicant to update the species survey for the undeveloped portions of the property, which revealed gopher tortoises in the area designated RPD on the site map. The Applicant's MCP has set aside an area as a gopher tortoise preserve, which will count toward their indigenous preservation requirement for the multi-family tract. They are also allowed to count a portion of the cypress area toward their indigenous requirement. She wanted to stress that the DRI will provide a full 40 percent common open space area, which was part of the original requirements for the Villages of San Carlos project.

Ms. Trebatoski explained that Staff has included a condition giving the Applicant the option of preserving an additional designated area with its existing slash pine, or replanting trees or submitting funds toward the tree planting requirement. This condition was added to the Staff Report because a portion of the RPD and commercial area was previously cleared without a vegetation removal permit, and she did not want this matter to be overlooked at time of DO. She further explained that compliance with this condition will enable the Applicant to abate the Notice of Violation that has been placed on the site.

In conclusion, she explained that the Applicant will have to preserve some of the uplands away from roadways and buildings, because they are not allowed to move the gopher tortoises into the cypress area.

In response to Mr. Kelner's inquiry, Ms. Trebatoski noted that Environmental Condition (3) was being changed to the following language: "The Notice of Violation dated May 3, 2001, must be abated through one of the following options or by some combination of the following options acceptable to Environmental Staff and the Applicant." She explained that the additional verbiage would give the Applicant the flexibility to abate the violation through at least one of the three options noted in the Staff Report.

Upon conclusion of Ms. Trebatoski's presentation, Alan Freeman re-introduced himself for the record, stating that he was representing the Villages of San Carlos DRI. He advised that the subject project was zoned in the early 1980s as a DRI, which plan was amended once in 1992, and has been an on-going project since the 1980s. There have been various residential and other communities already developed, which has precipitated the revised roadway alignment and the requests herein.

The subject project was originally approved for 3,800 residential units, which was then reduced to 3,300, and is now being proposed for another reduction to a total of 2,500 dwelling units. Additionally, they have agreed to add a 6-acre parcel to the existing 15-acre park, because of the road widening, which will impact the park to some degree.

Mr. Freeman noted that the Master Sewage Treatment Plant site, that was originally privately owned by Gulf Utilities, has since been acquired by Lee County. It has remained operating for the same purposes, as before.

He indicated the location of the road realignment to the Hearing Examiner, commenting that, on Three Oaks Parkway between Alico Road and Corkscrew Road, is a project they undertook for the County in 1986, called the Corlico Parkway. At that time, there was a bond issue, and they have since paid the proportionate share for the construction of this roadway. They have also participated in the improvement/construction of Estero Parkway, which has been 4-laned from US 41 to Three Oaks Parkway.

He mentioned that Three Oaks Parkway, between Alico Road and the end of the sewage treatment plant/the beginning of the Sweetbay Market center, will remain in its current alignment. He pointed out that, when Three Oaks Parkway was built, sidewalks, several residential communities and a middle school were built on its west side. Thus, if Three Oaks Parkway has to be widened in the area of the Cypress Chase community, some homes will have to be demolished.

The only areas that will be affected by the realignment are the future residential parcels - denoted PCD and M2 on the MCP. Once the realignment of Three Oaks Parkway is accomplished, some residential properties will be deleted, but they will add an additional commercial area (denoted F1 on the MCP) on the parcel adjacent to the Sweet bay Market shopping center. He advised that this will be the only commercial project in the 2-mile stretch right along I-75.

In response to the Hearing Examiner's inquiry, Mr. Freeman noted that the entire stretch of Three Oaks Parkway is 2-laned, but the BOCC has approved the construction of four lanes from Alico Road to Corkscrew Road. The addition of park land was originally residential, but they worked with the County to expand the facilities, because the area along Three Oaks Parkway is being impacted. About 80 percent of the DRI has been developed, with the specified acreages being dedicated for the park, the school, etc.

The Hearing Examiner inquired about the number of dwelling units remaining of the 2,500 units, and Mr. Freeman advised that about 1,000 dwelling units currently exist on the site. Originally, the project had been zoned in the categories that were accurate for early 1980s (RS-1, RM-2, and CC). Given the changes in the zoning districts, they need to update their plan to current zoning districts (RPD, CPD, CFPD, etc.)

At that time, he mentioned there were several issues that needed clarification. Those issues included building separation, sales centers, hardware stores, etc. Furthermore, there is an area that was designated condominiums, but that has been changed to condominiums and multi-family. He explained that the term condominium explains a form of ownership rather than a building type.

Mr. Freeman mentioned that his father and uncle developed San Carlos Park in the 1950s and they have been developing this DRI since they acquired the property in 1978. At that time, they were aware that the airport was proposed north of Alico Road and east of I-75, and thought the subject property would be an excellent location for homes. As an aside, he thanked the State government for the new University in the area, which has helped their efforts in finishing the development of this DRI. Mr. Freeman pointed out several aerial photographs that depicted the overall area in 1977 when they first started designing the DRI, and the area today.

Mr. Schropp asked Mr. Freeman to provide more detail about the conversion of the residential parcel to commercial, which is related to the changes to the road configuration. Mr. Freeman advised that the existing configuration had the only commercial area adjacent to the sewage treatment plant, on the east side of Three Oaks Parkway. When the roadway was realigned, it resulted in the separation of the commercial area from the existing residential uses.

Upon prompting by Mr. Schropp, Mr. Freeman brought up the issue of the deletion of the open storage use, noting that it seemed that Mr. Kelner had gone through the entire case and found a few uses in the commercial areas that he wanted to delete. While Mr. Freeman did not agree with that, he pointed out that there is allowable enclosed storage as opposed to outdoor storage. Although the proposed outdoor storage area would not be enclosed within a building, he felt that its being bounded by I-75 on the east and the proposed layout of the commercial buildings on the west would buffer the storage and should make it acceptable. Additionally, he also mentioned that equipment and vehicle dealers were uses that had been previously allowed, but were now being eliminated.

The Hearing Examiner questioned if the site was being approved for Contractor/Builder, Groups 1 and 2 because outside storage will then be included. She then noted the lawn and garden supply store use, wanting to know if it would be large or smaller store. Mr. Kelner responded that the use will be for a smaller store, and that Staff might add language limiting/restricting major stores. He conceded that the Group 2 Contractor/Builder use, involves the storage of larger equipment, and stressed that this use should be kept as far away from Three Oaks Parkway as possible, because this area should remain a residential community/neighborhood.

Mr. Freeman apprised the Hearing Examiner that the proposed building is not a large square building, like a Lowe's, Home Depot, Wal Mart, which typically run between 150,000 and 200,000 square feet in size. They are envisioning a 70,000-square-foot building, with some smaller stores. He reminded the Hearing Examiner that the overall square footage for the commercial site (existing and new) is less than 160,000 square feet.

The Hearing Examiner questioned if the proposed outside storage required a wall, to which Mr. Kelner advised that outdoor storage requires screening and that his main concern is whether the storage area will be visible from the RPD area. He mentioned that a DO has been submitted for the Portofino Vineyards and the multi-family units will be over looking this area. He indicated that he has received a number of phone calls regarding the subject property, particularly the new alignment of Three Oaks Parkway, and how the two roads would re-connect. Mr. Freeman confirmed, for the Hearing Examiner, that their drawing depicts the actual alignment and the intersection of the two roads.

Mr. Freeman pointed out that the roads will come to a T-intersection, where the southbound local traffic will head toward the west and the through traffic will stay to the east. He indicated the location of the prior intersection and the updated one to the Hearing Examiner.

The Hearing Examiner asked if the Applicant was in agreement, as noted in Mr. Kelner's clarifications and correction memorandum, to the deletion of Transportation Services, Group II, and Vehicle and Equipment Dealers, Groups I and II. Mr. Freeman stated that Mr. Kelner had explained a car rental office would be an approved use, but a car lot would not. He had no objections to the deletion of those uses.

The Hearing Examiner asked for clarification of Condition 2(b)(2), which read that "All access to perimeter parcels shall be from the internal roadway. No access shall be from Three Oaks Parkway or access ways to the internal road." Mr. Freeman indicated that there are specific approved access points onto San Carlos and one they are realigning from Three Oaks Parkway. They were not asking for any outparcels with direct access onto Three Oaks Parkway; their outparcels will be accessed through the main entrances for the commercial area.

Mr. Kelner noted that this section was part of the original conditions, and that there is a frontage road (a reverse frontage road) that may be followed for access to the site. The Hearing Examiner mentioned that they were discussing the perimeter parcels (out parcels) and it stated in the Staff Report that no direct access would be allowed. Mr. Freeman added that the intention was for them to have specific access points on Three Oaks Parkway. The Hearing Examiner mentioned that all of the outparcels would be accessing through the internal roadway system. She then noted that other developments have a really long entranceway, with their outparcels having access directly on this entrance road. She imagined that would be the same type of arrangement, but would wait until Mr. Getch made his presentation for Lee County for further questions.

Continuing, the Hearing Examiner mentioned Condition 2(b)(5), which requires an ATM to have a designated parking space, questioning if this was a requirement in the 1990's regulations since there were not as many ATMs then. Mr. Kelner explained that he believes that there is a requirement in the LDC, but would have to investigate further to give her the exact cite.

Then, the Hearing Examiner referred to Condition 3(b)(1) related specifically to Community Facilities Planned Developments, which stated "No uses are approved on Parcel A except for boardwalks, decks, gazebos, observation towers and auxiliary descriptive signage as approved on the original Master Concept Plan." She said that, under the CFPD, they are allowed an accessory parking lot, but Mr. Freeman explained that Parcel A is located in the cypress area, which is surrounded by water and not accessible by car.

Mr. Kelner re-introduced himself as a Principal Planner with Community Development, asking to be accepted as an expert witness in land use planning and zoning, as he has been in the past. After hearing no objection from the Applicant's representatives, the Hearing Examiner accepted him as such. He pointed out that Ms. Trebotaski had already addressed the environmental issues pertaining to this site, and Mr. Getch will address any traffic issues that may arise.

Staff was recommending approval of the changes to the Villages of San Carlos DRI, DRI Development Order #81-1, and the DRI Map "H," which includes:

- the realignment of Three Oaks Parkway;
- the decrease in dwelling units from 3,300 to 2,500;
- the increase in commercial square footage from 125,000 to 158,799;
- the modification of the phasing schedule;
- the revision of the Land Use Table; and
- the revisions to the buildout, down-zoning and termination dates.

Staff also found that the proposed changes do not constitute a substantial deviation from the original development approvals warranting further DRI review. Staff recommended approval of the amendment of the MCP and Zoning Resolution Z-91-083. The Applicant has codified the previous zoning resolution, in which it had been difficult to understand what was actually required of them. The documentation attached to the Staff Report includes the previous zoning resolutions (Z-91-083, ZB-81-471, Z-81-47, Z-79-136 and Z-78-136) to assist the Hearing Examiner with the changes that have taken place.

Then, he mentioned Condition 3(a)(4), which lists the permitted uses for the park site - Parcels K and K-1, indicating the location of those parcels to the Hearing Examiner. A portion of that site is already being used as recreational facilities, but a water retention area will be implemented inside the park parcels as part of the Three Oaks Parkway realignment. Although the Parks and Recreation Department and DOT were satisfied with the report, they have added additional language under the Excavation use that recognizes there will be water retention, on Parcel K-1, related to the widening of Three Oaks Parkway.

He then mentioned the addition of multi-family uses to Condition 4(c), noting the housing types had previously been only condominiums. He pointed out the three parcels that will contain those uses: Timberwalk North, Timberwalk South, and Portofino Vineyards. Staff also added Condition 5, relating to Parcel 2 (Timberwalk South), which allows that parcel to be developed with multi-family uses, but requires that the development utilize the property development regulations adopted for condominiums, instead of the typical multi-family regulations.

He explained that Deviation (6) had been deleted from Page 16 and was placed under the Property Development Regulations section within the Staff Report. At this time, the Hearing Examiner explained to Mr. Kelner that she will not include the deleted portion in her recommendation to the BOCC. She also noted that she will change the second paragraph of Condition B(1) to read as follows: "Terms and provisions of Resolutions Z-91-083, ZB-81-471, Z-81-47, Z-79-136 and Z-78-136 are codified into this zoning action, and those Resolutions are hereby deemed null and void, having been superseded by this zoning action."

Mr. Kelner asserted that the proposed project, with the proposed changes, continues to be consistent with the Lee Plan, referencing the Policies, Objectives and Standards that were discussed in the Staff Report. He also noted that there had been no change in the neighborhood compatibility, other than the 10-acre increase in the commercial area, which Staff found to be a proper use for this property.

Andy Getch, with Lee County Department of Transportation (DOT), was the County's next witness. Mr. Getch advised that he is a Registered Professional Engineer in the State of Florida, and has worked for Lee County DOT for approximately 11 years. He has about 20 years of experience, overall, in transportation engineering and asked to be accepted as an expert witness in transportation engineering, as he has been in the past. After hearing no objections from the Applicant or his representative, the Hearing Examiner accepted him as such.

Mr. Getch indicated that he wanted to address Condition 2(b)(2), adding that he, with the assistance of Ms. Lehnert, as written a new condition that divides the original condition into three subsections:

Subsection A - Access to Parcel F is limited to the intersection of San Carlos Boulevard and Three Oaks Parkway at Stations 1, 2, 4, 6 + 76.

Subsection B - Access to Parcel F-1 is limited to the intersection of Three Oaks Parkway and Old Three Oaks Parkway at Stations 1, 2, 3, 9 + 41.

Subsection C - Access to Parcel G is limited to Stations 1, 2, 5, 4 + 62, approximately 1,212 feet north of the center line of the intersection of Three Oaks Parkway and San Carlos Boulevard.

Then, he mentioned that after he had submitted his memorandum to Mr. Kelner, he became aware that the Applicant was requesting to extend the project's deadlines by an additional year. He reviewed Ms. Kathy Sweetapple's traffic study, utilizing the same methodology and applying a 6-percent growth rate, and then added in the background traffic and the total traffic. He concluded that the only roadway that will have any change in the level of service will be Winged Foot Drive/Constitution Boulevard, which is a minor collector road. The current Level of Service in this area is at LOS "C," and the roads are projected to continue at an LOS "C" through 2009. However, with the extension of the buildout date to 2010, the new background traffic growth will lower the LOS to "D," which is still an acceptable LOS under the Lee Plan.

He concluded his presentation by agreeing with Mr. Freeman's description of the realignment of Three Oaks Parkway. There will be a T-intersection at the south end of the property and a full intersection at the north end, with shared access to the shopping center being the fourth path of the intersection.

With both the Applicant and Staff having concluded their presentations, the Hearing Examiner opened the floor for public participation and called Teresa Kelley to the podium. Ms. Kelley introduced herself, noting that she lives at 19270 Pine Glen Drive, Fort Myers, Florida 33967, which is on the west side of Three Oaks Parkway. She requested a copy of the Staff Report and Map "H" for her review. She explained that there is already a traffic stacking issue at the south T-intersection of Three Oaks Parkway. She is aware that, with the widening of the lanes, this issue may be alleviated, but she wanted to know how the widening and realignment will affect traffic turning into Pineapple Road.

Mr. Freeman advised that vehicles accessing Pineapple Road will diminish with the widening and realignment of the Three Oaks Parkway, because through traffic will use this new road. The only traffic that will be using the other roads will be people that live in that area. Additionally, he advised that Pineapple Road will not connect to Three Oaks Parkway.

Ms. Kelley then wanted to know if there will be a traffic light heading south of Three Oaks Parkway. Mr. Getch explained that there will be a full intersection in front of the new CPD parcel but it will not be a lighted intersection. Mr. Freeman explained that, typically, a traffic light, as it has been explained to him, is based on a traffic count scenario that indicates a traffic light might be warranted at that location.

Ms. Kelley inquired about the types of commercial business that will exist in the proposed commercial area, and Mr. Freeman responded that the list of uses is contained in the Staff Report and are essentially the same uses that had previously been allowed. A few of their desired uses were being deleted, at the suggestion of Staff. He advised that they have obtained their Water Management permits on the entire project; however, they will have to

revisit and modify their plans to continue to comply with the state's requirements, each time they develop a portion of the site.

Mr. Kelner noted that, when they are ready to develop the parcel abutting the Sweetbay Market shopping center, the Applicant will have to apply for a DO. He also explained that Ms. Kelley could contact the County to review the plans, despite the fact that there will be no public hearing for the DO.

After returning from a break, the Hearing Examiner mentioned that Mr. Kelner had submitted the requested provisions regarding the ATM parking space. The provision stated "The following structures and uses may be approved by the director provided that a site plan is submitted showing that this structure will not reduce the parking spaces provided for the parking principal use for creating traffic or pedestrian hazard." At this point, the Hearing Examiner commented that the provision does not specifically require an ATM to have an assigned parking space. Mr. Kelner argued that he was reluctant to remove language that had previously been approved, because of the existing development on the DRI property.

The Hearing Examiner inquired if the wireless communication facility was already existing on the property, because she remembered approving additional height for an equipment shed associated with an existing tower. It was noted that was Case #SEZ2005-00012.

Ms. Lehnert re-introduced herself for the record and stated that the term "perimeter out parcel" will be changed to "commercial out parcel."

Mr. Schropp referred to the changes to Condition 2(b)(2) (Subsections A, B, and C) proposed by Mr. Getch, noting that the changes provide the parcels with access to specific stations. However, one of those access points is not reflected on the MCP (F-2), which will be existing at this time, but will be relocated in the near future. A new access point for F-2 was previously approved in the DO, with a deviation of 511 feet.

The Hearing Examiner then stated that the following language will be added to Mr. Getch's proposed language to Condition 2(b)(2): "Upon completion of Three Oaks Parkway four lane improvements and development of Parcel F-1, access to Parcels F-1 and G from Three Oaks Parkway is limited to the locations and the specific stations shown on the MCP."

Mr. Freeman advised that, as far as the parties were concerned, the only outstanding issue is the deletion of the outdoor storage use. The Hearing Examiner recalled that Mr. Kelner indicated that he did not have any problem with the outdoor storage, as long as it is kept on the east portion of the property, near I-75. Additionally, she stated that she will research the height requirements for that type of use, which she thought might be an 8-foot-high wall because it will be adjacent to residences, and a 6-foot-high wall where the parcel abuts other commercial or light industrial areas.

In conclusion, the Hearing Examiner referenced a previous case that had come before her for property on Three Oaks Parkway. That project included out parcels, and she intended to research that case for additional information regarding buffers. She stated a site visit would be conducted prior to issuing her recommendation to the BOCC. The hearing was then closed.

VIII. OTHER PARTICIPANTS AND SUBMITTALS:

ADDITIONAL APPLICANT'S REPRESENTATIVES:

1. Russell Schropp, Henderson, Franklin, Starnes & Holt, P. O. Box 280, Fort Myers, Florida 33902
2. Tim Pugh, Source, Inc., 1334 Lafayette Street, Cape Coral, Florida

ADDITIONAL COUNTY STAFF:

1. Dawn Perry-Lehnert, Assistant County Attorney, P. O. Box 398, Fort Myers, Florida 33902
2. Andrew Getch, P.E., Lee County Department of Transportation, P. O. Box 398, Fort Myers, Florida 33902

PUBLIC PARTICIPATION:

A. THE FOLLOWING PERSONS TESTIFIED OR SUBMITTED EVIDENCE FOR THE RECORD AT THE HEARING (SEE SECTION VII.):

For: NONE

Against: NONE

General:

1. Theresa L. Kelley, 19279 Pine Glen Drive, Fort Myers, Florida 33967

B. THE FOLLOWING PERSONS SUBMITTED A LETTER/COMMENT CARD, OR OTHERWISE REQUESTED A COPY OF THE HEARING EXAMINER RECOMMENDATION:

For: NONE

Against: NONE

General:

1. Edward & Christine Castro, 9208 Mandarin Road, Fort Myers, Florida 33967

IX. LEGAL DESCRIPTION:

See Exhibit A (scanned legal description).

X. UNAUTHORIZED COMMUNICATIONS:

Unauthorized communications shall include any direct or indirect communication in any form, whether written, verbal or graphic, with the Hearing Examiner, or the Hearing Examiner's staff, any individual County Commissioner or their executive assistant, by any person outside of a public hearing and not on the record concerning substantive issues in any proposed or

pending matter relating to appeals, variances, rezonings, special exceptions, or any other matter assigned by statute, ordinance or administrative code to the Hearing Examiner for decision or recommendation. . . . [Administrative Code AC-2-5]

No person shall knowingly have or attempt to initiate an unauthorized communication with the Hearing Examiner or any county commissioner [or their staff]. . . . [LDC Section 34-52(a)(1), emphasis added]

Any person who knowingly makes or attempts to initiate an unauthorized communication . . . [may] be subject to civil or criminal penalties which may include: [Section 34-52(b)(1), emphasis added]

Revocation, suspension or amendment of any permit variance, special exception or rezoning granted as a result of the Hearing Examiner action which is the subject of the unauthorized communication. [LDC Section 34-52(b)(1)b.2.]; OR

A fine not exceeding \$500.00 per offense, by imprisonment in the county jail for a term not exceeding 60 days, or by both such fine and imprisonment. [LDC Section 1-5(c)]

XI. HEARING BEFORE LEE COUNTY BOARD OF COUNTY COMMISSIONERS:

A. This recommendation is made this 3rd day of July, 2007. Notice or copies will be forwarded to the offices of the Lee County Board of County Commissioners.

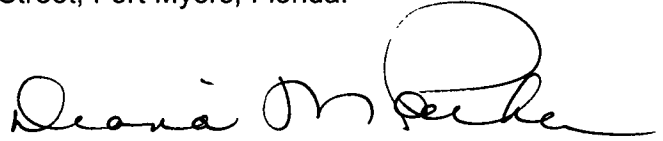
B. The original file and documents used at the hearing will remain in the care and custody of the Department of Community Development. The documents are available for examination and copying by all interested parties during normal business hours.

C. The Board of County Commissioners will hold a hearing at which they will consider the record made before the Hearing Examiner. The Department of Community Development will send written notice to all hearing participants of the date of this hearing before the Board of County Commissioners. Only participants, or their representatives, will be allowed to address the Board. The content of all statements by persons addressing the Board shall be strictly limited to the correctness of Findings of Fact or Conclusions of Law contained in the recommendation, or to allege the discovery of relevant new evidence which was not known by the speaker at the time of the earlier hearing before the Hearing Examiner and not otherwise disclosed in the record.

D. The original file containing the original documents used in the hearing before the Hearing Examiner will be brought by the Staff to the hearing before the Board of County Commissioners. Any or all of the documents in the file are available on request at any time to any County Commissioner.

XII. COPIES OF TESTIMONY AND TRANSCRIPTS:

A verbatim transcript of the testimony presented at the hearing can be purchased from the court reporting service under contract to the Hearing Examiner's Office. The original documents and file in connection with this matter are located at the Lee County Department of Community Development, 1500 Monroe Street, Fort Myers, Florida.

A handwritten signature in black ink, appearing to read "Diana M. Parker", written over a horizontal line.

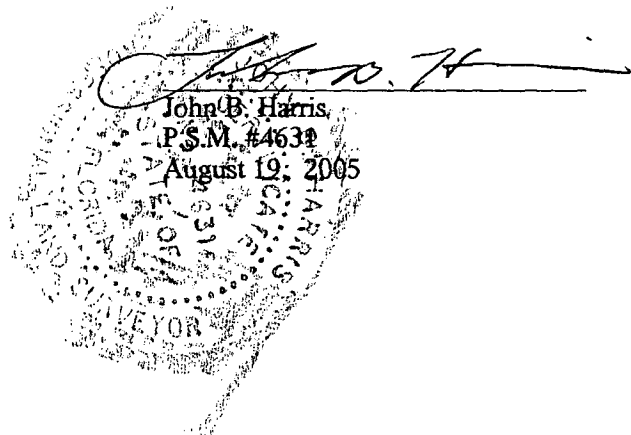
DIANA M. PARKER
LEE COUNTY HEARING EXAMINER
1500 Monroe Street, Suite 218
Post Office Box 398
Fort Myers, Florida 33902-0398
Telephone: 239/479-8100
Facsimile: 239/479-8106

EXHIBIT "A"

DESCRIPTION:

Beginning at the Southwest corner of the Northeast Quarter (N.E.1/4) of Section 22, Township 46 South, Range 25 East, Lee County, Florida; thence run N.00°38'30"W. along the West line of the Northeast Quarter (N.E.1/4) of said Section 22 for 2606.31 feet to the Northwest corner of the Northeast Quarter (N.E.1/4) of said Section 22; thence run N.00°19'59"W. along the West line of the Southeast Quarter (S.E.1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida, to the Southwest corner of the Northeast Quarter (N.E.1/4) of said Section 15; thence run N.00°19'48"W. along the West line of the Northeast Quarter (N.E.1/4) of said Section 15 for 2635.07 feet to the Southwest corner of the Southeast Quarter (S.E.1/4) of Section 10, Township 46 South, Range 25 East, Lee County, Florida; thence run N.01°23'47"W. along the West line of the Southeast Quarter (S.E.1/4) of said Section 10 for 2664.23 feet to the Northwest corner of the Southeast Quarter (S.E.1/4) of said Section 10; thence run N.89°18'02"E. along the North line of the Southeast Quarter (S.E.1/4) of said Section 10 for 835.53 feet to a point on a curve on the Westerly right-of-way line of Interstate Highway # 75; thence run Southeasterly along said Westerly right-of-way line for 959.46 feet along the arc of a curve concave Northeasterly, with a radius of 5823.58 feet, a delta of 09°26'23", a chord bearing of S.10°43'39"E. and a chord distance of 958.37 feet; thence run S.14°13'23"E. along said Westerly right-of-way line for 9906.32 feet to a point on the South line of the Northwest Quarter (N.W.1/4) of Section 23, Township 46 South, Range 25 East, Lee County, Florida; thence run S.89°16'12"W. along the South line of said Northwest Quarter (N.W.1/4) for 664.67 feet to the Southeast corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run S.89°15'53"W. along the South line of Northeast Quarter of said Section 22 for 2658.61 feet to the point of beginning.

Said tract contains 494.77 acres, more or less.



Applicant's Legal Checked
by Lgm 11/22/2005

RECEIVED

EXHIBIT A

DRI 2005-00005

**ZONING SKETCH OF
PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA**

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION!

ZONING SKETCH NOTES:

- 1) BASIS OF BEARINGS SHOWN HEREON TAKEN FROM THE WEST LINE OF THE N.E.1/4 OF SECTION 22-46-25, AS BEING N.00°38'30"W.
- 2) FIELD NOTES IN SECTION 10-46-25.
- 3) SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
- 4) THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
- 5) THIS ZONING SKETCH DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH AND WAS BASED ON DESCRIPTION FURNISHED BY CLIENT AND/OR FOUND MONUMENTATION IN THE FIELD.
- 6) UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
- 7) THIS MAP/PLAT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 8) ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
- 9) ELEVATIONS ARE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.).

FLOOD ZONE: "B"
ELEVATION: N/A N.G.V.D.
COMMUNITY # 125124
PANEL # 0475
SUFFIX --- C
REVISION DATE: 5/5/03

THIS ZONING SKETCH IS CERTIFIED TO:
PAUL H. FREEMAN
ALAN C. FREEMAN
NEIL D. FREEMAN
ATTORNEYS' TITLE INSURANCE FUND, INC.
HERITAGE NATIONAL BANK

COORDINATES ARE FLORIDA WEST ZONE (COMPUTED).

Applicant's Legal Checked
by Lgm 11/22/2005

LEGEND:

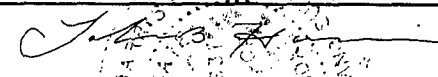
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- FOUND IRON PIN (I.R.)
- CONCRETE MONUMENT (C.M.)
- CONCRETE (CONC.)
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- P.O.B. POINT OF BEGINNING
- P.C. POINT OF CURVATURE
- O.R. OFFICIAL RECORDS BOOK
- (1) CURVE NUMBER
- C CENTERLINE
- R/W RIGHT-OF-WAY
- (P) AS PER PLAT
- (D) AS PER DEED
- (S) AS PER SURVEY
- (M) AS MEASURED
- P.U.E. PUBLIC UTILITY EASEMENT
- L.M.E. LAKE MAINTENANCE EASEMENT
- D.E. DRAINAGE EASEMENT

Curve number 1

Radius= 5823.58'
Delta= 09°26'23"
Arc= 959.46'
Chord= 958.37'
Chord Brg= S.10°43'39"E.

500 0 500 1000 1500

SCALE IN FEET

 AUGUST 19, 2004 JOHN B. HARRIS, PSN FLORIDA LAND SURVEYOR #4631		
HARRIS - JORGENSEN, INC. 2706 S.E. SANTA BARBARA PLACE CAPE CORAL, FLORIDA PHONE: (239) 772-9939 FAX: (239) 772-1315		
REVISED:	DESCRIPTION:	BY:
DRAWN:	SCALE	PROJ. #
FBH	1"=1000'	THREE OAKS R-W.
SKETCH DATE	FILE NO.	SHEET - 1
8/17/05	46-25-10	OF - 1
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 6921		

THIS IS NOT A SURVEY!

DRI 2005-00005

RPD
SHEET 1 OF 13
ZONING SKETCH OF
PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
 2706 S.E. SANTA BARBARA PLACE
 CAPE CORAL, FLORIDA
 PHONE: (239) 772-9939
 FAX: (239) 772-1315

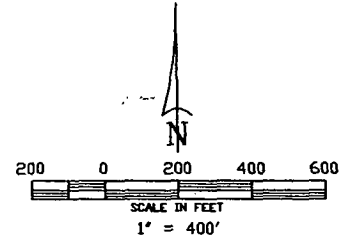
PROJECT # THREE OAKS R/W 1

FILE #: 46-25-10

SKETCH DATE: 5/2/06

THIS IS NOT A SURVEY.

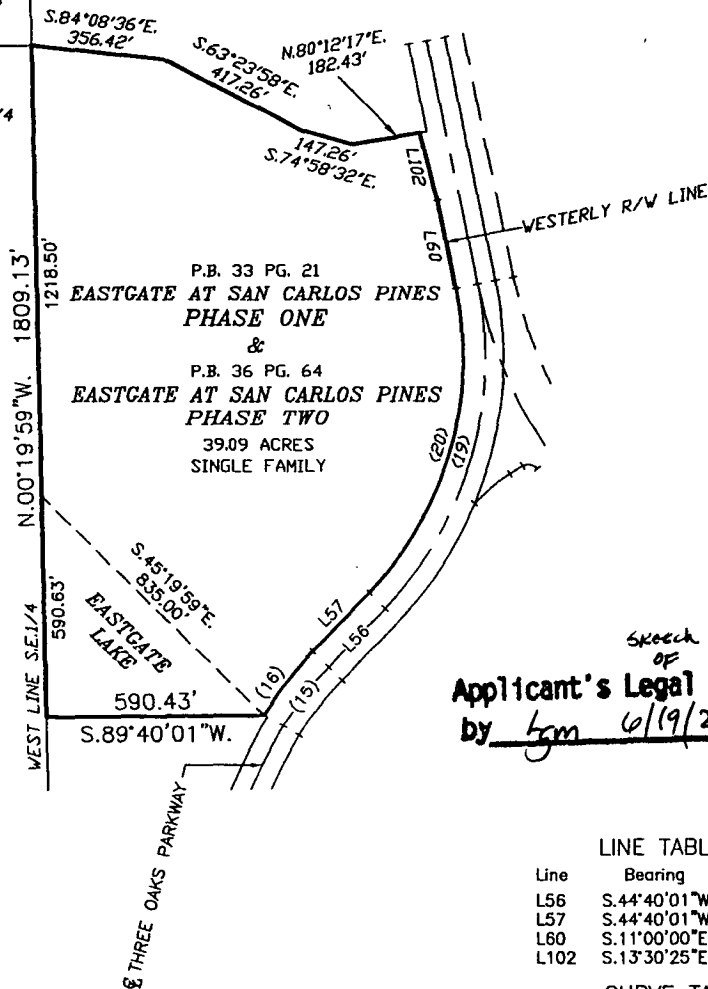
SEE SHEET 2 OF 13 FOR
 LEGAL DESCRIPTION.



S.W. CORNER, N.E.1/4
 SECTION 15-46-25

POINT OF
 BEGINNING
 N.W. CORNER, S.E.1/4
 SECTION 15-46-25

SAN CARLOS, UNIT 18



Sketch of
 Applicant's Legal Checked
 by Ljm 6/19/2006

LINE TABLE

Line	Bearing	Distance
L56	S.44°40'01"W.	222.08'
L57	S.44°40'01"W.	222.08'
L60	S.11°00'00"E.	246.44'
L102	S.13°30'25"E.	185.59'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
15	860.00'	13°39'14"	204.94'	204.46'	N.37°50'22"E.
16	920.00'	13°39'14"	219.24'	218.72'	S.37°50'24"W.
19	980.00'	55°40'01"	952.14'	915.13'	S.16°49'45"W.
20	920.00'	55°40'01"	893.85'	859.10'	S.16°49'45"W.

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COMMUNITY DEVELOPMENT

John B. Harris
 May 15, 2006
 JOHN B. HARRIS, PSM
 FLORIDA LAND SURVEYOR #4631
 FLORIDA CERTIFICATE OF AUTHORIZATION LB #6921

DCI 2005-00054

RPD
SHEET 2 OF 13

DESCRIPTION: (Eastgate)

A tract or parcel of land lying in the Southeast Quarter of Section 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 182.43 feet to a point on the Westerly right-of-way line of Three Oaks Parkway; thence run S.13°30'25"E. along said Westerly right-of-way line for 185.59 feet; thence run S.11°00'00"E. along said Westerly right-of-way line for 246.44 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 893.85 feet along the arc of a curve concave Northwesterly, with a radius of 920.00 feet, a delta of 55°40'01", a chord bearing of S.16°49'45"W. and a chord distance of 859.10 feet to a point of tangency; thence run S.44°40'01"W. along said Westerly right-of-way line for 222.08 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 219.24 feet along the arc of a curve concave Southeasterly, with a radius of 920.00 feet, a delta of 13°39'14", a chord bearing of S.37°50'24"W. and a chord distance of 218.72 feet; thence run S.89°40'01"W. for 590.43 feet to a point on the West line of the aforesaid Southeast Quarter (S.E.1/4); thence run N.00°19'59"W. along said West line for 1809.13 feet to the point of beginning.

Said tract contains 39.09 acres.

Applicant's Legal Checked

by Lgm 6/19/2006

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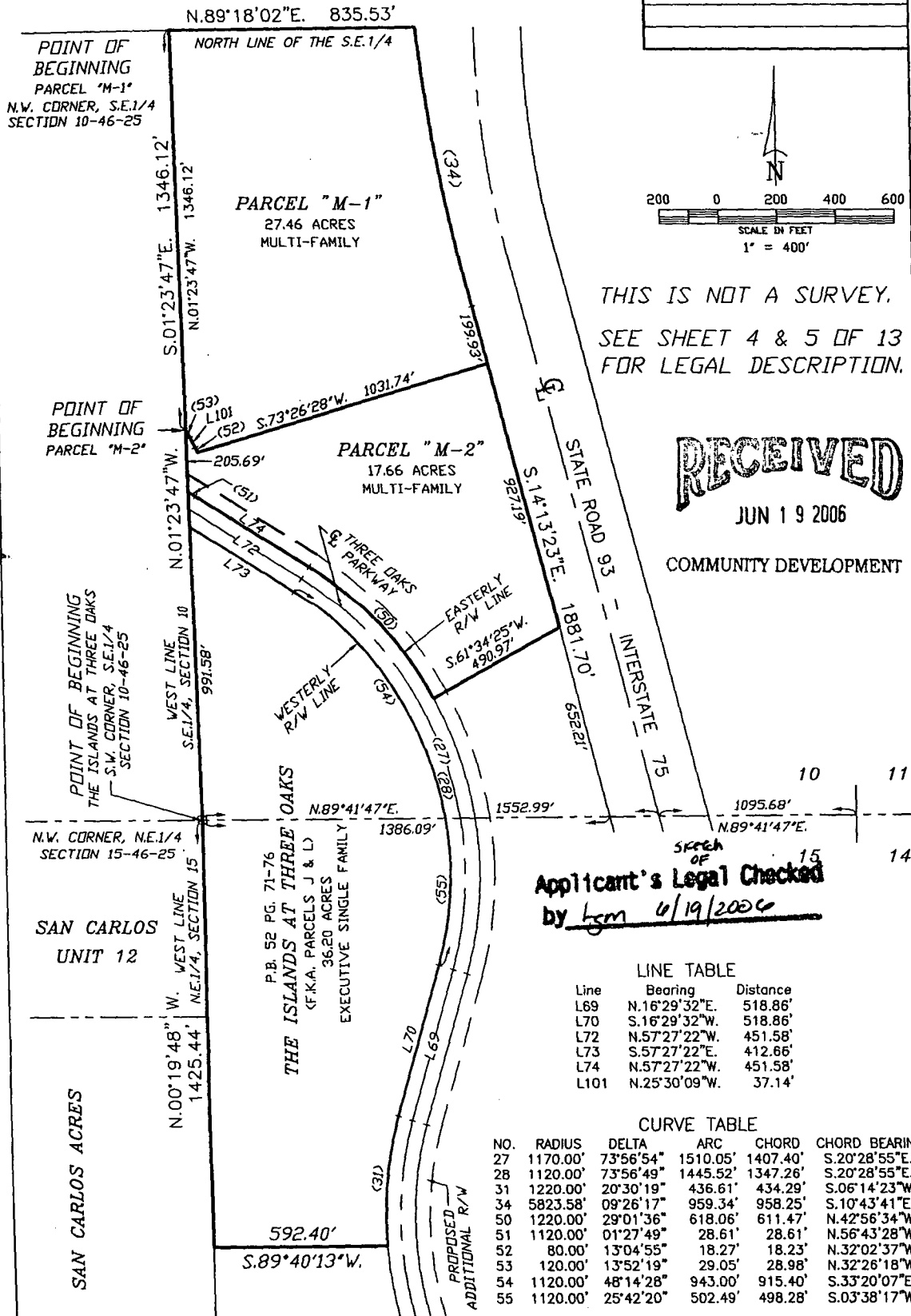
COMMUNITY DEVELOPMENT

DCI 2005-00054

RPD
SHEET 3 OF 13
ZONING SKETCH OF
PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
 2706 S.E. SANTA BARBARA PLACE
 CAPE CORAL, FLORIDA
 PHONE: (239) 772-9939
 FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 2
 FILE #: 46-25-10
 SKETCH DATE: 5/2/06



RPD
SHEET 4 OF 13

DESCRIPTION: (Parcel M-1)

A tract or parcel of land lying in the Southeast Quarter of Section 10, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Northwest corner of the aforesaid Southeast Quarter (S.E.1/4); thence run N.89° 18'02"E. along the North line of said Southeast Quarter (S.E.1/4) for 835.53 feet to the Westerly right-of-way line of Interstate Highway #75, said point lying on a curve; thence run Southeasterly along said Westerly right-of-way line for 959.34 feet along the arc of a curve concave Northeasterly, with a radius of 5823.58 feet, a delta of 09°26'17", a chord bearing of S.10°43'41"E. and a chord distance of 958.25 feet to a point of tangency; thence run S.14°13'23"E. along said Westerly right-of-way line for 199.93 feet; thence run S.73°26'28"W. for 1031.74 feet to a point on a curve; thence run Northwesterly for 18.27 feet along the arc of a curve to the right having a radius of 80.00 feet, a delta of 13°04'55", a chord bearing of N.32°02'37"W. and a chord distance of 18.23 feet to a point of tangency; thence run N.25°30'09"W. for 37.14 feet to a point of curvature; thence run Northwesterly for 29.05 feet along the arc of a curve to the left having a radius of 120.00 feet, a delta of 13°52'19", a chord bearing of N.32°26'18"W. and a chord distance of 28.98 feet to a point on the West line of the Southeast Quarter (S.E.1/4) of said Section 10; thence run N.01°23'47"W. along said West line for 1346.12 feet to the point of beginning.

Said tract contains 27.46 acres.

TOGETHER WITH:

DESCRIPTION: (Parcel M-2)

A tract or parcel of land lying in the Southeast Quarter (S.E.1/4) of Section 10, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run S.01°23'47"E. along the West line of said Southeast Quarter (S.E.1/4) for 1346.12 feet to the point of beginning, said point being on a curve; thence run Southeasterly for 29.05 feet along the arc of a curve to the left having a radius of 120.00 feet, a delta of 13°52'19", a chord bearing of S.32°26'18"E. and a chord distance of 28.98 feet to a point of tangency; thence run S.25°30'09"E. for 37.14 feet to a point of curvature; thence run Southeasterly for 18.27 feet along the arc of a curve to the right having a radius of 80.00 feet, a delta of 13°04'55", a chord bearing of S.32°02'37"E. and a chord distance of 18.23 feet; thence run N.73°26'28"E. for 1031.74 feet to a point on the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 927.19 feet; thence run S.61°34'25"W. for 490.97 feet to a point on the Easterly right-of-way line of three Oaks Parkway (100 feet wide), said point being on a curve; thence run Northwesterly along said Easterly right-of-way line for 618.06 feet along the arc of a curve concave Southwesterly, with a radius of 1220.00 feet, a delta of 29°01'36", a chord bearing of N.42°56'34"W. and a chord distance of 611.47 feet to a point of tangency; thence run N.57°27'22"W. along said Easterly right-of-way line for 451.58 feet to a point of curvature; thence run Northwesterly along said Easterly right-of-way line for 28.61 feet along the arc of a curve concave Northeasterly, with a radius of 1120.00 feet, a delta of 01°27'

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continued on sheet 5 of 13

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COMMUNITY DEVELOPMENT

RPD
SHEET 5 OF 13

49", a chord bearing of N.56°43'28"W. and a chord distance of 28.61 feet to a point on the West line of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run N.01°23'47"W. along said West line for 205.69 feet to the point of beginning.

Said tract contains 17.66 acres.

TOGETHER WITH:

DESCRIPTION: (The Islands at Three Oaks)

A tract or parcel of land lying in Sections 10 and 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Southwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run N.01°23'47"W. along the West line of said Southeast Quarter (S.E.1/4) for 991.58 feet to a point on the Westerly right-of-way line of Three Oaks Parkway; thence run S.57°27'22"E. along said Westerly right-of-way line for 412.66 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 943.00 feet along the arc of a curve concave Southwesterly, with a radius of 1120.00 feet, a delta of 48°14'28", a chord bearing of S.33°20'07"E. and a chord distance of 915.40 feet to a point on the North line of the aforesaid Section 15; thence run Southwesterly along said Westerly right-of-way line for 502.49 feet along the arc of a curve concave Northwesterly, with a radius of 1120.00 feet, a delta of 25°42'20", a chord bearing of S.03°38'17"W. and a chord distance of 498.28 feet to a point of tangency; thence run S.16°29'32"W. along said Westerly right-of-way line for 518.86 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 436.61 feet along the arc of a curve concave Southeasterly, with a radius of 1220.00 feet, a delta of 20°30'19", a chord bearing of S.06°14'23"W. and a chord distance of 434.29 feet; thence run S.89°40'13"W. for 592.40 feet to a point on the West line of the Northeast Quarter (N.E.1/4) of the aforesaid Section 15; thence run N.00°19'48"W. along the West line of said Northeast Quarter (N.E.1/4) for 1425.44 feet to the point of beginning.

Said tract contains 36.20 acres.

Applicant's Legal Checked

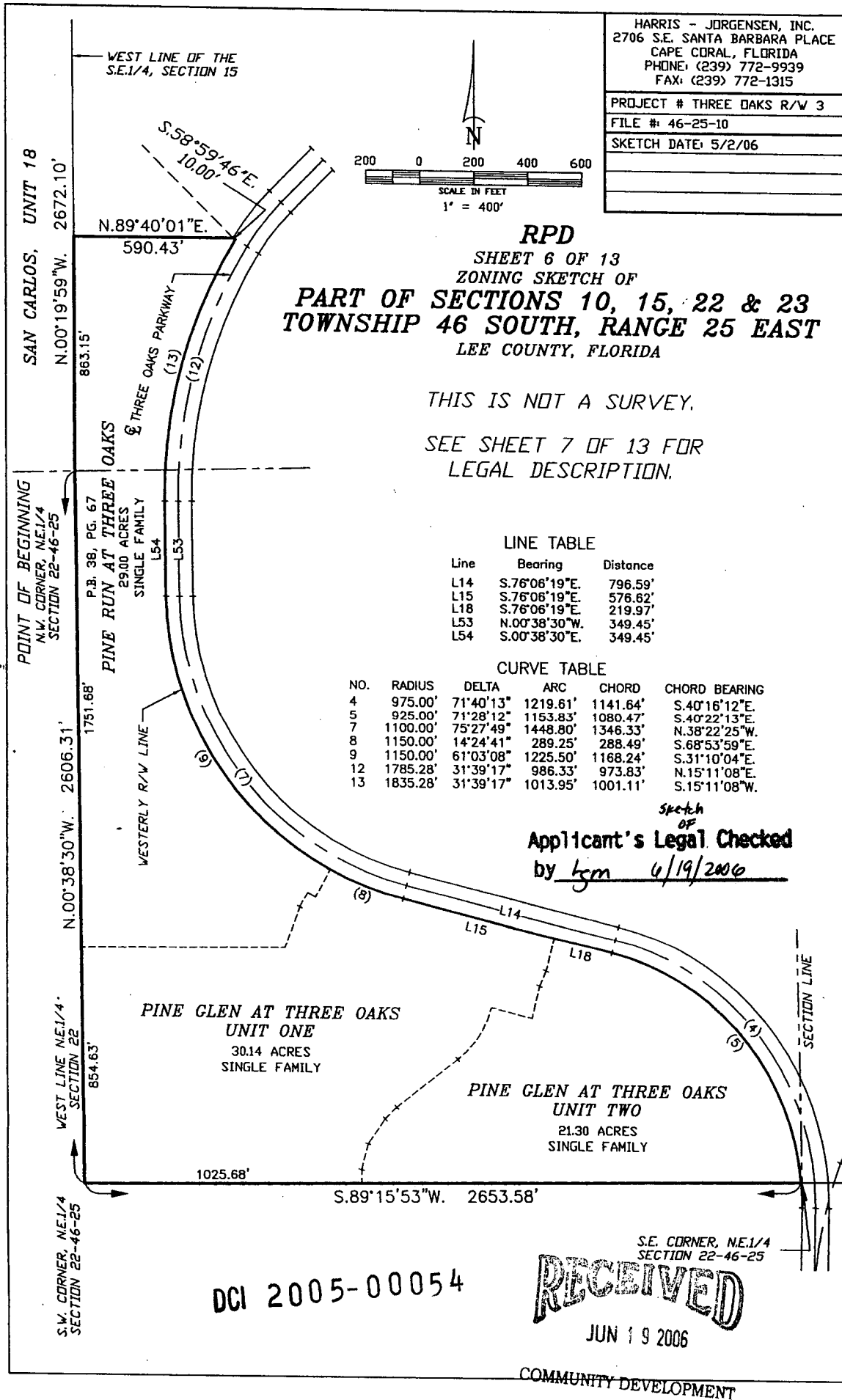
by hgm 6/19/2006

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COMMUNITY DEVELOPMENT

DCI 2005-00054



HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 3

FILE # 46-25-10

SKETCH DATE: 5/2/06

RPD

SHEET 6 OF 13
ZONING SKETCH OF

**PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA**

THIS IS NOT A SURVEY.

SEE SHEET 7 OF 13 FOR
LEGAL DESCRIPTION.

LINE TABLE

Line	Bearing	Distance
L14	S.76°08'19"E.	796.59'
L15	S.76°08'19"E.	576.62'
L18	S.76°08'19"E.	219.97'
L53	N.00°38'30"W.	349.45'
L54	S.00°38'30"E.	349.45'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
4	975.00'	71°40'13"	1219.61'	1141.64'	S.40°16'12"E.
5	925.00'	71°28'12"	1153.83'	1080.47'	S.40°22'13"E.
7	1100.00'	75°27'49"	1448.80'	1346.33'	N.38°22'25"W.
8	1150.00'	14°24'41"	289.25'	288.49'	S.68°53'59"E.
9	1150.00'	61°03'08"	1225.50'	1168.24'	S.31°10'04"E.
12	1785.28'	31°39'17"	986.33'	973.83'	N.15°11'08"E.
13	1835.28'	31°39'17"	1013.95'	1001.11'	S.15°11'08"W.

Sketch
OF

Applicant's Legal Checked

by lgm 6/19/2006

PINE GLEN AT THREE OAKS
UNIT ONE
30.14 ACRES
SINGLE FAMILY

PINE GLEN AT THREE OAKS
UNIT TWO
21.30 ACRES
SINGLE FAMILY

DCI 2005-00054

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COMMUNITY DEVELOPMENT

RPD
SHEET 7 OF 13

DESCRIPTION: (Pine Run at Three Oaks and Pine Glen at Three Oaks, Units One and Two)

A tract of land lying in Sections 15 and 22, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Northwest Quarter corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run N.00°19' 59"W. along the West line of the Southeast Quarter (S.E.1/4) of the aforesaid Section 15 for 863.15 feet; thence run N.89°40'01"E. for 590.43 feet; thence run S.58°59'46"E. for 10.00 feet to the Westerly right-of-way line of Three Oaks Parkway, said point lying on a curve; thence run Southwesterly along said Westerly right-of-way line for 1013.95 feet along the arc of a curve concave Southeasterly, with a radius of 1835.28 feet, a delta of 31°39' 17", a chord bearing of S.15°11'08"W. and a chord distance of 1001.11 feet to a point of tangency; thence run S.00°38'30"E. along said Westerly right-of-way line for 349.45 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 1225.50 feet along the arc of a curve concave Northeasterly, with a radius of 1150.00 feet, a delta of 61°03' 08", a chord bearing of S.31°10'04"E. and a chord distance of 1168.24 feet to a point common to the boundaries of Pine Run At Three Oaks and Pine Glen At Three Oaks Unit One; thence continue Southeasterly along said Westerly right-of-way line for 289.25 feet along the arc of a curve concave Northeasterly, with a radius of 1150.00 feet, a delta of 14°24'41", chord bearing of S.68°53'59"E. and a chord distance of 288.49 feet to a point of tangency; thence run S.76°06' 19"E. along said Westerly right-of-way line for 576.62 feet to a point on the common boundaries of Pine Glen At Three Oaks Unit One and Pine Glen At Three Oaks Unit Two; thence continue S.76°06'19"E. along said Westerly right-of-way line for 219.97 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 1153.83 feet along the arc of a curve concave Southwesterly, with a radius of 925.00 feet, a delta of 71°28'12", a chord bearing of S.40°22'13"E. and a chord distance of 1080.47 feet to the Southeast corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run S.89°15' 53"W. along the South line of said Northeast Quarter (N.E.1/4) for 2653.58 feet to the Southwest corner of the Northeast Quarter (N.E.1/4) of said Section 22; thence run N.00°38'30"W. along the West line of the Northeast Quarter (N.E.1/4) of said Section 22 for 2606.31 feet to the point of beginning.

Said tract contains 80.44 acres.

Applicant's Legal Checked
by LCM 6/19/2006

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COMMUNITY DEVELOPMENT

DCI 2005-00054

RPD
SHEET 8 OF 13
ZONING SKETCH OF
PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

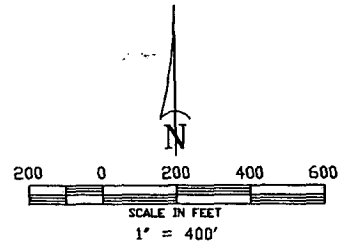
THIS IS NOT A SURVEY.
 SEE SHEET 9 OF 13 FOR
 LEGAL DESCRIPTION.

HARRIS - JORGENSEN, INC.
 2706 S.E. SANTA BARBARA PLACE
 CAPE CORAL, FLORIDA
 PHONE: (239) 772-9939
 FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 4
 FILE # 46-25-10
 SKETCH DATE: 5/2/06

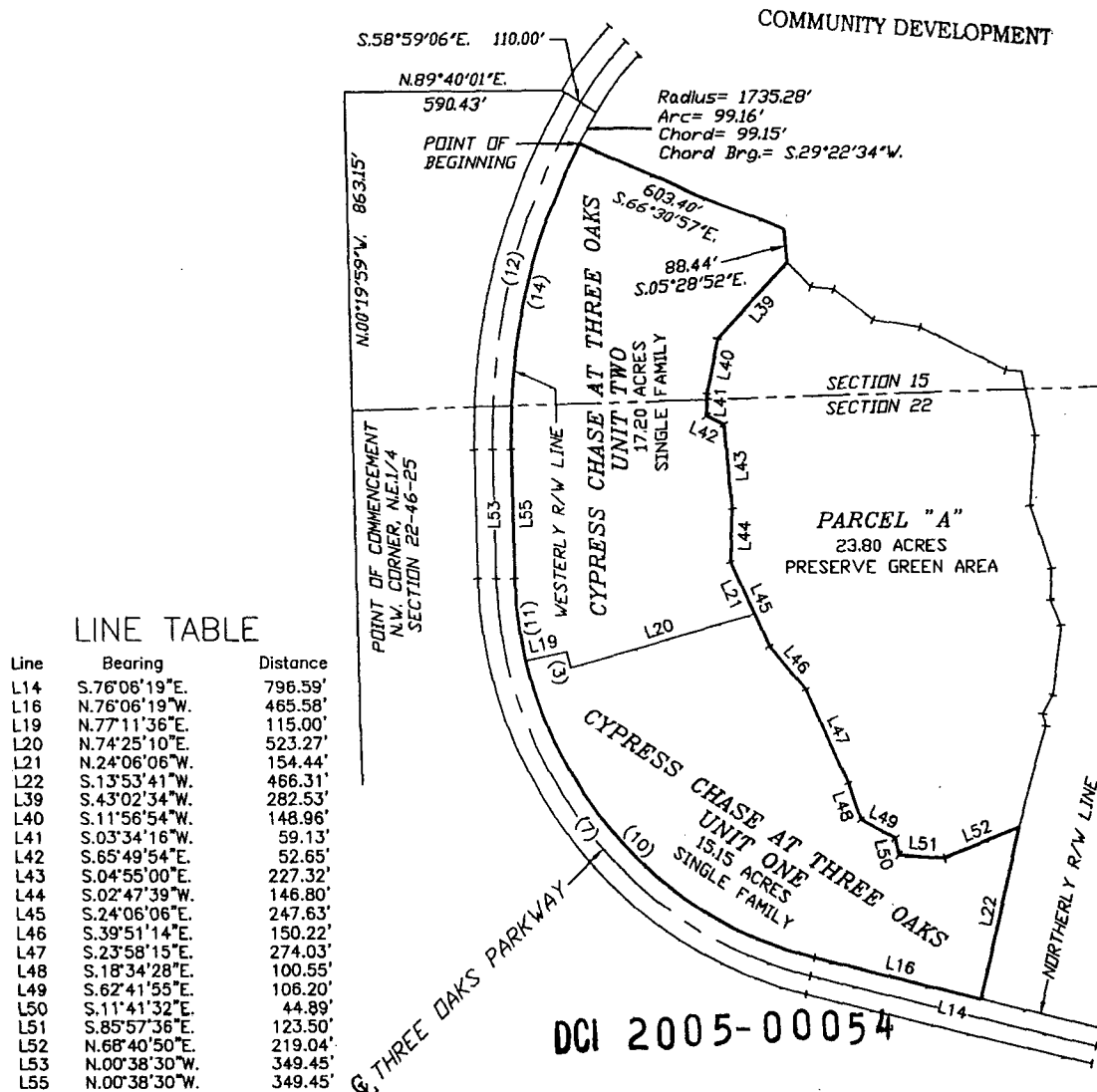
CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
3	935.00'	02°46'26"	45.26'	45.26'	N.14°11'43"W.
7	1100.00'	75°27'49"	1448.80'	1346.33'	N.38°22'25"W.
10	1050.00'	63°17'54"	1160.00'	1101.90'	N.44°27'22"W.
11	1050.00'	12°09'55"	222.94'	222.52'	N.08°43'27"W.
12	1785.28'	31°39'17"	986.33'	973.83'	N.15°11'08"E.
14	1735.28'	28°22'50"	859.54'	850.78'	N.13°32'55"E.



Sketch
 OF
Applicant's Legal Checked
 by Lym 6/19/2006

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 JUN 19 2006



DCI 2005-00054

RPD
SHEET 9 OF 13

DESCRIPTION: (Cypress Chase At Three Oaks Units One and Two)

A tract or parcel of land lying in Sections 15 and 22, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run N.00°19'59"W. along the West line of the aforesaid Section 15 for 863.15 feet; thence run N.89°40'01"E. for 590.43 feet; thence run S.58°59'06"E. for 110.00 feet to the Easterly right-of-way line of Three Oaks Parkway, said point being on a curve; thence run Southwesterly along said Easterly right-of-way line for 99.16 feet along the arc of a curve concave South-easterly, with a radius of 1735.28 feet, a chord bearing of S.29°22'34"W. and a chord distance of 99.15 feet to the point of beginning; thence run S.66°30'57"E. for 603.40 feet; thence run S.05°28'52"E. for 88.44 feet; thence run S.43°02'34"W. for 282.53 feet; thence run S.11°56'54"W. for 148.96 feet; thence run S.03°34'16"W. for 59.13 feet; thence run S.65°49'54"E. for 52.65 feet; thence run S.04°55'00"E. for 227.32 feet; thence run S.02°47'39"W. for 146.80 feet; thence run S.24°06'06"E. for 247.63 feet; thence run S.39°51'14"E. for 150.22 feet; thence run S.23°58'15"E. for 274.03 feet; thence run S.18°34'28"E. for 100.55 feet; thence run S.62°41'55"E. for 106.20 feet; thence run S.11°41'32"E. for 44.89 feet; thence run S.85°57'36"E. for 123.50 feet; thence run N.68°40'50"E. for 219.04 feet; thence run S.13°53'41"W. for 466.31 feet to a point on the Northerly right-of-way line of Three Oaks Parkway; thence run N.76°06'19"W. along said Northerly right-of-way line for 465.58 feet to a point of curvature; thence run Northwesterly along said Northerly right-of-way line for 1160.00 feet along the arc of a curve concave Northeasterly, with a radius of 1050.00 feet, a delta of 63°17'54", a chord bearing of N.44°27'22"W. and a chord distance of 1101.90 feet to a common point between the boundaries of Cypress Chase At Three Oaks Units One and Two, said point lying on the Easterly right-of-way line of said Three Oaks Parkway; thence continue Northwesterly along said Easterly right-of-way line for 222.94 feet along the arc of a curve concave Northeasterly, with a radius of 1050.00 feet, a delta of 12°09'55", a chord bearing of N.06°43'27"W. and a chord distance of 222.52 feet to a point of tangency; thence run N.00°38'30"W. along said Easterly right-of-way line for 349.45 feet to a point of curvature; thence run Northeasterly along said Easterly right-of-way line for 859.54 feet along the arc of a curve concave Southeasterly, with a radius of 1735.28 feet, a delta of 28°22'50", a chord bearing of N.13°32'55"E. and a chord distance of 850.78 feet to the point of beginning.

Said tract contains 32.35 acres.

Applicant's Legal Checked
by hgm 6/19/2006

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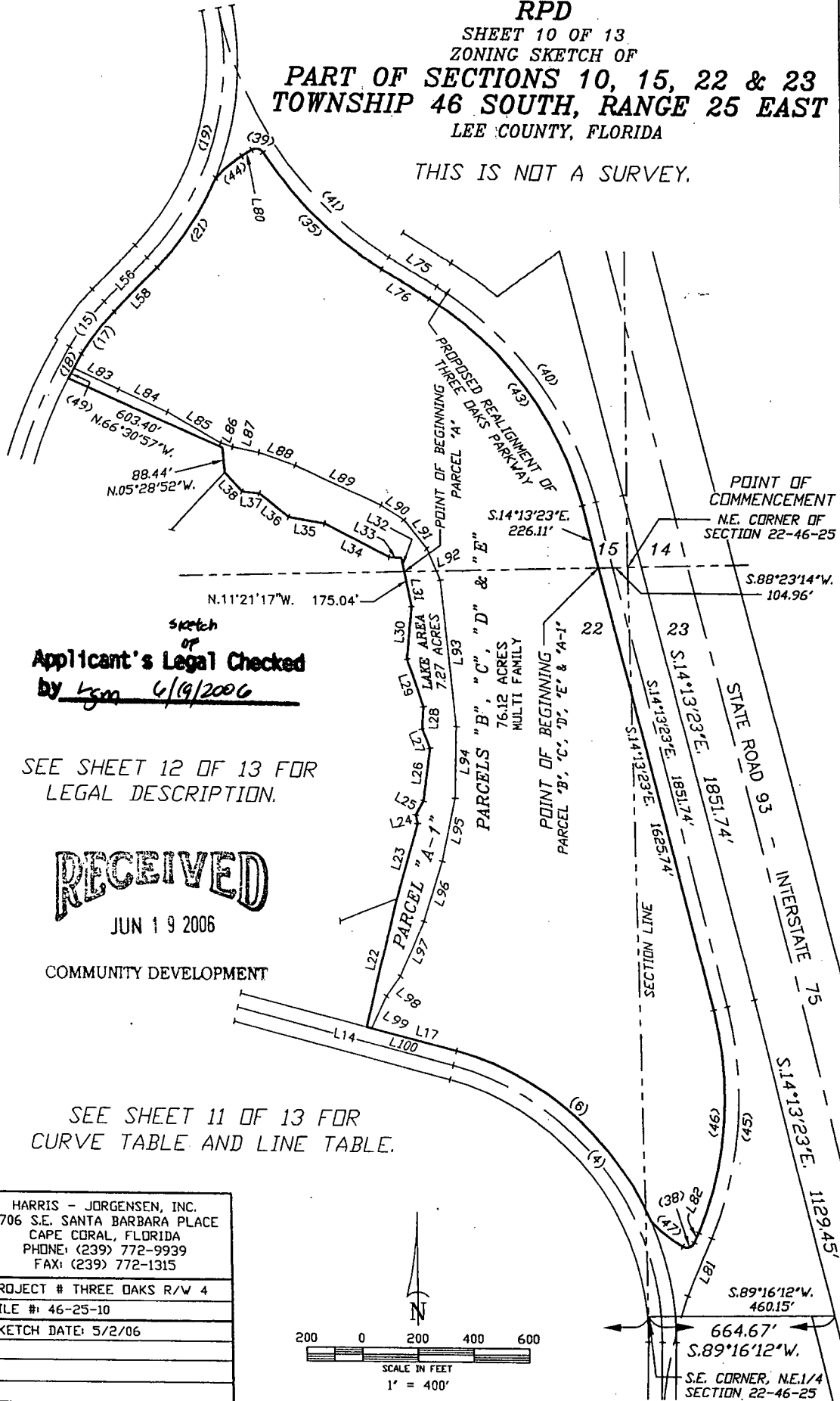
JUN 19 2006

COMMUNITY DEVELOPMENT

DCI 2005-00054

RPD
SHEET 10 OF 13
ZONING SKETCH OF
PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.



HARRIS - JORGENSEN, INC. 2706 S.E. SANTA BARBARA PLACE CAPE CORAL, FLORIDA PHONE: (239) 772-9939 FAX: (239) 772-1315
PROJECT # THREE OAKS R/W 4
FILE #: 46-25-10
SKETCH DATE: 5/2/06

DCI 2005-00054

RPD
SHEET 11 OF 13
ZONING SKETCH OF
PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
 2706 S.E. SANTA BARBARA PLACE
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 FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 5
 FILE # 46-25-10
 SKETCH DATE: 5/2/06

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
4	975.00'	71°40'13"	1219.61'	1141.64'	S.40°16'12"E.
6	1025.00'	54°02'04"	966.65'	931.23'	N.49°05'43"W.
16	920.00'	13°39'14"	220.19'	218.72'	N.37°50'24"E.
17	810.00'	13°39'14"	193.03'	192.57'	N.37°51'19"E.
18	1735.28'	03°16'28"	99.17'	99.16'	N.29°11'10"E.
19	980.00'	55°40'01"	952.14'	915.13'	S.16°49'45"W.
21	1030.00'	21°15'10"	382.06'	379.87'	N.34°02'00"E.
35	1350.00'	24°52'19"	586.03'	581.44'	S.46°22'22"E.
38	30.00'	95°36'18"	50.07'	44.45'	S.68°59'39"W.
39	30.00'	87°30'29"	45.82'	41.49'	S.77°41'27"E.
40	1275.00'	44°35'13"	992.17'	967.32'	S.36°30'58"E.
41	1300.00'	24°46'30"	562.12'	557.76'	S.46°25'17"E.
43	1200.00'	44°35'13"	933.83'	910.44'	S.36°30'56"E.
44	470.00'	15°02'16"	123.36'	123.00'	N.51°02'10"E.
45	1275.00'	37°24'06"	832.30'	817.60'	S.04°28'40"W.
46	1200.00'	37°24'02"	783.32'	769.48'	S.04°28'42"W.
47	469.00'	14°37'54"	119.77'	119.44'	N.57°51'55"W.
49	1735.28'	01°25'05"	42.95'	42.95'	N.28°26'53"E.

sketch
 of
Applicant's Legal Checked
 by Lym 6/19/2006

LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L17	N.76°06'19"W.	313.88'
L22	N.13°53'41"E.	466.31'
L23	N.16°07'18"E.	277.66'
L24	N.12°01'00"W.	31.69'
L25	N.28°46'02"E.	58.04'
L26	N.07°46'15"E.	187.96'
L27	N.22°04'52"W.	74.60'
L28	N.03°46'03"E.	83.16'
L29	N.18°15'48"W.	181.53'
L30	N.05°28'43"E.	189.06'
L31	N.11°21'17"W.	126.05'
L32	N.11°21'17"W.	48.99'
L33	N.85°52'53"W.	43.93'
L34	N.63°39'28"W.	257.78'
L35	N.80°44'01"W.	129.45'
L36	N.51°37'12"W.	133.97'
L37	N.84°18'29"W.	62.62'
L38	N.42°37'55"W.	92.21'
L56	N.44°40'01"E.	222.08'
L58	N.44°40'01"E.	222.08'
L75	S.58°48'32"E.	200.62'
L76	S.58°48'32"E.	200.62'
L80	N.58°33'18"E.	42.96'
L81	N.23°10'43"E.	223.99'
L82	S.23°10'43"W.	38.83'
L83	S.64°44'50"E.	177.95'
L84	S.66°30'07"E.	191.21'
L85	S.60°30'15"E.	219.67'
L86	S.70°58'05"E.	45.72'
L87	S.79°10'17"E.	96.62'
L88	S.71°11'03"E.	137.25'
L89	S.65°27'58"E.	336.91'
L90	S.57°59'19"E.	96.55'
L91	S.39°13'50"E.	128.89'
L92	S.23°08'49"E.	120.26'
L93	S.05°40'34"E.	530.21'
L94	S.01°29'07"W.	255.42'
L95	S.12°01'41"W.	230.68'
L96	S.17°34'52"W.	221.62'
L97	S.23°18'32"W.	218.47'
L98	S.37°33'24"W.	84.75'
L99	S.26°14'39"W.	124.11'
L100	N.76°06'19"W.	331.01'

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COMMUNITY DEVELOPMENT

DCI 2005-00054

RPD
SHEET 12 OF 13

DESCRIPTION: (Parcels "B", "C", "D" and "E", AND Parcel "A - 1)

A tract or parcel of land lying in Sections 15, 22 and 23, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northeast corner of the aforesaid Section 22; thence run S.88°23'14"W. along the North line of said Section 22 for 104.96 feet to the point of beginning, said point lying on the Westerly right-of-way line of the Three Oaks Parkway realignment project (County Project # CN-02-06); thence run S.14°13'23"E. along said Westerly right-of-way line for 1625.74 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 783.32 feet along the arc of a curve concave Westerly, with a radius of 1200.00 feet, a delta of 37°24'02", a chord bearing of S.04°28'42"W. and a chord distance of 769.48 feet to a point of tangency; thence run S.23°10'43"W. along said Westerly right-of-way line for 38.83 feet to a point on a curve; thence run Southwesterly along the aforesaid right-of-way line for 50.07 feet along the arc of a curve (not radial to the previously described line) concave Northerly, with a radius of 30.00 feet, a delta of 95°36'18" (95°37'07" per right-of-way map), a chord bearing of S.68°59'39"W. and a chord distance of 44.45 feet to a point on a non-compound curve; thence run Northwesterly along said right-of-way line for 119.77 feet (120.03 per right-of-way map) along the arc of a curve concave Northerly, with a radius of 469.00 feet; a delta of 14°37'54" (14°39'51" per right-of-way map), a chord bearing of N.57°51'55"W. and a chord distance of 119.44 feet to a point on a curve on the Northeasterly right-of-way line of Three Oaks Parkway (100 feet wide); thence run Northwesterly along said Northeasterly right-of-way line for 966.65 feet along the arc of a curve concave Southwesterly, with a radius of 1025.00 feet, a delta of 54°02'04", a chord bearing of N.49°05'43"W. and a chord distance of 931.23 feet to a point of tangency; thence run N.76°06'19"W. along said Northeasterly right-of-way line for 331.01 feet to the Southeasterly corner of Cypress Chase At Three Oaks, Unit One, as recorded in Plat Book 41, Pages 29 and 30, Public Records of Lee County, Florida; thence run N.13°53'41"E. along the Easterly line of said Cypress Chase At Three Oaks, Unit One for 466.31 feet; thence run N.16°07'18"E. for 277.66 feet; thence run N.12°01'00"W. for 31.69 feet; thence run N.28°46'02"E. for 58.04 feet; thence run N.07°46'15"E. for 187.96 feet; thence run N.22°04'52"W. for 74.60 feet; thence run N.03°46'03"E. for 83.16 feet; thence run N.18°15'48"W. for 181.53 feet; thence run N.05°28'43"E. for 189.06 feet; thence run N.11°21'17"W. for 175.04 feet; thence run N.85°52'53"W. for 43.93 feet; thence run N.63°39'28"W. for 257.78 feet; thence run N.80°44'01"W. for 129.45 feet; thence run N.51°37'12"W. for 133.97 feet; thence run N.84°18'29"W. for 62.62 feet; thence run N.42°37'55"W. for 92.21 feet to a point on the Easterly line of Cypress Chase At Three Oaks, Unit Two as recorded in Plat Book 43, Pages 49 and 50, Public Records of Lee County, Florida; thence run N.05°28'52"W. along the Easterly line of said Cypress Chase At Three Oaks, Unit Two for 88.44 feet to the Northeasterly corner of said Cypress Chase At Three Oaks, Unit Two; thence run N.66°30'57"W. along the Northerly line of said Cypress Chase At Three Oaks, Unit Two for 603.40 feet to the Northwesterly corner of said Cypress Chase At Three Oaks, Unit Two, said point lying on the Easterly right-of-way line of Three Oaks Parkway (50.00 feet from centerline); thence run Northeasterly along said Easterly right-of-way line (not radial to the previously described line) for 99.17 feet along the arc of a curve concave Southeasterly, with a radius of 1735.28 feet, a delta of 03°16'28", a chord bearing of N.29°11'10"E. and a chord distance of 99.16 feet to a point of compound curvature; thence run Northeasterly along said Easterly right-of-way line for 193.03 feet along the arc of a curve concave Southeasterly, with a radius

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by lgm 6/19/2006

continued of sheet 13 of 13

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RPD
SHEET 13 OF 13

of 810.00 feet, a delta of $13^{\circ}39'14''$, a chord bearing of $N.37^{\circ}51'19''E.$ and a chord distance of 192.57 feet to a point of tangency; thence run $N.44^{\circ}40'01''E.$ along said Easterly right-of-way line for 222.08 feet to a point of curvature; thence run Northeasterly along said Easterly right-of-way line for 382.06 feet along the arc of a curve concave Northwesterly, with a radius of 1030.00 feet, a delta of $21^{\circ}15'10''$, a chord bearing of $N.34^{\circ}02'00''E.$ and a chord distance of 379.87 feet to a point on a curve on the right-of-way line of the aforesaid realignment of Three Oaks Parkway; thence run Northeasterly along the right-of-way line of said realignment for 123.36 feet (122.84 per right-of-way map) along the arc of a curve concave Southeasterly, with a radius of 470.00 feet, a delta of $15^{\circ}02'16''$ ($14^{\circ}58'31''$ per right-of-way map), a chord bearing of $N.51^{\circ}02'10''E.$ ($N.51^{\circ}04'03''E.$ per right-of-way map), and a chord distance of 123.00 feet (122.49 feet per right-of-way map) to a point of tangency; thence run $N.58^{\circ}33'18''E.$ along the right-of-way line of said realignment for 42.96 feet to a point of curvature; thence run Southeasterly along said realignment for 45.82 feet along the arc of a curve concave Southerly, with a radius of 30.00 feet, a delta of $87^{\circ}30'29''$, a chord bearing of $S.77^{\circ}41'27''E.$ and a chord distance of 41.49 feet to a point of reverse curvature; thence run Southeasterly along said right-of-way line of said realignment for 586.03 feet along the arc of a curve concave Northeasterly, with a radius of 1350.00 feet, a delta of $24^{\circ}52'19''$, a chord bearing of $S.46^{\circ}22'22''E.$ and a chord distance of 581.44 feet to a point of tangency; thence run $S.58^{\circ}48'32''E.$ along said right-of-way of said realignment for 200.62 feet to a point of curvature; thence run Southeasterly along said right-of-way line of said realignment for 933.83 feet along the arc of a curve concave Southwesterly, with a radius of 1200.00 feet, a delta of $44^{\circ}35'13''$, a chord bearing of $S.36^{\circ}30'56''E.$ and a chord distance of 910.44 feet to a point of tangency; thence run $S.14^{\circ}13'23''E.$ along the right-of-way line of said realignment for 226.11 feet to the point of beginning.

Said tract contains 76.117 acres.

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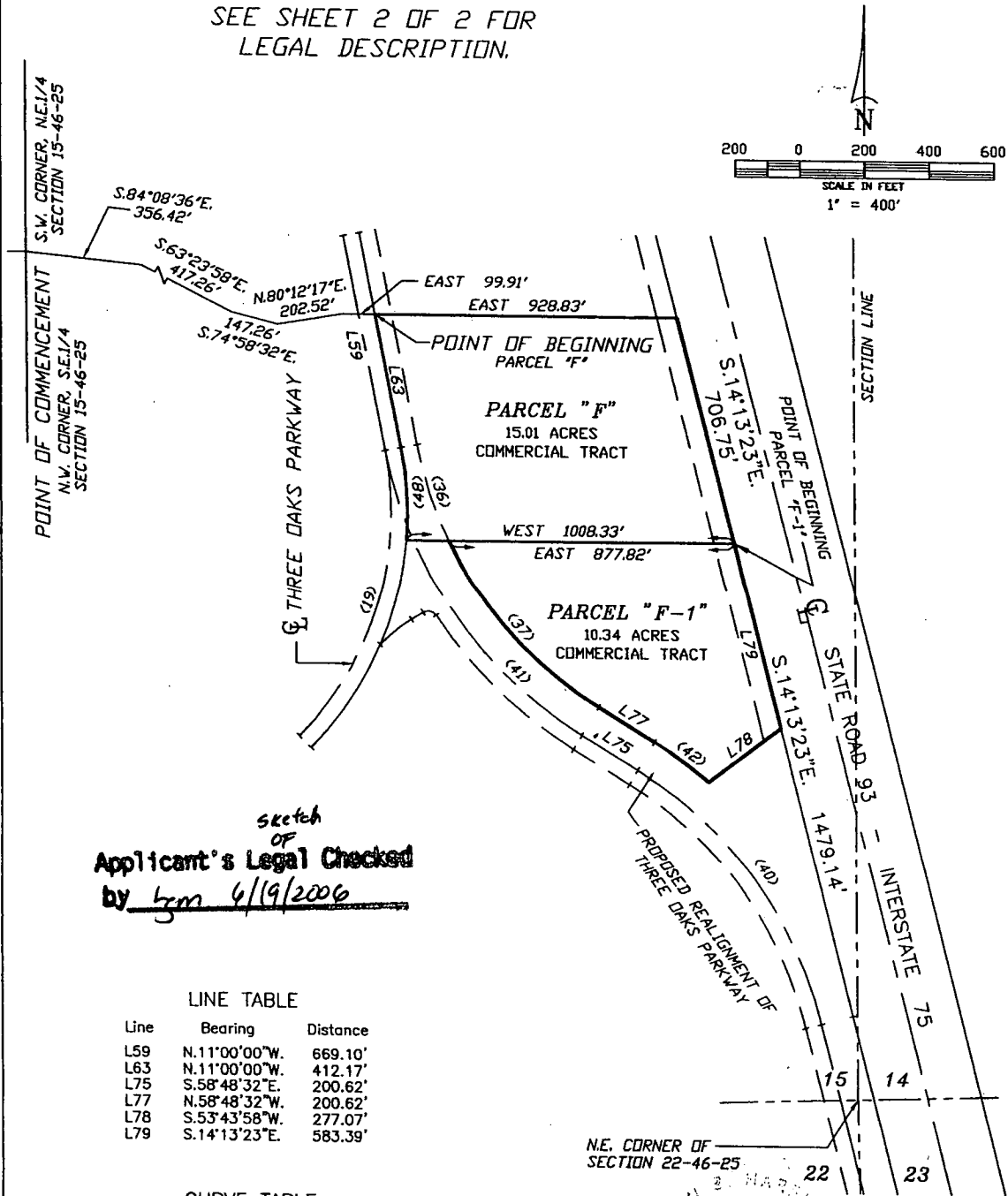
DCI 2005-00054

CPD
SHEET 1 OF 2
ZONING SKETCH OF
PART OF SECTION 15
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
 2706 S.E. SANTA BARBARA PLACE
 CAPE CORAL, FLORIDA
 PHONE: (239) 772-9939
 FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 9
 FILE #: 46-25-10
 SKETCH DATE: 5/2/06

THIS IS NOT A SURVEY.
 SEE SHEET 2 OF 2 FOR
 LEGAL DESCRIPTION.



sketch
 of
Applicant's Legal Checked
 by Lym 6/19/2006

LINE TABLE

Line	Bearing	Distance
L59	N.11°00'00"W.	669.10'
L63	N.11°00'00"W.	412.17'
L75	S.58°48'32"E.	200.62'
L77	N.58°48'32"W.	200.62'
L78	S.53°43'58"W.	277.07'
L79	S.14°13'23"E.	583.39'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
19	980.00'	55°40'01"	952.14'	915.13'	S.16°49'45"W.
36	1200.00'	14°40'05"	307.21'	306.37'	N.18°20'33"W.
37	1200.00'	33°09'05"	694.32'	684.68'	N.42°13'59"W.
40	1275.00'	44°35'13"	992.17'	967.32'	S.36°30'58"E.
41	1300.00'	24°46'30"	562.12'	557.76'	S.46°25'17"E.
42	1350.00'	08°39'38"	204.06'	203.87'	N.54°28'43"W.
48	1030.00'	15°40'32"	281.80'	280.92'	N.03°09'44"W.

NE. CORNER OF
 SECTION 22-46-25

John B. Harris
May 15, 2006

JOHN B. HARRIS, PSM
 FLORIDA LAND SURVEYOR #4631

FLORIDA CERTIFICATE OF AUTHORIZATION LB #6921

CPD
SHEET 2 OF 2

DESCRIPTION: (Parcel "F")

A tract or land lying in the Southeast Quarter (S.E.1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida being more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of said Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 202.52 feet; thence run East for 99.91 feet to the point of beginning; thence continue East for 928.83 feet to a point on the Westerly right-of-way line of Highway I-75; thence run S.14°13'23"E. for 706.75 feet; thence run West for 1008.33 feet; thence run Northwesterly for 281.80 feet along the arc of a curve concave Southwesterly having a radius of 1030.00 feet, chord bearing N.03°09'44"W. and a chord distance of 280.92 feet; thence run N.11°00'00"W. for 412.17 feet to the point of beginning.

Tract herein described contains 15.01 acres.

TOGETHER WITH:

DESCRIPTION: (Parcel "F" - 1")

A tract of land lying in the Southeast Quarter (S.E.1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida being more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of said Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 202.52 feet; thence run East for 99.91 feet; thence continue East for 928.83 feet to a point on the Westerly right-of-way line of Highway I - 75; thence run S.14°13'23"E. along said Westerly right-of-way line for 706.75 feet to the point of beginning; thence continue S.14°13'23"E. along said Westerly right-of-way line for 583.39 feet; thence run S.53°43'58"W. for 277.07 feet to a point on a curve; thence run Northwesterly for 204.06 feet along the arc of a curve concave Southwesterly, with a radius of 1350.00 feet, a delta of 08°39'38", a chord bearing of N.54°28'43"W. and a chord distance of 203.87 feet to a point of tangency; thence run N.58°48'32"W. for 200.62 feet to a point of curvature; thence run Northwesterly for 694.32 feet along the arc of a curve concave Northeasterly, with a radius of 1200.00 feet, a delta of 33°09'05", a chord bearing of N.42°13'59"W. and a chord distance of 684.68 feet; thence run East for 877.82 feet to the point of beginning.

Tract herein described contains 10.34 acres.

Applicant's Legal Checked

by Lgm 6/19/2006

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COMMUNITY DEVELOPMENT

DCI 2005-00054

CFPD
SHEET 1 OF 6
ZONING SKETCH OF
PART OF SECTIONS 10, 15, & 22
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

HARRIS - JORGENSEN, INC.
 2706 S.E. SANTA BARBARA PLACE
 CAPE CORAL, FLORIDA
 PHONE: (239) 772-9939
 FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 6

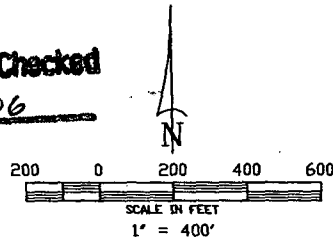
FILE #: 46-25-10

SKETCH DATE: 5/2/06

LINE TABLE

Line	Bearing	Distance
L59	N.11°00'00"W.	669.10'
L60	N.11°00'00"W.	431.52'
L61	S.11°00'00"E.	237.83'
L62	N.11°00'00"W.	256.93'
L65	N.25°00'25"W.	570.00'
L66	S.25°00'25"E.	570.00'
L67	N.25°00'25"W.	366.45'
L68	N.25°00'25"W.	203.55'

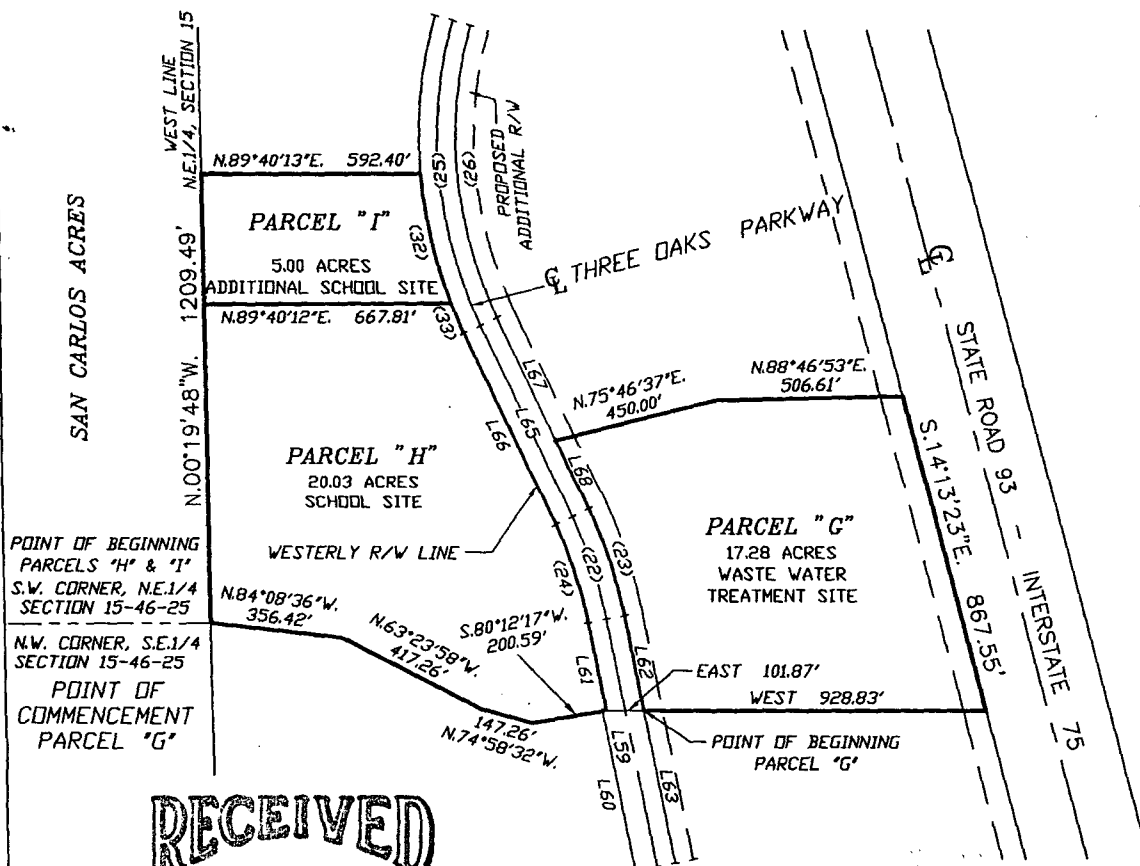
Applicant's Legal Checked
 by lcm 6/19/2006



CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
22	1170.00'	14°00'25"	286.03'	285.32'	S.18°00'13"E.
23	1220.00'	14°00'25"	298.25'	297.51'	N.18°00'12"W.
24	1120.00'	14°00'25"	273.80'	273.12'	S.18°00'12"E.
25	1170.00'	41°29'57"	847.43'	829.03'	N.04°15'26"W.
26	1120.00'	41°29'58"	811.21'	793.60'	N.04°15'26"W.
32	1220.00'	16°54'26"	360.01'	358.70'	S.12°27'53"E.
33	1220.00'	04°05'15"	87.02'	87.00'	S.22°57'48"E.

SEE SHEET 2 OF 6 FOR
 LEGAL DESCRIPTION.



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COMMUNITY DEVELOPMENT

DCI 2005-00054

John B. Harris
 may 16, 2006
 JOHN B. HARRIS, PSM
 FLORIDA LAND SURVEYOR #4635
 FLORIDA CERTIFICATE OF AUTHORIZATION LB #6921

CFPD
SHEET 2 OF 6

DESCRIPTION: (Parcel "H" and "I")

A tract or parcel of land lying in Section 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Southwest corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 15; thence run N.00°19'48"W. along the West line of said Northeast Quarter (N.E.1/4) for 1209.49 feet; thence run N.89°40'13"E. for 592.40 feet to the Westerly right-of-way line of Three Oaks Parkway, said point being on a curve; thence run Southeasterly along said Westerly right-of-way line for 360.01 feet along the arc of a curve concave Northeasterly, with a radius of 1220.00 feet, a delta of 16°54'26", a chord bearing of S.12°27'53"E. and a chord distance of 358.70 feet to Southeasterly corner of Tract "I"; thence continue Southeasterly along said Westerly right-of-way line for 87.02 feet along the arc of a curve concave Northeasterly, with a radius of 1220.00 feet, a delta of 04°05'15", a chord bearing of S.22°57'48"E. and a chord distance of 87.00 feet to a point of tangency; thence run S.25°00'25"E. along said Westerly right-of-way line for 570.00 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 273.80 feet along the arc of a curve concave Southwesterly, with a radius of 1120.00 feet, a delta of 14°00'25", a chord bearing of S.18°00'12"E. and a chord distance of 273.12 feet to a point of tangency; thence run S.11°00'00"E. along said Westerly right-of-way line for 237.83 feet; thence run S.80°12'17"W. for 200.59 feet; thence run N.74°58'32"W. for 147.26 feet; thence run N.63°23'58"W. for 417.26 feet; thence run N.84°08'36"W. for 356.42 feet to the point of beginning.

Said tract contains 25.03 acres.

TOGETHER WITH:

DESCRIPTION: (Parcel "G")

A tract or parcel of land lying in Section 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 200.59 feet; thence run East for 101.87 feet to the Easterly right-of-way line of Three Oaks Parkway (100 feet wide) and the point of beginning; thence run N.11°00'00"W. along said Easterly right-of-way line for 256.93 feet to a point of curvature; thence run Northwesterly along said Easterly right-of-way line for 298.25 feet along the arc of a curve concave Southwesterly, a radius of 1220.00 feet, a delta of 14°00'25", a chord bearing of N.18°00'12"W. and a chord distance of 297.51 feet to a point of tangency; thence run N.25°00'25"W. along said Easterly right-of-way line for 203.55 feet; thence run N.75°46'37"E. for 450.00 feet; thence run N.88°46'53"E. for 506.61 feet to the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 867.55 feet; thence run West for 928.83 feet to the point of beginning.

Said tract contains 17.28 acres.

Applicant's Legal Checked
by lgm 6/19/2006

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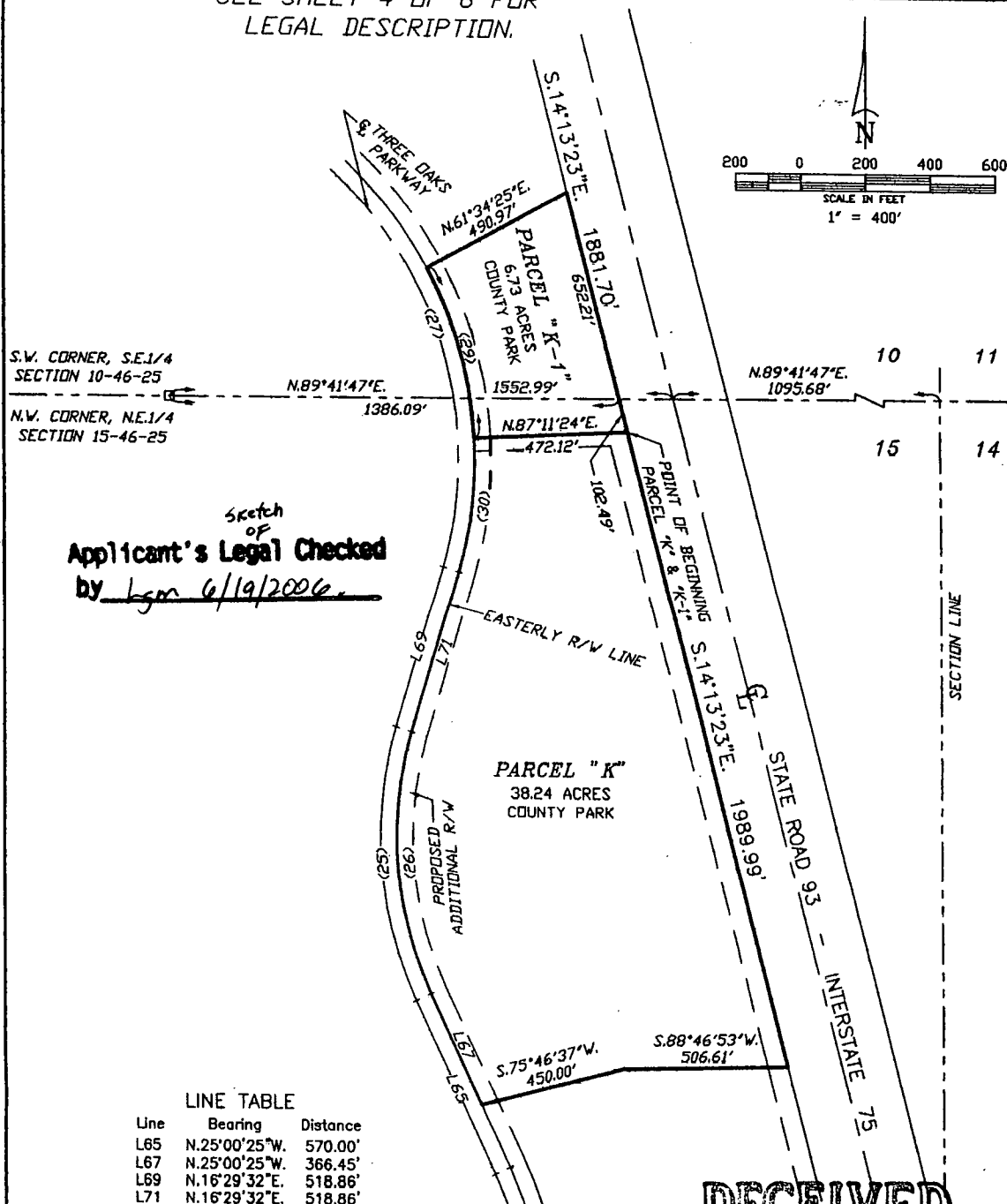
COMMUNITY DEVELOPMENT

CFPD
SHEET 3 OF 6
ZONING SKETCH OF
PART OF SECTIONS 10, 15, & 22
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.
 SEE SHEET 4 OF 6 FOR
 LEGAL DESCRIPTION.

HARRIS - JORGENSEN, INC.
 2706 S.E. SANTA BARBARA PLACE
 CAPE CORAL, FLORIDA
 PHONE: (239) 772-9939
 FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 7
 FILE #: 46-25-10
 SKETCH DATE: 5/2/06



Sketch
 of
 Applicant's Legal Checked
 by Lgm 6/19/2006

LINE TABLE

Line	Bearing	Distance
L65	N.25°00'25"W.	570.00'
L67	N.25°00'25"W.	366.45'
L69	N.16°29'32"E.	518.86'
L71	N.16°29'32"E.	518.86'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
25	1170.00'	41°29'57"	847.43'	829.03'	N.04°15'26"W.
26	1120.00'	41°29'58"	811.21'	793.60'	N.04°15'26"W.
27	1170.00'	73°56'54"	1510.05'	1407.40'	S.20°28'55"E.
29	1220.00'	25°37'07"	545.50'	540.96'	N.15°37'12"W.
30	1220.00'	19°18'06"	411.00'	409.06'	N.06°50'28"E.

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DCI 2005-00054

CFPD
SHEET 4 OF 6

DESCRIPTION: (Parcels "K" and "K-1")

A tract or parcel of land lying in Sections 10 and 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 15; thence run N.89°41'47"E. along the North line of said Northeast Quarter (N.E.1/4) for 1386.09 feet to a point on the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 102.49 feet to the point of beginning (being the Northeasterly corner of Tract "K"); thence continue S.14°13'23"E. along said Westerly right-of-way line for 1989.99 feet; thence run S.88°46'53"W. for 506.61 feet; thence run S.75°46'37"W. for 450.00 feet to the Easterly right-of-way line of Three Oaks Parkway (100 feet wide); thence run N.25°00'25"W. along said Easterly right-of-way line for 366.45 feet to a point of curvature; thence run Northwesterly along said Easterly right-of-way line for 811.21 feet along the arc of a curve concave Northeasterly, with a radius of 1120.00 feet, a delta of 41°29'58", a chord bearing of N.04°15'26"W. and a chord distance of 793.60 feet to a point of tangency; thence run N.16°29'32"E. along said Easterly right-of-way line for 518.86 feet to a point of curvature; thence run Northeasterly along said Easterly right-of-way line for 411.00 feet along the arc of a curve concave Northwesterly, with a radius of 1220.00 feet, a delta of 19°18'06", a chord bearing of N.06°50'28"E. and a chord distance of 409.06 feet to the Northwesterly corner of said Tract "K"; thence run Northwesterly along said Easterly right-of-way line for 545.50 feet along the arc of a curve concave Southwesterly, with a radius of 1220.00 feet, a delta of 25°37'07", a chord bearing of N.15°37'12"W. and a chord distance of 540.96 feet; thence run N.61°34'25"E. for 490.97 feet to the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 652.21 feet to the North line of the aforesaid Section 15; thence continue S.14°13'23"E. along said Westerly right-of-way line for 102.49 feet to the point of beginning.

Said tract contains 44.97 acres.

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by Lym 6/19/2006

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COMMUNITY DEVELOPMENT

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JUN 19 2006

CFPD
SHEET 5 OF 6 COMMUNITY DEVELOPMENT
ZONING SKETCH OF
PART OF SECTIONS 10, 15, & 22
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

CURVE TABLE

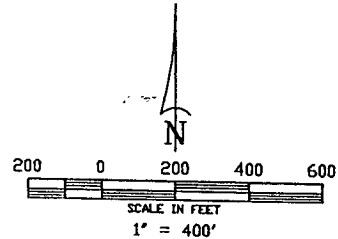
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
3	935.00'	02°46'26"	45.26'	45.26'	N.14°11'43"W.
7	1100.00'	75°27'49"	1448.80'	1346.33'	N.38°22'25"W.
10	1050.00'	63°19'06"	1160.00'	1101.91'	N.44°27'22"W.
11	1050.00'	12°09'02"	222.67'	222.25'	N.06°42'37"W.
12	1785.28'	31°39'17"	986.33'	973.83'	N.15°11'08"E.
14	1735.28'	28°22'50"	859.54'	850.78'	N.13°32'55"E.
18	1735.28'	01°50'49"	55.94'	55.94'	N.30°04'50"E.
49	1735.28'	01°25'05"	42.95'	42.95'	N.28°26'53"E.

HARRIS - JORGENSEN, INC.
 2706 S.E. SANTA BARBARA PLACE
 CAPE CORAL, FLORIDA
 PHONE: (239) 772-9939
 FAX: (239) 772-1315

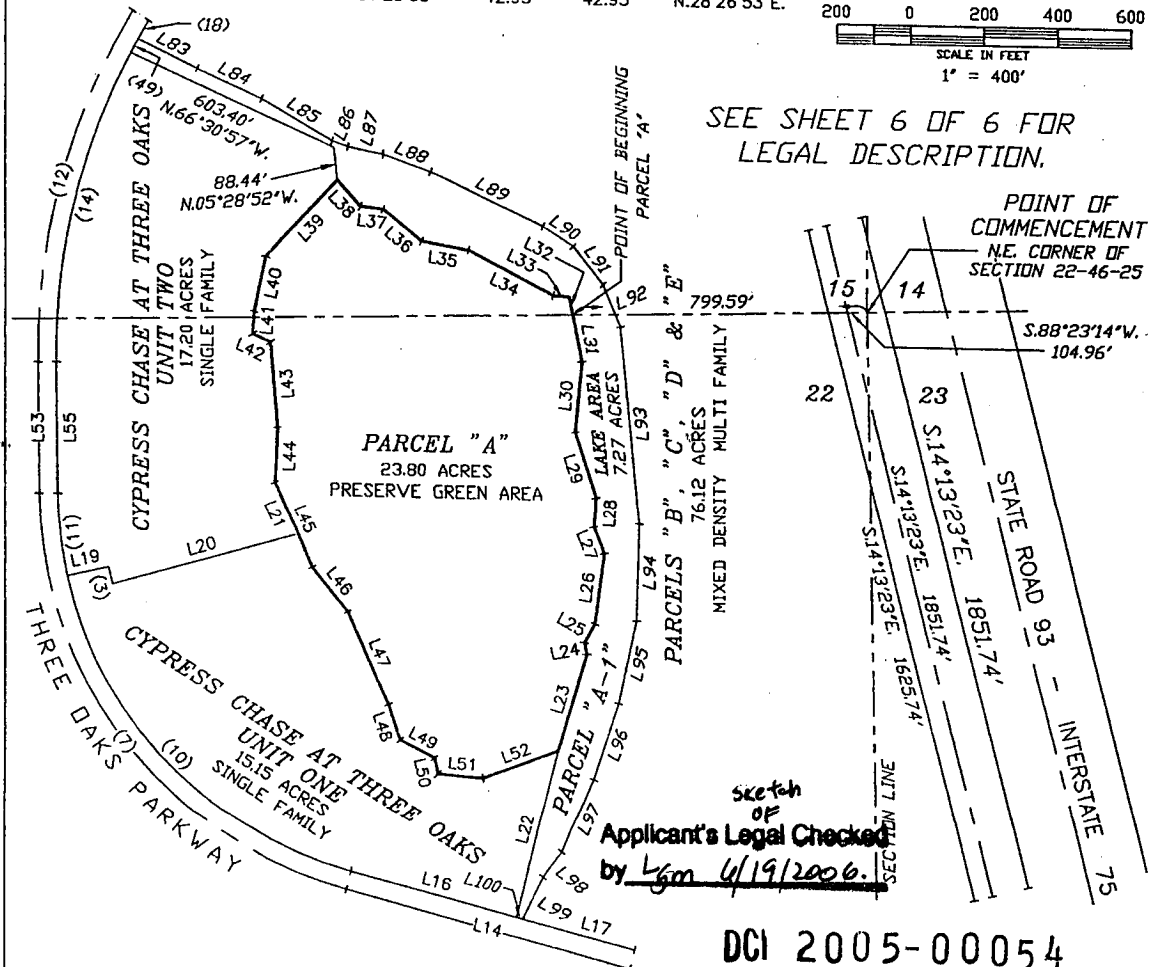
PROJECT # THREE OAKS R/W 8

FILE # 46-25-10

SKETCH DATE: 5/2/06



SEE SHEET 6 OF 6 FOR
 LEGAL DESCRIPTION.



Sketch of
 Applicant's Legal Checked
 by Lgm 6/19/2006.

DCI 2005-00054

LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L16	S.76°06'19"E.	465.58'
L17	S.76°06'19"E.	313.88'
L19	N.77°11'36"E.	115.00'
L20	N.74°25'10"E.	523.27'
L21	N.24°06'06"W.	154.44'
L22	N.13°53'41"E.	466.31'
L23	S.16°07'18"W.	277.66'
L24	S.12°01'00"E.	31.69'
L25	S.28°46'02"W.	58.04'
L26	S.07°46'15"W.	187.96'
L27	S.22°04'52"E.	74.60'
L28	S.03°46'03"W.	83.16'
L29	S.18°15'48"E.	181.53'
L30	S.05°28'43"W.	189.06'
L31	S.11°21'17"E.	126.05'
L32	S.11°21'17"E.	48.99'
L33	S.85°52'53"E.	43.93'
L34	S.63°39'28"E.	257.78'
L35	S.80°44'01"E.	129.45'

LINE TABLE

Line	Bearing	Distance
L36	S.51°37'12"E.	133.97'
L37	S.84°18'29"E.	62.62'
L38	S.42°37'55"E.	92.21'
L39	N.43°02'34"E.	282.53'
L40	N.11°56'54"E.	148.96'
L41	N.03°34'16"E.	59.13'
L42	N.65°49'54"W.	52.65'
L43	N.04°55'00"W.	227.32'
L44	N.02°47'39"E.	146.80'
L45	N.24°06'06"W.	247.63'
L46	N.39°51'14"W.	150.22'
L47	N.23°58'15"W.	274.03'
L48	N.18°34'28"W.	100.55'
L49	N.62°41'55"W.	106.20'
L50	N.11°41'32"W.	44.89'
L51	N.85°57'36"W.	123.50'
L52	S.68°40'50"W.	219.04'
L53	N.00°38'30"W.	349.45'
L55	N.00°38'30"W.	349.45'
L83	S.64°44'50"E.	177.95'

LINE TABLE

Line	Bearing	Distance
L84	S.66°30'07"E.	191.21'
L85	S.60°30'15"E.	219.67'
L86	S.70°58'05"E.	45.72'
L87	S.79°10'17"E.	96.62'
L88	S.71°11'03"E.	137.25'
L89	S.65°27'58"E.	336.91'
L90	S.57°59'19"E.	96.55'
L91	S.39°13'50"E.	128.89'
L92	S.23°08'49"E.	120.26'
L93	S.05°40'34"E.	530.21'
L94	S.01°29'07"W.	255.42'
L95	S.12°01'41"W.	230.68'
L96	S.17°34'52"W.	221.62'
L97	S.23°18'32"W.	218.47'
L98	S.37°33'24"W.	84.75'
L99	S.26°14'39"W.	124.11'
L100	N.76°06'19"W.	17.13'

CFPD
SHEET 6 OF 6

DESCRIPTION: (Parcel "A")

A tract or parcel of land lying in Section 15 and 22, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northeast corner of said Section 22; thence run S.88°23'40"W. for 799.59 feet along the North line of the Northeast Quarter (N.E.1/4) of said Section 22 to the point of beginning; thence run S.11°21'17"E. for 126.05 feet; thence run S.05°28'43"W. for 189.06 feet; thence run S.18°15'48"E. for 181.53 feet; thence run S.03°46'03"W. for 83.16 feet; thence run S.22°04'52"E. for 74.60 feet; thence run S.07°46'15"W. for 187.96 feet; thence run S.28°46'02"W. for 58.04 feet; thence run S.12°01'00"E. for 31.69 feet; thence run S.16°07'18"W. for 277.66 feet; thence run S.68°40'50"W. for 219.04 feet; thence run N.85°57'36"W. for 123.50 feet; thence run N.11°41'32"W. for 44.89 feet; thence run N.62°41'55"W. for 106.20 feet; thence run N.18°34'28"W. for 100.55 feet; thence run N.23°58'15"W. for 274.03 feet; thence run N.39°51'14"W. for 150.22 feet; thence run N.24°06'06"W. for 247.63 feet; thence run N.02°47'39"E. for 146.80 feet; thence run N.04°55'00"W. for 227.32 feet; thence run N.65°49'54"W. for 52.65 feet; thence run N.03°34'16"E. for 59.13 feet; thence run N.11°56'54"E. for 148.96 feet; thence run N.43°02'34"E. for 282.53 feet; thence run S.42°37'55"E. for 92.21 feet; thence run S.84°18'29"E. for 62.62 feet; thence run S.51°37'12"E. for 133.97 feet; thence run S.80°44'01"E. for 129.45 feet; thence run S.63°39'28"E. for 257.78 feet; thence run S.85°52'53"E. for 43.93 feet; thence run S.11°21'17"E. for 48.99 feet to the point of beginning.

Said tract contains 23.80 acres.

Applicant's Legal Checked

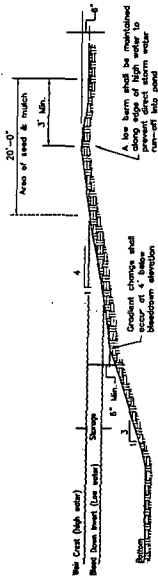
by Lgm 6/19/2006

RECEIVED

JUN 19 2006

COMMUNITY DEVELOPMENT

DCI 2005-00054



TYPICAL DETENTION LAKE SECTION
N.T.S.

INTERSTATE 75

PARCELS "B", "C", "D", & "E" (MULTI-FAMILY)
① 76.12 acres



PARCEL "A" (CYPRESS PRESERVE)
23.80 acres

PARCEL "F" (CYPRESS CHASE)
17.20 acres (39 LOTS)

PARCEL "G" (CYPRESS CHASE)
15.15 acres (39 LOTS)

PARCEL "H" (CYPRESS CHASE)
30.14 acres (71 LOTS)

PARCEL "I" (CYPRESS CHASE)
21.30 acres (48 LOTS)

PARCEL "J" (CYPRESS CHASE)
21.30 acres (48 LOTS)

PARCEL "K" (CYPRESS CHASE)
21.30 acres (48 LOTS)

PARCEL "L" (CYPRESS CHASE)
21.30 acres (48 LOTS)

PARCEL "M" (CYPRESS CHASE)
21.30 acres (48 LOTS)

PARCEL "N" (CYPRESS CHASE)
21.30 acres (48 LOTS)

PARCEL "O" (CYPRESS CHASE)
21.30 acres (48 LOTS)

PARCEL "P" (CYPRESS CHASE)
21.30 acres (48 LOTS)

PARCEL "Q" (CYPRESS CHASE)
21.30 acres (48 LOTS)

PARCEL "R" (CYPRESS CHASE)
21.30 acres (48 LOTS)

PARCEL "S" (CYPRESS CHASE)
21.30 acres (48 LOTS)

PARCEL "T" (CYPRESS CHASE)
21.30 acres (48 LOTS)

PARCEL "U" (CYPRESS CHASE)
21.30 acres (48 LOTS)

PARCEL "V" (CYPRESS CHASE)
21.30 acres (48 LOTS)

LEGEND

EXISTING PREVIOUSLY COMPLETED

EXISTING PREVIOUSLY COMPLETED
PINE RUN AT THREE DAMS, PINE GLEN UNIT ONE AND CYPRESS CHASE AT
INTERSECTION 2-21-41

NO.	DATE	REVISION	BY	CHK BY
1	11-11-03	ISSUED FOR PERMITTING	W. J. B.	
2	11-11-03	REVISED FOR PERMITTING	W. J. B.	
3	11-11-03	REVISED FOR PERMITTING	W. J. B.	
4	11-11-03	REVISED FOR PERMITTING	W. J. B.	
5	11-11-03	REVISED FOR PERMITTING	W. J. B.	
6	11-11-03	REVISED FOR PERMITTING	W. J. B.	
7	11-11-03	REVISED FOR PERMITTING	W. J. B.	
8	11-11-03	REVISED FOR PERMITTING	W. J. B.	
9	11-11-03	REVISED FOR PERMITTING	W. J. B.	
10	11-11-03	REVISED FOR PERMITTING	W. J. B.	

REVISED
MASTER CONCEPT PLAN
FOR
VILLAGES OF SAN CARLOS
BY
SOUTHWEST FLORIDA CAPITAL CORPORATION

EXHIBIT B 002 2005-00054

RECEIVED
NOV 11 2005

SOURCE INC.	
1334 UNIVERSITY AVENUE, SUITE 100, TAMPA, FL 33606-2799	DATE: 11-11-03
TEL: 813-281-1111	FAX: 813-281-1111
WWW.SOURCEINC.COM	PROJECT: 2005-00054
B2	

RECEIVED
JUL 03 2007
ZONING

VILLAGES OF SAN CARLOS DRI¹
SECOND DEVELOPMENT ORDER AMENDMENT
Development Order 81-1

WHEREAS, Alan C. Freeman filed an Application for Development Approval (ADA) pursuant to Florida Statutes §380.06, for a Development of Regional Impact (DRI) known as the "Villages of San Carlos". The ADA was subsequently approved by the Board of County Commissioners on May 13, 1981; and,

WHEREAS, on February 17, 1992, the Board of County Commissioners approved the owner's request to amend the DRI development approvals to reduce the total number of dwelling units from 3,800 to 3,300; expand commercial square footage from 38,800 to 125,000; establish a 38.2-acre community park site through a 15-acre transfer from Alico Interchange Park Development of Regional Impact and a new voluntary dedication of 23.2 acres; expand the school site from 20 to 25 acres including a 5-acre transfer from Alico Interchange Park Development of Regional Impact; transfer the 0.5-acre fire station site to Alico Interchange Park Development of Regional Impact to create a 2.7-acre emergency services site within that project; expand the wastewater treatment site from 15.8 to 17.3 acres; add two 1-acre child care sites; establish procedures for impact fee credits; and amend the table of proposed land uses; and,

WHEREAS, on June 3, 2005, a Notice of Proposed Change (NOPC) was filed by the Southwest Florida Capital Corporation, on behalf of property owners Paul H. Freeman, Trustee, Lee-Oaks, LLC, and Villages of Cypress Island, LLLP, to increase commercial square footage to 158,799 square feet, reduce the number of residential units by 800 to a total of 2,500, expand the commercial areas depicted on Map H from 15 acres to 25.35 acres, modify the phasing schedule, extend the buildout date to 2010 (a cumulative extension of 15 years), establish a termination date of 2016, and amend Map H to reflect these changes, as well as the realignment of Three Oaks Parkway; and,

WHEREAS, under §380.06(19), Florida Statutes, the proposed changes must be reviewed and evaluated to determine whether the changes constitute a substantial deviation from the original Development Order approvals; and

WHEREAS, pursuant to Florida Statutes §380.06(19), the cumulative extension of the buildout date by seven or more years, along with the simultaneous increases and decreases of the development parameters, is presumed to be a substantial deviation from the original development order approvals, and this presumption may be rebutted by clear and convincing evidence; and,

¹ This is a codification and restatement of the DRI Development Orders rendered with respect to the Villages of San Carlos DRI, including actions taken on May 13, 1981, February 17, 1992, and _____, 2007.

WHEREAS, a public hearing was advertised and held on _____, before the Lee County Board of County Commissioners who gave full and complete consideration to the report and recommendations of the Southwest Florida Regional Planning Council, the Lee County Staff, the Lee County Hearing Examiner, the documents in the record and the testimony of all interested parties; and

WHEREAS, the Board found the proposed amendments do not constitute a substantial deviation, if subject to the conditions set forth in this second amendment to the DRI Development Order.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, in a public meeting duly advertised, constituted and assembled that the Development of Regional Impact Application for Development Approval submitted on behalf of Alan C. Freeman for the project known as Villages of San Carlos DRI, originally by the Board of County Commissioners on May 13, 1981, is amended subject to the following conditions, restrictions and limitations.

I. FINDINGS OF FACT AND CONCLUSIONS OF LAW

A. The Villages of San Carlos DRI is a 495-acre mixed use development located in unincorporated Lee County adjacent to the west side of I-75 between Alico Road and Corkscrew Road. The Villages of San Carlos DRI consists of 2,500 residential units and 158,799 square feet of commercial development. The project will include 44.97 acres of community park area, a 25.03 acre school site and a waste water treatment plant on 17.28 acres.

B. The terms of this Development Order apply to the property located and described in attached Exhibit A.

C. The project phasing schedule, attached as Exhibit B, consists of two phases with buildout in 2011. The land use parameters are as set forth in attached Exhibit C and the development plan is depicted on Map H attached as Exhibit D.

D. The development is not in an area designated an area of critical concern pursuant to the provisions of §380.05, Florida Statutes.

E. The development is located in the Urban Community, Suburban, Public Facilities, and Wetlands future land use categories. The development, as conditioned, is consistent with the Lee County Comprehensive Plan and the Lee County Land Development Code (LDC).

F. The property is currently zoned Residential Planned Development, Commercial Planned Development, and Community Facilities Planned Development.

G. The proposed Development Order Amendment has been reviewed by the Southwest Florida Regional Planning Council (SWFRPC) and is the subject of the report and recommendations adopted by that body and subsequently forwarded to Lee County in accordance with §380.06, Florida Statutes. The development, as proposed by the ADA, subsequently amended by the Notice of Proposed Change, and modified by this Development Order amendment, is generally consistent with the report and recommendations of the SWFRPC pursuant to §380.06(11), Florida Statutes.

H. The conditions set forth below meet the criteria found in §380.06(15)(d), Florida Statutes.

II. ACTION ON THE REQUEST AND CONDITIONS OF APPROVAL

NOW, THEREFORE, IT IS RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, that the requested amendments to Villages of San Carlos Development of Regional Impact are hereby APPROVED, subject to the following conditions, restrictions, and limitations:

A. AIR QUALITY

1. The Developer must utilize particulate emission reduction techniques during each construction phase of the project.

2. The Developer must obtain a Complex Source Permit from the Florida Department of Environmental Protection for each roadway that exceeds the appropriate vehicle trip threshold.

B. WETLANDS

1. The Developer must redesign the water management system to the South Florida Water Management District's satisfaction to ensure preservation of the 23.80-acre cypress dome.

2. The Developer must monitor the conditions of the cypress dome so that potential impacts of improper water management, or pollutant impacts of stormwater run off, can be mitigated before any serious damage occurs to the preserve.

C. EDUCATION

The Developer must dedicate to the Lee County School Board, no later than 90 days after the effective date of the First Development Order Amendment, the 25.03-acre site identified on the Map H to be used for the construction of a school facility. Consistent with the requirements of §380.06(16)(b), Florida Statutes, the Developer is entitled to impact fee credit for the dedication, if a school impact fee is enacted at a later

date, such credit is provided for, and is pursuant to the terms of the ordinance, or if required by law. ²

D. FIRE PROTECTION

1. The Developer must contribute to the construction of a fire station to the specifications of the San Carlos Park Fire District as stated by the District in their letters of August 22nd, 1980 to Mr. Alan C. Freeman, and September 24, 1980 to Mr. Mike Kloehn (appendix pp 46-49) ³

2. The Developer must incorporate the requirements of the Fire Official, as stated in attached Exhibit E to the Staff Report, into the project.

3. Consistent with the requirements of §380.06(16)(b), Florida Statutes, the Developer is entitled to fire impact fee credits equal to the cost contribution given to the San Carlos Park Fire District in accord with LDC Chapter 2.

E. RECREATION AND OPEN SPACE

1. Prior to development, the Developer must meet with representatives from the Lee County School Board and the Lee County Division of Community Services to determine which agency will be responsible for the development and maintenance of the 10-acre based community center.

2. The Developer must dedicate the 10-acre parcel to the appropriate agency at the time mutually agreeable to both the Developer and that agency.

3. A property owner's association or Lee County multi-use taxing district must be created to support the development's recreation areas, other than the school based community center.

4. At the request of Lee County, the Developer originally agreed to set aside a 38.24-acre site, as shown on the Master Concept Plan, for use as a public park. An additional 6.73 acres has been acquired by Lee County and added to the existing park site for a total of 44.97 acres. The park site is comprised of 15 acres transferred from Alico Interchange Park Development of Regional Impact, with the addition of 23.2 acres volunteered by the Developer and another 6.73 acres transferred to Lee County.

²This Education condition was satisfied by the deed recorded at OR Book 2252, Page 1085 and OR 2252, Page 1101.

³This condition was satisfied by the transfer of a .5 acre fire station site to the Alico Interchange Park DRI to create a 2.7 acre emergency services site within that project.

Consistent with the requirements of §380.06(16)(a), Florida Statutes, the Developer is entitled to impact fee credits for the land dedication in accord with LDC Chapter 2. The park site must be conveyed to the Lee County Board of County Commissioners no later than 90 days after the effective date of the First Development Order Amendment or per the terms of a contractual agreement between the Developer and Lee County.⁴

5. The use of the 44.97-acre park site is limited as follows: the property must be utilized for a public park; any development of the park must be substantially in accord with the site plan attached hereto as Exhibit D; the development of the park will be consistent with the drainage concept plan for the Villages of San Carlos Development of Regional Impact. The County will be responsible for mitigating all traffic impacts created by the park in any future traffic analysis and mitigation required by §380.06, Florida Statutes, or by Lee County; the Developer and the County will exchange mutual utility easements to allow for the consistent development of the park and the surrounding property; the title to the property at the time of conveyance must be subject to all easements, restrictions and conditions of record common to property in the area of the site; and all entrances and median cuts along Three Oaks Parkway must be in accord with the Master Concept Plan for the Villages of San Carlos Development of Regional Impact.

6. There may be no reduction in open space relative to the original Development Order as a result of this amendment.

F. WATER SUPPLY

Prior to the start of Phase III (1990), the Developer must demonstrate to the satisfaction of the South Florida Water Management District that an adequate water supply exists for that phase.

G. WASTEWATER MANAGEMENT

Lee County Utilities currently operates a wastewater treatment plant that serves the area.

H. TRANSPORTATION

1. The north-south access road from this site north to Alico Road must be constructed prior to the institution of Phase II, and south to Corkscrew Road as a required element of Phase III's development plan.⁵

⁴This condition was satisfied by the recording of a Warranty Deed at OR Book 2237, Page 3519.

⁵This condition was satisfied by the construction of Three Oaks Parkway within the DRI Boundary.

2. The Developer must meet with representatives of Lee County and San Carlos Park to determine the proportion of costs that each would be required to pay for the four-laning of San Carlos Boulevard.⁶

3. Consistent with the requirements of §380.06 (16)(a), Florida Statutes, the Developer is entitled to road impact fee credits for the value of improvements outlined in H.1 and 2, in accordance with LDC Chapter 2.

4. The Developer's obligation for signalization or improvement to the intersection of U.S. 41 and San Carlos Boulevard will be equal to the percentage of total traffic trips through the intersection that originates within the Villages of San Carlos, based on actual traffic counts.

V. LEGAL EFFECT AND LIMITATIONS OF THIS DEVELOPMENT ORDER AND ADMINISTRATIVE REQUIREMENTS.

A. Resolution. This Development Order constitutes a resolution of Lee County adopted by the Board of County Commissioners in response to the DRI ADA and Notice of Proposed Change filed for Villages of San Carlos DRI.

B. Additional Developer Commitments. All commitments and impact mitigating actions volunteered by the Developer in the ADA and supplementary documents that are not in conflict with conditions or stipulations specifically enumerated above are incorporated by reference into this Development Order.

C. Master Plan of Development. Map H, dated _____, 2006, is attached hereto as Exhibit D, and is incorporated by reference. The Developer may modify the boundaries of development areas and the location of internal roadways to accommodate topography, vegetation, market conditions, traffic circulation, or other site related conditions as long as the modification meets local development regulations. However, this provision may not be used to reduce the size of wetland preserve areas. Precise wetland boundaries will be determined by the South Florida Water Management District, as delegated by the Department of Environmental Protection and the Army Corps of Engineers.

D. Binding Effect. This Development Order is binding upon the Developer, and its assignees or successors in interest. Where the Development Order refers to lot owners, business owners or other specific references, those provisions are binding on the entities or individuals referenced. Those portions of this Development Order that clearly apply only

⁶Based upon the traffic analysis submitted to support the Second DRI Development Order Amendment, San Carlos Boulevard is no longer adversely impacted by the proposed development as a result of the existing and committed improvements. Therefore, this condition is satisfied.

to the project Developer are binding upon any builder/developer who acquires a tract or parcel of land within the DRI. The Developer may impose or pass on the requirements of this DRI DO to ultimate purchasers through covenants that run with the land.

E. Reliance. The terms and conditions and phasing schedule set out in this Development Order constitute a basis upon which the Developer and the County may rely in future actions necessary to fully implement the final development contemplated by this Development Order. The development parameters and phasing schedule upon which this Development Order approval is based is set forth in Exhibits B and C. Changes to the development mix or phasing schedule may require a reanalysis of project impacts in order to rebut a presumption of substantial deviation.

F. Enforcement. All conditions, restrictions, stipulations and safeguards contained in this Development Order may be enforced by either party by action at law or equity. The cost of those proceedings, including reasonable attorney's fees, will be paid by the defaulting party.

G. Successor Agencies. References to governmental agencies will be construed to mean future instrumentalities that may be created and designated as successors in interest to, or which otherwise possess the powers and duties of the referenced governmental agencies in existence on the effective date of this Development Order.

H. Severability. If any portion or section of this Development Order is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, that decision will not affect the remaining portions or sections of the Development Order, which will remain in full force and effect.

I. Applicability of Regulations. This Development Order does not negate the Developer's responsibility to comply with federal, state, regional and local regulations.

J. Further Review. Subsequent requests for local development permits do not require further DRI review pursuant to §380.06, Florida Statutes. However, upon a finding by the Board (after due notice to the Developer and public hearing) that any of the following conditions exist, the Board must order a termination of all development activity in that portion of the development affected by the substantial deviation until a DRI Application for Development Approval, Notice of Substantial Deviation or Notice of Proposed Change has been submitted, reviewed and approved in accordance with §380.06, Florida Statutes.

1. There is a substantial deviation from the terms or conditions of this Development Order or other changes to the approved development plans that create a reasonable likelihood of adverse regional impacts or other regional impacts that have not been evaluated in the review by the Regional Planning Council; or

2. Expiration of the period of effectiveness of the Development Order. Any request to extend the effectiveness of this Development Order will be evaluated based on the criteria for the extension of the buildout date set forth in §380.06(19), Florida Statutes.

3. Conditions in the Development Order that specify circumstances in which the development will be required to undergo additional DRI review.

K. Commencement of Physical Development. Substantial physical development of the project has commenced and has continued without interruption. Further development must occur in accordance with the development parameters and phasing schedule set forth in Exhibits B and C.

L. Buildout and Termination Dates. The project has a buildout date of December 31, 2010, and a termination date of December 31, 2016. This term is based on the recognition that a local Development Order, which is valid for six years, may be obtained prior to December 31, 2010. No permits for development will be issued by the County subsequent to the termination date unless the conditions set forth in §380.06(15)(g) are applicable.

M. Assurance of Compliance. The administrative director of the Lee County Department of Community Development, or designee, will be the local official responsible for assuring compliance with this Development Order. Lee County is primarily responsible for monitoring the development and enforcing the provisions of the Development Order. No permits or approvals will be issued if the Developer fails to act in substantial compliance with the Development Order.

N. Credits Against Local Impact Fees. Pursuant to §380.06(16), the Developer may be eligible for credits for contributions, construction, expansion, or acquisition of public facilities, if the Developer is also subject by local ordinances to impact fees or exactions to meet the same needs. However, no credit will be provided for internal on-site facilities required by County regulations or to any off-site facilities to the extent those facilities are necessary to provide safe and adequate services to the development.

O. Protection of Development Rights. Assuming the project can comply with the County's Concurrency Management Program at the time development permits are requested, the project will not be subject to down-zoning, unit density reduction, intensity reduction or prohibition of development until December 31, 2011. If the County demonstrates at a public hearing that substantial changes have occurred in the conditions underlying the approval of this Development Order, or finds that the Development Order was based on substantially inaccurate information provided by the Developer, or that the change is clearly established by Lee County to be essential to public health, safety and welfare, then down-zoning unit, density reduction, or prohibition of development may occur.

P. Biennial Reports. The Developer must submit a report biennially to the Lee County Department of Community Development, the SWFRPC and Florida DCA on Form RPM-BSP-Annual Report-1. The content of the report must include the information set forth in Exhibit F, and must also be consistent with the rules of the FDCA. The first monitoring report must be submitted to the DRI coordinator for SWFRPC, DCA, and Lee County not later than one year after the effective date of this Development Order. Further reporting must be submitted every two years thereafter, until buildout, whether actual or declared. Failure to comply with this reporting procedure is governed by §380.06(18), Florida Statutes, which provides for the temporary suspension of the DRI Development Order.

The Developer must file the biennial monitoring reports until actual or declared buildout of the project. Southwest Florida Capital Corporation is the party responsible for filing the biennial monitoring reports until one or more successor entities are named in the development order. The Developer must inform successors in title to the undeveloped portion of the real property covered by this Development Order of the biennial reporting requirement. Tenants or owners of individual lots or units have no obligation to comply with this reporting condition.

Q. Transmittal and Effective Date. The County will forward certified copies of this Development Order to the SWFRPC, the Developer, and appropriate state agencies. This Development Order is rendered as of the date of that transmittal, but will not be effective until the expiration of the statutory appeal period (45 days from rendition) or until the completion of any appellate proceedings, whichever time is greater. In accordance with the requirements of §380.06(15)(f), Florida Statutes, once this Development Order is effective, the Developer must record notice of its adoption in the office of the Clerk of the Circuit Court of Lee County.

Commissioner _____ made a motion to adopt this Development Order Amendment, seconded by Commissioner _____. The vote was as follows:

Robert P. Janes	_____
Brian Bigelow	_____
Ray Judah	_____
Tammara Hall	_____
Frank Mann	_____

DULY PASSED AND ADOPTED this ____ day of _____, 2007.

BOARD OF COUNTY COMMISSIONERS
LEE COUNTY, FLORIDA

By: _____

Robert P. Janes, Chair

ATTEST:

Charlie Green, Clerk

APPROVED AS TO FORM

By: _____
Deputy Clerk

By: _____
Dawn E. Perry-Lehnert
County Attorney's Office

Exhibits:

- A. Legal Description
 - Overall legal -2 pages
 - CPD-2 pages
 - CFPD-6 pages
 - RPD-13 pages
 - Existing Three Oaks ROW - 5 pages
 - Three Oaks Realignment ROW - 3 pages
- B. Phasing Schedule
- C. Revised Land Use Parameters
- D. Master Development Plan (Map H)
- E. Fire Official Requirements
- F. Biennial Monitoring Report Requirements

Exhibit A

LEGAL DESCRIPTION

EXHIBIT B - REVISED LAND USE TABLE (PHASING SCHEDULE)

LAND USE TYPES	PHASE I 1984-2003		(COMPLETED)		PHASE II 2004-2009		(Future Activity)		TOTAL PROJECT	
	Parcel	Acres	Units		Parcel	Acres	Units	Parcel	Acres	Units
<u>Single Family</u>										
Eastgate	=	39.09	114		=	0.00	0	=	39.09	114
Pine Run	=	29.00	77		=	0.00	0	=	29.00	77
Cypress Chase	=	32.35	78		=	0.00	0	=	32.35	78
Pine Glen	=	51.44	112		=	0.00	7	=	51.44	119
Total Single Family		151.88	381			0.00	7		151.88	388
<u>Multi Family</u>										
The Islands	J, L,	36.20	142		=	0	0	J, L,	36.20	142
South Parcel	=	0	0		B, C, D, E	76.12	1,170	B, C, D, E	76.12	1,170
North Parcel	=	0	0		M-1, M-2	45.12	800	M-1, M-2	45.12	800
Total Multi-Family		36.20	142			121.24	1,970		157.44	2,112
Total Residential - RPD		188.08	523			121.24	1,977		309.32	2,500
<u>Retail Sales and Services</u>										
Three Oaks Town Center	F	8.01	41,000 sf		F	7.00	47,799 sf	F	15.01	88,799 sf
Three Oaks Commercial Addl.	F-1	0.00*	0		F-1	10.34*	70,000 sf	F1	10.34*	70,000 sf
Total CPD		8.01	41,000 sf			17.34	117,799 sf		25.35	158,799 sf
<u>Community Facilities</u>										
Three Oaks Sewage Treatment Plant	G	17.28				0.00		G	17.28	
Three Oaks Middle School	H, I	25.03				0.00		H, I	25.03	
Three Oaks Community Park	K, K-1	38.24			K-1	6.73		K, K-1	44.97	
Cypress Preserve	A	23.80				0.00		A	23.80	
Total CFPD		104.35				6.73			111.08	
<u>Rights of Way</u>										
Three Oaks Parkway - Current		25.81				0.00			25.81	
Three Oaks Parkway - New*		0				23.20			23.20	
Total ROW		25.81				23.20			49.01	
Total DRI		326.25				168.51			494.76	

* - Due to the realignment by Lee County DOT of Three Oaks Parkway, the South Parcel of high density multi family is proposed to be divided into:
 (1) new road right of way, (2) the portion remaining as contiguous residential, and (3) the new portion east of the new right of way which is proposed

as commercial since it is now adjacent to the existing commercial site.

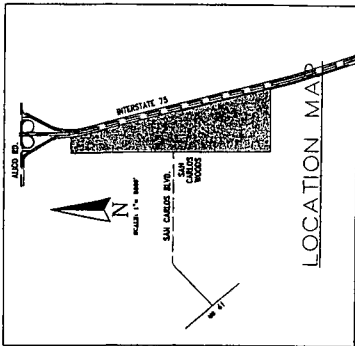
Exhibit C

REVISED LAND USE PARAMETERS

Total Project		495 <u>494.76</u> acres
Residential Use (RPD)		
Single Family	392 <u>388</u> units	452 <u>151.88</u> acres
Medium Density	664 units	79 acres
High Density	2,244 units	119 acres
Multi-Family	<u>2,112</u> units	<u>157.44</u> acres
Commercial Use (CPD)		
Retail Sales and Service		45 <u>25.35</u> acres
Institutional Use		
School		25 <u>25.03</u> acres
Public Facilities		43 <u>66.29</u> acres
(Inclusive of Utility		
Easements and Roads)		
(Roads, Wastewater Treatment Plant)		
Open Space		62 <u>68.77</u> acres
(Inclusive of Parks, Recreation		
Lakes and Drainage)		
(Community Park, Cypress Preserve)		

Exhibit D

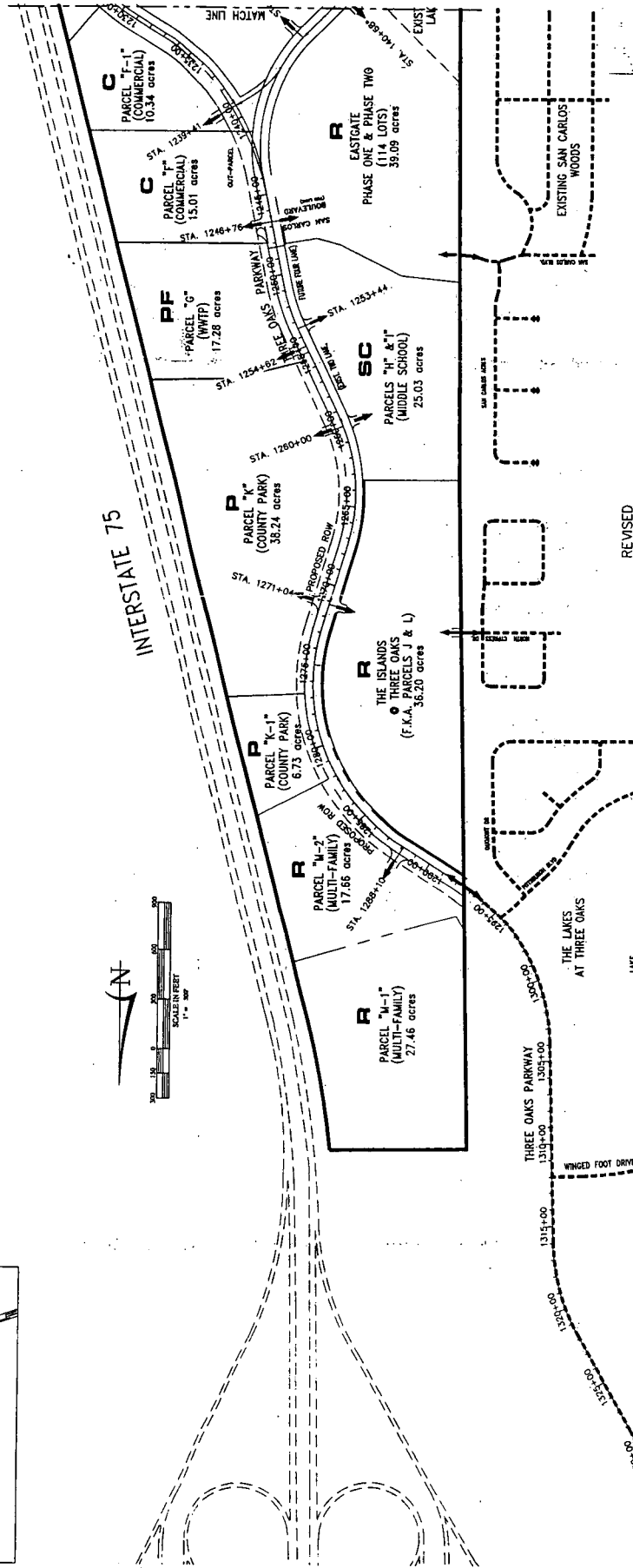
MASTER DEVELOPMENT PLAN (MAP H)



LEGEND

- R** - RESIDENTIAL
- C** - COMMERCIAL
- P** - COUNTY PARK
- PF** - PUBLIC FACILITIES
- SC** - SCHOOL
- PR/WM** - PRESERVE

DESCRIPTION	AREA (ACRES)	PARAMETERS
- RESIDENTIAL TRACTS + R/W	309.32 ACRES	2,500 D.U.'s
- COMMERCIAL	49.01 ACRES	158,799 SF
- COUNTY PARK	358.33 ACRES	-
- PUBLIC FACILITIES	25.35 ACRES	-
- SCHOOL	44.97 ACRES	-
- PRESERVE	17.28 ACRES	-
- TOTAL	25.03 ACRES	-
- TOTAL	23.80 ACRES	-
- TOTAL	494.76 ACRES	-



REVISED
MASTER CONCEPT PLAN
FOR
VILLAGES OF SAN CARLOS
BY
SOUTHWEST FLORIDA CAPITAL CORPORATION

* STATIONS FOR THESE & ARE BASED ON ORIGINAL CORRUPT ROAD ALIGNMENT

EXHIBIT MAP
2005-00005

DATE	11-08-07
BY	SP
FOR	SP
PROJECT	SP
DATE	SEP 08 2008
BY	SEP 08 2008
FOR	SEP 08 2008
PROJECT	SEP 08 2008

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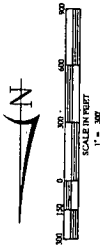
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BY	SP
FOR	SP
PROJECT	SP
DATE	SEP 08 2008
BY	SEP 08 2008
FOR	SEP 08 2008
PROJECT	SEP 08 2008



INTERSTATE 75

THREE OAKS PARKWAY

POINTER BRANCH
ESTERO RIVER

ESTERO PKWY.

CYPRESS VIEW DR.

CYPRESS HEAD

PARCELS "D", "C", "D", & "E"
(MULTI-FAMILY)
76.12 acres

PARCEL "A"
(CYPRESS PRESERVE)
23.80 acres

UNIT ONE
CYPRESS CHASE
15.15 acres
(39 LOTS)

UNIT TWO
CYPRESS CHASE
17.20 acres
(39 LOTS)

UNIT ONE
PINE GLEN
30.14 acres
(71 LOTS)

UNIT TWO
PINE GLEN
21.30 acres
(48 LOTS)

PINE RUN
29.00 acres
(73 LOTS)

ESTERO LAKE
7.27 AC.

ING KE

1200+00

1200+00

1200+00

1200+00

1200+00

1200+00

1200+00

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DN 2005-00005

1200

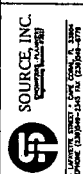
1200

EXHIBIT MAP H

REVISED
MASTER CONCEPT PLAN
FOR
VILLAGES OF SAN CARLOS
BY
SOUTHWEST FLORIDA CAPITAL CORPORATION

* STATIONS FOR THESE E'S ARE BASED ON ORIGINAL CORRIDOR ROAD ALIGNMENT

NO.	DATE	DESCRIPTION	BY
1	07/06/05	REVISED FOR PRELIMINARY RESPONSE	120
2	07/06/05	REVISED FOR PRELIMINARY RESPONSE	120



SOURCE INC.
1200 LAKEVIEW BLVD., SUITE 200, A. 1200
TEL: 813-944-1200
FAX: 813-944-1200

SEP 08 2005

C-2

Exhibit E

Fire District Letters

EXHIBIT F
DRI
BIENNIAL MONITORING REPORT REQUIREMENTS

The Biennial Monitoring Report that must be submitted by the Developer in accordance with Subsections 380.06(15) and 380.06(18), Florida Statutes, and 9J-2.025(7), Florida Administrative Code, must include the following:

- A. Any changes in the plan of development or in the representations contained in the application for development approval, or in the phasing for the reporting year and for the next year;
- B. A summary comparison of development activity proposed and actually conducted for the year;
- C. Identification of undeveloped tracts of land, other than individual single family lots, that have been sold to separate entities or developers.
- D. Identification and intended use of lands purchased, leased, or optioned by the Developer adjacent to the original DRI site since the development order was issued;
- E. A specific assessment of the Developer's and the local government's compliance with each individual condition of approval contained in the DRI Development Order and the commitments which are contained in the application for development approval and which have been identified by the local government, the RPC, or the DCA as being significant;
- F. Any requests for substantial deviation determination that were filed in the reporting year and to be filed during the following year;
- G. An indication of a change, if any, in local government jurisdiction for any portion of the development since the development order was issued;
- H. A list of significant local, state, and federal permits which have been obtained or which are pending by agency, type of permit, permit number and purpose of each;
- I. A statement that all persons have been sent copies of the biennial report in conformance with Subsections 380.06(15) and (18), Florida Statutes;
- J. A copy of any recorded notice of the adoption of a development order or the subsequent modification of an adopted development order that was recorded by the Developer pursuant to §380.06(15)(f), Florida Statutes.

NOTE: The Florida Administrative Code specifically requires that the development order specify the requirements for the biennial report. The Administrative Code requires that the biennial report will be submitted to DCA, the RPC, and the local government on Form RPM-BSP-Annual Report-1.

**LEE COUNTY, FLORIDA
ZONING DIVISION
STAFF REPORT**

TYPE OF CASE: PLANNED DEVELOPMENT/DCI and DRI

CASE NUMBER: DCI2005-00054 and DRI2005-00005

HEARING EXAMINER DATE: April 19, 2007

I. APPLICATION SUMMARY:

- A. Applicant: Mr. Alan C. Freeman in reference to Villages of San Carlos
- B. Request: A. Consider a Notice of Proposed Change (NOPC) to the Villages of San Carlos DRI Development Order and Map H incorporating the following changes:
1. Approved realignment of Three Oaks Parkway adjacent to I-75 south from San Carlos Boulevard/Three Oaks Parkway intersection to the southeast corner of the development;
 2. Decrease the total number of residential units from 3,300 dwelling units to 2,500 dwelling units;
 3. Increase the commercial development from 15.0 acres to 25.35 acres and increase the commercial uses from 125,000 square feet to 158,799 square feet;
 4. Modify the phasing schedule;
 5. Establish 2009 as the buildout date;
 6. Establish 2010 as the down-zoning date;
 7. Establish 2015 as the development order termination date;
 8. Amend the Revised Land Use Table to reflect the changes to the plan of development and phasing schedule;
- B. Determine whether the proposed changes constitute a substantial deviation from the original development approvals warranting further Development of Regional Impact review; and
- C. Amend the master concept plan and Resolution Z-91-083, to expand the commercial planned development (CPD) district, reduce the acreage of the residential planned development (RPD) district, and add acreage to the Community Facilities Planned Development (CFPD) district. The applicant indicates that development of this site will include connection to public potable water and public sanitary sewer service. No blasting is being proposed.

C. Location: The subject property is located at West of I-75 between Alico Road and Corkscrew Road. East on San Carlos Park on both sides of Three Oaks Parkway, in S10 and 15-T46S-25E, Lee County, FL. (District #5)

D. Future Land Use Plan Designation, Current Zoning and Use of Subject Property:

Existing Zoning & Land Use

This is an existing residential (RPD), community facilities (CFPD) and commercial planned development (CPD) with many parcels built out. Two remaining residential parcels are in for development order approval, zoned residential planned development (RPD). Property owned by Lee County and the School District will be designated community facilities planned development (CFPD). A commercial tract is partially developed and zoned commercial planned development (CPD).

Future Land Use Map

Urban Community, Public Facilities, Suburban, and Wetlands

E. Surrounding Land Use:

Existing Zoning & Land Use

North: Alico Interchange Development of Regional Impact, zoned commercial planned development

East: Interstate 75; then Regional Shopping Mall (Gulf Coast Town Center) zoned mixed planned development (MPD); and a residential planned development, Miromar Lakes, zoned mixed planned development (MPD)

South: Existing and proposed residential developments, zoned residential planned development (RPD) and School District of Lee County land zoned agriculture (AG-2)

West: San Carlos Park residential developments zoned residential planned development (RPD), residential (RS-1/RS-3), residential two-family conservation (TFC-2)

Future Land Use Map

Urban Community

University Community and wetlands

Urban Community, Public Facilities, and Wetlands

Urban Community, Suburban and wetlands

F. Size of Property: 494.76± acres

II. RECOMMENDATION:

Staff recommends:

A. **APPROVAL** to amend the Villages of San Carlos DRI Development Order 81-1 and DRI Map H, as amended to:

1. Approved realignment of Three Oaks Parkway adjacent to I-75 south from San Carlos Boulevard/Three Oaks Parkway intersection to the southeast corner of the development;
 2. Decrease the total number of residential units from 3,300 dwelling units to 2,500 dwelling units;
 3. Increase the commercial development from 15.0 acres to 25.35 acres and increase the commercial uses from 125,000 square feet to 158,799 square feet;
 4. Modify the phasing schedule;
 5. Establish 2009 as the buildout date;
 6. Establish 2010 as the down-zoning date;
 7. Establish 2015 as the development order termination date;
 8. Amend the Revised Land Use Table to reflect the changes to the plan of development and phasing schedule;
- B. A finding that the proposed changes **DO NOT** constitute a substantial deviation from the original development approvals warranting further Development of Regional Impact review; and
- C. **APPROVAL** of the request to amend the master concept plan and Resolution Z-91-083, to expand the commercial planned development (CPD) district from 15.0 acres to 25.35 acres while increasing the commercial uses from 125,000 square feet to 158,799 square feet, reducing the acreage of the residential planned development (RPD) district from 350 acres to 316.13 acres and reducing the number of dwelling units from 3,300 units to 2,500 units, and adding 6.73 acres to the Community Facilities Planned Development (CFPD) district with the following conditions and deviations.
- D. Conditions
1. The development of this project must be consistent with the two page Master Concept Plan entitled "Revised Master Concept Plan for Villages of San Carlos," stamped received by community development on November 29, 2006, last revised 5/17/06, except as modified by the conditions below. This development must comply with all requirements of the Lee County LDC at time of local Development Order Approval, except as may be granted by deviation as part of this planned development. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.

Resolutions Z-91-083, ZB-83-471, Z-81-47, Z-79-136 and Z-78-136 are incorporated into this zoning action and are hereby deemed null and void and are superceded by this zoning action.

2. Commercial Planned Development Uses, **and** Conditions and Property Development Regulations:

- a. Permitted uses in Parcels "F" **and "F-1"** are limited to ~~those permitted by right in a "CC" Zoning District (as amended thru 1-4-89), as well as~~ the following uses:

ADMINISTRATIVE OFFICES

AGRICULTURAL, See conditions II.D.7., below

ANIMALS: Clinic

ATM (automatic teller machine - **See Condition b.(5), below**)

AUTO PARTS STORE, without installation facilities

AUTO REPAIR AND SERVICE: Group I

AUTOMOBILE SERVICE STATION - **See Condition b.(7), below**

BANKS AND FINANCIAL ESTABLISHMENTS: Groups I and II

BAR OR COCKTAIL LOUNGE

BOATS: Boat parts store, without installation facilities

BROADCAST STUDIO, COMMERCIAL RADIO AND TELEVISION

BUILDING MATERIAL SALES

BUSINESS SERVICES: Group I **~~Group II~~**

CAR WASH

CLEANING AND MAINTENANCE SERVICES

CLOTHING STORES, general

CLUBS:

Commercial

Fraternal, membership organization

Private

COMMUNICATION Facilities, wireless (**See Condition b.(9), below**)

CONSUMPTION ON PREMISES

CONTRACTORS AND BUILDERS: Groups I and II

CONVENIENCE FOOD AND BEVERAGE STORE

DAY CARE CENTER, CHILD, ADULT

DEPARTMENT STORE

DRIVE-THROUGH FACILITY FOR ANY PERMITTED USE

DRUGSTORE, PHARMACY

EMS, fire or sheriff's station

ESSENTIAL SERVICES

ESSENTIAL SERVICE FACILITIES: Group I

EXCAVATION, water retention

FENCES, WALLS

FLEA MARKET, indoor

FOOD STORES: Groups I and II

FUNERAL HOME AND MORTUARY, without a crematory

GOVERNMENT SERVICES

HEALTH CARE FACILITIES: Group III

HOBBY, TOY AND GAME SHOPS

HOUSEHOLD AND OFFICE FURNISHINGS: Groups I, II and III

INSURANCE COMPANIES

LAUNDRY OR DRY CLEANING: Group I

LAWN AND GARDEN SUPPLY STORES

LIBRARY

NOVELTIES, JEWELRY, TOYS AND SIGNS MANUFACTURING: Groups I, II, and III

MEDICAL OFFICE

~~MODELS, display center~~

NIGHTCLUBS

NONSTORE RETAILERS: Groups I, II, and III

PARCEL AND EXPRESS SERVICES

PACKAGE STORE
 PAINT, GLASS AND WALLPAPER
 PARKING LOT:
 Accessory
 Garage, public parking
 PERSONAL SERVICES: Groups I, II, III, and IV
 PET SERVICES
 PET SHOP
 PHARMACY
 PLACE OF WORSHIP
 RECREATION FACILITIES, COMMERCIAL: ~~All groups~~ Groups I and II
 RELIGIOUS FACILITIES
 RENTAL OR LEASING ESTABLISHMENT: Groups I, II, ~~and III~~
 REPAIR SHOPS: Groups I, II, III, ~~IV, and V~~
 RESEARCH AND DEVELOPMENT LABORATORIES: Group II
 RESTAURANT, FAST FOOD
 RESTAURANTS: Groups I, II, III, and IV
 SCHOOLS, commercial
 SELF-SERVICE FUEL PUMPS
 SIGNS in accordance with chapter 30 of the LDC
 SOCIAL SERVICES: Group I
 SPECIALTY RETAIL SHOPS: Groups I, II, III, and IV
 STORAGE, indoor only
 STUDIOS
 TEMPORARY USES
~~TRANSPORTATION SERVICES: Group II~~
 USED MERCHANDISE STORES: Groups I, II, and III
 VARIETY STORE
~~VEHICLE AND EQUIPMENT DEALERS: Groups I and II~~

b. Conditions Specific to Commercial Planned Developments

- (1) Not more than ~~88,799~~ 158,799 square feet of commercial gross floor area shall be developed.
- (2) All access to perimeter parcels shall be from the internal roadway. No access shall be from Three Oaks Parkway or accessways to the internal roads.
- (3) ~~The property development regulations, i.e., height, setbacks, etc., of the CC zoning district shall be applicable.~~
- (4) Each perimeter out-parcel shall provide its own parking in compliance with LDC Section 34-378(d)(3) of the LDC Zoning Ordinance Section 202.15. There shall be no shared parking with the other tracts ~~of this on these~~ site. Shared parking between outparcel tracts is prohibited.
- (5) Any Automatic Teller Machine uses that are ancillary to another unrelated permitted use, e.g., an Automatic Teller Machine in a grocery store, shall be required to delineate 1 parking space for Automatic Teller Machine customers.
- (6) All structures on the outparcels shall be bound by a covenant, running with the property to an architectural design compatible with and similar

to the main center buildings. Signs conforming with the requirements of Lee County Sign Ordinance LDC Chapter 30, of the Lee county Land Development Code, ~~shall be allowed to~~ maybe mounted on individual buildings for the purpose of identifying tenants. All signs in the entire development and outparcels shall be coordinated so as to give the center a fully integrated, well-designed look to comply with - the architectural theme.

- (7) Full or partial service stations (limited to minor repairs only) are permitted uses ~~as approved in Resolution 81-1 (original Development Order and Zoning Resolution)~~.
- (8) ~~All agricultural uses are permitted on lands that have not undergone Lee County subdivision development order review and approval. Lands that have not undergone Lee County subdivision development order review and platting may be used for the raising of crops, livestock, horticulture, nurseries, forestry and greenhouses as a permitted use in any of the Use Districts or any other designated parcel.~~

~~It is the intent of the Board of County Commissioners in rezoning the herein described property to the PD zoning districts specified herein, that all areas within the described property which have not been submitted for specific Lee County subdivision development order review and platting may continue to be used for agricultural purposes, provided herein. Agricultural uses for the purposes of this paragraph include production of crops, and the raising of livestock for the purpose of sale.~~

- (9) The wireless communication facility approved for Parcel "F" must be in compliance with the Hearing Examiner's approval of special exception SEZ2005-00012, approved on November 1, 2005.

c. Property Development Regulations

<u>Minimum lot area:</u>	<u>20,000 sq ft</u>
<u>Minimum lot width:</u>	<u>100 ft</u>
<u>Minimum lot depth:</u>	<u>100 ft</u>

<u>Minimum setback from public r.o.w.:</u>	<u>25 ft</u>
<u>Minimum setback from public r.o.w. w/frontage road:</u>	<u>65 ft</u>
<u>Minimum setback from private road:</u>	<u>20 ft</u>
<u>Minimum side setback:</u>	<u>15 ft</u>
<u>Minimum rear setback:</u>	<u>25 ft</u>
<u>Minimum water body setback:</u>	<u>25 ft</u>

<u>Minimum building perimeter setback:</u>	<u>15 ft</u>
<u>Maximum building height:</u>	<u>35 ft</u>
<u>Maximum lot coverage:</u>	<u>45%</u>

3. Community Facilities Planned Development Districts Uses and Conditions:

a. Schedule of Uses

(1) Permitted uses in Parcel "A" are limited to the following:

PARKING LOT, accessory
PARKS, Public: Group I, limited to nature or wildlife preserves, passive and active recreational activities including but not limited to, hiking, nature trails, and similar activities which require few or no on site facilities or capital investment and which utilize the natural environment with little or no alteration of the natural landscape ~~and~~
H

SIGNS, in accordance with chapter 30 of the LDC

(2) Permitted uses in parcel "G" are limited to the following uses

ADMINISTRATIVE OFFICES
ENTRANCE GATES AND GATEHOUSE
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES: Group I and Group II
EXCAVATION: Water retention
FENCES AND WALLS
PARKING LOT, accessory
STORAGE: Indoor and enclosed

(3) Permitted uses in Parcels "H" and "I" are limited to the following:

ADMINISTRATIVE OFFICES
ENTRANCE GATES AND GATEHOUSE
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES: Group I
EXCAVATION: Water retention
FENCES AND WALLS
PARKING LOT: Accessory
RECREATIONAL FACILITIES: Public
~~RESTAURANTS: Group II~~
SCHOOLS: ~~Public~~ Noncommercial and related facilities and activities
SIGNS, in accordance with chapter 30 of the LDC

(4) Permitted uses in parcel "K" and "K-1" (Park Site) are limited to the following :

ADMINISTRATIVE OFFICES
ENTRANCE GATES AND GATEHOUSE
ESSENTIAL SERVICES
ESSENTIAL SERVICE FACILITIES: Group I
EXCAVATION: Water retention, including water retention on Parcel K-1 for widening of Three Oaks Parkway

FENCES AND WALLS
PARKING LOT, accessory
Parks, Groups I, limited to neighborhood parks and II, limited to community parks with both groups permitting

ancillary uses and associated buildings and structures

RECREATIONAL FACILITIES, public

RESTAURANTS: Group II, see b.(3) below

SIGNS, in accordance with chapter 30 of the LDC

SPECIALTY RETAIL SHOPS: Group I, see b.(3), below

b. Conditions Specific to Community Facilities Planned Developments

- (1) No uses are approved on Parcel A except for boardwalks, decks, gazebos, observation towers and auxiliary descriptive signage as approved on the original Master Concept Plan. The purpose of these uses is to allow a passive, educational nature walk.
- (2) Permitted uses on Parcels H & I (the 25 acre school site) are as shown on **Sheet B-2 B-1**, ~~except that~~ Provided, however, the Public Recreational Facilities, ~~Public~~, use which specifically includes community recreation center with kitchen, and athletic fields with concessions, ~~but said facilities are to will~~ remain subordinate to the Public Schools, ~~Public~~, use which is the intended primary use. ~~Prior to final plan approval, the Restaurants, Group II, shall be deleted.~~
- (3) Permitted uses on Parcel K and K-1 (Park Site) shall be as shown on **Sheet B-2 B-1**, except that concession stands in addition to community recreation center with kitchen are specifically included, while Restaurants, Group II, and Specialty Retail, Group I, are limited to ancillary uses within the principal building.

4. Residential Planned Development Districts Uses, and Conditions and Property Development Regulations:

a. Schedule of Uses

- (1) Permitted uses within ~~the conventional single-family subdivision (Pine Glen, Unit 2,) Eastgate, Cypress Chase, and Pine Glen~~ are limited to ~~those permitted by right in the "RS" Zoning Districts (as amended thru 1-4-89), as well as~~ the following uses:

ADMINISTRATIVE OFFICES

DWELLING UNIT, Conventional single-family residence

ENTRANCE GATES AND GATEHOUSES

ESSENTIAL SERVICES

ESSENTIAL SERVICE FACILITIES - Group I

EXCAVATION, water retention

FOOD AND BEVERAGE SERVICES, Limited

HOME CARE FACILITY

HOME OCCUPATION

MODELS: Model home, display center

PARKING, accessory

PARKS, Group I

PLACE OF WORSHIP, existing only

RECREATIONAL CENTER HALL

RECREATIONAL FACILITIES, personal, private on-site

RESIDENTIAL ACCESSORY USES
SIGNS, in accordance with Chapter 30 of the LDC
TEMPORARY USES

- (2) Permitted uses within parcels "B", "C", "D", "E", "J", "L", "M-1", and M-2 are limited to ~~those permitted by right in the "RM" zoning district (as amended thru 1-4-89), as well as~~ the following uses:

ACCESSORY APARTMENT, limited to Parcel M-2, per LDC Section 34-1177

ADMINISTRATIVE OFFICES

AGRICULTURAL, See conditions II.D.7., below

ASSISTED LIVING FACILITY

~~ADULT CONGREGATE LIVING FACILITIES, with less than 50 beds~~

ASSISTED LIVING FACILITY

~~BED AND BREAKFAST, limited to Parcel M-2~~

~~BOARDING HOUSE, limited to Parcel M-2~~

~~COMMERCIAL USES, ancillary only and limited to:~~

~~COMMUNITY RESIDENTIAL HOME, limited to Parcel M-2~~

~~DAY CARE CENTER, Child (requires special exception approval)~~

~~DOCKS AND SEAWALLS, limited to Parcel M-2~~

DWELLING UNIT:

conventional single family residence

~~Executive single family residence~~

duplex

multiple family building, including condominiums

townhouse

two-family attached

Zero Lot line or patio home

ENTRANCE GATES AND GATEHOUSES

ESSENTIAL SERVICES

ESSENTIAL SERVICE FACILITIES - Group I

EXCAVATION, water retention

FENCES AND WALLS

FOOD AND BEVERAGE SERVICES, Limited

~~GOLF COURSES~~

~~GROUP QUARTERS, consisting of less than 50 beds, existing only~~

~~HEALTH CARE FACILITY: Groups I and II, with less than 50 beds~~

MODEL:

Homes

Units

Display Center

HOME CARE FACILITY

HOME OCCUPATION, no outside help

~~HOTELS AND MOTELS, existing only~~

~~MARINA, existing only~~

PARKING, accessory

PARKS, ~~Public and Private~~, Group I

PERSONAL SERVICES Groups I and II, ancillary use only

PLACE OF WORSHIP, existing only

REAL ESTATE SALES OFFICE, for lots or units within the development only

RECREATION ~~CENTER Hall~~

~~RECREATIONAL FACILITIES, Commercial~~

RECREATIONAL FACILITIES, Personal, ~~Public and Private~~, and private on-site

RESIDENTIAL ACCESSORY USES

~~ROOMING HOUSE, limited to Parcel M-2~~

SIGNS, in accordance with Chapter 30 of the LDC

SPECIALTY RETAIL SHOPS Group I, ancillary use only

TEMPORARY USES, See condition b.(4), below

~~UNITS OF HIGH IMPACT~~

TIMESHARE UNITS

b. Conditions Specific to Residential Planned Developments

- (1) The single family residential areas shall be limited to a maximum density of 4 units per acre pursuant to the original DRI Development Order. In no case, however, shall the density for the RPD area (375.4 acres) exceed ~~3,300~~ 2,500 units.
- (2) All commercial uses in the RPD shall be in compliance with LDC Section 34-937 Zoning Ordinance Section 431.C.5.
- (3) The Recreational Facilities, commercial use is hereby approved for Group III-Outdoor Facilities (pools; tennis courts, and other similar outdoor activities not: grouped elsewhere, only); and Group IV-Indoor Facilities (racquetball, handball, squash, tennis courts, health clubs and swimming pool, only); subject to the following conditions. The location shall meet site location standards for Minor Commercial under the Lee Plan. The building area shall be limited to a maximum of ~~50,000~~ 30,000 sq. ft. per §34-937 of the LDC 431.C.5.b. of the Zoning Ordinance. The buffer shall be type "D" width with double vegetative requirements. Outdoor lighting shall be directed to the interior of the site. There shall be a common architectural theme, style and signage. The use shall be provided for in deed restrictions or homeowner documents for the neighborhood within which it is located. Hours of operation for outdoor uses shall be limited to 8:00 in the morning to 10:00 at night.
- (4) A temporary sales trailer and/or construction trailer is permitted on Parcel M-2. Once the first model unit has received a Certificate of Occupancy, the temporary sales center and/or construction trailer must be removed from the subject property.

c. Property Development Regulations

SINGLE FAMILY DETACHED (Standard)

Minimum lot area :	7500 sq ft.
Minimum lot dimension:	75 ft wide X 100 ft deep
Corner lot dimension:	82.5 ft wide X 100 ft deep
Front Setback from local R/W line to building wall:	25 ft
Rear Setback from property line to building wall:	20 ft
Rear Setback (Adjacent to open space) from property line to building wall:	10 ft
Rear Setback from property line to pool deck/enclosures:	10 ft
Water Setback from water to building wall:	20 ft
Side Setback from property line to building wall:	7.5 ft

Side Setback from local R/W to building wall:	15 ft
Maximum Lot Coverage	40%

ZERO LOT LINE OR PATIO HOMES:

Minimum lot area:	4275 sf
Minimum lot dimension:	45 ft wide X 95 ft deep
Corner lot dimension:	52.5 ft wide X 95 ft deep

Front Setback from local R/W line to building wall:	20 ft
Rear Setback from property line to building wall:	10 ft
Rear Setback from property line to pool deck/enclosures:	10 ft
Water Setback from water to building wall:	20 ft
Side Setback from property line to building wall (One side):	7.5 ft
Side Setback from property line to building wall (Other side):	0.0 ft
Side Setback from local R/W to building wall:	15 ft
Side Setback from property line to courtyard wall:	0.0 ft
Rear Setback from property line to courtyard wall:	0.0 ft
Front Setback from property line to courtyard wall:	10 ft
Maximum Lot Coverage	45%

TOWNHOMES:

Minimum lot area:	900 sf
Minimum lot dimension:	48 20 ft wide X 45 ft deep

Front Setback from property line to building wall:	0.0 ft
Rear Setback from property line to building wall:	0.0 ft
Water Setback from water to building wall:	20 ft
Side Setback from property line to building wall:	0.0 ft
Maximum lot coverage:	100%

CONDOMINIUMS:

Minimum unit area (2 story):	900 sq ft
Minimum unit area (3 - 6 story):	750 sq ft
Minimum unit area (7 & 8 story):	550 sq ft

Setback from any property line to building wall:	25 ft
Water setback from water to building wall:	20 ft
Maximum Lot Coverage:	45%

MULTIPLE-FAMILY (TIMBERWALK SOUTH - PARCEL M-2)

<u>Minimum lot area:</u>	<u>550 sq ft.</u> ⁽¹⁾
<u>Minimum lot width:</u>	<u>18 ft</u> ⁽¹⁾
<u>Minimum lot depth:</u>	<u>20 ft</u> ⁽¹⁾
<u>Minimum street/front setback</u>	<u>20 ft</u> ⁽¹⁾
<u>Minimum side setback</u>	<u>0.0 ft</u> ⁽¹⁾
<u>Minimum side/street setback</u>	<u>10 ft</u> ⁽¹⁾
<u>Minimum rear setback</u>	<u>0.0 ft</u> ⁽¹⁾
<u>Minimum waterbody setback</u>	<u>25 ft</u>
<u>Minimum perimeter property line setback</u>	<u>20 ft</u> ⁽³⁾
<u>Minimum accessory structure setback</u>	<u>0.0 ft</u> ⁽²⁾
<u>Minimum building separation</u>	<u>15 ft</u>

Maximum building height
Maximum lot coverage

35 ft/2 stories
100%

Footnotes:

- (1) Please see Exhibit "A" Triplex Lot (Parcel M-2 only)
- (2) No enclosed structures are allowed beyond the principle building envelope.
- (3) Rear patio pads (No enclosed structures are allowed beyond the principle building envelope) shall be setback a minimum of 19 feet from perimeter boundary line. Air conditioning units, small walls to screen AC units (not exceeding 42inch height) and unenclosed patio pads may encroach into the common areas provided proper easements are recorded for those structures and equipment.

Special Conditions to Parcel M-2:

- (1) Each building lot contains 3 dwelling units. The first unit (lot "A") will be above the garages. It will own the footprint of the garages for all three units. A use easement will allow the use of one garage by each of the two other unit owners. The other two units (lot "B" and lot "C") will be two story dwellings and will own the footprint of their units.
- (2) All other parts of this development beside the footprint of the buildings will be considered common area, including the driveways.
- (3) Each unit will have one car garage and one parking space in the driveway.
- (4) The proposed development for Parcel M-2 must be insubstantial compliance with the site plan attached hereto as EXHIBIT "A-1".
5. The height for structures in this development shall be limited to 35 feet unless in compliance with LDC Section 34-2174(a) Zoning Ordinance Section 202-18.A.4 for increases in side, rear and street setback wherever the use is not abutting a similar structure, e.g., condominium area abutting single family home area.
6. This zoning approval does not signify that this project's traffic impacts have been mitigated. Additional conditions to mitigate traffic may be required before issuance of a local development order, per the requirements of the Lee County Land Development Code Development Standards Ordinance, or per the DRI Development Order.
7. The developer shall be entitled to continue bona fide agricultural uses that are now in existence on the property Parcels M-2, F-1, B, C, D, or E. However, no development activity of any kind shall occur on the property, including clearing of vegetation or cutting of trees, unless such activity is reviewed and approved in accordance with all applicable Lee County regulations as if no agricultural use existed on the property. The purpose of this condition is to eliminate any exemptions or other special considerations or procedures that might otherwise be available under Lee County regulations by virtue of the existing agricultural uses on the property.

Bona fide agricultural uses that are in existence on Parcels M-2, F-1, B, C, D, or E at the time the application for this project was filed may continue until

approval of a local development order for the area of the project containing those uses.

8. A Listed Species Survey shall be submitted with any Preliminary Development Order application for this project. If occupied habitat is located on the project, the site plan shall be revised in order to protect the occupied habitat and habitat buffer in accordance with the Lee County Land Development Code Protected Species Ordinance No. 89-34.
9. ~~All commitments made in the Application for Development Approval, sufficiency submittals or amendment application are incorporated by reference. Furthermore, the DRI Development Order and any subsequent amendments are hereby incorporated by reference.~~
10. Environmental Conditions:

For the multi-family area depicted as Parcels "B," "C," "D," & "E" on the Master Concept Plan, prior to local development order approval:

- (1) an indigenous management plan including a gopher tortoise management plan must be submitted for the Division of Environmental Sciences staff review and approval for the gopher tortoise preserve area. The management plan must meet the requirements of LDC Section 10-415(b)(4); and
- (2) the plans must include a building setback of 30-feet from the gopher tortoise preserve area; and
- (3) the Notice of Violation dated May 3, 2001, must be abated through one of the following options:
 - i. designate an area on the development order plans in addition to the gopher tortoise preserve area that contains a minimum of 176 existing south Florida slash pine with a minimum 4-inch caliper dbh in lieu of replanting; or
 - ii. designate an area on the development order plans to replant 528 south Florida slash pine minimum 6-foot height and 1-inch caliper; or
 - iii. pay \$36,960 into the tree fund (528 trees x \$70 per tree installed).
11. Accessory uses, including accessory parking, must be located on the same tract, lot, parcel or outparcel where a principal use is located. Accessory uses must be incidental and subordinate to the principal use of the tract, lot, parcel or outparcel.
12. Buildings exceeding 35 feet in height must maintain additional building separation as regulated by LDC Section 34-935(e)(4).

13. Approval of this zoning request does not address mitigation of the project's vehicular or pedestrian traffic impacts. Additional conditions consistent with the Lee County LDC may be required to obtain a local development order.
14. Approval of this rezoning does not guarantee local development order approval. Future development order approvals must satisfy the requirements of the Lee Plan Planning Communities Map and Acreage Allocation Table, Map 16 and Table 1(b), be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provisions.
15. This development must comply with all of the requirements of the LDC at the time of local development order approval, except as may be granted by deviations approved as part of this planned development.

B. Deviations

Deviations (1) through (14) were originally approved in Resolution Z-91-083 and are carried forward by this zoning action. No additional deviations are requested as part of this zoning action.

Staff has updated the deviations to show current Land Development Code (LDC) citations and made note where other deviations have been moved in the document or are no longer applicable due to changes in the LDC.

All Districts

Deviation (1) is a request to deviate from the requirement that an access road (frontage road) be required along arterial or collector roads (i.e., Three Oaks Parkway), (~~DSO Sections C.3.j and c.3.o.~~ **LDC Sections 10-283 and 10-291**) to delete the requirement of an access road (frontage road) and restrict access to approved access points along arterial or collector roads. All rights-of-way or easements through adjacent parcels to accommodate access will be the developer's responsibility. This deviation is hereby **APPROVED** in the RPD district and **APPROVED** with two conditions in the CPD district. The conditions are:

1. Internal streets shall be considered frontage roads that will be designed to local street standards; and
2. No outparcels shall have direct access to any collector or arterial road.

All Districts

Deviation (2) is a request to deviate from the requirement that streets shall provide access to adjoining property and be coordinated with the street system in the area, (~~DSO Sections C.3.e. & f.~~ **LDC Sections 10-294 and 10-295**), to limit access as shown on the Master Concept Plan for adjacent property. It shall be the developer's responsibility to provide roadway access between internal tracts where necessary. This deviation is hereby **APPROVED** with the condition that the accesses are consistent with property intersection separation and control requirements, and emergency accesses be provided between adjacent parcels. Furthermore, the adequate number of accesses provided to adjoining

property should be interconnected to improve the traffic movement throughout the development.

All Districts

Deviation (3) is a request to deviate from the road requirements, (DSO, Section ~~D-3.b & Table D-1, 7.c~~ **296 (a) and 10-296 Table 4**), to allow paver block concrete surface course within "private" local streets. This deviation is hereby **APPROVED** with the condition that the developer execute and record a "Hold Harmless and Maintenance Agreement" prior to local development order ~~Final Development Order~~ approval. This agreement shall include a clause stipulating that the developer shall be responsible for maintenance at the developer's expense, with no costs to be incurred by Lee County. This agreement shall be binding on all successors, heirs and assigns and shall be subject to the review and approval of the County Attorney, Department of Transportation and Engineering and the Division of Development Services Review.

RPD Only

Deviation (4) is a request to deviate from the zoning open space requirement (Section ~~431-G.4~~ **34-935(g)**) for 40% common open space (or one-quarter acre per fifty-five dwelling units, for a conventional subdivision) to allow the common open space (lakes, preserve areas, and county park site) shown on the Master Concept Plan, to fulfill this requirement for the development as a whole, provided that: the individual tracts, when developed, meet the Lee County Land Development Code ~~DSO~~ open space requirements. This deviation is hereby **APPROVED**.

All Districts

Deviation (5) is a request to deviate from excavation depth for water retention from 12 feet: (Section ~~509-B~~ **10-329**, to the confining layer or 25 feet, whichever is more restrictive. This deviation is hereby **APPROVED** with the following conditions:

- a. Littoral plantings shall be required for the lake (excavation). A littoral planting plan shall be submitted to the Division of Environmental Sciences for review and approval prior to local development order approval ~~the issuance of a Final Development Order~~ for any phase of development. The planting plan shall, at the minimum, meet the requirements of the Stormwater Management Systems and Planting Guidelines, as amended or adopted.
- b. An aeration system, which will provide adequate aeration for the lake, taking into account lake size, depth and volume, shall be installed prior to Certificate of Compliance for this project. The specifications on the type, size, location(s) and number of pumps necessary to obtain adequate aeration shall be subject to the Division of Environmental Sciences approval prior to installation. The aeration system shall be used to provide for proper oxygenation and de-stratification of the lake.
- c. Chemical control methods shall not be used in the lake unless prior written approval is granted by the Division of Environmental Sciences.

RPD Only

(Note: The property development Regulations have been moved to Section II.D.4.c., above and are deleted from the Deviation section of this zoning action)

Deviation (6) is a request to deviate from the minimum area, lot coverage, and dimension requirements (Section 431.C.1. & 202.18.D) and from the minimum setbacks of structures and buildings (Sections 431.C.2 & 202.18.3.2.a), to those shown on the following table for the various products proposed:

SINGLE FAMILY DETACHED (Standard)

Minimum lot area:	7500 sq ft.
Minimum lot dimension:	75 ft wide X 100 ft deep
Corner lot dimension:	82.5 ft wide X 100 ft deep

Front Setback from local RAW line to building wall:	25 ft
Rear Setback from property line to building wall:	20 ft
Rear Setback (Adjacent to open space) from property line to building wall:	10 ft
Rear Setback from property line to pool deck/enclosures:	10 ft
Water Setback from water to building wall:	20 ft
Side Setback from property line to building wall:	7.5 ft
Side Setback from local RAW to building wall:	15 ft

ZERO LOT LINE OR PATIO HOMES:

Minimum lot area:	4275 sf
Minimum lot dimension:	45 ft wide X 95 ft deep
Corner lot dimension:	52.5 ft wide X 95 ft deep

Front Setback from local RAW line to building wall:	20 ft
Rear Setback from property line to building wall:	10 ft
Rear Setback from property line to pool deck/enclosures:	10 ft
Water Setback from water to building wall:	20 ft
Side Setback from property line to building wall (One side):	7.5 ft
Side Setback from property line to building wall (Other side):	0.0 ft
Side Setback from local RAW to building wall:	15 ft
Side Setback from property line to courtyard wall:	0.0 ft
Rear Setback from property line to courtyard wall:	0.0 ft
Front Setback from property line to courtyard wall:	10 ft

TOWNHOMES:

Minimum lot area:	900 sf
Minimum lot dimension:	18 ft wide X 45 ft deep
Front Setback from property line to building wall:	0.0 ft
Rear Setback from property line to building wall:	0.0 ft
Water Setback from water to building wall:	20 ft
Side Setback from property line to building wall:	0.0 ft
Maximum lot coverage:	100%

CONDOMINIUMS:

Minimum unit area (2-story):	900-sq ft
Minimum unit area (3--6-story):	750-sq ft
Minimum unit area (7 & 8-story):	550-sq ft

Setback from any property line to building wall:	25-ft
Water setback from water to building wall:	20-ft

This deviation is hereby **APPROVED** with the condition that the maximum lot coverage limitations be included as follows, except the water setback from water to a building wall is subject to further review and approval prior to any local preliminary development order:

Housing Type	Maximum Lot Coverage
Single-family detached	40%
Zero Lot Line Patio Homes	45%
Townhomes	100%
Condominiums	45%

and with the condition that the minimum lot size for townhomes shall be 20 feet by 45 feet.

All Districts

Deviation (7) is a request to deviate from **Section 30-152 of the LDC, Permanent signs in residential areas Ordinance 85-26, as amended by Ordinance 88-12, Section IV, SPECIAL REGULATIONS-ON SITE SIGNS, Paragraph B.2, Residential Development Identification Sign, and Paragraph B.4.. Directional Signs On Site Only**, which requires signs to be set back a minimum of fifteen feet from the edge of the street right-of-way or easement to:

- Five (5) feet at internal R/W (local) intersections,
- Ten (10) feet at intersections, with collector, or arterial roads (i.e. Three Oaks Parkway),
- Zero (0) feet across from "tee" intersections or where no intersections occur, where such locations do not restrict acceptable standards for intersection sight distances.

This deviation is hereby **APPROVED** with the following conditions:

- All site distances shall be computed using nationally accepted standards; and
- All sign structures shall be designed to conform with nationally accepted breakaway and/or yielding standards.

All Districts

Deviation (8) is a request to deviate from the requirement that a four (4) foot fence may be required, at the discretion of the director, to be placed around excavations when located

less than one hundred (100) feet from any property under separate ownership (Section ~~509-F 10-329(d)(1)3.~~), to delete the requirement of the fence, provided that lake bank slopes are maintained no greater than 6(H) : 1(V) to a water depth of four (4) feet, below dry season water table. This deviation is hereby **APPROVED** subject to the condition that the 4-foot high fence shall be provided in any location where a lake is within 100 feet of a road right-of-way.

All Districts

Deviation (9) is a request to deviate from ~~Table C-3 10-416(d)(4)~~ of the Lee County **Land Development Code Development Standards Ordinance** which requires a 20 feet buffer along Three Oaks Parkway to 10 feet. This deviation is hereby **APPROVED**.

All Districts

Deviation (10) is a request to deviate from the requirement that gives the standards for pavement widths for local County maintained streets (~~LDC Chapter 10, Table 4, (2)(c)2.c. DSO Table D-1.2.C.(1).~~) to twenty foot (20') pavement with swale drainage or valley gutter drainage, or twenty-four foot (24') pavement with curb and gutter drainage. This deviation is hereby **APPROVED** for only those roads contained within the Three Oaks Bath & Tennis Club and Pine Glen Unit 2 developments.

RPD Only

Deviation (11) is a request to deviate from the requirement that no real estate sales, except those incidental to the sale of model homes, are to be conducted in a model home (~~LDC Section 1954(c)(2) 520-D.3.a.~~), to allow sales offices within model homes and units located throughout the development. This deviation is hereby **APPROVED** with the condition that such use shall be in compliance with ~~LDC Section 34-937 Zoning Ordinance Section 434.C.5.~~

All Districts

Deviation (12) is a request to deviate from the requirement that all parking lot spaces shall be provided with sufficient maneuvering room so as to allow an exiting vehicle to leave the parking lot in a forward motion (~~202-16.E.2.d. 34-2015(2)(d)~~), to allow back-out parking for zero lot line or patio homes, similar to that allowed for single-family and two-family developments. This deviation is hereby **APPROVED**.

All Districts

Deviation (13) ~~is a request to deviate from the requirements in the Zoning Ordinance 202-18.b.2, DSO C.3.a.(4)(e) and wetland protection ordinance 86-31 as amended with regard to the "dots" of RPA & TZ (Non-Urban) that were added to the June 23, 1987 revision of the Lee Plan Land Use Map to continue to be exempt from these requirements due to the previous vesting of the development approvals in DRI #4-8485-54.~~ This deviation is **WITHDRAWN**.

Specific Locations

Deviation (14) is a request to deviate from ~~Section C.3.h. of the DSO~~ LDC Section 10-285 which requires intersections of streets with an arterial street to be not less than 660 feet apart, using a centerline measurement, to not less than 511 feet apart, using a centerline measurement for the two "tee" intersections immediately south of the San Carlos Boulevard/Three Oaks Parkway intersection. This deviation is hereby **APPROVED**.

C. Findings and Conclusions:

Based upon an analysis of the application and the standards for approval of planned development rezonings, staff makes the following findings and conclusions:

1. The applicant has proven entitlement to the Rezoning by demonstrating compliance with the Lee Plan, the Land Development Code, and other applicable codes and regulations.
2. The requested zoning, as conditioned:
 - a) meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request;
 - b) is consistent with the densities, intensities and general uses set forth in the Lee Plan;
 - c) is compatible with existing or planned uses in the surrounding area; and
 - d) will not adversely affect environmentally critical areas or natural resources.
3. Approval of the request will not place an undue burden upon existing transportation or planned infrastructure facilities and the site will be served by streets with the capacity to carry traffic generated by the development.
4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve the proposed land use.
5. The proposed use or mix of uses is appropriate at the subject location.
6. The recommended conditions to the concept plan and other applicable regulations provide sufficient safeguards to the public interest.
7. The recommended conditions are reasonably related to the impacts on the public's interest created by or expected from the proposed development.
8. The deviations granted:
 - a) enhance the objectives of the planned development; and
 - b) preserve and promote the general intent of the LDC to protect the public health, safety and welfare.

III. BACKGROUND INFORMATION AND ANALYSIS

Introduction/Synopsis

The applicant's request contains two parts: the first is a Notice of Proposed Change (NOPC) to amend the Development of Regional Impact Development Order for Villages of San Carlos DRI, Second Development Order Amendment, Development Order 81-1 and the second is to amend zoning Resolution Z-91-083 to expand the commercial planned development (CPD) district, reduce the acreage of the residential planned development (RPD) district, and add acreage to the Community Facilities Planned Development (CFPD) district.

The Notice of Proposed Change (NOPC) to the Villages of San Carlos DRI Development Order and Map H will incorporate the following changes:

1. Approved realignment of Three Oaks Parkway adjacent to I-75 south from San Carlos Boulevard/Three Oaks Parkway intersection to the southeast corner of the development;
2. Decrease the total number of residential units from 3,300 dwelling units to 2,500 dwelling units;
3. Increase the commercial development from 15.0 acres to 25.35 acres and increase the commercial uses from 125,000 square feet to 158,799 square feet;
4. Modify the phasing schedule;
5. Establish 2009 as the buildout date;
6. Establish 2010 as the down-zoning date;
7. Establish 2015 as the development order termination date;
8. Amend the Revised Land Use Table to reflect the

The NOPC will result in an increase to the commercial area from 15.0 acres to 25.35 acres and increase the commercial square footage from 125,000 square feet to 158,799 square feet and a decrease in the total number of residential units from 3,300 dwelling units to 2,500 dwelling units.

The applicant is not proposing blasting for the development.

A special exception was approved for a 135-foot tall monopole antennas supporting structure on November 1, 2005 (SEZ2005-00012). The monopole antennas supporting structure is located on Parcel "F". Special Exception SEZ2005-00012 will remain in full force and effect.

The applicant has submitted a plan and property development regulations that only apply to Parcel M-2 (See pages 11 of 27 and 12 of 27 of the staff report). Footnote (3), Page 12 of 27, provides for rear patio pads, air conditioning units and small walls to screen air conditioning units to encroach into the common areas provided easements are recorded. An accessory use must be located on the same lot or parcel where the principal use is located. Therefore, staff cannot support this provision and recommends that Footnote (3) be deleted. Also, see Condition II.D.11.

Zoning History

On November 1, 2005 a special exception was approved by the Hearing Examiner for a 135-foot tall monopole antennas supporting structure (SEZ2005-00012). The monopole antennas supporting structure is located on Parcel "F". The Special Exception approving the 135-foot tall monopole antennas supporting structure will remain in full force and effect.

The subject property is currently zoned commercial planned development (CPD), community facilities planned development (CFPD) and residential planned development (RPD). The property was rezoned to these zoning categories on February 17, 1992, in accordance with resolution number Z-91-083.

On December 27, 1983 the Board of County Commissioners adopted a special exception (ZB-83-471) for three model homes on three lots with a sign on each lot in Eastgate at San Carlos Pines. The special exception expired two years from the date of issuance of a Certificate of Occupancy. Therefore, this special exception is null and void.

On February 16, 1981, the Board of County Commissioners adopted resolution Z-81-47 rezoning 494.76± acres from agriculture (AG) to residential single-family (RS-1) with a density cap of 4.0 dwelling units per acre, residential multiple-family (RM-2), and community commercial (CC) with a special exception for model homes within the RS-1 area. Also, a special exception was approved for an automobile service station - minor repairs in the CC area. Further Development of Regional Impact Development Order 81-1 was approved by the Board. These conditions were carried forward in Resolution Z-91-083 and DRI development order as appropriate.

On May 29, 1979 the Board of County Commissioners adopted a special exception (Z-79-136) for six model homes with a variance from the section line setbacks in a development known today as Eastgate San Carlos Pines Subdivision. The properties subject to this special exception have been subsequently rezoned to residential planned development (RPD) by resolution Z-91-083. The properties have since to sold by the developer and are no longer used as model homes.

On October 16, 1978 the Board of County Commissioners adopted resolution Z-78-258 rezoning 35.09± acres (known today as Eastgate San Carlos Pines Subdivision) from agriculture (AG) to residential single-family (RS-1). The 35.09± acres subject to this rezoning have been subsequently rezoned to residential planned development (RPD) by resolution Z-91-083. Therefore this zoning resolution is null and void as a result of the rezoning to residential planned development (RPD).

The first Development Order of Regional Impact was adopted by the Board of County Commissioners on May 13, 1981.

On February 17, 1992, Lee County adopted the first DO amendment to reduce the total number of dwelling units from 3,800 to 3,300; expand commercial square footage from 38,800 to 125,000; establish a 38.2 acre community park site, expand the school site from 20 to 25 acres; transfer the 0.5 acre fire station site to the adjacent Alico Interchange Park DRI, expand the wastewater treatment site from 15.8 to 17.3 acres; add two, one acre child-care sites; establish procedures for impact fee credits; and amend the table of proposed land uses.

Villages of San Carlos DRI Amendment and Notice of Proposed Change

The proposed Notice of Proposed Change (NOPC) to the Villages of San Carlos DRI Development Order and Map H incorporating the following changes:

1. Approved realignment of Three Oaks Parkway adjacent to I-75 south from San Carlos Boulevard/Three Oaks Parkway intersection to the southeast corner of the development;
2. Decrease the total number of residential units from 3,300 dwelling units to 2,500 dwelling units;
3. Increase the commercial development from 15.0 acres to 25.35 acres and increase the commercial uses from 125,000 square feet to 158,799 square feet;
4. Modify the phasing schedule;
5. Establish 2009 as the buildout date;
6. Establish 2010 as the down-zoning date;
7. Establish 2015 as the development order termination date; and
8. Amend the Revised Land Use Table to reflect the changes to the plan of development and phasing schedule; and

The Notice of Proposed Change falls under three provisions of the Florida Statutes for Developments of Regional Impact. The three sections of the Florida Statutes are: Chapters 380.06(19)(e)2.j., 380.06(19)(e)5.c. and 380.06(19)©. Therefore, a proposed change to the DRI is presumed to create a substantial deviation as referenced in Chapters 380.06(19)(e)2.j., 380.06(19)(e)5.c. and 380.06(19) Florida Statutes which state:

1. Chapter 380.06(19)(e)2.j.

"the following changes, individually or cumulatively with any previous changes, are not substantial deviations: any other change which the state land planning agency agrees in writing is similar in nature, impact, or character to the changes enumerated in sub-subparagraphs a.-l. and which does not create the likelihood of any additional regional impact"; and

2. Chapter 380.06(19)(e)5.c.

"The following changes to an approved development of regional impact shall be presumed to create a substantial deviation. Such presumption may be rebutted by clear and convincing evidence." and "Notwithstanding any provision of paragraph (b) to the contrary, a proposed change consisting of simultaneous increases and decreases of at least two of the uses within an authorized multiuse development of regional impact which was originally approved with three or more uses specified in s. 380.065 1(3)©, (d), (f), and (g) and residential use." This presumption may be rebutted by clear and convincing evidence".; and

3. Chapter 380.06(19)©

"An extension of the date of buildout of a development, or any phase thereof, by 7 or more years shall be presumed to create a substantial deviation subject to further development-of-regional-impact review. These presumptions may be rebutted by clear and convincing evidence at the public hearing held by the local government".

This request has been reviewed by the Southwest Florida Regional Planning Council (RPC). The RPC does not believe that the Villages of San Carlos DRI requires reassessment as a result of the proposed changes. The RPC's findings are contained in their recommendations attached to the staff report (See Attachment H). Lee County staff finds that the applicant has rebutted the presumption of a substantial deviation and therefore, recommends a finding of no substantial deviation.

Master Concept Plan

The proposed master concept plan (MCP) is a two page document entitled "Revised Master Concept Plan for Villages of San Carlos". The overall development is approximately 4 miles long, which requires the master concept plan to be placed on two sheets. Three Oaks Parkway traverses the property from north to south. The master concept plan divides the development into three planned development districts: residential planned development (RPD); community facilities planned development (CFPD); and commercial planned development (CPD). Existing previously completed developments within the DRI are shown in a cross-hatched pattern. A application has been submitted for development order approval for a multiple-family residential development on Parcel M-2 (DOS2006-00259 - Timberwalk South). Also, an application has been submitted for development order approval for a multiple-family residential development on Parcels B, C, D, and E (DOS-2006-00115 - Portofino Vineyards).

The proposed change to the master concept plan was a result of the realignment of Three Oaks Parkway from Parcel "F" to the southern boundary of the project. The new alignment, currently under construction, will be located adjacent to Interstate 75. This resulted in the creation of Parcel "F-1" and a reconfiguration of Parcels "B", "C", "D", and "E".

Lee Plan Considerations

The subject property is located in the Urban Community land use category. As referenced in Lee Plan Policy 1.1.4, which states:

POLICY 1.1.4: The Urban Community areas are areas outside of Fort Myers and Cape Coral that are characterized by a mixture of relatively intense commercial and residential uses. Included among them, for example, are parts of Lehigh Acres, San Carlos Park, Fort Myers Beach, South Fort Myers, the city of Bonita Springs, Pine Island, and Gasparilla Island. Although the Urban Communities have a distinctly urban character, they should be developed at slightly lower densities. As the vacant portions of these communities are urbanized, they will need to maintain their existing bases of urban services and expand and strengthen them accordingly. As in the Central Urban area, predominant land uses in the Urban Communities will be residential, commercial, public and quasi-public, and limited light industry (see Policy 7.1.6). Standard density ranges from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre), with a maximum of ten dwelling units per acre (10 du/acre).

The subject property comprises 494.76± acres. The subject property was rezoned in February 1992 and the DRI Development Order amended to provide for 3,300 dwelling units and 125,000 square feet of commercial retail/office uses. The applicant is proposing decrease the number of dwelling units to 2,500 units and increasing the commercial square footage to 158,799 square feet of commercial retail/office uses. Therefore, staff finds the proposed development, as conditioned, is **CONSISTENT** with this Policy of the Lee Plan.

POLICY 1.1.8: The Public Facilities areas include the publicly owned lands within the county such as public schools, parks, airports, and other governmental facilities. The allowable uses within these areas are determined by the entity owning each such parcel and the local government having zoning and permitting jurisdiction.

Currently the existing county park on Parcel "K" is designated Public Facilities. The park contains various public recreational uses such as: baseball diamonds, soccer fields, tennis courts, walking trails and concession buildings. A schedule of uses and conditions of approval have been retained in this zoning action as was previously approved in resolution Z-91-083, with modifications. Therefore, staff finds the proposed development, as conditioned, is **CONSISTENT** with this Policy of the Lee Plan.

POLICY 1.5.1: Permitted land uses in Wetlands consist of very low density residential uses and recreational uses that will not adversely affect the ecological functions of wetlands. All development in Wetlands must be consistent with Goal 114 of this plan. The maximum density is one dwelling unit per twenty acres (1 du/20 acre) except as otherwise provided in Table 1(a) and Chapter XIII of this plan.

The wetlands were reviewed in the previous zoning action (Resolution Z-91-083) and a wetland preserve was created on Parcel "A" as shown on the master concept plan (Cypress Preserve). A limited schedule of uses as was previously approved and have been incorporated into this zoning action. Therefore, staff finds the proposed development, as conditioned, is **CONSISTENT** with this Policy of the Lee Plan.

OBJECTIVE 2.2: DEVELOPMENT TIMING. *Direct new growth to those portions of the Future Urban Areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in F.S. 163.3164(7)) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, Florida Statutes and the county's Concurrency Management Ordinance.*

POLICY 2.2.1: *Rezoning and development-of-regional-impact proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare.*

The proposed development continues compact and contiguous development patterns that exist in this area of the Planning Community of San Carlos. The subject property is located within the Lee County Utilities franchise for potable water and sewer service. Existing potable water and sanitary sewer service lines are available to serve this project. Fire protection and emergency medical services will be provided by the San Carlos Fire and Rescue District. Police protection will be provided by the Lee County Sheriffs Department. Given the availability of on site and off site facilities, staff finds that the development will be adequately served. Therefore, staff finds

the overall development, as conditioned, **CONSISTENT**, with Policy 2.2 and Policy 2.2.1 of the Lee Plan.

POLICY 5.1.5: *Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in Chapter 10 of the Land Development Code are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a planned development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The Land Development Code will continue to require appropriate buffers for new developments*

The project was previously approved and found consistent with the Lee Plan. The applicant has enlarged the commercial area by increasing the total commercial square footage to 158,799 square feet of commercial retail/office uses and increasing the area dedicated to commercial uses by adding Parcel "F-1" for commercial retail/office uses. This request resulted from the realignment of Three Oaks Parkway which created a parcel between Interstate 75 and the new Three Oaks Parkway alignment, which would not be conducive to residential uses. Staff finds that the proposed commercial designation is appropriate at this location, which will reduce the impacts from the realignment on the residential areas. Therefore, staff finds that the overall development, as conditioned, is **CONSISTENT** with this Policy of the Lee Plan.

STANDARD 11.1: WATER.

Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Chapter 17-22, F.A.C.).

STANDARD 11.2: SEWER.

Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.

The subject property is located within the Lee County Utilities franchise area for potable water and sewer service. Existing potable water and sanitary sewer service lines are available to serve this project. Therefore, staff finds the overall development **CONSISTENT** with these standards.

Neighborhood Compatibility

The subject property has been previously reviewed for neighborhood compatibility in the February 17, 1992, zoning action which established the residential, commercial, and community facilities planned development district for the Villages of San Carlos as approved in resolution Z-91-083 (See Attachment M). The project is in its final stages of buildout with development orders in for review on the remaining two undeveloped residential parcels (Parcels M-2 and Parcels B, C, D, and E). The development is essentially the same as that approved in Resolution Z-91-083, except for the revisions to Parcels B, C, D, and E, caused by the realignment of Three Oaks Parkway and the creation of Parcel F-1 for commercial purposes. Also, Parcel K-1 was purchased by Lee County for recreational purposes as the expansion of the County Park located on Parcel "K". Staff finds that the extension of the County Park to include Parcel "K" is

compatible with the existing and proposed residential developments to the north and west. Also, the expanding the commercial area to include Parcel "F-1" will provide additional buffering between the residential developments to the west and Interstate 75. This area was originally proposed for residential development, which with the realignment of Three Oaks Parkway would have created an isolated residential area apart from the adjacent residential neighborhoods west of the proposed Three Oaks realignment.

Environmental Issues

The majority of the project has already been constructed. The main environmental concern with the proposed changes was regarding the Multi-Family area depicted as Parcels "B," "C," "D," & "E" on the Master Concept Plan. Gopher tortoises were located within this development parcel. The applicant has delineated a gopher tortoise area to preserve gopher tortoise habitat onsite and to move the gopher tortoises within impact areas into the preserve. An indigenous preserve and gopher tortoise management plan will need to be submitted at time of local development order review for this Multi-Family area. Additionally, this parcel has a Notice of Violation that was issued on May 3, 2001. The County has been working with the applicant over a number of years to resolve the removal of native pine trees without a permit, and the last correspondence from the owner indicated that once the realignment of Three Oaks Parkway was determined the violation would be abated. Therefore, Environmental Sciences staff have included a condition of approval that requires the resolution of the illegal tree removal prior to local development order approval from this multi-family area to insure the current or any future owner will be aware of this requirement (See Attachment B).

Transportation

The Lee County Department of Transportation (LCDOT) has reviewed the application for Public Hearing. The project is along Three Oaks Parkway between Estero Parkway and Alico Road. The eastern portion of San Carlos Boulevard is also within the project boundaries.

The existing functional classification of Three Oaks Parkway is an arterial roadway. Capital Improvement Project (CIP) #4081, the Three Oaks Parkway Widening is under construction from Corkscrew Road to Alico Road in the vicinity of San Carlos Park. Three Oaks Parkway will be four-laned and realigned to the east in the vicinity of the project as depicted on the Master Concept Plan. The Master Concept Plan depicts one new access to the realigned Three Oaks Parkway and existing and currently approved access points to the Three Oaks Parkway. Access points to Three Oaks Parkway are consistent with previous DRI approvals. Median access has been determined in the access management plan.

Lee County Department of Transportation staff (LCDOT) have provided a Villages of San Carlos Level of Service analysis summary (See Attachment C).

Lee County Department of Transportation indicated that the Traffic Impact Statement (TIS) estimates that the project will generate an average of 1,973 new external trips on the road network in the P.M. peak hour and 21,570 average daily new external trips. The SWFRPC staff analysis in the Application for Development Approval estimated 21,809 daily external trips. Therefore, the project is not increasing the previously approved trips. While staff does not recommend the applicant's TIS method of estimating growth in traffic, based on a cursory analysis LCDOT agrees with the conclusions of the applicant's TIS that there are no additional regional impacts as a result of the NOPC.

IV. ATTACHMENTS:

- A. Map of surrounding zoning
- B. See Attachments from Environmental Sciences, dated 6/22/2005, April 18, 2002 and May 3, 2001
- C. Comments from Lee County Department of Transportation, dated February 21, 2007
- D. Comments from Lee County Parks and Recreation, dated June 27, 2007
- E. Comments from Public Works Utilities, dated June 6, 2006
- F. Applicant's narrative regarding decision making, stamped received on March 8, 2006
- G. Applicant's narrative regarding Lee Plan Consistency, stamped received on March 8, 2006
- H. Regional Planning Council, NOPC, Villages of San Carlos DRI, Agenda Item 3(a.)1.
- I. Resolution ZB-83-471
- J. Resolution Z-81-47
- K. Resolution Z-81-136
- L. Resolution Z-79-258
- M. Resolution Z-91-083
- N. Protected Species Surveys:
 - 1. Portofino Vineyards
 - 2. The Terrace at Timberwalk
 - 3. Parcel F-1
- O. Traffic Impact Statement:
 - 1. Update dated November 28, 2006
 - 2. NOPC Application Time Extension Traffic Study, dated December 2005

V. EXHIBITS:

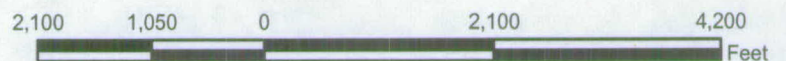
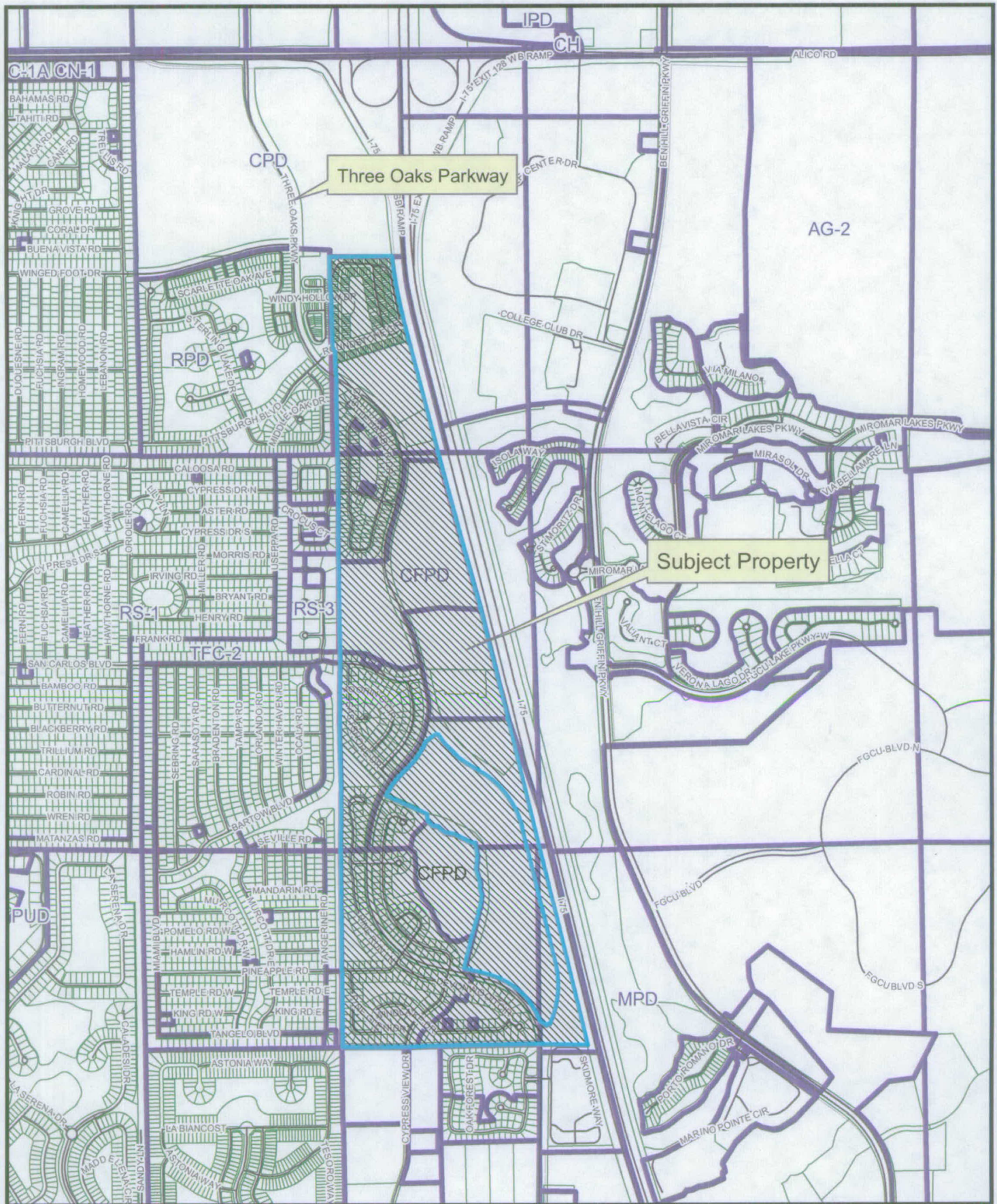
- A. Timberwalk South - Parcel M-2, EXHIBIT "A", depicting Triplex Lot layout (Parcel M-2 only)
Site plan for Timberwalk South - Parcel M-2, EXHIBIT "A-1".
- B. Two Sheet, Revised Master Concept Plan, for Villages of San Carlos, dated November 29, 2006, attached hereto as EXHIBIT "B"
- C. Draft Villages of San Carlos DRI, Second Development Order Amendment, Development Order 81-1, attached hereto as EXHIBIT "C"
- D. Two, Sheet, Map H, attached hereto as EXHIBIT "D"

cc: Applicant
County Attorney
Zoning/DCI File

Attachment "A" Zoning Map

DCI2005-00054/DRI2005-00005

4/3/2007



Tim Camron - Villages of San Carlos

From: Kim Trebatoski
To: Freeman, Alan
Date: 6/22/2005 10:52 AM
Subject: Villages of San Carlos
CC: Camron, Tim; Kelner, Bryan

Alan - It has come to my attention that there is an outstanding Notice of Violation on the properties currently under review for the zoning and DRI request. The last letter from you regarding the NOV stated that once the alignment of the road was known then the replanting area for 528 south Florida slash pine to abate the clearing violation could be determined. We cannot move forward with the zoning without resolving the violation. Your options are: (1) designate an area that preserves 176 existing south Florida slash pine in lieu of replanting; (2) designate an area and replant 528 south Florida slash pine; or (3) pay \$36,960 into the tree fund (528 trees x \$70 per tree installed). Any tree preservation or replanting area must be shown on the MCP to insure preservation of the trees in perpetuity.

Kim Trebatoski
Principal Environmental Planner
DCD - Environmental Sciences
trebatkm@leegov.com
239-479-8183
FAX 239-479-8319

ATTACHMENT B

**SOUTHWEST FLORIDA CAPITAL CORPORATION
19091 TAMiami TRAIL SE
FORT MYERS, FL 33908
(941) 267-3999 • Fax (941) 267-7622**

LEE COUNTY
RECEIVED

02 APR 19 AM 9: 01

COMM. DEV/
PUB. WRKS. CNTR
SECOND FLOOR

April 18, 2002

Mr. Fred Halsworth
Lee County
PO Box 398
Fort Myers, FL 33920

Dear Fred:

We are currently working with a Buyer on site planning for the property east of Three Oaks Parkway and south of Three Oaks Town Center. Since our meeting regarding the re-planting of pine trees on this property, we were contacted by Lee County DOT regarding the alignment of Three Oaks Parkway. They expressed a desired to realign Three Oaks Parkway in this area and to run through the parcel in question.

We are currently awaiting their decision on the alignment of Three Oaks Parkway before completing our site plan. Once the site plan is completed we will be better able to determine where we can replant trees without them having to be later removed or relocated because of development or roadwork.

We appreciate your patience in this matter. We do agree that we will replace the trees per your letter.

If you need any additional information, please do not hesitate to contact me.

Sincerely,



Alan C. Freeman
President

ACF/bsa

OFFICIAL NOTICE OF CODE VIOLATION

-----LEE COUNTY-----

DIVISION OF PLANNING

Environmental Sciences Program
P. O. Box 398, 1500 Monroe Street
Fort Myers, Florida 33902-0398
(941) 479-8585

May 3, 2001

Paul Freeman
13691 Pondview Circle
Naples, FL 34119

FILE COPY

Dear Property Owner:

You are hereby directed to abate the code violation on the following property: 18851 Three Oaks. This parcel is described in Lee County Tax Rolls as STRAP# 15-46-25-00-00005.1000 and 15-46-25-00-00005.1050.

- A. This violation is contrary to Lee County Land Development Code (LDC) Section 14-411 and Zoning Resolution Z-91-083:

A site inspection of the above mentioned property made on April 20, 2001 by Lee County Division of Planning, Environmental Sciences Program (ES) staff revealed that one hundred seventy six (176) South Florida slash pines (*Pinus elliottii* var. *densa*) were removed without a permit,

LDC Section 14-411 states: No person, organization, society, association, corporation, or any agent or representative thereof, shall deliberately cut down, destroy, remove, relocate, defoliate through the use of chemicals or other methods, or otherwise damage any tree that is protected under this article and located in the unincorporated areas of the county, without first obtaining a permit as provided in this article.

Condition 5 of Resolution # Z-91-083 states: "The developer shall be entitled to continue bona fide agricultural uses that are now in existence on the property. However, no development activity of any kind shall occur on the property, including clearing of vegetation or cutting of trees, unless such activity is reviewed and approved in accordance with all applicable Lee County regulations as if no agricultural use existed on the property. The purpose this condition is to eliminate any exemptions or other special considerations or procedures that might otherwise be available under Lee County regulations by virtue of the existing agricultural uses on the property."

- B. To abate this violation compliance with the following is required:

1. Submit a restoration plan for approval to ES staff prior to planting. The plan must show restoration planting locations and the species to be planted.
2. Plant five hundred twenty eight (528) South Florida slash pines (*Pinus elliottii* var. *densa*). LDC Section 14-384 requires that three trees be planted for each one illegally removed.
3. Replacement trees must be nursery grown, containerized with a minimum height of six feet (6') at planting and a minimum trunk diameter of one inch (1") measured at three feet (3') above the ground and a minimum canopy diameter of two feet (2') upon installation.

Official Notice of Violation

Paul Freeman

May 3, 2001

Page 2

4. Replacement vegetation may not be planted on any property line, underground utility or county easement. It is strongly recommended that the planting area be mulched with an organic mulch, such as pine straw, to reduce weeds and retain moisture. Plantings must be maintained in a healthy condition for perpetuity. Replacement stock must have a guaranteed 80 percent survival rate for a period of no less than five years
5. A monitoring report must be submitted to ES annually for five (5) years describing the conditions of the restored area. When restoration is required, monitoring reports are necessary to ensure that the restoration efforts have been successful. Mortality, estimated causes for mortality, growth of the vegetation and other factors that would show the functional health of the restored area must be included in the monitoring report. The monitoring report must be submitted on or before the anniversary date of abatement. Failure to submit the report is a violation.
6. ES staff recommends that photos accompany the monitoring report. Photo locations should be the same throughout the duration of the monitoring report. To verify the success of the restoration efforts and the accuracy of the monitoring reports, periodic inspections by County staff are necessary.

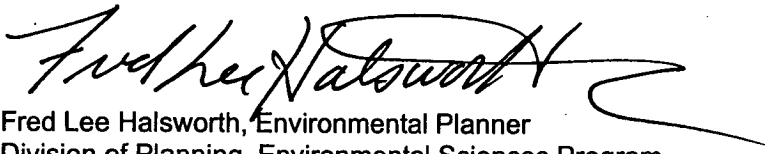
You are hereby directed to remedy this violation **within 30 days** of receipt of this letter. Once the violation has been abated, please contact Environmental Sciences Program staff to verify abatement.

If you fail to remedy this condition within the time frame specified above or if the violation is abated and reoccurs, this case will be scheduled before the Lee County Hearing Examiner and a fee of \$285.00 for prosecution of this case may be assessed. At the appropriate time you will be notified as to the date, time and place of this hearing

Please be advised, under Lee County Land Development Code Chapter 2, Article VII, that the County can pursue a fine of up to \$250.00 per day for each day this violation continues past the date set for compliance by the Hearing Examiner.

Please contact me at (941) 479-8337 with any questions you may have regarding this notice.

DEPARTMENT OF COMMUNITY DEVELOPMENT



Fred Lee Halsworth, Environmental Planner
Division of Planning, Environmental Sciences Program

Ref #:2001040011

Copy: Joan Henry, Assistant County Attorney
Environmental File

Memo

RECEIVED
FEB 22 2007

To: Bryan Kelner
Principal Planner

From: Andrew Getch, P.E.
Engineering Manager I

AG

COMMUNITY DEVELOPMENT

Date: February 21, 2007

Subject: **Villages of San Carlos-- DRI2005-00005 & DCI2005-00054**

The Lee County Department of Transportation (LCDOT) has reviewed the application for Public Hearing. The project is along Three Oaks Parkway between Estero Parkway and Alico Road. The eastern portion of San Carlos Boulevard is also within the project boundaries.

The existing functional classification of Three Oaks Parkway is an arterial roadway. Capital Improvement Project (CIP) #4081, the Three Oaks Parkway Widening is under construction from Corkscrew Road to Alico Road in the vicinity of San Carlos Park. As part of CIP #4081, Three Oaks Parkway will be four-laned and realigned to the east in the vicinity of the project as depicted on the Master Concept Plan. The Master Concept Plan depicts one new access to the realigned Three Oaks Parkway and existing and currently approved access points to the Three Oaks Parkway. San Carlos Boulevard has an existing functional classification of a major collector from U.S. 41 to Three Oaks Parkway. Three Oaks Parkway and the extension of San Carlos Boulevard to Three Oaks Parkway were constructed by the developer. Access points to Three Oaks Parkway are consistent with previous DRI approvals. Median access has been determined in the access management plan for CIP#4081.

The applicant's Traffic Impact Statement (TIS) indicates that the DRI has significant impacts on Three Oaks Parkway, Winged Foot Drive, San Carlos Boulevard, Estero Parkway, and I-75. In F.A.C. Rule 9J-2.045, a significant impact is defined as a project five percent or more of the maximum service volume at the adopted Level of Service (LOS). An adverse impact is defined as the estimated total volume exceeding the maximum service volume at the adopted level of service. With committed improvements, the TIS analysis indicates there will be no adverse impacts on road segments identified as significant. For a DRI, a regional impact occurs when a project has both a significant and an adverse impact on a roadway segment. In a zoning application the percentage of significance is 10 percent. The significant impacts for the zoning application are on Three

February 21, 2007

Village of San Carlos DRI2005-00005 & DCI 2005-00054

Oaks Parkway, Winged Foot Drive and San Carlos Boulevard. A summary of the staff calculation of LOS on these roadways is indicated in the following table:

Villages of San Carlos Level of Service analysis summary

Significantly impacted roadway segments			Level of Service				Comments
Roadway	From	To	2006	v/c	2009	v/c	
Alico Road	U.S. 41	Three Oaks Parkway	F	1.11	n/a		2 lane
			B	0.35	B	0.48	4 and 6 laning
Alico Road	Three Oaks Parkway	I-75	B	0.63	n/a		4 laning
			B	0.42	B	0.51	6 laning
Winged Foot /Constitution	U.S. 41	Lee Road	C	0.46	C	0.62	
Winged Foot Drive	Lee Road	Three Oaks Parkway	C	0.46	D	0.64	
San Carlos Boulevard	U.S. 41	Three Oaks Parkway	C	0.27	C	0.57	
Estero Parkway	U.S. 41	Three Oaks Parkway	A	0.15	A	0.21	
Three Oaks Parkway	Corkscrew Road	San Carlos Boulevard	C*	0.73	B	0.60	4-laning
Three Oaks Parkway	San Carlos Boulevard	Alico Road	C	0.45	B	0.50	4-laning
I-75	Alico Road	Daniels Parkway	F	1.24	F	1.28	4-laning
			n/a		D	0.85	6-laning

*The applicant's TIS identified a LOS D on this segment

Note: v/c is the vehicle to capacity ratio of the roadway segment as defined in the Highway Capacity Manual. v/c = 1.00 represents a roadway operating at full capacity.

The Traffic Impact Statement (TIS) estimates that the project will generate an average of 1,973 new external trips on the road network in the P.M. peak hour and 21,570 average daily new external trips. The SWFRPC staff analysis in the Application for Development Approval estimated 21,809 daily external trips. Therefore the project is not increasing the previously approved trips. While staff does not recommend the applicant's TIS method of estimating growth in traffic, based on a cursory analysis LCDOT agrees with the conclusions of the applicant's TIS that there are no additional regional impacts as a result of the NOPC.

In the vicinity of the project Alico Road is under construction for six-laning from the future extension of Metro Parkway to Ben Hill Griffin Parkway. A four-lane extension of Estero Parkway is programmed for construction in FY 2007/08. I-75 six-laning is currently funded by FDOT for construction. U.S. 41 is programmed by FDOT for six-laning from Corkscrew Road to San Carlos Boulevard in FY 2010/11.

AJG/dn



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: _____

Bob Janes
District One

June 27, 2006

Douglas R. St. Cerny
District Two

Mr. Bryan Kelner
Department of Community Development
Zoning Division
P.O. Box 398
Fort Myers, FL 33902-0398

Ray Judah
District Three

Tammy Hall
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

David M. Owen
County Attorney

Diana M. Parker
County Hearing
Examiner

RE: Villages of San Carlos DRI

Dear Bryan:

I have received a request from Alan C. Freeman asking that I consent to classifying Parcel K-1 as Community Facilities Planned Development (CFPD). Please accept this letter as our authorization to classify this publicly owned site as CFPD as long as the approved uses for the part of Parcel K-1 that is to be used for park purposes consists of the currently approved schedule of uses for the adjacent Three Oaks Community Park are as follows:

Parks – Public – Group 1 and II
Entrance Gates
Excavation, Water Retention
Gate House
Recreational Facilities, Public
Essential Services
Essential Service Facilities – Group 1
Signs
Administrative Offices
Restaurants – Group II
Specialty Retail Shops – Group 1
Except that concession stands in addition to community recreation center with kitchen are specifically included, while Restaurants, Group II and Specialty Retail, Group 1, are limited to ancillary uses within the principal building.

As I understand this request, the applicant is asking for our consent to change this residentially zoned parcel that has been acquired by Lee County to properly classify this publicly owned site under the CFPD category. In addition, the list of uses will reflect the use by Lee County of the parcel for roadway, roadway drainage, and park purposes as described in the list of approved uses shown above. The Parks and Recreation Department will continue to have the right to develop this site (Parcel K-1) in the same manner as that previously granted under the current zoning for the adjacent Three Oaks Community Park parcel (Parcel K).

I trust that this is the letter that you need in order to continue the work on this project file. Should you require anything further, please feel free to contact me.

Sincerely,

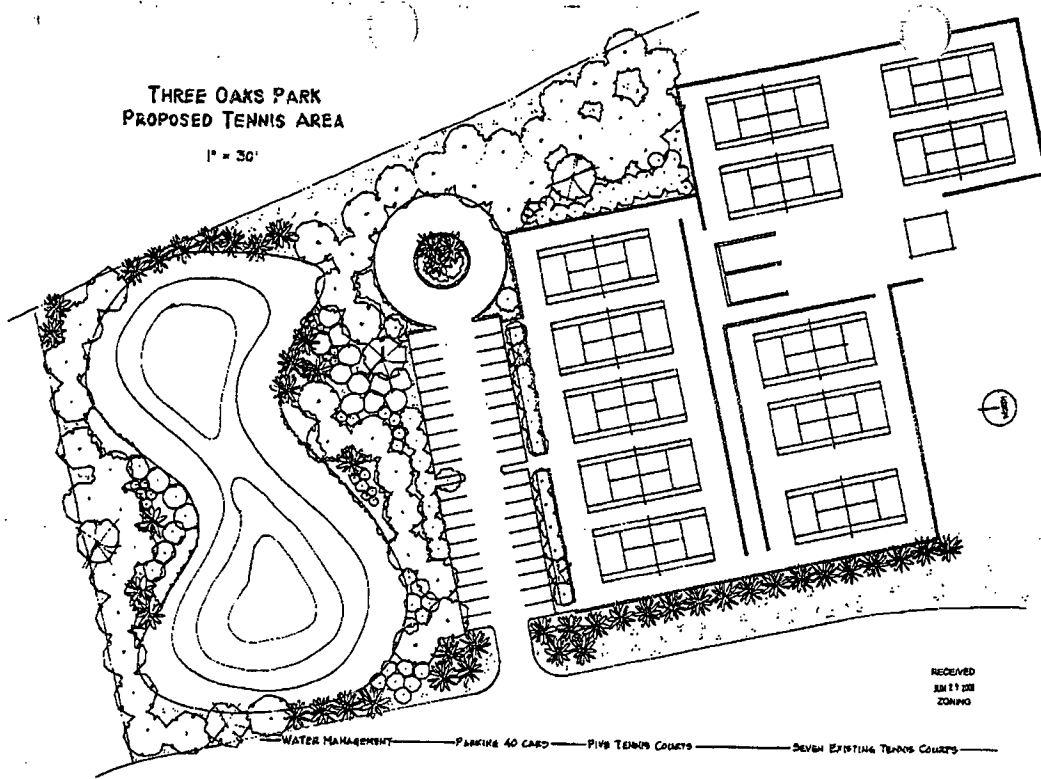
John Yarbrough
Department Director
Lee County Parks & Recreation

RECEIVED
SEP 03 2006

DCI 2005-00054

THREE OAKS PARK
PROPOSED TENNIS AREA

1" = 30'



RECEIVED
SEP 08 2006

DCI 2005-00054



Lee County
SOUTHWEST FLORIDA

INTEROFFICE MEMORANDUM
FROM
PUBLIC WORKS
UTILITIES

Date: June 6, 2006

TO: Bryan Kelner
Dept. of Community Development
Zoning Division

From: S. Ivan Velez, P.E. *SIV*
Acting Utilities Director

SUBJECT: VILLAGES OF SAN CARLOS, DRI

DCI 2005-00054

I have received a request from Alan C. Freeman asking that I consent to classifying the Three Oaks Wastewater Treatment Plant site as Community Facilities Planned Development (CFPD). Please accept this memo as our authorization to classify this publicly owned site as CFPD as long as the currently approved schedule of uses remains unchanged as follows:

Administrative Offices
Essential Services
Essential Service Facilities – Group I & II
Excavation – Water Retention
Storage, Indoor
Storage, Enclosed

RECEIVED
JUN 19 2006

PERMIT COUNTER

As I understand this request, the only change being requested is to properly classify this publicly owned site under the CFPD category. Since there is no change in the list of uses, the Utilities Division will continue to have the right to develop this site in the same manner as previously granted under the current zoning.

I trust that this is the memo that you need in order to continue to work on this project file. Should you require anything further, please feel free to contact me at 479-8166.

SIV:ac

cc: Alan Freeman
File

ATTACHMENT E

RECEIVED

MAR 08 2006

Exhibit 6-I
Villages of San Carlos (DCI2005-00054-PDA)

COMMUNITY DEVELOPMENT

STRAP Number(s):

10-46-25-00-00001.2030, 15-46-25-00-00005.1000, 15-46-25-00-00005.1020,
15-46-25-00-00005.102A, 15-46-25-00-00005.1050, 15-46-25-00-00005.1070,
& 15-46-25-00-00005.00CE

Narrative regarding decision-making embodied in Sec. 34-145:

In accordance with Sections 34-145(c)(2) a and e, & 34-145(d)(3) of the Land Development Code, the applicant submits the following analysis as to how the proposed development complies with those decision-making guidelines.

DCI 2005-00054

Sec. 34-145(c)(2)a. Whether there exist changed or changing conditions that make approval of the request appropriate.

Changed or changing conditions exist that make approval of the requested PDA appropriate. Specifically, the proposed Three Oaks Parkway realignment / widening project to provide an improved arterial roadway link between Corkscrew Road and Alico Road has altered the configuration of the various properties included within the VOSC DRI. In addition, all of the residential communities along the western side of the existing Three Oaks Pkwy have been completed. and the majority of the other developments in the immediate surrounding neighborhood, have also been completed.

Sec. 34-145(c)(2)e. Whether the request is consistent with the goals, objectives, policies and intent of the Lee Plan.

This request is consistent with the applicable goals; objectives, policies and intent of the Lee Plan as discussed in greater detail in Exhibit II-E-2.

Sec. 34-145(d)(3) The hearing examiner must find that the applicant has proved entitlement to the request by demonstrating compliance with, a. The Lee Plan; b. LDC Chapter 34; and c. Any other applicable county ordinances or codes.

As demonstrated by the zoning application and as discussed in greater detail elsewhere in the supporting documentation, this request is consistent with the applicable goals; objectives, policies and intent of the Lee Plan, LDC Chapter 34, Zoning, as well as other applicable county ordinances or codes.

DCI 2005-00054

Exhibit 6-I
Narrative Regarding Decision Making
Page 1 of 1

ATTACHMENT F

Exhibit 6-G
Villages of San Carlos (DCI2005-00054-PDA)

STRAP Number(s):

10-46-25-00-00001.2030, 15-46-25-00-00005.1000, 15-46-25-00-00005.1020,
15-46-25-00-00005.102A, 15-46-25-00-00005.1050, 15-46-25-00-00005.1070,
& 15-46-25-00-00005.00CE

Narrative Regarding Lee Plan Consistency:

The subject property is primarily located in the Urban Community Land Use category and Policy 1.1.4 describes that urban community areas are characterized by a mixture or relatively intense commercial and residential uses. As vacant portions of the Urban community are urbanized, they need to maintain their existing bases of urban services and expand and strengthen them accordingly. Predominant land uses within Urban Communities are residential, commercial, public and quasi-public, and limited light industry. Policy 1.1.4 allows for a density range from 1 dwelling unit per acre to 6 dwelling units an acre, with a maximum of ten dwelling units per acre. The maximum of 2500 total dwelling units currently proposed is down from the original density authorized in the previous approvals and falls in line with Policy 1.1.4.

The conceptual make-up of the residential product mix will be single family homes, townhouses, & multi-family condominiums. The recent development patterns in this neighborhood and the availability of water, sewer and fire protection makes this site well suited for this primarily residential community.

Policy 2.1.1 indicates that most residential, commercial, industrial and public development is expected to occur within the designated future urban areas on the Future Land Use Map. As noted above, this property is located within the Urban Community Land Use classification, which is in the designated future urban area on the Future Land Use Map. Objective 2.1 calls for contiguous and compact growth patterns being promoted through the rezoning process to contain urban sprawl. The subject site is situated in a fast emerging residential neighborhood with existing or approved residential developments to its north, east, west and south.

Policy 2.1.1 requires re-zonings to be evaluated as to the availability and proximity of the network; central sewer and water lines; community facilities and services, such as schools, EMS, fire and police protection; and compatibility with surrounding land uses. As noted above, this site is located along Three Oaks Parkway, currently a two-lane roadway that is shown on the official Trafficways Map as a future four lane arterial highway. Lee County Utilities is providing potable water service, and sanitary sewer service to this project. The project is within the boundaries of the San Carlos Fire Department and will be serviced by that department.

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Exhibit 6-G
Narrative Regarding Lee Plan Consistency
Page 1 of 3

COMMUNITY DEVELOPMENT

ATTACHMENT G

Policy 2.2.2 discusses the uses and density ranges that will ultimately be permitted on a given parcel. The subject parcel lies within the Urban Community Land Use category. The maximum of 2500 total dwelling units currently proposed is down from the original density authorized in the previous approvals and falls in line with Policy 1.1.4. As discussed earlier, the conceptual make-up of the residential product mix will be single family homes, townhouses, & multi-family condominiums. The recent development patterns in this neighborhood and the availability of water, sewer and fire protection makes this site well suited for this primarily residential community.

Policy 4.1.1 requires development designs to be evaluated to insure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site, and that the placement of uses or structures within the development minimizes the expansion and construction of streets and utility improvements. The site has been designed to protect, preserve and enhance the quality wetlands, and to provide distance buffering and open space to separate the existing and proposed residences within the proposed community from surrounding residential developments.

Policy 4.1.2 addresses the need to design internal street systems for the efficient and safe flow of vehicles or pedestrians without having a disruptive effect on the activities and functions contained within or adjacent to the development. The proposed Three Oaks Parkway realignment / widening project to provide an improved arterial roadway link between Corkscrew Road and Alico Road, will further meet the requirements of the Land Development Code and provide better access for fire and EMS vehicles, thereby providing added safety to the residents of the development.

Policy 5.1.2 prohibits residential development where physical constraints or hazards exist, or require the density and design to be adjusted accordingly. No such constraints or hazards exist on the subject property. Development of the site must also comply with the pending South Florida Water Management District environmental resource permit.

Policy 5.1.3 suggests that high-density residential development be directed to locations near employment and shopping centers; are close to parks and schools; and are accessible to mass transit and bicycle facilities. The site is relatively near employment and shopping centers, i.e. commercial developments located at most major intersections along Alico Road, Corkscrew Road and Ben Hill Griffin Pkwy. This project also contains a commercial component, that includes an existing shopping center with an anchor grocery store, as well as a regional park, and middle school.

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MAR 08 2006

Exhibit 6-G

Narrative Regarding Lee Plan Consistency
COMMUNITY DEVELOPMENT Page 2 of 3

Policy 5.1.5 requires the protection of existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Again, this application is for an amendment to complete the overall project consistent with that which was previously approved.

Policy 5.1.7 requires that community facilities (such as park, recreational, and open space areas) in residential developments are functionally related to all dwelling units. Three Oaks Regional park is located within this development and is central to all of the existing and proposed residential development. The MCP also provides "satellite" recreational facilities within the multi-family portion of the site.

Goal 11 relates to the availability of water, sewer, traffic and environmental review standards. The subject site is within the franchise area of Lee County Utilities, which has mains in place within this site, that provide both water and sewer to this development. The subject site contains Three Oaks Parkwy, that is shown on the Trafficways Map as being a future four lane arterial. Traffic Impact Statements and copies are attached to this application in the TIS section. The Protected Species Survey is included in the Environmental section of this application.

In conclusion, the subject property is a suitable location for this proposed community. It is located near existing and proposed residential developments. Site specific property development regulations are being requested along with the Master Concept Plan.

DCI 2005-00054

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MAR 08 2006

**VILLAGES OF SAN CARLOS (THREE OAKS) DRI
NOTICE OF PROPOSED CHANGE**

Background

The Villages of San Carlos (a.k.a Three Oaks) Development of Regional Impact (DRI) is a mixed use development located in Lee County adjacent to the west side of I-75 between Alico Road and Corkscrew Road (see Attachment I). The approximately 495 acre project has current approval for 3,300 residential units, 125,000 square feet of commercial, a 38.2 acre community park, a 25 acre school site and two one acre child care sites. Lee County approved the original DRI Development Order (DO) #81-1 on May 13, 1981.

Previous Changes

One previous change to the original DO has occurred.

On February 17, 1992, Lee County adopted the first DO amendment to reduce the total number of dwelling units from 3,800 to 3,300; expand commercial square footage from 38,800 to 125,000; establish a 38.2 acre community park site, expand the school site from 20 to 25 acres; transfer the 0.5 acre fire station site to the adjacent Alico Interchange Park DRI; expand the wastewater treatment site from 15.8 to 17.3 acres; add two, one acre child care sites; establish procedures for impact fee credits; and amend the table of proposed land uses.

Proposed Change

In June of 2005, Alan Freeman applicant/agent of the Southwest Florida Capital Corporation for the DRI, submitted a Notice of Proposed Change (NOPC) to modify the following provisions of the DO.

1. Modify the plan of development to:
 - a. realign Three Oaks Parkway to accommodate Right of Way changes proposed and adopted by Lee County;
 - b. decrease the number of residential units from 3,300 to 2,500, which are comprised of various housing types including, but not limited to, single family, patio homes, zero lot line homes, town homes, coach homes, apartments, condominiums and ALF units, due to the taking of road Right of Way by Lee County and due to the addition of land to the Commercial Planned Development also resulting from the road realignment;
 - c. increase the commercial development to 25.35 acres and 158,799 square feet of mixed commercial, retail, office and other uses as a result of the road realignment and the location of the remainder parcel created; and
 - d. change the zoning category of the Three Oaks utility parcel due to its acquisition by the Lee County Utilities Department.
2. Modify the Master Concept Plan (See Attachment II) to expand the Commercial Planned Development area (CPD); reduce the Residential Planned Development area (RPD); and add to the Community Facilities Planned Development area (CFPD) as described above.

3. Modify the phasing schedule to:
 - a. place the development built to date within Phase I and the remaining development within Phase II;
 - b. establish 1984-2003 as the phasing dates for Phase I and 2004-2009 as the phasing dates for Phase II.
4. Establish 2009 as the buildout date for the DRI which would result in a cumulative extension of more than 7 years.
5. Establish 2010 as the down zoning date.
6. Establish 2015 as the development order termination date.
7. Amend the Land Use Table (Table 12-2) in the Application for Development Approval (Proposed Land Uses and Phasing Schedule) to reflect the changes to the plan of development and phasing schedule. The revised Land Use Table is Attachment III.

Regional Staff Analysis:

The changes fall under three provisions of the DRI law. First, the road realignment and resulting Master Development Plan changes would be considered not to cause a substantial deviation as indicated in Chapter 380.06(19)(e)2.j., which states: "the following changes, individually or cumulatively with any previous changes, are not substantial deviations: any other change which the state land planning agency agrees in writing is similar in nature, impact, or character to the changes enumerated in sub-paragraphs a.-i. and which does not create the likelihood of any additional regional impact". The road realignment was proposed and adopted by Lee County and is similar to a type of change in subparagraph i. which states: "any renovation or redevelopment of development within a previously approved development of regional impact which does not change land use or increase density or intensity of use".

Second, the decrease in residential and increase commercial, office and other uses (not specified in the NOPC) is considered a change under Chapter 380.06(19)(e)5.c., which states: "Notwithstanding any provision of paragraph (b) to the contrary, a proposed change consisting of simultaneous increases and decreases of a least two of the uses within a authorized multiuse development of regional impact which was originally approved with three or more uses specified in s. 380.065(3)(c), (d), (f), and (g) and residential use. Such presumption may be rebutted by clear and convincing evidence". Even though office is not specified as a third use after commercial and residential regional staff believes the child care centers could be considered an office use.

Third, the extension of buildout by more than 7 years is a change under Chapter 380.06(19)(c), which states: "An extension of the date of buildout of a development, or any phase thereof, by 7 or more years shall be presumed to create a substantial deviation subject to further development-of-regional-impact review. These presumptions may be rebutted by clear and convincing evidence at the public hearing held by the local government".

Character, Magnitude, Location

The proposed change will not affect the character, magnitude or location of the DRI.

Regional Goals, Resources or Facilities

No regional goals are being affected adversely by the change. The extension of time only impacts possibly the regional transportation facilities and therefore transportation conditions of the DO. The applicant provided a trip generation calculation to attempt to rebut the presumption of a substantial deviation; however, 9J-2.045 Florida Administrative Code and Lee County requires a significant and adversity test on the impacted roadways which has not been provided. Because the applicant constructed Three Oaks Parkway between Alico and Corkscrew Road it could be considered a pipelined road improvement, which is likely to be considered mitigation for other road impacts that might be significant and adversely impacted by the project. Further, according to the trip generation study provided with the NOPC the land uses changes will result in a 567 trip decrease during the AM peak hour and a 591 trip decrease during the PM peak hour.

Multi-jurisdictional Issues

The proposed change will not have multi-jurisdictional impacts.

Need For Reassessment of the DRI

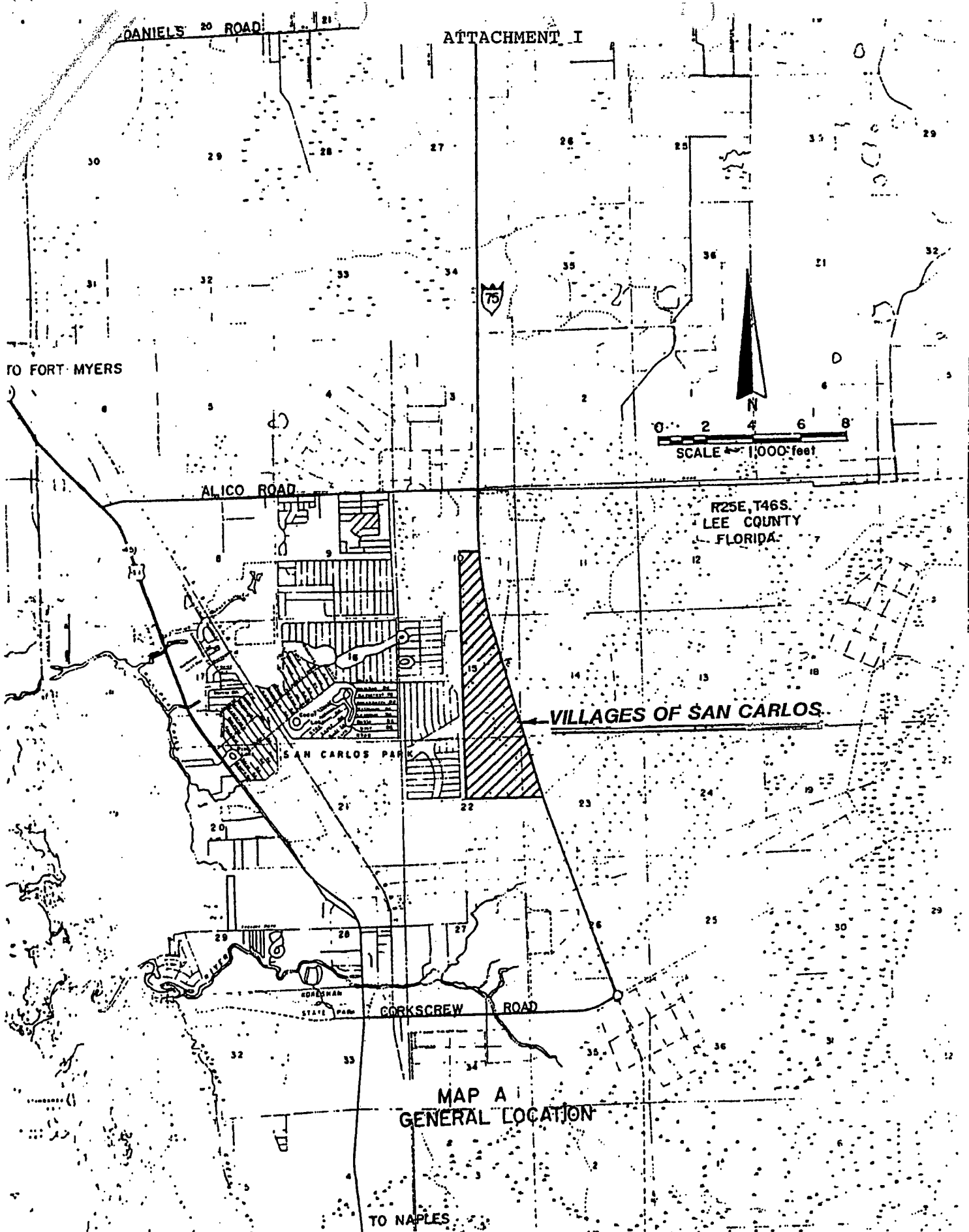
The only reassessment necessary is the significant and adversity test on the impact roadways that is required by 9J-2.045 Florida Administrative Code and Lee County. Furthermore, the applicant will be required to answer sufficiency questions from Lee County submitted to the applicant's consultant on June 24, 2005.

Acceptance of Proposed Development Order Language

The NOPC included the sections of the development order that require language changes to address the change proposed. The proposed language changes are acceptable to regional staff except that the amount of office use if child care is considered office must be specified along with other office that may be constructed as proposed in the NOPC.

- RECOMMENDATIONS:**
1. Notify Lee County, the Florida Department of Community Affairs and the applicant that an office amount and a significant and adversity test on impact roadways must be provided as part of the NOPC as required by 9J-2.045 Florida Administrative Code and Lee County which is necessary to rebut the presumption of a substantial deviation.
 2. Request Lee County staffs provide SWFRPC staff with copies of any development orders, or development order amendments, related to the proposed changes.

ATTACHMENT I



ATTACHMENT II

REVISED LAND USE TABLE

LAND USE TYPES	PHASE I (COMPLETED) 1984-2003			PHASE II (Future Activity) 2004-2009			TOTAL PROJECT		
	Parcel	Acres %	Units	Parcel	Acres %	Units	Parcel	Acres %	Units
Single Family									
Eastgate	-	39.09	114	-	0.00 0.0%	0	-	39.09	114
Pine Run	-	29.00	77	-	0.00 0.0%	0	-	29.00	77
Cypress Chase	-	32.35	78	-	0.00 0.0%	0	-	32.35	78
Pine Glen	-	51.44	112	-	0.00 0.0%	7	-	51.44	119
Total Single Family		<u>151.88</u>	<u>381</u>		<u>0.00</u>	<u>7</u>		<u>151.88</u>	<u>388</u>
Multi Family									
Low Density									
The Islands	J, L, N	36.18	142	-	0.00 0.0%	0	J, L, N	36.18	142
South Parcel	-	0.00	0	B, C	42.78	500	B, C	42.78	500
High Density									
South Parcel	-	0.00	0	D, E	33.44*	670*	D, E	33.44*	670*
North Parcel	-	0.00	0	M	51.85	800	M	51.85	800
Total Multi-Family		<u>36.18</u>	<u>142</u>		<u>128.07</u>	<u>1,970</u>		<u>164.25</u>	<u>2,112</u>
Total Residential - RPD		<u>188.06</u>	<u>523</u>		<u>128.07</u>	<u>1,977</u>		<u>316.13</u>	<u>2,500</u>
Retail Sales and Services									
Three Oaks Town Center	F	8.01	41,000 sf	F	7.00	47,799 sf	F	15.01	88,799 sf
Three Oaks Commercial Addt.	F1	0.00*	0	F1	10.34*	70,000 sf	F1	10.34*	70,000 sf
Total CPD		<u>8.01</u>	<u>41,000 sf</u>		<u>17.34</u>	<u>117,799 sf</u>		<u>25.35</u>	<u>158,799 sf</u>
Sewage Treatment Facility									
Three Oaks Sewage Treatment Plant	G	17.28			0.00		G	17.28	
Educational Facility									
Three Oaks Middle School	H	25.03			0.00		H	25.03	
Recreation					0.00				
Three Oaks Community Park	K	38.24					K	38.24	
Preserved Green Space									
Cypress Preserve	A	23.80			0.00		A	23.80	
Total CFPD		<u>104.35</u>			<u>0.00</u>			<u>104.35</u>	
Open Land and Other Streets									
Three Oaks Parkway - Current		25.74			0.00			25.74	
Three Oaks Parkway - New*		0.00			23.19*			23.19*	
Total		<u>326.16</u>			<u>168.60</u>			<u>494.76</u>	

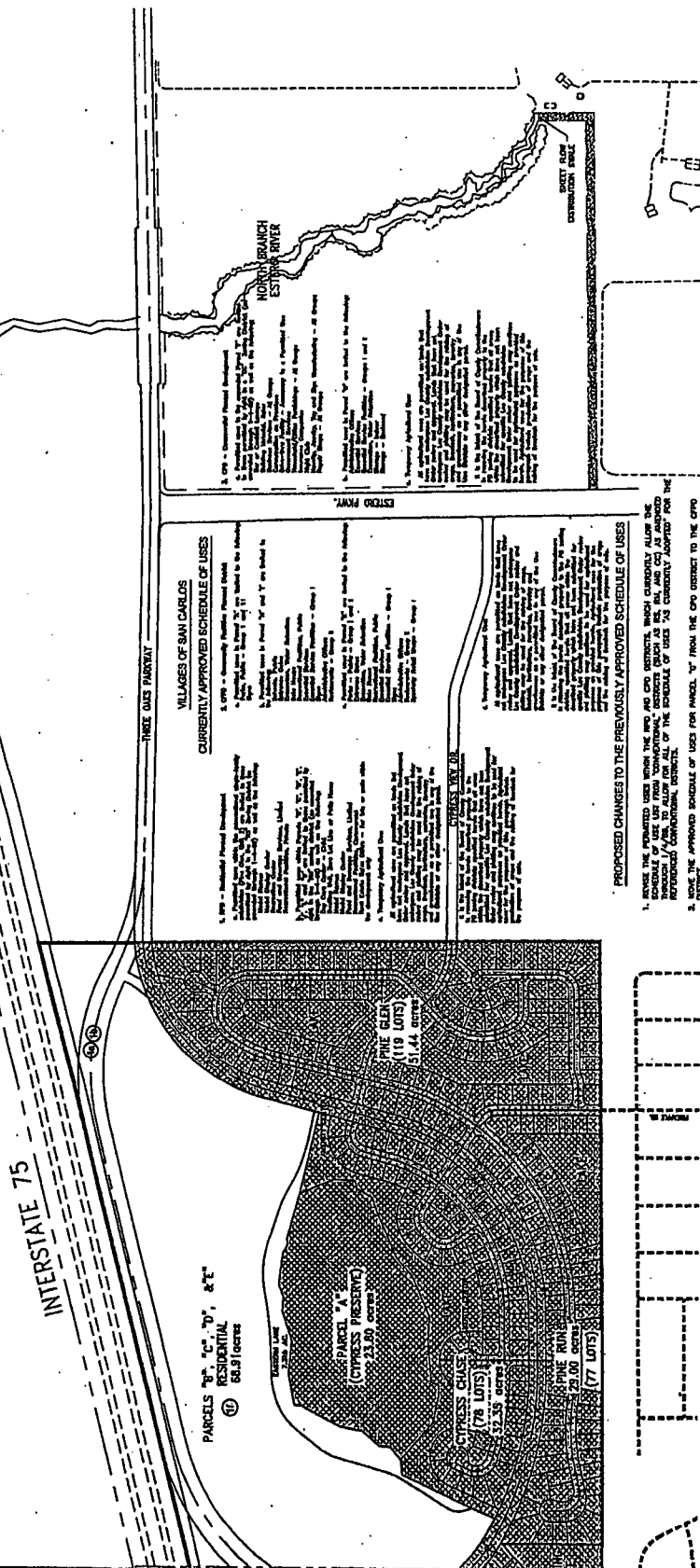
* - Due to the realignment by Lee County DOT of Three Oaks Parkway, the South Parcel of high density multi family is proposed to be divided into:
 (1) new road right of way, (2) the portion remaining as contiguous residential, and (3) the new portion east of the new right of way which is proposed as commercial since it is now adjacent to the existing commercial site.

LAND USE SUMMARY

[illegible]

PLAN OF DEVELOPMENT MODIFICATIONS:

- 1 READING WERE THESE FORCES PROMPTED TO ACCOMPLISH
2 THE SAME GOALS BY THE SAME MEANS? (b) (7) (C)
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LEGEND


 COSTING SINGLE SUBORDINATES (ESTIMATE AT \$4M CAP) BEING RUN AT THREE OALS, FIVE CLEN UNIT ONE, AND CTYPE (THREE OALS) ARE CURRENTLY TONED RE-1 PURSUING TO RESOLUTION 2-61-47.

ANDING THE PERMITTED USE LIST FOR THE CSD PARCEL "A" TO INCLUDE THE DOWNWARD AREA LABELED AS "A-1", AND ADD THE FOLLOWING TWO (2) USES TO THE PREVIOUSLY APPROVED LIST:
 ASSISTED LIVING FACILITY
 COMMUNICATION TOWER (133 FEET IN HEIGHT)

ANDING THE PERMITTED USE LIST FOR THE IFO PARCELS "B", "C", "D", "E", "F", "G", "H", AND "I", TO ADD THE FOLLOWING USE TO THE PREVIOUSLY APPROVED LIST:
 ASSISTED LIVING FACILITY

REVISED
MASTER CONCEPT PLAN
FOR
VILLAGES OF SAN CARLOS
BY
SOUTHWEST FLORIDA CAPITAL CORP.

EXHIBIT B-1

Source, Inc.
10000 Wilshire Blvd., Suite 1000
Beverly Hills, CA 90210
(310) 277-1000

82

ATTACHMENT III

RESOLUTION OF THE ZONING BOARD

OF LEE COUNTY, FLORIDA

WHEREAS, DCA Homes West, Inc., has properly filed an application for: In the RS-1 district a: a) Special exception for a model home on each lot in conjunction with Sec. 500.30 (Sec. 603.C); and b) Special exception for a sign on each lot in conformance with Sec. 500.38 (Sec. 603.C) on a piece of property located at 9283, 9287, 9291 San Carlos Boulevard, S.E., Fort Myers, Florida, described more particularly as;

Section 15, Township 46S, Range 25E, Lee County, Florida.

Lots 5, 6 & 7, Block 1; Eastgate at San Carlos Pines S/D; Phase I; Plat Book 33; Pages 21 through 23; as recorded in Public Records of Lee County, Florida.

WHEREAS, DCA Homes West, Inc., the owners of the subject parcel have given proper authorization to Paul P. Fernandex to act as their agent, and have given him the authority to pursue this zoning action; and,

WHEREAS, the public hearing on this matter was advertised and conducted legally and properly; and,

WHEREAS, the Zoning Board considered the recommendation of the Staff, the Local Planning Authority, documents on file with the County and the testimony of all interested persons; and,

The Zoning Board does hereby make the following findings of fact:

The intent is to build one model on each of the three lots.

ATTACHMENT I

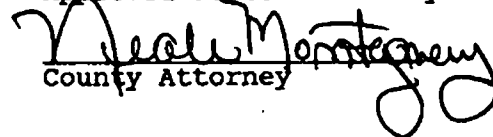
NOW, THEREFORE, BE IT RESOLVED BY THE LEE COUNTY ZONING BOARD, LEE COUNTY, FLORIDA, that the Zoning Board does hereby grant In the RS-1 district a: a) Special exception for a model home on each lot in conjunction with Sec. 500.30 (Sec. 603.C); and b) Special exception for a sign on each lot in conformance with Sec. 500.38 (Sec. 603.C) with the conditions, 1) no commercial uses are permitted in the model, 2) all parking must be on-site, 3) special exception will expire two years from date of issuance of Certificate of Occupancy, and 4) signs erected must be in conformance with the Lee County Zoning Regulations and Ordinance 80-5. Also, to have a minimum of nine parking spaces for the three models.

The foregoing Resolution was adopted by the Lee County Zoning Board upon a motion by Zoning Board Member Terrell, and seconded by Zoning Board Member Hyman and, upon being put to a vote, was as follows:

Emily Barefield	Aye	Robert Terrell	Aye
Nat Hunter	Aye	Truman A. Morris	Absent
Thad Taylor	Aye	Richard Halpern	Aye
Larry Hyman	Aye		

DULY PASSED AND ADOPTED this 27th day of December, A.D., 1983, by the Lee County Zoning Board.

Approved as to action by:


County Attorney

RESOLUTION NUMBER Z- 81-47

The following resolution was adopted by the Lee County Zoning Board upon motion by Zoning Board Member Ross, and seconded by Zoning Board Member Bishop, and upon poll of the members present the vote was as follows:

Thomas C. Smith	AYE	Robert Terrell	ABSENT
Thad Taylor	NAY	Truman A. Morris	NAY
Chuck Ross	AYE	CLYDE BOWLES	NAY
Monty Bishop	AYE		

WHEREAS Alan C. Freeman has requested a

change in zoning from AG to RS-1, RM-2 and CG with a Special Exception for Model Homes within the RS-1 areas and a variance from the section and 1/4 section line setbacks.

SUBJECT PROPERTY: (SEE ATTACHED)

WHEREAS, A Public Hearing of the Lee County Zoning Board was duly advertised and held as required by law, and after hearing all interested parties, after being duly sworn, and upon due and proper consideration having been given to the matter,

NOW THEREFORE BE IT RESOLVED by the Lee County Zoning Board, Lee County, Florida, that the petition be denied due to a tie vote

UPON APPEAL, the following resolution was offered by Commissioner Averill, and seconded by Commissioner Rodda, and upon poll of the members present the vote was as follows:

Mike Roeder	AYE
Harry Rodda	AYE
Roland Q. Roberts	AYE
Wade H. Scaffa	AYE
Ernest Averill	AYE

WHEREAS, an appeal was filed by an aggrieved person and a Public Hearing of the Lee County Commissioners was duly advertised and held, as required by law, this Board after reviewing the records and the motion made by the Zoning Board and having given an opportunity to all interested persons to be heard, after being duly sworn, and upon due and proper consideration having been given to this matter, NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Lee County, Florida, that the motion of the Zoning Board be upheld and deny the original application and instead grant AG to RS-1 with a cap. of four units per acre, RM-2 and CC with a Special Exception for model homes within the RS-1 area; A Special Exception for an automobile service station - minor repairs in the CC area, a variance for the section and quarter-section line setbacks and to be based on the Development Order and all the Regional and Local recommendations and stipulations made at this time.

PASSED AND ADOPTED THIS 26 DAY OF January, 1981 by the Lee County Zoning Board

PASSED AND ADOPTED THIS 16 DAY OF February, 1981 by the Lee County Commissioner

RESOLUTION NUMBER Z- 81-47

APPROVED AS TO FORM
By Thom M. Parrott
OFFICE OF COUNTY ATTORNEY

HEARING NUMBER 81-1-1 (DRI)

ATTACHMENT J

LEGAL DESCRIPTION
ALAN C. FREEMAN
81-1-1 (DRI)
Z-81-47

SUBJECT PROPERTY: All that part of the SE 1/4 of Section 10, lying W of the R/W of SR 93 (I-75); that part of the SW 1/4 of Section 14, lying W of the R/W of SR 93 (I-75); that part of the E 1/2 of Section 15 lying W of SR 93 (I-75); NE 1/4 of Section 22 and that part of the NW 1/4 of Section 23, lying W of SR 93 (I-75) containing 495.0 acres, more or less, in TWP. 46S, Rge. 25E, Lee County, Florida.

RESOLUTION Z-79-136

The following resolution was adopted by the Lee County Zoning Board upon motion by Zoning Board Member Terrell, and seconded by Zoning Board Member Morris, and upon poll of the members present the vote was as follows:

Thomas C. Smith	AYE	Robert Terrell	AYE
Garland W. Clutz	AYE	Truman A. Morris	AYE
Chuck Ross	AYE	Charles A. Powell	AYE
Monty Bishop	AYE		

WHEREAS Andemeli Land & Development Co., Inc. has requested a special exception in a RS-1 zone for six model homes with a variance from section line setbacks.

SUBJECT PROPERTY: (SEE ATTACHED)

WHEREAS, A Public Hearing of the Lee County Zoning Board was duly advertised and held, as required by law, and after hearing all interested parties, after being duly sworn, and upon due and proper consideration having been given to the matter,

NOW THEREFORE BE IT RESOLVED by the Lee County Zoning Board, Lee County, Florida, that the petition be approved

UPON APPEAL, the following resolution was offered by Commissioner _____, and seconded by Commissioner _____, and upon poll of the members present the vote was as follows:

R. Doug Taylor
Harry Rodda
Roland Q. Roberts
Wade H. Scaffa
R. L. Steele

APPROVED AS TO FORM
& LEGAL SUFFICIENCY
By Beverly E. Myers
OFFICE OF COUNTY ATTORNEY

WHEREAS, an appeal was filed by an aggrieved person and a Public Hearing of the Lee County Commissioners was duly advertised and held, as required by law, this Board after reviewing the records and the motion made by the Zoning Board and having given an opportunity to all interested persons to be heard, after being duly sworn, and upon due and proper consideration having been given to this matter, NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Lee County, Florida, that the motion of the Zoning Board NO APPEAL WAS FILED

ATTACHMENT K

PASSED AND ADOPTED THIS 29th DAY OF May, 1979 by the Lee County Zoning Board.

PASSED AND ADOPTED THIS _____ DAY OF _____, 19__ by the Lee County Commissioners

HEARING NUMBER 79-5-33

Legal Description
79-5-33
Z979-136

SUBJECT PROPERTY: A tract or parcel of land lying in Sec. 15, Twp. 46S, Rge. 25E, Lee County, Fla., described as follows: Beginning at the NW corner of the SE 1/4 of said Sec. 15, run S 84°08'36" E for 356.42'; thence S 63°23'58" E for 417.26'; thence S 74°58'32" E for 53.83'; thence N 13°30'24" W for 241.56'; thence N 76°29'36" E for 264.18'; thence S 13°30'24" E for 483.39'; thence S 11°00'00" E for 246.44'; thence Sly along the arc of a curve to the right through a central angle of 55°40'01" (Radius of 920.00'; chord bearing S 16°50'01" W chord length 859.10') for 893.85'; thence S 44°40'01" W for 222.08'; thence SWly along the arc of a curve to the left through a central angle of 13°39'14" (Radius of 920.00'; chord bearing S 37°50'24" W; chord length 218.72') for 219.24'; thence S 89°40'01" W for 590.43' to the W line of the said SE 1/4; thence N 0°19'59" W for 1808.93' to the POB. Said lands containing 40.81 acres, more or less. Bearings used herein refer to the said W line of the SE 1/4 of Sec. 15 as being N 0°19'59" W.

The following resolution was adopted by the Lee County Zoning Board upon motion by Zoning Board Member Powell, and seconded by Zoning Board Member Morris, and upon poll of the members present the vote was as follows:

Philip C. Bennett	Aye	Robert Terrell	Aye
Garland W. Clutz	Aye	Truman A. Morris	Aye
Chuck Ross	Aye	Charles A. Powell	Aye
Gordon Drake	Aye		

WHEREAS, Andemeli Land & Development Co., Inc. has requested a change in zoning from AG to RS-1.

SUBJECT PROPERTY: (SEE ATTACHED)

WHEREAS, a Public Hearing of the Lee County Zoning Board was duly advertised and held, as required by law, and after hearing all interested parties, after being duly sworn, and upon due and proper consideration having been given to the matter,

NOW THEREFORE BE IT RESOLVED by the Lee County Zoning Board, Lee County, Florida, that the petition be approved for a change in zoning from AG to RS-1 with the stipulations that the developer provide at least one paved off-street school bus loading zone at least 12' x 50' and that when 50% of the lots in the legal description of 35.09 acres have structures, a second access road be provided at that time and that the 1.75 acre recreational development be provided when 50% of the lots in the legal description of 35.09 acres have structures and that the developer comply with the Lee County DCI recommendations.

UPON APPEAL, the following resolution was offered by Commissioner Steele, and seconded by Commissioner Roberts, and upon poll of the members present the vote was as follows:

R. Doug Taylor	Absent
L. H. Bob Whan	Aye
Roland Q. Roberts	Aye
Betty Evans	Nay
R. L. Steele	Aye

Approved As
To Form.

By [Signature]
County Attorney

WHEREAS, an appeal was filed by an aggrieved person and a Public Hearing of the Lee County Commissioners was duly advertised and held, as required by law, this Board after reviewing the records and the motion made by the Zoning Board and having given an opportunity to all interested persons to be heard, after being duly sworn, and upon due and proper consideration having been given to this matter, NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Lee County, Florida, that the motion of the Zoning Board be set aside and approve a change in zoning from AG to RS-1 with the stipulation that the developer provide at least one paved off-street school bus loading zone at least 12 ft. x 50 ft. and that when 50% of the building permits are issued, a second access road will be provided at that time, and that the 1.75 acre recreational development be provided when 50% of the lots in the legal description of 35.09 acres have structures and that the developer comply with the Lee County D.C.I. recommendations, and that when the Petitioner comes back before this Board for Plat approval he will also have a total concept plan presented for the entire development including roads and drainage, etc.

PASSED AND ADOPTED THIS 25th DAY OF September, 19 78 by the Lee County Zoning Board

PASSED AND ADOPTED THIS 16th DAY OF October, 19 78 by the Lee County Commissioners

78-9-23 (DCI)

ATTACHMENT L

LEGAL DESCRIPTION

Andemeli Land & Development Co., Inc.

78-9-23 (DCI)

Z-78-258

A tract of land lying in Sec. 15, Twp. 46S, Range 25E, Lee County, Fl., described as follows: From a point of beginning at the NW cor. of the SE 1/4 of Said Sec. 15, run S 84° 08' 36" E for 356.42 ft., thence run S 63° 23' 58" E for 417.26 ft., thence run S 74° 58' 32" E for 147.26 ft., thence run N 80° 12' 17" E for 182.48 ft., thence run S 13° 30' 24" E for 185.39 ft., thence run S 11° 00' 00" E for 246.44' to a point of curvature; thence run Sly along the arc of a curve to the right through a central angle of 55° 40' 01" (Radius - 920.00 ft.; chord bearing - S 16° 50' 01" W, chord length 859.10 ft.) for 893.85 ft. to a point of tangency; thence run S 44° 40' 01" W for 222.08 ft. to a point of curvature; thence run SWly along the arc of a curve to the left through a central angle of 13° 39' 14" (Radius 920.00 ft., chord bearing S 37° 50' 24" W, chord length 218.72 Ft.,) for 219.24 feet; thence run N 45° 19' 59" W for 835.00 feet to the west line of the SE Quarter of said Section 15; thence run N 0° 19' 59" W along said west line for 1218.50 feet to the point of beginning. Containing 35.09 acres.

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

WHEREAS, Alan C. Freeman, Trustee, in reference to Villages of San Carlos, has properly filed an application for:

- a) To consider an amendment to the Development of Regional Impact Development Order and to make a substantial deviation determination; and
- b) A rezoning from RS-1 (Residential Single Family) and RM-2 (Residential Multiple Family) and CC (Community Commercial) with a special exception for a service station, to Residential Planned Development, Commercial Planned Development, and Community Facilities Planned Development, to permit the continued development of a project approved by the Board of County Commissioners by Resolution Z-81-1 and by adoption of DRI Development Order #81-1 on May 13, 1981, for a project known as Villages of San Carlos; and

WHEREAS, the subject property is located west of I-75 between Alico and Corkscrew Roads, east of San Carlos Park, described more particularly as:

LEGAL DESCRIPTION: In Sections 10, 15, 22 and 23, Township 46 South, Range 25 East, Lee County, Florida:

RESIDENTIAL (RPD)

A tract of land lying in the Southeast Quarter (SE1/4) of Section 10 and the East Half (E1/2) of Section 15 and the Northeast Quarter (NE1/4) of Section 22 and the Northwest Quarter (NW1/4) of Section 23, Township 46 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

BEGINNING AT the Southwest corner of the Northeast Quarter (NE1/4) of Section 22;
 THENCE run N00°38'30"W along the West line of said Section 22 for 2,606.31 feet to the Northwest corner of the Northeast Quarter (NE1/4) of said Section 22;
 THENCE run N00°19'59"W for 2,672.10 feet to the Northwest corner of the Southeast Quarter (SE1/4) of Section 15 and the Northwest corner of Eastgate at San Carlos Pines, Phase 1, as shown on the plats recorded in Plat Book 33 at Pages 21-23 of the Public Records of Lee County, Florida;
 THENCE run S84°08'36"E along the Northerly boundary of said Eastgate at San Carlos Pines, Phase 1, for 356.42 feet;
 THENCE run S63°23'58"E along said Northerly line for 417.26 feet;
 THENCE run S74°58'32"E along said Northerly line for 147.26 feet;
 THENCE run N80°12'17"E along said Northerly line for 182.48 feet to the Northeast corner of said Eastgate at San Carlos Pines, Phase 1;
 THENCE run N80°12'17"E for 18.11 feet to the Westerly right-of-way line of Three Oaks Parkway;
 THENCE run N11°00'00"W along said Westerly line for 237.83 feet;
 THENCE run Northwesterly along said Westerly line for 273.80 feet on the arc of a curve to the left having a radius of 1,120.00 feet (chord bearing N18°00'12"W, chord distance of 273.12 feet);
 THENCE run N25°00'25"W along said Westerly line for 570.00 feet;
 THENCE run Northwesterly for 447.03 feet on the arc of a curve to the left having a radius of 1,220.00 feet (chord bearing N14°30'35"W, chord distance of 444.53 feet);

continued...

ATTACHMENT M

THENCE run $90^{\circ}40'13''$ W for 592.40 feet to the West line of said Section 15;
 THENCE run $N00^{\circ}19'48''$ W along said West Line for 1,425.59 feet to the Southwest corner of the Southeast Quarter (SE1/4) of Section 10;
 THENCE run $N01^{\circ}23'47''$ W for 2,664.23 feet to the Northwest corner of the Southeast Quarter (SE1/4) of said Section 10;
 THENCE run $N89^{\circ}18'02''$ E along the North line of said Section 10 for 835.53 feet to the Westerly right-of-way line of Interstate Highway 75;
 THENCE run Southeasterly along said Westerly line for 959.46 feet on the arc of a curve concave Northeasterly having a radius of 5,823.58 feet (chord bearing $S10^{\circ}43'39''$ E, chord distance of 958.37 feet);
 THENCE run $S14^{\circ}13'23''$ E along said Westerly line for 1,881.70 feet;
 THENCE run $S87^{\circ}11'24''$ W for 472.12 feet to a point on the Easterly right-of-way line of Three Oaks Parkway;
 THENCE run Southwesterly along said right-of-way line for 411.00 feet on the arc of a curve concave Northwesterly having a radius of 1,220.00 feet (chord bearing $S06^{\circ}50'28''$ E, chord distance of 409.06 feet);
 THENCE run $S16^{\circ}29'32''$ W along said right-of-way line for 518.88 feet;
 THENCE run Southeasterly along said right-of-way line for 811.21 feet on the arc of a curve concave Northeasterly having a radius of 1,120.00 feet (chord bearing $S04^{\circ}15'26''$ E, chord distance of 793.60 feet);
 THENCE run $S25^{\circ}00'25''$ E along said right-of-way line for 570.00 feet;
 THENCE run Southeasterly along said right-of-way line for 298.25 feet on the arc of a curve concave Southwesterly having a radius of 1,220.00 feet (chord bearing $S18^{\circ}00'12''$ E, chord distance of 297.51 feet);
 THENCE run $S11^{\circ}00'00''$ E along said right-of-way line for 669.10 feet;
 THENCE run Southeasterly for 281.80 feet along said right-of-way line on the arc of a curve concave Southwesterly having a radius of 1,030.00 feet (chord bearing $S03^{\circ}09'44''$ E, chord distance of 280.92 feet);
 THENCE run East for 1,008.33 feet to the Westerly right-of-way line of Interstate Highway 75;
 THENCE run $S14^{\circ}13'23''$ E along said right-of-way line for 4,460.33 feet;
 THENCE run $S89^{\circ}16'12''$ W for 664.67 feet to the Southeast corner of the Northeast Quarter (NE1/4) of said Section 22;
 THENCE run $S89^{\circ}15'53''$ W for 2,658.61 feet along the South line of said Northeast Quarter (NE1/4) to the POINT OF BEGINNING.

EXCEPTING THAT part further described as follows:

A tract of land lying in the Northeast Quarter (NE1/4) of Section 22, Township 46 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

COMMENCING AT the Northeast corner of said Section 22;
 THENCE run $S88^{\circ}23'40''$ W for 799.59 feet along the North line of the Northeast Quarter (NE1/4) of said Section 22 to the POINT OF BEGINNING;
 THENCE run $S11^{\circ}21'17''$ E for 126.05 feet;
 THENCE run $S05^{\circ}28'43''$ W for 189.06 feet;
 THENCE run $S18^{\circ}15'48''$ E for 181.53 feet;
 THENCE run $S03^{\circ}46'03''$ W for 83.16 feet;
 THENCE run $S22^{\circ}04'52''$ E for 74.60 feet;
 THENCE run $S07^{\circ}46'15''$ W for 187.96 feet;
 THENCE run $S28^{\circ}46'02''$ W for 58.04 feet;
 THENCE run $S12^{\circ}01'00''$ E for 31.69 feet;
 THENCE run $S16^{\circ}07'18''$ W for 277.66 feet;
 THENCE run $S68^{\circ}40'50''$ W for 219.04 feet;
 THENCE run $N85^{\circ}57'36''$ W for 123.50 feet;
 THENCE run $N11^{\circ}41'32''$ W for 44.89 feet;
 THENCE run $N62^{\circ}41'55''$ W for 106.20 feet;
 THENCE run $N18^{\circ}34'28''$ W for 100.55 feet;
 THENCE run $N23^{\circ}58'15''$ W for 274.03 feet;

continued...

THENCE run N^{051°14'W} for 150.22 feet;
 THENCE run S^{06°06'W} for 247.63 feet;
 THENCE run N02°47'39"E for 146.80 feet;
 THENCE run N04°55'00"W for 227.32 feet;
 THENCE run N65°49'54"W for 52.65 feet;
 THENCE run N03°34'16"E for 59.13 feet;
 THENCE run N11°56'54"E for 148.96 feet;
 THENCE run N43°02'34"E for 282.53 feet;
 THENCE run S42°37'55"E for 92.21 feet;
 THENCE run S84°18'29"E for 62.62 feet;
 THENCE run S51°37'12"E for 133.97 feet;
 THENCE run S80°44'01"E for 129.45 feet;
 THENCE run S63°39'28"E for 257.78 feet;
 THENCE run S85°52'53"E for 44.00 feet;
 THENCE run S11°21'17"E for 48.92 feet to the POINT OF BEGINNING.
 Tract herein described contains 375.40+/- RPD acres.

LESS AND EXCEPT THE FOLLOWING SUBDIVIDED AND PLATTED PARCELS:

Eastgate at San Carlos Pines, Phase I, recorded in Plat Book 33, Pages 21 through 23, and Phase II, recorded in Plat Book 36, Pages 64 and 65, consisting of 35.09 acres, more or less;

The Eastgate Retention Area more particularly described as follows:

From the Northwest corner of the Southeast Quarter (SE1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida, run S00°19'59"E along the West line of said Southeast Quarter (SE1/4) for 1,218.50 feet for a POINT OF BEGINNING;
 THENCE S45°19'59"E for 835.00 feet;
 THENCE S89°40'01"W for 590.43 feet to said West line of the Southeast Quarter (SE1/4);
 THENCE N00°19'59"W for 590.43 feet to the POINT OF BEGINNING.
 Said land containing 4.00 acres, more or less;

Pine Run at Three Oaks, recorded in Plat Book 38, Pages 67 through 70, and the First Annex to Pine Run at Three Oaks recorded in Plat Book 40, Page 5, consisting of 29.00 acres, more or less;

Cypress Chase at Three Oaks, Unit I, recorded in Plat Book 41, Pages 29 and 30, consisting of 15.39 acres, more or less;

Cypress Chase at Three Oaks, Unit II, recorded in Plat Book 43, Pages 49 and 50, consisting of 16.96 acres, more or less;

Pine Glen at Three Oaks, Unit I, recorded in Plat Book 42, Pages 51 through 53, consisting of 30.14 acres, more or less.

COMMUNITY FACILITIES (CFPD)

A tract of land lying in the Northeast Quarter (NE1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

COMMENCING AT the Northwest corner of the Northeast Quarter (NE1/4) of said Section 15;
 THENCE run N89°41'47"E along the North line of said Section 15 for 1,386.09 feet to the Westerly right-of-way line of Interstate Highway 75;
 THENCE run S14°13'23"E along said Westerly line for 102.49 feet to the POINT OF BEGINNING;
 THENCE run S14°13'23"E along said Westerly line for 1,989.99 feet;
 THENCE run S88°46'53"W for 506.61 feet;
 THENCE run S75°46'37"W for 450.00 feet to the Easterly right-of-way line of Corlico Parkway;
 THENCE run N25°00'25"W along said right-of-way line for 366.45 feet to a Point of Curvature;
 THENCE run Northerly for 811.21 feet on the arc of a curve to the right having a radius of 1,120.00 feet (chord bearing N04°15'26"W, chord distance of 793.60 feet);

continued...

THENCE run N 029°32'E for 518.88 feet to a Point of Curvature;
THENCE run Westerly for 411.00 feet on the arc of a curve to the
left having a radius of 1,220.00 feet (chord bearing N06°50'28"E,
chord distance of 409.06 feet);
THENCE run N87°11'24"E for 472.12 feet to the POINT OF BEGINNING.
Tract herein described contains 38.24 acres.

TOGETHER WITH:

A tract of land lying in the Northeast Quarter (NE1/4) and Southeast
Quarter (SE1/4) of Section 15, Township 46 South, Range 25 East, Lee
County, Florida, more particularly described as follows:

BEGINNING AT the Southwest corner of said Northeast Quarter (NE1/4);
THENCE run N00°19'48"W along the West line of said Northeast Quarter
(NE1/4) for 1,209.49 feet;
THENCE run N89°40'13"E for 592.40 feet to the Westerly right-of-way
line of Corlico Parkway;
THENCE run Southeasterly for 447.031 feet on the arc of a curve
concave Northeasterly having a radius of 1,220.00 feet (chord
bearing S14°30'35"E, chord distance of 444.53 feet);
THENCE run S25°00'25"E along said Westerly line for 570.00 feet;
THENCE run Southeasterly along said Westerly line for 273.80 feet on
the arc of a curve to the right having a radius of 1,120.00 feet
(chord bearing S18°00'12"E, chord distance of 273.12 feet);
THENCE run S11°00'00"E along said Westerly line for 237.83 feet;
THENCE run S80°12'17"W for 18.11 feet to the Northeast corner of
Eastgate at San Carlos Pines, Phase 1, as shown on the plats
recorded in Plat Book 33 at Pages 21-23 of the Public Records of Lee
County, Florida;
THENCE continue S80°12'17"W along the Northerly boundary of said
Eastgate at San Carlos Pines, Phase 1, for 182.48 feet;
THENCE run N74°58'32"W along said Northerly line for 147.26 feet;
THENCE run N63°23'58"W along said Northerly line for 417.26 feet;
THENCE run N84°08'36"W along said Northerly line for 356.42 feet to
the POINT OF BEGINNING.
Tract herein described contains 25.029 acres.

TOGETHER WITH:

A tract of land lying in the Northeast Quarter (NE1/4) of Section
22, Township 46 South, Range 25 East, Lee County, Florida, being
more particularly described as follows:

COMMENCING AT the Northeast corner of said Section 22;
THENCE run S88°23'40"W for 799.59 feet along the North line of the
Northeast Quarter (NE1/4) of said Section 22 to the POINT OF
BEGINNING;
THENCE run S11°21'17"E for 126.05 feet;
THENCE run S05°28'43"W for 189.06 feet;
THENCE run S18°15'48"E for 181.53 feet;
THENCE run S03°46'03"W for 83.16 feet;
THENCE run S22°04'52"E for 74.60 feet;
THENCE run S07°46'15"W for 187.96 feet;
THENCE run S28°46'02"W for 58.04 feet;
THENCE run S12°01'00"E for 31.69 feet;
THENCE run S16°07'18"W for 277.66 feet;
THENCE run S68°40'50"W for 219.04 feet;
THENCE run N85°57'36"W for 123.50 feet;
THENCE run N11°41'32"W for 44.89 feet;
THENCE run N62°41'55"W for 106.20 feet;
THENCE run N18°34'28"W for 100.55 feet;
THENCE run N23°58'15"W for 274.03 feet;
THENCE run N39°51'14"W for 150.22 feet;
THENCE run N24°06'06"W for 247.63 feet;
THENCE run N02°47'39"E for 146.80 feet;
THENCE run N04°55'00"W for 227.32 feet;
THENCE run N65°49'54"W for 52.65 feet;
THENCE run N03°34'16"E for 59.13 feet;

continued...

THENCE run N05°56'54"E for 148.96 feet;
 THENCE run S02°34'E for 282.53 feet;
 THENCE run S42°37'55"E for 92.21 feet;
 THENCE run S84°18'29"E for 62.62 feet;
 THENCE run S51°37'12"E for 133.97 feet;
 THENCE run S80°44'01"E for 129.45 feet;
 THENCE run S63°39'28"E for 257.78 feet;
 THENCE run S85°52'53"E for 44.00 feet;
 THENCE run S11°21'17"E for 48.92 feet to the POINT OF BEGINNING.
 Tract herein described contains 23.80 acres.

PARCEL C

COMMERCIAL (CPD)

A tract of land lying in the East Half (E1/2) of Section 15, Township 46 South, Range 25 East, Lee County, Florida, being more particularly described as follows:

COMMENCING AT the Northwest corner of the Southeast Quarter (SE1/4) of said Section 15;
 THENCE run S84°08'36"E for 356.42 feet;
 THENCE run S63°23'58"E for 417.26 feet;
 THENCE run S74°58'32"E for 147.26 feet;
 THENCE run N80°12'17"E for 202.52 feet;
 THENCE run East for 99.91 feet to the POINT OF BEGINNING;
 THENCE run N11°00'00"W for 256.93 feet;
 THENCE run Northwesterly 298.25 feet on the arc of a curve concave Southwesterly with a radius of 1,220.00 feet (chord bearing N18°00'12"W, chord distance 297.51 feet);
 THENCE run N25°00'25"W for 203.55 feet;
 THENCE run N75°46'37"E for 450.00 feet;
 THENCE run N88°46'53"E for 506.61 feet to a point on the Westerly right-of-way line of Highway I-75;
 THENCE run S14°13'23"E for 1,574.30 feet;
 THENCE run West for 1,008.33 feet;
 THENCE run Northwesterly 281.80 feet along the arc of a curve concave Southwesterly having a radius of 1,030.00 feet (chord bearing N03°09'44"W, chord distance 280.92 feet);
 THENCE run N11°00'00"W for 412.17 feet to the POINT OF BEGINNING.
 Tract herein described contains 32.289 acres.

WHEREAS, the applicant has indicated the property's current STRAP numbers are:

10-46-25-00-00001.2000,	15-46-25-00-00005.1000,
15-46-25-00-00005.1020,	22-46-25-00-01001.0000 and
23-46-25-00-00001.2000; and	

WHEREAS, proper authorization has been given to Alan C. Freeman by Paul H. Freeman and Neil D. Freeman, owners of the subject parcel, to act as applicant to pursue this zoning application; and

WHEREAS, proper authorization has been given to Michael J. Ciccarone of Goldberg, Goldstein & Buckley, P.A., and James P. Elliott, P.E., President of Source, Inc., by Alan C. Freeman, an owner of the subject parcel, to act as agents to pursue this zoning application; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Hearing Examiner, with full consideration of all the evidence available; and the Lee County Hearing Examiner fully reviewed the matter in a public hearing held on November 26, 1991; and

WHEREAS, a public hearing was legally and properly advertised and held before the Lee County Board of County Commissioners, and in the legislative process, the Lee County Board of County Commissioners gave full and complete consideration to the recommendations of the staff, the Hearing Examiner, the documents on file with the county, and the testimony of all interested persons.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS, that the Board of County Commissioners does hereby:

- a) APPROVE the First Development Order Amendment, draft dated February 12, 1992, and find that the proposed changes to the Village of San Carlos Development of Regional Impact do not constitute a substantial deviation under the criteria set out in Section 380.06(19), Florida Statutes; and
- b) APPROVE WITH CONDITIONS a rezoning to Residential Planned Development, Commercial Planned Development and Community Facilities Planned Development.

This approval is subject to the following conditions:

1. The development of this project shall be in accordance with the thirteen page set of plans entitled Villages of San Carlos. The Master Concept Plan is identified as Sheets B1 and B2 (Job #110-06-87) prepared by Source, Inc.:

<u>Sheet</u>	<u>Dated</u>	<u>Stamped Received</u>
A, C-1, C-2	April 21, 1989	January 4, 1991
B1, B2	April 21, 1989	October 22, 1991
D	September 11, 1990	January 4, 1991
E1, E2, H	January 4, 1991	January 4, 1991
F	N/A	January 4, 1991
G-1, G-2, G-3	April 17, 1984	January 4, 1991

The approved Master Concept Plan is modified by the conditions below. This approval does not alleviate the need to comply with all state and county development regulations except as specifically modified by this approval.

2. Uses on this property shall be as enumerated on Sheet B2 except as further conditioned below:

a. Commercial Planned Development

- (1) Not more than 88,799 square feet of commercial gross floor area shall be developed.
- (2) All access to perimeter parcels shall be from the internal roadway. No access shall be from Three Oaks Parkway or accessways to the internal roads.
- (3) The property development regulations, i.e., height setbacks, etc., of the CC zoning district shall be applicable.
- (4) Each perimeter out-parcel shall provide its own parking in compliance with Zoning Ordinance Section 202.15. There shall be no shared parking with the other tracts of this site.
- (5) Any Automatic Teller Machine uses that are ancillary to another unrelated permitted use, e.g., an Automatic Teller Machine in a grocery store, shall be required to delineate 1 parking space for Automatic Teller Machine customers.

- (6) All structures on the outparcels shall be bound by a covenant running with the property to an architectural design compatible with and similar to the main center buildings. Signs conforming with the requirements of Lee County Sign Ordinance shall be allowed to be mounted on individual buildings for the purpose of identifying tenants. All signs in the entire development and outparcels shall be coordinated so as to give the center a fully integrated, well-designed look to comply with the architectural theme.
- (7) Full or partial service stations (limited to minor repairs only) are permitted uses as approved in Resolution 81-1 (original Development Order and Zoning Resolution).

b. Community Facilities Planned Development

- (1) No uses are approved on Parcel A except for boardwalks, decks, gazebos, observation towers and auxiliary descriptive signage as approved on the original Master Concept Plan. The purpose of these uses is to allow a passive, educational nature walk.
- (2) Permitted uses on Parcels H & I (the 25 acre school site) are as shown on Sheet B-2, except that the Recreational Facilities, Public, specifically includes community recreation center with kitchen, and athletic fields with concessions, but said facilities are to remain subordinate to Schools, Public, which is the intended primary use. Prior to final plan approval, the Restaurants, Group II, shall be deleted.
- (3) Permitted uses on Parcel K (Park Site) shall be as shown on Sheet B-2, except that concession stands in addition to community recreation center with kitchen are specifically included, while Restaurants, Group II, and Specialty Retail, Group I, are limited to ancillary uses within the principal building.

c. Residential Planned Development

- (1) The single family residential areas shall be limited to a maximum density of 4 units per acre pursuant to the original DRI Development Order. In no case, however, shall the density for the RPD area (375.4 acres) exceed 3,300 units.
 - (2) All commercial uses in the RPD shall be in compliance with Zoning Ordinance Section 431.C.5.
 - (3) The Recreational Facilities, commercial use is hereby approved for Group III-Outdoor Facilities (pools, tennis courts, and other similar outdoor activities not grouped elsewhere, only); and Group IV-Indoor Facilities (racquetball, handball, squash, tennis courts, health clubs and swimming pool, only); subject to the following conditions. The location shall meet site location standards for Minor Commercial under the Lee Plan. The building area shall be limited to a maximum of 50,000 square feet per 431.C.5.b. of the Zoning Ordinance. The buffer shall be type "D" width with double vegetative requirements. Outdoor lighting shall be directed to the interior of the site. There shall be a common architectural theme, style and signage. The use shall be provided for in deed restrictions or homeowner documents for the neighborhood within which it is located. Hours of operation for outdoor uses shall be limited to 8 in the morning to 10 at night.
3. The height for structures in this development shall be limited to 35 feet unless in compliance with Zoning Ordinance Section 202.18.A.4 for increases in side, rear and street setback wherever the use is not abutting a similar structure, e.g., condominium area abutting single family home area.

4. This zoning approval does not signify that this project's traffic impacts have been mitigated. Additional conditions to mitigate traffic impacts may be required before issuance of a local development order, per the requirements of the Development Standards Ordinance, or per the DRI Development Order.
5. The developer shall be entitled to continue bona fide agricultural uses that are now in existence on the property. However, no development activity of any kind shall occur on the property, including clearing of vegetation or cutting of trees, unless such activity is reviewed and approved in accordance with all applicable Lee County regulations as if no agricultural use existed on the property. The purpose of this condition is to eliminate any exemptions or other special considerations or procedures that might otherwise be available under Lee County regulations by virtue of the existing agricultural uses on the property.
6. A Listed Species Survey shall be submitted with any Preliminary Development Order application for this project. If occupied habitat is located on the project, the site plan shall be revised in order to protect the occupied habitat and habitat buffer in accordance with the Protected Species Ordinance No. 89-34.
7. All commitments made in the Application for Development Approval, sufficiency submittals or amendment application are incorporated by reference. Furthermore, the DRI Development Order and any subsequent amendments are hereby incorporated by reference.
8. All Districts

Deviation (1) is a request to deviate from the requirement that an access road (frontage road) be required along arterial or collector roads (i.e., Three Oaks Parkway), (DSO Sections C.3.j and C.3.o.), to delete the requirement of an access road (frontage road) and restrict access to approved access points along arterial or collector roads. All rights-of-way or easements through adjacent parcels to accommodate access will be the developer's responsibility. This deviation is hereby APPROVED in the RPD district and APPROVED with two conditions in the CPD district. The conditions are:

1. Internal streets shall be considered frontage roads that will be designed to local street standards; and
2. No outparcels shall have direct access to any collector or arterial road.

All Districts

Deviation (2) is a request to deviate from the requirement that streets shall provide access to adjoining property and be coordinated with the street system in the area, (DSO Sections C.3.e. & f.), to limit access as shown on the Master Concept Plan for adjacent property. It shall be the developer's responsibility to provide roadway access between internal tracts where necessary. This deviation is hereby APPROVED with the condition that the accesses are consistent with property intersection separation and control requirements, and emergency accesses be provided between adjacent parcels. Furthermore, the adequate number of accesses provided to adjoining property should be interconnected to improve the traffic movement throughout the development.

All Districts

Deviation (3) is a request to deviate from the road requirements, (DSO Section D.3.b & Table D-1, 7.c), to allow paver block concrete surface course within "private" local streets. This deviation is hereby APPROVED with the condition that the developer execute and record a "Hold Harmless and Maintenance Agreement" prior to Final Development Order approval. This agreement shall include a clause stipulating that the developer shall be responsible for maintenance at the developer's expense, with no costs to be incurred by Lee County. This agreement shall be binding on all successors, heirs and assigns and shall be subject to the review and approval of the County Attorney, Department of Transportation and Engineering and the Division of Development Review.

RPD Only

Deviation (4) is a request to deviate from the zoning open space requirement.
HEARING NUMBER 91-7-23-DRI-4
2926

RESOLUTION NUMBER Z-91-083

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ments (Section 431.C.4) for 40% common open space (or one-quarter acre per fifty-five dwelling units, for a convention subdivision) to allow the common open space (lakes, preserve areas, and county park site) shown on the Master Concept Plan, to fulfill this requirement for the development as a whole, provided that the individual tracts, when developed, meet the DSO open space requirements. This deviation is hereby APPROVED.

All Districts

Deviation (5) is a request to deviate from excavation depth for water retention from 12 feet (Section 509.B), to the confining layer or 25 feet, whichever is more restrictive. This deviation is hereby APPROVED with the following conditions:

- a. Littoral plantings shall be required for the lake (excavation). A littoral planting plan shall be submitted to the Division of Environmental Sciences for review and approval prior to the issuance of a Final Development Order for any phase of development. The planting plan shall, at the minimum, meet the requirements of the Stormwater Management Systems and Planting Guidelines (2/12/91 Draft), as amended or adopted.
- b. An aeration system, which will provide adequate aeration for the lake, taking into account lake size, depth and volume, shall be installed prior to Certificate of Compliance for this project. The specifications on the type, size, location(s) and number of pumps necessary to obtain adequate aeration shall be subject to the Division of Environmental Sciences approval prior to installation. The aeration system shall be used to provide for proper oxygenation and de-stratification of the lake.
- c. Chemical control methods shall not be used in the lake unless prior written approval is granted by the Division of Environmental Sciences.

RPD Only

Deviation (6) is a request to deviate from the minimum area, lot coverage, and dimension requirements (Section 431.C.1. & 202.18.D) and from the minimum setbacks of structures and buildings (Sections 431.C.2 & 202.18.B.2.a), to those shown on the following table for the various products proposed:

SINGLE FAMILY DETACHED (Standard):

Minimum lot area:	7500 S.F.
Minimum lot dimension:	75' wide X 100' deep
Corner lot dimension:	82.5' wide X 100' deep
Front Setback from local R/W line to building wall:	25'
Rear Setback from property line to building wall:	20'
Rear Setback (Adjacent to open space) from property line to building wall:	10'
Rear Setback from property line to pool deck/enclosures	10'
Water Setback from water to building wall:	20'
Side Setback from property line to building wall:	7.5'
Side Setback from local R/W to building wall	15'

ZERO LOT LINE or PATIO HOMES:

Minimum lot area:	4275 S.F.
Minimum lot dimension:	45' wide X 95' deep
Corner lot dimension:	52.5' wide X 95' deep
Front Setback from local R/W line to building wall:	20'

Rear Setback from property line to building wall:	10'
Rear Setback from property line to pool deck/enclosure:	10'
Water Setback from water to building wall:	20'
Side Setback from property line to building wall (One Side):	7.5'
Side Setback from property line to building wall (Other Side):	0'
Side Setback from local R/W to building wall:	15'
Side Setback from property line to courtyard wall:	0'
Rear Setback from property line to courtyard wall:	0'
Front Setback from property line to courtyard wall:	10'

TOWNHOMES:

Minimum lot area:	900 S.F.
Minimum lot dimension:	18' wide X 45' deep
Front Setback from property line to building wall:	0'
Rear Setback from property line to building wall:	0'
Water Setback from water to building wall:	20'
Side Setback from property line to building wall:	0'
Maximum lot coverage:	100%

CONDOMINIUMS:

Minimum unit area (2 story):	900 S.F.
Minimum unit area (3 - 6 story):	750 S.F.
Minimum unit area (7 & 8 story):	550 S.F.
Setback from any property line to building wall:	25'
Water setback from water to building wall:	20'

This deviation is hereby APPROVED with the condition that the maximum lot coverage limitations be included as follows, except the water setback from water to a building wall is subject to further review and approval prior to any local preliminary development order:

<u>Housing Type</u>	<u>Maximum Lot Coverage</u>
Single-family detached	40%
Zero Lot Line Patio Homes	45%
Townhomes	100%
Condominiums	45%

and with the condition that the minimum lot size for townhomes shall be 20 feet by 45 feet.

All Districts

Deviation (7) is a request to deviate from Ordinance 85-26, as amended by Ordinance 88-12, Section IV, SPECIAL REGULATIONS - ON SITE SIGNS, Paragraph B.2, Residential Development Identification Sign, and Paragraph B.4., Directional Signs On Site Only, which requires signs to be set back a minimum of fifteen feet from the edge of the street right-of-way or easement to:

- a. Five (5) feet at internal R/W (local) intersections,
- b. Ten (10) feet at intersections with collector, or arterial roads (i.e. Three Oaks Parkway),
- c. Zero (0) feet across from "tee" intersections or where no intersections occur, where such locations do not restrict acceptable standards for intersection sight distances.

This deviation is hereby APPROVED with the following conditions:

1. All site distances shall be computed using nationally accepted standards; and
2. All sign structures shall be designed to conform with nationally accepted breakaway and/or yielding standards.

All Districts

Deviation (8) is a request to deviate from the requirement that a four (4) foot fence may be required, at the discretion of the director, to be placed around excavations when located less than one hundred (100) feet from any property under separate ownership (Section 509.F.), to delete the requirement of the fence, provided that lake bank slopes are maintained no greater than 6(H):1(V) to a water depth of four (4) feet below dry season water table. This deviation is hereby APPROVED subject to the condition that the 4-foot high fence shall be provided in any location where a lake is within 100 feet of a road right-of-way.

All Districts

Deviation (9) is a request to deviate from Table C-3 of the Lee County Development Standards Ordinance which requires a 20' buffer along Three Oaks Parkway to 10'. This deviation is hereby APPROVED.

All Districts

Deviation (10) is a request to deviate from the requirement that gives the standards for pavement widths for local County maintained streets (DSO Table D-1.2.C.(1).) to twenty foot (20') pavement with swale drainage or valley gutter drainage, or twenty-four foot (24') pavement with curb and gutter drainage. This deviation is hereby APPROVED for only those roads contained within the Three Oaks Bath & Tennis Club and Pine Glen Unit 2 developments.

RPD Only

Deviation (11) is a request to deviate from the requirement that no real estate sales, except those incidental to the sale of model homes, are to be conducted in a model home (Section 520.D.3.a.), to allow sales offices within model homes and units located throughout the development. This deviation is hereby APPROVED with the condition that such use shall be in compliance with Zoning Ordinance Section 431.C.5.

RPD Only

Deviation (12) is a request to deviate from the requirement that all parking lot spaces shall be provided with sufficient maneuvering room so as to allow an exiting vehicle to leave the parking lot in a forward motion (202.16.E.2.d.), to allow back-out parking for zero lot line or patio homes, similar to that allowed for single-family and two-family developments. This deviation is hereby APPROVED.

All Districts

Deviation (13) is a request to deviate from the requirements in the Zoning Ordinance 202.18.b.2, DSO C.3.a.(4)(e) and wetland protection ordinance 86-31 as amended with regard to the "dots" of RPA & TZ (Non-Urban) that were added to the June 23, 1987 revision of the Lee Plan Land Use Map to continue to be exempt from these requirements due to the previous vesting of the development approvals in DRI #4-8485-54. This deviation is WITHDRAWN.

Specific Location

Deviation (14) is a request to deviate from Section C.3.h. of the DSO, which requires intersections of streets with an arterial street to be not less than 660 feet apart, using a centerline measurement, to not less than 511 feet apart, using a centerline measurement for the two "tee" intersections immediately south of the San Carlos Boulevard/Three Oaks Parkway intersection. This deviation is hereby APPROVED.

Site Plan 91-083 is attached hereto and incorporated herein by reference, as a reduced copy of the Master Concept Plan.

The following findings of fact were made in conjunction with this approval of RPD, CPD and CFPD zoning:

- A. That the rezonings and changes, as conditioned, will not have an adverse impact on the intent of the Zoning Ordinance.
- B. That the requests, as conditioned, are consistent with the goals, objectives, policies and intent of the Lee Plan, and with the densities, intensities and general uses set forth in the Lee Plan.
- C. That the requests, as conditioned, meet or exceed the performance and locational standards set forth for the proposed uses.
- D. That the requests, as conditioned, will protect and preserve environmentally critical areas and natural resources.
- E. That the requests, as conditioned, will be compatible with existing or planned uses and will not cause damage, hazard, nuisance or other detriment to persons or property.
- F. That the requested uses, as conditioned, will be in compliance with all applicable general zoning provisions and supplemental regulations pertaining to the use, as set forth elsewhere in the Zoning Ordinance.
- G. The proposed mix of uses, as conditioned, is appropriate at the subject location.
- H. Sufficient safeguards to the public interest are provided by the recommended conditions to the Master Concept Plan and by applicable regulations.
- I. All conditions are reasonably related to the impacts on the public's interest created by or expected from the development.
- J. The deviations will enhance the achievement of the objective of the development and meet the general intent of the zoning regulations to preserve and promote the protection of the public health, safety, and welfare.
- K. That none of the requested changes meet or exceed the substantial deviation threshold criteria found in Section 380.06(19)(b), Florida Statutes.
- L. That the trip generation study shows that the proposed changes will decrease the traffic impacts for this DRI.
- M. That further Development of Regional Impact review, pursuant to Section 380.06, Florida Statutes, is not required.

The foregoing Resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner Manning, and seconded by Commissioner Slisher and, upon being put to a vote, the result was as follows:

John E. Manning	<u>Aye</u>
Douglas R. St. Cerny	<u>Absent</u>
Ray Judah	<u>Absent</u>
Vicki Lopez-Wolfe	<u>Aye</u>
Donald D. Slisher	<u>Aye</u>

DULY PASSED AND ADOPTED this 17th day of February, A.D., 1992.

ATTEST:
CHARLIE GREEN, CLERK

BY: Charlie Green,
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: [Signature]
Chairman

Approved as to form by:

[Signature]
County Attorney's Office

FILED

FEB 28 1992

CLERK CIRCUIT COURT
BY Charlie Green D.C.

FIRST
DEVELOPMENT ORDER AMENDMENT
FOR
VILLAGES OF SAN CARLOS
DEVELOPMENT OF REGIONAL IMPACT

WHEREAS, a Development Order for the Villages of San Carlos Development of Regional Impact was adopted by the Board of County Commissioners on May 13, 1981; and

WHEREAS, the Applicant/Owner for Villages of San Carlos Development of Regional Impact has proposed to reduce the total number of dwelling units from 3,800 to 3,300; expand commercial square footage from 38,800 to 125,000; establish a 38.2 acre community park site through a 15 acre transfer from Alico Interchange Park Development of Regional Impact and a new voluntary dedication of 23.2 acres; expand the school site from 20 to 25 acres including a 5 acre transfer from Alico Interchange Park Development of Regional Impact; transfer the 0.5 acre fire station site to Alico Interchange Park Development of Regional Impact to create a 2.7 acre emergency services site within that project; expand the wastewater treatment site from 15.8 to 17.3 acres; add two, one acre child care sites; establish procedures for impact fee credits; and amend the table of proposed land uses; and

WHEREAS, under Section 380.06(19), Florida Statutes, the proposed change must be reviewed and evaluated to determine whether or not the change is a substantial deviation from the original Development Order; and

WHEREAS, the Board of County Commissioners has reviewed the proposed change and finds it not to be a substantial deviation if subject to the conditions in this Development Order Amendment, but any further changes will be reviewed cumulatively for determination as to whether or not a substantial deviation has occurred.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, that the Development of Regional Impact Development Order for Villages of San Carlos DRI, adopted by the Board of County Commissioners on May 13, 1981, is amended as follows, with additions underlined, deletions struck through and other changes specified. All other portions of the original Development Order remain in full force and effect.

1. Delete the second WHEREAS clause and replace with the following:

WHEREAS, the Notice of Proposed Change contemplates a development which includes the following land use acreages and dwelling units totals:

Total Project 495 acres

Residential Use

<u>Single Family</u>	392 units	152 acres
<u>Medium Density</u>	664 units	79 acres
<u>High Density</u>	2,244 units	119 acres

Commercial Use

Retail Sales and Service 15 acres

Institutional Use

School 25 acres

Public Facilities

(Inclusive of Utility Easements and Roads) 43 acres

Open Space

(Inclusive of Parks, Recreation Lakes and Drainage) 62 acres

2. Delete sub-paragraphs 1.b. and 1.c. and replace with the following:

1.b. Single family densities within the development shall not exceed four units per acre; and

1.c. The commercial uses permitted within the development shall be only those approved under the Lee County Zoning Resolution and the Revised Master Concept Plan for the Villages of San Carlos. Map H of the original Application for Development Approval is modified by Exhibit A hereto, the Zoning Resolution adopted February 17, 1992, and by the Revised Master Concept Plan which is incorporated herein by reference.

3. Amend subparagraph 1.d. as follows:

1.d. The ~~fire station and school site and the community park~~ shall be permitted uses in accordance with the development plan submitted with the ~~ADA~~ Notice of Proposed Change, Zoning Resolution and Master Concept Plan; and

4. Delete paragraph 2 and replace with the following:

2. The subject property is concurrently rezoned to Residential Planned Development, Commercial Planned Development and Community Facilities Planned Development for a total of 3,300 residential units, a 15 acre commercial site allowing a maximum of 88,799 square feet of gross floor area, a 38.2 acre community park site, a 25 acre school site, a 17.3 acre wastewater treatment site, and two, one acre child care sites. Table 12-2 of the original Application for Development Approval, Proposed Land Uses, is amended by Exhibit C hereto.

SWFRPC ASSESSMENT

5. Paragraph II.A under "Public Services, Education" is amended as follows:

A. EDUCATION

The proposed project would have a significant impact upon the Lee County Schools system by adding a minimum of 2,470 students by project completion. The additional students would require sizable outlays in operation costs and capital funds.

RECOMMENDATION

Any DRI Development Order issued by Lee County should contain the provision stating that the applicant dedicate or ensure the dedication to the Lee County School Board, at the time mutually agreeable to the School Board and the applicant, the 20 acre site identified in the ADA no later than 90 days after the effective date of the First Development Order Amendment, the 25 acre site identified on the Master Concept Plan to be used for the construction of a school facility. Consistent with the requirements of Section 380.06(16)(b), Florida Statutes, the developer shall be entitled to impact fee credit for the dedication if a school impact fee is enacted at a later date, such credit is provided for, and is pursuant to the terms of the ordinance, or if required by law.

6. Paragraph II.B under "Public Services, Fire Protection" is amended as follows:

B. FIRE PROTECTION

To adequately service the project, the San Carlos Park Fire Department has indicated that it will be necessary to build, man, and equip a fire station on the project site. The Lee County Fire Official has indicated that certain design considerations will have to be included.

RECOMMENDATIONS

~~should contain the provision that the 1/2 acre site reserved by the applicant for a fire station be dedicated to the San Carlos Park Fire District at a time mutually agreeable to both the applicant and the District.~~

- 1). 2+ Any DRI Development Order issued by Lee County should contain the provision that the Applicant contribute to fund the construction of a fire station on the 1/2 acre site to the specifications of the San Carlos Park Fire District as stated by the District in their letters of August 22nd, 1980 to Mr. Alan C. Freeman and September 24, 1980 to Mr. Mike Kloehn (appendix pp. 46-49).
- 2) 3+ Any DRI Development Order issued by Lee County should contain the provision that the Applicant incorporate the requirements of the Fire Official into the subject project (Copy of these requirements in the appendix, pg. 50).
- 3) Consistent with the requirements of Section 380.06(16)(b), Florida Statutes, the developer shall be entitled to fire impact fee credits equal to the cost contribution given to the San Carlos Park Fire District if allowed by and pursuant to the terms of the impact fee ordinance, or if required by law.

7. Paragraph II.C under "Public Services, Recreation and Open Space" is amended as follows:

C. RECREATION AND OPEN SPACE

The applicant has indicated that an adequate amount of park and open space will be provided in the development in conjunction with a multi-use taxing district, the Lee County Division Department of Community Services or a homeowners association.

RECOMMENDATIONS

- 4) At the request of Lee County, the developer has agreed to set aside a 38.2 acre site, as shown on the Master Concept Plan, for use as a public park. The park site is comprised of 15 acres transferred from Alico Interchange Park Development of Regional Impact with the addition of 23.2 acres volunteered by the developer. Consistent with the requirements of Section 380.06(16)(a), Florida Statutes, the developer shall be entitled to impact fee credits for the land dedication if allowed by and pursuant to the terms of the applicable ordinance, or if required by law. The park site shall be conveyed to the Lee County Board of County Commissioners no later than 90 days after the effective date of the First Development Order Amendment or per the terms of a contractual agreement between the developer

and Lee County.

- 5) The use of the 38.2 acre park site shall be limited as follows: the property shall be utilized for a public park and for no other purpose; any development of the park shall be substantially in accord with the site plan attached hereto as Exhibit B; the development of the park will be consistent with the drainage concept plan for the Villages of San Carlos Development of Regional Impact; the County will be responsible for mitigating all traffic impacts created by the park in any future traffic analysis and mitigation required by Section 380.06, Florida Statutes, or by Lee County; the developer and the County shall exchange mutual utility easements to allow for the consistent development of the park and the surrounding property; the title to the property at the time of conveyance shall be subject to all easements, restrictions and conditions of record common to property in the area of the site; and, all entrances and median cuts along Three Oaks Parkway shall be in accord with the Master Concept Plan for the Villages of San Carlos Development of Regional Impact.

- 6) There shall be no reduction in open space relative to the original Development Order as a result of this amendment.

8. Paragraph III.B under "Public Facilities, Wastewater Management" is deleted and replaced with the following:

B. WASTEWATER MANAGEMENT

Gulf Utility currently operates a wastewater treatment plant that serves the area.

9. Subparagraph III.C.3. under "Public Facilities, Transportation" is added as follows:

C. TRANSPORTATION

- 3) Consistent with the requirements of Section 380.06(16)(a), Florida Statutes, the developer shall be entitled to road impact fee credits for the value of improvements outlined in C.1) and 2) of the original Development Order, if such improvements are eligible pursuant to the terms of the applicable ordinance, or if required by law.

10. Table 12-2 in the Application for Development Approval (Proposed Land Uses and Phasing Schedule) is deleted and is replaced by Exhibit C hereto.

The motion to adopt this Development Order was offered by Commissioner Manning and seconded by Commissioner Slisher and upon poll of the members present, the vote was as follows:

John E. Manning	<u>Aye</u>
Douglas St. Cerny	<u>Absent</u>
Ray Judah	<u>Absent</u>
Vicki Lopez-Wolfe	<u>Aye</u>
Donald D. Slisher	<u>Aye</u>

DULY PASSED AND ADOPTED this 17th day of February, A.D., 1992.

BOARD OF COUNTY COMMISSIONERS
LEE COUNTY, FLORIDA

By: [Signature]
(Chairman)

ATTEST
CHARLIE GREEN, Clerk

By: [Signature]
Deputy Clerk

APPROVED AS TO FORM

By: [Signature]
County Attorney's Office

FILED

FEB. 25 1992

REVISED LAND USE TABLE

LAND USE TYPES	1984-1988		1989-1993		1994-1999		TOTAL	
	Acres %	Units Acres %	Units Acres %	Units Acres %	Units Acres %	Units Acres %	Units Acres %	Units Acres %
112-Single Family	83	17 200	69	14 192			152	31 392
Multi-Family								
116-Low Density			79	16 664			79	16 664
117-High Density			20	4 374	99	20 1870	119	24 2244
121-Retail Sales and Services			6	1	9	2	15	3
155-Sewage Treatment Facility	5	1	5	1	7	1	17	3
161-Educational Facilities					25	5	25	5
170-Recreation*	24	5			38	8	62	13
192-Open Land and Other Streets	26	5					26	5
Total	138	28 200	179	36 1230	178	36 1870	495	100 3300

*In addition to the 24-acre preserve provided for recreation, 10 acres of property is provided for joint development by the School Board and Division of Community Services for recreation, as well as various park areas provided for as part of the multi-unit area facilities (See Question 27 A)

Note 1 32 acres of lakes comprised of the master drainage system along I-75 and lakes around the cypress preserve were all constructed during Phase I.

Note 2 Development Order effective date is May 13, 1981. This table is a three year extension to the original phasing.

EXHIBIT C TO FIRST DEVELOPMENT ORDER AMENDMENT
FOR VILLAGES OF SAN CARLOS DEVELOPMENT OF REGIONAL IMPACT

**Clerk Of Circuit Court
Lee County, Florida**

County of Lee

Given under my hand and official seal at Fort Myers, Florida,
this 6th day of March, 1992.

BY Claire J. Wusk, D.C.

M E M O R A N D U M
FROM
THE DEPARTMENT OF
COMMUNITY DEVELOPMENT
ZONING DIVISION

DATE: June 3, 1992

TO: Zoning/DRI File 91-7-23-DRI-4
Villages of San Carlos

FROM: *Charles Gauthier*
Charles Gauthier
Principal Planner

RE: Correct Master Concept Plan for Zoning Resolution Z-91-083

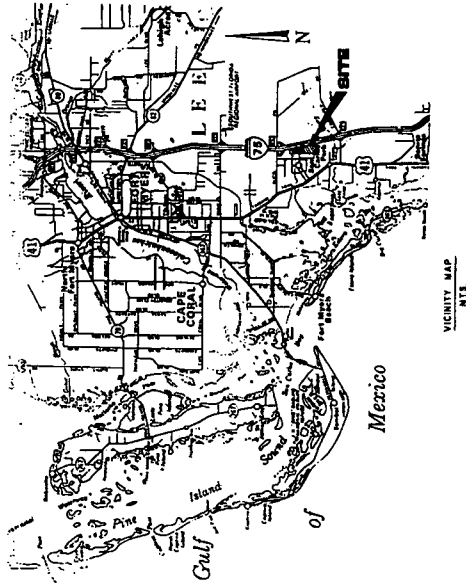
This is to confirm that the correct Master Concept Plan for Resolution Z-91-083 is as follows:

<u>Sheet</u>	<u>Dated</u>	<u>Stamped Received</u>
A, C-1, C-2	April 21, 1989	January 29, 1992
B1, B2	April 21, 1989	January 29, 1992
D	September 11, 1990	January 29, 1992
E1, E2, H	January 4, 1991	January 29, 1992
F	N/A	January 29, 1992
G-1, G-2, G-3	April 17, 1984	January 29, 1992

The dates vary from that noted in the Resolution due to a late resubmittal.

CG/rdd

cc: Hal McNemar/Norma Gluck, Zoning
Paul Bangs, Director of Development Review



VILLAGES OF SAN CARLOS

INDEX

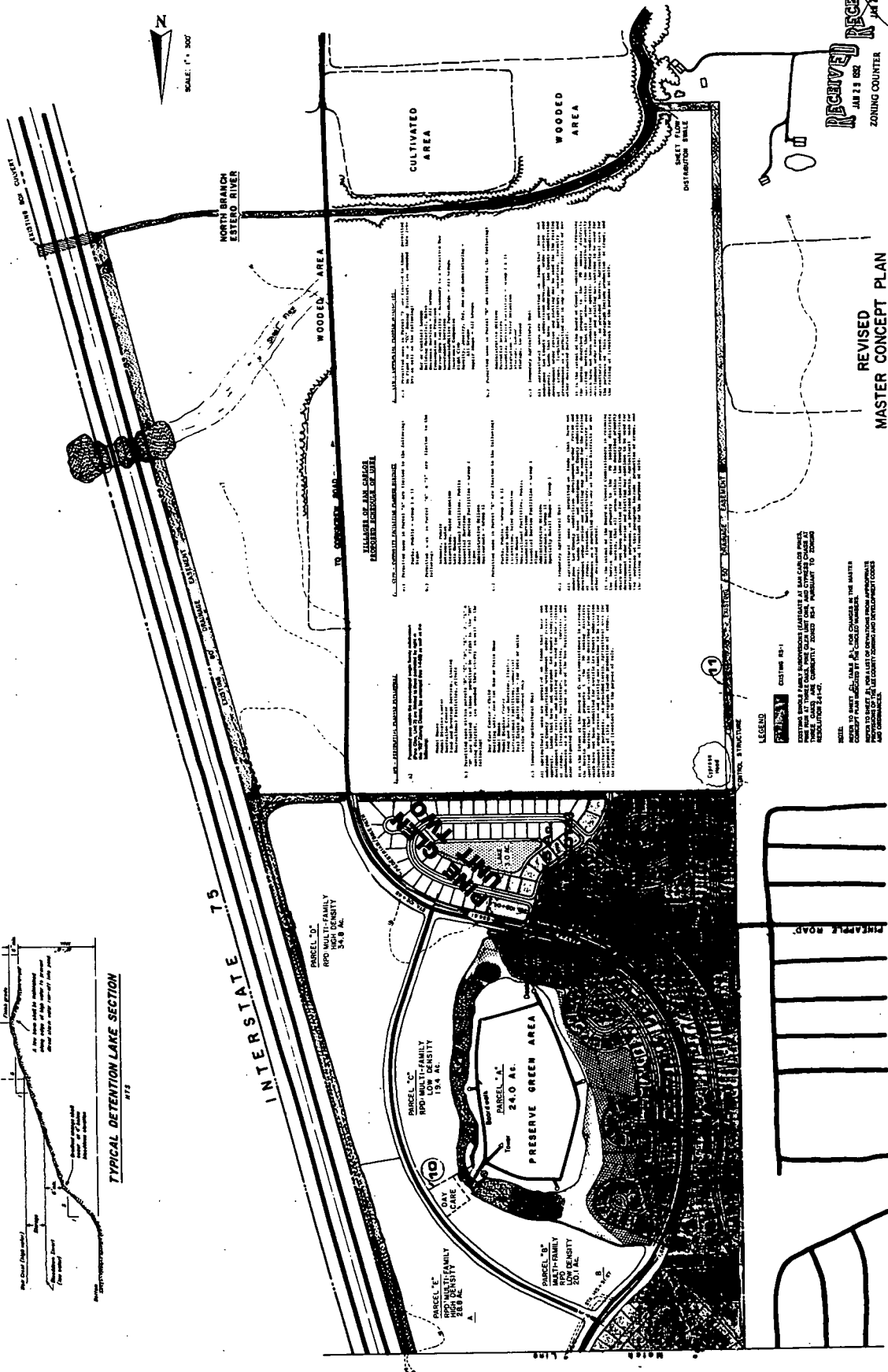
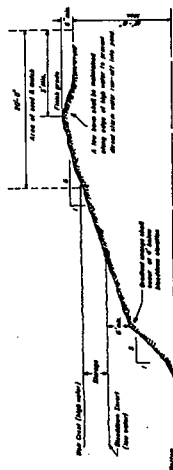
TITLE	PAGE	EXHIBIT NO.
COVER	A	
REVISED MASTER CONCEPT PLAN (RPD, CPD, CFPD)	B1, B2	EXHIBIT B-1
ORIGINAL MASTER DEVELOPMENT MAP (DRI-MAP "H")	C1, C2	EXHIBIT B-2
CURRENT LAND USE & EXISTING ZONING MAP	D	
TOPOGRAPHIC MAP (ADA-DRI MAP C)	E1, E2	
ZONING - SURVEY PLAT / LEGAL DESCRIPTIONS	F	EXHIBITS TWO: A.2 & A.3
AERIAL PHOTOGRAPH WITH SOILS CLASSIFICATION	G1, G2, G3	
SETBACK ILLUSTRATIONS (LOT SKETCHES)	H	

VILLAGES OF SAN CARLOS

RECEIVED
JAN 23 1982
ZONING COUNTER

PLAN SET

SOURCE, INC. ENGINEERS / PLANNERS 1000 N. GULF BLVD. CAPE CAROL, ALABAMA 36904	DATE JAN 23 1982	SHEET NO. A
	P.O. BOX 1381, CAPE CAROL, FL 32909 (904) 896-2444	

[illegible]

SAN CARLOS WOODS

REFER TO SHEET J-1 FOR A LIST OF DEVIATIONS FROM APPROPRIATE PROVISIONS OF THE LEE COUNTY ZONING AND DEVELOPMENT CODES AND ORDINANCES.

TITLE

EXISTING SCHOOL BUILDINGS (LASTGATE AT SAN CARLOS PARK, PINE RUN AT THREE OAKS, PINE CLEEN UNIT ONE, AND CYPRESS CHASE AT THREE OAKS) ARE CURRENTLY ZONED RS-4 PURSUANT TO ZONING RESOLUTION 2-81-87.

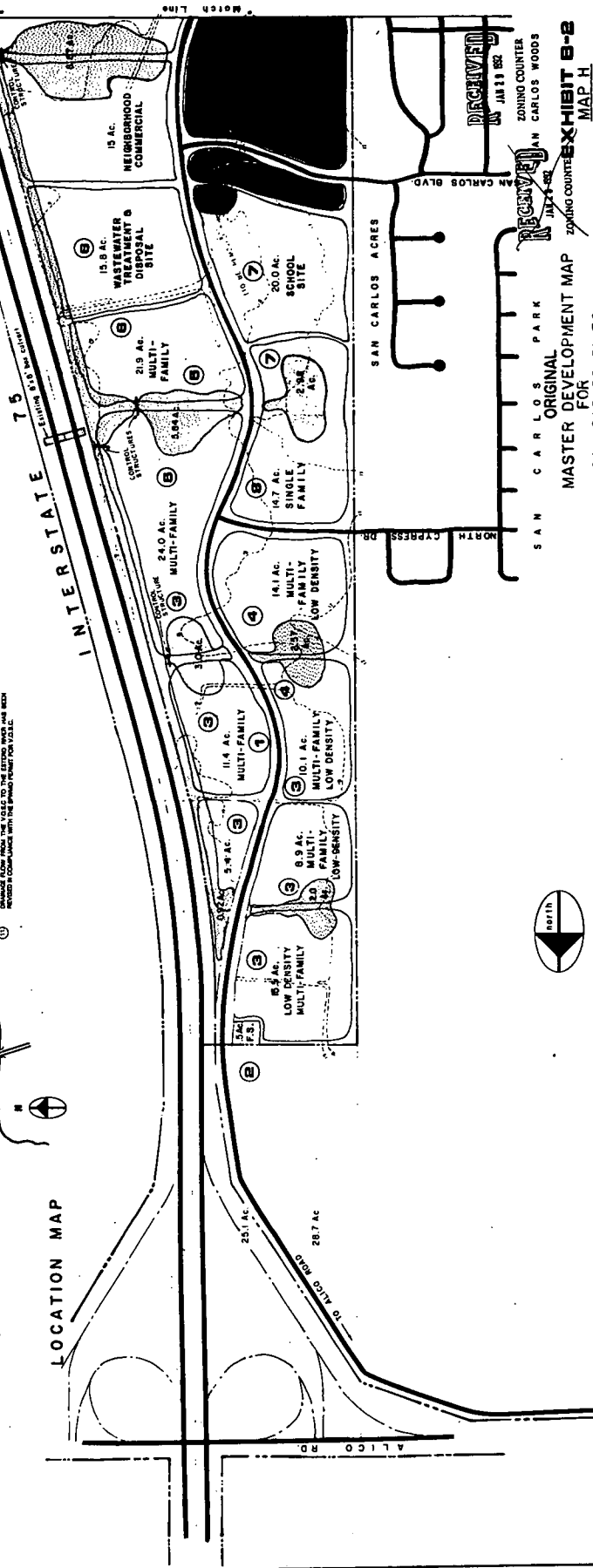
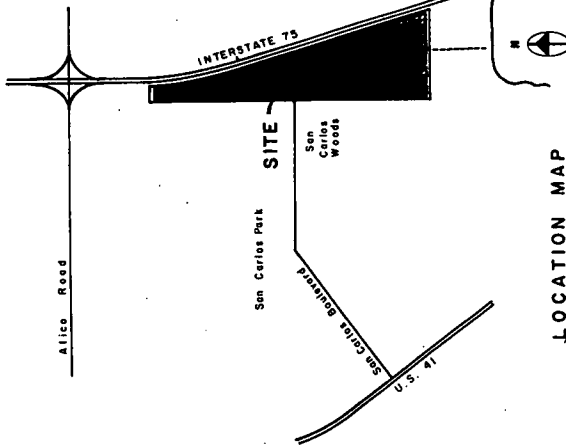
[illegible]

10017. CHANG, CHIA-MING

[illegible]

South Branch Cro River

LOCATION MAP

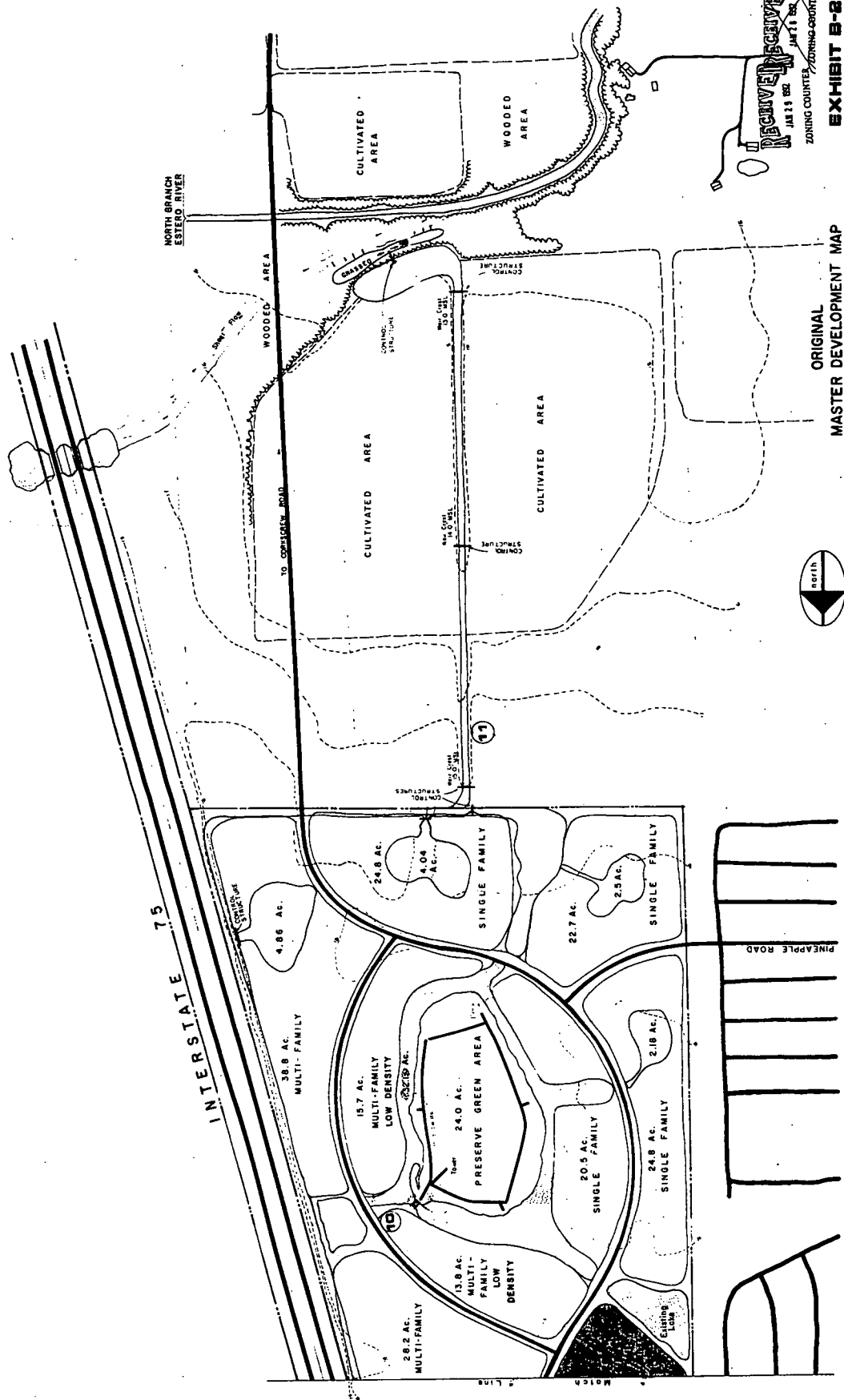


SCALE: 1" = 300'

ORIGINAL
MASTER DEVELOPMENT MAP
FOR
ZONING COUNTEY EXHIBIT B-2
MAP H
JUL 17 1988
CARLOS WOODS

**SAN CARLOS FINES
BY
ANDEMELI LAND & DEVELOPMENT CO.**

SOURCE, INC.
CONTRACTS, TERMS & CONDITIONS
LAND PLANNING



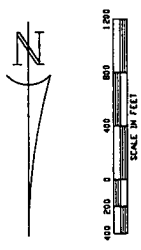
SCALE: 1" = 300'

ORIGINAL
MASTER DEVELOPMENT MAP
FOR
SAN CARLOS PINES

EXHIBIT B-2
MAP H

SOURCE, INC.
 110-08-37
 4-21-89
 C2





LAND USE SUMMARY

Residential	342 Units	151.98 acres
Single-Family (Low Density)	288 Units	78.56 acres
Single-Family (Medium Density)	24 Units	13.58 acres
Multi-Family (High Density)	30 Units	33.84 acres
College Parkway		375.48 acres
Total		2300.00 acres

Community Facilities (C.F.P.D.)

Park	38.24 acres
Recreational Open Space	23.82 acres
High School	21.82 acres
Elementary School	21.82 acres
C.F.P.D. Total	105.70 acres

A.P.D., C.F.P.D. Total

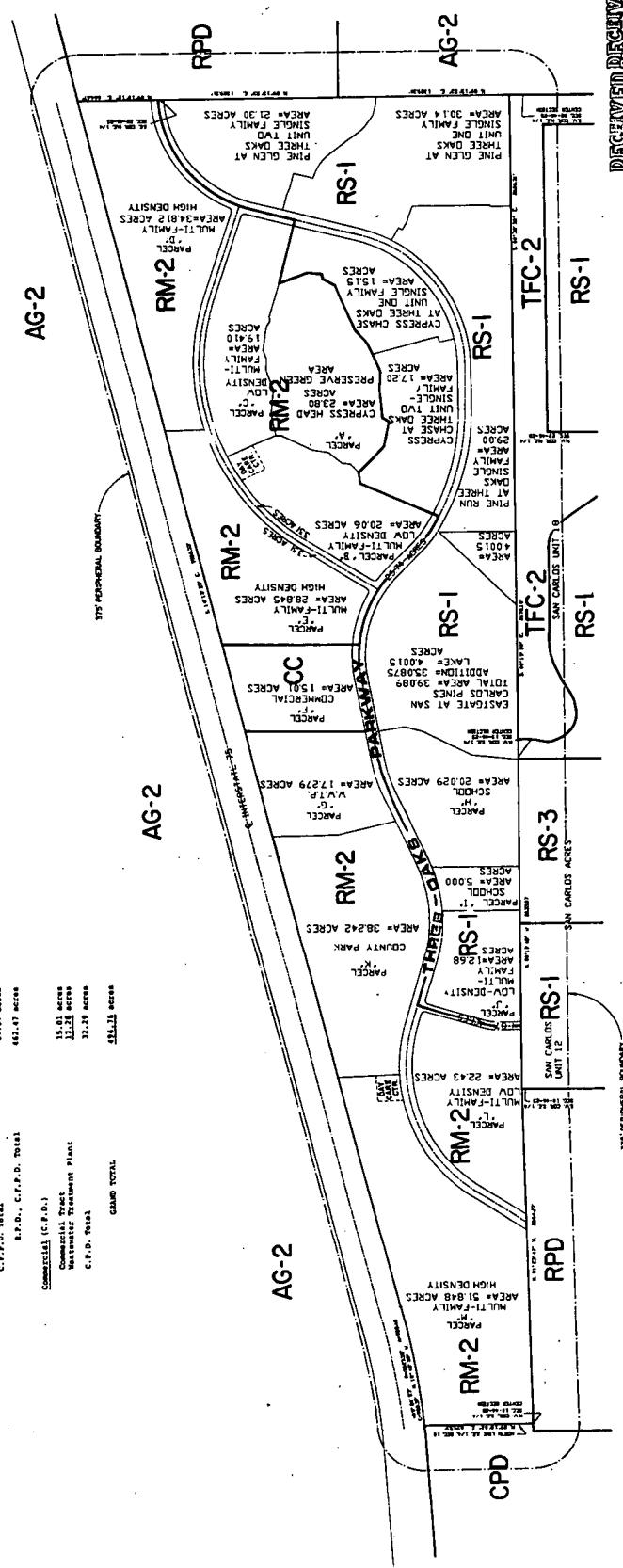
Total	462.47 acres
--------------	---------------------

Commercial (C.F.P.D.)

Commercial Office	15.41 acres
Commercial Retail	13.28 acres
Warehouse/Truck Terminal Plant	13.28 acres
C.F.P.D. Total	41.97 acres

Grand Total

Total	514.13 acres
--------------	---------------------



RECEIVED
JUN 23 1982
JUN 24 1982

ZONING COUNCIL
VILLAGES OF SAN CARLOS

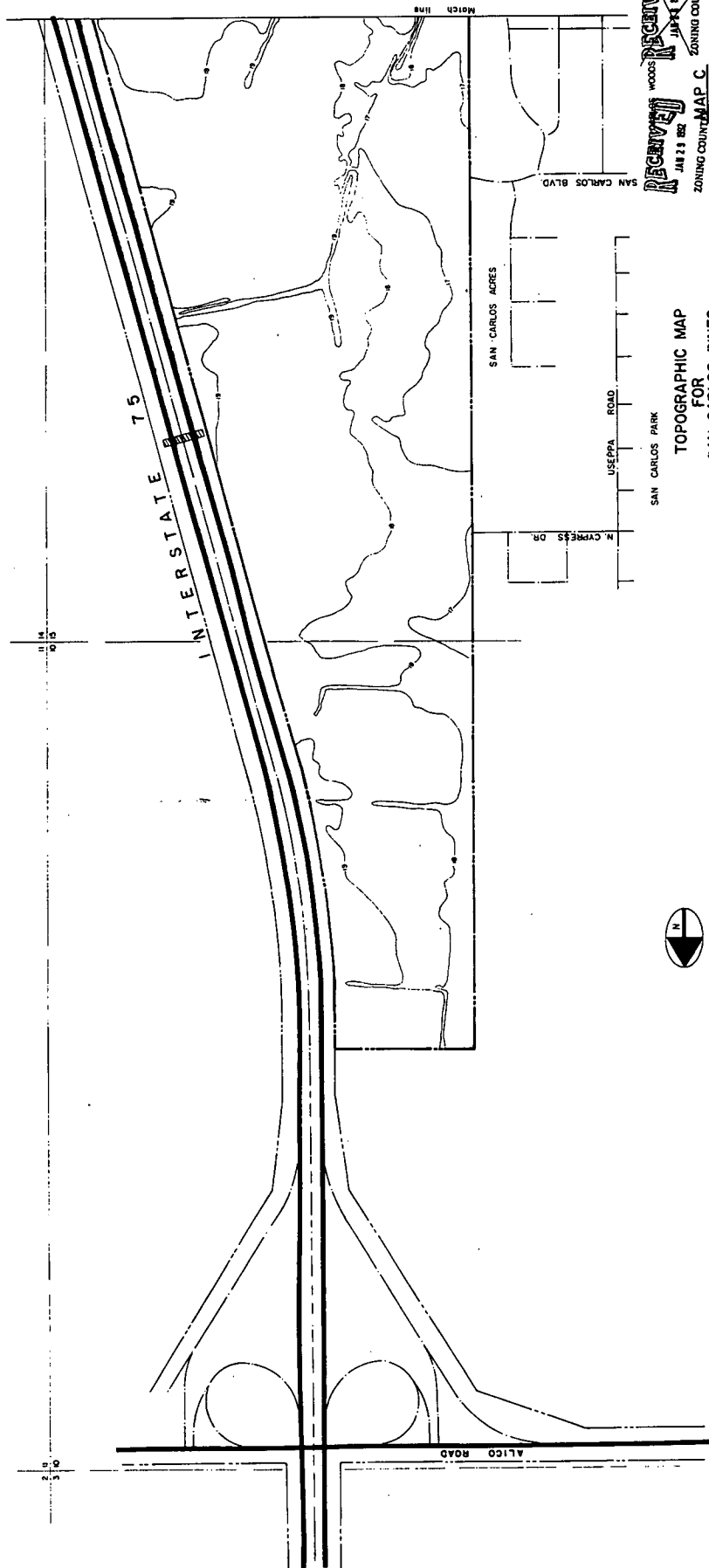
CURRENT LAND USE & EXISTING ZONING

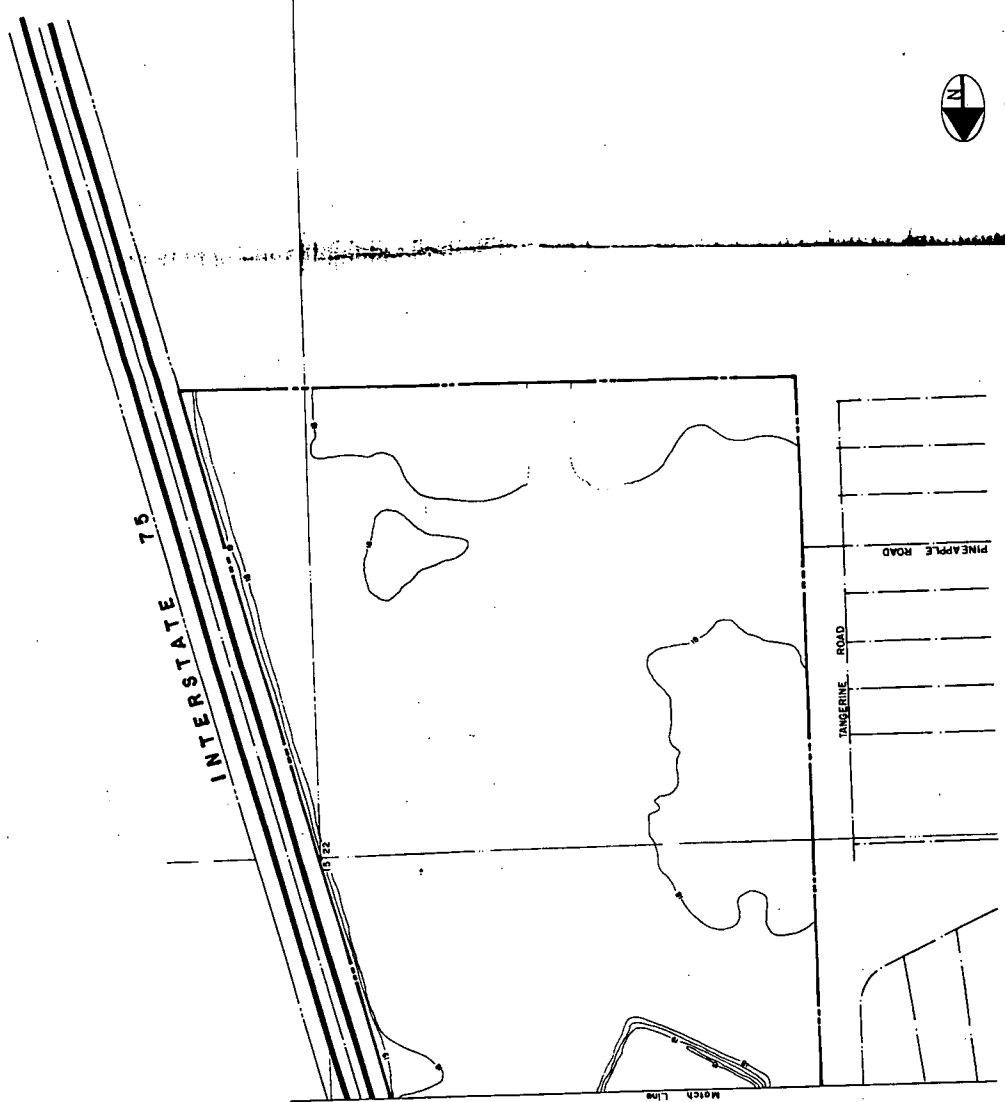
SOURCE, INC.
1000 SAN CARLOS AVENUE
SAN CARLOS, CALIF. 94061

PROJECT NO.
1000 SAN CARLOS AVENUE
SAN CARLOS, CALIF. 94061

DATE
JUL 1, 1982

BY
D





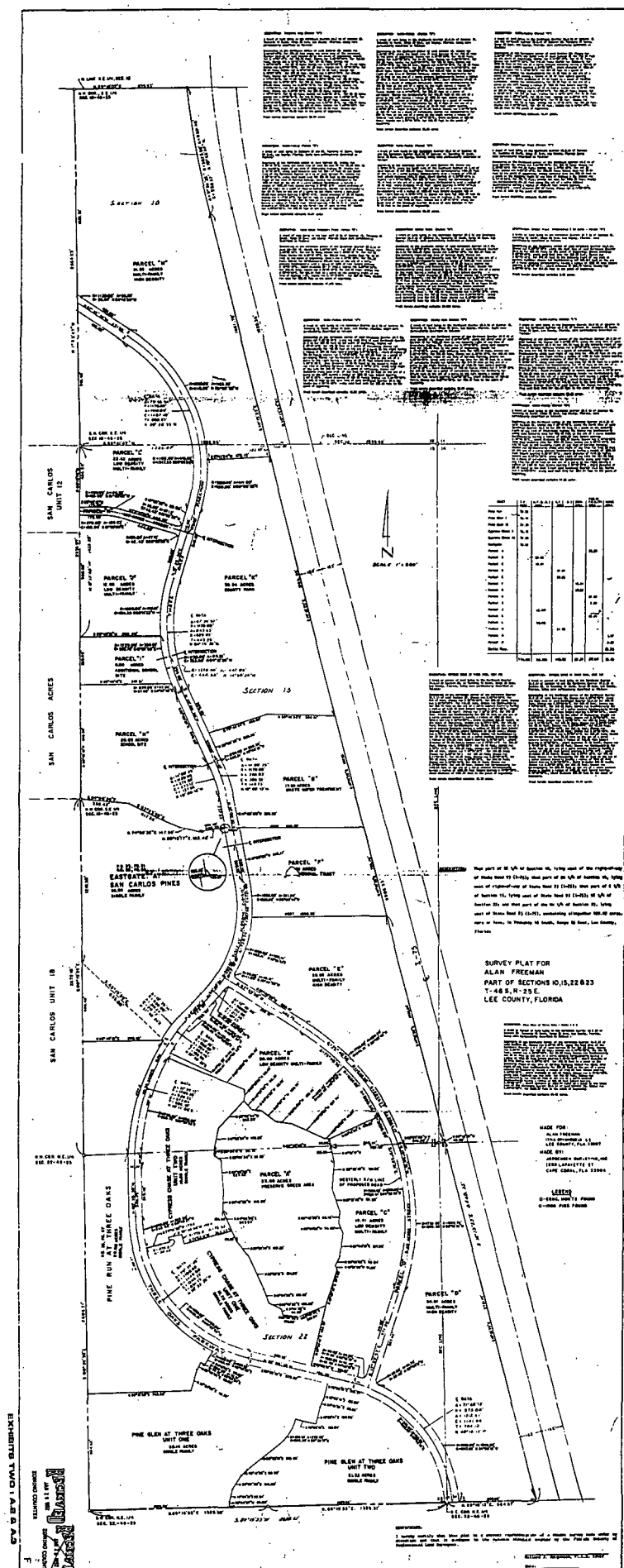
SCALE: 1" = 300'

TOPOGRAPHIC MAP
FOR
SAN CARLOS PINES
BY
ANDEMELI LAND & DEVELOPMENT CO.

RECEIVED
JAN 11 1982
ZONING COUNTER

MAP C

SOURCE, INC.
CONSULTING LAND PLANNERS
CITY OF SAN CARLOS, CALIF.
SHEET NO. **E2**





SCALE: 1" = 300'

SOILS CLASSIFICATION

NUMBER	TYPE OF SOIL
4	Heavy Fine Sand
12	Medium Fine Sand
13	Coarse Fine Sand
26	Heavy Fine Sand
27	Medium Fine Sand, Depositional
28	Heavy Fine Sand
33	Medium Fine Sand
49	Medium Fine Sand, Depositional
50	Heavy Fine Sand, Depositional

DEVELOPER:

SOUTHWEST FLORIDA CAPITAL CORPORATION
5 BRYNWOOD LANE
FORT MYERS, FLORIDA 33908

AERIAL AND EXISTING SITE CONDITIONS

VILLAGES OF SAN CARLOS

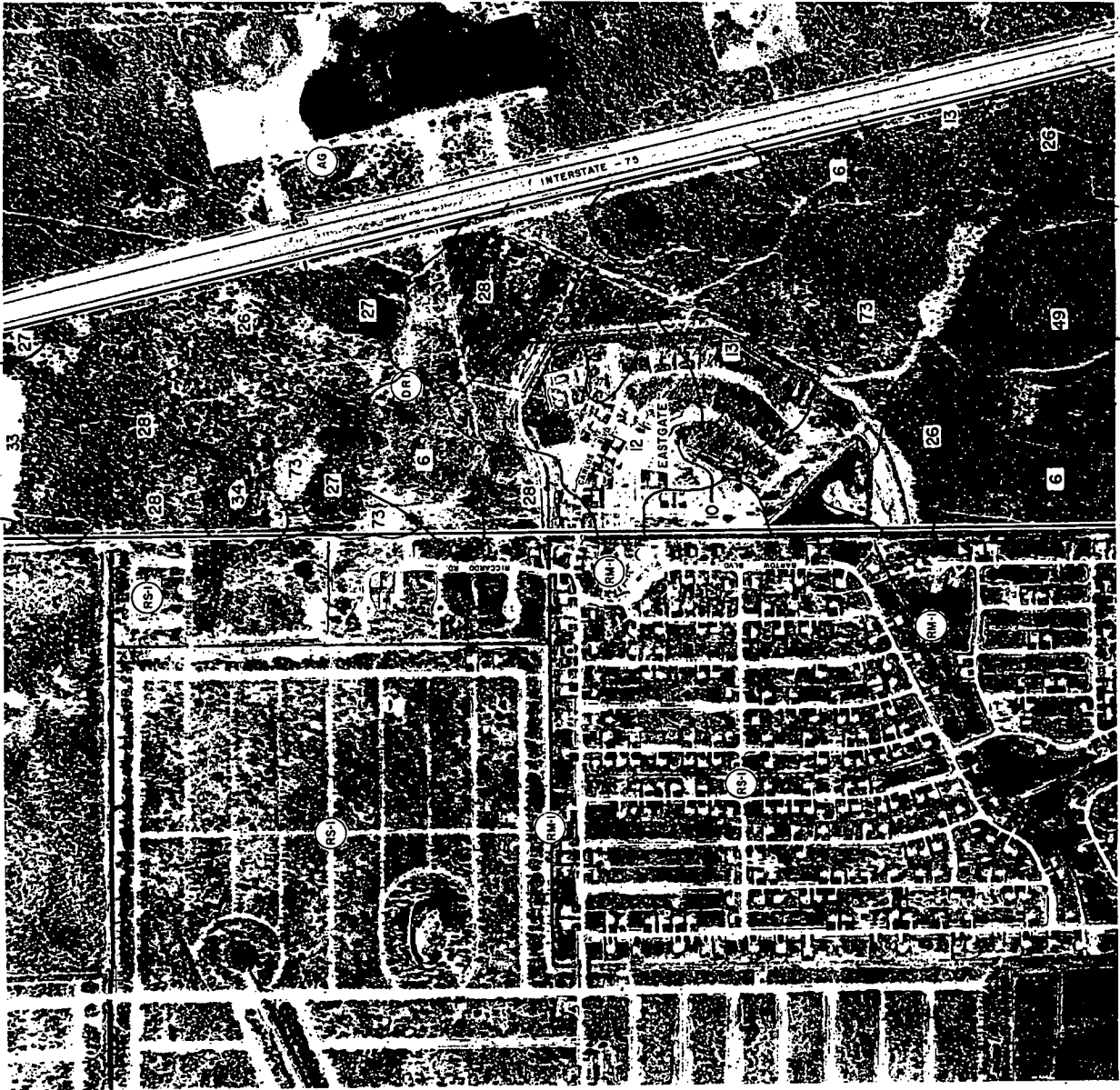
SEC. 10, 15, 22 & 23 T46S, R25E
LEE COUNTY, FLORIDA



REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA
NO. 12345
DATE: 12/15/81

SOURCE, INC.
LAND PLANNING
1000 LEE COUNTY AVENUE
FORT MYERS, FLORIDA 33908
TEL: 336-1111

12345 LEE COUNTY AVENUE, FORT MYERS, FLORIDA 33908
PHONE: 336-1111



SCALE: 1" = 300'

SOILS CLASSIFICATION

NUMBER	TYPE OF SOIL
1	Heavy Silty Clay
2	Medium Silty Clay
3	Light Silty Clay
4	Heavy Silty Sand
5	Medium Silty Sand
6	Light Silty Sand
7	Heavy Sand
8	Medium Sand
9	Light Sand
10	Very Fine Sand
11	Very Fine Silty Sand
12	Very Fine Sand, Depositional
13	Very Fine Silty Sand, Depositional
14	Very Fine Sand, Depositional
15	Very Fine Silty Sand, Depositional
16	Very Fine Sand, Depositional
17	Very Fine Silty Sand, Depositional
18	Very Fine Sand, Depositional
19	Very Fine Silty Sand, Depositional
20	Very Fine Sand, Depositional
21	Very Fine Silty Sand, Depositional
22	Very Fine Sand, Depositional
23	Very Fine Silty Sand, Depositional
24	Very Fine Sand, Depositional
25	Very Fine Silty Sand, Depositional
26	Very Fine Sand, Depositional
27	Very Fine Silty Sand, Depositional
28	Very Fine Sand, Depositional
29	Very Fine Silty Sand, Depositional
30	Very Fine Sand, Depositional
31	Very Fine Silty Sand, Depositional
32	Very Fine Sand, Depositional
33	Very Fine Silty Sand, Depositional
34	Very Fine Sand, Depositional

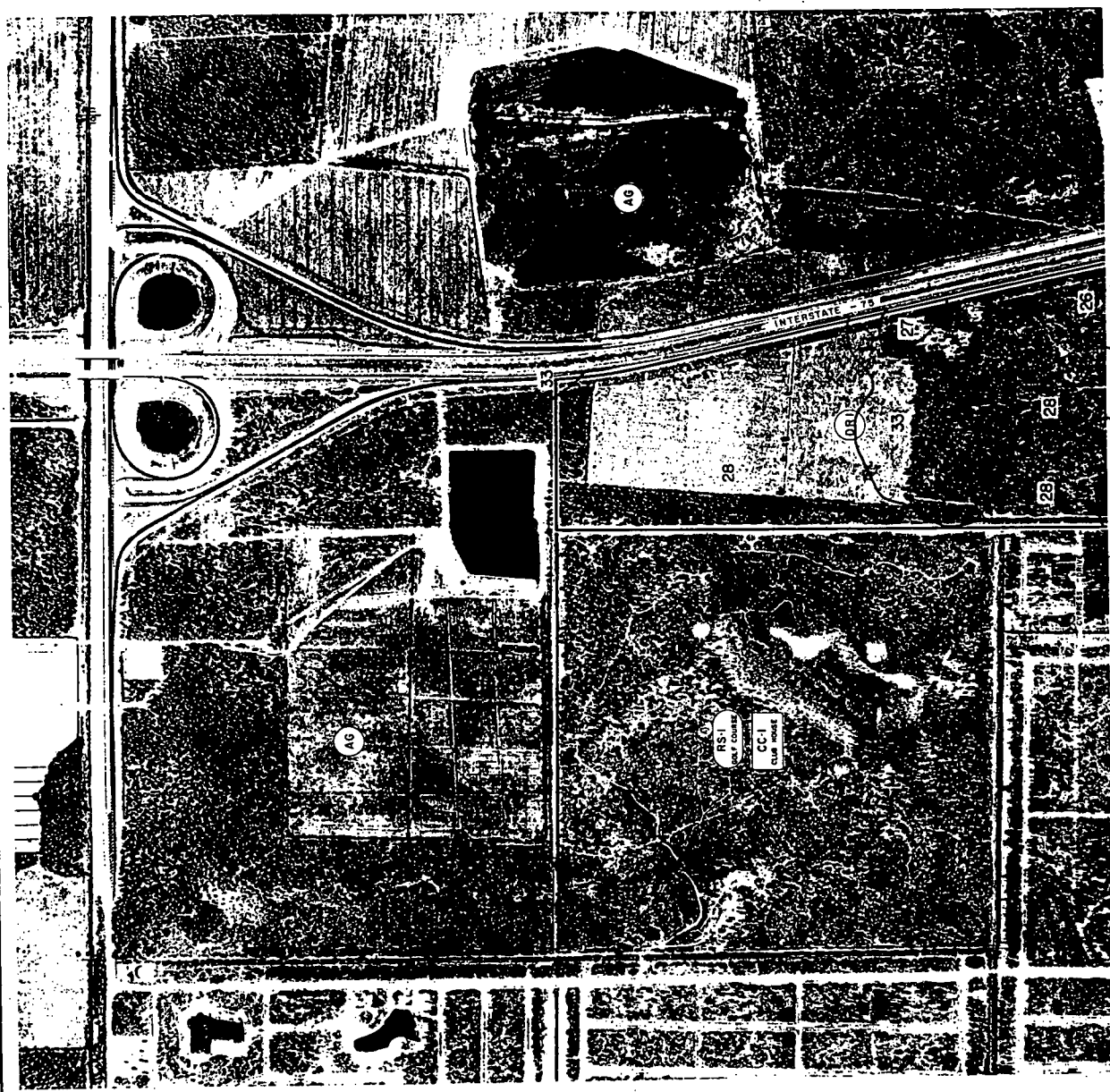
DEVELOPER:
SOUTHWEST FLORIDA CAPITAL CORPORATION
5 BRYNWOOD LANE
FORT MYERS, FLORIDA 33908

AERIAL AND EXISTING SITE CONDITIONS
VILLAGES OF SAN CARLOS
SEC. 10, 15, 22 & 23 T46S, R25E
LEE COUNTY, FLORIDA

RECEIVED
JAN 13 1982
ZONING COUNTY PLANNING COMMISSION

SOURCE, INC.
1000 S. GULF AVENUE
FORT MYERS, FLORIDA 33901
TEL. 813-938-1111

RECEIVED
JAN 13 1982
ZONING COUNTY PLANNING COMMISSION



SCALE: 1" = 300'

SOILS CLASSIFICATION

NUMBER	TYPE OF SOIL
4	Well-sorted Fine Sand
12	Medium Fine Sand
13	Coarse Fine Sand
24	Medium Fine Sand, Depressional
28	Well-sorted Fine Sand
31	Coarse Fine Sand
33	Medium Fine Sand, Depressional
46	Well-sorted Fine Sand
47	Medium Fine Sand, Depressional

DEVELOPER:

SOUTHWEST FLORIDA CAPITAL CORPORATION
5 BRYNWOOD LANE
FORT MYERS, FLORIDA 33908

AERIAL AND EXISTING SITE CONDITIONS

VILLAGES OF SAN CARLOS

SEC. 10, 15, 22 & 23 T.46S, R.28E
LEE COUNTY, FLORIDA

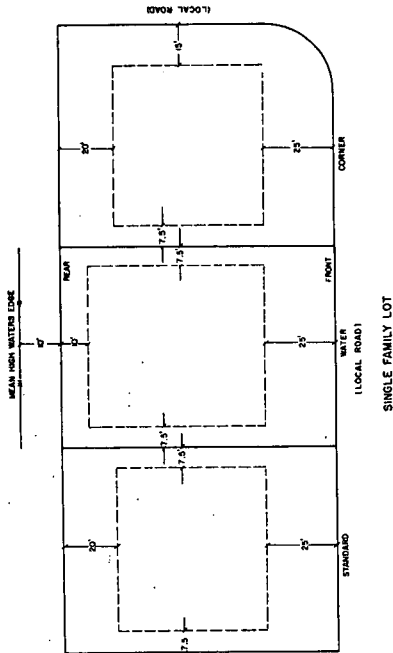
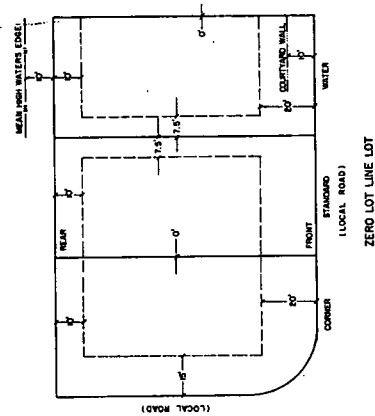
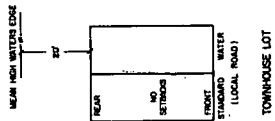
RECEIVED
JAN 23 1982
JAN 23 1982

LEE COUNTY
ZONING COUNCIL

Lee County
Zoning Council
1982

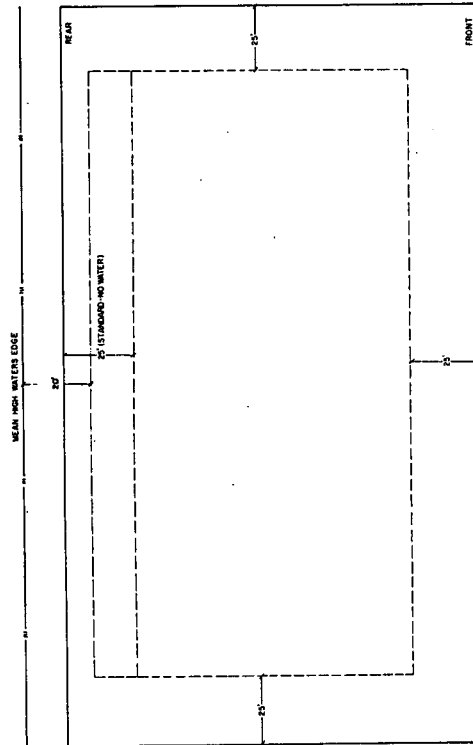
SOURCE, INC.
10000
673

10000 LAMARTE STREET, FORT MYERS, FLORIDA 33908
PHONE 813/649-2345



LEGEND

- PROPERTY LINE
- BACKING WALL SETBACK LINE
- COURTYARD WALL SETBACK LINE
- WATERS EDGE



PROPOSED SETBACK ILLUSTRATIONS

RECEIVED
JAN 11 1992
ZONING COUNCIL
VILLAGES OF SAN CARLOS
RECEIVED
JAN 11 1992

SOURCE INC.
1304 LAURETTE STREET
SAN CARLOS, CA 94061
TEL: (415) 251-1313 FAX: (415) 251-1314

PLANNING DEPARTMENT
DATE: _____

PORTOFINO VINEYARDS

Protected Species Survey

Parcels B, C, D, & E



11000 Metro Parkway, Suite 4
Fort Myers, Florida, 33912
Phone: (239) 418-0671 Fax: (239) 418-0672

April 21, 2006

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DCI 2005-00054

ATTACHMENT N

INTRODUCTION

Two environmental scientists from Boylan Environmental Consultants, Inc conducted a field investigation on the 68.91± acre property. The purpose of the field investigation was to identify the potential of listed (endangered, threatened, etc.) species to inhabit the site that are regulated by the US Fish & Wildlife Service (FWS) and the Florida Fish & Wildlife Conservation Commission. The site is located in portions of Sections 15, 22, & 23, Township 46 South, Range 24 East, in Lee County, Florida. Specifically, it is situated west of Interstate 75 and east of Three Oaks Parkway.

METHODOLOGY

The property was surveyed for the presence of listed species in accordance with Lee County Ordinance No. 89-34. Overlapping belt transect methodology was utilized for this survey. Lee County has approved this method outlined by Kevin L. Erwin Consulting Ecologists, Inc., as an alternative species survey method. This method is comprised of a several step process. First vegetation communities or land-uses on the property or study area are delineated on an aerial photograph based on nomenclatures of the Florida Land Use, Cover and Forms Classification System (FLUCFCS). Next, the FLUCFCS codes or land-use types found on the property are cross-referenced with the Lee County Protected Species List. This protected species list names the species that have a probability of occurring in any particular FLUCFCS community. Then, each community is searched in the field for the species listed for that particular FLUCFCS type. An intensive pedestrian survey is conducted using parallel belt transects as a means of searching for plants and animals. In addition, periodic "stop-look-listen" and quiet stalking methods are conducted for animals. Signs or sightings of these species are then recorded and are marked in the field with flagging tape. The table at the end of this report lists the FLUCFCS communities found on the property and the corresponding species that have the potential of occurring in them. Transects were walked approximately as shown on the attached aerial photograph.

In addition, Soil Conservation Service (SCS) soil survey mappings, now identified as the Natural Resource Conservation Service (NRCS), were reviewed for the presence of hydric soils. The presence of a hydric soil may indicate the presence of a wetland. These soil mappings are general in nature and were mapped at a scale of 1:24,000'. The following is a discussion in regards to on-site conditions of the subject property.

SITE CONDITIONS

The site was undeveloped, but appears to have a long history of disturbance. In general, the property is composed of melaleuca invaded pine flatwoods with areas of disturbance. There is also some disturbance associated with the lake excavation that took place along the west property line. A dirt track bisects the property from north to south. Some areas of higher quality pine flatwoods were present that had lesser amounts of melaleuca colonization.

The soils on the property have been mapped by the NRCS, which show that the property is underlain by Hallandale fine sand, Boca fine sand, Peckish mucky fine sand, Pineda fine sand, Pineda fine sand, depressional. The Peckish mucky fine sand, Pineda fine sand, and the Pineda

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Page 2 of 5

DCI 2005-00054

fine sand, depressional is listed in the Hydric Soils of Florida Handbook (2000) as hydric. See attached map for soil mappings.

Survey Date and Weather Conditions

Survey Date and time	Weather Conditions
November 11, 2005 9:30 a.m. to 3:30 p.m.	Clear with temperatures in the upper 70's with variable winds.
February 14, 2006 9:00 a.m. to 4:00 p.m.	Clear with temperatures in the upper 50's; low 60's with variable winds.
February 22, 2006 8:30 a.m. to 2:30 p.m.	Partly cloudy with temperatures in the upper 70's; low 80's with variable winds.

Vegetation

Vegetation communities were mapped in the field according to the system in use by the agencies, the Florida Land Use Cover and Forms Classification System (FLUCFCS). Listed below are the vegetation communities or land-uses identified on the site. The following descriptions correspond to the mappings on the attached FLUCFCS map. See Florida Land Use, Cover and Forms Classification System (Department of Transportation 1999) for definitions.

411E1 (0-25% Exotics) Pine Flatwoods

This upland habitat type occupies approximately 12.56± acres. The canopy is dominated by slash pine. The sub-canopy includes Brazilian pepper and melaleuca. Ground cover includes Brazilian pepper, saw palmetto, Caesar-weed, melaleuca, and grapevine.

411E2 (26-50% Exotics) Pine Flatwoods

This habitat type occupies approximately 34.28± acres. This FLUCFCS type contains similar vegetation to FLUCFCS Code 411E1; however it contains 26-50% exotic species, Brazilian pepper and melaleuca in the canopy and sub-canopy.

411E3 (51-75% Exotics) Pine Flatwoods

This habitat type occupies approximately 2.36± acres. This FLUCFCS type contains similar vegetation to FLUCFCS Code 411E1; however it contains 51-75% exotic species, Brazilian pepper and melaleuca in the canopy and sub-canopy.

411E4 (76-100% Exotics) Pine Flatwoods

This habitat type occupies approximately 2.01± acres. This FLUCFCS type contains similar vegetation to FLUCFCS Code 411E1; however it contains 76-100% exotic species, Brazilian pepper and melaleuca in the canopy and sub-canopy.

424 Melaleuca

This habitat type occupies approximately 1.01± acres. The canopy contains melaleuca with scattered cabbage palm. The sub-canopy is dominated by melaleuca with scattered

DCI 2005-00054

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Page 3 of 5

Portofino Vineyards

Brazilian pepper with cabbage palm. The ground cover is mostly open with scattered grasses and sedges.

427E1 (0-25% Exotics) Oak

This upland habitat type occupies approximately 0.91± acres. The canopy consists of live oak, swamp laurel oak, and cabbage palm. The sub-canopy contains cabbage palm. The ground cover includes myrsine, saw palmetto, beauty-berry, bracken fern, grapevine, poison ivy, and wild coffee.

740 Disturbed Land

This land-use type occupies approximately 15.78± acres and encompasses an area of past clearing as well as the disturbance associated with the dirt roads which bisect the property. The vegetated portions of this area consists of an open canopy and sub-canopy. The ground cover includes dog fennel, ragweed, Caesar-weed, dwarf horseweed, sweet broom, hairy beggar-ticks, sandspur, smutgrass, love vine, and bahia grass.

SPECIES PRESENCE

During the field survey for protected species, we identified 34 active and 10 inactive burrows on the property. Candy-stripe flagging was then used to mark the location of the burrows. We estimate there would be a burrow occupancy rate of 0.30 for all active and inactive burrows. Applying this factor to the current burrow numbers, we estimate that about 13 tortoise (34 active and 10 inactive burrows $\times$ 0.30 = 13.2, rounded to 13) could reside on the property. Potential occupied habitat encompassed about 76.11± acres. The area included most of the pine flatwoods habitat, disturbed land, and oak habitat on the property, including areas where no burrows were located. Wetlands and melaleuca co-dominated pine flatwoods with greater than 50% exotics were excluded from the occupied habitat area calculation. Assuming that 13 tortoises reside on the property, the density of tortoises is 6 per acre based on the estimated 76.11± acres of occupied habitat on the property. No nest-like structures or tree cavities were noted. We observed burrows belonging to armadillos, which were not marked in the field.

There are no previously identified active bald eagle nests located near the subject property, per the Florida Fish and Wildlife Conservation Commission web site updated through 2004 and the 2002-2003 bald eagle nesting season location map provided by Lee County Department of Environmental Services.

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DCI 2005-00054

Portofino Vineyards

Table. Lee County Protected Species Survey Summary

Protected species having the potential to occur in the corresponding FLUCFCS community or land-types with corresponding field survey results.

FLUCFCS Code/Area	Potential Protected Species	Percent Surveyed	Species Present	Species Absent	Density (Acre)	Visibility (Feet)
411	Beautiful Pawpaw	90		X		20
	Big Cypress Fox Squirrel	90		X		20
	Eastern Indigo Snake	90		X		20
	Fakahatchee Burmannia	90		X		20
	Florida Black Bear	90		X		20
	Florida Coontie	90		X		20
	Florida Panther	90		X		20
	Gopher Frog	90		X		20
	Gopher Tortoise	90	X		4	20
	Red-Cockaded Woodpecker	90		X		20
	Satinleaf	90		X		20
	Southeastern American Kestrel	90		X		20
	Twisted Air Plant	90		X		20
424	None	80		X		20
427	Eastern Indigo Snake	90		X		20
	Florida Black Bear	90		X		20
	Florida Panther	90		X		20
	Florida Panther	90		X		20
	Gopher Tortoise	90		X		20
	Hand Adder's Tongue Fern	90		X		20
	Simpson's Stopper	90		X		20
	Twisted Air Plant	90		X		20
740	Burrowing Owl	90		X		20
	Gopher Tortoise	90		X		20

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DCI 2005-00054



FLUCFCS LEGEND

Code	Community	Acreage
411E1	Pine Flatwoods (0-25% Exotics)	12.56
411E2	Pine Flatwoods (25-50% Exotics)	34.28
411E3	Pine Flatwoods (50-75% Exotics)	2.36
411E4	Pine Flatwoods(75-100% Exotics)	2.01
427E1	Oak (0-25% Exotics)	0.91
424	Exotic Wetland Hardwoods	1.01
740	Disturbed Land	15.78
Total Site Acreage:		68.91

PROTECTED SPECIES SURVEY LEGEND

- Ⓐ Active Tortoise Burrow, 34
- Ⓜ Inactive Tortoise Burrow, 10
- - - Approximate generalization of transect locations.

SOIL SURVEY LEGEND

Code	Soil Series	Hydric
8	Hollandale fine sand	No
13	Boca fine sand	No
16	Peckish mucky fine sand	Yes
26	Pineda fine sand	Yes
73	Pineda fine sand, depressional	Yes

*Hydric Soils of Florida Handbook (2000).

Three Oaks Parkway

Three Oaks Parkway

1-75

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DCI 2005-00054

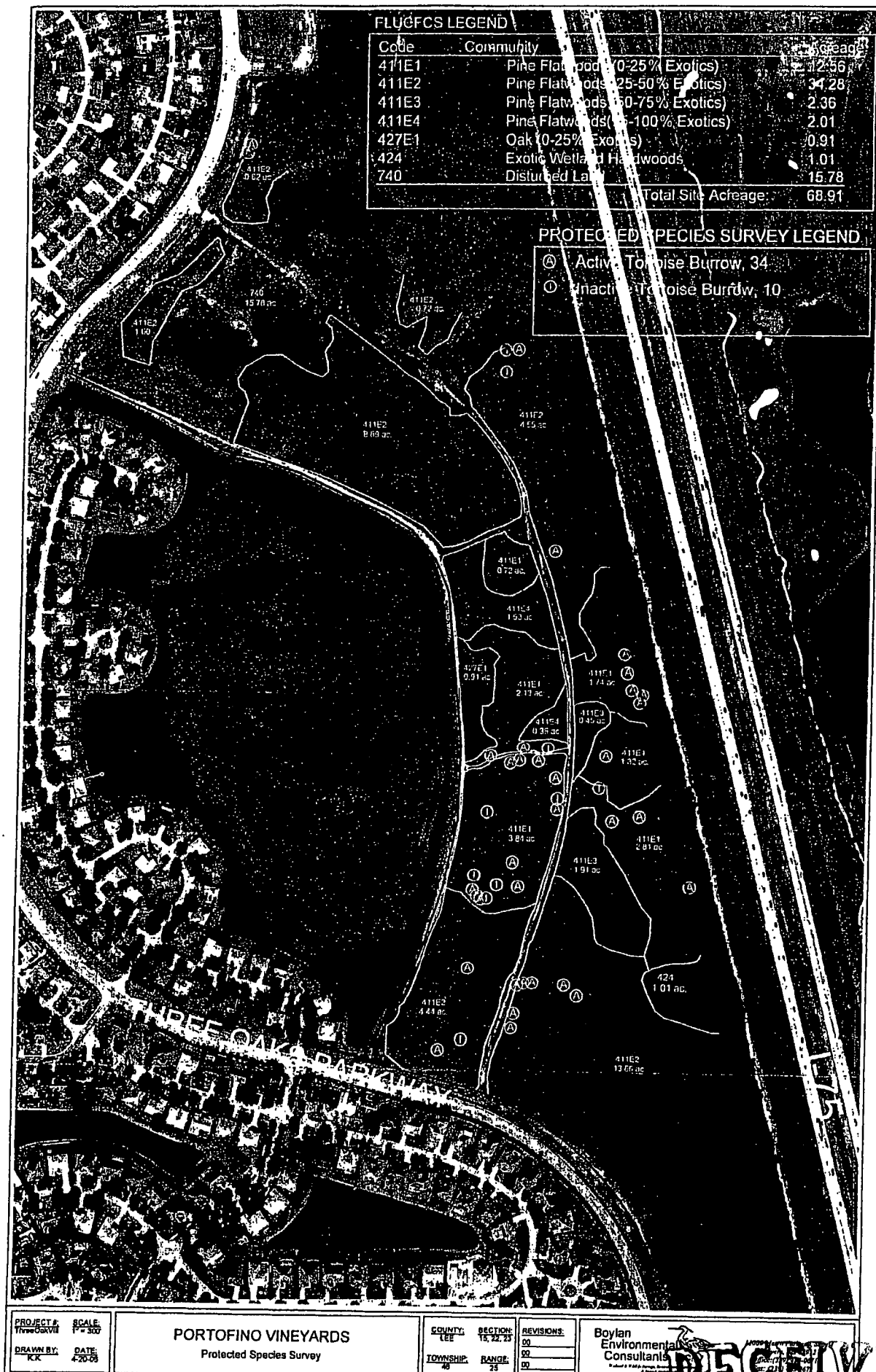
PROJECT: Three Oaks V
SCALE: 1" = 150'
DRAWN BY: K.K.
DATE: 4-25-05

PORTOFINO VINEYARDS
Protected Species Survey/Soils Map/Transect Location

COUNTY: LEE
SECTION: 19.22.23
TOWNSHIP: 48
RANGE: 23

REVISIONS:
00
00
00

Boylan
Environmental
Consultants, Inc.
11000 Metro Parkway, Suite 1
FL, Miami, FL 33152
Office: (305) 418-0671
Fax: (305) 418-0671



DOI 2005-00054

Subj: **Portofino Vineyards.**
Date: 5/1/2006 9:51:38 AM Eastern Standard Time
From: jeannettem@primehomebuilders.com
To: fregroup@aol.com

Per your request.
Thank you,
Jeannette Maldonado

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Exhibit II.A

The Terraces at Timberwalk

Section 10, Township 46 South, Range 25 East
Lee County, Florida

Protected Species Assessment

Parcel M-2

September 2006

Prepared for:

**DR Horton
Suite 9
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Fort Myers, FL 33913**

Prepared by:

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Introduction

The 16.2± acre parcel is located within a portion of Section 10, Township 46 South, Range 25 East, Lee County, Florida. This property is bordered to the east by I-75 and to the west by Three Oaks Parkway. The lands to the north of the site consist of the Timberwalk at Three Oaks residential community. The lands to the south are currently undeveloped flatwoods.

Site Conditions

The majority of this site has been disturbed in the past and contained some borrow areas until they were filled during a clearing phase.

Vegetation

The predominant vegetation associations were mapped in the field on 2005 digital color 1" = 200' scale aerial photography. The approximate property boundary was obtained from the Lee County Property Appraiser's web site and inserted into the digital aerial. The property boundary was not staked in the field at the time of our site inspection and was, therefore, estimated based on the overlay of the approximate boundary on the aerial photography. Nine vegetation associations were identified using the Florida Land Use Cover Classification System (FLUCCS). The attached vegetation map depicts the approximate location and configuration of these vegetation associations. The approximate acreage is summarized by FLUCCS code on Table 1. A brief description of each FLUCCS association is provided below.

Table 1. Acreage summary by FLUCCS

FLUCCS CODE	DESCRIPTION	ACREAGE
100	Urban and Built -up	0.40
321E1	Palmetto Prairies invaded by Exotics (10-25%)	0.33
411E3	Pine Flatwoods invaded by Exotics (51-75%)	0.70
422	Brazilian Pepper	0.89
510D	Ditches	0.10
740	Disturbed Land	14.60
743	Spoil Areas	0.10
814	Roads and Highways	0.05
832	Electrical Power Transmission Lines	0.06
Upland Subtotal		17.13
Other Surface Waters Subtotal		0.10
Total		17.23

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FLUCCS 100, Urban and Built-up

A construction trailer for the Timberwalk development is located in the northwestern portion of the site adjacent to Three Oaks Parkway. In addition to the trailers, this filled area is vegetated by bahia grass (*Paspalum notatum*) and various non native landscape species.

FLUCCS 321 E1, Palmetto Prairie invaded by Exotics (10-25%)

This habitat type contains melaleuca in the canopy. The sub-canopy is dominated by saw palmetto with scattered slash pine and Brazilian pepper. The ground cover includes and is dominated by saw palmetto with downy rose myrtle (*Rhodomyrtus tomentosa*) and rusty lyonia (*Lyonia ferruginea*).

FLUCCS 411E3, Pine Flatwoods invaded by Exotics (51 – 75%)

The southern edge of the property consists of pine flatwoods that has become invaded by exotics. Slash pine (*Pinus elliotii*) and melaleuca (*Melaleuca quinquenervia*) dominate the canopy while Brazilian pepper (*Schinus terebinthifolius*) is common in the midstory. The ground cover stratum is dominated by saw palmetto (*Serenoa repens*). Species such as grape vine (*Vitis* sp.), dog fennel (*Eupatorium capillifolium*), bahia grass, and Caesar weed (*Urena lobata*) are also present.

FLUCCS 422, Brazilian Pepper

A small area in the northwest corner of the site has become almost completely overgrown by Brazilian pepper. Scattered saw palmetto, cabbage palm (*Sabal palmetto*), grape vine, and rosary pea (*Abrus precatorius*) also occur in low densities within this area.

FLUCCS Code 510D, Ditches

These ditches are located along the eastern portion of the property and contain Melaleuca in the canopy. The sub-canopy includes melaleuca, Brazilian pepper, wax-myrtle and salt bush. The ground cover contains bahia grass (*Panicum notatum*) and maidencane (*Panicum hemitomon*)

FLUCCS 740, Disturbed Land

The majority of the property consists of an open field. Grasses, sedges, and weedy herbaceous species dominate this area. This includes bahia grass, dog fennel, Bermuda grass (*Cynodon dactylon*), flatsedges (*Cyperus* spp.), rustweed (*Polypremum procumbens*), thalia love grass (*Eragrostis atrovirens*), and whitehead broom (*Spermacoce verticillata*). Several small poorly defined areas in the southeastern portion of the site also contain wetland species such as torpedo grass (*Panicum repens*), primrose willow (*Ludwigia* sp.), coinwort (*Centella asiatica*), and marsh pennywort (*Hydrocotyle umbellata*). The apparent dewatering containment area, visible in the northern portion of the site on the aerial photograph, is no longer present.

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FLUCCS 743, Spoil Areas

This disturbed area contains melaleuca, Brazilian pepper, and slash pine in the canopy and sub-canopy. The ground cover includes saw palmetto, ceaser weed, bahia grass, and grape vine.

FLUCCS Code 814, Road and Highways.

This road includes Roundstone Drive.

FLUCCS Code 832. Electrical Power Transmission Line

This power line easement includes Brazilian pepper in the canopy and sub-canopy. The ground cover contains bahia grass, ceaser weed (*Urena lobata*), fottail grass (*Setaria* sp.) and hairy beggars tickseed (*Bidens alba*)

Survey Method

Lee County Protected Species Ordinance No. 89-34 lists several protected species of animals that could potentially occur on-site based on the general vegetative associations found on the subject parcel. Each habitat type was surveyed for the occurrence of these and any other listed species likely to occur in the specific habitat types. The survey was conducted using meandering linear pedestrian belt transects. This survey methodology is based on the Lee County Administratively approved Meandering Transect Methodology. In order to provide at least 80% visual coverage of habitat types listed in Ordinance No. 89-34, the transects were spaced approximately 50 feet apart. The approximate location of all direct sighting or signs (such as tracks, nests, and droppings) of a listed species, were denoted on the aerial photography. The attached 1" = 200' scale aerial Protected Species Assessment map depicts the approximate location of the survey transects and the results of the survey. The listed species survey was conducted during the mid-day hours of May 17, 2006. During the survey the weather was partly cloudy with temperatures in the high 80's and strong northwest winds.

Species listed as endangered, threatened, or species of special concern by the Florida Fish and Wildlife Conservation Commission (FWC) or the United States Fish and Wildlife Service (FWS) that could potentially occur on the subject parcel according to the Lee County Protected Species Ordinance are shown on Table 2. This list from the Lee County Protected Species Ordinance is general in nature, does not necessarily reflect existing conditions within or adjacent to the 17.23± acre property, and is provided for general informational purposes only.

Prior to conducting the protected species survey, a search of the FWC species database (updated in 2005) was conducted to determine the known occurrence of listed species in the project area. This search revealed no known protected species occurring on or immediately adjacent to the site.

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Table 2. Listed Species That Could Potentially Occur On-site

FLUCCS CODE	Percent Survey Coverage	Species Name	Present	Absent
100	80	None		
321E1	80	Eastern Indigo Snake (<i>Drymarchon corais couperi</i>) Burrowing Owl (<i>Athene cunicularia floridana</i>) Florida Sandhill Crane (<i>Grus canadensis pratensis</i>) Audubon's Crested Caracara (<i>Polyborus plancus audubonii</i>) Gopher Tortoise (<i>Gopherus polyphemus</i>) Gopher Frog (<i>Rana areolata</i>) Southeastern American Kestrel (<i>Falco sparverius paulus</i>) Fakahatchee Burmannia (<i>Burmannia flava</i>) Beautiful Pawpaw (<i>Deeringothamnus pulchellus</i>) Curtis Milkweed (<i>Asclepias curtisii</i>) Florida Coontie (<i>Zamia floridana</i>) Florida Black Bear (<i>Ursus americanus floridanus</i>)		✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓
411E3	80	Gopher Frog (<i>Rana areolata</i>) Eastern Indigo Snake (<i>Drymarchon corais couperi</i>) Gopher Tortoise (<i>Gopherus polyphemus</i>) Red-cockaded Woodpecker (<i>Picoides borealis</i>) Southeastern American Kestrel (<i>Falco sparverius paulus</i>) Big Cypress Fox Squirrel (<i>Sciurus niger avicennia</i>) Florida Black Bear (<i>Ursus americanus floridanus</i>) Florida Panther (<i>Felis concolor coryi</i>) Beautiful Pawpaw (<i>Deeringothamnus pulchellus</i>) Fakahatchee Burmannia (<i>Burmannia flava</i>) Florida Coontie (<i>Zamia floridana</i>) Satinleaf (<i>Chrysophyllum olivaeforme</i>)		✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓
422	80	None		

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510D	80	American Alligator (<i>Alligator mississippiensis</i>)		✓
		Roseate Spoonbill (<i>Ajaia ajaja</i>)		✓
		Limpkin (<i>Aramus guarauna</i>)		✓
		Little Blue Heron (<i>Egretta caerulea</i>)		✓
		Reddish Egret (<i>Egretta rufescens</i>)		✓
		Snowy Egret (<i>Egretta thula</i>)		✓
		Tricolored Heron (<i>Egretta tricolor</i>)		✓
		Everglades Mink (<i>Mustela vison evergladensis</i>)		✓
740	80	None		
743	80	None		
814	80	None		
832	80	None		

Survey Results

Other Listed Species

No species listed by either the FWS or the FWC were observed on the site during the protected species survey or during other site visits. In addition to the site inspections, a search of the FWC species database (updated in 2005) revealed no additional known protected species within or immediately adjacent to the project limits.

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Protected Species Assessment

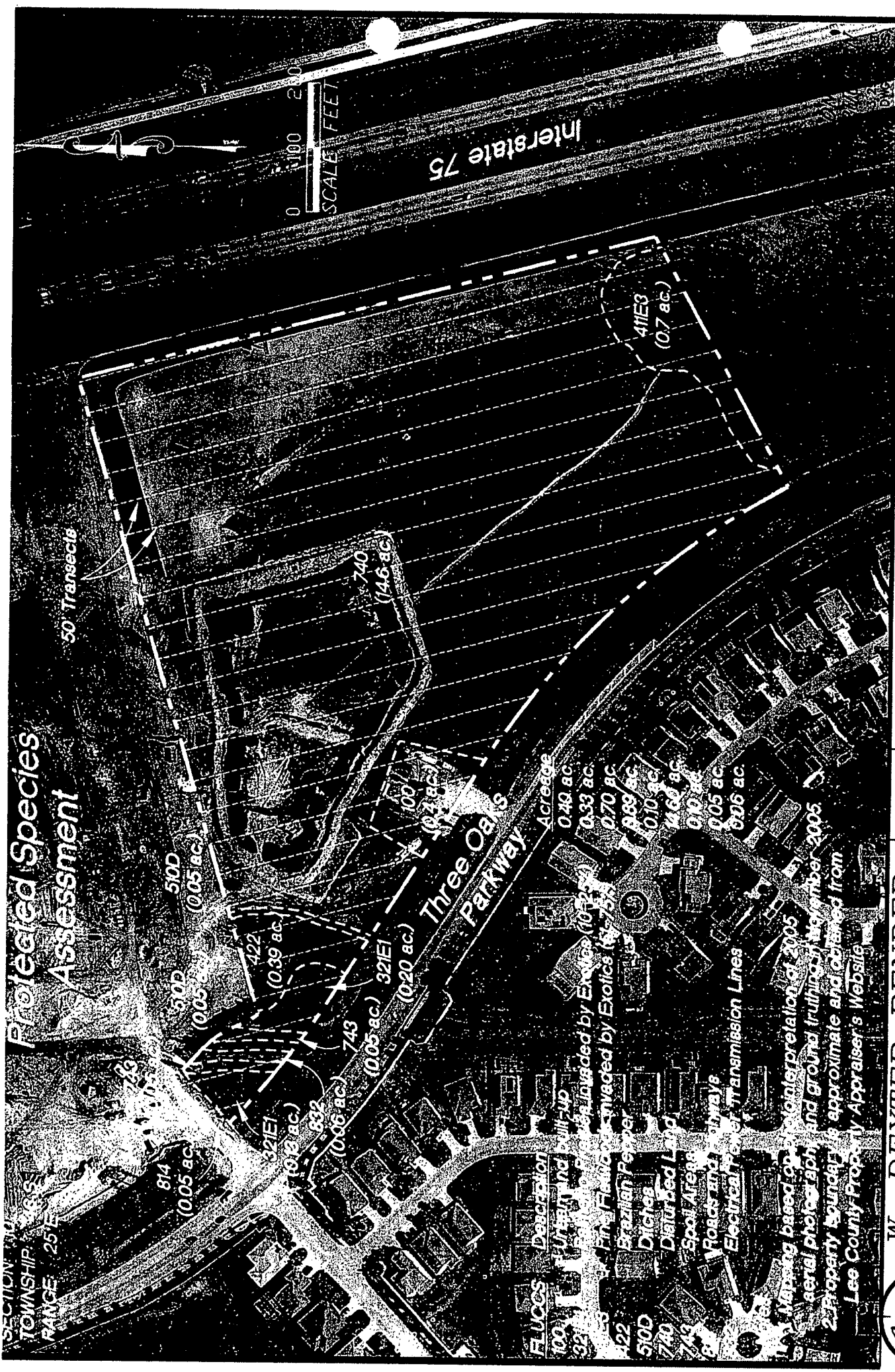
SECTION: 100
TOWNSHIP: 25E
RANGE: 25E

50' Transects



Interstate 75

Three Oaks Parkway



FLUCES Description

100 100' Buffer and Build-up

321 100' Buffer and Build-up

422 100' Buffer and Build-up

500D 100' Buffer and Build-up

740 100' Buffer and Build-up

743 100' Buffer and Build-up

321E1 100' Buffer and Build-up

321E2 100' Buffer and Build-up

321E3 100' Buffer and Build-up

321E4 100' Buffer and Build-up

321E5 100' Buffer and Build-up

321E6 100' Buffer and Build-up

321E7 100' Buffer and Build-up

321E8 100' Buffer and Build-up

321E9 100' Buffer and Build-up

321E10 100' Buffer and Build-up

321E11 100' Buffer and Build-up

321E12 100' Buffer and Build-up

321E13 100' Buffer and Build-up

321E14 100' Buffer and Build-up

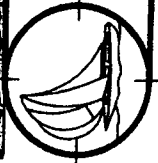
321E15 100' Buffer and Build-up

321E16 100' Buffer and Build-up

321E17 100' Buffer and Build-up

321E18 100' Buffer and Build-up

1. Mapping based on the interpretation of 2005 aerial photographs and ground truthing in November 2005.
2. Property boundaries approximate and obtained from Lee County Property Appraiser's Website.



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THE TERRACES
AT TIMBERWALK

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SHEET

SECTION: 10
TOWNSHIP: 16 S
RANGE: 25 E

Vegetation Map



Interstate 75



FLUCOS	Description	Acreage
100	Urban and Suburban	0.40 ac
32IE1	Disturbed by Exotics	0.33 ac
41IE3	Disturbed by Exotics	0.70 ac
422	Brazilian Pepper	0.09 ac
510D	Ditches	0.10 ac
740	Disturbed Land	0.05 ac
814	Spill Areas	0.06 ac
	Roads and Highways	
	Electrical Power Transmission Lines	

1. Mapping based on interpretation of 2005 aerial photography and ground truthing in November 2005.
2. Property boundary is approximate and obtained from Lee County Property Appraiser's Website.

Potential Other Surface Water (0.10 ac.)

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THE TERRACES AT TIMBERWALK

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SECTION: 10
TOWNSHIP: 46 S
RANGE: 25 E

Impact Map

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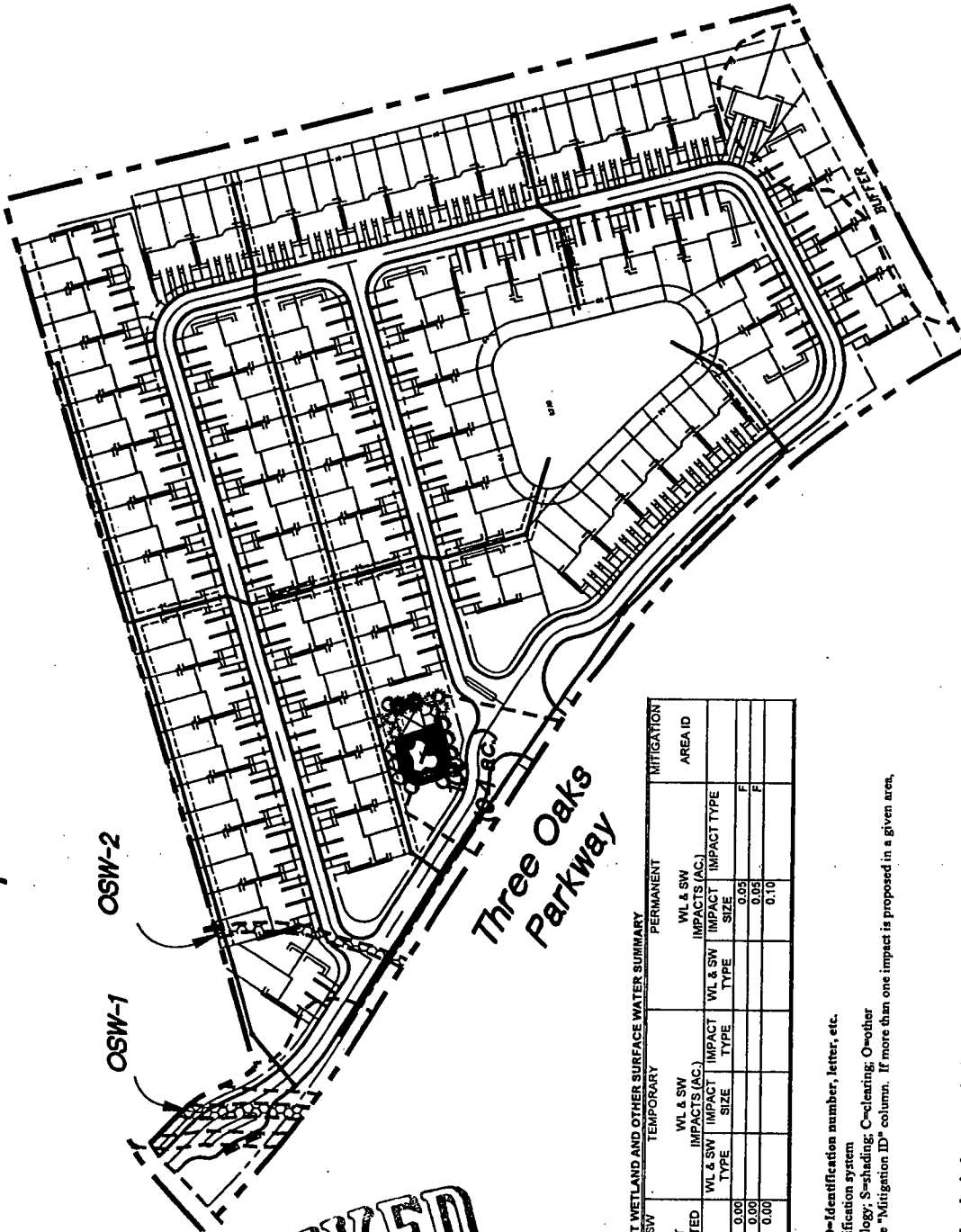


TABLE ONE:

ID	TYPE	SIZE AC.	PROJECT WETLAND AND OTHER SURFACE WATER SUMMARY				MITIGATION	
			WL & SW IMPACTED AC.	WL & SW IMPACTS (AC.) TYPE	WL & SW IMPACT TYPE	WL & SW IMPACT TYPE	AREA ID	AREA ID
OSW-1	5100	0.05	0.00	0.00	0.05	0.05	F	F
OSW-2	5100	0.05	0.00	0.00	0.05	0.05	F	F
PROJECT TOTALS:		0.1	0.00	0.00	0.10	0.10		

WL= Wetland OSW=Other Surface Water ID=Identification number, letter, etc.
Wetland Type: from an established wetland classification system
Impact Type: D=dredge; F=fill; H=change hydrology; S=shading; C=clearing; O=other
Multiple entries per cell not allowed, except in the "Mitigation ID" column. If more than one impact is proposed in a given area, indicate the final impact.

Notes:

1. Mapping based on photointerpretation of 2005 aerial photography and ground truthing in November 2005.
2. Property boundary is approximate and obtained from Lee County Property Appraiser's Website.

Potential Other Surface Water (0.10 ac.)
PERMIT USE ONLY, NOT FOR CONSTRUCTION.
August 23, 2006 3:29:50 p.m.
Drawing: DRH09PLAN.DWG (DCS)



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THE TERRACES AT TIMBERWALK

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TABLE ONE:

PROJECT WETLAND AND OTHER SURFACE WATER SUMMARY

WL & SW ID	WL & SW TYPE	WL & SW SIZE	WL & SW NOT IMPACTED AC.	TEMPORARY WL & SW IMPACTS (AC.)		PERMANENT WL & SW IMPACTS (AC.)		MITIGATION AREA ID
				WL & SW TYPE	IMPACT SIZE	IMPACT TYPE	IMPACT SIZE	
OSW-1	510D	0.05	0.00				0.05	F
OSW-2	510D	0.05	0.00				0.05	F
PROJECT TOTALS:		0.1	0.00				0.10	

WL=Wetland OSW=Other Surface Water ID=Identification number, letter, etc.

Wetland Type: from an established wetland classification system

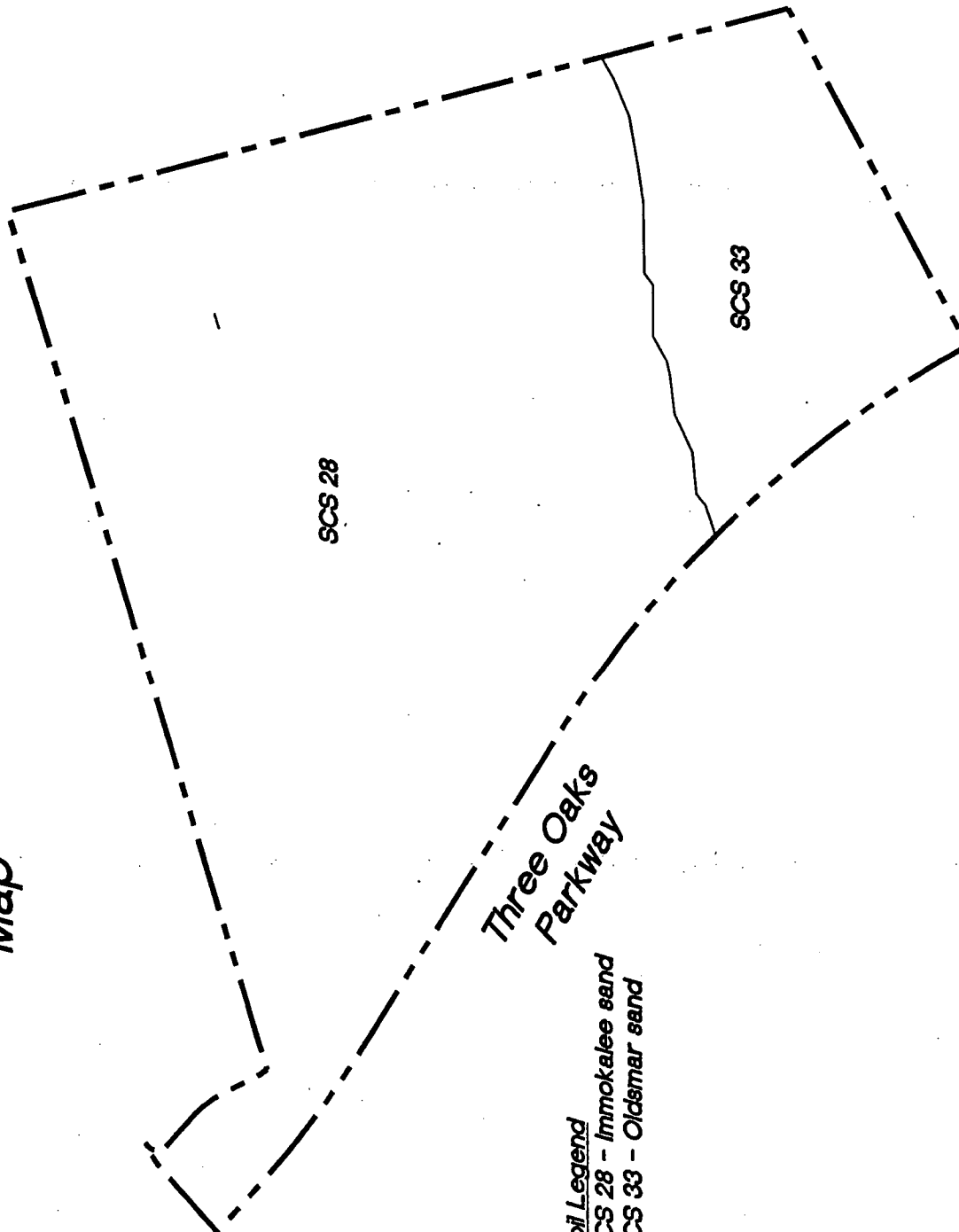
Impact Type: D=dredge; F=fill; H=change hydrology; S=shading; C=clearing; O=other

Multiple entries per cell not allowed, except in the "Mitigation ID" column. If more than one impact is proposed in a given area, indicate the final impact.

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SECTION: 10
TOWNSHIP: 46 S
RANGE: 25 E

Soil Map



Soil Legend

SCS 28 - Immokalee sand
SCS 33 - Oldsmar sand

Interstate 75

Three Oaks Parkway

SCS 33

SCS 28

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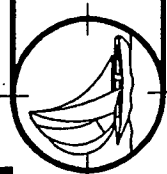
DCI 2005-00054

Notes:

1. Mapping based on photointerpretation of 2005 aerial photography and ground truthing in November 2005.
2. Property boundary is approximate and obtained from Lee County Property Appraiser's Website.

PERMIT USE ONLY,
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August 23, 2006 8:16:00 a.m.
Drawing: DRH09PLAN.DWG (DCS)



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THE TERRACES AT TIMBERWALK

SHEET

ENVIRONMENTAL ASSESSMENT AND PROTECTED SPECIES SURVEY

**VILLAGES OF SAN CARLOS
(Parcel No. 15-46-25-00-00005.1050)**

Parcel F-1

**Lee County Community Development Department
Lee County, Florida**

June 2006

**Prepared for:
Southwest Florida Capital Corporation
19091 Tamiami Trail Southeast
Fort Myers, Florida 33908**

**Prepared by:
EarthBalance®**



EarthBalance®

**2579 North Toledo Blade Blvd.
North Port, Florida 34289**

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1.0 INTRODUCTION

On June 9, 2006, EarthBalance® biologists conducted an environmental assessment and protected species survey at the 10.3-acre Villages of San Carlos Parcel (Parcel No. 15-46-25-00-00005.1050). The site is located west of Interstate 75, south of Alico Road, and east of Three Oaks Parkway in Section 15, Township 46 South, and Range 25 East, Lee County, Florida.

The purpose of the assessment was to:

- Ground-truth each habitat type on site;
- Determine the relative quality of each habitat; and
- Determine the potential use by protected wildlife species in each habitat.

A Jurisdictional Wetland Determination, which was approved by South Florida Water Management District (SFWMD) in April 2002, exists over the site. The wetland extents were determined utilizing the State wetland jurisdictional methodology, as described in Chapter 62-340, Florida Administrative Code (FAC), and the U.S. Army Corps of Engineers (USACE) *Wetland Delineation Manual* (Environmental Laboratories 1987) applying the "three parameter" approach: presence of hydrophytic vegetation, hydric soils, and hydrology.

The results of the wetland determination indicate that there is a 0.24-acre wetland located at the northeast corner of the site. The wetland is considered poor quality due to infestation by nuisance and exotic species, disturbed surrounding habitat, and significantly altered hydrology.

EarthBalance® biologists reviewed the site for evidence of and potential habitat for protected wildlife species, such as gopher tortoise (*Gopherus polyphemus*) and commensal species, bald eagle (*Haliaeetus leucocephalus*), red-cockaded woodpecker (*Picoides borealis*), Eastern indigo snake (*Drymarchon corais couperi*), and wading birds. No protected wildlife species were identified on the subject project site.

2.0 METHODOLOGY

The following methods were employed to assess the property:

- Aerial photography interpretation of the subject property.
- Review and documentation of the Soil Survey of Lee County Florida (1984), and documentation of the soil characteristics onsite.
- Research of the Florida Natural Areas Inventory (FNAI) and various County, State, and federal databases regarding protected wildlife species.
- Field inspection of the site for wetlands, protected species, or other sensitive environmental features.

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In addition, each habitat type was surveyed for the occurrence of listed species of animals that could potentially occur on site and other listed species. The enclosed survey follows the methodology of Lee County Protected Species Ordinance No. 89-34. The transects were spaced approximately 40 feet apart. This Meandering Transect Methodology provides at least 80% visual coverage of the habitat types listed in Ordinance No. 89-34, with the exception of a survey for gopher tortoises, in which a 100% gopher tortoise survey was completed on all potential gopher tortoise habitat based on FWC guidelines.

3.0 HABITAT

Habitats were assessed and assigned a Florida Land Use, Cover, and Forms Classification System (FLUCCS) code. These codes are the standard classification system used to describe all types of land cover and land uses by County, State, and federal resource regulation agencies. A FLUCCS map showing the extents of the habitats observed onsite is presented as **Figure 1**. The table below summarizes the acreages of each habitat type observed.

Table 1. FLUCCS/Habitat Types Observed at the Villages of San Carlos Parcel

FLUCCS	HABITAT TYPE	ACREAGE
UPLANDS		
411-1/424	Disturbed Pine Flatwoods/ Melaleuca > 50%	
424	Melaleuca > 75%	
740/424	Disturbed Land/ Melaleuca > 75%	
	SUBTOTAL	10.07
WETLANDS		
424H/400	Melaleuca Hydric/Pine/Cypress > 75%	0.24
	SUBTOTAL	0.24
	TOTAL	10.31

The following describes the habitats that were identified within the project boundary.

3.1 WETLANDS

3.1.1 Melaleuca Hydric/Pine/Cypress > 75% (FLUCCS 424H/400)

The site contains 0.24 acre of melaleuca (*Melaleuca quinquenervia*), slash pine (*Pinus elliottii*), and bald cypress (*Taxodium distichum*) habitat that is considered a wetland. This wetland area has been disturbed by the invasion of melaleuca, which is the predominant species observed with greater than 75% coverage. This wetland area has an understory dominated by swamp fern (*Blechnum serrulatum*). Drainage in this area has been significantly altered, however SFWMD has claimed the area as jurisdictional (**Figure 2**). There were no hydrological indicators observed on the property at the time of the assessment. The SFWMD concurs with these findings.

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3.2 UPLANDS

3.2.1 Disturbed Pine Flatwoods/ Melaleuca > 50% (FLUCCS 411-1/424)

This habitat was historically a pine flatwoods area, however, over time, disturbances have occurred to alter this habitat. These disturbed flatwoods now have greater than 50% coverage of melaleuca. The remaining canopy consists of slash pine, earleaf acacia (*Acacia auriculiformis*), and cabbage palm (*Sabal palmetto*). Understory vegetation includes saw palmetto (*Serenoa repens*), broom grass (*Andropogon virginicus*), wire grass (*Aristida beyrichiana*), and perennial marsh fleabane (*Pluchea rosea*).

3.2.2 Melaleuca > 75% (FLUCCS 424)

This habitat is dominated by melaleuca, with greater than 75% coverage. The remaining vegetation consists of slash pine, bald cypress, Brazilian pepper (*Schinus terebinthifolius*), earleaf acacia, and understory vegetation similar to the disturbed pine flatwoods/ melaleuca habitat described above.

3.2.3 Disturbed Land/Melaleuca (FLUCCS 740/424)

This habitat is dominated by melaleuca and has greater than 75% coverage of this invasive species. The area appears to have been cleared in the past. Other vegetation in this area consists of various grasses and weedy species.

4.0 WILDLIFE

EarthBalance® conducted research of several State and federal protected species resources, including the Florida Fish and Wildlife Conservation Commission (FWC), the U.S. Fish and Wildlife Service (FWS), Florida Natural Areas Inventory (FNAI), and Lee County (**Figure 3**). This data, in combination with our knowledge of the area and the habitats located onsite, aided in compiling a list of the protected wildlife species that could potentially utilize the site.

Protected Species are categorized into three main categories by the FWC. These include Endangered (E), Threatened (T), or Species of Special Concern (SSC).

Endangered Species (E) – As designated by the FWC, refers to a species, subspecies or isolated population of a species or subspecies, which is so few or depleted in number or so restricted in range or habitat due to any man-made or natural factors, that it is in imminent danger of extinction.

Threatened species (T) – As designated by the FWC, refers to a species or subspecies, or isolated population of a species or subspecies, which is facing a very high risk of extinction in the future.

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Species of Special Concern (SSC) – As designated by the FWC, refers to a species, subspecies, or isolated population of species or subspecies, which is facing a moderate risk of extinction in the future.

The FWS designates listed species as those that are Endangered (E) or Threatened (T). Endangered species are defined by FWS as an animal or plant species in danger of extinction throughout all or a significant portion of its range. Threatened species are defined as an animal or plant species that is likely to become endangered within the foreseeable future throughout all or a significant portion of its range. Both categories are regulated under the Endangered Species Act (ESA).

No protected species or evidence of protected species were observed during the environmental assessment. Based on the database research conducted, prior knowledge of the area, and field observations, the following species could be present onsite and were the focus of the protected species surveys.

4.1 GOPHER TORTOISE, GOPHER FROG, AND FLORIDA MOUSE

Gopher tortoises and commensal species including gopher frogs (*Rana capito*) and Florida mouse (*Peromyscus floridanus*) are known to occur in similar habitats including palmetto prairies, pine flatwoods, xeric oak habitat, and pastures, and are often found to be closely associated to one another.

4.1.1 Gopher Tortoise

During the site visit for this environmental assessment, a 100% gopher tortoise survey was completed on all potential gopher tortoise habitat based on FWC guidelines. No gopher tortoise burrows or evidence of gopher tortoises were observed on the site or within 25-feet of the project boundary. As a result of the invasive species and high water table, limited suitable habitat for this species exists on site.

4.1.2 Gopher Frog

Gopher frogs are often found living in gopher tortoise burrows. Because of its often close association with the gopher tortoise, this species is also regulated and is listed as a SSC by the FWC. This species is not regulated by the FWS. Since no gopher tortoise burrows were identified on site, specific surveys for gopher frogs are not generally required.

4.1.3 Florida Mouse

Similar to the gopher frog, the Florida mouse is also often found to be closely associated with gopher tortoises, living in burrows and typically utilizing similar upland habitats. The FWC has also listed the Florida mouse as a SSC. Since no gopher tortoise burrows were identified on site, specific surveys for the Florida mouse are not typically required.

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4.2 BALD EAGLE

The bald eagle is listed as threatened by FWC and FWS. According to FWC, southern bald eagles usually utilize pines as nest trees, particularly where this community is located near suitable open water foraging area.

According to the FWS publication "Habitat Management Guidelines for the Bald Eagle in the Southeast Region", a number of federal and State laws and/or regulations prohibit cumulatively such acts as harassing, disturbing, harming, molesting, pursuing, etc., bald eagles or destroying their nests. The purpose of the guidelines is to maintain and/or improve the environmental conditions that are required for the survival and well being of bald eagles in the southeastern United States, and the guidelines are designated essentially for application in bald eagle/human activity (principally land development) conflicts. The emphasis is to avoid or minimize detrimental human-related impacts on bald eagles, particularly during nesting season.

In the southeast, the bald eagle nesting period is usually from October 1 to May 15. Eagles are most vulnerable to disturbance during the nesting season. The primary zone is the most critical area and immediately surrounds the nest. According to the FWS, this area must be maintained to promote acceptable conditions for eagles. The primary zone usually encompasses an area extending approximately 750 feet outward from the nest tree and the secondary zone extends approximately 1,500 feet from the nest tree.

No bald eagles were observed on or near the site at the time of the site visit. A review of the FWC database revealed that the closest known bald eagle nest is located over 5.0 miles from the project site. This nest is not close enough to the site to affect development of the project site. In addition, an inspection of the habitats within the project area revealed that there are no bald eagle nests or suitable nesting onsite. Based on the observations made at the time of this survey, there should be no issues with regard to bald eagles on this site.

4.3 RED-COCKADED WOODPECKER

The red-cockaded woodpecker (RCW) is a woodpecker native to North America with the species widely distributed throughout the State of Florida. Males and female are almost indistinguishable, having the same coloration and males being only slightly larger than females. Male RCW's have a few red feathers behind each eye, a diagnostic characteristic that gives the species its common name. RCW's favor pine stands or pine dominated pine/hardwood stands with low growing or sparse understory. RCW's prefer to nest in old-growth living pines, favoring longleaf pines (*Pinus palustris*). In South Florida, where longleaf pines are absent, RCW's typically nest in slash pine. RCW's form cooperative breeding social units, known as groups, that are similar in structure to the social unit formed by Florida scrub-jays (*Aphelocoma coerulescens*). The species is non-migratory and territorial. Cavity nests are typically excavated between 10 to 13 meters above the ground. Cavities are easily discernable by the flow of resin around the cavity nest.

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A line transect method was used to survey 100% of the site with each transect extending 25 feet (ft) past the project boundary. As a result of the dense understory vegetation and to effectively survey all four sides of each live pine tree on site, transects were spaced at approximately 40 feet (Figure 4). Transects also overlapped to insure that all potential nest trees were surveyed. Transects were oriented north to south. The survey began at 0900 and ended at 1155.

Each live slash pine tree along the transect line was surveyed for evidence of a RCW tree cavity or secondary evidence, signs of foraging. The surveyors paid particular attention to older growth slash pines, which are favored by RCW.

No RCW cavity nest trees or RCWs were observed on the site. Although the site may have been part of the historic range of the RCW, this species is not presently occupying the project site or adjacent areas. The nearest known RCW colony is over 5.5 miles northeast of the site. Development of the site will not have an adverse impact on this species.

4.4 EASTERN INDIGO SNAKE

Eastern indigo snake is listed as Threatened by both the FWC and FWS. This species frequently inhabits gopher tortoise burrows and has a large habitat range. If gopher tortoise burrows were observed onsite during the formal gopher tortoise survey of suitable habitat, the FWS would require that a standard eastern indigo snake management plan be implemented during construction. The plan details actions that construction personnel should undertake in the event an indigo snake is sighted. These actions include the cessation of construction activities to allow the indigo snake to depart the site.

4.5 WADING BIRDS

Most wading bird species are protected by the State. The wood stork (*Mycteria americana*) is the only wading bird species that is federally protected. Wading birds typically utilize a variety of wetland habitats for both foraging and nesting purposes. Limited wetland habitat exists on site, therefore any potential impacts pertaining to the protection and regulation of wading birds and their habitat are covered in the SFWMD Environmental Resource Permitting process. No wading birds or wood storks were observed onsite during the protected species survey.

5.0 CONCLUSION

A Jurisdictional Wetland Determination approved in April by SFWMD exists for the site. The results of the wetland determination indicate that there is a 0.24-acre wetland located in the northeast corner of the site. The wetland is considered poor quality due invasion by nuisance and exotic species, disturbed surrounding habitat, and altered hydrology.

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EarthBalance® biologists reviewed the site for evidence of and potential habitat for protected wildlife species, such as gopher tortoise and commensal species, bald eagle, red-cockaded woodpecker, eastern indigo snake, and wading birds. The protected species survey (**Figure 4**) followed the methodology of Lee County Protected Species Ordinance No. 89-34 or FWC methodology for gopher tortoises. No protected wildlife species were identified on the project site. Therefore, development of the site will not have an adverse impact on any protected species.

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Figure 1

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DCI 2005-00054

411-1/424

740/424

424

424H-1/400

LEGEND

<u>CODE:</u>	<u>DESCRIPTION:</u>	<u>ACREAGE:</u>
411-1/424	Disturbed Pine Flatwood/Melaleuca >50%	1.52ac
424	Melaleuca >75%	7.46ac
424H/400	Melaleuca/Pine/Cypress >75%	0.24ac
740/424	Disturbed Land/Melaleuca	1.09ac
Total Project Area:		10.31ac

740/424

DATE: 06-23-06

FILE: Field_Map_8x11_.dwg

PROJECT NO: S01153.1

AERIAL: TC 2004 stplwft

SCALE: 1" = 150'

FLUCCS MAP SEP 08 2006
VILLAGES OF SAN CARLOS
LEE COUNTY, FLORIDA

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Figure 2

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SOUTH FLORIDA WATER MANAGEMENT DISTRICT

FORT MYERS SERVICE CENTER 2301 McGregor Boulevard, Fort Myers, FL 33901
(941) 338-2929 • FL WATS 1-800-248-1201 • Suncom 748-2929 • Fax (941) 338-2936 • www.sfwmd.gov/org/exo/ftmyers/

April 24, 2002

Ms. Shannon Ruby
Florida Environmental
2579 Toledo Blade Blvd
North Port, FL 34286

Subject: Villages of San Carlos; Informal Jurisdictional Wetland Determination;
Lee County, S15 / T46S / R25E

Dear Ms. Ruby:

The District offers the following in response to your request for a determination of the jurisdictional wetland boundaries and other surface waters located within the subject property. Harry Spotts, Staff Environmental Analyst, of the Natural Resource Management Division, conducted a site inspection April 5, 2002.

The project boundaries shown on the attached aerial define the area that was inspected. Based on the information provided and the results of the site inspection, there are approximately 0.24 acres of wetlands located within project boundaries as defined by Chapter 62-340 F.A.C. The rest of the site consists of 48.16 acres of pine flatwood uplands.

This correspondence is an informal pre-application jurisdictional determination pursuant to Section 373.421(6) and F.A.C. 62-312.040(7). It does not bind the District, its agents or employees, nor does it convey any legal rights, expressed or implied. Persons obtaining this informal pre-application jurisdictional determination are not entitled to rely upon it for purposes of compliance with provision of law or District rules. A binding jurisdictional determination may be obtained by submitting an application to the South Florida Water Management Districts Fort Myers office for a formal determination pursuant to Chapter 40E-4.042 F.A.C. or by applying for a permit.

A file has been set up at the Ft. Myers Service Center office with pre-application materials. If you have any further questions please contact Harry Spotts at (941) 338-2929.

Sincerely,

Karen M. Johnson
Supervising Professional
Ft. Myers Service Center
KMJ/hs - Attachment (Location Map, and Aerial Photograph)

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GOVERNING BOARD

EXECUTIVE OFFICE

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c: USACOE - Ft. Myers w/memo, aerial photocopy, and location map
Lee County w/ memo and location map

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DCI 2005-00054

TO: File

FROM: Harry Spotts, Environmental Analyst, NRM Division

THROUGH: Karen Johnson, Supervising Professional, NRM Division

DATE: April 5, 2002

SUBJECT: Villages of San Carlos, Informal Wetland Delineation,
Lee County, S15 / T46S / R25E

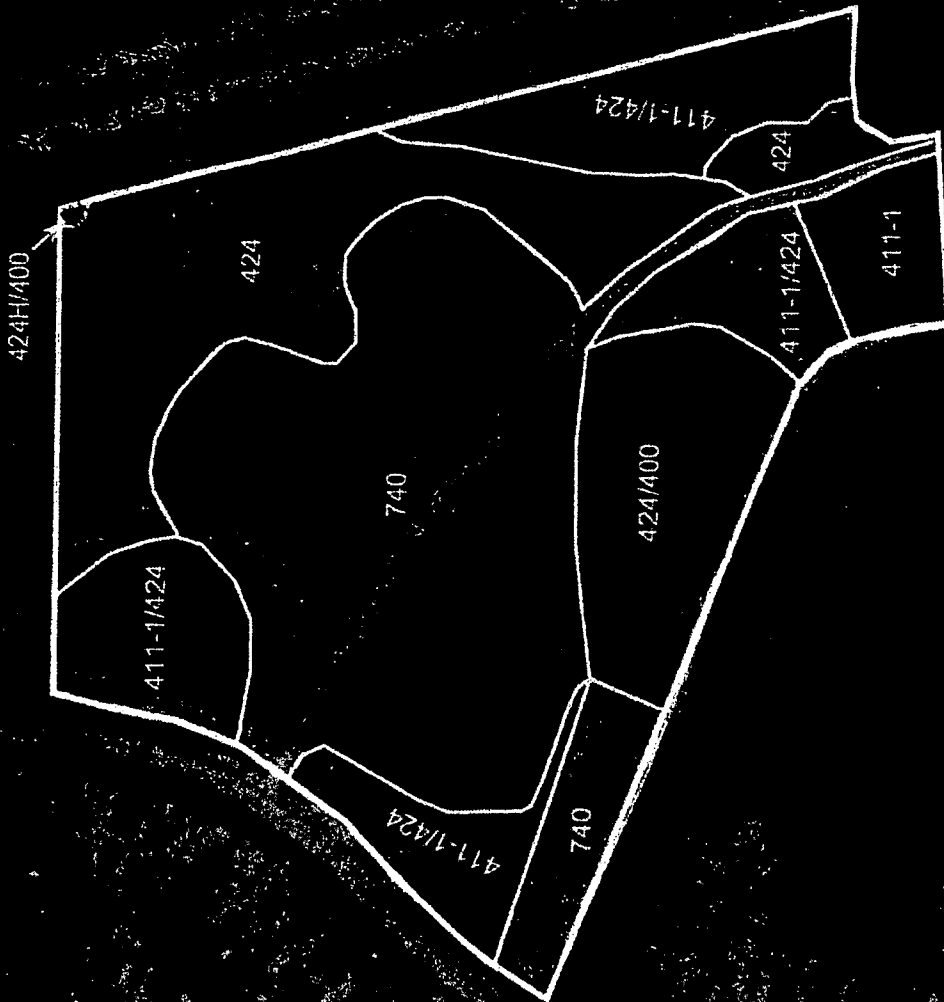
On April 5, 2002 a site inspection was performed on the above referenced property. The subject property encompasses approximately 48 acres. Adjacent property to the east is I-75 with Three Oaks Parkway to the west. An outfall ditch is located to the north for the previously constructed commercial center and undeveloped lands along with a linear surface water management lake adjacent to the south.

The entire site is currently undeveloped with the exception of several upland areas cleared with mulch piled up. The site consists mainly of pine flatwoods with high densities of melaleuca. The majority of these flatwoods are dominated by melaleuca, slash pine, cabbage palm and palmettos with andropogon, wiregrass and pluchea dominating the canopy floor.

A six acre pine/cypress area located in the southern portion of the site was closely reviewed. The area is dominated by cypress and melaleuca with sparsely scattered slash pine. Cypress in this area is remnant of the system to the south, which it has been isolated from. No evidence of hydrology remains in this area with grapevine dominating the groundcover. No hydrological indicators or other wetland species are present. Some blechnum was scattered very sparsely and seemed to exist only in the canopy shade. Soil indications presented no anaerobic conditions for at least two feet with no humus present. It has been determined this area is not jurisdictional. A small cypress area located in the northwestern portion of the parcel is considered jurisdictional with cypress, melaleuca and blechnum. This wetland does not appear to be over half an acre in size. No "other surface waters" are located onsite as defined in Chapter 62-340 F.A.C. Several active gopher tortoise burrows are located onsite with some gopher scat found as well. No squirrel nests were observed however some cutting marks were found.

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LEGEND

411-1 - Pine Flatwoods, Disturbed	(1.85 ac.)
411-1/424 - Pine Flatwoods, Disturbed	/Melaleuca (10.47 ac.)
424 - Melaleuca	(10.73 ac.)
424/400 - Melaleuca/Pine/Cypress	<10% (5.20 ac.)
424H/400 - Melaleuca Hydric/Pine/	wetland > Cypress <10% (0.24 ac.)
740 - Disturbed Open Land	(19.91 ac.)

**FLORIDA
ENVIRONMENTAL**

2375 Toledo Shale Blvd.
North Fort, FL 34203
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Fax (841) 433-8778

The Villages of San Carlos
Habitat FLUCCS Map
Lee County

Tommy [Signature]
4/1/98

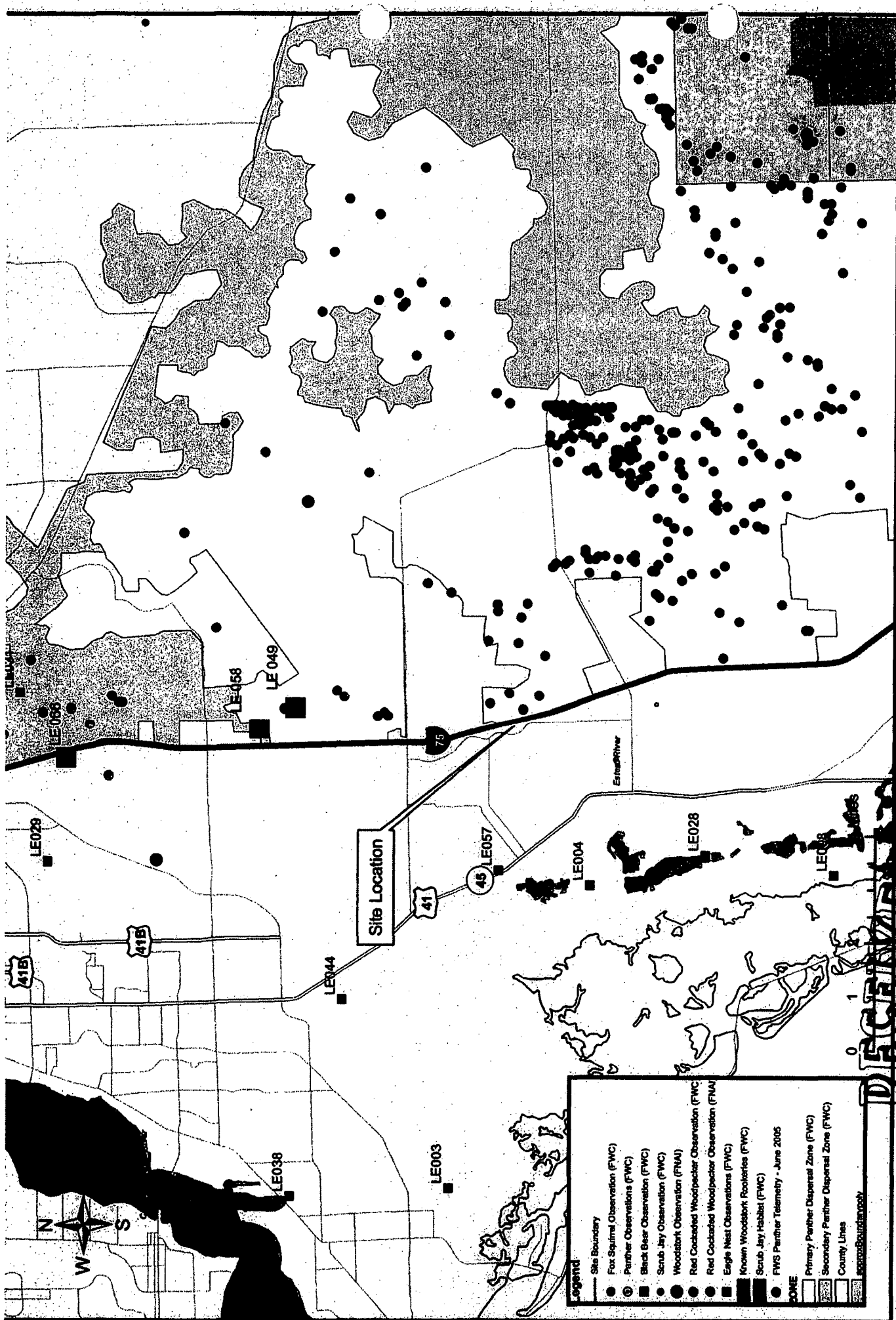
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2005-00054

DATE: 02-20-02
FILE: habitat.dwg
SCALE: 1" = 380'
PROJECT NO: S01153

Figure 3

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DATE: 6-23-06
 FILE: WILDLIFESEARCH
 PROJECT NO: S01153.1
 AERIAL: *****
 SCALE: 1"=12,000'

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 SEP 08 2006

VILLAGES OF SAN CARLOS
 (PARCEL NO. 15-46-25-00-00005.1050)
 WILDLIFE MAP
 LEE COUNTY, FLORIDA

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Figure 4



Property Boundary

424H-1/400

411-1/424

740/424

424

740/424

LEGEND

CODE:	DESCRIPTION:	ACREAGE:
411-1/424	Disturbed Pine Flatwood/Melaleuca >50%	1.52ac
424	Melaleuca >75%	7.46ac
424H/400	Melaleuca/Pine/Cypress >75%	0.24ac
740/424	Disturbed Land/Melaleuca	1.09ac
Total Project Area:		10.31ac

 = Transect Lines

DATE: 07-06-06

FILE: Transect_Map-7-8-06.dwg

PROJECT NO: S01153.1

AERIAL: TC 2004 stplwft

SCALE: 1" = 150'

FLUCCS MAP / SHOWING TRANSECT LOCATIONS
VILLAGES OF SAN CARLOS
LEE COUNTY, FLORIDA

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November 28, 2006

DCI 2005-00054

Mr. Timothy Pugh, P.E.
Source, Inc.
1334 Lafayette Street
Cape Coral, FL 33904

RE: Villages of San Carlos DRI
DRI2005-00005

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Dear Mr. Pugh:

COMMUNITY DEVELOPMENT

TR Transportation Consultants, Inc. has reviewed the comments issued by the Lee County Department of Community Development for the proposed NOPC Application for the Villages of San Carlos DRI. The comments and TR Transportation's response to those comments are listed below for reference.

The resubmittal addresses the DRI comments but did not include the intersection analysis previously requested at the project entrances, realigned Three Oaks Parkway, San Carlos Boulevard, North Cypress Drive, and multi-family entrance.

Turning movement counts were previously conducted along Three Oaks Parkway at its intersections with Cypress Drive North, San Carlos Boulevard, Cypress Chase Court, Cypress Vista Circle/Pineapple Road, and Cypress View Drive. The results of the turning movement counts, which were conducted in 2002 and 2003, are illustrated on **Figure 1A** and **Figure 1B**. The existing traffic volumes were adjusted for peak season by utilizing the appropriate peak season factor obtained from the FDOT 2005 Peak Season Factor Category Report for Lee County. The volumes were then grown by the 6.05% area wide growth rate as calculated in the Villages of San Carlos DRI report prepared by Cathy Sweetapple & Associates dated August 2006.

Figure 2 illustrates the subject site and highlights the undeveloped parcels remaining within the Villages of San Carlos development. The trip generation assumed for each undeveloped outparcel is attached to the end of this document for reference and was developed utilizing the trip generation presented in the Villages of San Carlos DRI report dated August 2006. The site traffic from the undeveloped portion of the Villages of San Carlos DRI was then added to the appropriate intersections along Three Oaks Parkway. In addition, the turning volumes along the future Three Oaks Parkway alignment at its two intersections with the current Three Oaks Parkway alignment were calculated based on the turning movement counts performed along the current Three Oaks Parkway at its intersections with Cypress Chase Court, Cypress Vista Circle/Pineapple Road, and Cypress View Drive. The through volumes utilized in the intersection analysis were

ATTACHMENT O

obtained from Table 7 of the Villages of San Carlos DRI report dated August 2006. The resulting 2009 build-out traffic volumes are illustrated on **Figure 3A** and **Figure 3B**.

Intersection analysis was then performed along Three Oaks Parkway at its intersections with the following roadways:

- North Multi-Family Entrance
- North Cypress Drive
- North Three Oaks Middle School Entrance/North Three Oaks Park Entrance
- South Three Oaks Park Entrance
- South Three Oaks Middle School Entrance
- San Carlos Boulevard
- North Connector to the current Three Oaks alignment
- South Multi-Family Entrance (Portofino Vineyards)
- South Connector to the current Three Oaks alignment

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The latest version of the Highway Capacity Software, HCS+, was utilized to conduct the analysis. Based on the results of the analysis, the only intersections shown to operate below acceptable Level of Service conditions in 2009 are Three Oaks Parkway/San Carlos Boulevard, Three Oaks Parkway/North Connector, and Three Oaks Parkway/South Multi-Family Entrance.

At the intersection of Three Oaks Parkway and San Carlos Boulevard, the eastbound approach is shown to operate below acceptable Level of Service conditions during the PM peak hour. This Level of Service deficiency can be corrected by reconstructing the eastbound approach to include a dedicated left turn lane and a shared through/right turn lane. When analyzed as such, all movements at the intersection are shown to operate at an acceptable Level of Service condition.

At the intersection of Three Oaks Parkway and the North Connector to the current Three Oaks Parkway alignment, the eastbound to northbound left turning movement is shown to operate below acceptable Level of Service conditions. This Level of Service deficiency could be corrected by signalizing the intersection and when analyzed as such all movements operate at an acceptable Level of Service condition. However, due to the proximity of the future traffic signal at the Three Oaks Parkway and San Carlos Boulevard intersection, there may be sufficient gaps created in traffic along Three Oaks Parkway for the eastbound left turning vehicles to complete the eastbound to northbound left turning movement without undue delay. Therefore, the need for a traffic signal at this location should be further analyzed after the realignment of Three Oaks Parkway has been completed.

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At the intersection of Three Oaks Parkway and the South Multi-Family development (Portofino Vineyards), the eastbound to northbound left turning movement is shown to operate below acceptable Level of Service conditions. However, all movements at the intersection are shown to operate at an acceptable Level of Service condition when analyzed as a signalized intersection. The potential signalization of this intersection will be further analyzed at the time of local Development Order.

In conclusion, the eastbound approach to the Three Oaks Parkway/San Carlos Boulevard intersection should be reconstructed to include a dedicated left turn lane and a shared through/right turn lane. No other intersection improvements are warranted as a result of this analysis.

If you have any additional questions, please do not hesitate to contact me.

Sincerely,



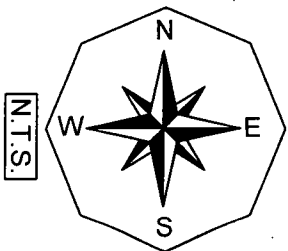
David L. Wheeler
Transportation Consultant

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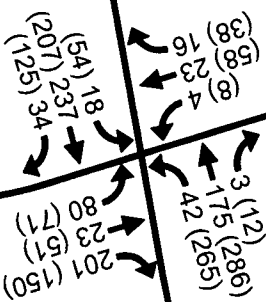
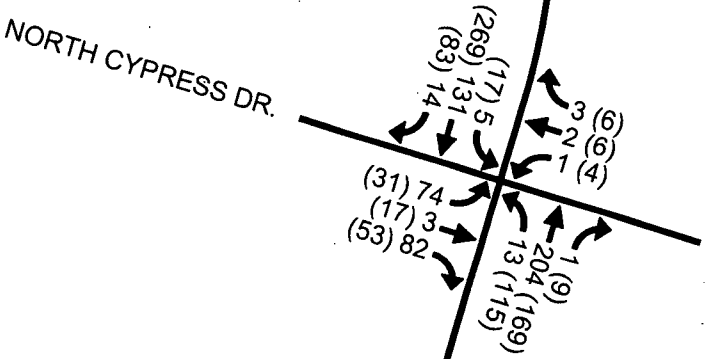
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SEE SHEET 1B



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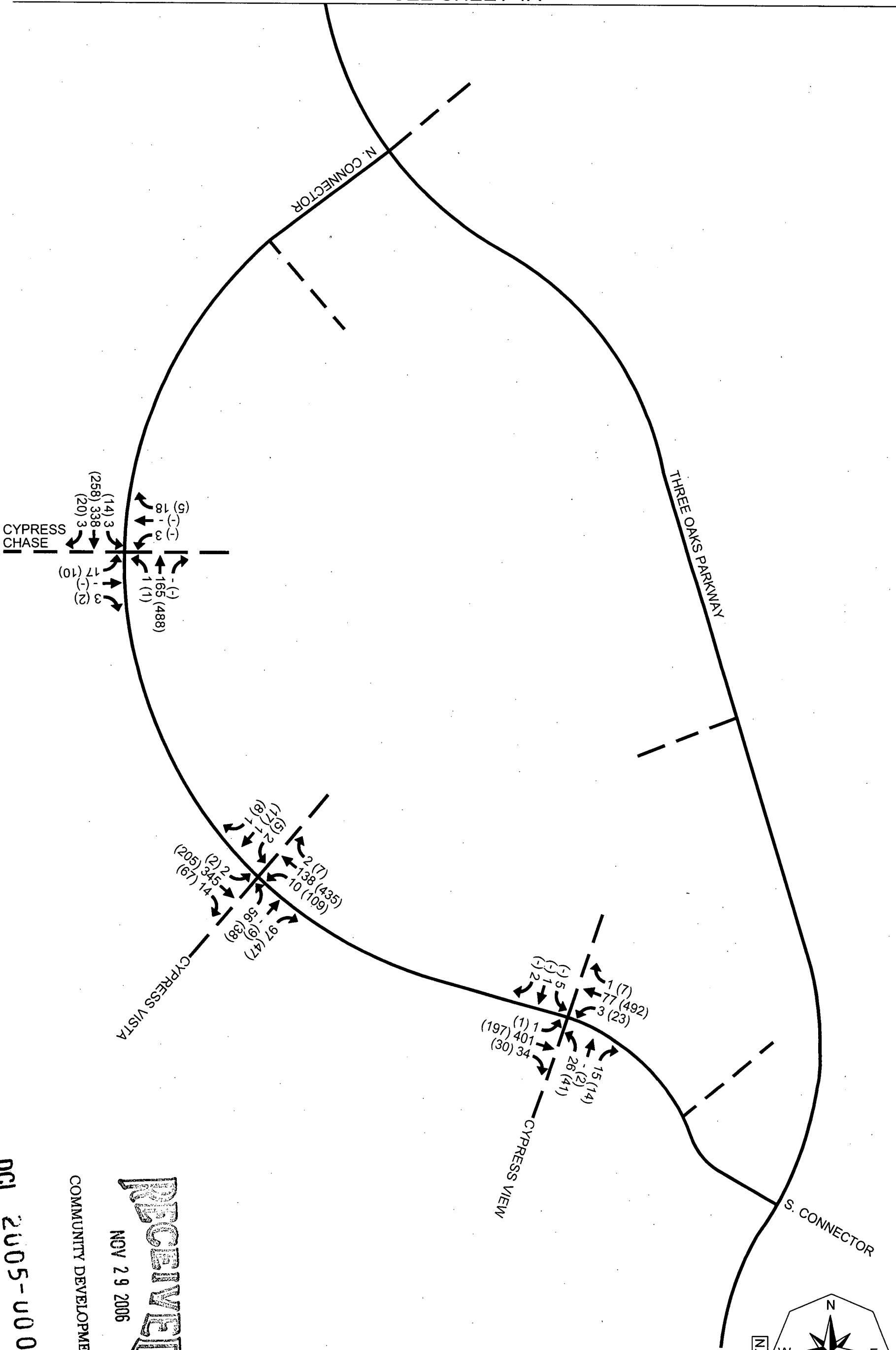
2002/2003 PEAK HOUR TRAFFIC VOLUMES
VILLAGES OF SAN CARLOS DRIVE

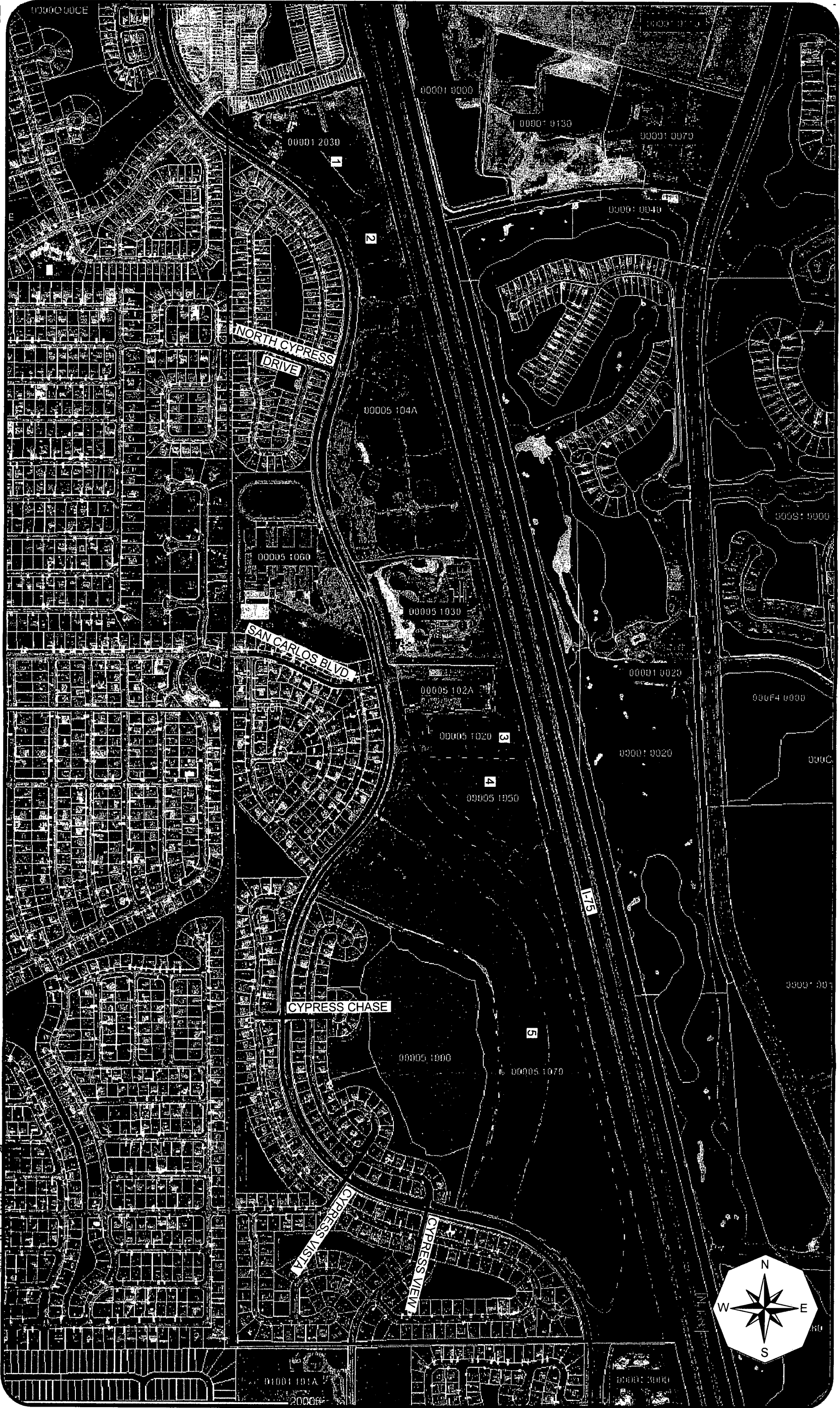
DCI 2005-00054

Figure 1A

TRANSPORTATION
CONSULTANTS, INC.

SEE SHEET 1A

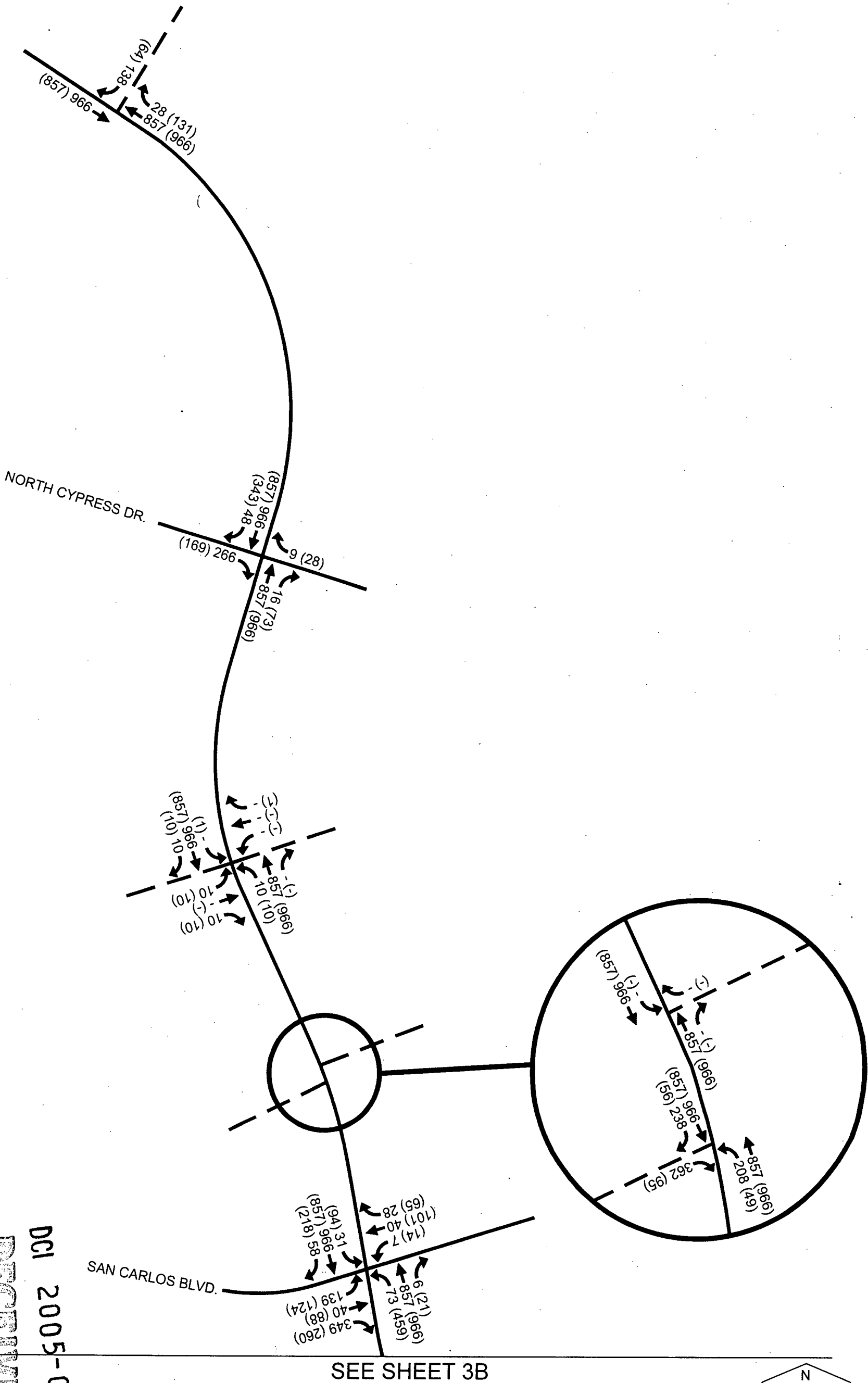




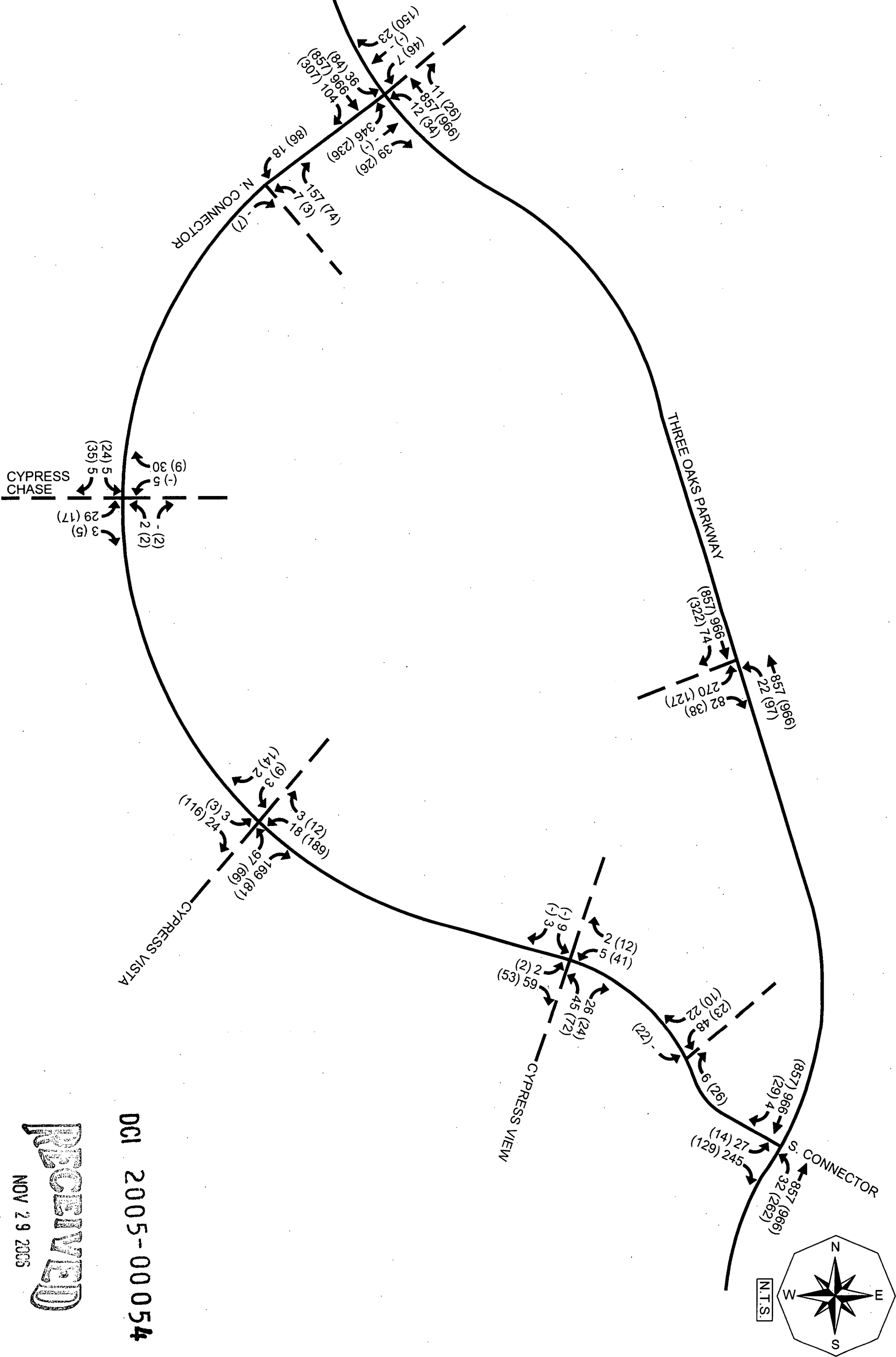
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Figure 3A



SEE SHEET 3A



TRIP GENERATION FOR VACANT RESIDENTIAL PARCELS

Table 1
Trip Generation – Proposed Uses
Villages of San Carlos DRI

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-Way)
	In	Out	Total	In	Out	Total	
Single-Family Housing (388 dwelling units)	70	211	281	229	134	363	3,620
Multi-Family Housing (2,112 dwelling units)	158	771	929	736	362	1,098	12,376
Total Trips (Proposed Uses)	228	982	1,210	965	496	1,461	15,996

Table 2
Trip Generation – Existing Uses
Villages of San Carlos DRI

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-Way)
	In	Out	Total	In	Out	Total	
Single-Family Housing (381 dwelling units)	69	207	276	225	132	357	3,560
Multi-Family Housing (142 dwelling units)	11	51	62	49	25	74	832
Total Trips (Existing Uses)	80	258	338	274	157	431	4,392

Table 3
Trip Generation – Remaining Uses
Proposed Uses – Existing Uses
Villages of San Carlos DRI

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-Way)
	In	Out	Total	In	Out	Total	
Proposed Uses	228	982	1,210	965	496	1,461	15,996
Existing Uses	-80	-258	-338	-274	-157	-431	-4,392
Total Trips (Remaining Uses)	148	724	872	691	339	1,030	11,604

Table 4
Trip Generation per Outparcel – Residential
Villages of San Carlos DRI

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-Way)
	In	Out	Total	In	Out	Total	
Outparcel #1 (19% of Remaining Residential)	28	138	166	131	64	195	2,205
Outparcel #5 (81% of Remaining Residential)	120	586	706	560	275	835	9,399
Remaining Uses	148	724	872	691	339	1,030	11,604

2005-00054

NOV 29 2006

TRIP GENERATION FOR VACANT COMMERCIAL PARCELS

Table 5
Trip Generation
Remaining Commercial Uses
Villages of San Carlos DRI

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-Way)
	In	Out	Total	In	Out	Total	
Proposed Uses (158,799 square feet)	126	81	207	408	441	849	9,173
Existing Uses (41,000 square feet)	-56	-36	-92	-167	-181	-348	-3,804
Remaining Uses (117,799 square feet)	70	45	115	241	260	501	5,369

Table 6
Trip Generation per Outparcel – Commercial
Villages of San Carlos DRI

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-Way)
	In	Out	Total	In	Out	Total	
Outparcel #3 (33% of Remaining Commercial)	23	15	38	131	64	195	2,205
Outparcel #4 (67% of Remaining Commercial)	47	30	77	110	196	306	3,164
Remaining Uses	70	45	115	241	260	501	5,369

NOTE: As outparcel #4 is currently zoned for Counties uses it was assumed that this parcel would not be developed with any of the remaining residential or commercial land uses proposed within the Villages of San Carlos DRI.

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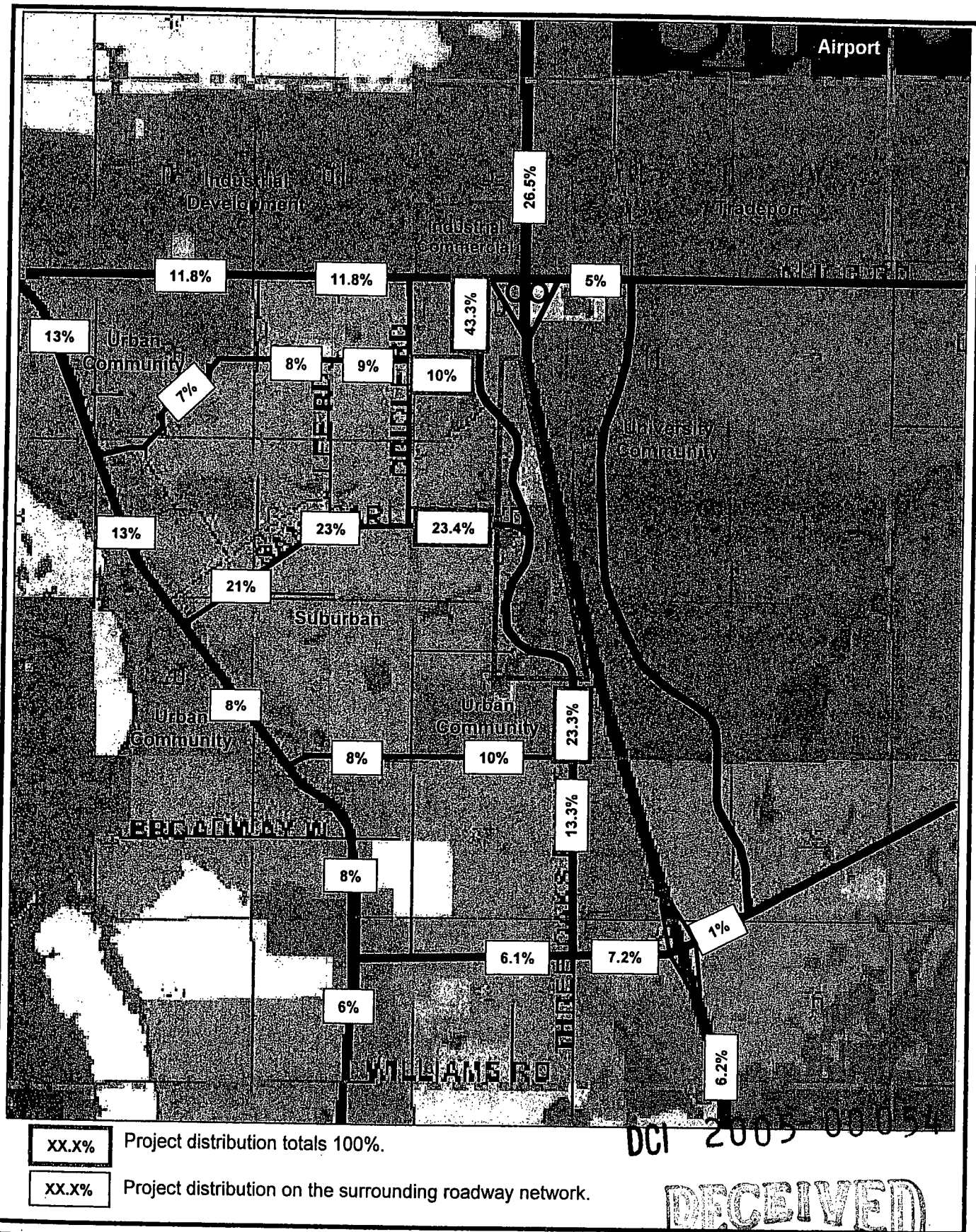


Figure 4B
 Project Distribution Adjacent to the Site based upon the Mature Roadway Network and Employment Destinations
 Villages of San Carlos DRI - Time Extension Traffic Study
 Revised September 2006
 Source: Cathy Sweetapple & Associates

COMMUNITY DEVELOPMENT

2005 Peak Season Factor Category Report - Report Type: DISTRICT

Category: 1200 LEE COUNTYWIDE

MOCF: 0.91

Week	Dates	SF	PSCF
1	01/01/2005 - 01/01/2005	1.02	1.12
2	01/02/2005 - 01/08/2005	0.99	1.09
3	01/09/2005 - 01/15/2005	0.97	1.07
4	01/16/2005 - 01/22/2005	0.95	1.04
* 5	01/23/2005 - 01/29/2005	0.94	1.03
* 6	01/30/2005 - 02/05/2005	0.92	1.01
* 7	02/06/2005 - 02/12/2005	0.91	1.00
* 8	02/13/2005 - 02/19/2005	0.90	0.99
* 9	02/20/2005 - 02/26/2005	0.89	0.98
*10	02/27/2005 - 03/05/2005	0.89	0.98
*11	03/06/2005 - 03/12/2005	0.89	0.98
*12	03/13/2005 - 03/19/2005	0.89	0.98
*13	03/20/2005 - 03/26/2005	0.90	0.99
*14	03/27/2005 - 04/02/2005	0.91	1.00
*15	04/03/2005 - 04/09/2005	0.92	1.01
*16	04/10/2005 - 04/16/2005	0.93	1.02
*17	04/17/2005 - 04/23/2005	0.94	1.03
18	04/24/2005 - 04/30/2005	0.95	1.04
19	05/01/2005 - 05/07/2005	0.96	1.05
20	05/08/2005 - 05/14/2005	0.97	1.07
21	05/15/2005 - 05/21/2005	0.98	1.08
22	05/22/2005 - 05/28/2005	1.00	1.10
23	05/29/2005 - 06/04/2005	1.01	1.11
24	06/05/2005 - 06/11/2005	1.03	1.13
25	06/12/2005 - 06/18/2005	1.05	1.15
26	06/19/2005 - 06/25/2005	1.06	1.16
27	06/26/2005 - 07/02/2005	1.06	1.16
28	07/03/2005 - 07/09/2005	1.07	1.18
29	07/10/2005 - 07/16/2005	1.07	1.18
30	07/17/2005 - 07/23/2005	1.07	1.18
31	07/24/2005 - 07/30/2005	1.07	1.18
32	07/31/2005 - 08/06/2005	1.07	1.18
33	08/07/2005 - 08/13/2005	1.07	1.18
34	08/14/2005 - 08/20/2005	1.08	1.19
35	08/21/2005 - 08/27/2005	1.09	1.20
36	08/28/2005 - 09/03/2005	1.09	1.20
37	09/04/2005 - 09/10/2005	1.10	1.21
38	09/11/2005 - 09/17/2005	1.11	1.22
39	09/18/2005 - 09/24/2005	1.11	1.22
40	09/25/2005 - 10/01/2005	1.11	1.22
41	10/02/2005 - 10/08/2005	1.10	1.21
42	10/09/2005 - 10/15/2005	1.10	1.21
43	10/16/2005 - 10/22/2005	1.08	1.19
44	10/23/2005 - 10/29/2005	1.07	1.18
45	10/30/2005 - 11/05/2005	1.05	1.15
46	11/06/2005 - 11/12/2005	1.03	1.13
47	11/13/2005 - 11/19/2005	1.02	1.12
48	11/20/2005 - 11/26/2005	1.02	1.12
49	11/27/2005 - 12/03/2005	1.02	1.12
50	12/04/2005 - 12/10/2005	1.02	1.12
51	12/11/2005 - 12/17/2005	1.02	1.12
52	12/18/2005 - 12/24/2005	0.99	1.09
53	12/25/2005 - 12/31/2005	0.97	1.07

* Peak Season

14-Mar-2006 16:29:21

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COMMUNITY DEVELOPMENT

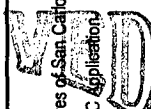
TABLE 7
VILLAGES OF SAN CARLOS DRI
YEAR 2009 PM PEAK HOUR DIRECTIONAL BACKGROUND AND TOTAL TRAFFIC CONDITIONS.

ROADWAY FROM	TO	DIR	YEAR 2009 LANES	[1]	[2]	[3]	YEAR 2009 BKG RD VOLUME	PEAK HOUR DIR MAX SERVICE VOLUME	YEAR 2009 BKG RD LOS	VILLAGES OF SAN CARLOS DRI						[5] FINAL TOTAL PM PK HR DIR SERVICE VOLUME	PEAK HOUR DIR MAX SERVICE VOLUME	2009 TOTAL LOS	[6] PROJECT AS A PERCENT OF MAX SERVICE VOLUME	PROJECT TRIPS GREATER THAN 5% YES/NO
				EXISTING PM PEAK HOUR PK SEASON DIRECTIONAL TRAFFIC VOLUME	GROWTH RATE	DIST				IN/OUT	TOTAL PM TRIPS	BUILT PM TRIPS	UNBUILT PM TRIPS							
														1218 in 755 out 1,973	410 in 287 out 697					
US-41	ALICO ROAD	NB	6LD	2,371	6.05%	3,181	3,170	F	13.0%	O	98	37	61	3,242	3,170	F	3.09%	NO		
	CONSTITUTION CIRCLE	SB	6LD	2,345	6.05%	3,145	3,170	D	13.0%	O	158	53	105	3,250	3,170	F	4.98%	NO		
	CONSTITUTION CIRCLE	NB	6LD	2,149	6.05%	2,718	3,170	B	8.0%	O	98	37	61	2,779	3,170	B	3.09%	NO		
	SANIBEL BLVD	SB	4LD (7)	2,000	6.05%	2,530	3,170	F	8.0%	O	158	53	105	2,635	3,170	B	4.98%	NO		
	SAN CARLOS BLVD	NB	4LD (7)	2,149	6.05%	2,718	2,110	F	8.0%	O	60	23	37	2,755	2,110	F	2.84%	NO		
	SAN CARLOS BLVD	SB	4LD (7)	2,000	6.05%	2,530	2,110	F	8.0%	O	97	33	64	2,594	2,110	F	4.60%	NO		
	ESTERO PKWY	NB	4LD (7)	2,361	6.05%	2,986	2,110	F	8.0%	O	97	33	64	3,050	2,110	F	4.60%	NO		
	ESTERO PKWY	SB	4LD (7)	1,959	6.05%	2,402	2,110	F	6.1%	O	60	23	37	2,439	2,110	F	2.84%	NO		
	CORKSCREW ROAD	NB	4LD (7)	2,209	6.05%	2,794	2,110	F	6.1%	O	74	25	49	2,843	2,110	F	3.51%	NO		
CONSTITUTION CIRCLE US-41	SANIBEL BLVD	NB	2LU	387	6.05%	461	800	C	2.0%	O	15	6	9	470	800	C	1.88%	NO		
	CONSTITUTION CIRCLE	SB	2LU	295	6.05%	352	800	C	2.0%	O	24	8	16	368	800	C	3.00%	NO		
PHLOX DRIVE	WINGED FOOT DRIVE	NB	2LU	324	6.05%	387	800	C	1.0%	O	8	3	5	392	800	C	1.00%	NO		
	ALICO ROAD	SB	2LU	288	6.05%	343	800	C	1.0%	O	12	4	8	351	800	C	1.50%	NO		
	WINGED FOOT DRIVE	NB	2LU	324	6.05%	387	800	C	1.0%	O	8	3	5	392	800	C	1.00%	NO		
	SANIBEL BLVD	SB	2LU	288	6.05%	343	800	C	1.0%	O	12	4	8	351	800	C	1.50%	NO		
	WINGED FOOT DRIVE	NB	2LU	324	6.05%	387	800	C	1.0%	O	8	3	5	392	800	C	1.00%	NO		
	SANIBEL BLVD	SB	2LU	288	6.05%	343	800	C	1.0%	O	12	4	8	351	800	C	1.50%	NO		
LEE ROAD	WINGED FOOT DRIVE	NB	2LU	324	6.05%	387	800	C	1.0%	O	8	3	5	392	800	C	1.00%	NO		
	ALICO ROAD	SB	2LU	288	6.05%	343	800	C	1.0%	O	12	4	8	351	800	C	1.50%	NO		
	WINGED FOOT DRIVE	NB	2LU	324	6.05%	387	800	C	1.0%	O	8	3	5	392	800	C	1.00%	NO		
	SANIBEL BLVD	SB	2LU	288	6.05%	343	800	C	1.0%	O	12	4	8	351	800	C	1.50%	NO		
	WINGED FOOT DRIVE	NB	2LU	157	6.05%	187	800	C	1.0%	O	8	3	5	192	800	C	1.00%	NO		
	ALICO ROAD	SB	2LU	139	6.05%	166	800	C	1.0%	O	12	4	8	174	800	C	1.50%	NO		
WINGED FOOT DRIVE	SAN CARLOS BLVD	NB	2LU	157	6.05%	187	800	C	1.0%	O	8	3	5	192	800	C	1.00%	NO		
	SAN CARLOS BLVD	SB	2LU	139	6.05%	166	800	C	1.0%	O	12	4	8	174	800	C	1.50%	NO		
	THREE OAKS PARKWAY	NB	4LD	312	6.05%	372	1,950	A	43.3%	O	327	124	203	575	1,950	B	16.77%	YES		
ALICO ROAD	WINGED FOOT DRIVE	SB	4LD	532	6.05%	635	1,950	B	43.3%	O	527	178	349	984	1,950	B	27.03%	YES		
	WINGED FOOT DRIVE	NB	4LD	312	6.05%	372	1,950	A	53.3%	O	402	153	249	621	1,950	B	20.62%	YES		
	SAN CARLOS BLVD	SB	4LD	532	6.05%	635	1,950	B	53.3%	O	649	219	430	1,065	1,950	B	33.28%	YES		
SAN CARLOS BLVD	ESTERO PKWY	NB	4LD	810	6.05%	986	1,950	B	23.3%	O	284	96	188	1,154	1,950	B	14.56%	YES		
	ESTERO PKWY	SB	4LD	718	6.05%	857	1,950	B	23.3%	O	176	67	109	966	1,950	B	9.03%	YES		
	CORKSCREW ROAD	NB	4LD	810	6.05%	986	1,950	B	13.3%	O	182	55	107	1,073	1,950	B	8.31%	YES		
ESTERO PKWY	CORKSCREW ROAD	SB	4LD	718	6.05%	857	1,950	B	13.3%	O	100	38	62	919	1,950	B	5.13%	YES		
	AIRPORT ENTRANCE RD	NB	6L EXPY	3,577	6.05%	4,525	5,410	D	26.5%	O	200	76	124	4,649	5,410	D	3.70%	NO		
	ALICO ROAD	SB	6L EXPY	3,184	6.05%	4,027	5,410	C	5.0%	O	323	109	214	4,241	5,410	D	5.97%	YES		
CORKSCREW ROAD	BONITA BEACH ROAD	NB	6L EXPY	3,183	6.05%	4,026	5,410	C	5.0%	O	61	21	40	4,066	5,410	C	1.13%	NO		
	CORKSCREW ROAD	SB	6L EXPY	2,763	6.05%	3,485	5,410	D	6.2%	O	76	25	51	3,535	5,410	C	1.13%	NO		
	BONITA BEACH ROAD	NB	6L EXPY	3,572	6.05%	4,518	5,410	C	6.2%	O	76	25	51	4,569	5,410	D	1.40%	NO		
CORKSCREW ROAD	BONITA BEACH ROAD	SB	6L EXPY	3,034	6.05%	3,838	5,410	D	6.2%	O	47	18	29	3,867	5,410	C	0.87%	NO		

DRI Time Extension Traffic Study
Revised September 2006

DOI 2005-00054

Villages of San Carlos DRI
NOPC Application



TWO-WAY STOP CONTROL SUMMARY

General Information			Site Information	
Analyst	DLW		Intersection	Three Oaks & N. Multi-Family
Agency/Co.	TR Transportation Consultants		Jurisdiction	Lee County
Date Performed	11/27/2006		Analysis Year	2009 background & AM project
Analysis Time Period	AM peak hour			

Project Description Villages of San Carlos DRI

East/West Street: North Multi-Family Access

North/South Street: Three Oaks Parkway

Intersection Orientation: North-South

Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		857	28		966	
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	0	0	0	0	145
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	0	2	1	0	2	0
Configuration		T	R		T	
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)						138
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	1016	0	0	902	29
Percent Heavy Vehicles	0	0	0	0	0	0
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	0	0	1
Configuration						R

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration					R			
v (veh/h)					145			
C (m) (veh/h)					561			
v/c					0.26			
95% queue length					1.03			
Control Delay (s/veh)								
LOS								
Approach Delay (s/veh)	--	--		13.6				
Approach LOS	--	--		B				

TWO-WAY STOP CONTROL SUMMARY

General Information			Site Information	
Analyst	DLW		Intersection	Three Oaks & N. Multi-Family
Agency/Co.	TR Transportation Consultants		Jurisdiction	Lee County
Date Performed	11/27/2006		Analysis Year	2009 background & PM project
Analysis Time Period	PM peak hour			

Project Description Villages of San Carlos DRI

East/West Street: North Multi-Family Access

North/South Street: Three Oaks Parkway

Intersection Orientation: North-South

Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		966	131		857	
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	0	0	0	0	67
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	0	2	1	0	2	0
Configuration		T	R		T	
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)						64
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	902	0	0	1016	137
Percent Heavy Vehicles	0	0	0	0	0	0
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	0	0	1
Configuration						R

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration					R			
v (veh/h)					67			
C (m) (veh/h)					515			
v/c					0.13			
95% queue length					0.45			
Control Delay (s/veh)					13.0			
LOS					B			
Approach Delay (s/veh)	--	--	13.0					
Approach LOS	--	--	B					

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TWO-WAY STOP CONTROL SUMMARY

General Information			Site Information	
Analyst	DLW		Intersection	Three Oaks & N Cypress Drive
Agency/Co.	TR Transportation Consultants		Jurisdiction	Lee County
Date Performed	11/27/2006		Analysis Year	2009 background & AM project
Analysis Time Period	AM peak hour			

Project Description Villages of San Carlos DRI

East/West Street: North Cypress Drive

North/South Street: Three Oaks Parkway

Intersection Orientation: North-South

Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		857	16		966	48
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	0	280	0	0	9
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	0	2	0	0	2	1
Configuration		T	TR		T	R
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)			266			9
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	1016	50	0	902	16
Percent Heavy Vehicles	0	0	3	0	0	3
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	1	0	0	1
Configuration			R			R

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration					R			R
v (veh/h)					9			280
C (m) (veh/h)					546			507
v/c					0.02			0.55
95% queue length					0.05			3.31
Control Delay (s/veh)					11.7			20.5
LOS					B			C
Approach Delay (s/veh)	--	--			11.7			20.5
Approach LOS	--	--			B			C

TWO-WAY STOP CONTROL SUMMARY

General Information			Site Information	
Analyst	DLW		Intersection	Three Oaks & N Cypress Drive
Agency/Co.	TR Transportation Consultants		Jurisdiction	Lee County
Date Performed	11/27/2006		Analysis Year	2009 background & PM project
Analysis Time Period	PM peak hour			

Project Description Villages of San Carlos DRI

East/West Street: North Cypress Drive

North/South Street: Three Oaks Parkway

Intersection Orientation: North-South

Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		966	73		857	343
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	0	177	0	0	29
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	0	2	0	0	2	1
Configuration		T	TR		T	R
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)			169			28
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	902	361	0	1016	76
Percent Heavy Vehicles	0	0	3	0	0	3
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	1	0	0	1
Configuration			R			R

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration					R			R
v (veh/h)					29			177
C (m) (veh/h)					479			553
v/c					0.06			0.32
95% queue length					0.19			1.37
Control Delay (s/veh)					13.0			14.5
LOS					B			B
Approach Delay (s/veh)	--	--		13.0				14.5
Approach LOS	--	--		B				B

TWO-WAY STOP CONTROL SUMMARY

General Information			Site Information	
Analyst	DLW		Intersection	Three Oaks & N. School Access
Agency/Co.	TR Transportation Consultants		Jurisdiction	Lee County
Date Performed	11/27/2006		Analysis Year	2009 background & AM project
Analysis Time Period	AM peak hour			

Project Description Villages of San Carlos DRI

East/West Street: North Three Oaks Middle Access

North/South Street: Three Oaks Parkway

Intersection Orientation: North-South

Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	10	857	0	0	966	10
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	10	0	10	0	0	0
Percent Heavy Vehicles	100	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	1	2	0	1	2	1
Configuration	L	T	TR	L	T	R
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	10	0	10	0	0	0
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	1016	10	10	902	0
Percent Heavy Vehicles	100	0	100	0	0	0
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration		LTR			LTR	

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L	L		LTR			LTR	
v (veh/h)	10	0		0			20	
C (m) (veh/h)	301	762					147	
v/c	0.03	0.00					0.14	
95% queue length	0.10	0.00					0.46	
Control Delay (s/veh)	17.4	9.7					33.3	
LOS	C	A					D	
Approach Delay (s/veh)	--	--					33.3	
Approach LOS	--	--					D	

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TWO-WAY STOP CONTROL SUMMARY

General Information			Site Information	
Analyst	DLW		Intersection	Three Oaks & N. School Access
Agency/Co.	TR Transportation Consultants		Jurisdiction	Lee County
Date Performed	11/27/2006		Analysis Year	2009 background & PM project
Analysis Time Period	PM peak hour			

Project Description Villages of San Carlos DRI				
East/West Street: North Three Oaks Middle Access			North/South Street: Three Oaks Parkway	
Intersection Orientation: North-South			Study Period (hrs): 0.25	

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	10	966	0	1	857	10
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	10	0	10	0	0	1
Percent Heavy Vehicles	100	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	1	2	0	1	2	1
Configuration	L	T	TR	L	T	R
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	10	0	10	0	0	1
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	1	902	10	10	1016	0
Percent Heavy Vehicles	100	0	100	0	0	0
Percent Grade (%)	0			0		
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	1	0	0	1	0
Configuration		LTR			LTR	

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L	L		LTR			LTR	
v (veh/h)	10	1		1			20	
C (m) (veh/h)	350	691		515			168	
v/c	0.03	0.00		0.00			0.12	
95% queue length	0.09	0.00		0.01			0.00	
Control Delay (s/veh)	15.6	10.2		12.0			29.3	
LOS	C	B		B			D	
Approach Delay (s/veh)	--	--		12.0			29.3	
Approach LOS	--	--		B				

TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	DLW	Intersection	Three Oaks & S Park Access
Agency/Co.	TR Transportation Consultants	Jurisdiction	Lee County
Date Performed	11/27/2006	Analysis Year	2009 background & AM project
Analysis Time Period	AM peak hour		

Project Description Villages of San Carlos DRI

East/West Street: South Three Oaks Park Access

North/South Street: Three Oaks Parkway

Intersection Orientation: North-South

Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		857	0	0	966	
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	0	0	0	0	0
Percent Heavy Vehicles	0	--	--	3	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	0	2	0	1	2	0
Configuration		T	TR	L	T	
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)						0
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	1016	0	0	902	0
Percent Heavy Vehicles	0	0	0	0	0	3
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	0	0	1
Configuration						R

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration		L			R			
v (veh/h)		0			0			
C (m) (veh/h)		743			553			
v/c		0.00			0.00			
95% queue length		0.00			0.00			
Control Delay (s/veh)		9.8			11.5			
LOS		A			B			
Approach Delay (s/veh)	--	--						
Approach LOS	--	--						

TWO-WAY STOP CONTROL SUMMARY

General Information			Site Information	
Analyst	DLW		Intersection	Three Oaks & S Park Access
Agency/Co.	TR Transportation Consultants		Jurisdiction	Lee County
Date Performed	11/27/2006		Analysis Year	2009 background & AM project
Analysis Time Period	AM peak hour			

Project Description Villages of San Carlos DRI

East/West Street: South Three Oaks Park Access

North/South Street: Three Oaks Parkway

Intersection Orientation: North-South

Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)		966	0	0	857	
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	0	0	0	0	0
Percent Heavy Vehicles	0	--	--	3	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	0	2	0	1	2	0
Configuration		T	TR	L	T	
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)						0
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	902	0	0	1016	0
Percent Heavy Vehicles	0	0	0	0	0	3
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	0	0	0	1
Configuration						R

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration		L			R			
v (veh/h)		0			0			
C (m) (veh/h)		672			507			
v/c		0.00			0.00			
95% queue length		0.00			0.00			
Control Delay (s/veh)		10.4			12.1			
LOS		B						
Approach Delay (s/veh)	--	--						
Approach LOS	--	--						

TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	DLW
Agency/Co.	TR Transportation Consultants
Date Performed	11/27/2006
Analysis Time Period	AM peak hour

Site Information

Intersection	Three Oaks & S. School Access
Jurisdiction	Lee County
Analysis Year	2009 background & AM project

Project Description Villages of San Carlos DRI

East/West Street: South Three Oaks Middle Access

North/South Street: Three Oaks Parkway

Intersection Orientation: North-South

Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	208	857			238	966
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	0	381	0	0	0
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	1	2	0	0	2	1
Configuration	L	T			T	R
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)			362			
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	250	1016	218	902	0
Percent Heavy Vehicles	0	0	0	0	0	0
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	1	0	0	0
Configuration			R			

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L							R
v (veh/h)	218							381
C (m) (veh/h)	556							909
v/c	0.39							0.42
95% queue length	1.85							2.10
Control Delay (s/veh)	15.6							11.8
LOS	C							B
Approach Delay (s/veh)	--	--						11.8
Approach LOS	--	--						B

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TWO-WAY STOP CONTROL SUMMARY

General Information		Site Information	
Analyst	DLW	Intersection	Three Oaks & S. School Access
Agency/Co.	TR Transportation Consultants	Jurisdiction	Lee County
Date Performed	11/27/2006	Analysis Year	2009 background & PM project
Analysis Time Period	PM peak hour		

Project Description Villages of San Carlos DRI	
East/West Street: South Three Oaks Middle Access	North/South Street: Three Oaks Parkway
Intersection Orientation: North-South	Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	49	966			857	56
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	0	100	0	0	0
Percent Heavy Vehicles	0	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	1	2	0	0	2	1
Configuration	L	T			T	R
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)			95			
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	902	58	51	1016	0
Percent Heavy Vehicles	0	0	0	0	0	0
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	0	0	1	0	0	0
Configuration			R			

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L							R
v (veh/h)	51							100
C (m) (veh/h)	725							561
v/c	0.07							0.18
95% queue length	0.23							0.64
Control Delay (s/veh)	10.3							12.8
LOS	B							B
Approach Delay (s/veh)	--	--						12.8
Approach LOS	--	--						B

SHORT REPORT												
General Information						Site Information						
Analyst <i>DLW</i>						Intersection <i>Three Oaks & San Carlos</i>						
Agency or Co. <i>TR Transportation Consultants</i>						Area Type <i>All other areas</i>						
Date Performed <i>11/27/2006</i>						Jurisdiction <i>Lee County</i>						
Time Period <i>AM peak hour</i>						Analysis Year <i>2009 background & AM project</i>						
Volume and Timing Input												
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	0	1	0	0	1	0	1	2	0	1	2	1
Lane Group	<i>LTR</i>			<i>LTR</i>			<i>L</i>	<i>TR</i>		<i>L</i>	<i>T</i>	<i>R</i>
Volume (vph)	139	40	349	7	40	28	73	857	6	58	966	31
% Heavy Vehicles	3	3	3	3	3	3	3	3	3	3	3	3
PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Pretimed/Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup Lost Time		2.0			2.0		2.0	2.0		2.0	2.0	2.0
Extension of Effective Green		2.0			2.0		2.0	2.0		2.0	2.0	2.0
Arrival Type		3			3		3	3		3	3	3
Unit Extension		3.0			3.0		3.0	3.0		3.0	3.0	3.0
Ped/Bike/RTOR Volume	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width		12.0			12.0		12.0	12.0		12.0	12.0	12.0
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour		0			0		0	0		0	0	0
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	
Phasing	EW Perm	02	03	04	Excl. Left	NS Perm	07	08				
Timing	G = 50.0	G =	G =	G =	G = 15.0	G = 40.0	G =	G =				
	Y = 5	Y =	Y =	Y =	Y = 5	Y = 5	Y =	Y =				
Duration of Analysis (hrs) = 0.25						Cycle Length C = 120.0						
Lane Group Capacity, Control Delay, and LOS Determination												
	EB			WB			NB			SB		
Adjusted Flow Rate		586			83		81	959		64	1073	34
Lane Group Capacity		620			692		281	1169		283	1171	523
v/c Ratio		0.95			0.12		0.29	0.82		0.23	0.92	0.07
Green Ratio		0.42			0.42		0.50	0.33		0.50	0.33	0.33
Uniform Delay d ₁		33.7			21.5		21.8	36.7		20.1	38.4	27.3
Delay Factor k		0.46			0.11		0.11	0.36		0.11	0.43	0.11
Incremental Delay d ₂		23.5			0.1		0.6	4.8		0.4	11.3	0.1
PF Factor		1.000			1.000		1.000	1.000		1.000	1.000	1.000
Control Delay		57.1			21.6		22.4	41.5		20.5	49.7	27.3
Lane Group LOS		E			C		DO# 2005-00054				C	
Approach Delay	57.1			21.6			40.0			47.4		
Approach LOS	E			C			D			D		
Intersection Delay	46.0						Intersection LOS			D		

SHORT REPORT

General Information						Site Information					
Analyst	DLW					Intersection	Three Oaks & San Carlos				
Agency or Co.	TR Transportation Consultants					Area Type	All other areas				
Date Performed	11/27/2006					Jurisdiction	Lee County				
Time Period	PM peak hour					Analysis Year	2009 background & PM project				

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	0	1	0	1	1	0	1	2	0	1	2	1
Lane Group		LTR		L	TR		L	TR		L	T	R
Volume (vph)	124	88	260	14	101	65	459	966	21	94	857	218
% Heavy Vehicles	3	3	3	3	3	3	3	3	3	3	3	3
PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Pretimed/Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup Lost Time		2.0		2.0	2.0		2.0	2.0		2.0	2.0	2.0
Extension of Effective Green		2.0		2.0	2.0		2.0	2.0		2.0	2.0	2.0
Arrival Type		3		3	3		3	3		3	3	3
Unit Extension		3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Ped/Bike/RTOR Volume	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width		12.0		12.0	12.0		12.0	12.0		12.0	12.0	12.0
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour		0		0	0		0	0		0	0	0
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	

Phasing	EW Perm	02	03	04	NB Only	NS Perm	07	08
Timing	G = 40.0	G =	G =	G =	G = 33.0	G = 32.0	G =	G =
	Y = 5	Y =	Y =	Y =	Y = 5	Y = 5	Y =	Y =
Duration of Analysis (hrs) = 0.25						Cycle Length C = 120.0		

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
Adjusted Flow Rate		525		16	184		510	1096		104	952	242
Lane Group Capacity		389		217	579		543	2042		129	937	418
v/c Ratio		1.35		0.07	0.32		0.94	0.54		0.81	1.02	0.58
Green Ratio		0.33		0.33	0.33		0.58	0.58		0.27	0.27	0.27
Uniform Delay d ₁		40.0		27.3	29.8		32.6	15.2		41.1	44.0	38.2
Delay Factor k		0.50		0.11	0.11		0.45	0.14		0.35	0.50	0.17
Incremental Delay d ₂		173.5		0.1	0.3		24.5	0.3		30.1	33.5	2.0
PF Factor		1.000		1.000	1.000		1.000	1.000		1.000	1.000	1.000
Control Delay		213.5		27.5	30.1		57.0	15.4		71.2	77.5	40.2
Lane Group LOS		F		C	C		E	D		B	B	D
Approach Delay		213.5		29.9			28.7			70.0		
Approach LOS		F		C			C			E		
Intersection Delay		70.3										
						Intersection LOS						

SHORT REPORT

General Information						Site Information					
Analyst	DLW					Intersection	Three Oaks & San Carlos				
Agency or Co.	TR Transportation Consultants					Area Type	All other areas				
Date Performed	11/27/2006					Jurisdiction	Lee County				
Time Period	AM peak hour					Analysis Year	2009 background & AM project				

Volume and Timing Input												
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	1	1	0	1	1	0	1	2	0	1	2	1
Lane Group	L	TR		L	TR		L	TR		L	T	R
Volume (vph)	139	40	349	7	40	28	73	857	6	58	966	31
% Heavy Vehicles	3	3	3	3	3	3	3	3	3	3	3	3
PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Pretimed/Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup Lost Time	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	2.0
Extension of Effective Green	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	2.0
Arrival Type	3	3		3	3		3	3		3	3	3
Unit Extension	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Ped/Bike/RTOR Volume	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width	12.0	12.0		12.0	12.0		12.0	12.0		12.0	12.0	12.0
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour	0	0		0	0		0	0		0	0	0
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	
Phasing	EW Perm	02	03	04	Excl. Left	NS Perm	07	08				
Timing	G = 50.0	G =	G =	G =	G = 15.0	G = 40.0	G =	G =				
	Y = 5	Y =	Y =	Y =	Y = 5	Y = 5	Y =	Y =				
Duration of Analysis (hrs) = 0.25								Cycle Length C = 120.0				

Lane Group Capacity, Control Delay, and LOS Determination												
	EB			WB			NB			SB		
Adjusted Flow Rate	154	432		8	75		81	959		64	1073	34
Lane Group Capacity	544	665		258	721		281	1169		283	1171	523
v/c Ratio	0.28	0.65		0.03	0.10		0.29	0.82		0.23	0.92	0.07
Green Ratio	0.42	0.42		0.42	0.42		0.50	0.33		0.50	0.33	0.33
Uniform Delay d_1	23.1	28.0		20.7	21.3		21.8	36.7		20.1	38.4	27.3
Delay Factor k	0.11	0.23		0.11	0.11		0.11	0.36		0.11	0.43	0.11
Incremental Delay d_2	0.3	2.2		0.0	0.1		0.6	4.8		0.4	11.3	0.1
PF Factor	1.000	1.000		1.000	1.000		1.000	1.000		1.000	1.000	1.000
Control Delay	23.4	30.2		20.7	21.4		22.4	41.5		20.5	49.7	27.3
Lane Group LOS	C	C		C	C		C	D		C	D	C
Approach Delay	28.4			21.3			40.0			47.4		
Approach LOS	C			C			D			D		
Intersection Delay	40.1			Intersection LOS								

SHORT REPORT												
General Information							Site Information					
Analyst DLW Agency or Co. TR Transportation Consultants Date Performed 11/27/2006 Time Period PM peak hour							Intersection Three Oaks & San Carlos Area Type All other areas Jurisdiction Lee County Analysis Year 2009 background & PM project					
Volume and Timing Input												
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	1	1	0	1	1	0	1	2	0	1	2	1
Lane Group	L	TR		L	TR		L	TR		L	T	R
Volume (vph)	124	88	260	14	101	65	459	966	21	94	857	218
% Heavy Vehicles	3	3	3	3	3	3	3	3	3	3	3	3
PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Pretimed/Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup Lost Time	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	2.0
Extension of Effective Green	2.0	2.0		2.0	2.0		2.0	2.0		2.0	2.0	2.0
Arrival Type	3	3		3	3		3	3		3	3	3
Unit Extension	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	3.0
Ped/Bike/RTOR Volume	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width	12.0	12.0		12.0	12.0		12.0	12.0		12.0	12.0	12.0
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour	0	0		0	0		0	0		0	0	0
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	
Phasing	EW Perm	02	03	04	NB Only		NS Perm		07	08		
Timing	G = 35.0	G =	G =	G =	G = 35.0		G = 35.0		G =	G =		
	Y = 5	Y =	Y =	Y =	Y = 5		Y = 5		Y =	Y =		
Duration of Analysis (hrs) = 0.25								Cycle Length C = 120.0				
Lane Group Capacity, Control Delay, and LOS Determination												
	EB			WB			NB			SB		
Adjusted Flow Rate	138	387		16	184		510	1096		104	952	242
Lane Group Capacity	299	478		137	506		572	2188		141	1024	457
v/c Ratio	0.46	0.81		0.12	0.36		0.89	0.50		0.74	0.93	0.53
Green Ratio	0.29	0.29		0.29	0.29		0.63	0.63		0.29	0.29	0.29
Uniform Delay d ₁	34.8	39.4		31.2	33.7		32.8	12.3		38.4	41.3	35.6
Delay Factor k	0.11	0.35		0.11	0.11		0.42	0.11		0.30	0.45	0.13
Incremental Delay d ₂	1.1	10.1		0.4	0.4		16.2	0.2		18.3	14.3	1.2
PF Factor	1.000	1.000		1.000	1.000		1.000	1.000		1.000	1.000	1.000
Control Delay	35.9	49.5		31.5	34.1		48.9	12.5		56.7	55.6	36.8
Lane Group LOS	D	D		C	C		D	B		E	00054	D
Approach Delay	45.9			33.9			24.0			52.2		
Approach LOS	D			C			C			D		
Intersection Delay	37.8						Intersection LOS			D		

TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	DLW
Agency/Co.	TR Transportation Consultants
Date Performed	11/27/2006
Analysis Time Period	AM peak hour

Site Information

Intersection	Three Oaks & N. Connector
Jurisdiction	Lee County
Analysis Year	2009 background & AM project

Project Description Villages of San Carlos DRI

East/West Street: North Connector

North/South Street: Three Oaks Parkway

Intersection Orientation: North-South

Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	12	857	11	36	966	104
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	364	0	41	7	0	24
Percent Heavy Vehicles	3	--	--	3	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	1	2	0	0	2	0
Configuration	L	T	TR	LT		TR
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	346	0	39	7	0	23
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	37	1016	109	12	902	11
Percent Heavy Vehicles	3	3	3	3	3	3
Percent Grade (%)	0			0		
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	1	1	0	1	1	0
Configuration	L		TR	L		TR

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L	LT	L		TR	L		TR
v (veh/h)	12	37	7		24	364		41
C (m) (veh/h)	611	736	179		549	150		468
v/c	0.02	0.05	0.04		0.04	2.43		0.09
95% queue length	0.06	0.16	0.12		0.14	31.13		0.29
Control Delay (s/veh)	11.0	10.2	25.9		11.9	709.5		13.4
LOS	B	B	D		D	F		F
Approach Delay (s/veh)	--	--	15.0			639.0		
Approach LOS	--	--	C			F		

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TWO-WAY STOP CONTROL SUMMARY

General Information			Site Information	
Analyst	DLW		Intersection	Three Oaks & N. Connector
Agency/Co.	TR Transportation Consultants		Jurisdiction	Lee County
Date Performed	11/27/2006		Analysis Year	2009 background & PM project
Analysis Time Period	PM peak hour			

Project Description Villages of San Carlos DRI

East/West Street: North Connector

North/South Street: Three Oaks Parkway

Intersection Orientation: North-South

Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	34	966	26	84	857	307
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	248	0	27	48	0	157
Percent Heavy Vehicles	3	--	--	3	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	1	2	0	0	2	0
Configuration	L	T	TR	LT		TR
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	236	0	26	46	0	150
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	88	902	323	35	1016	27
Percent Heavy Vehicles	3	3	3	3	3	3
Percent Grade (%)	0			0		
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	1	1	0	1	1	0
Configuration	L		TR	L		TR

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L	LT	L		TR	L		TR
v (veh/h)	35	88	48		157	248		27
C (m) (veh/h)	559	657	135		497	95		434
v/c	0.06	0.13	0.36		0.32	2.61		0.06
95% queue length	0.20	0.46	1.46		1.34	23.14		0.20
Control Delay (s/veh)	11.9	11.3	45.7		15.6	824.6		13.8
LOS	B	B	E		C	F		B
Approach Delay (s/veh)	--	--	22.6			DCI 2005-00054		
Approach LOS	--	--	C					

SHORT REPORT												
General Information						Site Information						
Analyst <i>DLW</i>						Intersection <i>Three Oaks & N. Connector</i>						
Agency or Co. <i>TR Transportation Consultants</i>						Area Type <i>All other areas</i>						
Date Performed <i>11/27/2006</i>						Jurisdiction <i>Lee County</i>						
Time Period <i>AM peak hour</i>						Analysis Year <i>2009 background & AM project</i>						
Volume and Timing Input												
	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	1	1	0	1	1	0	1	2	0	0	2	0
Lane Group	L	TR		L	TR		L	TR			LTR	
Volume (vph)	346	0	39	7	0	23	12	857	11	36	966	104
% Heavy Vehicles	3	3	3	3	3	3	3	3	3	3	3	3
PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Pretimed/Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup Lost Time	2.0	2.0		2.0	2.0		2.0	2.0			2.0	
Extension of Effective Green	2.0	2.0		2.0	2.0		2.0	2.0			2.0	
Arrival Type	3	3		3	3		3	3			3	
Unit Extension	3.0	3.0		3.0	3.0		3.0	3.0			3.0	
Ped/Bike/RTOR Volume	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width	12.0	12.0		12.0	12.0		12.0	12.0			12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour	0	0		0	0		0	0			0	
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	
Phasing	EW Perm	02	03	04	NS Perm	06	07	08				
Timing	G = 40.0	G =	G =	G =	G = 70.0	G =	G =	G =				
	Y = 5	Y =	Y =	Y =	Y = 5	Y =	Y =	Y =				
Duration of Analysis (hrs) = 0.25						Cycle Length C = 120.0						
Lane Group Capacity, Control Delay, and LOS Determination												
	EB			WB			NB			SB		
Adjusted Flow Rate	384	43		8	26		13	964			1229	
Lane Group Capacity	455	523		448	523		165	2045			1774	
v/c Ratio	0.84	0.08		0.02	0.05		0.08	0.47			0.69	
Green Ratio	0.33	0.33		0.33	0.33		0.58	0.58			0.58	
Uniform Delay d ₁	37.1	27.4		26.8	27.1		10.9	14.4			17.5	
Delay Factor k	0.38	0.11		0.11	0.11		0.11	0.11			0.26	
Incremental Delay d ₂	13.6	0.1		0.0	0.0		0.2	0.2			1.2	
PF Factor	1.000	1.000		1.000	1.000		1.000	1.000			1.000	
Control Delay	50.7	27.5		26.8	27.2		11.1	14.5			18.7	
Lane Group LOS	D	C		C	C		DCI B 2405-00054					
Approach Delay	48.3			27.1			14.5			18.7		
Approach LOS	D			C			B			B		
Intersection Delay	22.0			Intersection LOS								

SHORT REPORT

General Information						Site Information					
Analyst	DLW					Intersection	Three Oaks & N. Connector				
Agency or Co.	TR Transportation Consultants					Area Type	All other areas				
Date Performed	11/27/2006					Jurisdiction	Lee County				
Time Period	PM peak hour					Analysis Year	2009 background & PM project				

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	1	1	0	1	1	0	1	2	0	0	2	0
Lane Group	L	TR		L	TR		L	TR			LTR	
Volume (vph)	236	0	26	46	0	150	34	966	26	84	857	307
% Heavy Vehicles	3	3	3	3	3	3	3	3	3	3	3	3
PHF	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90
Pretimed/Actuated (P/A)	A	A	A	A	A	A	A	A	A	A	A	A
Startup Lost Time	2.0	2.0		2.0	2.0		2.0	2.0			2.0	
Extension of Effective Green	2.0	2.0		2.0	2.0		2.0	2.0			2.0	
Arrival Type	3	3		3	3		3	3			3	
Unit Extension	3.0	3.0		3.0	3.0		3.0	3.0			3.0	
Ped/Bike/RTOR Volume	0	0	0	0	0	0	0	0	0	0	0	0
Lane Width	12.0	12.0		12.0	12.0		12.0	12.0			12.0	
Parking/Grade/Parking	N	0	N	N	0	N	N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour	0	0		0	0		0	0			0	
Minimum Pedestrian Time		3.2			3.2			3.2			3.2	

Phasing	EW Perm	02	03	04	NS Perm	06	07	08
Timing	G = 37.0	G =	G =	G =	G = 73.0	G =	G =	G =
	Y = 5	Y =	Y =	Y =	Y = 5	Y =	Y =	Y =
Duration of Analysis (hrs) = 0.25						Cycle Length C = 120.0		

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Adjusted Flow Rate	262	29		51	167		38	1102			1386	
Lane Group Capacity	335	483		420	483		138	2128			1408	
v/c Ratio	0.78	0.06		0.12	0.35		0.28	0.52			0.98	
Green Ratio	0.31	0.31		0.31	0.31		0.61	0.61			0.61	
Uniform Delay d ₁	37.8	29.2		29.8	32.1		11.1	13.4			22.9	
Delay Factor k	0.33	0.11		0.11	0.11		0.11	0.12			0.49	
Incremental Delay d ₂	11.4	0.1		0.1	0.4		1.1	0.2			20.3	
PF Factor	1.000	1.000		1.000	1.000		1.000	1.000			1.000	
Control Delay	49.2	29.3		30.0	32.6		12.1	13.7			43.2	
Lane Group LOS	D	C		C	C		B	B			D	
Approach Delay	47.2			32.0			13.6			45.4		
Approach LOS	D			C			B			D		
Intersection Delay	31.7						Intersection LOS					

TWO-WAY STOP CONTROL SUMMARY

General Information

Analyst	DLW
Agency/Co.	TR Transportation Consultants
Date Performed	11/27/2006
Analysis Time Period	AM peak hour

Site Information

Intersection	Three Oaks & Port. Vineyards
Jurisdiction	Lee County
Analysis Year	2009 background & AM project

Project Description Villages of San Carlos DRI

East/West Street: Portofino Vineyards Access

North/South Street: Three Oaks Parkway

Intersection Orientation: North-South

Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	22	857			966	74
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	284	0	86	0	0	0
Percent Heavy Vehicles	3	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	1	2	0	0	2	1
Configuration	L	T			T	R
Upstream Signal		0			0	

Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	270		82			
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	1016	77	23	902	0
Percent Heavy Vehicles	3	0	3	0	0	0
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	1	0	1	0	0	0
Configuration	L		R			

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L					L		R
v (veh/h)	23					284		86
C (m) (veh/h)	628					224		507
v/c	0.04					1.27		0.17
95% queue length	0.11					14.73		0.61
Control Delay (s/veh)	11.0					194.5		13.5
LOS	B					F		B
Approach Delay (s/veh)	--	--						
Approach LOS	--	--						

TWO-WAY STOP CONTROL SUMMARY

General Information			Site Information	
Analyst	DLW		Intersection	Three Oaks & Port. Vineyards
Agency/Co.	TR Transportation Consultants		Jurisdiction	Lee County
Date Performed	11/27/2006		Analysis Year	2009 background & PM project
Analysis Time Period	PM peak hour			

Project Description Villages of San Carlos DRI

East/West Street: Portofino Vineyards Access

North/South Street: Three Oaks Parkway

Intersection Orientation: North-South

Study Period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street	Northbound			Southbound		
Movement	1	2	3	4	5	6
	L	T	R	L	T	R
Volume (veh/h)	97	966			857	322
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	133	0	40	0	0	0
Percent Heavy Vehicles	3	--	--	0	--	--
Median Type	Raised curb					
RT Channelized			0			0
Lanes	1	2	0	0	2	1
Configuration	L	T			T	R
Upstream Signal		0			0	
Minor Street	Eastbound			Westbound		
Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (veh/h)	127		38			
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95
Hourly Flow Rate, HFR (veh/h)	0	902	338	102	1016	0
Percent Heavy Vehicles	3	0	3	0	0	0
Percent Grade (%)		0			0	
Flared Approach		N			N	
Storage		0			0	
RT Channelized			0			0
Lanes	1	0	1	0	0	0
Configuration	L		R			

Delay, Queue Length, and Level of Service

Approach	Northbound	Southbound	Westbound			Eastbound		
Movement	1	4	7	8	9	10	11	12
Lane Configuration	L					L		R
v (veh/h)	102					133		40
C (m) (veh/h)	552					199		553
v/c	0.18					0.67		0.07
95% queue length	0.67					0.05		0.23
Control Delay (s/veh)	13.0					53.4		12.0
LOS	B					F		B
Approach Delay (s/veh)	--	--				43.8		
Approach LOS	--	--				E		

SHORT REPORT

General Information					Site Information				
Analyst	DLW				Intersection	Three Oaks & Port. Vineyards			
Agency or Co.	TR Transportation Consultants				Area Type	All other areas			
Date Performed	11/27/2006				Jurisdiction	Lee County			
Time Period	AM peak hour				Analysis Year	2009 background & AM project			

Volume and Timing Input

		EB			WB			NB			SB			
		LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT	
Number of Lanes		1		1				1	2			2	1	
Lane Group		L		R				L	T			T	R	
Volume (vph)		270		82				22	857			966	74	
% Heavy Vehicles		3		3				3	3			3	3	
PHF		0.90		0.90				0.90	0.90			0.90	0.90	
Pretimed/Actuated (P/A)		A		A				A	A			A	A	
Startup Lost Time		2.0		2.0				2.0	2.0			2.0	2.0	
Extension of Effective Green		2.0		2.0				2.0	2.0			2.0	2.0	
Arrival Type		3		3				3	3			3	3	
Unit Extension		3.0		3.0				3.0	3.0			3.0	3.0	
Ped/Bike/RTOR Volume		0	0	8				0	0		0	0	7	
Lane Width		12.0		12.0				12.0	12.0			12.0	12.0	
Parking/Grade/Parking		N	0	N				N	0	N	N	0	N	
Parking/Hour														
Bus Stops/Hour		0		0				0	0			0	0	
Minimum Pedestrian Time			3.2						3.2			3.2		
Phasing	EB Only	02	03	04	NS Perm			06	07		08			
Timing	G = 35.0	G = 0.0	G = 0.0	G = 0.0	G = 75.0			G =	G =		G =			
	Y = 5	Y = 0	Y = 0	Y = 0	Y = 5			Y =	Y =		Y =			
Duration of Analysis (hrs) = 0.25									Cycle Length C = 120.0					

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Adjusted Flow Rate	300		82				24	952			1073	74
Lane Group Capacity	511		457				244	2195			2195	980
v/c Ratio	0.59		0.18				0.10	0.43			0.49	0.08
Green Ratio	0.29		0.29				0.63	0.63			0.63	0.63
Uniform Delay d ₁	36.3		31.8				9.0	11.6			12.1	8.9
Delay Factor k	0.18		0.11				0.11	0.11			0.11	0.11
Incremental Delay d ₂	1.8		0.2				0.2	0.1			0.2	0.0
PF Factor	1.000		1.000				1.000	1.000			1.000	1.000
Control Delay	38.1		32.0				9.2	12.3			12.3	8.9
Lane Group LOS	D		C				A	B			B	A
Approach Delay	36.8						11.7			12.1		
Approach LOS	D						B					
Intersection Delay	15.7						Intersection LOS					

SHORT REPORT

General Information					Site Information				
Analyst	DLW				Intersection	Three Oaks & Port. Vineyards			
Agency or Co.	TR Transportation Consultants				Area Type	All other areas			
Date Performed	11/27/2006				Jurisdiction	Lee County			
Time Period	PM peak hour				Analysis Year	2009 background & PM project			

Volume and Timing Input

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Number of Lanes	1		1				1	2			2	1
Lane Group	L		R				L	T			T	R
Volume (vph)	127		38				97	966			857	322
% Heavy Vehicles	3		3				3	3			3	3
PHF	0.90		0.90				0.90	0.90			0.90	0.90
Pretimed/Actuated (P/A)	A		A				A	A			A	A
Startup Lost Time	2.0		2.0				2.0	2.0			2.0	2.0
Extension of Effective Green	2.0		2.0				2.0	2.0			2.0	2.0
Arrival Type	3		3				3	3			3	3
Unit Extension	3.0		3.0				3.0	3.0			3.0	3.0
Ped/Bike/RTOR Volume	0	0	4				0	0		0	0	32
Lane Width	12.0		12.0				12.0	12.0			12.0	12.0
Parking/Grade/Parking	N	0	N				N	0	N	N	0	N
Parking/Hour												
Bus Stops/Hour	0		0				0	0			0	0
Minimum Pedestrian Time		3.2						3.2			3.2	

Phasing	EB Only	02	03	04	NS Perm	06	07	08
Timing	G = 35.0	G = 0.0	G = 0.0	G = 0.0	G = 75.0	G =	G =	G =
	Y = 5	Y = 0	Y = 0	Y = 0	Y = 5	Y =	Y =	Y =

Duration of Analysis (hrs) = 0.25

Cycle Length C = 120.0

Lane Group Capacity, Control Delay, and LOS Determination

	EB			WB			NB			SB		
	LT	TH	RT	LT	TH	RT	LT	TH	RT	LT	TH	RT
Adjusted Flow Rate	141		38				108	1073			952	322
Lane Group Capacity	511		457				290	2195			2195	980
v/c Ratio	0.28		0.08				0.37	0.49			0.43	0.33
Green Ratio	0.29		0.29				0.63	0.63			0.63	0.63
Uniform Delay d_1	32.7		30.9				11.0	12.1			11.6	10.6
Delay Factor k	0.11		0.11				0.11	0.11			0.11	0.11
Incremental Delay d_2	0.3		0.1				0.8	0.2			0.1	0.2
PF Factor	1.000		1.000				1.000	1.000			1.000	1.000
Control Delay	33.0		30.9				11.8	12.3			11.7	10.8
Lane Group LOS	C		C				B	B			B	B
Approach Delay	32.6						12.3			11.5		
Approach LOS	C						B			B		
Intersection Delay	13.3						Intersection LOS					

TWO-WAY STOP CONTROL SUMMARY

General Information				Site Information			
Analyst	DLW			Intersection	Three Oaks & S. Connector		
Agency/Co.	TR Transportation Consultants			Jurisdiction	Lee County		
Date Performed	11/27/2006			Analysis Year	2009 background & AM project		
Analysis Time Period	AM peak hour						
Project Description Villages of San Carlos DRI							
East/West Street: South Connector				North/South Street: Three Oaks Parkway			
Intersection Orientation: North-South				Study Period (hrs): 0.25			
Vehicle Volumes and Adjustments							
Major Street	Northbound			Southbound			
Movement	1	2	3	4	5	6	
	L	T	R	L	T	R	
Volume (veh/h)	32	857			966	4	
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	
Hourly Flow Rate, HFR (veh/h)	28	0	257	0	0	0	
Percent Heavy Vehicles	3	--	--	0	--	--	
Median Type	Raised curb						
RT Channelized			0			0	
Lanes	1	2	0	0	2	0	
Configuration	L	T			T	TR	
Upstream Signal		0			0		
Minor Street	Eastbound			Westbound			
Movement	7	8	9	10	11	12	
	L	T	R	L	T	R	
Volume (veh/h)	27		245				
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	
Hourly Flow Rate, HFR (veh/h)	0	1016	4	33	902	0	
Percent Heavy Vehicles	3	0	3	0	0	0	
Percent Grade (%)		0			0		
Flared Approach		N			N		
Storage		0			0		
RT Channelized			0			0	
Lanes	0	0	0	0	0	0	
Configuration		LR					
Delay, Queue Length, and Level of Service							
Approach	Northbound	Southbound	Westbound			Eastbound	
Movement	1	4	7	8	9	10	11, 12
Lane Configuration	L						LR
v (veh/h)	33						285
C (m) (veh/h)	670						448
v/c	0.05						0.64
95% queue length	0.16						4.33
Control Delay (s/veh)	10.7						26.1
LOS	B						D
Approach Delay (s/veh)	--	--					26.1
Approach LOS	--	--					D

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TWO-WAY STOP CONTROL SUMMARY

General Information			Site Information				
Analyst	DLW		Intersection	Three Oaks & S. Connector			
Agency/Co.	TR Transportation Consultants		Jurisdiction	Lee County			
Date Performed	11/27/2006		Analysis Year	2009 background & PM project			
Analysis Time Period	PM peak hour						
Project Description Villages of San Carlos DRI							
East/West Street: South Connector			North/South Street: Three Oaks Parkway				
Intersection Orientation: North-South			Study Period (hrs): 0.25				
Vehicle Volumes and Adjustments							
Major Street	Northbound			Southbound			
Movement	1	2	3	4	5	6	
	L	T	R	L	T	R	
Volume (veh/h)	262	966			857	29	
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	
Hourly Flow Rate, HFR (veh/h)	14	0	135	0	0	0	
Percent Heavy Vehicles	3	--	--	0	--	--	
Median Type	Raised curb						
RT Channelized			0			0	
Lanes	1	2	0	0	2	0	
Configuration	L	T			T	TR	
Upstream Signal		0			0		
Minor Street	Eastbound			Westbound			
Movement	7	8	9	10	11	12	
	L	T	R	L	T	R	
Volume (veh/h)	14		129				
Peak-Hour Factor, PHF	0.95	0.95	0.95	0.95	0.95	0.95	
Hourly Flow Rate, HFR (veh/h)	0	902	30	275	1016	0	
Percent Heavy Vehicles	3	0	3	0	0	0	
Percent Grade (%)	0			0			
Flared Approach		N			N		
Storage		0			0		
RT Channelized			0			0	
Lanes	0	0	0	0	0	0	
Configuration		LR					
Delay, Queue Length, and Level of Service							
Approach	Northbound	Southbound	Westbound			Eastbound	
Movement	1	4	7	8	9	10	11
Lane Configuration	L						LR
v (veh/h)	275						149
C (m) (veh/h)	724						409
v/c	0.38						0.36
95% queue length	1.78						1.64
Control Delay (s/veh)	13.0						15.8
LOS	B						C
Approach Delay (s/veh)	--	--					18.8
Approach LOS	--	--					

NOV 29 2006

15 MINUTE SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS DRIVE NORTH

15 MIN BEGIN	THREE OAKS PARKWAY								CYPRESS DRIVE NORTH								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:00 AM	1	41	0	42	0	18	0	18	24	0	18	42	0	0	0	0	102
7:15 AM	2	56	0	58	0	29	3	32	23	0	17	40	0	0	0	0	130
7:30 AM	2	53	0	55	2	27	2	31	29	0	25	54	0	0	0	0	140
7:45 AM	2	53	0	55	0	33	4	37	13	0	16	29	0	1	1	2	123
8:00 AM	1	55	1	57	1	34	4	39	15	2	25	42	0	1	1	2	140
8:15 AM	8	43	0	51	2	37	4	43	17	1	16	34	1	0	1	2	130
8:30 AM	9	53	0	62	1	33	2	36	12	2	18	32	0	0	0	0	130
8:45 AM	5	24	0	29	5	28	1	34	14	6	14	34	0	3	4	7	104
TOTAL:	30	378	1	409	11	239	20	270	147	11	149	307	1	5	7	13	999

HOURLY SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS DRIVE NORTH

HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS DRIVE NORTH								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:00 AM	7	203	0	210	2	107	9	118	89	0	76	165	0	1	1	2	495
7:15 AM	7	217	1	225	3	123	13	139	80	2	83	165	0	2	2	4	533
7:30 AM	13	204	1	218	5	131	14	150	74	3	82	159	1	2	3	6	533
7:45 AM	20	204	1	225	4	137	14	155	57	5	75	137	1	2	3	6	523
8:00 AM	23	175	1	199	9	132	11	152	58	11	73	142	1	4	6	11	504

PEAK HOUR SUMMARY

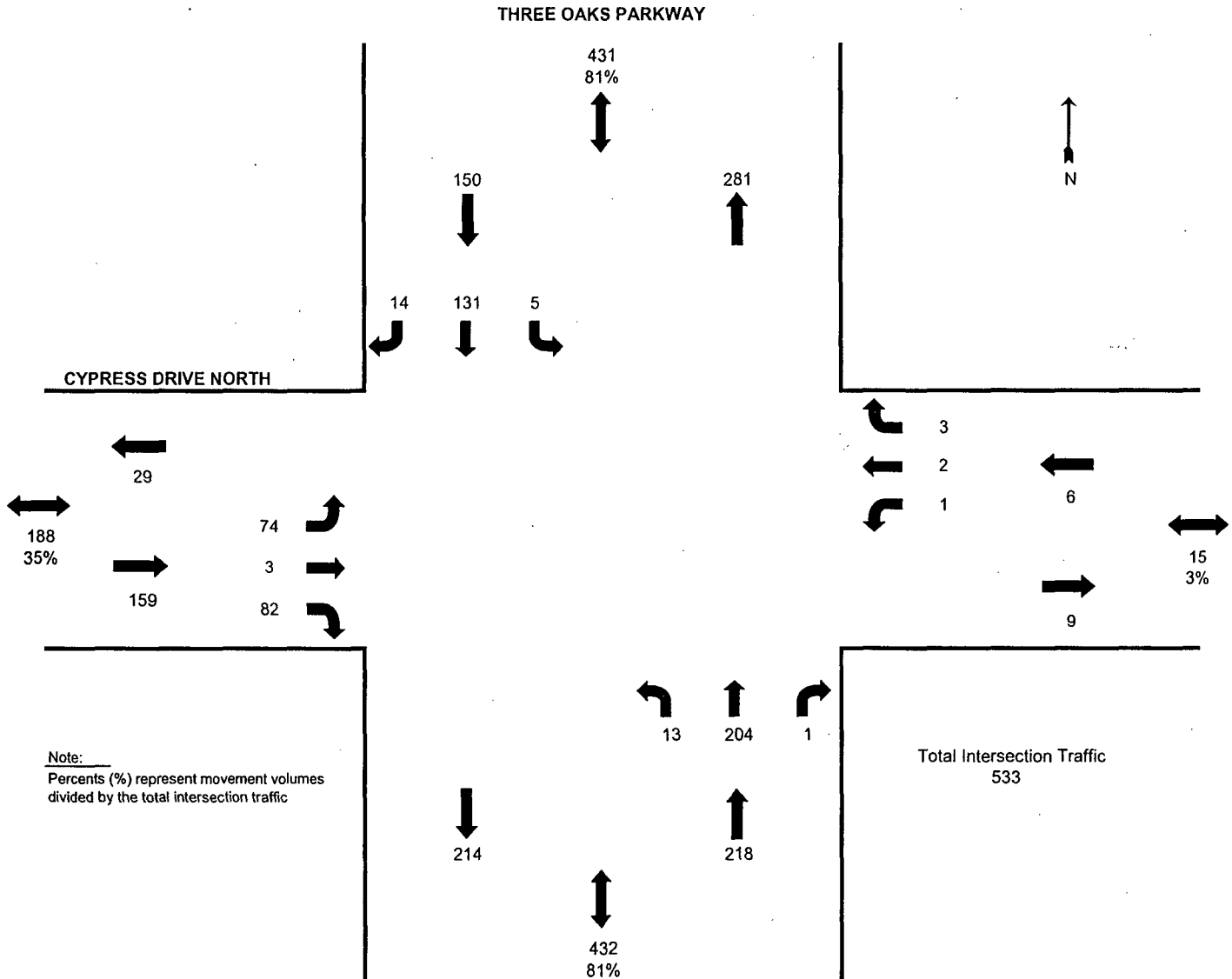
HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS DRIVE NORTH								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:30 AM	13	204	1	218	5	131	14	150	74	3	82	159	1	2	3	6	533

DCI 2005-00054

RECEIVED
NOV 29 2006

COMMUNITY DEVELOPMENT

DATE: June 4, 2002
 DAY: TUESDAY
 COUNT TIME: 7:00 AM - 9:00 AM
 PEAK HOUR: 7:30 AM - 8:30 AM
 INTERSECTION: THREE OAKS PARKWAY & CYPRESS DRIVE NORTH



DCI 2005-00054

RECEIVED
 NOV 29 2006

COMMUNITY DEVELOPMENT

15 MINUTE SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS DRIVE NORTH

15 MIN BEGIN	THREE OAKS PARKWAY								CYPRESS DRIVE NORTH								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:00 PM	20	37	0	57	0	41	12	53	8	0	9	17	0	1	0	1	128
4:15 PM	17	45	3	65	2	40	15	57	6	0	12	18	0	2	0	2	142
4:30 PM	20	33	1	54	2	50	13	65	6	0	8	14	2	0	2	4	137
4:45 PM	23	31	1	55	2	49	11	62	6	0	9	15	1	0	0	1	133
5:00 PM	24	37	1	62	0	65	21	86	9	1	10	20	0	0	0	0	168
5:15 PM	34	47	6	87	2	62	26	90	5	3	19	27	2	1	0	3	207
5:30 PM	34	54	1	89	6	76	19	101	6	5	16	27	1	3	0	4	221
5:45 PM	23	31	1	55	9	66	17	92	11	8	8	27	1	2	6	9	183
TOTAL:	195	315	14	524	23	449	134	606	57	17	91	165	7	9	8	24	1319

HOURLY SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS DRIVE NORTH

HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS DRIVE NORTH								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:00 PM	80	146	5	231	6	180	51	237	26	0	38	64	3	3	2	8	540
4:15 PM	84	146	6	236	6	204	60	270	27	1	39	67	3	2	2	7	580
4:30 PM	101	148	9	258	6	226	71	303	26	4	46	76	5	1	2	8	645
4:45 PM	115	169	9	293	10	252	77	339	26	9	54	89	4	4	0	8	729
5:00 PM	115	169	9	293	17	269	83	369	31	17	53	101	4	6	6	16	779

PEAK HOUR SUMMARY

HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS DRIVE NORTH								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
5:00 PM	115	169	9	293	17	269	83	369	31	17	53	101	4	6	6	16	779

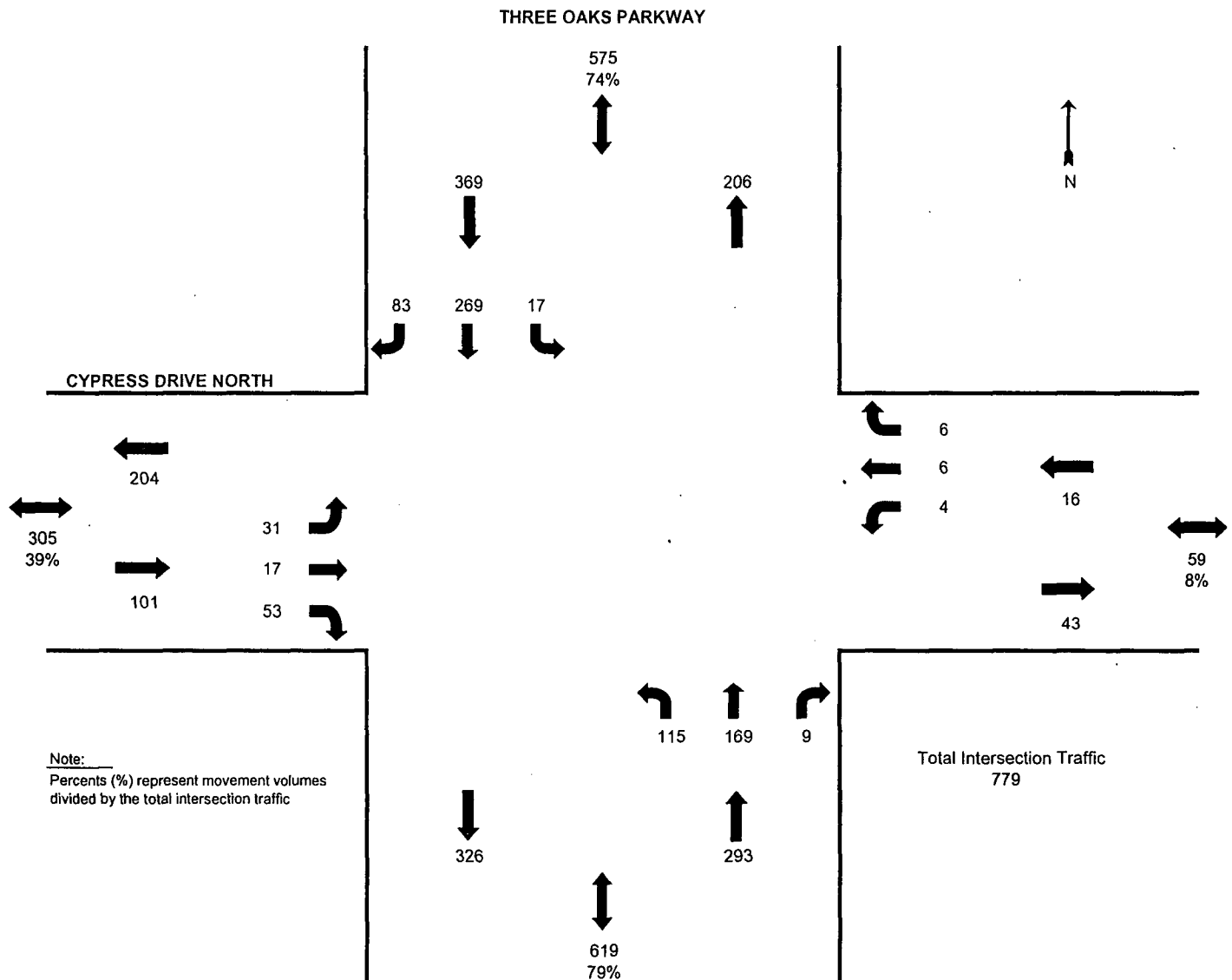
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NOV 29 2006

COMMUNITY DEVELOPMENT

DATE: June 4, 2002
 DAY: TUESDAY
 COUNT TIME: 4:00 PM - 6:00 PM
 PEAK HOUR: 5:00 PM - 6:00 PM
 INTERSECTION: THREE OAKS PARKWAY & CYPRESS DRIVE NORTH



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COMMUNITY DEVELOPMENT

15 MINUTE SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & SAN CARLOS BOULEVARD

15 MIN BEGIN	THREE OAKS PARKWAY								SAN CARLOS BOULEVARD								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:00 AM	13	34	1	48	0	33	8	41	13	8	40	61	1	1	1	3	153
7:15 AM	12	50	2	64	5	61	7	73	18	2	48	68	1	4	4	9	214
7:30 AM	11	53	1	65	4	63	6	73	23	6	54	83	1	1	5	7	228
7:45 AM	10	42	0	52	4	62	15	81	24	9	50	83	1	11	1	13	229
8:00 AM	9	30	0	39	5	51	6	62	15	6	49	70	1	7	6	14	185
8:15 AM	5	19	0	24	6	45	12	63	13	5	32	50	1	6	4	11	148
8:30 AM	9	37	2	48	10	67	9	86	10	4	52	66	2	2	7	11	211
8:45 AM	21	64	2	87	4	80	12	96	16	4	52	72	4	4	3	11	266
TOTAL:	90	329	8	427	38	462	75	575	132	44	377	553	12	36	31	79	1634

HOURLY SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & SAN CARLOS BOULEVARD

HOUR BEGIN	THREE OAKS PARKWAY								SAN CARLOS BOULEVARD								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:00 AM	46	179	4	229	13	219	36	268	78	25	192	295	4	17	11	32	824
7:15 AM	42	175	3	220	18	237	34	289	80	23	201	304	4	23	16	43	856
7:30 AM	35	144	1	180	19	221	39	279	75	26	185	286	4	25	16	45	790
7:45 AM	33	128	2	163	25	225	42	292	62	24	183	269	5	26	18	49	773
8:00 AM	44	150	4	198	25	243	39	307	54	19	185	258	8	19	20	47	810

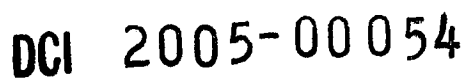
PEAK HOUR SUMMARY

HOUR BEGIN	THREE OAKS PARKWAY								SAN CARLOS BOULEVARD								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:15 AM	42	175	3	220	18	237	34	289	80	23	201	304	4	23	16	43	856

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COMMUNITY DEVELOPMENT



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15 MINUTE SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & SAN CARLOS BOULEVARD

15 MIN BEGIN	THREE OAKS PARKWAY								SAN CARLOS BOULEVARD								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:00 PM	41	74	3	118	13	67	54	134	12	4	32	48	1	9	9	19	319
4:15 PM	61	55	1	117	7	51	41	99	7	9	39	55	0	11	10	21	292
4:30 PM	58	50	1	109	8	50	28	86	8	12	24	44	2	10	6	18	257
4:45 PM	73	39	4	116	12	45	27	84	11	6	26	43	1	14	5	20	263
5:00 PM	63	68	1	132	9	50	36	95	13	11	25	49	2	14	7	23	299
5:15 PM	67	58	4	129	16	49	31	96	16	10	43	69	2	15	6	23	317
5:30 PM	70	82	3	155	11	55	27	93	16	15	36	67	3	14	12	29	344
5:45 PM	65	78	4	147	18	53	31	102	26	15	46	87	1	15	13	29	365
TOTAL:	498	504	21	1023	94	420	275	789	109	82	271	462	12	102	68	182	2456

HOURLY SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & SAN CARLOS BOULEVARD

HOUR BEGIN	THREE OAKS PARKWAY								SAN CARLOS BOULEVARD								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:00 PM	233	218	9	460	40	213	150	403	38	31	121	190	4	44	30	78	1131
4:15 PM	255	212	7	474	36	196	132	364	39	38	114	191	5	49	28	82	1111
4:30 PM	261	215	10	486	45	194	122	361	48	39	118	205	7	53	24	84	1136
4:45 PM	273	247	12	532	48	199	121	368	56	42	130	228	8	57	30	95	1223
5:00 PM	265	286	12	563	54	207	125	386	71	51	150	272	8	58	38	104	1325

PEAK HOUR SUMMARY

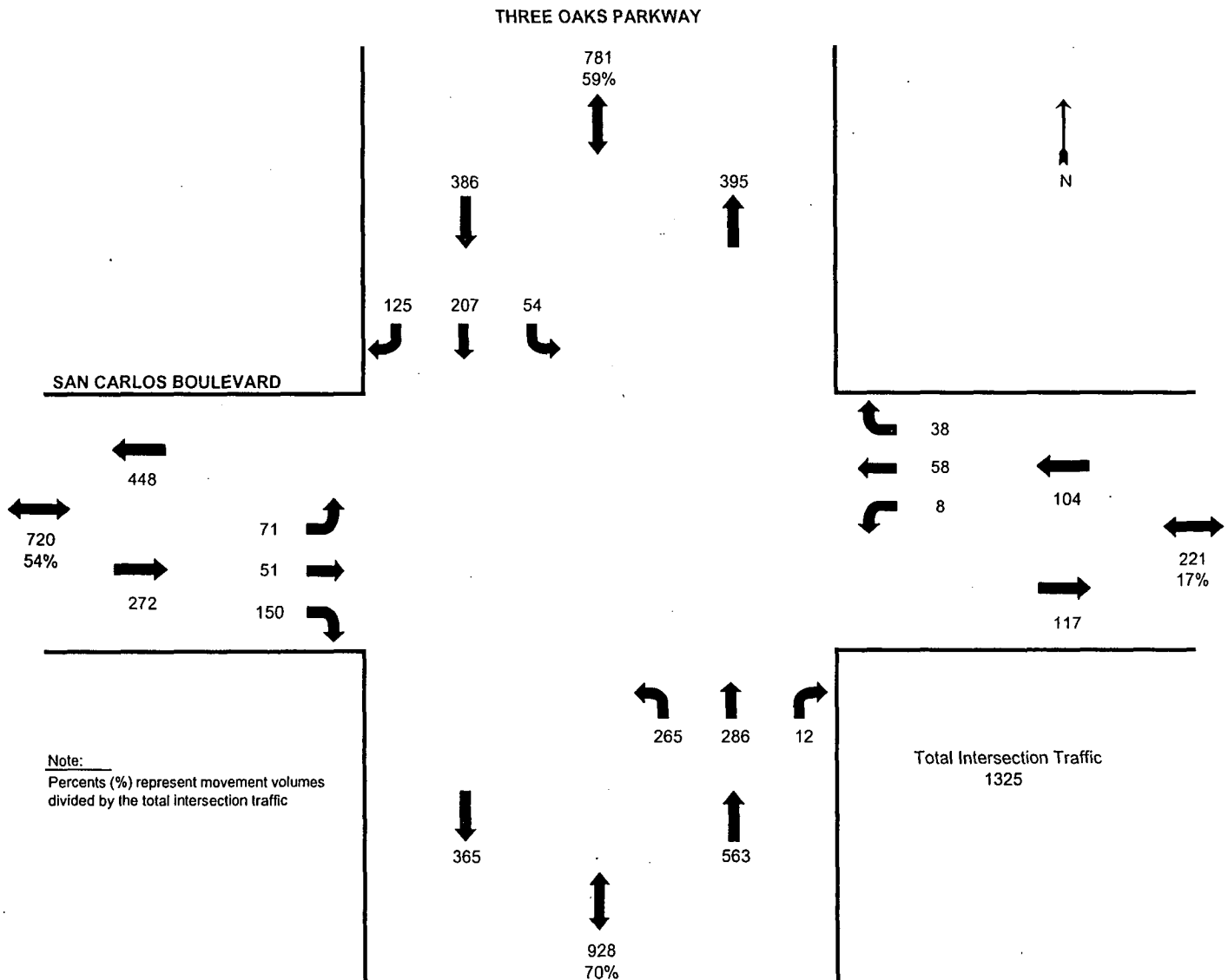
HOUR BEGIN	THREE OAKS PARKWAY								SAN CARLOS BOULEVARD								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
5:00 PM	265	286	12	563	54	207	125	386	71	51	150	272	8	58	38	104	1325

DCI 2005-00054

RECEIVED
NOV 29 2005

COMMUNITY DEVELOPMENT

DATE: September 12, 2003
 DAY: FRIDAY
 COUNT TIME: 4:00 PM - 6:00 PM
 PEAK HOUR: 5:00 PM - 6:00 PM
 INTERSECTION: THREE OAKS PARKWAY & SAN CARLOS BOULEVARD



DCI 2005-00054

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COMMUNITY DEVELOPMENT

15 MINUTE SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS CHASE COURT

15 MIN BEGIN	THREE OAKS PARKWAY								CYPRESS CHASE COURT								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:00 AM	0	34	0	34	0	78	0	78	2	0	0	2	1	0	4	5	119
7:15 AM	0	41	0	41	0	99	2	101	4	0	0	4	1	0	3	4	150
7:30 AM	1	43	0	44	1	77	1	79	4	0	2	6	2	0	5	7	136
7:45 AM	0	46	0	46	0	85	0	85	4	0	1	5	0	0	5	5	141
8:00 AM	0	35	0	35	2	77	0	79	5	0	0	5	0	0	5	5	124
8:15 AM	0	30	0	30	0	54	0	54	5	0	0	5	1	0	0	1	90
8:30 AM	0	34	0	34	0	52	3	55	0	0	1	1	1	0	0	1	91
8:45 AM	2	40	1	43	0	52	1	53	2	0	1	3	0	0	2	2	101
TOTAL:	3	303	1	307	3	574	7	584	26	0	5	31	6	0	24	30	952

HOURLY SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS CHASE COURT

HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS CHASE COURT								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:00 AM	1	164	0	165	1	339	3	343	14	0	3	17	4	0	17	21	546
7:15 AM	1	165	0	166	3	338	3	344	17	0	3	20	3	0	18	21	551
7:30 AM	1	154	0	155	3	293	1	297	18	0	3	21	3	0	15	18	491
7:45 AM	0	145	0	145	2	268	3	273	14	0	2	16	2	0	10	12	446
8:00 AM	2	139	1	142	2	235	4	241	12	0	2	14	2	0	7	9	406

PEAK HOUR SUMMARY

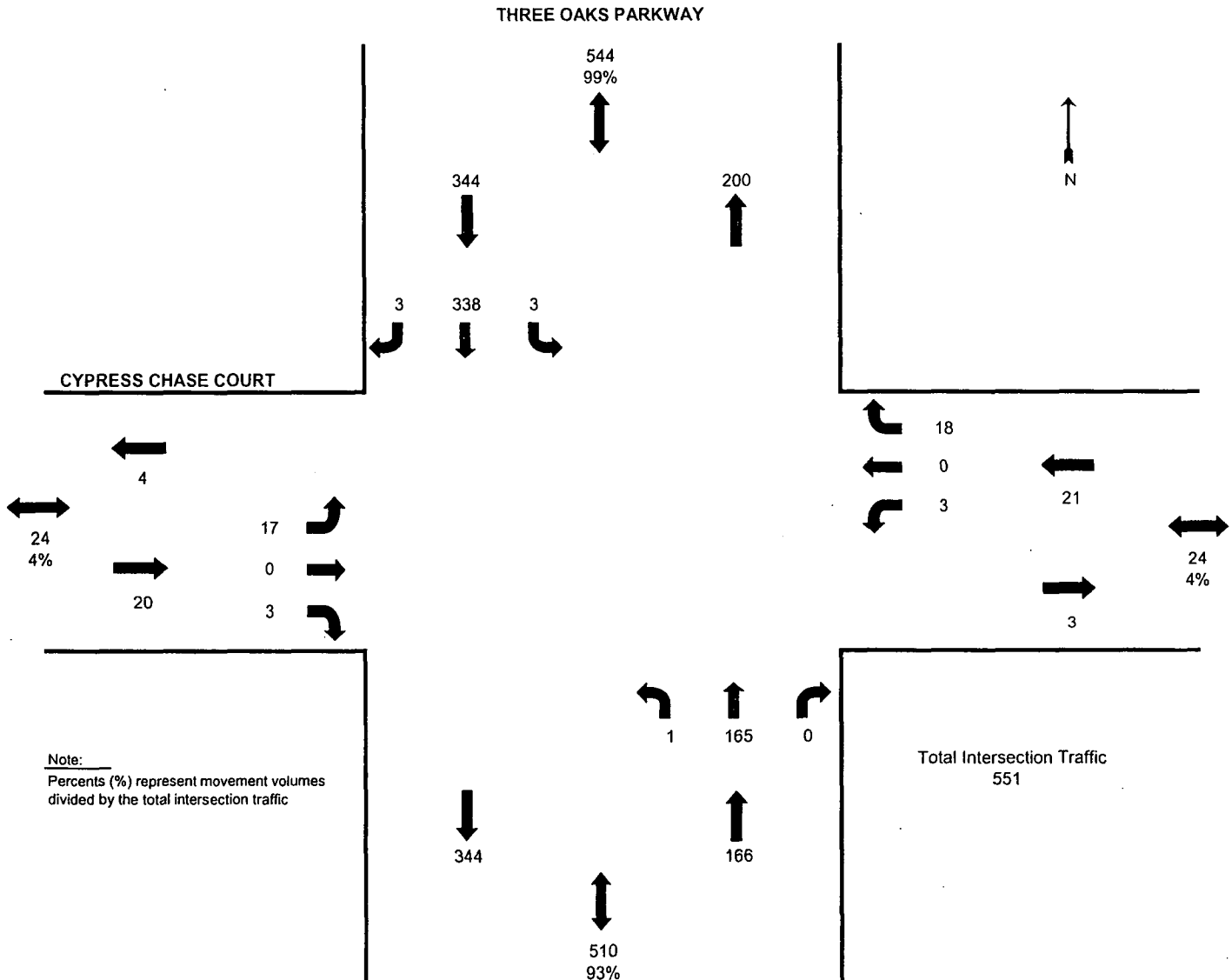
HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS CHASE COURT								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:15 AM	1	165	0	166	3	338	3	344	17	0	3	20	3	0	18	21	551

DCI 2005-00054

RECEIVED
NOV 29 2006

COMMUNITY DEVELOPMENT

DATE: June 5, 2002
 DAY: WEDNESDAY
 COUNT TIME: 7:00 AM - 9:00 AM
 PEAK HOUR: 7:15 AM - 8:15 AM
 INTERSECTION: THREE OAKS PARKWAY & CYPRESS CHASE COURT



DCI 2005-00054

RECEIVED
 NOV 29 2006

COMMUNITY DEVELOPMENT

15 MINUTE SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS CHASE COURT

15 MIN BEGIN	THREE OAKS PARKWAY								CYPRESS CHASE COURT								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:00 PM	0	95	1	96	0	51	6	57	3	0	2	5	0	1	3	4	162
4:15 PM	1	95	3	99	1	47	4	52	0	0	2	2	0	0	3	3	156
4:30 PM	0	105	0	105	1	40	4	45	0	0	0	0	0	0	1	1	151
4:45 PM	2	71	1	74	7	61	8	76	2	0	0	2	0	0	3	3	155
5:00 PM	0	127	0	127	0	63	5	68	0	0	2	2	0	0	1	1	198
5:15 PM	0	126	1	127	3	66	5	74	2	0	0	2	0	0	2	2	205
5:30 PM	1	131	0	132	5	66	2	73	5	0	0	5	0	0	0	0	210
5:45 PM	0	104	0	104	6	63	8	77	3	0	0	3	0	0	2	2	186
TOTAL:	4	854	6	864	23	457	42	522	15	0	6	21	0	1	15	16	1423

HOURLY SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS CHASE COURT

HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS CHASE COURT								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:00 PM	3	366	5	374	9	199	22	230	5	0	4	9	0	1	10	11	624
4:15 PM	3	398	4	405	9	211	21	241	2	0	4	6	0	0	8	8	660
4:30 PM	2	429	2	433	11	230	22	263	4	0	2	6	0	0	7	7	709
4:45 PM	3	455	2	460	15	256	20	291	9	0	2	11	0	0	6	6	768
5:00 PM	1	488	1	490	14	258	20	292	10	0	2	12	0	0	5	5	799

PEAK HOUR SUMMARY

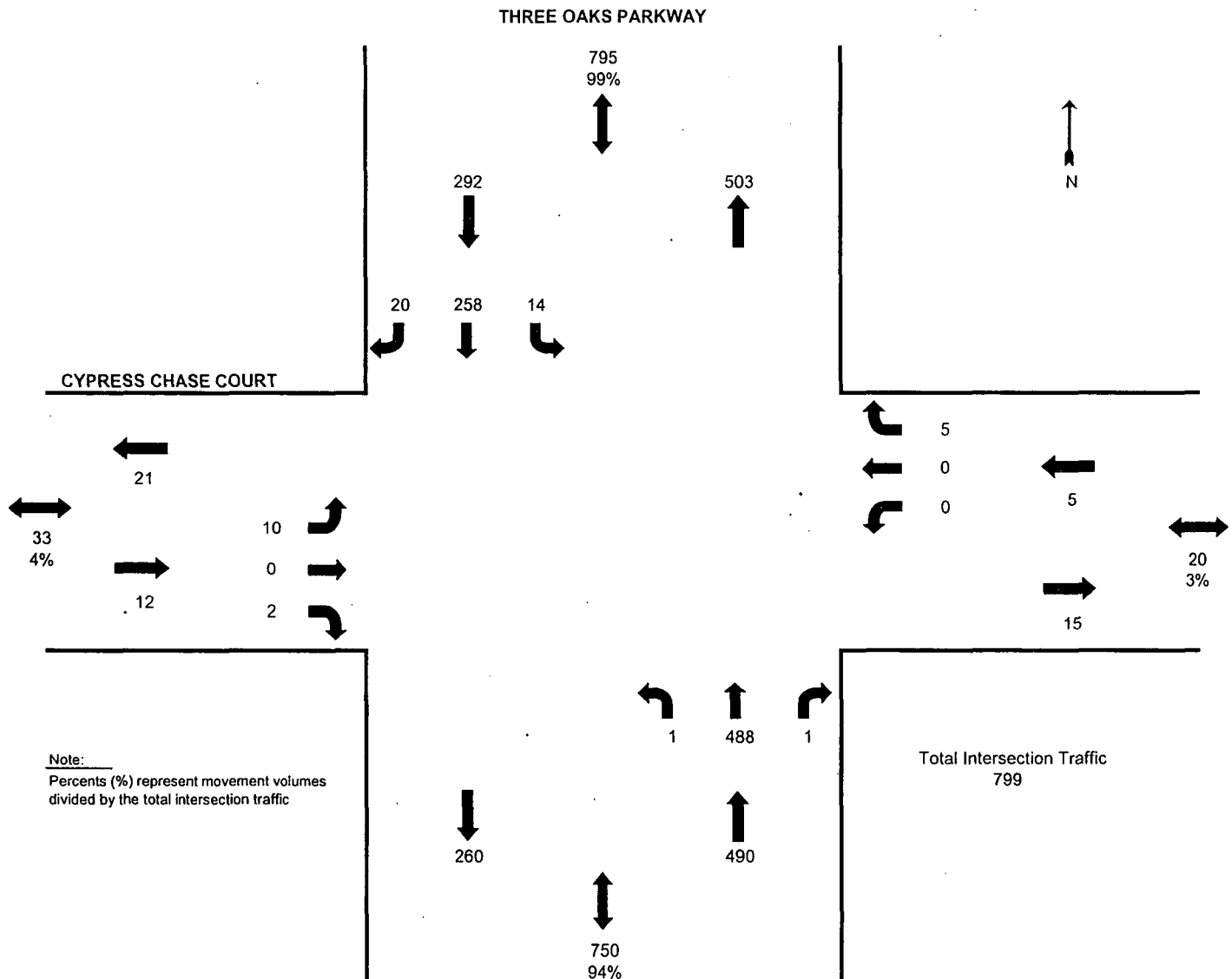
HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS CHASE COURT								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
5:00 PM	1	488	1	490	14	258	20	292	10	0	2	12	0	0	5	5	799

DCI 2005-00054

RECEIVED
NOV 29 2006

COMMUNITY DEVELOPMENT

DATE: June 5, 2002
 DAY: WEDNESDAY
 COUNT TIME: 4:00 PM - 6:00 PM
 PEAK HOUR: 5:00 PM - 6:00 PM
 INTERSECTION: THREE OAKS PARKWAY & CYPRESS CHASE COURT



DCI 2005-00054

RECEIVED
 NOV 29 2005

COMMUNITY DEVELOPMENT

15 MINUTE SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS VISTA CIRCLE/PINEAPPLE ROAD

15 MIN BEGIN	THREE OAKS PARKWAY								CYPRESS VISTA CIRCLE/PINEAPPLE ROAD								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:00 AM	2	26	0	28	0	86	4	90	11	0	21	32	2	0	0	2	152
7:15 AM	3	30	1	34	0	79	0	79	19	0	18	37	0	0	0	0	150
7:30 AM	3	39	1	43	1	97	4	102	12	0	36	48	0	0	0	0	193
7:45 AM	1	31	0	32	0	91	4	95	12	0	19	31	0	1	0	1	159
8:00 AM	3	38	0	41	1	78	6	85	13	0	24	37	2	0	1	3	166
8:15 AM	4	29	0	33	0	70	0	70	6	0	18	24	0	0	0	0	127
8:30 AM	1	30	1	32	0	60	4	64	8	0	16	24	0	2	0	2	122
8:45 AM	5	43	0	48	0	63	3	66	7	0	11	18	1	0	2	3	135
TOTAL:	22	266	3	291	2	624	25	651	88	0	163	251	5	3	3	11	1204

HOURLY SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS VISTA CIRCLE/PINEAPPLE ROAD

HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS VISTA CIRCLE/PINEAPPLE ROAD								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:00 AM	9	126	2	137	1	353	12	366	54	0	94	148	2	1	0	3	654
7:15 AM	10	138	2	150	2	345	14	361	56	0	97	153	2	1	1	4	668
7:30 AM	11	137	1	149	2	336	14	352	43	0	97	140	2	1	1	4	645
7:45 AM	9	128	1	138	1	299	14	314	39	0	77	116	2	3	1	6	574
8:00 AM	13	140	1	154	1	271	13	285	34	0	69	103	3	2	3	8	550

PEAK HOUR SUMMARY

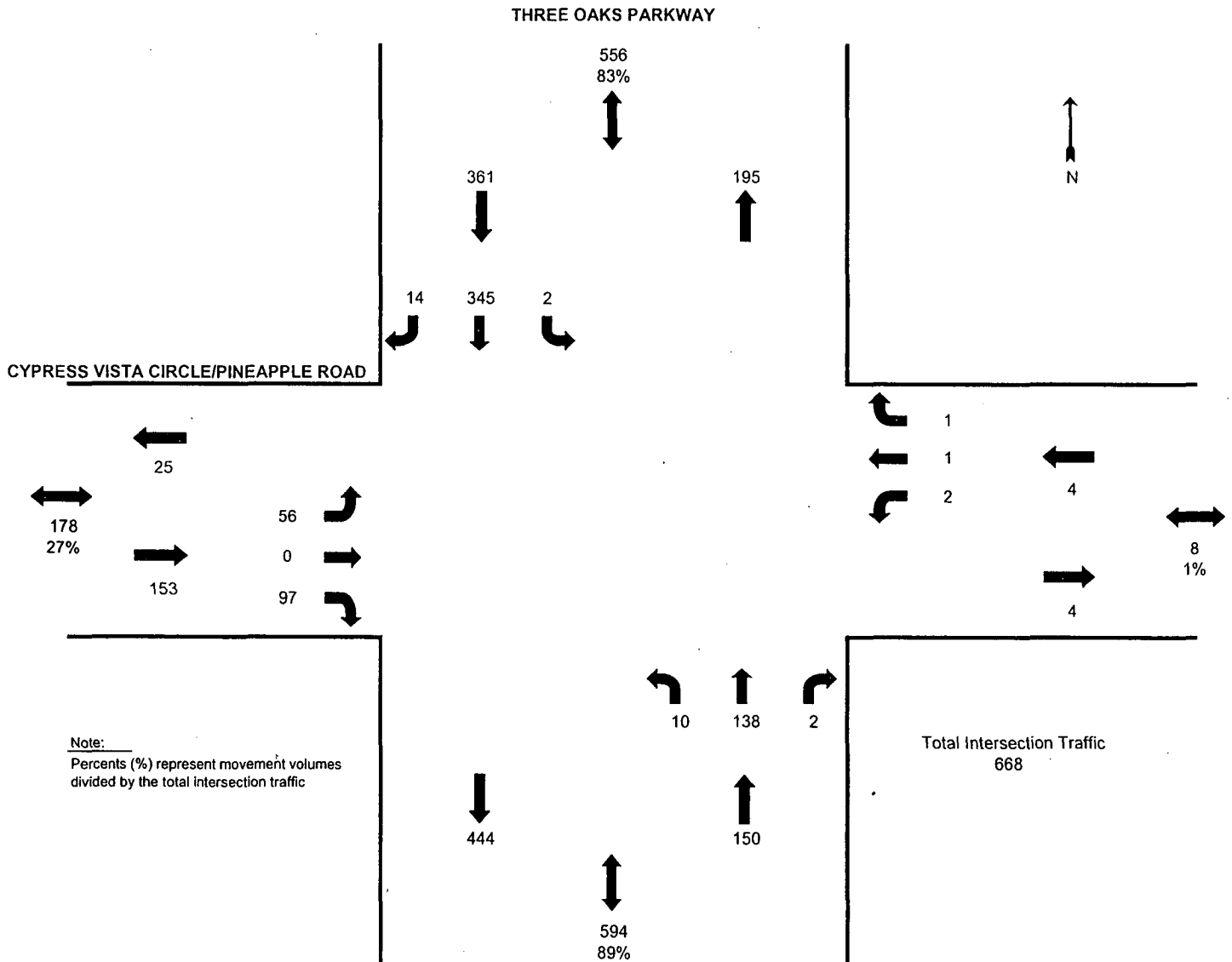
HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS VISTA CIRCLE/PINEAPPLE ROAD								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:15 AM	10	138	2	150	2	345	14	361	56	0	97	153	2	1	1	4	668

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COMMUNITY DEVELOPMENT

DATE: June 13, 2002
 DAY: THURSDAY
 COUNT TIME: 7:00 AM - 9:00 AM
 PEAK HOUR: 7:15 AM - 8:15 AM
 INTERSECTION: THREE OAKS PARKWAY & CYPRESS VISTA
 CIRCLE/PINEAPPLE ROAD



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COMMUNITY DEVELOPMENT

15 MINUTE SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS VISTA CIRCLE/PINEAPPLE ROAD

15 MIN BEGIN	THREE OAKS PARKWAY								CYPRESS VISTA CIRCLE/PINEAPPLE ROAD								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:00 PM	19	73	1	93	5	45	4	54	7	0	7	14	0	1	0	1	162
4:15 PM	27	76	1	104	1	35	9	45	3	0	6	9	0	0	0	0	158
4:30 PM	22	81	1	104	1	43	15	59	8	0	10	18	2	1	0	3	184
4:45 PM	15	80	2	97	0	51	12	63	5	1	10	16	0	0	0	0	176
5:00 PM	25	113	3	141	0	51	8	59	15	1	12	28	0	0	0	0	228
5:15 PM	34	107	0	141	0	49	18	67	7	0	12	19	0	0	0	0	227
5:30 PM	27	116	1	144	1	58	29	88	7	0	13	20	0	1	6	7	259
5:45 PM	23	99	3	125	1	47	12	60	9	8	10	27	5	16	2	23	235
TOTAL:	192	745	12	949	9	379	107	495	61	10	80	151	7	19	8	34	1629

HOURLY SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS VISTA CIRCLE/PINEAPPLE ROAD

HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS VISTA CIRCLE/PINEAPPLE ROAD								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:00 PM	83	310	5	398	7	174	40	221	23	1	33	57	2	2	0	4	680
4:15 PM	89	350	7	446	2	180	44	226	31	2	38	71	2	1	0	3	746
4:30 PM	96	381	6	483	1	194	53	248	35	2	44	81	2	1	0	3	815
4:45 PM	101	416	6	523	1	209	67	277	34	2	47	83	0	1	6	7	890
5:00 PM	109	435	7	551	2	205	67	274	38	9	47	94	5	17	8	30	949

PEAK HOUR SUMMARY

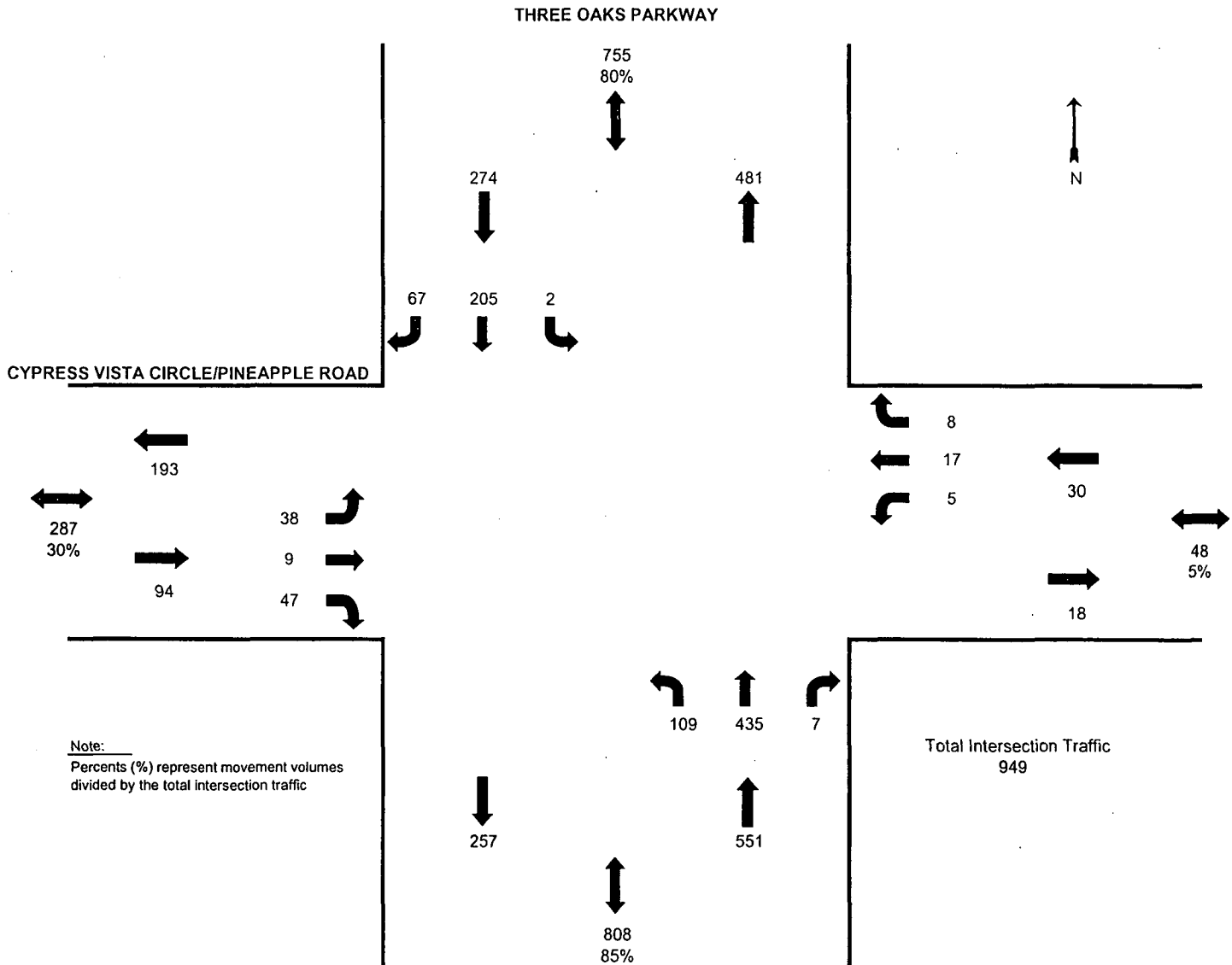
HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS VISTA CIRCLE/PINEAPPLE ROAD								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
5:00 PM	109	435	7	551	2	205	67	274	38	9	47	94	5	17	8	30	949

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COMMUNITY DEVELOPMENT

DATE: June 13, 2002
 DAY: THURSDAY
 COUNT TIME: 4:00 PM - 6:00 PM
 PEAK HOUR: 5:00 PM - 6:00 PM
 INTERSECTION: THREE OAKS PARKWAY & CYPRESS VISTA CIRCLE/PINEAPPLE ROAD



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COMMUNITY DEVELOPMENT

15 MINUTE SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS VIEW DRIVE

15 MIN BEGIN	THREE OAKS PARKWAY								CYPRESS VIEW DRIVE								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:00 AM	1	21	1	23	0	108	10	118	5	0	3	8	1	0	0	1	150
7:15 AM	0	19	0	19	0	82	6	88	7	0	5	12	2	0	0	2	121
7:30 AM	1	23	0	24	0	121	11	132	7	0	1	8	1	1	1	3	167
7:45 AM	0	18	1	19	0	75	7	82	2	0	4	6	1	0	0	1	108
8:00 AM	2	16	0	18	1	114	7	122	5	0	6	11	0	0	0	0	151
8:15 AM	0	20	0	20	0	91	9	100	12	0	4	16	3	0	1	4	140
8:30 AM	1	17	0	18	0	77	8	85	4	0	2	6	0	0	0	0	109
8:45 AM	2	16	1	19	0	61	7	68	6	0	6	12	1	0	2	3	102
TOTAL:	7	150	3	160	1	729	65	795	48	0	31	79	9	1	4	14	1048

HOURLY SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS VIEW DRIVE

HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS VIEW DRIVE								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:00 AM	2	81	2	85	0	386	34	420	21	0	13	34	5	1	1	7	546
7:15 AM	3	76	1	80	1	392	31	424	21	0	16	37	4	1	1	6	547
7:30 AM	3	77	1	81	1	401	34	436	26	0	15	41	5	1	2	8	566
7:45 AM	3	71	1	75	1	357	31	389	23	0	16	39	4	0	1	5	508
8:00 AM	5	69	1	75	1	343	31	375	27	0	18	45	4	0	3	7	502

PEAK HOUR SUMMARY

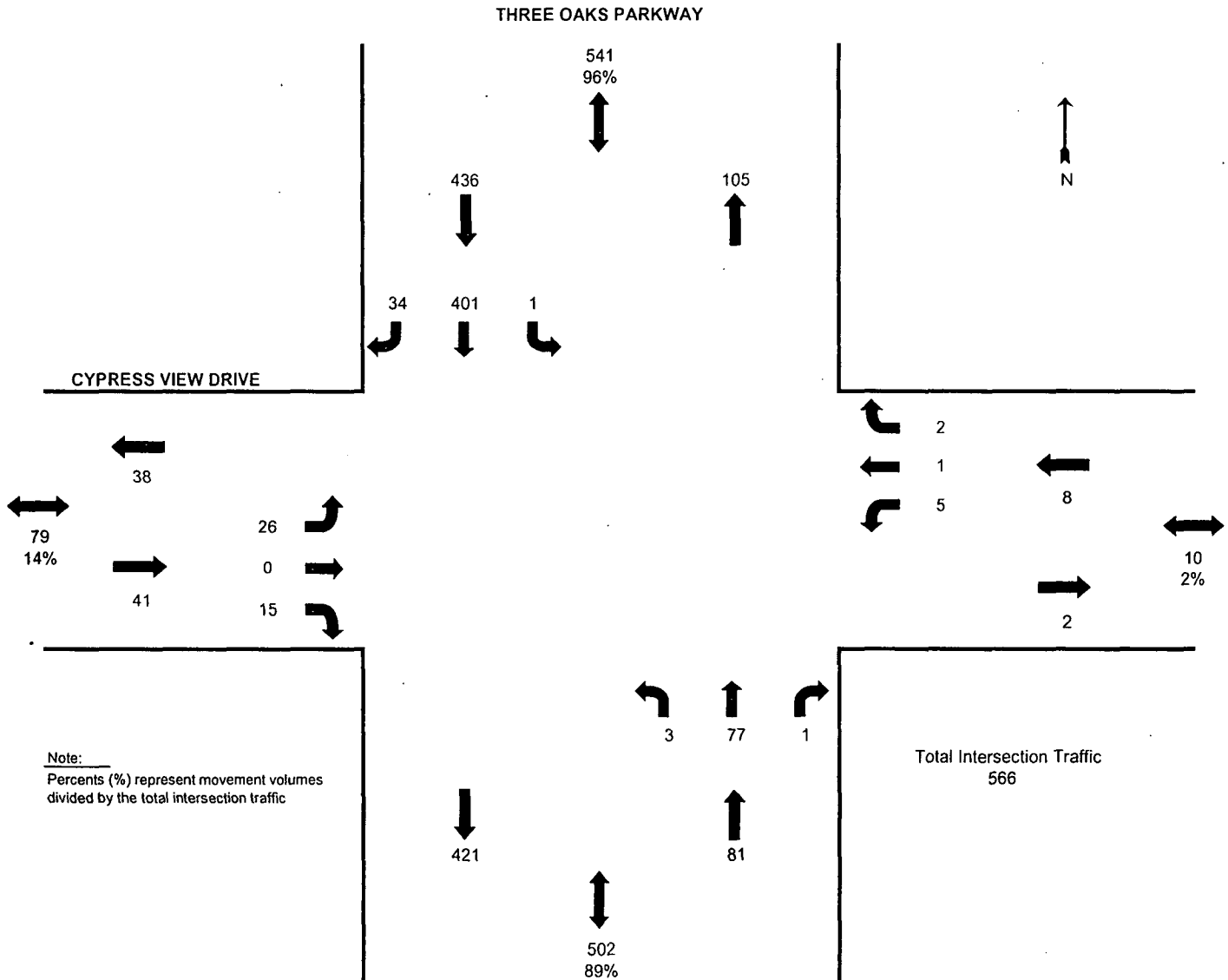
HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS VIEW DRIVE								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:30 AM	3	77	1	81	1	401	34	436	26	0	15	41	5	1	2	8	566

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COMMUNITY DEVELOPMENT

DATE: June 19, 2002
 DAY: WEDNESDAY
 COUNT TIME: 7:00 AM - 9:00 AM
 PEAK HOUR: 7:30 AM - 8:30 AM
 INTERSECTION: THREE OAKS PARKWAY & CYPRESS VIEW DRIVE



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COMMUNITY DEVELOPMENT

15 MINUTE SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS VIEW DRIVE

15 MIN BEGIN	THREE OAKS PARKWAY								CYPRESS VIEW DRIVE								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:00 PM	3	90	0	93	0	44	2	46	5	1	0	6	1	0	0	1	146
4:15 PM	2	82	0	84	2	36	12	50	5	0	2	7	3	0	0	3	144
4:30 PM	5	64	3	72	2	43	2	47	7	1	3	11	1	0	0	1	131
4:45 PM	6	115	1	122	0	41	6	47	5	0	2	7	2	0	0	2	178
5:00 PM	7	114	1	122	0	50	8	58	12	0	2	14	0	0	0	0	194
5:15 PM	5	131	1	137	0	43	10	53	10	0	7	17	0	0	0	0	207
5:30 PM	4	119	4	127	1	56	3	60	10	0	3	13	0	0	0	0	200
5:45 PM	7	128	1	136	0	48	9	57	9	2	2	13	0	0	0	0	206
TOTAL:	39	843	11	893	5	361	52	418	63	4	21	88	7	0	0	7	1406

HOURLY SUMMARY OF INDIVIDUAL MOVEMENTS

THREE OAKS PARKWAY & CYPRESS VIEW DRIVE

HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS VIEW DRIVE								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:00 PM	16	351	4	371	4	164	22	190	22	2	7	31	7	0	0	7	599
4:15 PM	20	375	5	400	4	170	28	202	29	1	9	39	6	0	0	6	647
4:30 PM	23	424	6	453	2	177	26	205	34	1	14	49	3	0	0	3	710
4:45 PM	22	479	7	508	1	190	27	218	37	0	14	51	2	0	0	2	779
5:00 PM	23	492	7	522	1	197	30	228	41	2	14	57	0	0	0	0	807

PEAK HOUR SUMMARY

HOUR BEGIN	THREE OAKS PARKWAY								CYPRESS VIEW DRIVE								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
5:00 PM	23	492	7	522	1	197	30	228	41	2	14	57	0	0	0	0	807

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NOPC APPLICATION TIME EXTENSION TRAFFIC STUDY

Villages of San Carlos DRI

Updated December 2005

Prepared for:
Southwest Florida Capital Corporation

CATHY SWEETAPPLE & ASSOCIATES
TRANSPORTATION AND MOBILITY PLANNING

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VILLAGES OF SAN CARLOS DRI NOPC APPLICATION TRAFFIC STUDY

This Traffic Study has been prepared to document and evaluate the changes in trip generation for the Villages of San Carlos DRI as part of the NOPC Application to modify property entitlements and extend the DRI build out date. This Traffic Study has been formatted to evaluate DRI trip generation pursuant to DRI standards, using accepted trip generation rates and equations from *Trip Generation, 7th Edition, an Informational Report of the Institute of Transportation Engineers*, most recently published in 2003.

This Traffic Study has also been formatted to evaluate regional impacts pursuant to DRI standards for a DRI time extension establishing December 30, 2009 as the new buildout date for the Villages of San Carlos DRI. This traffic study has evaluated DRI significance on surrounding study area roadways pursuant to 9J-2.045, F.A.C., and has determined that no roadways significantly impacted by DRI traffic are operating below adopted level of service standards pursuant to the local government comprehensive plan.

Site Location and Development History

The Villages of San Carlos DRI occupies 495 acres in Lee County, and is bounded generally by Alico Road on the north, Estero Parkway on the south, and Interstate 75 on the east, spanning the east and west sides of Three Oaks Parkway (see **Figures 1A and 1B**). The DRI was approved in 1981 (pursuant to **Resolution 81-1**) to create a residential community consisting of single family and multi-family dwelling units, retail space, educational facilities, necessary public facilities and parks and open space. The DRI was amended in 1992 to reduce the total number of dwelling units, and to modify the acreages for the school site, public facilities and open space.

Existing and Proposed Development

Phase I of the DRI was built between the years 1984 and 2003, completing 381 single family homes and 142 multi-family homes, for a total of 523 dwelling units. The Three Oaks Town Center was constructed with 41,000 square feet of retail use. Other completed facilities include the 17.28 acre Sewage Treatment Facility. The 25.03 acre Three Oaks Middle School, the 38.24 acre Three Oaks Community Park, and the 23.80 acre Cypress Preserve.

The proposed DRI amendment (pending with this NOPC Application) reflects a further reduction to the DRI dwelling units equating to a 1,300 dwelling unit decrease from the approved DRI, and an 800 dwelling unit decrease from first DRI amendment. The proposed development program represents Phase II of the DRI, and includes 7 single family homes and 1,970 multi-family homes, for a total of 1,977 dwelling units.

The proposed DRI amendment also includes an increase in retail use by 10 acres, accommodating 70,000 square feet of retail use, which (in combination with the development planned for the original 15 acres at 47,799 square feet), equates to a net increase in retail square footage by 58,799 square feet.

Historical Overview

The historical progression of these DRI entitlements is provided in the enclosed **Table 1A** which provides a summary of the approved DRI, the amended DRI and the proposed amendment modifying the development program and build out date for the DRI. **Table 1A** also documents the progression of the approved and amended trip generation for the DRI based upon the changes in DRI land uses. The proposed development program will result in a **567 trip decrease during the AM peak hour and a 591 trip decrease during the PM peak hour** compared with the original DRI approval.



Legend



Site Location

Figure 1A
Aerial Location Map
Villages of San Carlos DRI – Time Extension Traffic Study
November 2005

Source: Cathy Sweetapple & Associates



Legend



Site Location

Figure 1B
Enlarged View of the Project Location
Villages of San Carlos DRI - Time Extension Traffic Study
November 2005

Source: Cathy Sweetapple & Associates

TABLE 1A
VILLAGES OF SAN CARLOS DRI
TRIP GENERATION AND DEVELOPMENT PROGRAM SUMMARY

	RESOLUTION 81-1 TRIP GENERATION FOR THE LAND USES FROM THE APPROVED DRI	NOTICE OF ADOPTION - 2-17-92 TRIP GENERATION FOR THE LAND USES FROM THE FIRST DRI AMENDMENT	TRIP GENERATION FOR THE LAND USES FROM THE PROPOSED DRI AMENDMENT	CHANGE BETWEEN APPROVED DRI AND PROPOSED DRI
TRIP GENERATION TIMEFRAME	NET EXTERNAL TRIP GENERATION USING ITE 7TH EDITION	NET EXTERNAL TRIP GENERATION USING ITE 7TH EDITION	NET EXTERNAL TRIP GENERATION USING ITE 7TH EDITION	APPROVED LESS PROPOSED DRI (TRIP REDUCTION)
DAILY	28,232	25,108	21,570	6,662
AM PEAK HOUR	2,218	1,979	1,651	567
PM PEAK HOUR	2,564	2,282	1,973	591
DRI MODIFICATIONS:				
		Reduced total DU by 500 from Approved DRI. Reduced SF by 73 DU. Reduced MF by 427 DU.	Reduced total DU by 1300 from Approved DRI. Reduced SF by 77 DU. Reduced MF by 1,223 DU. Increased retail by 58,799 SF. Time extension to DRI Development Order.	
DRI LAND USES:				
RESIDENTIAL - TOTAL	3,800 DU - TOTAL	3,300 DU - TOTAL	2,500 DU - TOTAL	1,300 DU - REDUCTION
SINGLE FAMILY	465 SF DU	392 SF DU	388 SF DU	77 DU - REDUCTION
MULTI-FAMILY	3,335 MF DU	2,908 MF DU	2,112 MF DU	1,223 DU - REDUCTION
RETAIL	100,000 SF - 15 ACRES	100,000 SF - 15 ACRES	158,799 SF - 25 ACRES	58,799 SF INCREASE
MIDDLE SCHOOL	20 ACRES	25 ACRES	25 ACRES	5 ACRE INCREASE
PUBLIC FACILITIES	53 ACRES	43 ACRES	66 ACRES	13 ACRE INCREASE
OPEN SPACE - TOTAL	56 ACRES	62 ACRES	62 ACRES - TOTAL	6 ACRE INCREASE
COMMUNITY PARK			38 ACRES	
CYPRESS PRESERVE			24 ACRES	

Part I: DRI Trip Generation Analysis

The AM peak hour, PM peak hour and daily trips for the Villages of San Carlos DRI is summarized in Table 1B below. Detailed trip generation analyses are provided in the enclosed Tables 2A, 2B and 2C.

Table 1B - Net External Trip Generation Summary for the Approved and Proposed DRI Development Program

Time frame	Approved DRI (see Table 2A)	Amended DRI (see Table 2B)	Proposed DRI (see Table 2C)	Approved Less Proposed DRI
Net External AM Trips	2,218	1,979	1,651	567
Net External PM Trips	2,564	2,282	1,973	591
Net External Daily Trips	28,232	25,108	21,570	6,662
Total DU	3,800 DU	3,300 DU	2,500 DU	1,300 DU reduction
Single Family DU	465 DU	392 DU	388 DU	77 DU reduction
Multi Family DU	3,335 DU	2,908 DU	2,112 DU	1,223 DU reduction

Approved DRI

Table 2A provides the Daily, AM Peak Hour and PM Peak Hour trip generation analysis of the Approved DRI land uses (from Resolution 81-1), using current 7th Edition ITE rates. The land uses in the originally approved DRI generated 2,218 net external AM peak hour trips and 2,564 net external PM peak hour trips.

Amended DRI

Table 2B provides the Daily, AM Peak Hour and PM Peak Hour trip generation analysis of the Amended DRI land uses using current 7th Edition ITE rates. The Amended DRI **decreased** the approved dwelling units by 500, resulting in an overall trip reduction for the DRI. The single family dwelling units were reduced by 73 dwelling units (from the approved DRI) and the multi-family dwelling units were reduced by 427 dwelling units (from the approved DRI). The overall trip generation for the Amended DRI was reduced to 1,979 net external AM peak hour trips and 2,282 net external PM peak hour trips.

Proposed DRI

Table 2C provides the Daily, AM Peak Hour and PM Peak Hour trip generation analysis of the currently proposed modifications to the DRI development program, using current 7th Edition ITE rates. The proposed DRI amendment **decreases** the approved DRI dwelling units by 1,300, representing an additional 800 dwelling unit reduction compared to the Amended DRI. The single family dwelling units were reduced by 77 dwelling units (from the approved DRI) and the multi-family dwelling units were reduced by 1,223 dwelling units (from the approved DRI). Table 2D provides the Daily, AM Peak Hour and PM Peak Hour trip generation analysis of the existing residential, retail and community facility uses built to date during Phase I of the DRI. See Table 1C below for a breakdown of the Phase I – Existing and Phase II – Unbuilt PM peak hour project trips for the DRI.

Table 1C – Existing and Unbuilt PM Peak Hour Project Trips

Proposed DRI	Two-Way PM Peak Hour	PM Inbound	PM Outbound
Total Proposed – Table 2C	1,973	1,218	755
Existing – Phase I – Table 2D	697	410	287
Unbuilt – Phase II	1,276	808	468

TABLE 2A
VILLAGES OF SAN CARLOS DRI
APPROVED TRIP GENERATION FROM RESOLUTION 81-1

19-Dec-05

LAND USE	UNITS	ITE ITE LUC	DAILY					
			ITE 7TH EDITION RATE OR FORMULA	DAILY TRIPS	IN		OUT	
					%	TRIPS	%	TRIPS
RESIDENTIAL								
SINGLE FAMILY	465 DU	210	$Ln(T) = 0.92 Ln(X) + 2.71$	4,276	50%	2,138	50%	2,138
MULTI-FAMILY	3,335 DU	230	$T = 5.86 (X)$	19,543	50%	9,772	50%	9,771
RETAIL	100,000 SQ. FT.	820	$Ln(T) = 0.65 Ln(X) + 5.83$	6,791	50%	3,396	50%	3,395
MIDDLE SCHOOL	1,600 Students	522	$T = 1.62 (X)$	2,592	50%	1,296	50%	1,296
COMMUNITY PARK	38 ACRES	412	$T = 2.28 (X)$	87	50%	44	50%	43
GROSS TOTAL TRIPS				33,289	50%	16,644	50%	16,643
INTERNALIZATION OF RETAIL TRIPS		35.00%	Reduction of retail trips	2,377	50%	1,188	50%	1,189
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		60.00%	Reduction of middle school trips	1,555	50%	778	50%	777
INTERNALIZATION OF COMMUNITY PARK		25.00%	Reduction of park trips	22	50%	11	50%	11
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		11.88%		3,954	50%	1,977	50%	1,977
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass by for DRI per FDOT standards	1,104	50%	552	50%	552
NET EXTERNAL TRIPS				28,232	50%	14,117	50%	14,114
LAND USE	UNITS	ITE ITE LUC	AM PEAK HOUR					
			ITE 7TH EDITION RATE OR FORMULA	PEAK TRIPS	IN		OUT	
					%	TRIPS	%	TRIPS
RESIDENTIAL								
SINGLE FAMILY	465 DU	210	$T = 0.70 (X) + 9.43$	335	25%	84	75%	251
MULTI-FAMILY	3,335 DU	230	$T = 0.44 (X)$	1,467	17%	249	83%	1,218
RETAIL	100,000 SQ. FT.	820	$Ln(T) = 0.60 Ln(X) + 2.29$	157	61%	96	39%	61
MIDDLE SCHOOL	1,600 Students	522	$T = 0.53 (X)$	848	55%	466	45%	382
COMMUNITY PARK	38 ACRES	412	$T = 0.01 (X)$	0	80%	0	20%	0
GROSS TOTAL TRIPS				2,808	32%	895	68%	1,913
INTERNALIZATION OF RETAIL TRIPS		35.00%	Reduction of retail trips	55	61%	34	39%	21
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		60.00%	Reduction of middle school trips	509	50%	254	50%	255
INTERNALIZATION OF COMMUNITY PARK		25.00%	Reduction of park trips	0	50%	0	50%	0
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		20.08%		564	51%	288	49%	276
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass by for DRI per FDOT standards	26	61%	16	39%	10
NET EXTERNAL TRIPS				2,218	27%	591	73%	1,627
LAND USE	UNITS	ITE ITE LUC	PM PEAK HOUR					
			ITE 7TH EDITION RATE OR FORMULA	PM TRIPS	IN		OUT	
					%	TRIPS	%	TRIPS
RESIDENTIAL								
SINGLE FAMILY	465 DU	210	$Ln(T) = 0.90 Ln(X) + 0.53$	427	63%	269	37%	158
MULTI-FAMILY	3,335 DU	230	$T = 0.52 (X)$	1,734	67%	1,162	33%	572
RETAIL	100,000 SQ. FT.	820	$Ln(T) = 0.66 Ln(X) + 3.40$	626	48%	300	52%	326
MIDDLE SCHOOL	1,600 Students	522	$T = 0.15 (X)$	240	52%	125	48%	115
COMMUNITY PARK	38 ACRES	412	$T = 0.06 (X)$	2	41%	1	59%	1
GROSS TOTAL TRIPS				3,029	61%	1,857	39%	1,172
INTERNALIZATION OF RETAIL TRIPS		35.00%	Reduction of retail trips	219	48%	105	52%	114
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		60.00%	Reduction of middle school trips	144	50%	72	50%	72
INTERNALIZATION OF COMMUNITY PARK		25.00%	Reduction of park trips	1	50%	0	50%	1
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		12.00%		364	49%	177	51%	187
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass by for DRI per FDOT standards	102	48%	49	52%	53
NET EXTERNAL TRIPS				2,564	64%	1,631	36%	932

TABLE 2B
VILLAGES OF SAN CARLOS DRI
APPROVED TRIP GENERATION FROM THE FIRST AMENDMENT

19-Dec-05

LAND USE	UNITS	ITE LUC	DAILY					
			ITE 7TH EDITION RATE OR FORMULA	DAILY TRIPS	IN		OUT	
					%	TRIPS	%	TRIPS
RESIDENTIAL								
SINGLE FAMILY	392 DU	210	$\ln(T) = 0.92 \ln(X) + 2.71$	3,654	50%	1,827	50%	1,827
MULTI-FAMILY	2,908 DU	230	$T = 5.86 (X)$	17,041	50%	8,520	50%	8,521
RETAIL	100,000 SQ. FT.	820	$\ln(T) = 0.65 \ln(X) + 5.83$	6,791	50%	3,396	50%	3,395
MIDDLE SCHOOL	1,600 Students	522	$T = 1.62 (X)$	2,592	50%	1,296	50%	1,296
COMMUNITY PARK	38 ACRES	412	$T = 2.28 (X)$	87	50%	44	50%	43
GROSS TOTAL TRIPS				30,165	50%	15,083	50%	15,082
INTERNALIZATION OF RETAIL TRIPS		35.00%	Reduction of retail trips	2,377	50%	1,188	50%	1,189
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		60.00%	Reduction of middle school trips	1,555	50%	778	50%	777
INTERNALIZATION OF COMMUNITY PARK		25.00%	Reduction of park trips	22	50%	11	50%	11
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		13.11%		3,954	50%	1,977	50%	1,977
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass by for DRI per FDOT standards	1,104	50%	552	50%	552
NET EXTERNAL TRIPS				25,108	50%	12,554	50%	12,553
LAND USE	UNITS	ITE LUC	AM PEAK HOUR					
			ITE 7TH EDITION RATE OR FORMULA	AM TRIPS	IN		OUT	
					%	TRIPS	%	TRIPS
RESIDENTIAL								
SINGLE FAMILY	392 DU	210	$T = 0.70 (X) + 9.43$	284	25%	71	75%	213
MULTI-FAMILY	2,908 DU	230	$T = 0.44 (X)$	1,280	17%	218	83%	1,062
RETAIL	100,000 SQ. FT.	820	$\ln(T) = 0.60 \ln(X) + 2.29$	157	61%	96	39%	61
MIDDLE SCHOOL	1,600 Students	522	$T = 0.53 (X)$	848	55%	466	45%	382
COMMUNITY PARK	38 ACRES	412	$T = 0.01 (X)$	0	80%	0	20%	0
GROSS TOTAL TRIPS				2,569	33%	851	67%	1,718
INTERNALIZATION OF RETAIL TRIPS		35.00%	Reduction of retail trips	55	61%	34	39%	21
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		60.00%	Reduction of middle school trips	509	50%	254	50%	255
INTERNALIZATION OF COMMUNITY PARK		25.00%	Reduction of park trips	0	50%	0	50%	0
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		21.95%		564	51%	288	49%	276
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass by for DRI per FDOT standards	26	61%	16	39%	10
NET EXTERNAL TRIPS				1,979	28%	547	72%	1,432
LAND USE	UNITS	ITE LUC	PM PEAK HOUR					
			ITE 7TH EDITION RATE OR FORMULA	PM TRIPS	IN		OUT	
					%	TRIPS	%	TRIPS
RESIDENTIAL								
SINGLE FAMILY	392 DU	210	$\ln(T) = 0.90 \ln(X) + 0.53$	367	63%	231	37%	136
MULTI-FAMILY	2,908 DU	230	$T = 0.52 (X)$	1,512	67%	1,013	33%	499
RETAIL	100,000 SQ. FT.	820	$\ln(T) = 0.66 \ln(X) + 3.40$	626	48%	300	52%	326
MIDDLE SCHOOL	1,600 Students	522	$T = 0.15 (X)$	240	52%	125	48%	115
COMMUNITY PARK	38 ACRES	412	$T = 0.06 (X)$	2	41%	1	59%	1
GROSS TOTAL TRIPS				2,747	61%	1,670	39%	1,077
INTERNALIZATION OF RETAIL TRIPS		35.00%	Reduction of retail trips	219	48%	105	52%	114
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		60.00%	Reduction of middle school trips	144	50%	72	50%	72
INTERNALIZATION OF COMMUNITY PARK		25.00%	Reduction of park trips	1	50%	0	50%	1
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		13.24%		364	49%	177	51%	187
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass by for DRI per FDOT standards	102	48%	49	52%	53
NET EXTERNAL TRIPS				2,282	63%	1,444	37%	837

TABLE 2C
VILLAGES OF SAN CARLOS DRI
PROPOSED TRIP GENERATION

19-Dec-05

LAND USE	UNITS	ITE LUC	DAILY					
			ITE 7TH EDITION RATE OR FORMULA	DAILY TRIPS	IN		OUT	
					%	TRIPS	%	TRIPS
RESIDENTIAL								
SINGLE FAMILY	388 DU	210	$\text{Ln}(T) = 0.92 \text{Ln}(X) + 2.71$	3,620	50%	1,810	50%	1,810
MULTI-FAMILY	2,112 DU	230	$T = 5.86 (X)$	12,376	50%	6,188	50%	6,188
RETAIL	158,799 SQ. FT.	820	$\text{Ln}(T) = 0.65 \text{Ln}(X) + 5.83$	9,173	50%	4,587	50%	4,586
MIDDLE SCHOOL	1,600 Students	522	$T = 1.62 (X)$	2,592	50%	1,296	50%	1,296
COMMUNITY PARK	38 ACRES	412	$T = 2.28 (X)$	87	50%	44	50%	43
GROSS TOTAL TRIPS				27,849	50%	13,925	50%	13,924
INTERNALIZATION OF RETAIL TRIPS		35.00%	Reduction of retail trips	3,211	50%	1,605	50%	1,606
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		60.00%	Reduction of middle school trips	1,555	50%	778	50%	777
INTERNALIZATION OF COMMUNITY PARK		25.00%	Reduction of park trips	22	50%	11	50%	11
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		17.19%		4,788	50%	2,394	50%	2,394
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass by for DRI per FDOT standards	1,491	50%	745	50%	746
NET EXTERNAL TRIPS				21,570	50%	10,786	50%	10,784
LAND USE	UNITS	ITE LUC	AM PEAK HOUR					
			ITE 7TH EDITION RATE OR FORMULA	AM TRIPS	IN		OUT	
					%	TRIPS	%	TRIPS
RESIDENTIAL								
SINGLE FAMILY	388 DU	210	$T = 0.70 (X) + 9.43$	281	25%	70	75%	211
MULTI-FAMILY	2,112 DU	230	$T = 0.44 (X)$	929	17%	158	83%	771
RETAIL	158,799 SQ. FT.	820	$\text{Ln}(T) = 0.60 \text{Ln}(X) + 2.29$	207	61%	126	39%	81
MIDDLE SCHOOL	1,600 Students	522	$T = 0.53 (X)$	848	55%	466	45%	382
COMMUNITY PARK	38 ACRES	412	$T = 0.01 (X)$	0	80%	0	20%	0
GROSS TOTAL TRIPS				2,266	36%	820	64%	1,446
INTERNALIZATION OF RETAIL TRIPS		35.00%	Reduction of retail trips	72	61%	44	39%	28
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		60.00%	Reduction of middle school trips	509	50%	254	50%	255
INTERNALIZATION OF COMMUNITY PARK		25.00%	Reduction of park trips	0	50%	0	50%	0
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		25.66%		581	51%	298	49%	283
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass by for DRI per FDOT standards	34	61%	21	39%	13
NET EXTERNAL TRIPS				1,651	30%	501	70%	1,150
LAND USE	UNITS	ITE LUC	PM PEAK HOUR					
			ITE 7TH EDITION RATE OR FORMULA	PM TRIPS	IN		OUT	
					%	TRIPS	%	TRIPS
RESIDENTIAL								
SINGLE FAMILY	388 DU	210	$\text{Ln}(T) = 0.90 \text{Ln}(X) + 0.53$	363	63%	229	37%	134
MULTI-FAMILY	2,112 DU	230	$T = 0.52 (X)$	1,098	67%	736	33%	362
RETAIL	158,799 SQ. FT.	820	$\text{Ln}(T) = 0.66 \text{Ln}(X) + 3.40$	849	48%	408	52%	441
MIDDLE SCHOOL	1,600 Students	522	$T = 0.15 (X)$	240	52%	125	48%	115
COMMUNITY PARK	38 ACRES	412	$T = 0.06 (X)$	2	41%	1	59%	1
GROSS TOTAL TRIPS				2,553	59%	1,499	41%	1,054
INTERNALIZATION OF RETAIL TRIPS		35.00%	Reduction of retail trips	297	48%	143	52%	154
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		60.00%	Reduction of middle school trips	144	50%	72	50%	72
INTERNALIZATION OF COMMUNITY PARK		25.00%	Reduction of park trips	1	50%	0	50%	1
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		17.31%		442	49%	215	51%	227
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass by for DRI per FDOT standards	138	48%	66	52%	72
NET EXTERNAL TRIPS				1,973	62%	1,218	38%	755

TABLE 2D
VILLAGES OF SAN CARLOS DRI
PHASE I - EXISTING USES BUILT TO DATE

19-Dec-05

LAND USE	UNITS	ITE LUC	DAILY					
			ITE 7TH EDITION RATE OR FORMULA	DAILY TRIPS	IN		OUT	
					%	TRIPS	%	TRIPS
RESIDENTIAL								
SINGLE FAMILY	381 DU	210	$\text{Ln}(T) = 0.92 \text{Ln}(X) + 2.71$	3,560	50%	1,780	50%	1,780
MULTI-FAMILY	142 DU	230	$T = 5.86 (X)$	832	50%	416	50%	416
RETAIL	41,000 SQ. FT.	820	$\text{Ln}(T) = 0.65 \text{Ln}(X) + 5.83$	3,804	50%	1,902	50%	1,902
MIDDLE SCHOOL	1,600 Students	522	$T = 1.62 (X)$	2,592	50%	1,296	50%	1,296
COMMUNITY PARK	38 ACRES	412	$T = 2.28 (X)$	87	50%	44	50%	43
GROSS TOTAL TRIPS				10,875	50%	5,438	50%	5,437
INTERNALIZATION OF RETAIL TRIPS		35.00%	Reduction of retail trips	1,331	50%	666	50%	665
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		60.00%	Reduction of middle school trips	1,555	50%	778	50%	777
INTERNALIZATION OF COMMUNITY PARK		25.00%	Reduction of park trips	22	50%	11	50%	11
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		26.74%		2,908	50%	1,455	50%	1,453
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass by for DRI per FDOT standards	618	50%	309	50%	309
NET EXTERNAL TRIPS				7,349	50%	3,674	50%	3,675
LAND USE	UNITS	ITE LUC	AM PEAK HOUR					
			ITE 7TH EDITION RATE OR FORMULA	AM TRIPS	IN		OUT	
					%	TRIPS	%	TRIPS
RESIDENTIAL								
SINGLE FAMILY	381 DU	210	$T = 0.70 (X) + 9.43$	276	25%	69	75%	207
MULTI-FAMILY	142 DU	230	$T = 0.44 (X)$	62	17%	11	83%	51
RETAIL	41,000 SQ. FT.	820	$\text{Ln}(T) = 0.60 \text{Ln}(X) + 2.29$	92	61%	56	39%	36
MIDDLE SCHOOL	1,600 Students	522	$T = 0.53 (X)$	848	55%	466	45%	382
COMMUNITY PARK	38 ACRES	412	$T = 0.01 (X)$	0	80%	0	20%	0
GROSS TOTAL TRIPS				1,279	47%	602	53%	677
INTERNALIZATION OF RETAIL TRIPS		35.00%	Reduction of retail trips	32	61%	20	39%	12
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		60.00%	Reduction of middle school trips	509	50%	254	50%	255
INTERNALIZATION OF COMMUNITY PARK		25.00%	Reduction of park trips	0	50%	0	50%	0
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		42.31%		541	51%	274	49%	267
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass by for DRI per FDOT standards	15	61%	9	39%	6
NET EXTERNAL TRIPS				723	44%	319	56%	404
LAND USE	UNITS	ITE LUC	PM PEAK HOUR					
			ITE 7TH EDITION RATE OR FORMULA	PM TRIPS	IN		OUT	
					%	TRIPS	%	TRIPS
RESIDENTIAL								
SINGLE FAMILY	381 DU	210	$\text{Ln}(T) = 0.90 \text{Ln}(X) + 0.53$	357	63%	225	37%	132
MULTI-FAMILY	142 DU	230	$T = 0.52 (X)$	74	67%	49	33%	25
RETAIL	41,000 SQ. FT.	820	$\text{Ln}(T) = 0.66 \text{Ln}(X) + 3.40$	348	48%	167	52%	181
MIDDLE SCHOOL	1,600 Students	522	$T = 0.15 (X)$	240	52%	125	48%	115
COMMUNITY PARK	38 ACRES	412	$T = 0.06 (X)$	2	41%	1	59%	1
GROSS TOTAL TRIPS				1,021	56%	567	44%	454
INTERNALIZATION OF RETAIL TRIPS		35.00%	Reduction of retail trips	122	48%	58	52%	64
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		60.00%	Reduction of middle school trips	144	50%	72	50%	72
INTERNALIZATION OF COMMUNITY PARK		25.00%	Reduction of park trips	1	50%	0	50%	1
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		26.14%		267	49%	130	51%	137
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass by for DRI per FDOT standards	57	48%	27	52%	30
NET EXTERNAL TRIPS				697	59%	410	41%	287

Retail Modifications

The proposed DRI amendment also reflects a ten acre increase in the allowable retail space. The DRI was approved with 15 acres of retail and 100,000 square feet of retail use in two phases. One retail center was built at 41,000 square feet. The balance of the approved retail use has been reduced by 11,201 square feet (from 59,000 square feet to 47,799 square feet), for a total of 88,799 square feet of retail use for the original 15 acres. An additional 10 acres of retail is proposed accommodating 70,000 square feet of retail use. The net increase in retail square footage for the proposed DRI development program is 58,799 square feet, as outlined in Table 3 below.

Table 3 – Summary of Changes to the Retail Use in the DRI

Use	Acres	Phase I – DRI	Phase II - DRI	Total	Net Change
Approved DRI Retail Use	15	41,000 SF	59,000 SF	100,000 SF	
Proposed DRI Retail Use	15	41,000 SF	47,799 SF	88,799 SF	-11,201 SF
	10		70,000 SF	70,000 SF	+70,000 SF
Total Retail Proposed	25	41,000 SF	117,799 SF	158,799 SF	+58,799 SF

While the retail uses are increased under the proposed DRI development program, any increases in retail trip impacts are offset by the large decrease in residential dwelling units. The overall trip generation for the proposed DRI development program is reduced to 1,651 net external AM peak hour trips and 1,973 net external PM peak hour trips.

Conclusions from the DRI Trip Generation Evaluation

Given the analyses performed in this NOPC Application Traffic Study comparing the proposed DRI development program to the approved DRI, no additional trip generation impacts are found to exist resulting from the proposed modifications to the DRI development program. The proposed development program will result in a **567 trip decrease during the AM peak hour** and a **591 trip decrease during the PM peak hour** compared with the original DRI approval.

Part 2: NOPC Time Extension Traffic Study - Evaluation of DRI Regional Impacts

The evaluation of DRI regional impacts begins with the determination of project traffic significance pursuant to Rule 9J-2.045. Table 4 has been prepared to evaluate the impact of project traffic on the surrounding roadway network, to determine which roadways will carry PM peak hour directional project trips equal to or greater than 5% of the adopted level of service standard for the regional roadway network. The results of Table 4 demonstrate that the DRI project traffic will consume more than 5% of the adopted maximum service volume for portions of Alico Road, Winged Foot Drive, San Carlos Boulevard, Estero Parkway, Corkscrew Road and Three Oaks Parkway. The determination of significance is made using the full impact of both the built and unbuilt DRI trips. Pursuant to the analyses completed herein in Tables 4, 5, 6 and 7, no significantly impacted roadway segments were found to operate below acceptable levels of service through the proposed 2009 build out year for the DRI.

Study Area Roadway Segments

The NOPC time extension traffic study includes the roadway segments illustrated in the attached Figure 2, bounded generally by Alico Road on the north, Ben Hill Griffin Parkway on the east, Corkscrew Road on the south and US-41 on the west. This study area is undergoing significant roadway improvements as illustrated on the attached Figure 3, which represents the Lee County five year work program (FY 2005/2006 to 2009/2010). Key roadway improvements include the following:

- The 6 laning of Alico Road (nearing completion).
- Interchange improvements at I-75 and Alico Road (underway).
- The 4 laning of portions of Three Oaks Parkway, Estero Parkway and Corkscrew Road (2006).
- The 8 laning of Interstate 75 (2008).
- The 6 laning of US-41 (2010).

Existing and funded roadway improvements were considered in the DRI significance analysis as permitted pursuant to 9J.2.045.

Project Trip Generation

Trip generation for the proposed development program has been established using the rates and equations from ITE 7th Edition. The proposed development program generates **1,973 net external PM peak hour trips** (see Table 2C). Of the 1,973 net external PM peak hour trips, 697 net external trips represent the existing Phase I development (see Table 2D), while 1,276 net external trips represent the unbuilt DRI uses in Phase II (see Table 1C above). The DRI significance analysis has been performed using the full impact of the DRI trips (at buildout) as required pursuant to 9J-2.045.

Project Trip Assignment

The project trips for the DRI have been assigned to the roadway network using the previously approved project traffic distribution for the DRI as a base, with modifications made to account for a more mature roadway network which has evolved over time. The enclosed Figure 4A replicates the approved DRI traffic distribution using the originally approved DRI traffic information as extracted from pages 24 and 27 of the original DRI dating back to 1981 (see Attachment V). The enclosed Figure 4B reflects the revised DRI traffic distribution given the changes to the roadway network and surrounding community over time, since the DRI was first approved.

Existing Traffic Conditions

Existing PM peak hour directional traffic volumes on the study area roadway segments have been identified using traffic data collected by Lee County and FDOT (see **Attachment I**). Daily traffic counts for the Lee County permanent and periodic traffic count stations in the study area have been obtained from the *2004 Traffic Count Report*. The applicable permanent count stations have been used to convert the daily count to peak hour directional using the specific peak to daily percentage and the peak directional percentage provided for permanent count stations 10, 15, 25 and 53. Actual peak hour directional traffic has been obtained for the state traffic count stations on Interstate 75 and US-41. **Table 5** identifies the PM peak hour directional traffic under existing traffic conditions.

Maximum Service Volumes

The peak hour directional maximum service volumes used in the analysis are obtained from the following sources (see **Attachment II**):

- The Link Specific Service Volumes on Arterials in Lee County
- The Lee County Generalized peak hour directional service volumes for Urbanized Areas
- The 2002 FDOT Quality/Level of Service Handbook (used for Interstate 75).

Future Background Traffic Conditions

Future background traffic volumes have been identified on the study area roadway segments for the year 2009, representing five (5) years of growth from the year 2004 counts. A regional study area growth rate was calculated using historical traffic data from the years 2000 to 2003 as outlined in the enclosed **Table 6**. The numerous roadway improvements located in the study area account for traffic patterns that may not be stable as traffic diverts off typical travel paths to avoid roadway construction. Therefore, a 5.12% regional growth rate has been applied to each of the study area roadways to estimate future background traffic conditions. The enclosed **Table 7** identifies the growth in background traffic to the year 2009, and reflects the PM peak hour directional traffic conditions for year 2009 background traffic.

Total Traffic Conditions

An evaluation of the roadway level of service under total traffic conditions has been performed for the study area roadway segments. Total traffic conditions have been established to reflect the combined effect of future background traffic and the project traffic from the unbuilt portion of the DRI development program. The enclosed **Table 7** identifies the PM peak hour directional traffic conditions for year 2009 total traffic. No roadway deficiencies were found to exist under the PM peak hour directional total traffic conditions for the significantly impacted study roadway segments (i.e. those roadway segments carrying DRI project trips equal to greater than 5% of the adopted level of service standard).

Conclusions from the DRI Impact Evaluation

Given the analyses performed in this NOPC Application Traffic Study, no additional regional impacts have been found to exist through the year 2009 resulting from the proposed changes to the DRI development program. Acceptable levels of service are maintained through the proposed DRI build out year 2009 for those roadway segments significantly impacted by DRI traffic.

TABLE 4
VILLAGES OF SAN CARLOS DRI
FINAL TRAFFIC IMPACT STUDY AREA DETERMINATION BASED UPON 5% RULE

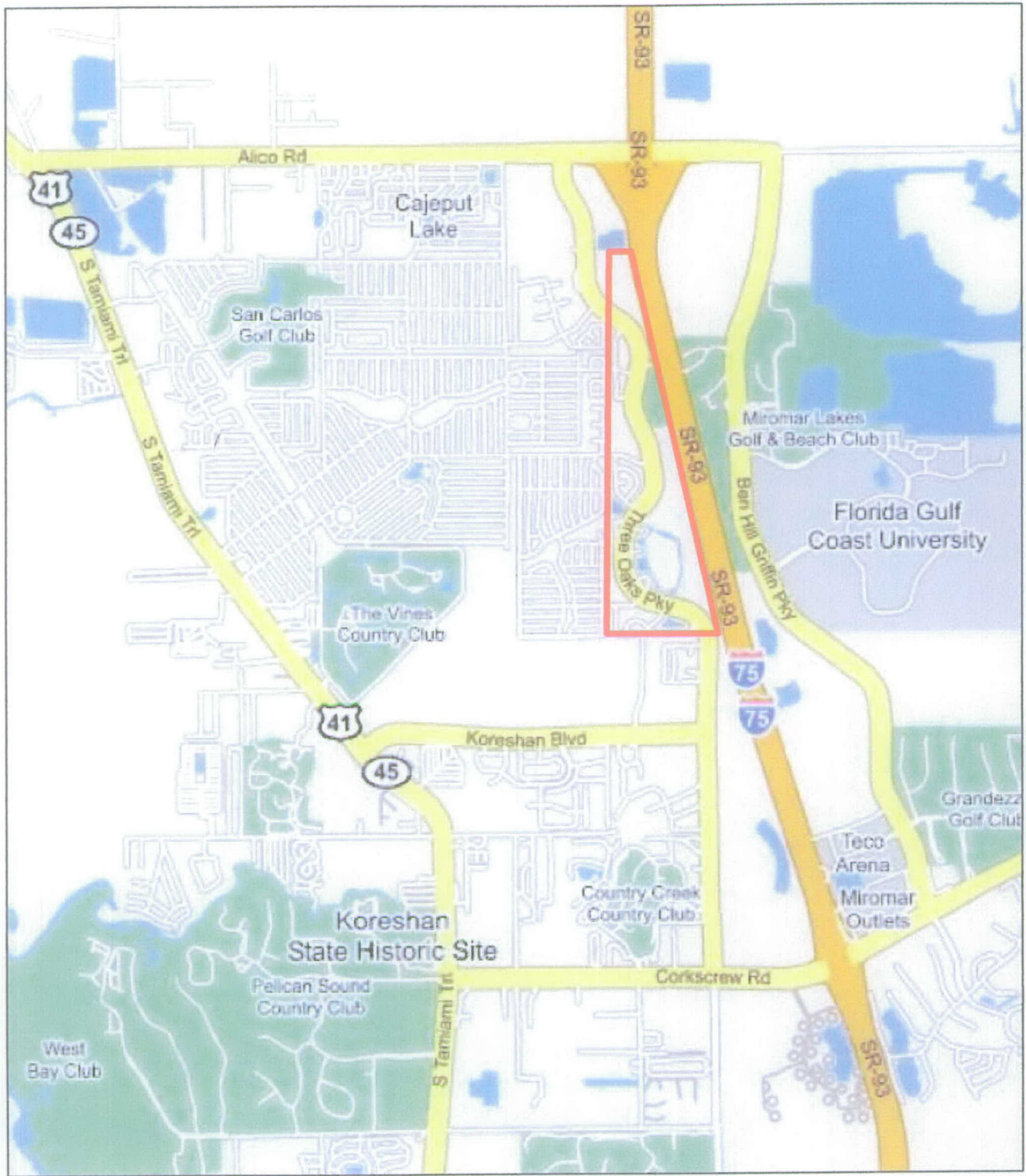
ROADWAY FROM	TO	DIR	EXISTING OR FUNDED LANES	[1] PEAK HOUR DIR MAX SERVICE VOLUME	VILLAGES OF SAN CARLOS DRI PROJECT TRIPS (PROJ = 1973)			PROJECT AS A PERCENT OF MAX SERVICE VOLUME	PROJECT TRIPS GREATER THAN 5% YES / NO
					DIST	IN / OUT	PM PEAK		
ALICO ROAD US-41	DUSTY ROAD	EB	4LD	1,950	7.0%	I	85	4.36%	NO
		WB		1,950		O	53	2.72%	NO
	LEE ROAD	EB	6LD	2,920	7.0%	I	85	2.91%	NO
		WB		2,920		O	53	1.82%	NO
	ORIOLE ROAD	EB	6LD	2,920	7.0%	I	85	2.91%	NO
		WB		2,920		O	53	1.82%	NO
	THREE OAKS PKWY	EB	6LD	2,920	7.0%	I	85	2.91%	NO
		WB		2,920		O	53	1.82%	NO
	INTERSTATE-75	EB	6LD	2,920	25.0%	O	189	6.47%	YES
		WB		2,920		I	305	10.45%	YES
	BEN HILL GRIFFIN PKWY	EB	6LD	2,920	5.0%	O	38	1.30%	NO
		WB		2,920		I	61	2.09%	NO
WINGED FOOT DRIVE US-41	CONSTITUTION CIRCLE	EB	2LU	800	6.0%	I	73	9.13%	YES
		WB		800		O	45	5.63%	YES
	PHLOX DRIVE	EB	2LU	800	7.0%	I	85	10.63%	YES
		WB		800		O	53	6.63%	YES
	LEE ROAD	EB	2LU	800	8.0%	I	97	12.13%	YES
		WB		800		O	60	7.50%	YES
	ORIOLE ROAD	EB	2LU	800	9.0%	I	110	13.75%	YES
		WB		800		O	68	8.50%	YES
	THREE OAKS PKWY	EB	2LU	800	10.0%	I	122	15.25%	YES
		WB		800		O	76	9.50%	YES
SAN CARLOS BLVD US-41	LEE ROAD	EB	2LU	800	8.0%	I	97	12.13%	YES
		WB		800		O	60	7.50%	YES
	ORIOLE ROAD	EB	2LU	800	9.0%	I	110	13.75%	YES
		WB		800		O	68	8.50%	YES
	THREE OAKS PKWY	EB	2LU	800	10.0%	I	122	15.25%	YES
		WB		800		O	76	9.50%	YES
ESTERO PARKWAY (KORESHAN BLVD) US-41	THREE OAKS PKWY	EB	4LD	2,380	10.0%	I	122	5.13%	YES
		WB		2,380		O	76	3.19%	NO
CORKSCREW ROAD US-41	THREE OAKS PKWY	EB	4LD	2,040	5.0%	I	61	2.99%	NO
		WB		2,040		O	38	1.86%	NO
	INTERSTATE 75	EB	4LD	1,860	20.0%	O	151	8.12%	YES
		WB		1,860		I	244	13.12%	YES
	BEN HILL GRIFFIN PKWY	EB	4LD	2,360	2.0%	O	15	0.64%	NO
		WB		2,360		I	24	1.02%	NO
US-41	ALICO ROAD	NB	6LD	3,180	5.0%	O	38	1.19%	NO
		SB		3,180		I	61	1.92%	NO
	CONSTITUTION CIRCLE	NB	6LD	3,180	7.0%	O	53	1.67%	NO
		SB		3,180		I	85	2.67%	NO
	SANIBEL BLVD	NB	4LD	2,120	7.0%	O	53	2.50%	NO
		SB		2,120		I	85	4.01%	NO
	SAN CARLOS BLVD	NB	4LD	2,120	8.0%	I	97	4.58%	NO
		SB		2,120		O	60	2.83%	NO
	ESTERO PKWY	NB	4LD	2,120	5.0%	I	61	2.88%	NO
		SB		2,120		O	38	1.79%	NO
CONSTITUTION CIRCLE US-41	SANIBEL BLVD	NB	2LU	800	2.0%	O	15	1.88%	NO
		SB		800		I	24	3.00%	NO
PHLOX DRIVE	ALICO ROAD	NB	2LU	800	1.0%	O	8	1.00%	NO
		SB		800		I	12	1.50%	NO
	WINGED FOOT DRIVE	NB	2LU	800	1.0%	O	8	1.00%	NO
		SB		800		I	12	1.50%	NO

TABLE 4
VILLAGES OF SAN CARLOS DRI
FINAL TRAFFIC IMPACT STUDY AREA DETERMINATION BASED UPON 5% RULE

ROADWAY FROM		TO	DIR	EXISTING OR FUNDED LANES	[1] PEAK HOUR DIR MAX SERVICE VOLUME	VILLAGES OF SAN CARLOS DRI PROJECT TRIPS (PROJ = 1973)			PROJECT AS A PERCENT OF MAX SERVICE VOLUME	PROJECT TRIPS GREATER THAN 5% YES / NO
						DIST	IN / OUT	PM PEAK		
LEE ROAD										
ALICO ROAD	WINGED FOOT DRIVE	NB	2LU	800	1.0%	O	8	1.00%	NO	
		SB		800		I	12	1.50%	NO	
WINGED FOOT DRIVE	SANIBEL BLVD	NB	2LU	800	1.0%	O	8	1.00%	NO	
		SB		800		I	12	1.50%	NO	
ORIOLE ROAD										
ALICO ROAD	WINGED FOOT DRIVE	NB	2LU	800	1.0%	O	8	1.00%	NO	
		SB		800		I	12	1.50%	NO	
WINGED FOOT DRIVE	SAN CARLOS BLVD	NB	2LU	800	1.0%	O	8	1.00%	NO	
		SB		800		I	12	1.50%	NO	
THREE OAKS PARKWAY										
DANIELS PARKWAY	ALICO ROAD	NB	4LD	1,950	8.0%	O	60	3.08%	NO	
		SB		1,950		I	97	4.97%	NO	
ALICO ROAD	WINGED FOOT DRIVE	NB	4LD	1,950	40.0%	O	302	15.49%	YES	
		SB		1,950		I	487	24.97%	YES	
WINGED FOOT DRIVE	SAN CARLOS BLVD	NB	4LD	1,950	50.0%	O	378	19.38%	YES	
		SB		1,950		I	609	31.23%	YES	
SAN CARLOS BLVD	ESTERO PKWY	NB	4LD	1,950	40.0%	I	487	24.97%	YES	
		SB		1,950		O	302	15.49%	YES	
ESTERO PKWY	CORKSCREW ROAD	NB	4LD	1,950	30.0%	I	365	18.72%	YES	
		SB		1,950		O	227	11.64%	YES	
INTERSTATE 75										
AIRPORT ENTRANCE RD	ALICO ROAD	NB	8L EXPY	7,380	20.0%	O	151	2.05%	NO	
		SB		7,380		I	244	3.31%	NO	
ALICO ROAD	CORKSCREW ROAD	NB	8L EXPY	7,380	5.0%	I	61	0.83%	NO	
		SB		7,380		I	61	0.83%	NO	
CORKSCREW ROAD	BONITA BEACH ROAD	NB	8L EXPY	7,380	18.0%	I	219	2.97%	NO	
		SB		7,380		O	136	1.84%	NO	

NOTES:

- [1] PEAK HOUR DIRECTIONAL MAXIMUM SERVICE VOLUMES ARE OBTAINED FROM THE FOLLOWING SOURCES:
- LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY
 - LEE COUNTY GENERALIZED PEAK HOUR DIRECTIONAL SERVICE VOLUMES FOR URBANIZED AREAS
 - 2002 FDOT QUALITY/LOS HANDBOOK (USED FOR THE INTERSTATE SERVICE VOLUMES)



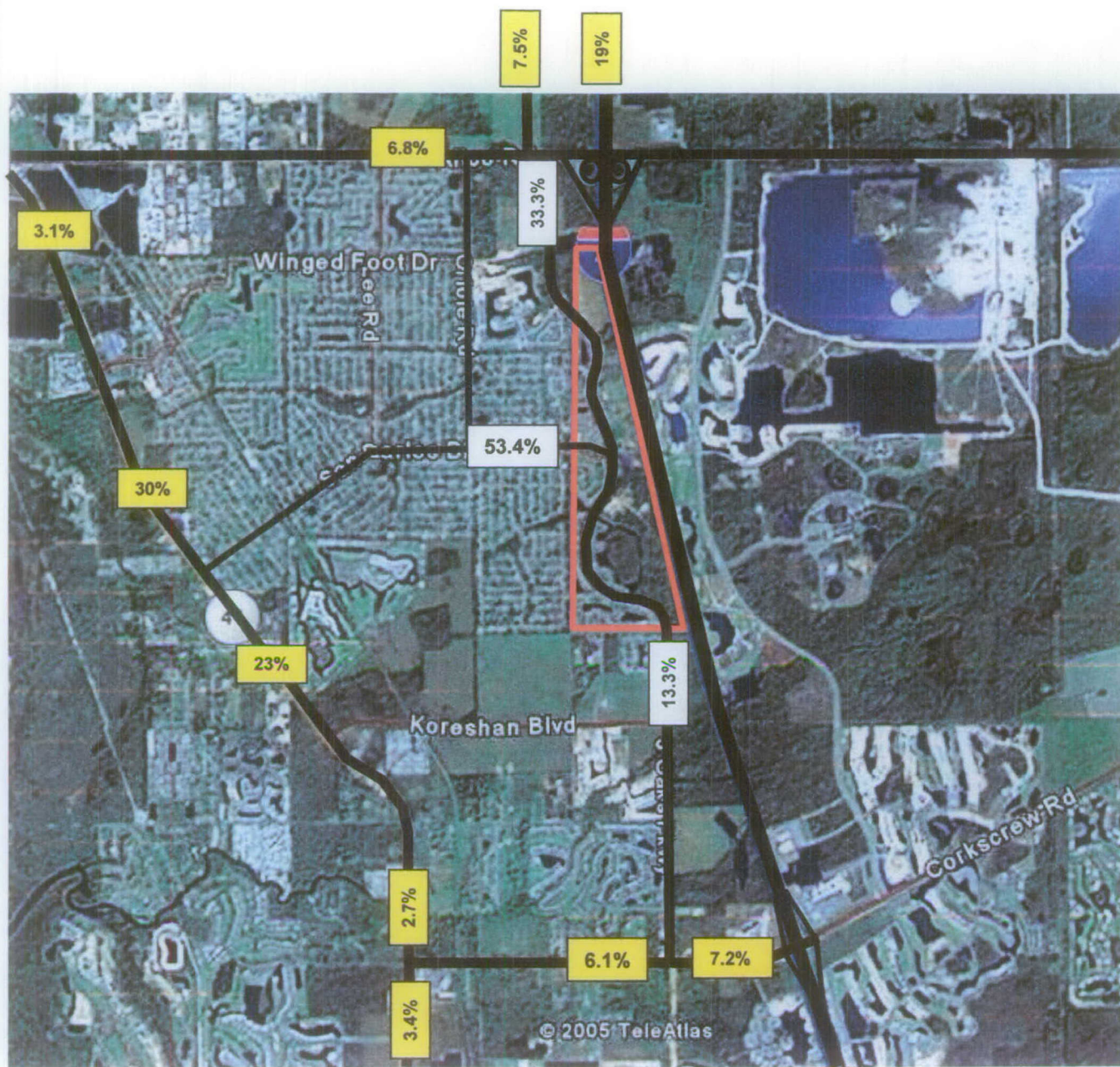
Legend



Site Location

Figure 2
Surrounding Roadway Network
Villages of San Carlos DRI – Time Extension Traffic Study
November 2005

Source: Cathy Sweetapple & Associates



XX.X% Project distribution totals 100%.

X.X% Project distribution on the surrounding roadway network.

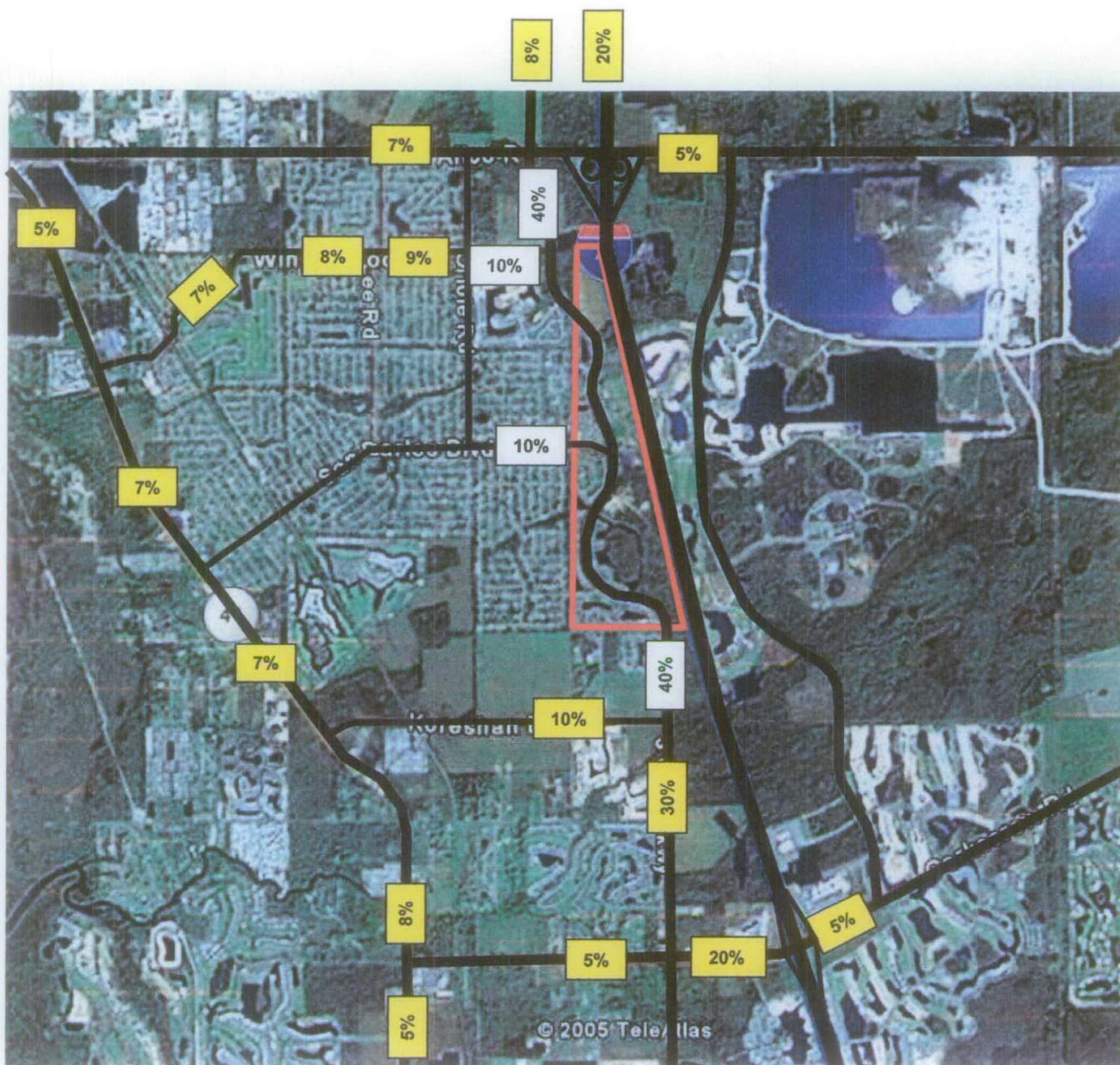
Source: The approved DRI project distribution is based upon Map D-2 from page 27 of the Approved DRI.

Legend

 Site Location

Figure 4A
Project Distribution Adjacent to the Site from the Approved DRI
Villages of San Carlos DRI – Time Extension Traffic Study
November 2005

Source: Cathy Sweetapple & Associates



XX.X%

Project distribution totals 100%.

X.X%

Project distribution on the surrounding roadway network.

Legend



Site Location

Figure 4B
Project Distribution Adjacent to the Site based upon the Mature Roadway Network
Villages of San Carlos DRI - Time Extension Traffic Study
November 2005

Source: Cathy Sweetapple & Associates

TABLE 5
VILLAGES OF SAN CARLOS DRI
EXISTING PM PEAK HOUR DIRECTIONAL TRAFFIC CONDITIONS FOR SURROUNDING STUDY AREA ROADWAYS

ROADWAY FROM	TO	DIR	FACILITY TYPE EXISTING LANES	[1] PERMANENT AND TRAFFIC COUNT STATION NUMBERS	[1] 2003 OR 2004 DAILY TRAFFIC COUNT	[2] PM PEAK AS A % OF DAILY TRAFFIC	[2] DIR. SPLIT	2004 PM PEAK HOUR DIRECTIONAL TRAFFIC VOLUME	ADOPTED LOS	[3] PEAK HOUR DIR MAXIMUM SERVICE VOLUME	EXISTING PM PEAK HOUR LOS
ALICO ROAD US-41	DUSTY ROAD	EB WB	4LD	10 and 207	20000	0.080	0.47 0.53	752 848	D	1,950 1,950	B B
DUSTY ROAD	LEE ROAD	EB WB	6LD [4]	10 and 207	20000	0.080	0.47 0.53	752 848	D	2,920 2,920	B B
LEE ROAD	ORIOLE ROAD	EB WB	6LD [4]	10 and 207	20000	0.080	0.47 0.53	752 848	D	2,920 2,920	B B
ORIOLE ROAD	THREE OAKS PKWY	EB WB	6LD [4]	10 and 207	20000	0.080	0.47 0.53	752 848	D	2,920 2,920	B B
THREE OAKS PKWY	INTERSTATE-75	EB WB	6LD [4]	10	19000	0.080	0.47 0.53	714 806	D	2,920 2,920	B B
INTERSTATE-75	BEN HILL GRIFFIN PKWY	EB WB	6LD [4]	53	14500	0.078	0.45 0.55	509 622	D	2,920 2,920	A A
WINGED FOOT DRIVE US-41	CONSTITUTION CIRCLE	EB WB	2LU	10 and 464	7700	0.080	0.47 0.53	290 326	D	800 800	C C
CONSTITUTION CIRCLE	PHLOX DRIVE	EB WB	2LU	10 and 464	7700	0.080	0.47 0.53	290 326	D	800 800	C C
PHLOX DRIVE	LEE ROAD	EB WB	2LU	10 and 464	7700	0.080	0.47 0.53	290 326	D	800 800	C C
LEE ROAD	ORIOLE ROAD	EB WB	2LU	10 and 464	7700	0.080	0.47 0.53	290 326	D	800 800	C C
ORIOLE ROAD	THREE OAKS PKWY	EB WB	2LU	10 and 464	7700	0.080	0.47 0.53	290 326	D	800 800	C C
SAN CARLOS BLVD US-41	LEE ROAD	EB WB	2LU	25 and 423	5500	0.073	0.48 0.52	193 209	D	800 800	C C
LEE ROAD	ORIOLE ROAD	EB WB	2LU	25 and 423	5500	0.073	0.48 0.52	193 209	D	800 800	C C
ORIOLE ROAD	THREE OAKS PKWY	EB WB	2LU	25 and 423	5500	0.073	0.48 0.52	193 209	D	800 800	C C
ESTERO PARKWAY (KORESHAN BLVD) US-41	THREE OAKS PKWY	EB WB	4LD	15 and 465	5900	0.081	0.47 0.53	225 253	D	2,380 2,380	A A
CORKSCREW ROAD US-41	THREE OAKS PKWY	EB WB	4LD	15 and 247	13200	0.081	0.47 0.53	503 567	D	2,040 2,040	B B
THREE OAKS PKWY	INTERSTATE 75	EB WB	4LD	15	26100	0.081	0.47 0.53	994 1,120	D	1,860 1,860	D D
INTERSTATE 75	BEN HILL GRIFFIN PKWY	EB WB	4LD	15 and 249	13300	0.081	0.47 0.53	506 571	D	2,360 2,360	A A
US-41 ALICO ROAD	CONSTITUTION CIRCLE	NB SB	6LD	0066	47272	n/a	n/a	1,900 1,905	D	3,180 3,180	B B
CONSTITUTION CIRCLE	SANIBEL BLVD	NB SB	6LD	0034	46550	n/a	n/a	1,946 1,886	D	3,180 3,180	C B
SANIBEL BLVD	SAN CARLOS BLVD	NB SB	4LD	0034	46550	n/a	n/a	1,946 1,886	D	2,120 2,120	C C
SAN CARLOS BLVD	ESTERO PKWY	NB SB	4LD [5]	0105	46479	n/a	n/a	2,173 1,671	D	2,120 2,120	F C
ESTERO PKWY	CORKSCREW ROAD	NB SB	4LD [5]	0089	41450	n/a	n/a	2,188 1,213	D	2,120 2,120	F B
CONSTITUTION CIRCLE US-41	SANIBEL BLVD	NB SB	2LU	10 and 464	7700	0.080	0.53 0.47	326 290	D	800 800	C C
PHLOX DRIVE ALICO ROAD	WINGED FOOT DRIVE	NB SB	2LU	10 and 313	6200	0.080	0.53 0.47	263 233	D	800 800	C C
WINGED FOOT DRIVE	SANIBEL BLVD	NB SB	2LU	10 and 313	6200	0.080	0.53 0.47	263 233	D	800 800	C C
LEE ROAD ALICO ROAD	WINGED FOOT DRIVE	NB SB	2LU	10 and 313	6200	0.080	0.53 0.47	263 233	D	800 800	C C
WINGED FOOT DRIVE	SANIBEL BLVD	NB SB	2LU	10 and 313	6200	0.080	0.53 0.47	263 233	D	800 800	C C

**TABLE 5
VILLAGES OF SAN CARLOS DRI
EXISTING PM PEAK HOUR DIRECTIONAL TRAFFIC CONDITIONS FOR SURROUNDING STUDY AREA ROADWAYS**

				(1)	(1)	(2)	(2)			(3)	
ROADWAY FROM	TO	DIR	FACILITY TYPE EXISTING LANES	PERMANENT AND TRAFFIC COUNT STATION NUMBERS	2003 OR 2004 DAILY TRAFFIC COUNT	PM PEAK AS A % OF DAILY TRAFFIC	DIR. SPLIT	2004 PM PEAK HOUR DIRECTIONAL TRAFFIC VOLUME	ADOPTED LOS	PEAK HOUR DIR MAXIMUM SERVICE VOLUME	EXISTING PM PEAK HOUR LOS
ORIOLE ROAD											
ALICO ROAD	WINGED FOOT DRIVE	NB	2LU	10 and 462	2300	0.080	0.53	98	D	800	C
		SB					0.47	86		800	C
WINGED FOOT DRIVE	SAN CARLOS BLVD	NB	2LU	10 and 462	2300	0.080	0.53	98	D	800	C
		SB					0.47	86		800	C
THREE OAKS PARKWAY											
DANIELS PARKWAY	ALICO ROAD	NB	2LU [6]	10 and 414	7800	0.080	0.53	331	D	900	C
		SB					0.47	293		900	C
ALICO ROAD	WINGED FOOT DRIVE	NB	2LU [7]	10 and 414	7800	0.080	0.53	331	D	900	C
		SB					0.47	293		900	C
WINGED FOOT DRIVE	SAN CARLOS BLVD	NB	2LU [7]	10 and 414	12700	0.080	0.53	538	D	900	C
		SB					0.47	478		900	C
SAN CARLOS BLVD	ESTERO PKWY	NB	2LU [7]	15 and 415	12700	0.081	0.53	545	D	900	C
		SB					0.47	483		900	C
ESTERO PKWY	CORKSCREW ROAD	NB	2LU [7]	15 and 415	12700	0.081	0.53	545	D	900	C
		SB					0.47	483		900	C
INTERSTATE 75											
AIRPORT ENTRANCE RD	ALICO ROAD	NB	4L EXP [8]	0056	77909	n/a	n/a	3,477	D	3,420	E
		SB					n/a	2,599		3,420	C
ALICO ROAD	CORKSCREW ROAD	NB	4L EXP [8]	0055	64148	n/a	n/a	2,808	D	3,420	C
		SB					n/a	2,019		3,420	B
CORKSCREW ROAD	BONITA BEACH ROAD	NB	4L EXP [8]	0054	59967	n/a	n/a	2,629	D	3,420	C
		SB					n/a	2,110		3,420	B

- [1] The Permanent and Periodic Traffic Count Stations and Existing Traffic Count Data is obtained from the Lee County 2004 Traffic Count Report and from FDOT (see Attachment I).
- [2] The PM peak hour traffic as a % of weekday and the directional splits for the peak direction are obtained from the Lee County Permanent Traffic Count Stations (see Attachment I).
- [3] The Peak Hour Directional Maximum Service Volumes are obtained from the following sources:
 - LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY
 - LEE COUNTY GENERALIZED PEAK HOUR DIRECTIONAL SERVICE VOLUMES FOR URBANIZED AREAS
 - 2002 FDOT QUALITY/LOS HANDBOOK (USED FOR THE INTERSTATE SERVICE VOLUMES)
- [4] Pursuant to the Summary of Major Road Projects Programmed by Lee County (FY 05/06 to FY 09/10), this roadway is nearing completion as a 6LD (see Attachment III).
- [5] Pursuant to the FDOT Five Year Work Program (2006 to 2010), this roadway is funded in 2010 as an 6LD (see Attachment III).
- [6] Pursuant to the Summary of Major Road Projects Programmed by Lee County (FY 05/06 to FY 09/10), this roadway is funded in 2010 as a 4LD, but may advance to 2008.
- [7] Pursuant to the Summary of Major Road Projects Programmed by Lee County (FY 05/06 to FY 09/10), this roadway is funded in 2006 as a 4LD (see Attachment III).
- [8] Pursuant to the FDOT Five Year Work Program (2006 to 2010), this roadway is funded in 2008 as an 8L EXPY (see Attachment III).

**TABLE 6
VILLAGES OF SAN CARLOS DRI
GROWTH RATE CALCULATIONS**

ROADWAY	DIR	COUNT STATION	AADT 2000	AADT 2001	AADT 2002	AADT 2003	COMPOUND GROWTH 2000 to 2003
ALICO ROAD							
E. OF LEE ROAD	E/W	207	14,200	16,000	17,400	18,000	8.23%
W. OF I-75	E/W	10	15,700	17,200	18,000	19,000	6.57%
TOTAL FOR ALL STATIONS:			29,900	33,200	35,400	37,000	7.36%
SAN CARLOS BOULEVARD							
E. OF US-41	E/W	423	5,200	5,600	4,900	5,000	-1.30%
TOTAL FOR ALL STATIONS:			5,200	5,600	4,900	5,000	-1.30%
ESTERO PARKWAY							
E. OF US-41	E/W	465	2,400	2,100	2,900	3,700	15.52%
TOTAL FOR ALL STATIONS:			2,400	2,100	2,900	3,700	15.52%
CORKSCREW ROAD							
E. OF US-41	E/W	247	14,700	16,900	15,800	15,000	0.68%
W. OF I-75	E/W	15	15,200	18,600	21,800	25,000	18.04%
TOTAL FOR ALL STATIONS:			29,900	35,500	37,600	40,000	10.19%
US-41							
S. OF ALICO ROAD	N/S	FDOT-0066	38,000	39,500	45,000	44,500	5.40%
N. OF SANIBEL BLVD	N/S	FDOT-0034	32,000	38,500	42,000	42,000	9.49%
S. OF SAN CARLOS BLVD	N/S	FDOT-0105	35,500	38,500	43,000	41,000	4.92%
S. OF ESTERO PARKWAY	N/S	FDOT-0089	30,500	32,000	32,500	37,500	7.13%
TOTAL FOR ALL STATIONS:			136,000	148,500	162,500	165,000	6.66%
THREE OAKS PARKWAY							
S. OF ALICO ROAD	N/S	414	5,600	5,700	6,400	6,300	4.00%
N. OF CORKSCREW ROAD	N/S	415	5,900	7,200	8,500	11,100	23.45%
TOTAL FOR ALL STATIONS:			11,500	12,900	14,900	17,400	14.80%
INTERSTATE 75							
N. OF ALICO ROAD	N/S	FDOT-0056	70,500	66,000	69,500	78,000	3.43%
N. OF CORKSCREW ROAD	N/S	FDOT-0055	60,500	62,500	65,500	64,500	2.16%
S. OF CORKSCREW ROAD	N/S	FDOT-0054	58,500	60,500	65,500	60,000	0.85%
TOTAL FOR ALL STATIONS:			189,500	189,000	200,500	202,500	2.24%
REGIONAL GROWTH RATE =			402,000	424,700	455,800	466,900	5.12%

TABLE 7
VILLAGES OF SAN CARLOS DRI
YEAR 2009 PM PEAK HOUR DIRECTIONAL BACKGROUND AND TOTAL TRAFFIC CONDITIONS.

ROADWAY FROM	TO	DIR	YEAR 2009 LANES	[1]	[2]	YEAR 2009 BKG RD VOLUME	[3] PEAK HOUR DIR MAX SERVICE VOLUME	YEAR 2009 BKG RD LOS	VILLAGES OF SAN CARLOS DRI					[5] FINAL TOTAL PM PK HR DIR VOLUME	PEAK HOUR DIR MAX SERVICE VOLUME	2009 TOTAL LOS	[6] PROJECT AS A PERCENT OF MAX SERVICE VOLUME	PROJECT TRIPS GREATER THAN 5% YES / NO
				2004 PM PEAK HOUR DIRECTIONAL TRAFFIC VOLUME	GROWTH RATE				DIST	IN / OUT	TOTAL PM TRIPS	BUILT PM TRIPS	UNBUILT PM TRIPS					
ALICO ROAD US-41	DUSTY ROAD	EB	4LD	752	5.12%	965	1,950	B	7.0%	I	85	29	56	1,021	1,950	B	4.36%	NO
	LEE ROAD	WB	6LD	848	5.12%	1,088	1,950	B	7.0%	O	53	20	33	1,121	1,950	B	2.72%	NO
	ORIOLE ROAD	WB	6LD	848	5.12%	1,088	2,920	B	7.0%	O	53	20	33	1,121	2,920	B	1.82%	NO
	THREE OAKS PKWY	WB	6LD	752	5.12%	965	2,920	B	7.0%	I	85	29	56	1,021	2,920	B	2.91%	NO
	INTERSTATE-75	WB	6LD	848	5.12%	1,088	2,920	B	7.0%	O	53	20	33	1,121	2,920	B	1.82%	NO
	BEN HILL GRIFFIN PKWY	WB	6LD	752	5.12%	965	2,920	B	7.0%	I	85	29	56	1,021	2,920	B	2.91%	NO
		WB	6LD	848	5.12%	1,088	2,920	B	25.0%	O	189	72	117	1,034	2,920	B	6.47%	YES
		WB	6LD	806	5.12%	1,034	2,920	B	5.0%	O	305	103	202	1,236	2,920	B	10.45%	YES
		WB	6LD	509	5.12%	653	2,920	A	5.0%	O	38	14	24	677	2,920	B	1.30%	NO
		WB	6LD	622	5.12%	788	2,920	B		I	61	21	40	838	2,920	B	2.09%	NO
WINGED FOOT DRIVE US-41	CONSTITUTION CIRCLE	EB	2LU	290	5.12%	372	800	C	6.0%	I	73	25	48	420	800	C	9.13%	YES
	PHLOX DRIVE	WB	2LU	326	5.12%	419	800	C	7.0%	O	45	17	28	447	800	C	5.63%	YES
	LEE ROAD	WB	2LU	290	5.12%	372	800	C	8.0%	O	85	29	56	428	800	C	10.63%	YES
	ORIOLE ROAD	WB	2LU	326	5.12%	419	800	C	9.0%	I	97	33	64	438	800	C	6.63%	YES
	THREE OAKS PKWY	WB	2LU	290	5.12%	372	800	C	10.0%	O	60	23	37	456	800	C	12.13%	YES
		WB	2LU	326	5.12%	419	800	C		I	110	37	73	445	800	C	7.50%	YES
		WB	2LU	290	5.12%	372	800	C		O	68	26	42	461	800	C	13.75%	YES
		WB	2LU	326	5.12%	419	800	C		O	122	41	81	453	800	C	8.50%	YES
		WB	2LU	290	5.12%	372	800	C		I	76	29	47	466	800	C	15.25%	YES
		WB	2LU	326	5.12%	419	800	C		O	76	29	47	466	800	C	9.50%	YES
SAN CARLOS BLVD US-41	LEE ROAD	EB	2LU	193	5.12%	247	800	C	8.0%	I	97	33	64	311	800	C	12.13%	YES
	ORIOLE ROAD	WB	2LU	209	5.12%	268	800	C	9.0%	O	60	23	37	305	800	C	7.50%	YES
	THREE OAKS PKWY	WB	2LU	193	5.12%	247	800	C	10.0%	O	110	37	73	320	800	C	13.75%	YES
		WB	2LU	209	5.12%	268	800	C		O	68	26	42	310	800	C	8.50%	YES
		WB	2LU	193	5.12%	247	800	C		I	122	41	81	328	800	C	15.25%	YES
ESTERO PARKWAY (KORESHAN BLVD) US-41	THREE OAKS PKWY	WB	2LU	209	5.12%	268	800	C		O	76	29	47	315	800	C	9.50%	YES
		WB	4LD	225	5.12%	288	2,380	A	10.0%	I	122	41	81	369	2,380	A	5.13%	YES
CORKSCREW ROAD US-41	THREE OAKS PKWY	EB	4LD	253	5.12%	325	2,380	A		O	76	29	47	372	2,380	A	3.19%	NO
	INTERSTATE 75	WB	4LD	503	5.12%	645	2,040	B	5.0%	I	61	21	40	685	2,040	B	2.99%	NO
	BEN HILL GRIFFIN PKWY	WB	4LD	567	5.12%	727	2,040	B	20.0%	O	38	14	24	751	2,040	B	1.86%	NO
		WB	4LD	994	5.12%	1,275	1,860	D		O	151	57	94	1,369	1,860	D	8.12%	YES
		WB	4LD	1,120	5.12%	1,438	1,860	D	2.0%	I	244	82	162	1,600	1,860	D	13.12%	YES
INTERSTATE 75		WB	4LD	506	5.12%	650	2,360	A		O	15	6	9	659	2,360	A	0.64%	NO
		WB	4LD	571	5.12%	733	2,360	A		I	24	8	16	749	2,360	A	1.02%	NO

TABLE 7
VILLAGES OF SAN CARLOS DRI
YEAR 2009 PM PEAK HOUR DIRECTIONAL BACKGROUND AND TOTAL TRAFFIC CONDITIONS.

ROADWAY FROM	TO	DIR	YEAR 2009 LANES	(1) 2004 PM PEAK HOUR DIRECTIONAL TRAFFIC VOLUME	(2) GROWTH RATE	YEAR BKGDRD VOLUME	[3] PEAK HOUR DIR MAX SERVICE VOLUME	VILLAGES OF SAN CARLOS DRI							[5] FINAL TOTAL PM PK HR DIR VOLUME	PEAK HOUR DIR MAX SERVICE VOLUME	2009 TOTAL LOS	[6] PROJECT AS A PERCENT OF MAX SERVICE VOLUME	PROJECT TRIPS AS A PERCENT OF MAX SERVICE VOLUME YES / NO	
								[4] DIST	IN / OUT	TOTAL PM TRIPS	BUILT PM TRIPS	UNBUILT PM TRIPS	1216 in 755 out 1,973	410 in 287 out 697						808 in 468 out 1,276
US-41	ALICO ROAD	NB	6LD	1,900	5.12%	2,439	3,180	5.0%	O	38	14	24	2,463	3,180	C	1.19%	NO			
	CONSTITUTION CIRCLE	SB	6LD	1,905	5.12%	2,445	3,180	7.0%	O	61	21	40	2,485	3,180	C	1.92%	NO			
	CONSTITUTION CIRCLE	NB	6LD	1,946	5.12%	2,498	3,180	7.0%	O	53	20	33	2,531	3,180	C	1.67%	NO			
	SANIBEL BLVD	SB	4LD	1,866	5.12%	2,421	3,180	7.0%	O	85	29	56	2,477	3,180	C	2.67%	NO			
	SAN CARLOS BLVD	NB	4LD	1,946	5.12%	2,498	3,180	7.0%	O	53	20	33	2,531	3,180	F	2.50%	NO			
	ESTERO PKWY	NB	4LD	1,888	5.12%	2,421	3,180	8.0%	O	85	29	56	2,477	3,180	F	4.01%	NO			
CONSTITUTION CIRCLE	SAN CARLOS BLVD	NB	4LD	2,173	5.12%	2,789	3,180	8.0%	O	97	33	64	2,853	3,180	F	4.58%	NO			
	ESTERO PKWY	SB	4LD	1,671	5.12%	2,145	3,180	5.0%	O	60	23	37	2,182	3,180	F	2.83%	NO			
	CORKSCREW ROAD	NB	4LD	2,188	5.12%	2,808	3,180	5.0%	O	61	21	40	2,848	3,180	F	2.88%	NO			
	CORKSCREW ROAD	SB	4LD	1,213	5.12%	1,557	3,180	5.0%	O	38	14	24	1,581	3,180	C	1.79%	NO			
PHLOX DRIVE	US-41	NB	2LU	326	5.12%	419	800	2.0%	O	15	6	9	428	800	C	1.88%	NO			
	SANIBEL BLVD	SB	2LU	290	5.12%	372	800	2.0%	O	24	8	16	388	800	C	3.00%	NO			
LEE ROAD	ALICO ROAD	NB	2LU	263	5.12%	337	800	1.0%	O	8	3	5	342	800	C	1.00%	NO			
	WINGED FOOT DRIVE	SB	2LU	233	5.12%	299	800	1.0%	O	12	4	8	307	800	C	1.50%	NO			
	WINGED FOOT DRIVE	NB	2LU	263	5.12%	337	800	1.0%	O	8	3	5	342	800	C	1.00%	NO			
	SANIBEL BLVD	SB	2LU	233	5.12%	299	800	1.0%	O	12	4	8	307	800	C	1.50%	NO			
ORIOLE ROAD	ALICO ROAD	NB	2LU	98	5.12%	125	800	1.0%	O	8	3	5	130	800	C	1.00%	NO			
	WINGED FOOT DRIVE	SB	2LU	86	5.12%	111	800	1.0%	O	12	4	8	119	800	C	1.50%	NO			
	WINGED FOOT DRIVE	NB	2LU	98	5.12%	125	800	1.0%	O	8	3	5	130	800	C	1.00%	NO			
	SAN CARLOS BLVD	SB	2LU	86	5.12%	111	800	1.0%	O	12	4	8	119	800	C	1.50%	NO			
THREE OAKS PARKWAY	ALICO ROAD	NB	2LU	331	5.12%	425	900	8.0%	O	60	23	37	462	900	C	6.67%	YES			
	DANIELS PARKWAY	SB	2LU	293	5.12%	376	900	40.0%	O	97	33	64	440	900	C	10.78%	YES			
	WINGED FOOT DRIVE	NB	4LD	331	5.12%	425	1950	40.0%	O	302	115	187	612	1950	B	15.49%	YES			
	SAN CARLOS BLVD	SB	4LD	293	5.12%	376	1950	50.0%	O	487	164	323	699	1950	B	24.97%	YES			
	ESTERO PKWY	NB	4LD	538	5.12%	691	1950	40.0%	O	378	144	234	925	1950	B	19.38%	YES			
	CORKSCREW ROAD	SB	4LD	478	5.12%	613	1950	40.0%	O	609	205	404	1,017	1950	B	31.23%	YES			
INTERSTATE 75	SAN CARLOS BLVD	NB	4LD	545	5.12%	700	1950	30.0%	O	487	164	323	1,023	1950	B	24.97%	YES			
	ESTERO PKWY	SB	4LD	483	5.12%	621	1950	30.0%	O	302	115	187	808	1950	B	15.49%	YES			
	CORKSCREW ROAD	NB	4LD	545	5.12%	700	1950	30.0%	O	365	123	242	942	1950	B	18.72%	YES			
	CORKSCREW ROAD	SB	4LD	483	5.12%	621	1950	30.0%	O	227	86	141	762	1950	B	11.64%	YES			
AIRPORT ENTRANCE RD	ALICO ROAD	NB	8L EXPY	3,477	5.12%	4,463	7,380	20.0%	O	151	57	94	4,557	7,380	C	2.05%	NO			
	CORKSCREW ROAD	SB	8L EXPY	2,599	5.12%	3,336	7,380	5.0%	O	244	82	162	3,498	7,380	B	3.31%	NO			
	BONITA BEACH ROAD	NB	8L EXPY	2,808	5.12%	3,604	7,380	18.0%	O	61	21	40	3,644	7,380	B	0.83%	NO			
	CORKSCREW ROAD	SB	8L EXPY	2,019	5.12%	2,592	7,380	18.0%	O	219	74	145	2,632	7,380	B	0.83%	NO			
CORKSCREW ROAD	BONITA BEACH ROAD	NB	8L EXPY	2,629	5.12%	3,375	7,380	18.0%	O	219	74	145	2,632	7,380	B	2.97%	NO			
	CORKSCREW ROAD	SB	8L EXPY	2,110	5.12%	2,708	7,380	18.0%	O	136	52	84	2,792	7,380	B	1.84%	NO			

28-Dec-05

TABLE 7
VILLAGES OF SAN CARLOS DRI
YEAR 2009 PM PEAK HOUR DIRECTIONAL BACKGROUND AND TOTAL TRAFFIC CONDITIONS.

ROADWAY FROM	TO	YEAR 2009 LANES	[1] 2004 PM PEAK HOUR DIRECTIONAL TRAFFIC VOLUME	[2] GROWTH RATE	YEAR 2009 BKGRD VOLUME	[3] PEAK HOUR DIR MAX SERVICE VOLUME	YEAR 2009 BKGRD LOS	VILLAGES OF SAN CARLOS DRI						[5] FINAL TOTAL PM PK HR DIR VOLUME	PEAK HOUR DIR MAX SERVICE VOLUME	[6] PROJECT AS A PERCENT OF MAX SERVICE VOLUME 2009 TOTAL LOS	PROJECT TRIPS GREATER THAN 5% YES / NO
								[4]	IN / OUT	TOTAL PM TRIPS	BUILT PM TRIPS	UNBUILT PM TRIPS					

[1] See Table 5.

[2] See Table 6 for a calculation of a Regional Growth Rate for the Study Area.

[3] The Peak Hour Directional Maximum Service Volumes are obtained from the following sources:

- LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY
- LEE COUNTY GENERALIZED PEAK HOUR DIRECTIONAL SERVICE VOLUMES FOR URBANIZED AREAS
- 2002 FDOT QUALITYLOS HANDBOOK (USED FOR THE INTERSTATE SERVICE VOLUMES)

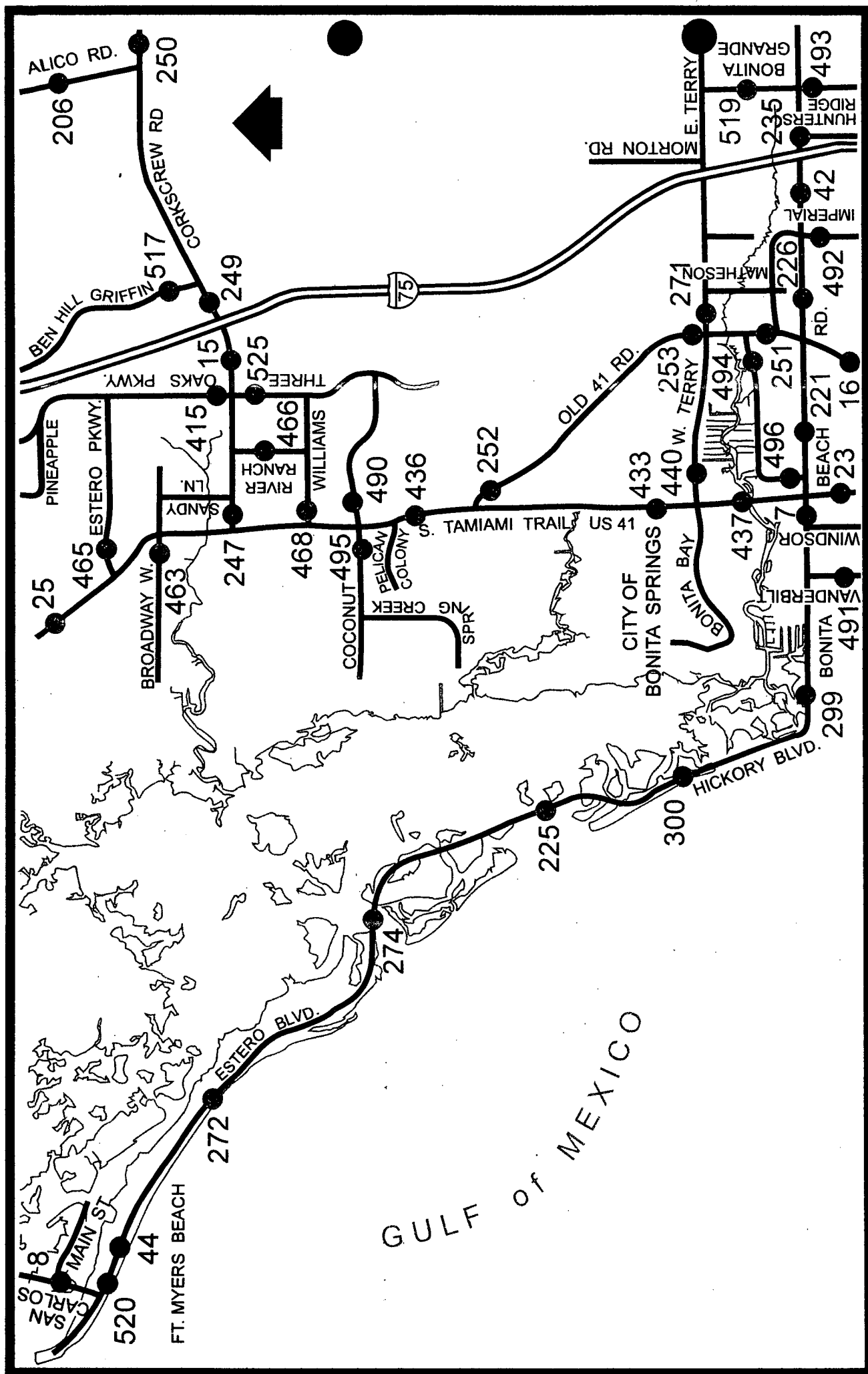
[4] See Figure 4B for the Project Trip Distribution for the DRI.

[5] Final 2009 Volumes are the sum of the 2009 Background Volumes and the Unbuilt Project Trips.

[6] Project as a Percent of MSV is measured using the total project trips for the DRI.

Attachment I

Traffic Data



Insert "H-1"



Insert "H-2"

Permanent Count Station Data

The following is a summary of the traffic characteristics at each of the 55 permanent count stations used to factor the periodic count locations in Lee County. The user may find this information helpful in interpreting raw traffic counts that may be collected for specific applications.

Construction activity and equipment failures may have caused some permanent count stations to produce inadequate data at various times. At permanent count stations that did not produce at least two weeks data in a month, no monthly adjustment factors are given for that month. Where no monthly factor is available for the current year, a monthly factor from a previous year was used to adjust the raw data to estimate the AADT for periodic count stations. If an entire year's data are not available, use the factors and directional split data provided with caution.

The following is a list of permanent count stations:

<u>Count Station</u>	<u>Location</u>	<u>Map Inset</u>
1	US 41 200 feet north of North Key Drive	C
2	Del Prado Boulevard 300 feet south of Cornwallis Pkwy	C
3	Pine Island Road 1/4 mile west of Matlacha Pass Bridge	I
4	Bayshore Road (SR 78) at Williamsburg Drive	D
5	Palm Beach Boulevard (SR 80) 1/4 mile west of SR 31	D
6	Homestead Road 200 feet south of Westminster Street	F
7	Bonita Beach Road 1000 feet east of Vanderbilt Drive	H
8	San Carlos Blvd. (SR 865) 200 feet south of Prescott St.	G
9	US 41 500 feet north of Brantley Road	B
10	Alico Road 1000 feet west of I-75	H
11	Buckingham Road 1/2 mile south of Palm Beach Blvd.	D
12	Burnt Store Road 2 miles south of Charlotte County Line	I
13	Cape Coral Parkway 1000 feet east of Skyline Boulevard	I
14	Colonial Boulevard 1500 feet east of Summerlin Road	B
15	Corkscrew Road 1000 feet west of I-75	H
16	Old 41 Road 300 feet north of Collier County line	H
17	Hancock Bridge Parkway 500 feet west of Beau Drive	C
18	Six Mile Cypress Parkway 200 feet north of Winkler Ave.	E
19	Summerlin Road 1000 feet west of Winkler Road	G
20	Dr. Martin L. King, Jr. Bv.(SR 82) 1000 ft. west of I-75	E
21	Immokolee Road (SR 82) 500 feet east of Gunnery Road	F
22	Lee Boulevard 1000 ft. west of Gunnery Road	F
23	US 41 1/4 mile north of Collier County line	H
24	Del Prado Boulevard 1/2 mile north of Pine Island Road	C
25	US 41 500 feet south of Hickory Drive	H
26	This station removed from service	
27	Stringfellow Road 1000 feet north of Castille Road	I

<u>Count Station</u>	<u>Location</u>	<u>Map Inset</u>
28	Fowler Street 500 feet south of Hanson Street	B
29	McGregor Blvd. (SR 867) 100 feet north of Manuels Dr.	A
30	Daniels Parkway 1/4 mile west of Metro Parkway	G
31	Daniels Parkway 1/4 mile east of Six Mile Cypress Pkwy	G
32	This station removed from service	
33	Chamberlin Parkway 500 feet south of Daniels Parkway	E
34	Pondella Road 100 feet east of Betmar Road	C
35	Summerlin Road 500 feet south of Park Meadows Road	B
36	Summerlin Road 1000 feet east of John Morris Road	G
37	McGregor Blvd. (SR 867) 500 feet south of Pine Ridge Rd.	G
38	McGregor Blvd. (CR 867) 500 feet north of Kelly Road	G
39	Gladiolus Drive 1000 feet west of Bass Road	G
40	Del Prado Boulevard at Four Mile Cove Boulevard	C
41	Business US 41 (SR 739) 500 feet north of Edison Bridge	C
42	Bonita Beach Road 1/4 mile west of I-75	H
43	College Parkway 1000 feet east of Winkler Road	G
44	Estero Boulevard 100 feet north of Donora Blvd	H
45	Metro Parkway 500 feet north of Arc Way	B
46	Gladiolus Drive 1/4 mile west of US 41	G
47	Gladiolus Drive 200 feet west of Lakewood Blvd.	G
48	Daniels Parkway 1000 feet east of Chamberlin Parkway	E
49	Pine Island Rd. 2000 feet east of Pondella Road	C
50	Veterans Parkway 1/4 mile west of Academy Bv	C
51	Paul J. Doherty 2000 feet south of Daniels Pkwy	E
52	Daniels Parkway 200 feet west of Jetport Commerce Pkwy	E
53	Alico Road 1000 feet west of Ben Hill Griffin Pkwy	H
54	Santa Barbara Blvd at SW 22 Ter	I
55	Santa Barbara Blvd at SW 28 St	I
56	Cape Coral Parkway west of Palm Tree Boulevard	I
57	Pine Island Road east of SW 19 th Ave	I
58	Chiquita Boulevard north of SW 27 th Street	I
100	Cape Coral Bridge Toll Plaza	C
101	Midpoint Bridge Toll Plaza	B
102	Sanibel Causeway Toll Plaza	G

**PERMANENT COUNT STATION 10
ALICO RDW OF I 75**

2004 AADT =

Monthly ADT as a % of Annual ADT

January	104%
February	109%
March	112%
April	104%
May	#DIV/0!
June	#DIV/0!
July	#DIV/0!
August	#DIV/0!
September	#DIV/0!
October	#DIV/0!
November	#DIV/0!
December	#DIV/0!

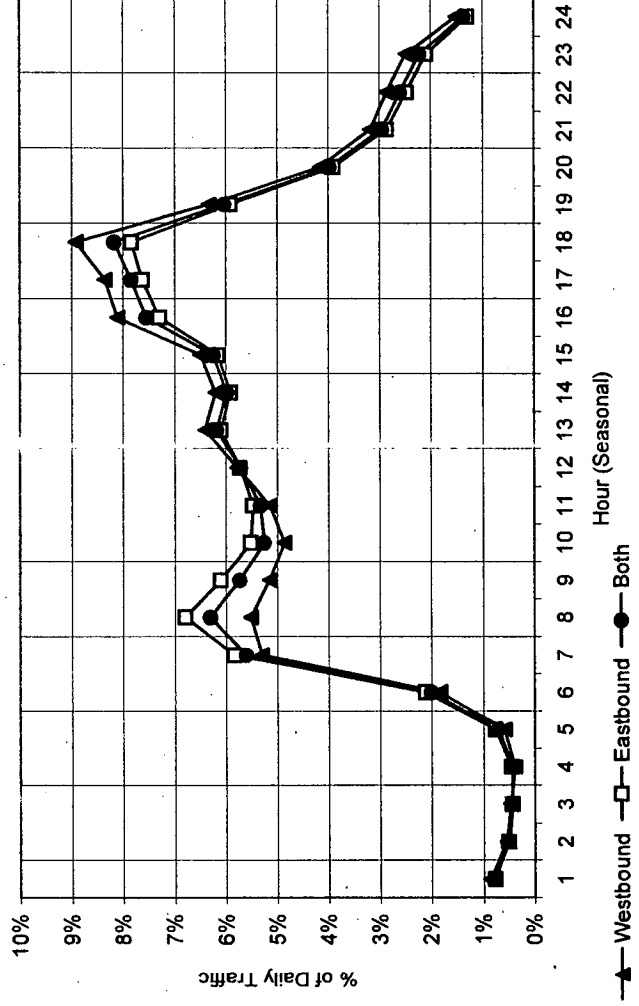
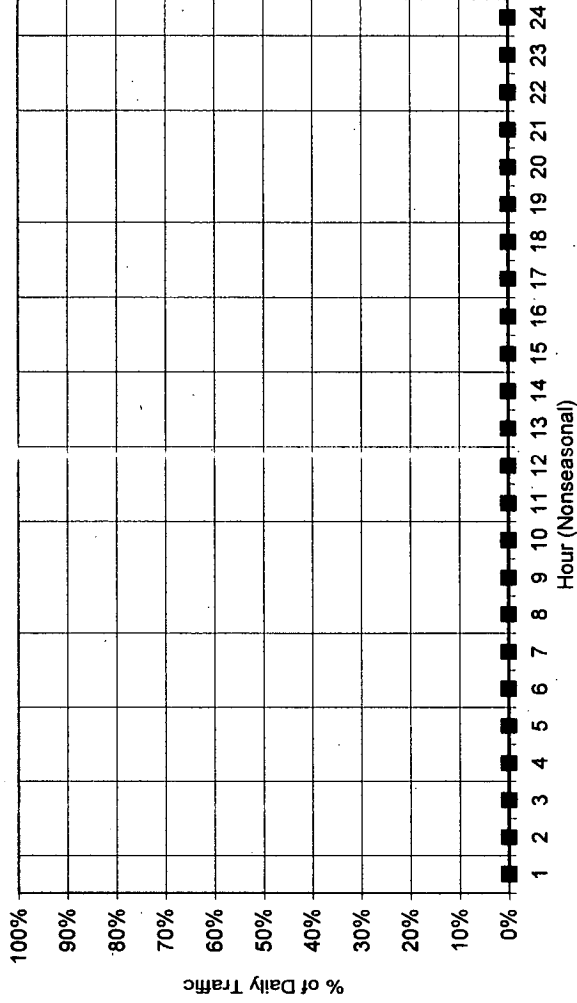
Day of Week as a % of Annual ADT

Monday	101%
Tuesday	106%
Wednesday	108%
Thursday	109%
Friday	110%
Saturday	91%
Sunday	78%

Weekday Peak Flow Characteristics

Peak Flow between 7 a.m. and 9 a.m.	Nonseason	Season
1) as a % of weekday traffic	#DIV/0!	6.0%
2) directional Split (peak direction)	#DIV/0!	54% Eastbound
Peak Flow between 4 p.m. and 6 p.m.		
1) as a % of weekday traffic	#DIV/0!	8.0%
2) directional Split (peak direction)	#DIV/0!	53% Westbound

**PERMANENT COUNT STATION 10
ALICO RDW OF I 75**



PERMANENT COUNT STATION 15 CORKSCREW RD W OF I 75

2004 AADT = 26100

Monthly ADT as a % of Annual ADT

Month	ADT as a % of Annual ADT
January	106%
February	115%
March	122%
April	110%
May	91%
June	84%
July	84%
August	89%
September	89%
October	105%
November	111%
December	112%

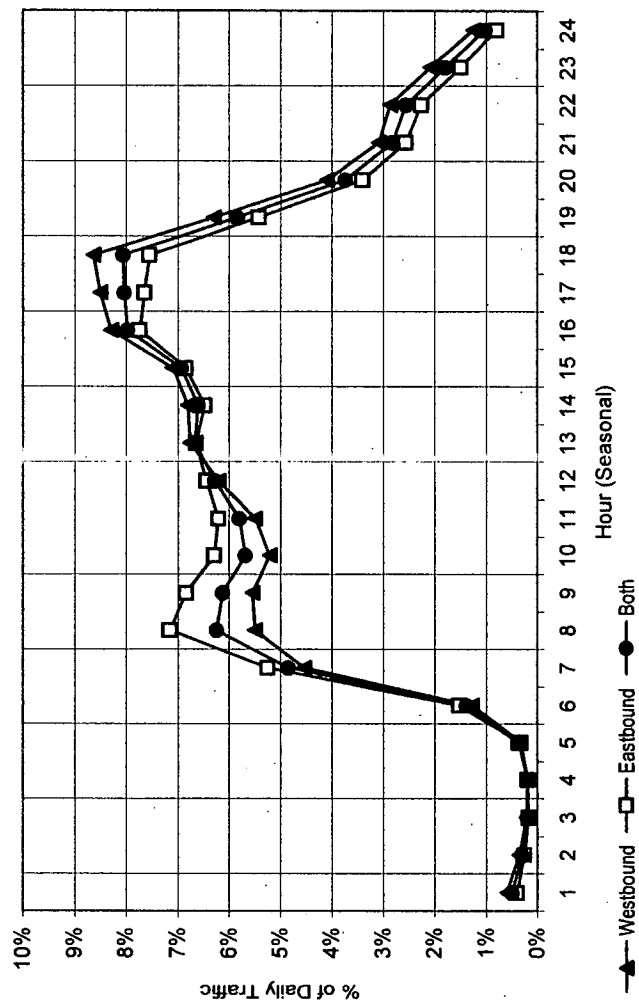
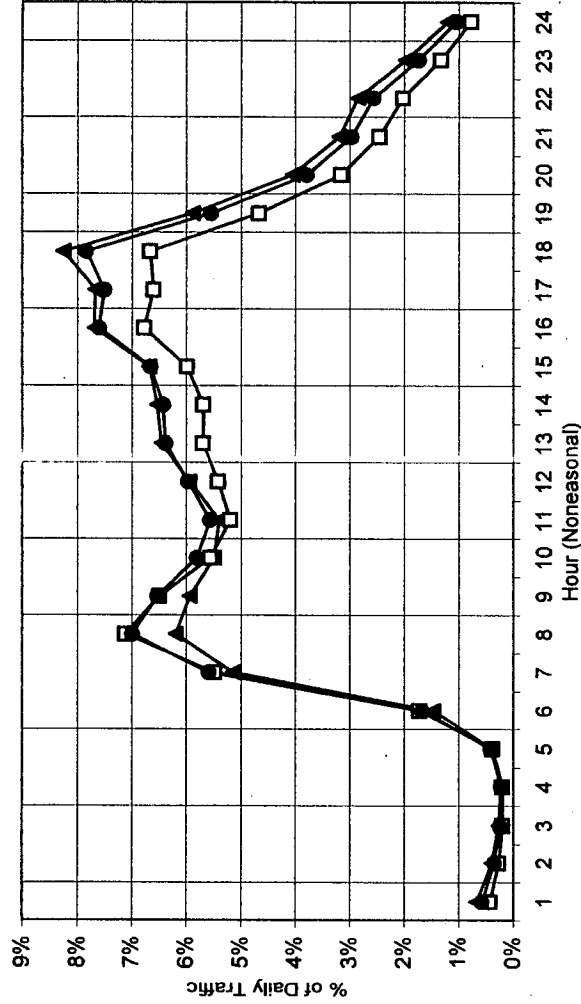
Day of Week as a % of Annual ADT

Day of Week	ADT as a % of Annual ADT
Monday	100%
Tuesday	104%
Wednesday	106%
Thursday	106%
Friday	114%
Saturday	91%
Sunday	76%

Weekday Peak Flow Characteristics

Peak Flow between 7 a.m. and 9 a.m.	Nonseason	Season
1) as a % of weekday traffic	6.8%	6.2%
2) directional Split (peak direction)	53% Eastbound	56% Eastbound
Peak Flow between 4 p.m. and 6 p.m.		
1) as a % of weekday traffic	7.7%	8.1%
2) directional Split (peak direction)	55% Westbound	53% Westbound

PERMANENT COUNT STATION 15 CORKSCREW RD W OF I 75



**PERMANENT COUNT STATION 25
US-41 (SR 45) S OF HICKORY DR**

2004 AADT = 40800

Monthly ADT as a % of Annual ADT

Month	% of Annual ADT
January	105%
February	111%
March	114%
April	104%
May	91%
June	93%
July	98%
August	97%
September	91%
October	96%
November	103%
December	103%

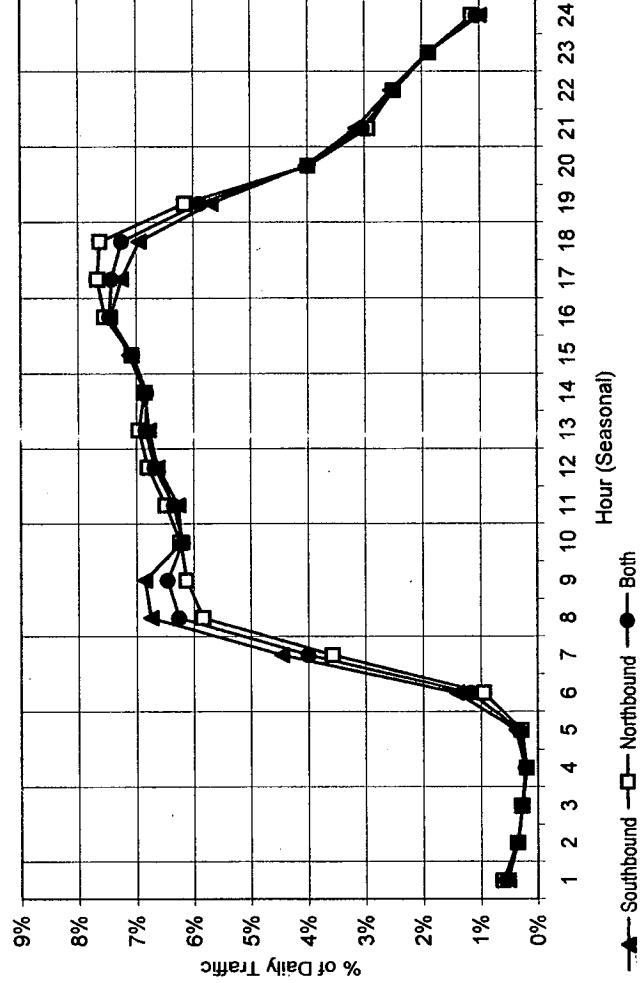
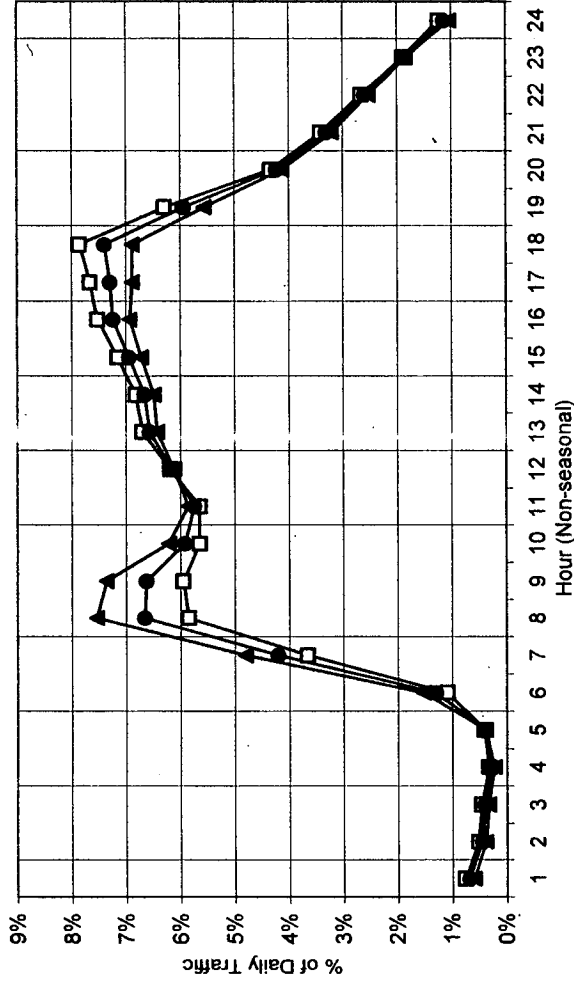
Day of Week as a % of Annual ADT

Day of Week	% of Annual ADT
Monday	100%
Tuesday	104%
Wednesday	106%
Thursday	106%
Friday	114%
Saturday	91%
Sunday	76%

Weekday Peak Flow Characteristics

Peak Flow Characteristics	Non-season	Season
Peak Flow between 7 a.m. and 9 a.m.	6.6%	6.4%
1) as a % of weekday traffic	56%	53%
2) directional Split (peak direction)	Southbound	Southbound
Peak Flow between 4 p.m. and 6 p.m.	7.3%	7.3%
1) as a % of weekday traffic	53%	52%
2) directional Split (peak direction)	Northbound	Northbound

**PERMANENT COUNT STATION 25
US-41 (SR 45) S OF HICKORY DR**



PERMANENT COUNT STATION 53
ALICO RDW OF BEN HILL GRIFFIN PKWY

2004 AADT = 14500

Monthly ADT as a % of Annual ADT

January	108%
February	110%
March	113%
April	116%
May	92%
June	89%
July	78%
August	76%
September	93%
October	111%
November	113%
December	101%

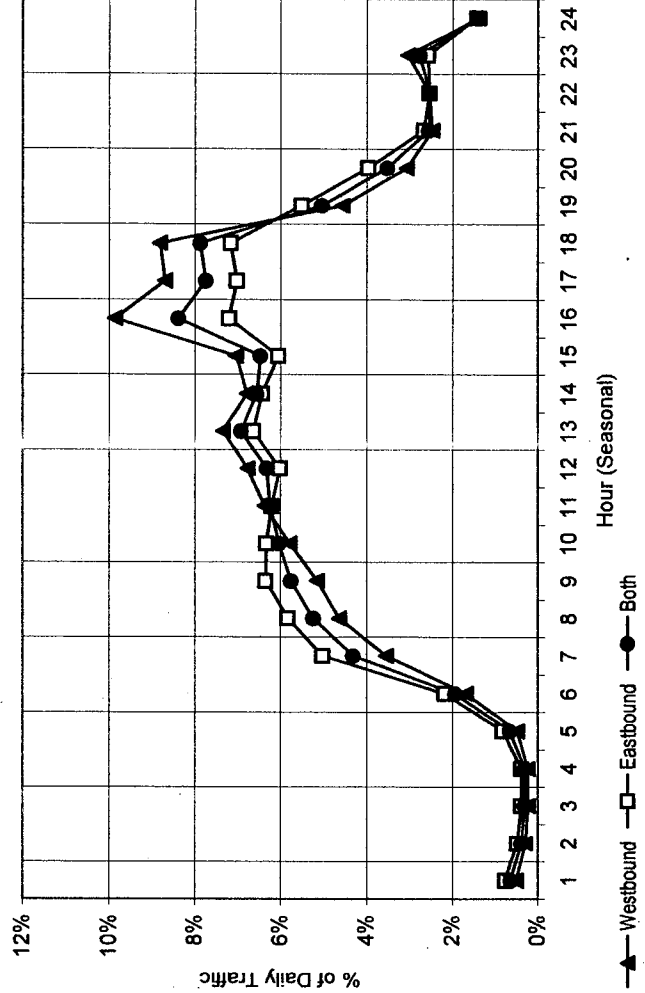
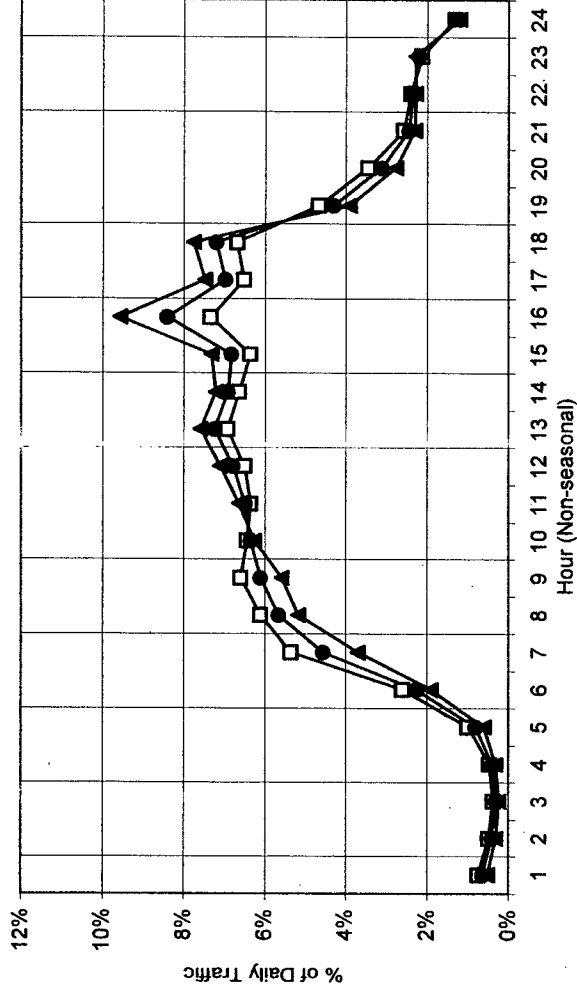
Day of Week as a % of Annual ADT

Monday	100%
Tuesday	104%
Wednesday	106%
Thursday	106%
Friday	114%
Saturday	91%
Sunday	76%

Weekday Peak Flow Characteristics

Peak Flow between 7 a.m. and 9 a.m	Non-season	Season
1) as a % of weekday traffic	5.9%	5.5%
2) directional Split (peak direction)	54%	55%
	Eastbound	Eastbound
Peak Flow between 4 p.m. and 6 p.m.		
1) as a % of weekday traffic	7.1%	7.8%
2) directional Split (peak direction)	54%	55%
	Westbound	Westbound

PERMANENT COUNT STATION 53
ALICO RDW OF BEN HILL GRIFFIN PKWY



PERIODIC COUNT STATION DATA

LOCATION		STATION MAP		DAILY TRAFFIC VOLUME (AADT)																				STATION											
2001	2002	2003	2004	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
A & W BLVD	N OF GLADIOLUS DR	215	G	2000	2200	2400	3000	4000	3700	3300	3800	4300	4700	37																					
ALABAMA RD	N OF IMMOKALEE RD	201	F	2400	2800	3000	3700	2800	2600	3200	4200	4200	5100	21																					
	S OF HOMESTEAD RD	200	F	5800	6100	5900	5900	5800	4900	5600	6400	7100	8100	6																					
BELL BLVD	N OF IMMOKALEE RD	202	F	900	1000	1000	1000	1000	1000	1100	1400	1300	2100	21																					
	S OF LEELAND HEIGHTS BV	203	F	2500	2500	2700	2600	3000	2700	3200	3700	4000	4900	6																					
ALICO RD	E OF US 41	204	G	13700	13300	14700	12800	15100	15700	17800	19100	17700	19800	10																					
	E OF LEE RD	207	H	11400	11000	11600	12000	13900	14200	16000	17400	18000	20000	10																					
	W OF I - 75	10	H	10900	12200	13400	14900	16300	15700	17200	18000	19000	U/C																						
	E OF BEN HILL GRIFFIN PKWA	205	H	3400	4000	4700	5200	5500	5800	6500	9800	U/C	14700	53																					
	E OF I - 75	53	H								10100	11300	14500	53																					
	N OF CORKSCREW RD	206		850	700	1000	900	1000	1000	N/A	800	2000	2100	10																					
ARROYAL ST	N OF BONITA BEACH RD	496	H			4500	3600	4000	4000	5900	4300	5000	6200	42																					
BABCOCK RD	E OF US 41	461	H			1600	1300	1500	1600	N/A	1500	1600	1700	10																					
BALLARD RD	W OF ORTIZ AV	504	E			4600	4800	4900	3500	N/A	5200	5100	5800	22																					
BARRETT RD	S OF PINE ISLAND RD	509	C			2800	2700	2900	2500	2800	3300	3100	3300	49																					
BASS RD	N OF SUMMERLIN RD	216	G	3600	4400	6400	5700	6800	6200	5700	6000	7600	7400	19																					
BAYSHORE RD (SR 78)	E OF BUSINESS 41	218	C	30600	31400	33100	27500	31300	31800	32300	34000	31000	35700	4																					
	E OF HART RD	219	C	24200	23500	24200	24600	26800	26000	24900	27800	25700	27300	4																					
	W OF WILLIAMSBURG DR	4	D	16500	16200	15900	16400	17000	18400	19500	20000	20600	22000																						
	E OF NALLE RD	217	D	8700	8800	8900	8400	8900	9300	10000	9300	10100	11900	4																					
BEN HILL GRIFFIN PKWY	S OF ALICO RD	514	H				2400	2800	5300	N/A	6500	7100	8200	10																					
	N OF CORKSCREW RD	517	H				1000	2800	3000	4500	5000	7800	10200	10																					

LOCATION	Station #	Map	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444
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U/C - Area under construction
NEW - New count this year

PERIODIC COUNT STATION DATA

LOCATION	Station #	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	STATION
COLLEGE PKWY												
E OF MCGREGOR BLVD	236	G	39000	35500	39200	29400	30000	31300	32800	34700	38000	43
E OF WINKLER RD		G	44200									
E OF WINKLER RD	43	G		45500	42900	35200	42000	36700	39600	39400	39500	
W OF SUMMERLIN RD	238	G	47100	44200	46100	37400	42200	38900	40100	36700	43600	43
E OF KENWOOD LN	237	G	38700	32800	33700	30400	29200	25700	31700	31600	32600	43
COLONIAL BLVD												
E OF MCGREGOR BLVD	243	B	18200			39900	46700	44500	48900	51600	52300	14
E OF SUMMERLIN RD	14	B	30100	29100	19500	41900	45400	47500	48500	50900	53900	58600
E OF US 41	245	B	29100	26000		33400	38000	43400	46300	43500	46100	14
E OF FOWLER ST	244	B	30700	29800	30100	41300	41900	48300	49000	43600	53800	14
E OF METRO PKWY	240	B	26600	29300	29600	34800	38800	36800	40300	40000	45300	31
W OF SIX MILE PKWY	241	E	34300	34000	37800	40100	46000	43400	46000	46500	54200	22
W OF I - 75	242	E	32700	33600	35100	38800	46600	46400	44200	47500	55400	22
W OF IMMOKALEE RD	246	E	15800	16300	16100	15900	19800	19800	21700	21700	25000	22
CORBETT RD	508	C			500	700	500	400	300	1000	500	49
CORKSCREW RD												
E OF US 41	247	H	7200	7000	8300	7800	13200	14700	16900	15800	15000	15
W OF I - 75	15	H	6600	7500	8300	10800	14100	15200	18600	21800	25000	15
E OF I - 75	249	H	2300	2100	3100	3500	4900	5400	7700	7400	15000	15
W OF ALICO RD		H	1100	900								
E OF ALICO RD	250	H	850	1000	1300	1200	1600	2000	2400	2900	3600	15
CORTEZ BLVD	614	B						2600	2400	2300	2700	28
CRYSTAL DR												
E OF US 41	254	B	12700	13900	14900	12500	13100	13500	12200	13200	12200	9
W OF METRO PKWY		B	13600									
E OF METRO PKWY	255	B									6200	45
COUNTRY LAKES DR												
S OF TICE ST	505	E			1800	1800	1900	1900	N/A	2400	2400	22

U/C - Area under construction
NEW - New count this year

PERIODIC COUNT STATION DATA

STATION	LOCATION	Station #	MAP	1926	1928	1929	1930	1931	1932	1933	1934	1935	1936	1937	1938	1939	1940	1941	1942	1943	1944	1945	1946	1947	1948	1949	1950	1951	1952	1953	1954	1955	1956	1957	1958	1959	1960	1961	1962	1963	1964	1965	1966	1967	1968	1969	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925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PERIODIC COUNT STATION DATA

STATION	LOCATION	Station #	WMP	Daily Traffic Volume (ADVD)												Total Station	Perm. Agent
				1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004		
EDISON AVE	W OF ROCKFILL RD	604	E					7200	11500	10400	11900	5800	4200	3900	4100	28	
	W OF HIGHLAND AVE		B														
	W OF FOWLER ST	603	B								8000	8000	6400	7100	8100	28	
	E OF US 41	602	B								4900	4500	4800	4800	5900	28	
ESTERO BLVD	@ BIG CARLOS PASS BR.	274	H			7600	6400	7200	7500	7300	8100	7100	7700	7900	8300	44	
	N OF AVE. PESCADORA	272	H			14700	13500	13400	13500	13400	14000	15000	14100	13800	13900	44	
	N OF DENORA ST		H			17500											
	N OF DENORA ST	44	H				16900	16700	16700	16800	16700	16500	16300	16100	16100		
	N OF VIRGINA AVE	520	H							19200	19900	19000	18400	18000	17400	44	
ESTERO PKWY	E OF US 41	465	H					1800	1700	2100	2400	2100	2900	3700	5900	15	
EVANS AVE	N OF HANSON ST	625	H								5400	5600	5200	5100	5800	28	
	S OF HANSON ST	626	H								8100	8700	9300	8200	8600	28	
	N OF COLONIAL BLVD	627	H								7000	7200	6700	6600	7000	28	
EVERGREEN RD	W OF BUS 41	499	C					1600	1500	2100	1500	1100	1300	1500	1600	41	
FIDDLESTICKS BLVD	S OF DANIELS PKWY	276	E			4400	4100	4600	4500	5500	6000	N/A	7700	7500	8500	31	
FIRST ST	E OF ALTEMONT AVE	630	A											4700	4900	28	
	E OF EVANS AVE	631	A											14100	14800	28	
FORD ST	S OF M.L.K. BLVD (SR 82)	611	B								5300	5200	6900	8300	9800	28	
	S OF EDISON AVE	612	B								8200	8400	8700	9700	11000	28	
	N OF COLONIAL BLVD	613	B								1400	1300	1400	1400	2000	28	
FOWLER ST	E OF US 41	511	B					25600	21600	23500	20000	19600	23000	23600	27900	28	
	N OF AIRPORT RD	280	B			14800	15200	28200	24500	24500	23700	24100	26300	27700	29100	28	
	N OF COLONIAL BLVD	278	B			17500	18400	24700	25000	25400	21100	20000	24600	25100	26600	28	
	S OF HANSON ST	28	B			18200	20700	23200	24100	25100	24600	25800	25900	25400	26900		
	N OF HANSON ST	282	B			19400	20700	23300	23600	23700	23200	24300	23300	23300	26200	28	
	S OF M.L.K. BLVD (SR 82)	279	A			12500	16500	19700	19700	20100	17900	20900	20400	20800	25400	28	

U/C - Area under construction
NEW - New count this year

STREET	LOCATION	Station#	MAP	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	STATION
JOEL BLVD (CR 884)	E OF BELL BLVD	306	F	11300	11600	12600	12000	12700	11700	12500	12300	13500	13600	11
	S OF PALM BEACH BLVD	305	F	4100	4300	4600	4900	5100	4900	5100	5600	5500	6000	11
JOHN MORRIS RD	S OF SUMMERLIN RD	497	G			700	800	900	1200	1200	800	1300	1200	36
	N OF SUMMERLIN RD	498	G			2900	3400	3300	3200	3300	2900	3100	3200	36
KELLY RD	W OF SAN CARLOS BLVD	308	G	2800	3200	3500	3700	4100	3600	3400	3300	3800	3900	38
	E OF SAN CARLOS BLVD	307	G	2500	1900	1600	1600	3000	2500	2100	2000	2000	2100	38
KORESHAN BLVD	E OF US 41													SEE ESTERO PARKWAY
LAUREL DR	E OF BUSINESS 41	309	C	7400	7100	7300	8100	7300	7300	6600	6500	6600	8200	41
LEE BLVD (CR 884)	E OF IMMOKALEE RD	310	E	17700	18200	16900	15500	22100	23600	21800	25900	26300	33000	22
	W OF GUNNERY RD	22	F	15400	16400	15500	14000	20100	20900	21400	21900	20600	23300	
	E OF SUNSHINE BLVD	312	F	18600	19500	17800	14500	21500	22900	23700	25600	25800	30600	22
	N OF LEELAND HEIGHTS	311	F	7400	8500	7100	6300	8800	8900	9200	9400	10000	11100	22
LEE RD	S OF ALICO RD	313	H	6100	6700	6300	6400	7800	7200	7200	6900	6700	6200	10
LEELAND HEIGHTS BLVD (CR 884)	E OF RICHMOND AVE	314	F	12700	13500	13500	10500	13500	13200	13800	15600	15100	17000	22
LEONARD BLVD	S OF WESTGATE BLVD		F			1600	2100	1500		2900	2900	3200		22
LINHART AVE	W OF US 41	615	B						1200	1300	1200	1400	1500	28
LITTLETON RD	W OF US 41	316	C	7600	6700	6200	6100	5600	5400	6000	5700	6200	7300	34
	W OF BUSINESS 41	315	C	5500	5200	5200	5200	5200	5600	5500	5500	6000	7000	41
LUCKETT RD	W OF I-75	317	E	8200	8600	9100	9700	9700	9000	10200	11600	12400	12900	22
	E OF I-75	506	E			2200	2700	2700	2100	3100	3300	4100	4500	22

U/C - Area under construction
NEW - New count this year

PERIODIC COUNT STATION DATA

LOCATION		DATE												STATION	
		1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
OMNI BLVD	N OF COLONIAL BLVD	629	E				1000	1000	1100	1500	2300			18	
ORANGE GROVE BLVD	S OF HANCOCK BR. PKWY	351	C				7600	8600	8900	8700	11600	9300	9700	34	
	S OF PONDELLA RD	350	C				7700	8600	8100	9400	9800	10500	10700	34	
ORANGE RIVER BLVD	S OF PALM BEACH BLVD	353	D				6900	7200	7100	7000	7800	7800	7400	5	
	E OF STALEY RD	352	D				4500	5000	4900	4400	5600	5800	5900	5	
ORIOLE RD	S OF ALICO RD	462	H				1800	3000	3000	2500	2900	2600	2300	10	
ORTIZ AVE	N OF COLONIAL BLVD	354	E				9500	10300	11000	10400	11700	9900	12800	13700	18
	N OF M.L.K. BLVD (SR 82)	355	A				9400	11400	11700	11800	12100	11700	13300	U/C	18
	N OF BALLARD RD		A				11900								
	N OF TICE ST	356	A				7200	7300	7500	8300	8900	8400	9200	8400	18
PALM BEACH BLVD (SR 80)	W OF ORTIZ BLVD		A				18600								
	W OF TICE STREET	452	A				23100	24800	25500	26300	26400	27100	28700	27800	5
	E OF ORTIZ BLVD	359	A				22300	24300	26700	26700	27000	25800	27400	29200	5
	W OF SR 31	5	D				22200	22700	23800	24500	24900	25300	25000	22800	5
	E OF SR 31	360	D				24100	22200	24700	26000	25200	27000	27900	29400	5
	E OF BUCKINGHAM RD	362	D				13400	12600	13700	14200	15400	14900	16800	18100	5
	W OF HENDRY CO LINE	358	D				8700	8500	9200	9700	10500	9300	11200	12100	U/C
PALOMINO RD	N OF DANIELS	501	E					600	800	600	700	700	2100		31
PAUL J DOHERTY PKWY	S OF DANIELS PKWY	51	E									1600	1700	1400	51
PARK MEADOWS DR	W OF US 41	363	B				4400	4300	4500	4300	4200	4200	3900	3400	9
PENNSYLVANIA AVE	W OF OLD 41	494	H						3900	2700	4000	3700	4100	4100	42

U/C - Area under construction
NEW - New count this year

PERIODIC COUNT STATION DATA

LOCATION		DATE												STATION	
LOCATION		1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	STATION	STATION
RIVER RANCH RD	S OF CORKSCREW RD	466	H		2200	2400	1900	3000	3700	1800	2000	1700		15	
SAN CARLOS BLVD	N END OF MANTAZAS BRIDGE		H	15600	20700	23100									
(SR 865) (FMB AREA)	S OF BAYSIDE BLVD		H	27400											
	S OF PRESCOTT ST	8	H		20200	23900	24400	24400	24700	25100	24900	22900		37	
	N OF SUMMERLIN RD	379	G	15000	14900	17000	14300	13000	14800	12600	16000	15900			
SAN CARLOS BLVD	E OF US 41	423	H	5400	5500	4800	5100	4700	5200	5600	4900	5000	5500	25	
(SAN CARLOS PARK AREA)	N OF BLIND PASS BRIDGE	26	I	6200	6500	6400	6300	6400	6300	5900	5700	5700	Removed		
SANIBEL /CAPTIVA RD	W OF TARPON BAY RD	383	I	11800	10700	10400	10400	10500	10000	10300	9600	10400	9300	26	
SANIBEL CAUSEWAY	TOLL PLAZA	102	I										16300		
SANIBEL BLVD	E OF US 41	467	H		8800	9000	7700	7400	9400	N/A	9200	9700		10	
SANTA BARBARA BV	S OF SW 22 TERR	54									21800	23500	27300		
	S OF SW 28 ST	55									21500	23000	26200		
SHELL POINT BLVD	N OF MCGREGOR BLVD	385	G		3100	2800	3500	4300	4100	4300	4100	4200		36	
SENTINELA BLVD	E OF MOORE AVE	478	F		100	100	100	100	400	500	600	700		6	
VERONICA SHOEMAKER BL	S OF PALM BEACH BV	605	A					4600	4700	4700	4900	5500		28	
	N OF M.L.K. BLVD (SR 82)	606	A					7800	8300	8900	9400	9100		28	
	N OF COLONIAL BLVD	607	B					1100	800	1000	900	1000		28	
SIX MILE CYPRESS PARKWAY	E OF US 41	386	G	19600	24500	26900	26700	29800	30300	33800	33100	35400	36900	31	
	E OF METRO PKWY	387	G	10800	11700	14000	14600	16100	17800	19700	20300	23600	25400	31	
	N OF DANIELS PKWY	388	G	9900	9800	10000	9800	11900	11100	13000	14800	15200	19900	18	
	S OF COLONIAL BLVD	18	E	7900	8300	8500	8300	9100	9900	10400	10000	11000	13900		
SLATER RD	N OF BAYSHORE RD (SR 78)	389	D	5900	6000	5800	6400	5700	5700	5600	6300	6400	6200	4	
SOUTH POINTE BLVD	N OF CYPRESS LAKE DR	390	G	9700	10100	9800	9900	9800	9700	9600	9800	10200	11600	35	

U/C - Area under construction
NEW - New count this year

PERIODIC COUNT STATION DATA

DATE															STATION	
STATION	LOCATION	Station #	MAP	DATE												STATION
				1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005		
SUNRISE BLVD	E OF BELL BLVD	480	F			200	200	300	200	200	300	300		6		
SUNSHINE BLVD	N OF IMMOKALEE RD	413	F											22		
	N OF LEE BLVD (CR 884)	412	F		500	700	1000	1300	1100	1200	1300	1000	1800	2800		
	N OF W 12TH ST	479	F		1300	1600	2300	3000	2800	3100	3400	5000	4600	5600		
TAMiami TRAIL - SEE US 41 OR BUSINESS US 41																
THREE OAKS PKWY	S OF CORKSCREW RD	525	H											15		
	N OF CORKSCREW RD	415	H		3100	3000	4000	4500	5600	5900	7200	8500	11100	12700		
	S OF ALICO RD	414	H		4500	4200	5000	5100	5700	5600	5700	6400	6300	7800		
TICE ST	W OF ORTIZ AV	417	A		3300	3400	3400	3000	4000	3700	4100	4000	3300	3700		
	W OF I 75	416	E		2600	2500	2400	2200	2300	2400	2500	2100	2600	2400		
TREELINE AVE	S OF DANIELS PKWY	502	E				900	900	2200	2600	2900	2700	2200	U/C		
12 ST W	E OF GUNNERY RD	472	F				1800	3000	2100		1800	2500	2700	3000		
23RD ST SW	E OF GUNNERY RD	469	F				4300	5100	2900	3400	4600	4900	5100	7800		
US 41 (SR 45)	N OF COLLIER CO LINE	23	H		24900	24200	28000	27400	28800	30700	31300	34000	35300	U/C		
	N OF BONITA BEACH RD	437	H		30900	31700	33400	34500	36400	35700	39900	43900	42100	U/C		
	N OF WEST TERRY ST	433	H		25100	27500	29000	29200	30200	32500	35500	38200	38000	U/C		
	N OF OLD 41	436	H		28800	30600	30700	30100	32900	31600	30800	43100	N/A	U/C		
	S OF HICKORY DR	25	H		27700	29400	29400	27100	29000	31500	35100	N/A	37700	40800		
	N OF SANIBEL BLVD	424	H		28400	28900	28800	25700	27700	30400	34400	34700	40100	42500		
	N OF ALICO RD	420	G		41300	40300	41200	39400	41300	41100	48500	47800	52500	58700		
	N OF ISLAND PARK RD	434	G		45600	44200	42800		42500	41700	48800	48600	54700	55900		
	N OF JAMAICA BAY WEST	435	G		53100	51100	52700		49000	48400	58900	52700	63700	66800		
	N OF SIX MILE CYPRESS PKWY	418	G		40600	43200	39900		35700	38300	41100	41300	43500	47100		

U/C - Area under construction
NEW - New count this year

120034-20040809.SYN

County: 12
 Station: 0034
 Description: SR 45/US 41, NW OF SANIBEL BOULEVARD LC424
 Start Date: 08/09/2004
 Start Time: 1400

Time	Direction: N					Direction: S					Combined Total
	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	
0000	34	18	37	30	119	41	28	30	25	124	243
0100	21	21	17	21	80	25	25	23	9	82	162
0200	37	30	29	15	111	21	15	14	18	68	179
0300	13	22	29	21	85	16	18	16	20	70	155
0400	20	23	34	25	102	18	33	26	25	102	204
0500	43	61	100	119	323	37	72	93	148	350	673
0600	162	249	337	320	1068	170	269	349	375	1163	2231
0700	334	386	439	405	1564	349	467	456	502	1774	3338
0800	387	350	373	318	1428	426	432	412	353	1623	3051
0900	405	390	340	340	1475	359	351	345	352	1407	2882
1000	373	379	363	358	1473	352	307	290	327	1276	2749
1100	366	333	380	369	1448	321	331	375	349	1376	2824
1200	424	391	353	357	1525	327	350	352	362	1391	2916
1300	361	398	372	352	1483	364	318	380	333	1395	2878
1400	371	373	360	406	1510	372	358	376	361	1467	2977
1500	402	412	436	465	1715	414	383	381	404	1582	3297
1600	497	486	478	512	1973	448	411	437	402	1698	3671
1700	483	467	431	480	1861	460	447	474	351	1732	3593
1800	358	316	323	224	1221	414	341	325	308	1388	2609
1900	187	171	168	149	675	231	243	182	208	864	1539
2000	140	117	160	123	540	195	166	150	149	660	1200
2100	120	126	119	101	466	161	144	129	112	546	1012
2200	91	73	72	66	302	102	101	94	57	354	656
2300	59	45	42	55	201	68	65	39	47	219	420
24-Hour Totals:					22748						22711 45459

Direction: N			Direction: S			Combined Directions		
Hour	Volume		Hour	Volume		Hour	Volume	
A.M.	0715	1617	0715	1851		0715	3468	
P.M.	1600	1973	1645	1783		1630	3686	
Daily	1600	1973	0715	1851		1630	3686	

County: 12

120034-20040809.SYN

Station: 0034

Description: SR 45/US 41, NW OF SANIBEL BOULEVARD

LC424

Start Date: 08/10/2004

Start Time: 1400

Time	Direction: N					Direction: S					Combined Total	
	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total		
0000	41	28	29	23	121	39	38	41	22	140	261	
0100	27	25	17	13	82	26	21	28	24	99	181	
0200	24	18	19	20	81	22	20	14	21	77	158	
0300	18	18	19	18	73	20	14	19	25	78	151	
0400	19	29	30	33	111	19	25	35	31	110	221	
0500	47	49	74	120	290	55	59	85	145	344	634	
0600	166	249	324	324	1063	163	276	351	353	1143	2206	
0700	372	419	435	386	1612	356	419	523	422	1720	3332	
0800	406	376	370	331	1483	373	418	415	347	1553	3036	
0900	385	403	358	378	1524	340	314	279	371	1304	2828	
1000	345	377	332	364	1418	318	301	372	360	1351	2769	
1100	379	395	405	369	1548	341	317	351	325	1334	2882	
1200	361	349	366	372	1448	310	371	371	328	1380	2828	
1300	346	346	415	366	1473	403	377	341	370	1491	2964	
1400	354	387	404	396	1541	348	381	370	414	1513	3054	
1500	386	429	505	486	1806	372	401	415	416	1604	3410	
1600	473	504	462	476	1915	440	425	478	411	1754	3669	
1700	486	549	480	431	1946	505	447	487	447	1886	3832	
1800	431	353	286	253	1323	367	383	306	281	1337	2660	
1900	216	190	173	169	748	239	263	219	192	913	1661	
2000	142	138	129	143	552	195	183	170	159	707	1259	
2100	133	140	127	115	515	164	177	166	129	636	1151	
2200	114	120	94	99	427	158	158	121	68	505	932	
2300	89	66	47	36	238	80	55	38	60	233	471	
24-Hour Totals:					23338						23212	46550

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	0715	1646	0715	1737	0715	3383
P.M.	1645	1991	1700	1886	1645	3841
Daily	1645	1991	1700	1886	1645	3841

120054-20040804.SYN

County: 12
 Station: 0054
 Description: SR 93/I 75 SOUTH OF CORKSCREW ROAD
 Start Date: 08/04/2004
 Start Time: 1300

Time	Direction: N					Direction: S					Combined Total
	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	
0000	56	43	38	29	166	45	34	45	31	155	321
0100	29	25	32	34	120	27	32	28	28	115	235
0200	20	22	20	24	86	24	41	19	20	104	190
0300	19	18	25	32	94	20	45	61	40	166	260
0400	33	49	35	58	175	38	49	75	79	241	416
0500	80	110	173	183	546	108	162	253	349	872	1418
0600	244	360	398	398	1400	482	725	720	631	2558	3958
0700	446	507	530	507	1990	656	764	749	671	2840	4830
0800	461	422	489	456	1828	713	589	598	530	2430	4258
0900	456	431	399	407	1693	450	442	429	387	1708	3401
1000	428	461	491	423	1803	363	380	398	396	1537	3340
1100	404	464	410	435	1713	416	461	421	373	1671	3384
1200	454	446	465	444	1809	404	478	453	444	1779	3588
1300	421	416	448	423	1708	434	413	405	410	1662	3370
1400	401	483	448	486	1818	422	454	385	386	1647	3465
1500	512	560	586	654	2312	457	513	468	440	1878	4190
1600	547	650	589	568	2354	430	454	484	433	1801	4155
1700	627	676	587	495	2385	482	484	427	417	1810	4195
1800	425	339	296	250	1310	396	344	340	269	1349	2659
1900	221	219	183	162	785	227	232	227	209	895	1680
2000	173	150	141	151	615	200	197	167	155	719	1334
2100	150	153	135	134	572	153	169	128	107	557	1129
2200	121	98	103	72	394	119	143	131	121	514	908
2300	91	78	66	69	304	102	122	62	55	341	645
24-Hour Totals:					27980						29349 57329

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	0715	2005	0715	2897	0715	4902
P.M.	1630	2460	1630	1883	1630	4343
Daily	1630	2460	0715	2897	0715	4902

County: 12

120054-20040804.SYN

Station: 0054
 Description: SR 93/I 75 SOUTH OF CORKSCREW ROAD
 Start Date: 08/05/2004
 Start Time: 1300

Time	Direction: N					Direction: S					Combined Total
	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	
0000	55	45	35	29	164	56	50	45	41	192	356
0100	30	31	29	22	112	26	30	35	28	119	231
0200	32	24	26	22	104	35	27	28	34	124	228
0300	34	17	22	29	102	30	53	33	30	146	248
0400	28	41	50	61	180	38	48	59	85	230	410
0500	74	102	144	171	491	110	158	239	342	849	1340
0600	215	204	307	419	1145	533	778	808	670	2789	3934
0700	513	513	544	523	2093	717	749	599	524	2589	4682
0800	465	459	459	436	1819	520	454	441	436	1851	3670
0900	434	431	460	454	1779	404	409	393	376	1582	3361
1000	465	443	457	459	1824	341	391	448	480	1660	3484
1100	491	469	479	506	1945	429	430	471	474	1804	3749
1200	498	471	465	471	1905	447	435	502	412	1796	3701
1300	430	430	488	418	1766	407	414	436	417	1674	3440
1400	416	485	497	505	1903	514	425	371	409	1719	3622
1500	571	582	669	712	2534	431	492	491	485	1899	4433
1600	642	668	712	607	2629	484	526	534	566	2110	4739
1700	507	522	496	502	2027	548	530	519	424	2021	4048
1800	422	434	471	459	1786	424	466	374	328	1592	3378
1900	366	307	229	243	1145	299	289	282	261	1131	2276
2000	218	210	169	177	774	248	198	217	180	843	1617
2100	166	164	170	174	674	218	185	158	138	699	1373
2200	142	122	109	76	449	153	136	114	117	520	969
2300	94	82	68	63	307	117	109	74	71	371	678
24-Hour Totals:					29657						30310 59967

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	0700	2093	0615	2973	0645	4724
P.M.	1545	2734	1630	2178	1545	4763
Daily	1545	2734	0615	2973	1545	4763

120055-20040804.SYN

County: 12
 Station: 0055
 Description: SR 93/I 75 SOUTH OF ALICO ROAD
 Start Date: 08/04/2004
 Start Time: 1400

Time	Direction: N					Direction: S					Combined Total
	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	
0000	65	58	45	48	216	39	58	47	27	171	387
0100	30	34	40	35	139	28	32	36	29	125	264
0200	27	25	23	27	102	41	26	22	25	114	216
0300	18	30	30	34	112	32	63	49	48	192	304
0400	46	50	51	83	230	57	75	92	97	321	551
0500	89	152	213	233	687	126	201	276	369	972	1659
0600	342	464	369	268	1443	481	736	752	620	2589	4032
0700	288	285	288	296	1157	652	747	718	702	2819	3976
0800	286	297	277	311	1171	644	644	586	538	2412	3583
0900	321	282	299	382	1284	547	495	488	434	1964	3248
1000	511	518	567	499	2095	427	467	453	438	1785	3880
1100	496	563	504	504	2067	465	481	463	410	1819	3886
1200	520	502	564	536	2122	454	452	485	448	1839	3961
1300	529	555	587	520	2191	421	423	444	455	1743	3934
1400	569	603	579	594	2345	431	439	388	414	1672	4017
1500	641	696	712	787	2836	429	463	458	400	1750	4586
1600	666	754	675	643	2738	422	419	486	434	1761	4499
1700	730	778	649	551	2708	495	468	445	414	1822	4530
1800	509	381	340	284	1514	400	359	294	268	1321	2835
1900	284	250	208	193	935	227	213	195	181	816	1751
2000	202	181	181	174	738	192	196	158	168	714	1452
2100	206	206	151	179	742	165	160	128	118	571	1313
2200	153	134	118	86	491	125	151	127	122	525	1016
2300	97	108	74	86	365	105	97	55	51	308	673
24-Hour Totals:					30428						30125 60553

Direction: N			Direction: S			Combined Directions	
Hour	Volume		Hour	Volume		Hour	Volume
A.M.	1030	2125	0700	2819		0615	4149
P.M.	1530	2919	1630	1883		1630	4709
Daily	1530	2919	0700	2819		1630	4709

County: 12

120055-20040804.SYN

Station: 0055
 Description: SR 93/I 75 SOUTH OF ALICO ROAD
 Start Date: 08/05/2004
 Start Time: 1400

Time	Direction: N					Direction: S					Combined Total
	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	
0000	57	40	32	31	160	57	38	52	48	195	355
0100	31	30	38	32	131	28	39	34	26	127	258
0200	30	32	32	30	124	42	29	26	40	137	261
0300	27	19	23	27	96	31	70	37	34	172	268
0400	31	46	66	62	205	52	61	92	96	301	506
0500	81	132	170	213	596	147	175	292	346	960	1556
0600	289	387	441	412	1529	582	813	807	696	2898	4427
0700	475	547	520	490	2032	694	757	777	695	2923	4955
0800	520	458	438	439	1855	739	663	656	554	2612	4467
0900	489	470	453	406	1818	571	545	510	468	2094	3912
1000	410	430	440	420	1700	471	461	494	486	1912	3612
1100	467	478	467	473	1885	455	475	525	524	1979	3864
1200	436	462	463	467	1828	467	481	525	457	1930	3758
1300	468	474	437	474	1853	462	473	495	502	1932	3785
1400	472	541	506	542	2061	512	470	414	426	1822	3883
1500	611	653	757	754	2775	485	492	470	473	1920	4695
1600	686	680	733	656	2755	473	466	538	529	2006	4761
1700	774	749	663	622	2808	553	542	510	414	2019	4827
1800	546	426	456	299	1727	435	423	366	302	1526	3253
1900	301	289	251	250	1091	299	287	279	216	1081	2172
2000	217	185	185	168	755	226	162	178	169	735	1490
2100	205	198	178	177	758	191	185	145	132	653	1411
2200	141	123	105	87	456	140	115	141	147	543	999
2300	96	88	74	61	319	109	87	90	68	354	673
24-Hour Totals:					31317						32831 64148

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	0715	2077	0615	3010	0715	5045
P.M.	1630	2912	1630	2162	1630	5074
Daily	1630	2912	0615	3010	1630	5074

120056-20040804.SYN

County: 12
 Station: 0056
 Description: SR 93/I 75, SOUTH OF DANIELS PARKWAY
 Start Date: 08/04/2004
 Start Time: 1500

Time	Direction: N					Direction: S					Combined Total
	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	
0000	84	64	49	45	242	54	65	56	40	215	457
0100	41	30	36	44	151	33	31	40	43	147	298
0200	36	31	25	26	118	40	53	31	31	155	273
0300	30	26	30	39	125	47	55	67	50	219	344
0400	42	48	55	78	223	58	89	121	138	406	629
0500	77	145	209	262	693	154	234	334	474	1196	1889
0600	323	414	512	502	1751	606	954	983	810	3353	5104
0700	542	648	742	710	2642	770	854	913	835	3372	6014
0800	663	627	603	558	2451	785	804	741	714	3044	5495
0900	501	562	555	511	2129	648	599	574	512	2333	4462
1000	503	570	527	589	2189	514	543	566	503	2126	4315
1100	555	520	587	507	2169	530	521	529	529	2109	4278
1200	558	588	595	597	2338	559	560	575	507	2201	4539
1300	555	558	597	625	2335	505	535	576	537	2153	4488
1400	585	633	687	632	2537	564	507	522	542	2135	4672
1500	688	649	844	772	2953	554	569	552	504	2179	5132
1600	767	726	759	725	2977	526	586	647	574	2333	5310
1700	756	873	677	653	2959	611	636	564	561	2372	5331
1800	563	475	402	359	1799	489	447	335	302	1573	3372
1900	279	289	302	257	1127	315	239	218	199	971	2098
2000	247	216	213	223	899	249	223	188	195	855	1754
2100	181	237	193	175	786	206	221	145	146	718	1504
2200	157	158	126	108	549	129	178	164	143	614	1163
2300	101	107	106	89	403	129	122	62	65	378	781

24-Hour Totals:

36545

37157 73702

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	0715	2763	0615	3517	0715	6150
P.M.	1630	3113	1630	2468	1630	5581
Daily	1630	3113	0615	3517	0715	6150

County: 12

120056-20040804.SYN

Station: 0056
 Description: SR 93/I 75, SOUTH OF DANIELS PARKWAY
 Start Date: 08/05/2004
 Start Time: 1500

Time	Direction: N					Direction: S					Combined Total
	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	
0000	76	64	50	37	227	80	67	59	51	257	484
0100	40	40	50	39	169	47	42	56	48	193	362
0200	37	44	21	32	134	56	49	40	47	192	326
0300	36	21	29	45	131	44	82	64	54	244	375
0400	45	43	74	83	245	65	66	127	145	403	648
0500	74	110	210	214	608	180	240	359	479	1258	1866
0600	331	413	531	506	1781	685	1013	988	857	3543	5324
0700	524	619	740	650	2533	809	846	918	836	3409	5942
0800	612	607	538	503	2260	862	836	783	656	3137	5397
0900	556	562	510	570	2198	682	637	577	552	2448	4646
1000	457	494	536	512	1999	498	551	593	532	2174	4173
1100	520	535	545	560	2160	533	548	601	612	2294	4454
1200	540	579	515	544	2178	557	607	601	540	2305	4483
1300	543	577	513	653	2286	549	577	618	569	2313	4599
1400	551	643	648	634	2476	590	517	612	559	2278	4754
1500	701	757	875	958	3291	622	580	591	553	2346	5637
1600	848	820	884	920	3472	564	582	726	642	2514	5986
1700	891	977	820	789	3477	703	702	642	552	2599	6076
1800	658	585	522	439	2204	552	495	422	347	1816	4020
1900	350	362	323	311	1346	352	344	297	271	1264	2610
2000	282	279	247	230	1038	246	233	213	220	912	1950
2100	239	231	221	191	882	238	220	201	166	825	1707
2200	200	171	135	120	626	158	160	139	194	651	1277
2300	85	112	98	76	371	120	122	92	108	442	813

24-Hour Totals:

38092

39817

77909

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	0715	2621	0615	3667	0715	6083
P.M.	1630	3672	1630	2773	1630	6445
Daily	1630	3672	0615	3667	1630	6445

120066-20040823.SYN

County: 12
 Station: 0066
 Description: SR 45/US 41 SOUTHEAST OF ALICO ROAD
 Start Date: 08/23/2004
 Start Time: 1100

Time	Direction: N					Direction: S					Combined Total
	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	
0000	40	24	20	20	104	29	30	25	38	122	226
0100	21	20	25	13	79	28	11	23	19	81	160
0200	11	20	24	16	71	24	18	13	17	72	143
0300	9	16	11	31	67	16	15	14	19	64	131
0400	12	21	29	28	90	20	29	25	35	109	199
0500	49	52	95	115	311	63	88	101	157	409	720
0600	166	286	359	351	1162	272	333	352	341	1298	2460
0700	414	487	501	434	1836	378	486	428	371	1663	3499
0800	383	404	443	375	1605	433	377	412	343	1565	3170
0900	353	399	372	387	1511	350	346	313	309	1318	2829
1000	380	394	355	362	1491	376	308	295	322	1301	2792
1100	353	390	369	381	1493	376	348	347	359	1430	2923
1200	380	360	416	373	1529	374	352	357	341	1424	2953
1300	375	391	415	389	1570	388	331	388	330	1437	3007
1400	398	390	367	402	1557	411	341	386	358	1496	3053
1500	398	424	418	458	1698	388	394	488	407	1677	3375
1600	429	447	490	449	1815	511	408	496	437	1852	3667
1700	531	467	496	432	1926	535	482	449	384	1850	3776
1800	438	382	303	262	1385	348	284	251	252	1135	2520
1900	204	214	185	171	774	278	253	226	262	1019	1793
2000	124	136	108	116	484	223	173	164	178	738	1222
2100	106	95	98	91	390	167	135	129	101	532	922
2200	73	52	65	53	243	88	74	57	69	288	531
2300	36	56	38	36	166	51	60	53	31	195	361

24-Hour Totals: 23357 23075 46432

		Peak Volume Information			
		Direction: N		Direction: S	
	Hour	Volume		Hour	Volume
A.M.	0700	1836		0715	1718
P.M.	1645	1943		1630	1950
Daily	1645	1943		1630	1950
		Combined Directions			
	Hour	Volume		Hour	Volume
	0715	3523			
	1630	3887			
	1630	3887			

County: 12

120066-20040823.SYN

Station: 0066
 Description: SR 45/US 41 SOUTHEAST OF ALICO ROAD
 Start Date: 08/24/2004
 Start Time: 1100

Time	Direction: N					Direction: S					Combined Total	
	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total		
0000	41	25	32	29	127	37	32	43	25	137	264	
0100	20	20	21	16	77	28	15	22	30	95	172	
0200	22	18	20	15	75	33	12	19	27	91	166	
0300	14	21	26	14	75	26	24	17	23	90	165	
0400	18	27	38	32	115	21	26	36	44	127	242	
0500	49	56	101	118	324	68	81	119	174	442	766	
0600	183	284	375	349	1191	262	324	352	350	1288	2479	
0700	418	501	530	430	1879	416	444	443	387	1690	3569	
0800	424	389	450	350	1613	396	389	362	344	1491	3104	
0900	365	412	355	364	1496	357	311	340	313	1321	2817	
1000	341	397	364	345	1447	331	295	325	335	1286	2733	
1100	376	345	367	377	1465	369	320	353	341	1383	2848	
1200	351	366	357	348	1422	359	405	400	315	1479	2901	
1300	374	405	406	375	1560	422	332	363	356	1473	3033	
1400	386	419	374	358	1537	396	359	446	358	1559	3096	
1500	383	443	475	454	1755	433	437	431	403	1704	3459	
1600	462	457	459	522	1900	481	463	472	489	1905	3805	
1700	537	497	471	457	1962	513	484	437	345	1779	3741	
1800	443	368	291	255	1357	350	330	309	301	1290	2647	
1900	236	212	213	177	838	252	255	239	241	987	1825	
2000	164	175	150	123	612	240	195	186	193	814	1426	
2100	117	98	109	97	421	188	151	129	100	568	989	
2200	82	65	77	80	304	100	76	78	59	313	617	
2300	69	48	45	36	198	63	63	47	37	210	408	
24-Hour Totals:					23750						23522	47272

		Peak Volume Information				Combined Directions	
		Direction: N		Direction: S			
	Hour	Volume		Hour	Volume	Hour	Volume
A.M.	0715	1885		0700	1690	0700	3569
P.M.	1645	2027		1630	1958	1630	3973
Daily	1645	2027		1630	1958	1630	3973

120067-20040713.SYN

County: 12
 Station: 0067
 Description: SR 45/US 41, NORTHWEST OF ALICO ROAD LC420
 Start Date: 07/13/2004
 Start Time: 0000

Time	Direction: N					Direction: S					Combined Total
	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	
0000	0	0	0	131	131	0	0	0	149	149	280
0100	0	0	0	68	68	0	0	0	82	82	150
0200	0	0	0	47	47	0	0	0	85	85	132
0300	0	0	0	54	54	0	0	0	66	66	120
0400	0	0	0	121	121	0	0	0	158	158	279
0500	0	0	0	320	320	0	0	0	513	513	833
0600	0	0	0	1319	1319	0	0	0	1491	1491	2810
0700	0	0	0	2094	2094	0	0	0	1894	1894	3988
0800	0	0	0	1896	1896	0	0	0	1797	1797	3693
0900	0	0	0	1681	1681	0	0	0	1395	1395	3076
1000	0	0	0	1582	1582	0	0	0	1388	1388	2970
1100	0	0	0	1648	1648	0	0	0	1562	1562	3210
1200	0	0	0	1670	1670	0	0	0	1635	1635	3305
1300	0	0	0	1644	1644	0	0	0	1671	1671	3315
1400	0	0	0	1687	1687	0	0	0	1623	1623	3310
1500	0	0	0	1906	1906	0	0	0	1931	1931	3837
1600	0	0	0	2123	2123	0	0	0	2076	2076	4199
1700	0	0	0	2421	2421	0	0	0	2102	2102	4523
1800	0	0	0	1517	1517	0	0	0	1431	1431	2948
1900	0	0	0	903	903	0	0	0	1102	1102	2005
2000	0	0	0	655	655	0	0	0	956	956	1611
2100	0	0	0	563	563	0	0	0	807	807	1370
2200	0	0	0	390	390	0	0	0	478	478	868
2300	0	0	0	258	258	0	0	0	284	284	542
24-Hour Totals:					26698						26676 53374

Peak Volume Information

	Direction: N		Direction: S		Combined Directions	
	Hour	Volume	Hour	Volume	Hour	Volume
A.M.	0700	2094	0700	1894	0700	3988
P.M.	1700	2421	1700	2102	1700	4523
Daily	1700	2421	1700	2102	1700	4523

120089-20040825.SYN

County: 12
 Station: 0089
 Description: SR 45/US 41/TAMIAMI TR, N OF ESTERO RIVER
 Start Date: 08/25/2004
 Start Time: 1800

Time	Direction: N					Direction: S					Combined Total
	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	
0000	34	30	26	31	121	28	14	16	15	73	194
0100	29	27	16	17	89	10	11	13	13	47	136
0200	23	14	14	15	66	9	16	14	11	50	116
0300	9	18	18	11	56	12	13	21	27	73	129
0400	14	14	25	26	79	20	17	29	31	97	176
0500	21	29	44	91	185	34	93	129	159	415	600
0600	89	131	184	209	613	236	330	416	453	1435	2048
0700	233	286	260	290	1069	397	518	515	456	1886	2955
0800	317	259	269	292	1137	426	402	453	351	1632	2769
0900	283	300	305	284	1172	349	364	340	344	1397	2569
1000	249	355	314	322	1240	303	337	340	304	1284	2524
1100	270	298	336	341	1245	313	306	320	297	1236	2481
1200	319	303	328	304	1254	293	324	298	304	1219	2473
1300	313	371	327	344	1355	307	320	340	317	1284	2639
1400	365	398	345	405	1513	277	309	327	330	1243	2756
1500	354	485	469	458	1766	372	361	356	333	1422	3188
1600	443	522	494	532	1991	368	335	364	329	1396	3387
1700	534	537	551	566	2188	239	213	395	366	1213	3401
1800	433	342	373	254	1402	281	346	247	195	1069	2471
1900	208	231	166	129	734	173	175	156	152	656	1390
2000	146	167	148	141	602	134	130	137	118	519	1121
2100	140	128	163	148	579	108	114	97	82	401	980
2200	89	101	88	60	338	59	70	72	49	250	588
2300	54	68	54	52	228	44	43	29	15	131	359
24-Hour Totals:					21022						20428 41450

Peak Volume Information						Combined Directions	
Direction: N			Direction: S			Hour	Volume
Hour	Volume		Hour	Volume			
A.M.	1130	1299	0715	1915		0715	3068
P.M.	1700	2188	1500	1422		1700	3401
Daily	1700	2188	0715	1915		1700	3401

120105-20041206.SYN

County: 12
 Station: 0105
 Description: SR 45/US 41 SOUTHEAST OF HICKORY DRIVE LCPR25
 Start Date: 12/06/2004
 Start Time: 1030

Time	Direction: N					Direction: S					Combined Total
	1st	2nd	3rd	4th	Total	1st	2nd	3rd	4th	Total	
0000	26	25	14	20	85	18	23	21	7	69	154
0100	24	12	5	9	50	9	7	11	11	38	88
0200	13	10	5	4	32	15	7	4	9	35	67
0300	8	10	12	8	38	3	7	12	14	36	74
0400	11	7	16	25	59	10	13	33	35	91	150
0500	26	40	37	96	199	51	92	120	158	421	620
0600	126	218	243	270	857	193	341	400	471	1405	2262
0700	312	382	371	318	1383	442	466	595	556	2059	3442
0800	322	353	361	355	1391	499	481	456	472	1908	3299
0900	382	410	375	377	1544	387	397	303	380	1467	3011
1000	337	369	382	319	1407	308	325	359	337	1329	2736
1100	332	377	377	392	1478	317	376	311	359	1363	2841
1200	365	407	341	401	1514	324	331	354	326	1335	2849
1300	381	375	378	379	1513	384	364	352	377	1477	2990
1400	393	402	384	428	1607	372	394	376	400	1542	3149
1500	414	488	533	514	1949	386	367	428	420	1601	3550
1600	547	543	569	553	2212	422	412	398	380	1612	3824
1700	532	613	560	468	2173	440	446	346	439	1671	3844
1800	489	448	343	262	1542	372	309	277	270	1228	2770
1900	248	187	164	155	754	225	236	211	183	855	1609
2000	165	136	140	158	599	164	154	140	122	580	1179
2100	137	151	127	126	541	136	124	128	109	497	1038
2200	94	87	70	53	304	75	70	55	69	269	573
2300	70	68	48	36	222	46	37	34	21	138	360
24-Hour Totals:					23453						23026 46479

Direction: N			Direction: S			Combined Directions		
A.M.	Hour	Volume	Hour	Volume		Hour	Volume	
P.M.	0900	1544	0730	2131		0715	3509	
Daily	1630	2267	1530	1682		1630	3931	
	1630	2267	0730	2131		1630	3931	
Truck Percentage		6.00			6.00			6.00

Attachment II
Maximum Service Volume Spreadsheets

d:\nos02\input1

Note: the service volumes for I-75 (freeway) should be from FDOT's most current version of LOS Handbook.

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2002 DATA)

Sept. 2003

PAGE 1

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRICT	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR - PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR - BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
ALABAMA RD	SR 82	MILWAUKEE BLVD		3	1.9 2LN	0	180	470	760	930	0	290	770	1,250	1,530
ALEXANDER BELL BLVD	MILWAUKEE BLVD	HOMESTEAD RD		3	1.7 2LN	0	180	470	760	930	0	290	770	1,250	1,530
	SR 82	MILWAUKEE BLVD		3	2.3 2LN	180	350	560	900	930	290	570	920	1,470	1,530
	MILWAUKEE BLVD	LEELAND HEIGHTS		3	3.4 2LN	180	350	560	900	930	290	570	920	1,470	1,530
	US 41	DUSTY RD		4	0.5 4LD	450	1,630	1,900	1,950	1,950	790	2,860	3,330	3,410	3,410
ALICO RD	DUSTY RD	LEE RD		4	1.6 6LD	670	2,490	2,850	2,920	2,920	1,180	4,360	4,990	5,120	5,120
	LEE RD	THREE OAKS PKWY		4	0.8 6LD	670	2,490	2,850	2,920	2,920	1,180	4,360	4,990	5,120	5,120
	THREE OAKS PKWY	I-75		4	0.5 6LD	670	2,490	2,850	2,920	2,920	1,180	4,360	4,990	5,120	5,120
	I-75	BEN HILL GRIFFIN PKWY		3	0.5 6LD	670	2,490	2,850	2,920	2,920	1,180	4,360	4,990	5,120	5,120
BEN HILL GRIFFIN PKWY	CORKSCREW RD	FGCU ENTRANCE		3	2.2 4LD	1,390	2,370	2,420	2,420	2,420	2,390	4,080	4,180	4,180	4,180
	FGCU ENTRANCE	ALICO RD		3	2.3 4LD	1,390	2,370	2,420	2,420	2,420	2,390	4,080	4,180	4,180	4,180
	HICKORY BLVD	VANDERBILT DR		8	1.5 4LD	0	0	1,370	1,840	1,950	0	2,580	3,470	3,690	3,690
	VANDERBILT DR	US 41		8	0.7 4LD	0	0	1,370	1,840	1,950	0	2,580	3,470	3,690	3,690
BONITA BEACH RD	US 41	HACIENDA VILLAGE		8	0.7 4LD	0	680	1,590	1,780	1,830	0	1,170	2,750	3,060	3,060
	HACIENDA VILLAGE	OLD 41		8	1.0 4LD	0	680	1,590	1,780	1,830	0	1,170	2,750	3,060	3,060
	OLD 41	IMPERIAL ST		8	1.1 4LD	0	680	1,590	1,780	1,830	0	1,170	2,750	3,060	3,060
	IMPERIAL ST	I-75		8	0.7 4LD	0	680	1,590	1,780	1,830	0	1,170	2,750	3,060	3,060
BOYSCOUT RD	I-75	BONITA GRANDE DR		8	0.7 4LD	870	1,410	2,040	2,640	3,000	1,500	2,430	3,520	4,550	5,170
	SUMMERLIN RD	CLAYTON CT		1	0.3 6LN	0	0	1,440	2,590	2,750	0	0	2,810	5,070	5,400
	CLAYTON CT	US 41		1	0.2 6LN	0	0	1,440	2,590	2,750	0	0	2,810	5,070	5,400
	US 41	ORANGE RIVER BLVD		3	7.8 2LN	130	310	530	870	940	240	560	940	1,550	1,670
BUCKINGHAM RD	ORANGE RIVER BLVD	SR 80		3	2.6 2LN	130	310	530	870	940	240	560	940	1,550	1,670
	SR 80	DIPLOMAT PKWY		5	2.8 2LN	190	390	630	1,000	1,040	360	730	1,180	1,880	1,960
	DIPLOMAT PKWY	COUNTY LINE		5	6.3 2LN	190	390	630	1,000	1,040	360	730	1,180	1,880	1,960
	COUNTY LINE	N. END OF BRIDGE		2	1.2 6LB	1,370	2,200	3,180	4,200	4,890	2,210	3,550	5,120	6,780	7,880
BUSINESS 41	N. END OF BRIDGE	PONDELLA RD		2	0.5 6LD	0	850	2,910	3,260	3,260	0	1,360	4,700	5,260	5,260
	PONDELLA RD	SR 78		2	1.1 6LD	0	850	2,910	3,260	3,260	0	1,360	4,700	5,260	5,260
	SR 78	LAUREL DR		2	1.5 2LN	120	840	1,090	1,120	1,120	190	1,350	1,750	1,810	1,810
	LAUREL DR	US 41		2	1.1 2LN	120	840	1,090	1,120	1,120	190	1,350	1,750	1,810	1,810
CAPE CORAL BRIDGE	DEL PRADO BLVD	WEST END OF BRDG	4 & 5	0.4 4LD	0	0	0	1,210	1,980	2,120	0	0	2,150	3,530	3,780
	WEST END OF BRDG	MCGREGOR BLVD	4 & 5	1.3 4LB	910	1,470	2,120	2,800	3,260	3,260	1,630	2,620	3,780	5,000	5,820
	MCGREGOR BLVD	WINKLER RD		4	0.8 6LD	0	350	2,300	2,910	3,020	0	590	3,900	4,930	5,130
	WINKLER RD	WHISKEY CREEK DR		4	0.8 6LD	0	350	2,300	2,910	3,020	0	590	3,900	4,930	5,130
COLLEGE PKWY	WHISKEY CREEK DR	SUMMERLIN RD		4	0.8 6LD	0	350	2,300	2,910	3,020	0	590	3,900	4,930	5,130
	SUMMERLIN RD	US 41		4	0.9 6LD	0	350	2,300	2,910	3,020	0	590	3,900	4,930	5,130
	US 41	SUMMERLIN RD		1	0.4 6LD	0	0	1,520	2,690	2,870	0	0	2,490	4,410	4,700
	SUMMERLIN RD	US 41		1	0.7 6LD	0	0	1,520	2,690	2,870	0	0	2,490	4,410	4,700
COLONIAL BLVD	US 41	FOWLER ST		1	0.5 6LD	0	0	1,520	2,690	2,870	0	0	2,490	4,410	4,700
	FOWLER ST	METRO PKWY		1	0.8 6LD	0	0	1,520	2,690	2,870	0	0	2,490	4,410	4,700
	METRO PKWY	WINKLER AVE		1	2.1 6LD	1,520	2,870	3,060	3,090	3,090	2,810	5,310	5,670	5,720	5,720
	WINKLER AVE	SIX MILE PKWY		1	0.7 6LD	1,520	2,870	3,060	3,090	3,090	2,810	5,310	5,670	5,720	5,720
CORKSCREW RD	SIX MILE PKWY	I-75		1	0.5 6LD	1,520	2,870	3,060	3,090	3,090	2,810	5,310	5,670	5,720	5,720
	I-75	SR 82		1	2.4 4LD	1,010	1,900	2,040	2,060	2,060	1,860	3,520	3,770	3,820	3,820
	SR 82	SANDY LN		4	0.5 4LD	0	1,070	1,910	2,040	2,070	0	1,870	3,360	3,580	3,630
	SANDY LN	THREE OAKS PKWY		4	0.7 4LD	0	1,070	1,910	2,040	2,070	0	1,870	3,360	3,580	3,630
BURNT STORE RD	THREE OAKS PKWY	I-75		4	0.8 4LD	0	0	990	1,860	2,080	0	0	1,740	3,260	3,650
	I-75	BEN HILL GRIFFIN PKWY		3	0.5 4LD	770	1,230	1,780	2,360	2,740	1,350	2,160	3,120	4,130	4,800
	BEN HILL GRIFFIN PKWY	WILDCAT RUN DR		3	1.7 2LN	190	390	630	1,000	1,040	330	690	1,100	1,750	1,820
	WILDCAT RUN DR	ALICO RD		3	2.6 2LN	190	390	630	1,000	1,040	330	690	1,100	1,750	1,820
BOYSCOUT RD	ALICO RD	COUNTY LINE		3	10.4 2LN	190	390	630	1,000	1,040	330	690	1,100	1,750	1,820
	COUNTY LINE			3	10.4 2LN	190	390	630	1,000	1,040	330	690	1,100	1,750	1,820
				3	10.4 2LN	190	390	630	1,000	1,040	330	690	1,100	1,750	1,820
				3	10.4 2LN	190	390	630	1,000	1,040	330	690	1,100	1,750	1,820

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2002 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRICT	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR - BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
CYPRESS LAKE DR	MCGREGOR BLVD	SOUTH POINT BLVD	4	0.4	4LD	0	0	870	1,670	1,900	0	0	1,670	3,210	3,650
	SOUTH POINT BLVD	WINKLER RD	4	0.6	4LD	0	0	870	1,670	1,900	0	0	1,670	3,210	3,650
	WINKLER RD	SUMMERLIN RD	4	0.7	4LD	0	0	870	1,670	1,900	0	0	1,670	3,210	3,650
	SUMMERLIN RD	US 41	4	0.9	4LD	0	0	870	1,670	1,900	0	0	1,670	3,210	3,650
	US 41	BIG PINE WAY	4	0.5	6LD	0	0	0	1,770	2,700	0	0	0	3,400	5,190
DANIELS PKWY	BIG PINE WAY	METRO PKWY	4	0.6	6LD	0	0	0	1,770	2,700	0	0	0	3,400	5,190
	METRO PKWY	SIX MILE PKWY	4	0.8	6LD	0	0	0	0	0	0	0	0	3,400	5,190
	SIX MILE PKWY	PALAMINO DR	4	2.2	6LD	0	1,270	2,790	2,990	3,040	0	2,490	5,460	5,860	5,960
	PALAMINO DR	I-75	4	0.6	6LD	0	1,270	2,790	2,990	3,040	0	2,490	5,460	5,860	5,960
	I-75	TREELINE AVE	3	0.5	6LD	1,880	2,960	3,040	3,040	3,040	3,360	5,290	5,430	5,430	5,430
DEL PRADO BLVD	TREELINE AVE	CHAMBERLIN PKWY	3	0.8	6LD	1,880	2,960	3,040	3,040	3,040	3,360	5,290	5,430	5,430	5,430
	CHAMBERLIN PKWY	SR 82	3	3.8	4LD	1,240	1,970	2,030	2,030	2,030	2,220	3,520	3,620	3,620	3,620
	CAPE CORAL PKWY	SE 46TH ST	5	0.3	6LD	0	0	160	2,190	2,970	0	0	310	4,290	5,820
	SE 46TH ST	CORNWALLIS PKWY	5	0.7	6LD	0	0	160	2,190	2,970	0	0	310	4,290	5,820
	CORNWALLIS PKWY	CORNWALLIS PKWY	5	1.3	6LD	0	0	160	2,190	2,970	0	0	310	4,290	5,820
ESTERO BLVD	CORNWALLIS PKWY	CORAL POINT DR	5	1.8	6LD	0	0	160	2,190	2,970	0	0	310	4,290	5,820
	CORAL POINT DR	HANCOCK B. PKWY	5	2.0	6LD	0	0	160	2,190	2,970	0	0	310	4,290	5,820
	HANCOCK B. PKWY	NE 6TH ST	5	0.7	6LD	0	0	1,260	2,770	2,990	0	0	2,470	5,440	5,860
	NE 6TH ST	SR 78	5	0.4	6LD	0	0	1,260	2,770	2,990	0	0	2,470	5,440	5,860
	HICKORY BLVD	AVENIDA PESCADOR	4	2.9	2LN	571	616	644	685	726	1,120	1,208	1,264	1,344	1,424
FOWLER ST	AVENIDA PESCADOR	MID ISLAND DR	4	1.2	2LN	571	616	644	685	726	1,120	1,208	1,264	1,344	1,424
	MID ISLAND DR	US 41	4	1.8	2LD	500	568	593	632	671	980	1,113	1,162	1,239	1,316
	US 41	N AIRPORT RD	1	1.0	6LD	0	0	0	2,120	2,990	0	0	0	4,080	5,760
	N AIRPORT RD	COLONIAL BLVD	1	0.3	4LD	0	0	0	1,390	1,990	0	0	0	2,660	3,830
	COLONIAL BLVD	WINKLER AVE	1	0.5	4LD	0	0	1,090	1,730	1,820	0	0	2,090	3,330	3,490
GLADIOLUS DR	WINKLER AVE	HANSON ST	1	1.3	4LD	0	0	1,090	1,730	1,820	0	0	2,090	3,330	3,490
	MCGREGOR BLVD	PINE RIDGE RD	4	0.5	4LD	0	0	1,320	1,830	1,950	0	0	2,540	3,520	3,750
	PINE RIDGE RD	BASS RD	4	1.6	2LN	0	570	910	990	990	0	1,100	1,750	1,900	1,900
	BASS RD	WINKLER RD	4	0.8	2LN	0	570	910	990	990	0	1,100	1,750	1,900	1,900
	WINKLER RD	SUMMERLIN RD	4	0.5	4LD	0	0	340	1,560	1,920	0	0	680	3,110	3,850
GUNNERY RD	SUMMERLIN RD	US 41	4	1.5	6LD	0	0	540	2,360	2,890	0	0	1,070	4,720	5,780
	LEE BLVD	BUCKINGHAM RD	3	2.5	2LN	590	950	970	970	970	860	1,370	1,410	1,410	1,410
	BUCKINGHAM RD	NE 24TH AVE	3	1.5	2LN	590	950	970	970	970	860	1,370	1,410	1,410	1,410
	NE 24TH AVE	ORANGE GROVE BLVD	5	1.1	4LD	0	1,400	2,030	2,120	2,120	0	2,410	3,490	3,650	3,650
	ORANGE GROVE BLVD	MOODY RD	2	0.5	4LD	0	1,400	2,030	2,120	2,120	0	2,410	3,490	3,650	3,650
HICKORY BLVD	MOODY RD	US 41	2	1.2	4LD	0	1,400	2,030	2,120	2,120	0	2,410	3,490	3,650	3,650
	BONITA BEACH RD	MCLAUGHLIN BLVD	8	0.9	4LD	100	430	570	710	1,020	190	820	1,100	1,370	1,970
	MCLAUGHLIN BLVD	MELODY LANE	8	1.1	2LN	100	430	570	710	1,020	190	820	1,100	1,370	1,970
	MELODY LANE	ESTERO BLVD	8	0.7	2LN	100	430	570	710	1,020	190	820	1,100	1,370	1,970
	ESTERO BLVD	LEELAND HEIGHTS	3	5.6	2LN	0	230	510	790	930	0	370	840	1,300	1,530
HOMESTEAD RD	LEELAND HEIGHTS	LEE BLVD	3	1.1	4LN	0	550	1,670	1,960	2,050	0	900	2,740	3,210	3,360
	COLLIER CO. LINE	BONITA BEACH RD	8	1.0	4LF	1,290	2,130	2,890	3,420	3,800	2,350	3,870	5,250	6,220	6,910
	BONITA BEACH RD	CORKSCREW RD	8	7.4	4LF	1,290	2,130	2,890	3,420	3,800	2,350	3,870	5,250	6,220	6,910
	CORKSCREW RD	ALICO RD	4	4.3	4LF	1,290	2,130	2,890	3,420	3,800	2,350	3,870	5,250	6,220	6,910
	ALICO RD	DANIELS PKWY	4	3.8	4LF	1,290	2,130	2,890	3,420	3,800	2,350	3,870	5,250	6,220	6,910
I-75	DANIELS PKWY	COLONIAL BLVD	4	4.5	4LF	1,290	2,130	2,890	3,420	3,800	2,350	3,870	5,250	6,220	6,910
	COLONIAL BLVD	M.L.K.	1	1.6	4LF	1,290	2,130	2,890	3,420	3,800	2,350	3,870	5,250	6,220	6,910

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2002 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRICT	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR - BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
I-75	M.L.K.	LUCKETT RD	1	1.5	4LF	1,290	2,130	2,890	3,400	3,800	2,250	3,870	5,250	6,220	6,900
	LUCKETT RD	SR 80	1	1.9	4LF	1,290	2,130	2,890	3,400	3,800	2,250	3,870	5,250	6,220	6,900
	SR 80	SR 78	1 & 2	2.4	4LF	1,290	2,130	2,890	3,400	3,800	2,250	3,870	5,250	6,220	6,900
	SR 78	COUNTY LINE	2	5.7	4LF	1,290	2,130	2,890	3,400	3,800	2,250	3,870	5,250	6,220	6,900
JOEL BLVD	BELL BLVD	COUNTRY CLUB(N)	3	0.9	4LN	600	990	1,420	1,880	2,300	1,070	1,760	2,540	3,360	4,100
	COUNTRY CLUB(N)	18TH ST	3	3.9	4LN	600	990	1,420	1,880	2,300	1,070	1,760	2,540	3,360	4,100
	18TH ST	SR 80	3	3.1	2LN	0	220	520	800	940	0	400	920	1,420	1,670
	SR 80	GUNNERY RD	3	3.6	6LD	0	2,110	3,010	3,140	3,140	0	3,050	4,360	4,540	4,540
LEE BLVD	GUNNERY RD	HOMESTEAD RD	3	3.9	6LD	0	2,110	3,010	3,140	3,140	0	3,050	4,360	4,540	4,540
	HOMESTEAD RD	LEELAND HEIGHTS	3	1.6	2LN	260	1,020	1,080	1,080	1,080	380	1,470	1,560	1,560	1,560
	HOMESTEAD RD	LEE BLVD	3	0.4	4LN	0	670	1,850	2,040	2,080	0	970	2,690	2,950	3,020
	LEE BLVD	JOEL BLVD	3	1.6	4LN	0	670	1,850	2,040	2,080	0	970	2,690	2,950	3,020
KORESHAN BLVD	US 41	THREE OAKS PKWY	4	1.8	4LD	780	1,250	1,800	2,380	2,770	1,340	2,150	3,100	4,110	4,110
	LUCKETT RD	I-75	1	0.8	2LN	0	0	0	450	950	0	0	0	840	1,160
	SANIBEL TOLL PLAZA	HARBOR DR	4	0.2	4LD	100	1,630	2,030	2,100	2,100	190	3,130	3,910	4,040	4,040
	McGREGOR BLVD	HARBOR DR	4	2.2	4LD	100	1,630	2,030	2,100	2,100	190	3,130	3,910	4,040	4,040
LEE AND HEIGHTS	SUMMERLIN RD	KELLY RD	4	1.7	4LD	100	1,630	2,030	2,100	2,100	190	3,130	3,910	4,040	4,040
	KELLY RD	THORNTON RD	4	0.3	4LD	100	1,630	2,030	2,100	2,100	190	3,130	3,910	4,040	4,040
	THORNTON RD	SAN CARLOS BLVD	4	0.7	4LD	100	1,630	2,030	2,100	2,100	190	3,130	3,910	4,040	4,040
	SAN CARLOS BLVD	GRIFFIN BLVD	4	1.0	4LD	0	1,000	1,840	1,940	1,940	0	1,860	3,400	3,590	3,590
METRO PKWY	GRIFFIN BLVD	A & W BULB RD	4	0.7	4LD	0	1,000	1,840	1,940	1,940	0	1,860	3,400	3,590	3,590
	A & W BULB RD	CYPRESS LAKE DR	4	0.8	4LD	0	1,000	1,840	1,940	1,940	0	1,860	3,400	3,590	3,590
	CYPRESS LAKE DR	COLLEGE PKWY	4	0.8	4LD	0	1,000	1,840	1,940	1,940	0	1,860	3,400	3,590	3,590
	COLLEGE PKWY	WINKLER RD	4	1.4	2LN	0	620	1,030	1,080	1,080	0	1,090	1,800	1,900	1,900
METRO PKWY	WINKLER RD	BRENTWOOD	1	0.8	2LN	0	620	1,030	1,080	1,080	0	1,090	1,800	1,900	1,900
	BRENTWOOD	COLONIAL BLVD	4	1.3	2LN	0	530	820	860	860	0	1,040	1,600	1,680	1,680
	SIX MILE PKWY	DANIELS PKWY	4	1.3	2LN	0	530	820	860	860	0	1,040	1,600	1,680	1,680
	DANIELS PKWY	CRYSTAL DR	4	1.1	4LD	0	1,430	1,900	1,960	1,960	0	2,810	3,720	3,850	3,850
DR. MARTIN LUTHER KING, JR. BLVD (SR 82)	CRYSTAL DR	DANLEY DR	4	1.1	4LD	0	1,430	1,900	1,960	1,960	0	2,810	3,720	3,850	3,850
	DANLEY DR	COLONIAL BLVD	1	1.2	4LD	0	1,430	1,900	1,960	1,960	0	2,810	3,720	3,850	3,850
	COLONIAL BLVD	WINKLER AVE	1	0.5	4LD	0	300	1,690	1,830	1,830	0	580	3,320	3,590	3,590
	WINKLER AVE	WAREHOUSE RD	1	0.5	4LD	0	300	1,690	1,830	1,830	0	580	3,320	3,590	3,590
DR. MARTIN LUTHER KING, JR. BLVD (SR 82)	WAREHOUSE RD	HANSON ST	1	0.8	2LN	0	0	670	890	930	0	0	1,320	1,740	1,810
	HANSON ST	FORD ST	1	0.6	4LD	0	430	1,710	2,000	2,070	0	800	3,160	3,710	3,820
	FORD ST	HIGHLAND AVE	1	0.4	4LD	0	430	1,710	2,000	2,070	0	800	3,160	3,710	3,820
	HIGHLAND AVE	MICHIGAN LINK	1	1.1	4LD	0	430	1,710	2,000	2,070	0	800	3,160	3,710	3,820
NORTH RIVER RD	MICHIGAN LINK	ORTIZ AVE	1	0.8	4LD	0	430	1,710	2,000	2,070	0	800	3,160	3,710	3,820
	ORTIZ AVE	I-75	1	0.6	4LD	0	430	1,710	2,000	2,070	0	800	3,160	3,710	3,820
	I-75	BUCKINGHAM RD	1	1.5	2LN	190	390	630	1,000	1,040	360	730	1,160	1,850	1,930
	BUCKINGHAM RD	COLONIAL BLVD	1	1.0	2LN	190	390	630	1,000	1,040	360	730	1,160	1,850	1,930
NORTH RIVER RD	COLONIAL BLVD	GATEWAY BLVD	3	0.8	2LN	190	390	630	1,000	1,040	360	730	1,160	1,850	1,930
	GATEWAY BLVD	GUNNERY RD	3	3.5	2LN	190	390	630	1,000	1,040	360	730	1,160	1,850	1,930
	GUNNERY RD	ALABAMA RD	3	3.5	2LN	220	440	700	1,120	1,170	340	680	1,100	1,750	1,830
	ALABAMA RD	BELL BLVD	3	4.2	2LN	220	440	700	1,120	1,170	340	680	1,100	1,750	1,830
NORTH RIVER RD	BELL BLVD	COUNTY LINE	3	2.7	2LN	220	440	700	1,120	1,170	340	680	1,100	1,750	1,830
	COUNTY LINE	FRANKLIN LOCK RD	2	4.5	2LN	0	220	510	800	940	0	370	850	1,330	1,560
	FRANKLIN LOCK RD	BROADWAY RD	2	5.7	2LN	0	220	510	800	940	0	370	850	1,330	1,560
	BROADWAY RD	COUNTY LINE	2	3.6	2LN	0	220	510	800	940	0	370	850	1,330	1,560

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2002 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRICT	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR - BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
OLD 41	COUNTY LINE	BONITA BEACH RD	8	1.2	2LN	0	0	730	1,000	1,020	0	0	1,130	1,530	1,560
	BONITA BEACH RD	TERRY ST	8	1.0	2LN	0	770	1,080	1,140	1,150	0	1,180	1,660	1,750	1,760
	TERRY ST	ROSEMARY RD	8	0.3	4LD	0	890	1,640	1,910	2,000	0	1,370	2,520	2,940	3,080
	ROSEMARY RD	US 41	8	2.7	2LN	340	620	880	1,150	1,230	520	960	1,360	1,770	1,900
	CLUB ENTR.	4 LANE END	2	1.0	2LN	0	170	450	610	880	0	270	700	950	1,380
ORANGE GROVE BLVD	4 LANE END	HANCOCK B. PKWY	2	0.9	4LD	0	0	1,230	1,290	1,290	0	0	1,920	2,010	2,010
	HANCOCK B. PKWY	PONDELLA RD	2	1.0	4LD	0	0	1,230	1,290	1,290	0	0	1,920	2,010	2,010
	STALEY RD	BUCKINGHAM RD	3	3.0	2LN	0	220	510	800	940	0	370	850	1,330	1,560
	COLONIAL BLVD	SR 82	1	1.7	2LN	0	430	870	920	920	0	750	1,490	1,590	1,590
	BALLARD ST	TICE ST	1	1.3	2LN	0	430	870	920	920	0	750	1,490	1,590	1,590
PINE ISLAND RD/ BAYSHORE RD (SR 78)	TICE ST	SR 80	1	0.3	2LN	0	430	870	920	920	0	750	1,490	1,590	1,590
	STRINGFELLOW RD	BURNT STORE RD	5 & 6	5.4	2LN	0	150	440	750	940	0	260	760	1,300	1,620
	BURNT STORE RD	CHIQUITA BLVD	5	2.0	2LN	0	730	920	940	940	0	1,260	1,580	1,630	1,630
	CHIQUITA BLVD	SANTA BARBARA BLVD	5	2.3	2LN	0	730	920	940	940	0	1,260	1,580	1,630	1,630
	SANTA BARBARA BLVD	DEL PRADO BLVD	5	2.3	4LD	0	1,410	1,980	2,060	2,060	0	2,430	3,410	3,530	3,550
PONDELLA RD	DEL PRADO BLVD	BARNETT RD	5	2.1	4LD	0	1,410	1,980	2,060	2,060	0	2,430	3,410	3,530	3,550
	BARNETT RD	US 41	2	0.5	4LD	0	1,410	1,980	2,060	2,060	0	2,430	3,410	3,530	3,550
	US 41	BUSINESS 41	2	1.2	4LD	0	0	1,440	1,900	2,060	0	0	2,820	3,720	3,870
	BUSINESS 41	HART RD	2	1.1	4LD	0	0	1,440	1,900	2,060	0	0	2,820	3,720	3,870
	HART RD	BREWERS RD	2	0.4	4LD	0	0	1,440	1,900	2,060	0	0	2,820	3,720	3,870
SAN CARLOS BLVD	BREWERS RD	SLATER RD	2	0.8	4LD	0	0	1,440	1,900	2,060	0	0	2,820	3,720	3,870
	SLATER RD	L-75	2	2.9	2LN	0	640	1,020	1,080	1,080	0	1,250	2,010	2,110	2,110
	L-75	NALLE RD	2	0.6	2LN	0	640	1,020	1,080	1,080	0	1,250	2,010	2,110	2,110
	NALLE RD	SR 31	2	2.7	2LN	210	420	690	1,080	1,120	410	830	1,350	2,110	2,200
	SR 31	WESTWOOD RD	5	0.9	2LN	370	830	860	860	860	580	1,300	1,350	1,350	1,350
SANABEL CAUSEWAY SIX MILE CYPRESS	WESTWOOD RD	ORANGE GROVE BLVD	2	0.6	2LN	370	830	860	860	860	580	1,300	1,350	1,350	1,350
	ORANGE GROVE BLVD	US 41	2	1.6	4LD	0	0	1,420	2,050	2,180	0	0	2,220	3,200	3,410
	US 41	BUS 41	2	0.6	4LD	0	0	1,420	2,050	2,180	0	0	2,220	3,200	3,410
	BUS 41	MAIN ST	2	0.6	4LD	170	500	730	930	1,170	290	870	1,280	1,640	2,060
	MAIN ST	SUMMERLIN RD	4	2.5	4LD	100	1,550	1,910	1,970	1,970	180	2,730	3,360	3,460	3,460
SANTEL CAUSEWAY SIX MILE CYPRESS	SUMMERLIN RD	KELLY RD	4	1.1	2LN	0	690	1,010	1,050	1,050	0	1,290	1,860	1,950	1,950
	KELLY RD	MCGREGOR BLVD	4	0.6	2LN	0	690	1,010	1,050	1,050	0	1,290	1,860	1,950	1,950
	MCGREGOR BLVD	TOLL PLAZA	4	2.9	2LN	0	220	550	740	1,230	0	410	1,040	1,390	2,200
	TOLL PLAZA	METRO PKWY	4	1.2	4LD	140	1,580	1,940	2,000	2,000	270	3,100	3,810	3,930	3,930
	METRO PKWY	DANIELS PKWY	4	1.8	4LD	140	1,580	1,940	2,000	2,000	270	3,100	3,810	3,930	3,930
SLATER RD	DANIELS PKWY	4 LN END	4	2.7	2LN	260	590	840	1,060	1,170	450	1,010	1,440	1,830	2,020
	4 LN END	WINKLER EXT.	4	1.0	4LD	840	1,760	1,830	1,830	1,830	1,450	3,040	3,150	3,150	3,150
	WINKLER EXT.	CHALLENGER BLVD	4	0.8	4LD	840	1,760	1,830	1,830	1,830	1,450	3,040	3,150	3,150	3,150
	CHALLENGER BLVD	COLONIAL BLVD	4	0.5	6LD	1,260	2,650	2,740	2,740	2,740	2,170	4,570	4,730	4,730	4,730
	COLONIAL BLVD	NALLE GRADE RD	2 & 3	4.0	2LN	270	460	620	770	1,000	530	900	1,210	1,510	1,960
SR 31	NALLE GRADE RD	SR 78	2	1.4	2LN	220	440	710	1,120	1,170	360	740	1,180	1,870	1,950
	SR 78	N. RIVER RD	2	1.3	2LN	220	440	710	1,120	1,170	360	740	1,180	1,870	1,950
	N. RIVER RD	COUNTY LINE	2	2.0	2LN	220	440	710	1,120	1,170	360	740	1,180	1,870	1,950

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2002 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRIC	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)						SERVICE VOLUMES (PEAK HOUR - BOTH DIRECTIONS)					
						A	B	C	D	E		A	B	C	D	E	
SR 80	PROSPECT AVE	ORTIZ AVE		1	1.3 4LD		0	810	1,790	1,980	2,030	0	1,350	2,980	3,300	3,300	3,38
	ORTIZ AVE	I-75		1	1.2 6LD	0	0	1,220	2,730	2,970	3,040	0	2,040	4,550	4,950	5,07	5,07
	I-75	SR 31		3	2.7 6LD	2,570	3,070	3,080	3,080	3,080	3,080	4,270	5,110	5,130	5,130	5,130	5,13
	BUCKINGHAM RD	HICKORY CREEK RD		3	2.5 4LD	1,690	2,040	2,050	2,050	2,050	2,050	2,810	3,410	3,420	3,420	3,420	3,42
	HICKORY CREEK RD	MITCHELL AVE		3	2.5 4LD	1,690	2,040	2,050	2,050	2,050	2,050	2,810	3,410	3,420	3,420	3,420	3,42
STRINGFELLOW RD	MITCHELL AVE	JOEL BLVD		3	0.9 2LN	220	440	710	1,120	1,120	1,170	360	740	1,180	1,870	1,95	1,95
	JOEL BLVD	COUNTY LINE		3	4.0 2LN	220	440	710	1,120	1,120	1,170	360	740	1,180	1,870	1,95	1,95
	PINE ISLAND RD	PINE ISLAND RD		6	7.9 2LN	0	220	510	790	790	930	0	390	900	1,390	1,64	1,64
	PINE ISLAND RD	PINELAND RD		6	3.3 2LN	0	220	510	790	790	930	0	390	900	1,390	1,64	1,64
	PINELAND RD	MAIN ST		6	3.7 2LN	0	220	510	790	790	930	0	390	900	1,390	1,64	1,64
SUMMERLIN RD	MCGREGOR BLVD	SAN CARLOS BLVD		4	2.2 4LD	190	1,680	2,010	2,060	2,060	2,060	350	3,060	3,650	3,750	3,75	3,75
	SAN CARLOS BLVD	PINE RIDGE RD		4	0.5 4LD	190	1,680	2,010	2,060	2,060	2,060	350	3,060	3,650	3,750	3,75	3,75
	PINE RIDGE RD	BASS RD		4	1.7 4LD	190	1,680	2,010	2,060	2,060	2,060	350	3,060	3,650	3,750	3,75	3,75
	BASS RD	GLADIOLUS DR		4	1.8 4LD	190	1,680	2,010	2,060	2,060	2,060	350	3,060	3,650	3,750	3,75	3,75
	GLADIOLUS DR	CYPRESS LAKE DR		4	1.8 4LD	0	0	1,430	1,890	1,970	1,970	0	0	2,800	3,700	3,86	3,86
SUNSHINE BLVD	CYPRESS LAKE DR	COLLEGE PKWY		4	0.7 4LD	0	0	880	1,760	1,910	1,910	0	0	1,730	3,460	3,75	3,75
	COLLEGE PKWY	BOY SCOUT		4	1.9 4LD	0	0	880	1,760	1,910	1,910	0	0	1,730	3,460	3,75	3,75
	BOY SCOUT	COLONIAL BLVD		1	1.1 4LD	0	0	880	1,760	1,910	1,910	0	0	1,730	3,460	3,75	3,75
	COLONIAL BLVD	LEB BLVD		3	3.6 2LN	170	350	560	900	940	940	250	510	810	1,300	1,36	1,36
	LEB BLVD	W 12TH ST		3	3.2 2LN	170	350	560	900	940	940	250	510	810	1,300	1,36	1,36
THREE OAKS PKWY	COCONUT RD	CORKSCREW RD		4	2.5 4LD	780	1,260	1,820	2,400	2,400	2,800	1,350	2,170	3,130	4,150	4,82	4,82
	CORKSCREW RD	SAN CARLOS BLVD		4	3.1 2LN	170	500	740	950	950	1,170	290	860	1,270	1,640	2,02	2,02
	SAN CARLOS BLVD	ALICO RD		4	1.7 2LN	170	500	740	950	950	1,170	290	860	1,270	1,640	2,02	2,02
	ALICO RD	BONITA BEACH RD		8	1.0 4LD	0	1,200	1,980	2,110	2,110	2,110	0	2,070	3,410	3,640	3,64	3,64
	BONITA BEACH RD	TERRY ST		8	1.1 4LD	0	1,200	1,980	2,110	2,110	2,110	0	2,070	3,410	3,640	3,64	3,64
US 41	TERRY ST	OLD 41		8	2.3 4LD	0	1,200	1,980	2,110	2,110	2,110	0	2,070	3,410	3,640	3,64	3,64
	OLD 41	CORKSCREW RD		8	3.5 4LD	0	1,200	1,980	2,110	2,110	2,110	0	2,070	3,410	3,640	3,64	3,64
	CORKSCREW RD	BROADWAY		4	0.7 4LD	0	1,290	1,990	2,120	2,120	2,120	0	2,220	3,440	3,650	3,65	3,65
	BROADWAY	SANIBEL BLVD		4	1.9 4LD	0	1,290	1,990	2,120	2,120	2,120	0	2,220	3,440	3,650	3,65	3,65
	SANIBEL BLVD	ALICO RD		4	2.2 6LD	0	1,940	3,000	3,180	3,180	3,180	0	3,350	5,170	5,480	5,48	5,48
US 41	ALICO RD	ISLAND PARK RD		4	1.0 6LD	0	1,940	3,000	3,180	3,180	3,180	0	3,350	5,170	5,480	5,48	5,48
	ISLAND PARK RD	JAMAICA BAY W.		4	1.6 6LD	0	1,940	3,000	3,180	3,180	3,180	0	3,350	5,170	5,480	5,48	5,48
	JAMAICA BAY W.	SIX MILE PKWY		4	0.5 6LD	0	1,940	3,000	3,180	3,180	3,180	0	3,350	5,170	5,480	5,48	5,48
	SIX MILE PKWY	ANDREA LN		4	0.5 6LD	0	0	0	1,220	2,660	2,660	0	0	0	0	0	0
	ANDREA LN	DANIELS PKWY		4	0.8 6LD	0	0	0	1,220	2,660	2,660	0	0	0	0	0	0
US 41	DANIELS PKWY	COLLEGE PKWY		4	0.7 6LD	0	0	0	1,220	2,660	2,660	0	0	0	0	0	0
	COLLEGE PKWY	SOUTH RD		4	1.4 6LD	0	0	0	1,220	2,660	2,660	0	0	0	0	0	0
	SOUTH RD	BOY SCOUT RD		4	0.4 6LD	0	0	0	1,220	2,660	2,660	0	0	0	0	0	0
	BOY SCOUT RD	NORTH AIRPORT RD		1	0.8 6LD	0	0	0	1,220	2,660	2,660	0	0	0	0	0	0
	NORTH AIRPORT RD	COLONIAL BLVD		1	0.2 6LD	0	0	0	1,220	2,660	2,660	0	0	0	0	0	0
US 41	COLONIAL BLVD	NORTH KEY DR		1	0.4 4LB	0	0	1,210	2,530	2,820	2,820	0	0	1,920	4,010	4,47	4,47
	NORTH KEY DR	HANCOCK BRIDGE PKWY		2	0.7 4LD	0	0	1,210	2,530	2,820	2,820	0	0	1,920	4,010	4,47	4,47
	HANCOCK BRIDGE PKWY	PONDELLA RD		2	0.3 4LD	0	0	1,160	1,750	1,840	1,840	0	0	1,840	2,770	2,92	2,92
	PONDELLA RD	SR 78		2	1.3 4LD	0	0	1,160	1,750	1,840	1,840	0	0	1,840	2,770	2,92	2,92
	SR 78	LITTLETON RD		2	1.0 4LD	0	1,490	2,100	2,230	2,240	2,240	0	2,370	3,340	3,540	3,55	3,55
US 41	LITTLETON RD	BUS 41		2	1.2 4LD	0	1,490	2,100	2,230	2,240	2,240	0	2,370	3,340	3,540	3,55	3,55
	BUS 41	DEL PRADO BLVD		2	0.8 4LD	0	1,490	2,100	2,230	2,240	2,240	0	2,370	3,340	3,540	3,55	3,55
	DEL PRADO BLVD	TRAIL DAIRY		2	0.8 4LD	0	1,490	2,100	2,230	2,240	2,240	0	2,370	3,340	3,540	3,55	3,55
	TRAIL DAIRY	CHARLOTTE CO. LINE		2	2.6 4LD	940	1,540	2,200	2,830	3,140	3,140	1,500	2,440	3,490	4,490	4,98	4,98
	CHARLOTTE CO. LINE			2	2.6 4LD	940	1,540	2,200	2,830	3,140	3,140	1,500	2,440	3,490	4,490	4,98	4,98

LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY (2002 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRICT	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS)				
						A	B	C	D	E	A	B	C	D	E
VANDERBILT DR	COUNTY LINE	BONITA BEACH RD	8	1.0	2LN	20	330	510	670	990	40	630	970	1,260	1,860
VETERANS MEM. PKWY	McGREGOR BLVD	DEL PRADO BLVD	1 & 5	3.5	4LB	980	1,600	2,290	2,940	3,270	1,580	2,580	3,690	4,740	5,270
	DEL PRADO BLVD	SANTA BARBARA BLVD	5	2.0	6LD	0	1,900	2,940	3,070	3,070	0	3,060	4,740	4,960	4,960
	SANTA BARBARA BLVD	SKYLINE BLVD	5	1.0	6LD	0	1,900	2,940	3,070	3,070	0	3,060	4,740	4,960	4,960
	SKYLINE BLVD	SR 78	5	3.5	4LD	0	1,240	1,960	2,050	2,050	0	2,000	3,150	3,310	3,310
W TERRY ST	US 41	OLD 41	8	1.8	2LN	410	870	880	880	880	700	1,490	1,520	1,520	1,520
WINKLER RD	SUMMERLIN RD	GLADIOLUS DR	4	0.5	2LN	0	0	700	880	890	0	0	1,280	1,610	1,610
	GLADIOLUS DR	BRANDYWINE CIR	4	0.8	2LN	0	0	700	880	890	0	0	1,280	1,610	1,610
	BRANDYWINE CIR	CYPRESS LAKE DR	4	0.9	2LN	0	0	700	880	890	0	0	1,280	1,610	1,610
	CYPRESS LAKE DR	COLLEGE PKWY	4	0.7	4LD	0	0	280	1,500	1,610	0	0	510	2,730	2,940
	COLLEGE PKWY	SUNSET VISTA	4	0.5	2LN	0	370	760	810	810	0	720	1,490	1,600	1,600
	SUNSET VISTA	McGREGOR BLVD	4	0.8	2LN	0	370	760	810	810	0	720	1,490	1,600	1,600

SERVICE VOLUMES ON COLLECTORS IN LEE COUNTY (2003 DATA)

ROAD SEGMENT	FROM	TO	TRAFFIC DISTRICT	LENGTH (MILE)	ROAD TYPE	SERVICE VOLUMES (PEAK HOUR PEAK DIRECTION)					SERVICE VOLUMES (PEAK HOUR--BOTH DIRECTIONS)				
COLLECTORS						A	B	C	D	E	A	B	C	D	E
					2LN	0	130	420	550	880	0	230	730	970	1,550

TABLE 4 - 7
GENERALIZED PEAK HOUR DIRECTIONAL VOLUMES FOR FLORIDA'S
URBANIZED AREAS*

UNINTERRUPTED FLOW HIGHWAYS					
Level of Service					
Lanes Divided	A	B	C	D	E
1 Undivided	100	340	670	950	1,300
2 Divided	1,060	1,720	2,500	3,230	3,670
3 Divided	1,600	2,590	3,740	4,840	5,500
STATE TWO-WAY ARTERIALS					
Class I (>0.00 to 1.99 signalized intersections per mile)					
Level of Service					
Lanes Divided	A	B	C	D	E
1 Undivided	**	220	720	860	890
2 Divided	250	1,530	1,810	1,860	***
3 Divided	380	2,330	2,720	2,790	***
4 Divided	490	3,030	3,460	3,540	***
Class II (2.00 to 4.50 signalized intersections per mile)					
Level of Service					
Lanes Divided	A	B	C	D	E
1 Undivided	**	100	590	810	850
2 Divided	**	220	1,360	1,710	1,800
3 Divided	**	340	2,110	2,570	2,710
4 Divided	**	440	2,790	3,330	3,500
Class III (more than 4.5 signalized intersections per mile and not within primary city central business district of an urbanized area over 750,000)					
Level of Service					
Lanes Divided	A	B	C	D	E
1 Undivided	**	**	280	660	810
2 Divided	**	**	650	1,510	1,720
3 Divided	**	**	1,020	2,330	2,580
4 Divided	**	**	1,350	3,070	3,330
Class IV (more than 4.5 signalized intersections per mile and within primary city central business district of an urbanized area over 750,000)					
Level of Service					
Lanes Divided	A	B	C	D	E
1 Undivided	**	**	270	720	780
2 Divided	**	**	650	1,580	1,660
3 Divided	**	**	1,000	2,390	2,490
4 Divided	**	**	1,350	3,130	3,250
NON-STATE ROADWAYS					
Major City/County Roadways					
Level of Service					
Lanes Divided	A	B	C	D	E
1 Undivided	**	**	480	760	810
2 Divided	**	**	1,120	1,620	1,720
3 Divided	**	**	1,740	2,450	2,580
Other Signalized Roadways (signalized intersection analysis)					
Level of Service					
Lanes Divided	A	B	C	D	E
1 Undivided	**	**	250	530	660
2 Divided	**	**	580	1,140	1,320
Source: Florida Department of Transportation Systems Planning Office 605 Suwannee Street, MS 19 Tallahassee, FL 32399-0450 http://www11.myflorida.com/planning/systems/sm/los/default.htm					
02/22/02					

FREEWAYS						
Interchange spacing ≥ 2 mi. apart						
Level of Service						
Lanes	A	B	C	D	E	
2	1,270	2,110	2,940	3,580	3,980	
3	1,970	3,260	4,550	5,530	6,150	
4	2,660	4,410	6,150	7,480	8,320	
5	3,360	5,560	7,760	9,440	10,480	
6	4,050	6,710	9,360	11,390	12,650	
Interchange spacing < 2 mi. apart						
Level of Service						
Lanes	A	B	C	D	E	
2	1,130	1,840	2,660	3,440	3,910	
3	1,780	2,890	4,180	5,410	6,150	
4	2,340	3,940	5,700	7,380	8,380	
5	3,080	4,990	7,220	9,340	10,620	
6	3,730	6,040	8,740	11,310	12,850	
BICYCLE MODE						
(Note: Level of service for the bicycle mode in this table is based on roadway geometrics at 40 mph posted speed and traffic conditions, not number of bicyclists using the facility.) (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine maximum service volumes.)						
Paved Shoulder/ Bicycle Lane Coverage		Level of Service				
		A	B	C	D	E
	0-49%	**	**	170	720	>720
	50-84%	**	130	210	>210	***
	85-100%	160	380	>380	***	***
PEDESTRIAN MODE						
(Note: Level of service for the pedestrian mode in this table is based on roadway geometrics at 40 mph posted speed and traffic conditions, not the number of pedestrians using the facility.) (Multiply motorized vehicle volumes shown below by number of directional roadway lanes to determine maximum service volumes.)						
Sidewalk Coverage		Level of Service				
		A	B	C	D	E
	0-49%	**	**	**	330	810
	50-84%	**	**	**	520	990
	85-100%	**	120	590	>590	***
BUS MODE (Scheduled Fixed Route)						
(Buses per hour)						
Sidewalk Coverage		Level of Service				
		A	B	C	D	E
	0-84%	**	>5	≥4	≥3	≥2
	85-100%	>6	>4	≥3	≥2	≥1
ARTERIAL/NON-STATE ROADWAY ADJUSTMENTS						
DIVIDED/UNDIVIDED						
(alter corresponding volumes by the indicated percent)						
Lanes	Median	Left Turns Lanes	Adjustment Factors			
1 Divided	Yes		+5%			
1 Undivided	No		-20%			
Multi Undivided	Yes		-5%			
Multi Undivided	No		-25%			
ONE WAY FACILITIES						
Increase corresponding volume 20%						

*This table does not constitute a standard and should be used only for general planning applications. The computer models from which this table is derived should be used for more specific planning applications. The table and deriving computer models should not be used for corridor or intersection design, where more refined techniques exist. Values shown are hourly directional volumes for levels of service and are for the automobile/truck modes unless specifically stated. Level of service letter grade thresholds are probably not comparable across modes and, therefore, cross modal comparisons should be made with caution. Furthermore, combining levels of service of different modes into one overall roadway level of service is not recommended. To convert to annual average daily traffic volumes, these volumes must be divided by appropriate D and K factors. The table's input value defaults and level of service criteria appear on the following page. Calculations are based on planning applications of the Highway Capacity Manual, Bicycle LOS Model, Pedestrian LOS Model and Transit Capacity and Quality of Service Manual, respectively for the automobile/truck, bicycle, pedestrian and bus modes.

**Cannot be achieved using table input value defaults.

***Not applicable for that level of service letter grade. For automobile/truck modes, volumes greater than level of service D become F because intersection capacities have been reached. For bicycle and pedestrian modes, the level of service letter grade (including F) is not achievable, because there is no maximum vehicle volume threshold using table input value defaults.

Attachment III

Programmed Roadway Improvements

SUMMARY OF MAJOR ROAD PROJECTS PROGRAMMED BY LEE COUNTY - FY 05/06 TO FY 09/10

COMM DIST.	PROJ NUMBER	PROJECT NAME	LENGTH (MILES)	PRELIM	DESIGN	RIGHT-OF-WAY	CONSTRUCTION	LANDSCAPING	TOTAL BUDGET	PROJECT MANAGER
3,5	5034	Airport Connector Corridor Study Feasibility/alignment study, US 41 to I-75		06	Not yet programmed	Not yet programmed	Not yet programmed	Not yet programmed	\$500,000	Nicole Maxey, 479-8569 maxeync@leegov.com
5	4030	Alico Road Widening 6L, east of US 41 to Three Oaks Parkway	2.6	N/A	Complete	Complete	Complete but for RR crossing	06	\$15,829,000	Nicole Maxey, 479-8569 maxeync@leegov.com
1	6047	Boca Grande Master Drainage Project Development of master plan and implementation in 9 phases		N/A	Complete	N/A	Underway (1st 2 phases)	N/A	\$1,655,625	Eyra Cash, 479-8562 ecash@leegov.com
5		Ben Hill Griffin Parkway 6L Alico Road south 1 mile (being done as pipeline improvement by Gulf Coast Town Center DRI developer)	1.0	N/A	Complete	N/A	Underway	N/A	\$1,501,000	Andy Getch, 479-8510 getchal@leegov.com
3	4044	Bonita Beach Road Widen/Resurface Vanderbilt Dr. to Imperial (Resurface)/Imperial to I-75 (6L)	4.2	N/A	Complete	Complete	Underway	06	\$8,815,000	Nicole Maxey, 479-8569 maxeync@leegov.com
1,4	4088	Burnt Store Road 4L SR 78 (Pine Island Road) to Van Buren Parkway	2.7	N/A	Underway	06-10	Not yet programmed	Not yet programmed	\$23,421,000 (\$52,200,000)	Nicole Maxey, 479-8569 maxeync@leegov.com
4	4020	Business US 41 (SR 739) Four Lanes SR 78 (Pine Island Road) to Littleton Road	1.4	Complete (Co. funded)	Complete (by FDOT)	Complete (Co. funded, work by FDOT)	Underway	Maybe by CRA	\$8,795,538	Betsy Rowan, 479-8511 browan@leegov.com
4		Business US 41 (SR 739)/Littleton - US 41 4L Widening	2.5	Complete (by FDOT)	07	Not yet programmed	Not yet programmed	N/A	\$1,400,000 (\$22,090,000)	Betsy Rowan, 479-8511 browan@leegov.com
1	5053	Captiva Drive Shoulders Adding 4-ft. paved shoulders on both sides of road		N/A	In-house	N/A	06	N/A	\$450,000	Randy Cerchie, 479-8573 cerchirp@leegov.com
5	4054	Colonial Boulevard/ I-75 to SR 82 6L, includes design from Six Mile Pkwy to I-75 for City	2.6	Complete	Underway	06	07	08	\$10,376,000	Nicole Maxey, 479-8569 maxeync@leegov.com
1,2,4	5054	Colonial/McGregor-US 41 Grade Separation	N/A	06	Partial 10	Not yet programmed	Not yet programmed	Not yet programmed	\$6,063,629 (\$103,310,000)	Nicole Maxey, 479-8569 maxeync@leegov.com
2	6064	Colonial @ Metro Queue Jump	N/A	Complete	Underway	N/A	Not yet programmed	N/A	\$1,336,250	Don DeBerry, 479-8503 ddeberry@leegov.com
5		Corkscrew Curve Project to ease severe curve at Hendry County line	N/A	N/A	Complete	Underway	08	N/A	\$1,000,000	Don DeBerry, 479-8503 ddeberry@leegov.com
3,5	4723	Corkscrew Road East (Special Assessment) 4L, Ben Hill Griffin Parkway to The Habitat entrance	3.0	N/A	Underway	Underway	06 (To bid Aug. 06)	N/A	\$1,000,000 (Co. share)	Don DeBerry, 479-8503 ddeberry@leegov.com
3,5	4078	CR 951 Extension PD&E Study for new 4L, Immokalee Rd. (Collier Co.) to Alico Rd.	15.0	Underway	N/A	N/A	N/A	N/A	\$3,797,947 (\$250,000 from Collier Co.)	Don DeBerry, 479-8503 ddeberry@leegov.com

SUMMARY OF MAJOR ROAD PROJECTS PROGRAMMED BY LEE COUNTY - FY 05/06 TO FY 09/10

COMM DIST.	PROJ NUMBER	PROJECT NAME	LENGTH (MILES)	PRELIM	DESIGN	FISCAL YEAR OF PHASES RIGHT-OF-WAY CONSTRUCTION LANDSCAPING	TOTAL BUDGET	PROJECT MANAGER
3		CR 951 Extension South New 4L, Immokalee Rd. (Collier Co.) to Bonita Beach Rd. (Joint project, Collier Co. at 78% and Lee Co. at 22%)	4.5	Underway (#4078)	08	Not yet programmed Not yet programmed Not yet programmed	\$6,500,000 (\$92,600,000)	Don DeBerry, 479-8503 ddeberry@leegov.com
1	5033	Del Prado/Cape Coral Parkway Addition of 3rd SB to EB left turn lane at intersection	N/A	N/A	Underway	N/A 06	\$750,000	Don DeBerry, 479-8503 ddeberry@leegov.com
4	5032	Del Prado Extension Study Corridor study, US 41 to east of I-75 (including I-75 interchange)		Underway	Not yet programmed	Not yet programmed	\$562,000	Don DeBerry, 479-8503 ddeberry@leegov.com
5	5021	Estero Parkway Extension (formerly Koreschan Ext.) New 4L, Three Oaks Pkwy. to Ben Hill Griffin Pkwy., including preliminary phases for 2L extension from Ben Hill Griffin Pkwy. to Corkscrew Rd.	0.7	N/A	Underway	06 (To bid June 06)	\$31,357,701	Betsy Rowan, 479-8511 browan@leegov.com
3	4083	Gladiolus Widening 4L Pine Ridge Rd. to Bass Rd., 6L Bass Rd. to Winkler Rd., plus 4L Bass Rd. from Heathpark to Gladiolus and A&W Bulb Rd. overlay/sidewalk	2.3	N/A	Underway	08 (May be advanced to 07)	\$19,582,000	Mike Rigsby, 479-8513 mrigsby@leegov.com
5	4055	Gunnery Road/ SR 82 to Lee Blvd. 4L	2.2	Complete	Complete	06 (Bid Oct. 06)	\$13,323,000	Eyra Cash, 479-8562 ecash@leegov.com
3	4060	Imperial Street 4L, Bonita Beach Rd. to E. Terry St. (Joint project with City)	1.0	N/A	Underway	06	\$18,490,089	Nicole Maxey, 479-8569 maxeync@leegov.com
3	4056	Livingston/Imperial Connection New 4L, Collier Co. line to Bonita Beach Rd. (Joint project with City)	1.0	N/A	Complete	Complete	\$4,815,000	Nicole Maxey, 479-8569 maxeync@leegov.com
5		Lockett/Lehigh Corridor Study Corridor alignment study of Lockett Rd. Extension and connection to roads in Lehigh Acres, from I-75 to Joel Blvd.		07 (May be advanced to 06)	Not yet programmed	Not yet programmed	\$1,000,000	Don DeBerry, 479-8503 ddeberry@leegov.com
2	4072	Ortiz 4L/MLK-Lockett 4L widening, SR 82 (Dr. Martin Luther King, Jr. Blvd.) to Lockett Rd.	1.3	Complete	06	06-08 09	\$15,795,000	Eyra Cash, 479-8562 ecash@leegov.com
2	5056	Ortiz 4L/Lockett-SR 80 4L widening, Lockett Rd. to SR 80 (Palm Beach Blvd.)	1.3	Complete	06	06-08 10	\$18,290,600	Eyra Cash, 479-8562 ecash@leegov.com
2	4065	Plantation Ext./Idlewild to Colonial New 4L	1.0	Complete	Underway	06 07	\$7,055,000	Betsy Rowan, 479-8511 browan@leegov.com
5		Sandy Lane Ext. North 2L Extension, Corkscrew Road to Estero Parkway Simon Suncoast DRI building portion as 4L from Pelican Colony Blvd. to Corkscrew Rd.	1.4	Complete	09	Not yet programmed Not yet programmed	\$736,000 (\$10,053,000)	Andy Getch, 479-8510 getchaj@leegov.com

SUMMARY OF MAJOR ROAD PROJECTS PROGRAMMED BY LEE COUNTY - FY 05/06 TO FY 09/10

COMM DIST.	PROJ NUMBER	PROJECT NAME	LENGTH (MILES)	FISCAL YEAR OF PHASES				TOTAL BUDGET	PROJECT MANAGER
				PRELIM	DESIGN	RIGHT-OF-WAY	CONSTRUCTION		
2	4604	Six Mile Cypress Pkwy 4L N. of Daniels Pkwy. to S. of Winkler Ext.	2.3	N/A	Underway	06	07	\$7,714,000	Mike Rigsby, 479-8513 mrigsby@leegov.com
5	5055	SR 82 PD&E Advancement Study from Lee Blvd. to SR 29, jointly funded with Collier County and FDOT CIGP funds, FDOT to do study and subsequent phases	N/A	06	N/A	N/A	N/A	\$3,000,000	Don DeBerry, 479-8503 ddeberry@leegov.com
2,3,5	6007	Summerlin Rd Boy Scout-Cypress Lake Dr. 6L, including overpass at College Parkway	2.6	N/A	Underway	Underway	08	\$25,907,215	Don DeBerry, 479-8503 ddeberry@leegov.com
3	4067	Summerlin Rd./San Carlos to Gladiolus 6L, including grade separations at San Carlos and at Gladiolus	4.3	Complete	Complete	Complete	Underway	\$43,907,659	Mike Rigsby, 479-8513 mrigsby@leegov.com
5	4053	Three Oaks Parkway Extension North New 4L, N. of Alico Rd. to Daniels Pkwy.	3.5	Complete	Underway	06	Not yet programmed	\$22,122,362	Eyra Cash, 479-8582 ecash@leegov.com
3	4043	Three Oaks Parkway Extension South New 4L, E. Terry St. to Bonita Bill Dr. (Joint project with City)	4.1	Complete	Underway	Underway	07	\$43,381,805	Nicole Maxey, 479-8569 maxeync@leegov.com
5	4081	Three Oaks Parkway Widening 4L, Corkscrew Rd. to Alico Rd.	4.6	N/A	Underway	Underway	06	\$21,878,000	Betsy Rowan, 479-8511 browan@leegov.com
5	4068	Treeline Extension North/Daniels - Colonial New 4L (Being advanced and constructed by Worthington for credits)	4.2	Complete	Complete (by Dev.)	Complete	Underway	\$1,612,000 (Co. share)	Nicole Maxey, 479-8569 maxeync@leegov.com
1	5814	Sanibel Bridge Replacement Replacement of Spans "A", "B" and "C"	N/A	Complete	Complete	N/A	Underway	\$118,093,112	Paul Wingard, 479-8545 wingardpw@leegov.com
1		Matlacha Pass Bridge Replacement	N/A	N/A	06	08	(May be advanced to 08)	\$18,194,000	Ehab Guirguis, 694-3334 emoawad@leegov.com
3		Big Carlos Pass Bridge Rehab	N/A	N/A	06	N/A	08	\$1,750,000	Ehab Guirguis, 694-3334 emoawad@leegov.com
1	5816	Sanibel Toll Facility Reconstruction Rebuild and expand the Sanibel Bridge toll plaza and building	N/A	N/A	Complete	N/A	06	\$20,900,000	Paul Wingard, 479-8545 wingardpw@leegov.com
2,3	5815	Cape Coral Toll Facility Reconstruction Rebuild and expand the Cape Coral Bridge toll plaza	N/A	N/A	Underway	N/A	08 (May be advanced to 06)	\$11,538,624	Paul Wingard, 479-8545 wingardpw@leegov.com
TOTAL			74.3					\$584,196,156	

NOTES: 1) Standard font identifies budget/status of project based on current adopted CIP. Any proposed changes are identified in italics.
2) Budget figures represent estimates for programming purposes. All dollar figures are subject to adjustment. Program year represents when funds are available, not necessarily when phase started or completed.

Florida Department of Transportation Work Program

2006-2010 ADOPTED
Last Update: 11/19/2005 - 06:40 AM

District 1 - LEE County

Category: Highways
Phase: Construction
Item Number: 411035-1

Transportation System Description	District	Length		Type of Work		Item	
	Fiscal Year:	2006	2007	2008	2009	2010	
Category: Highways							
Intrastate Interstate	01 - Lee County	3.703 Miles		Add Lanes & Reconstruct		411035-1	
I-75 FROM N OF DANIELS PKWY TO S OF COLONIAL BLVD							** SIS **
	Right Of Way			\$7,177,100			
	Construction						\$19,669,860
	Construction Support						\$3,489,878

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Florida Department of Transportation Work Program

2006-2010 ADOPTED
Last Update: 11/19/2005 - 06:40 AM

District 1 - LEE County

Category: **Highways**
Phase: **Construction**
Item Number: **406225-4**

Transportation System Description	District	Length	Type of Work	Item	
Fiscal Year:	2006	2007	2008	2009	2010

Category: Highways

Intrastate Interstate	01 - Lee County	7.717 Miles	Add Lanes & Reconstruct	406225-4
I-75 FROM S OF CORKSCREW ROAD TO S OF DANIELS PARKWAY				** SIS **
Right Of Way (On-Going)	\$21,742,735	\$9,302,865		
Railroad & Utilites		\$100,000	\$1,150,000	
Construction			\$29,702,308	
Construction Support			\$5,534,462	

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Florida Department of Transportation Work Program

2006-2010 ADOPTED
Last Update: 11/19/2005 - 06:40 AM

District 1 - LEE County

Category: **Highways**
Phase: **Construction**
Item Number: **406225-2**

Transportation System Description	District	Length	Type of Work	Item
Fiscal Year:	2006	2007	2008	2009

Category: Highways

Intrastate Interstate	01 - Lee County	7.316 Miles	Add Lanes & Reconstruct	406225-2
I-75 FROM S OF BONITA BCH RD TO S OF CORKSCREW ROAD				** SIS **
Right Of Way	\$13,452,445	\$5,532,655		
Railroad & Utilites	\$100,000	\$500,000		
Construction			\$47,562,768	
Environmental	\$35,000	\$2,507,673	\$250,000	
Construction Support			\$7,234,482	

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Florida Department of Transportation Work Program

2006-2010 ADOPTED
Last Update: 11/19/2005 - 06:40 AM

District 1 - LEE County

Category: **Highways**
Phase: **Construction**
Item Number: **200966-1**

Transportation System Description	District	Length	Type of Work	Item	
Fiscal Year:	2006	2007	2008	2009	2010

Category: Highways

Intrastate Interstate I-75 AT ALICO ROAD	01 - Lee County	2.117 Miles	Interchange (major)	200966-1	
					** SIS **
Right Of Way (On-Going)	\$900,499				
Construction (On-Going)	\$76,955				
Contract Incentives		\$400,000			

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Florida Department of Transportation Work Program

2006-2010 ADOPTED
Last Update: 11/19/2005 - 06:40 AM

District 1 - LEE County

Category: Highways
Phase: Construction
Item Number: 406224-2

Transportation System Description	District	Length		Type of Work		Item
Fiscal Year:	2006	2007	2008	2009	2010	
Category: Highways						
Intrastate Interstate	01 - Lee County	1.628 Miles	Interchange (major)	406224-2		
I-75 AT DANIELS PARKWAY INTERCHANGE						** SIS **
Right Of Way	\$35					
Railroad & Utilites		\$232,049				\$2,363,439
Construction				\$39,753,669		
Construction Support				\$3,269,945		

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Attachment IV
Historical Traffic Data
for FDOT Count Stations

2004 Historical AADT Report

County: 12 - LEE

1988	10,944	E	0	W	0	0.10	0.74	5.30
1987	11,422	E	0	W	0	0.10	0.73	7.50
1986	10,249	E	0	W	0	0.00	0.00	0.00
1985	8,921	E	0	W	0	0.00	0.00	0.00
1984	8,245	E	0	W	0	0.00	0.00	0.00
1983	7,638	E	0	W	0	0.00	0.00	0.00
1982	7,830	E	0	W	0	0.00	0.00	0.00
1980	3,083	E	0	W	0	0.00	0.00	0.00
1979	3,155	E	0	W	0	0.00	0.00	0.00
1978	2,815	E	0	W	0	0.00	0.00	0.00
1977	2,689	E	0	W	0	0.00	0.00	0.00
1976	2,549	E	0	W	0	0.00	0.00	0.00
1975	2,956	E	0	W	0	0.00	0.00	0.00
1974	2,619	E	0	W	0	0.00	0.00	0.00
1973	2,559	E	0	W	0	0.00	0.00	0.00
1972	2,343	E	0	W	0	0.00	0.00	0.00
1971	2,079	E	0	W	0	0.00	0.00	0.00
1970	2,097	E	0	W	0	0.00	0.00	0.00

Site: 0033 Description: SR 884 SOUTH OF SR 80 LC305

Year	AADT	Direction 1	Direction 2	K Factor	D Factor	T Factor
1995	0	N 0	S 0	0.09	0.00	0.00
1994	C 4,200	N 2,100	S 2,100	0.10	0.55	7.60
1993	C 4,200	N 0	S 0	0.10	0.57	11.20
1992	C 3,700	N 0	S 0	0.00	0.00	11.20
1991	3,714	N 0	S 0	0.09	0.51	4.80
1990	3,971	N 0	S 0	0.00	0.00	0.00
1989	3,508	N 0	S 0	0.00	0.00	0.00
1988	4,101	N 0	S 0	0.00	0.00	0.00
1987	3,754	N 0	S 0	0.00	0.00	0.00
1986	4,051	N 0	S 0	0.00	0.00	0.00
1985	3,494	N 0	S 0	0.00	0.00	0.00
1984	0	N 0	S 0	0.00	0.00	0.00
1983	3,030	N 0	S 0	0.00	0.00	0.00
1982	3,333	N 0	S 0	0.00	0.00	0.00
1980	882	N 0	S 0	0.00	0.00	0.00
1979	914	N 0	S 0	0.00	0.00	0.00
1978	849	N 0	S 0	0.00	0.00	0.00
1977	808	N 0	S 0	0.00	0.00	0.00
1976	775	N 0	S 0	0.00	0.00	0.00
1974	790	N 0	S 0	0.00	0.00	0.00
1973	817	N 0	S 0	0.00	0.00	0.00
1972	792	N 0	S 0	0.00	0.00	0.00
1971	764	N 0	S 0	0.00	0.00	0.00
1970	739	N 0	S 0	0.00	0.00	0.00

Site: 0034 Description: SR 45/US 41, NW OF SANIBEL BOULEVARD LC424

Year	AADT	Direction 1	Direction 2	K Factor	D Factor	T Factor
2004	C 50,000	N 25,000	S 25,000	0.10	0.54	8.40
2003	C 42,000	N 21,000	S 21,000	0.10	0.56	8.40
2002	C 42,000	N 21,500	S 20,500	0.10	0.57	7.40
2001	C 38,500	N 19,500	S 19,000	0.10	0.56	6.00
2000	C 32,000	N 16,000	S 16,000	0.10	0.55	7.30
1999	C 30,000	N 15,000	S 15,000	0.10	0.55	5.80
1998	C 27,000	N 14,000	S 13,000	0.10	0.54	5.00
1997	C 29,500	N 15,000	S 14,500	0.10	0.54	5.40
1996	C 30,500	N 15,500	S 15,000	0.11	0.57	5.20
1995	C 28,500	N 14,500	S 14,000	0.10	0.55	6.90

AADT Flags: C = Computed; E = Manual Estimate; F = First Year Est;
 S = Second Year Est; T = Third Year Est; X = Unknown

Florida Department of Transportation
 Transportation Statistics Office
2004 Historical AADT Report

County: 12 - LEE

1994	C	28,000	N	14,000	S	14,000	0.10	0.55	4.80
1993	C	29,500	N	16,000	S	13,500	0.00	0.00	0.00
1992	C	28,000	N	14,500	S	13,500	0.00	0.00	0.00
1991		26,482	N	13,299	S	13,183	0.00	0.00	0.00
1990		26,451	N	13,167	S	13,284	0.00	0.00	0.00
1989		16,036	N	7,839	S	8,197	0.00	0.00	0.00
1988		17,976	N	8,673	S	9,303	0.00	0.00	0.00
1987		16,506	N	8,221	S	8,285	0.00	0.00	0.00
1986		16,543	N	8,359	S	8,184	0.00	0.00	0.00
1985		15,122	N	7,527	S	7,595	0.00	0.00	0.00
1984		13,568	N	6,834	S	6,734	0.00	0.00	0.00
1983		12,149	N	6,169	S	5,980	0.00	0.00	0.00
1982		12,576	N	6,266	S	6,310	0.00	0.00	0.00
1980		12,613	N	6,309	S	6,304	0.00	0.00	0.00
1979		13,587	N	6,872	S	6,715	0.00	0.00	0.00
1978		12,441	N	6,269	S	6,172	0.00	0.00	0.00
1977		10,780	N	5,396	S	5,384	0.00	0.00	0.00
1976		10,520	N	5,245	S	5,275	0.00	0.00	0.00
1975		12,581	N	6,235	S	6,346	0.00	0.00	0.00
1974		11,512	N	5,723	S	5,789	0.00	0.00	0.00
1973		10,472	N	5,202	S	5,270	0.00	0.00	0.00
1972		9,152	N	4,512	S	4,640	0.00	0.00	0.00
1971		8,291	N	4,116	S	4,175	0.00	0.00	0.00
1970		7,934	N	3,970	S	3,964	0.00	0.00	0.00

Site: 0035 Description: SOUTH OF BONITA BEACH RD., SR S-865

Year	AADT	Direction 1	Direction 2	K Factor	D Factor	T Factor
1978	6,852	E 0	W 0	0.00	0.00	0.00
1977	6,895	E 0	W 0	0.00	0.00	0.00
1976	10,926	E 0	W 0	0.00	0.00	0.00
1975	10,509	E 0	W 0	0.00	0.00	0.00
1974	9,407	E 0	W 0	0.00	0.00	0.00
1973	10,071	E 0	W 0	0.00	0.00	0.00
1972	9,215	E 0	W 0	0.00	0.00	0.00
1971	7,357	E 0	W 0	0.00	0.00	0.00
1970	8,177	E 0	W 0	0.00	0.00	0.00

Site: 0036 Description: SR 45/US 41/TAMIAMI TRAIL, NW OF SR 739/US BUS 41

Year	AADT	Direction 1	Direction 2	K Factor	D Factor	T Factor
2004	C 25,000	N 12,500	S 12,500	0.10	0.54	7.20
2003	C 21,500	N 11,000	S 10,500	0.10	0.56	6.00
2002	C 20,500	N 9,500	S 11,000	0.10	0.57	7.10
2001	C 18,300	N 9,600	S 8,700	0.10	0.56	5.80
2000	C 18,900	N 9,600	S 9,300	0.10	0.55	6.70
1999	C 23,000	N 11,500	S 11,500	0.10	0.55	8.50
1998	C 18,700	N 9,400	S 9,300	0.10	0.54	6.50
1997	C 18,800	N 9,400	S 9,400	0.10	0.54	7.40
1996	C 19,800	N 10,000	S 9,800	0.11	0.57	5.00
1995	C 24,500	N 12,500	S 12,000	0.10	0.55	4.30
1994	C 22,000	N 11,000	S 11,000	0.10	0.55	6.10
1993	C 21,000	N 10,500	S 10,500	0.10	0.57	3.90
1992	C 21,000	N 10,500	S 10,500	0.00	0.00	3.90
1991	13,871	N 7,049	S 6,822	0.09	0.60	5.50
1990	19,317	N 9,838	S 9,479	0.08	0.54	4.40
1989	17,386	N 8,647	S 8,739	0.00	0.00	0.00
1988	18,849	N 9,400	S 9,449	0.00	0.00	0.00
1987	17,301	N 8,649	S 8,652	0.00	0.00	0.00
1986	14,499	N 7,281	S 7,218	0.00	0.00	0.00

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Site: 0051 Description: WEST OF ORTIZ RD.

Year	AADT	Direction 1	Direction 2	K Factor	D Factor	T Factor
1986	20,600	E 10,347	W 10,253	0.00	0.00	0.00
1985	19,603	E 9,731	W 9,872	0.00	0.00	0.00
1984	18,670	E 9,268	W 9,402	0.00	0.00	0.00
1983	17,865	E 8,985	W 8,880	0.00	0.00	0.00
1982	18,739	E 9,316	W 9,423	0.00	0.00	0.00
1981	17,879	E 8,897	W 8,982	0.00	0.00	0.00
1980	14,722	E 7,334	W 7,388	0.00	0.00	0.00
1979	14,424	E 7,158	W 7,266	0.00	0.00	0.00

Site: 0052 Description: CR 884, COLONIAL BLVD, WEST OF SR 45/US 41

Year	AADT	Direction 1	Direction 2	K Factor	D Factor	T Factor
1989	30,715	E 0	W 0	0.00	0.00	0.00
1988	33,517	E 0	W 0	0.00	0.00	0.00
1987	31,345	E 0	W 0	0.00	0.00	0.00
1986	31,603	E 0	W 0	0.00	0.00	0.00
1985	29,288	E 0	W 0	0.00	0.00	0.00
1984	31,040	E 0	W 0	0.00	0.00	0.00
1983	31,213	E 0	W 0	0.00	0.00	0.00
1982	14,558	E 0	W 0	0.00	0.00	0.00
1981	15,756	E 0	W 0	0.00	0.00	0.00
1980	12,540	E 0	W 0	0.00	0.00	0.00
1979	12,118	E 0	W 0	0.00	0.00	0.00

Site: 0053 Description: SR 93/I 75 NORTH OF LEE/COLLIER COUNTY LINE

Year	AADT	Direction 1	Direction 2	K Factor	D Factor	T Factor
1989	19,389	N 9,566	S 9,823	0.00	0.00	0.00
1988	21,001	N 10,327	S 10,674	0.00	0.00	0.00
1987	17,524	N 8,589	S 8,935	0.00	0.00	0.00
1986	13,502	N 6,791	S 6,711	0.00	0.00	0.00
1985	9,979	N 5,289	S 4,690	0.00	0.00	0.00
1984	0	N 0	S 0	0.00	0.00	0.00
1983	9,051	N 4,797	S 4,254	0.00	0.00	0.00
1982	8,947	N 4,367	S 4,580	0.00	0.00	0.00

Site: 0054 Description: SR 93/I 75 SOUTH OF CORKSCREW ROAD

Year	AADT	Direction 1	Direction 2	K Factor	D Factor	T Factor
2004	C 63,000	N 31,000	S 32,000	0.09	0.51	6.70
2003	C 60,000	N 29,500	S 30,500	0.10	0.53	6.70
2002	C 65,500	N 32,500	S 33,000	0.10	0.56	13.00
2001	C 60,500	N 30,000	S 30,500	0.10	0.55	13.10
2000	C 58,500	N 28,500	S 30,000	0.10	0.58	14.70
1999	C 52,500	N 27,000	S 25,500	0.10	0.57	13.60
1998	C 50,500	N 25,000	S 25,500	0.10	0.56	13.40
1997	C 45,000	N 22,500	S 22,500	0.11	0.57	11.90
1996	C 39,000	N 19,500	S 19,500	0.10	0.53	10.30
1995	C 36,000	N 18,500	S 17,500	0.10	0.54	13.00
1994	C 35,000	N 17,000	S 18,000	0.11	0.58	10.40
1993	C 31,000	N 15,000	S 16,000	0.11	0.59	11.00
1992	C 28,500	N 14,500	S 14,000	0.00	0.00	10.90
1991	22,772	N 11,246	S 11,526	0.08	0.61	13.50
1990	24,982	N 12,789	S 12,193	0.09	0.67	14.80
1989	17,150	N 8,452	S 8,698	0.00	0.00	0.00
1988	19,340	N 9,871	S 9,469	0.00	0.00	0.00
1987	17,701	N 8,963	S 8,738	0.00	0.00	0.00
1986	13,942	N 7,158	S 6,784	0.00	0.00	0.00

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1985	11,359	N	5,689	S	5,670	0.00	0.00	0.00
1984	10,289	N	5,144	S	5,145	0.00	0.00	0.00
1983	8,810	N	4,388	S	4,422	0.00	0.00	0.00
1982	11,552	N	5,848	S	5,704	0.00	0.00	0.00
1981	6,967	N	3,458	S	3,509	0.00	0.00	0.00

Site: 0055 Description: SR 93/I 75 SOUTH OF ALICO ROAD

Year	AADT	Direction 1	Direction 2	K Factor	D Factor	T Factor
2004	C 67,500	N 33,500	S 34,000	0.09	0.51	13.10
2003	C 64,500	N 32,000	S 32,500	0.10	0.53	13.10
2002	F 65,500	N 32,500	S 33,000	0.10	0.56	13.10
2001	C 62,500	N 31,000	S 31,500	0.10	0.55	10.20
2000	C 60,500	N 30,500	S 30,000	0.10	0.58	15.50
1999	C 59,000	N 29,500	S 29,500	0.10	0.57	13.30
1998	C 52,000	N 26,000	S 26,000	0.10	0.56	14.20
1997	C 44,500	N 22,000	S 22,500	0.11	0.57	12.90
1996	C 32,000	N 15,500	S 16,500	0.10	0.53	10.30
1995	C 37,500	N 18,500	S 19,000	0.10	0.54	13.00
1994	C 35,000	N 17,500	S 17,500	0.11	0.58	10.40
1993	C 37,000	N 17,000	S 20,000	0.00	0.00	0.00
1991	25,219	N 11,748	S 13,471	0.00	0.00	0.00
1990	22,720	N 11,178	S 11,542	0.00	0.00	0.00
1989	16,464	N 7,604	S 8,860	0.00	0.00	0.00
1988	18,000	N 8,101	S 9,899	0.00	0.00	0.00
1987	12,604	N 6,379	S 6,225	0.00	0.00	0.00
1986	12,960	N 6,505	S 6,455	0.00	0.00	0.00
1985	12,068	N 6,039	S 6,029	0.00	0.00	0.00
1984	11,065	N 5,429	S 5,636	0.00	0.00	0.00
1983	9,544	N 4,835	S 4,709	0.00	0.00	0.00
1982	12,171	N 6,230	S 5,941	0.00	0.00	0.00
1981	7,428	N 3,648	S 3,780	0.00	0.00	0.00
1980	0	N 0	S 0	0.00	0.00	0.00

Site: 0056 Description: SR 93/I 75, SOUTH OF DANIELS PARKWAY

Year	AADT	Direction 1	Direction 2	K Factor	D Factor	T Factor
2004	C 82,000	N 40,500	S 41,500	0.09	0.51	14.00
2003	C 78,000	N 38,500	S 39,500	0.10	0.53	14.00
2002	F 69,500	N 35,500	S 34,000	0.10	0.56	15.70
2001	C 66,000	N 33,500	S 32,500	0.10	0.55	14.00
2000	C 70,500	N 35,500	S 35,000	0.10	0.58	10.90
1999	C 70,000	N 35,500	S 34,500	0.10	0.57	11.50
1998	C 65,000	N 32,500	S 32,500	0.10	0.56	13.20
1997	C 51,000	N 24,000	S 27,000	0.11	0.57	12.30
1996	C 38,500	N 19,000	S 19,500	0.10	0.53	10.30
1995	C 44,500	N 22,500	S 22,000	0.10	0.54	13.00
1994	C 40,500	N 21,500	S 19,000	0.11	0.58	10.40
1993	C 42,000	N 21,000	S 21,000	0.00	0.00	0.00
1991	31,080	N 15,336	S 15,744	0.00	0.00	0.00
1990	21,102	N 10,990	S 10,112	0.00	0.00	0.00
1989	16,893	N 8,583	S 8,310	0.00	0.00	0.00
1988	18,077	N 9,132	S 8,945	0.00	0.00	0.00
1987	16,242	N 8,019	S 8,223	0.00	0.00	0.00
1986	16,096	N 8,145	S 7,951	0.00	0.00	0.00
1985	14,567	N 7,371	S 7,196	0.00	0.00	0.00
1984	13,238	N 6,659	S 6,579	0.00	0.00	0.00
1983	11,375	N 5,715	S 5,660	0.00	0.00	0.00
1982	14,204	N 7,196	S 7,008	0.00	0.00	0.00
1980	0	N 0	S 0	0.00	0.00	0.00

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1986	15,589	N 7,853	S 7,736	0.00	0.00	0.00
1985	13,983	N 6,919	S 7,064	0.00	0.00	0.00
1984	12,366	N 6,188	S 6,178	0.00	0.00	0.00
1983	11,574	N 5,861	S 5,713	0.00	0.00	0.00
1982	11,718	N 5,821	S 5,897	0.00	0.00	0.00

Site: 0066 Description: SR 45/US 41, SOUTHEAST OF ALICO ROAD

Year	AADT	Direction 1	Direction 2	K Factor	D Factor	T Factor
2004	C 55,000	N 27,500	S 27,500	0.10	0.54	6.20
2003	C 44,500	N 22,500	S 22,000	0.10	0.56	6.20
2002	C 45,000	N 22,000	S 23,000	0.10	0.57	8.00
2001	C 39,500	N 20,000	S 19,500	0.10	0.56	6.80
2000	C 38,000	N 19,000	S 19,000	0.10	0.55	7.30
1999	C 33,000	N 16,500	S 16,500	0.10	0.55	5.80
1998	C 32,000	N 16,000	S 16,000	0.10	0.54	5.00
1997	F 36,000	N 18,000	S 18,000	0.10	0.54	8.80
1996	C 35,000	N 17,500	S 17,500	0.11	0.57	5.20
1995	C 31,500	N 15,500	S 16,000	0.10	0.55	6.90
1994	C 34,500	N 17,000	S 17,500	0.10	0.55	4.80
1993	C 31,500	N 16,000	S 15,500	0.10	0.57	3.40
1992	C 32,500	N 16,000	S 16,500	0.00	0.00	3.40
1991	22,275	N 11,183	S 11,092	0.08	0.61	3.70
1990	31,464	N 15,954	S 15,510	0.08	0.54	5.80
1989	26,330	N 12,929	S 13,401	0.00	0.00	0.00
1988	29,378	N 14,470	S 14,908	0.00	0.00	0.00
1987	27,409	N 13,561	S 13,848	0.00	0.00	0.00
1986	22,643	N 12,032	S 10,611	0.00	0.00	0.00
1985	21,523	N 10,667	S 10,856	0.00	0.00	0.00
1984	0	N 0	S 0	0.00	0.00	0.00
1983	16,875	N 8,294	S 8,581	0.00	0.00	0.00
1982	18,198	N 9,141	S 9,057	0.00	0.00	0.00

Site: 0067 Description: SR 45/US 41, NORTHWEST OF ALICO ROAD LC420

Year	AADT	Direction 1	Direction 2	K Factor	D Factor	T Factor
2004	C 61,500	N 31,500	S 30,000	0.10	0.54	8.20
2003	C 57,500	N 29,500	S 28,000	0.10	0.56	8.20
2002	C 51,500	N 26,500	S 25,000	0.10	0.57	5.60
2001	C 54,000	N 26,500	S 27,500	0.10	0.56	8.10
2000	C 47,000	N 23,500	S 23,500	0.10	0.55	6.60
1999	C 41,500	N 19,000	S 22,500	0.10	0.55	5.80
1998	C 42,000	N 20,000	S 22,000	0.10	0.54	5.00
1997	C 41,000	N 20,000	S 21,000	0.10	0.54	10.00
1996	C 46,000	N 23,500	S 22,500	0.11	0.57	4.10
1995	C 42,500	N 21,500	S 21,000	0.10	0.55	6.00
1994	C 42,000	N 21,000	S 21,000	0.10	0.55	6.30
1993	C 40,500	N 20,500	S 20,000	0.00	0.00	0.00
1992	C 39,500	N 19,500	S 20,000	0.00	0.00	0.00
1991	36,910	N 18,536	S 18,374	0.00	0.00	0.00
1990	37,113	N 18,624	S 18,489	0.00	0.00	0.00
1989	29,695	N 14,634	S 15,061	0.00	0.00	0.00
1988	33,849	N 16,612	S 17,237	0.00	0.00	0.00
1987	32,046	N 15,791	S 16,255	0.00	0.00	0.00
1986	28,922	N 14,444	S 14,478	0.00	0.00	0.00
1985	25,080	N 12,443	S 12,637	0.00	0.00	0.00
1984	0	N 0	S 0	0.00	0.00	0.00
1983	19,513	N 9,876	S 9,637	0.00	0.00	0.00
1982	20,407	N 10,290	S 10,117	0.00	0.00	0.00

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2001	C 26,000	E 13,000	W 13,000	0.10	0.56	14.10
2000	C 27,000	E 13,500	W 13,500	0.10	0.55	11.40
1999	C 24,500	E 12,000	W 12,500	0.10	0.55	16.90
1998	C 23,500	E 11,500	W 12,000	0.10	0.54	13.50
1997	C 24,000	E 11,500	W 12,500	0.10	0.54	11.20
1996	C 22,000	E 11,000	W 11,000	0.11	0.57	10.00
1995	C 22,000	E 11,000	W 11,000	0.10	0.55	10.80
1994	C 23,000	E 12,000	W 11,000	0.10	0.55	12.90
1993	C 23,000	E 11,000	W 12,000	0.00	0.00	0.00
1992	C 21,500	E 10,500	W 11,000	0.00	0.00	0.00
1991	23,525	E 12,523	W 11,002	0.00	0.00	0.00

Site: 0086 Description: SR 80/PALM BEACH BLVD, WEST OF HENDRY COUNTY LC358

Year	AADT	Direction 1	Direction 2	K Factor	D Factor	T Factor
1998	0	E 0	W 0	0.08	0.00	0.00
1997	C 9,200	E 0	W 0	0.10	0.54	13.40
1996	C 8,400	E 0	W 0	0.11	0.57	12.00
1995	C 8,300	E 0	W 0	0.10	0.55	10.70
1994	C 8,000	E 0	W 0	0.10	0.55	14.20
1993	C 7,700	E 0	W 0	0.00	0.00	0.00
1992	C 7,400	E 0	W 0	0.00	0.00	0.00
1991	6,748	E 0	W 0	0.00	0.00	0.00

Site: 0087 Description: SR 865, S OF SR 867 (REALIGNED 1994-1995) (LC378)

Year	AADT	Direction 1	Direction 2	K Factor	D Factor	T Factor
1995	C 15,000	N 0	S 0	0.10	0.55	5.80
1994	C 22,000	N 0	S 0	0.10	0.55	5.40
1993	C 22,000	N 0	S 0	0.00	0.00	0.00
1992	C 22,500	N 0	S 0	0.00	0.00	0.00
1991	23,004	N 0	S 0	0.00	0.00	0.00

Site: 0088 Description: SR865/SAN CARLOS, .7 MI S OF CR869/SUMMERLIN

Year	AADT	Direction 1	Direction 2	K Factor	D Factor	T Factor
1999	C 23,000	N 11,500	S 11,500	0.10	0.55	4.10
1998	C 23,500	N 12,000	S 11,500	0.10	0.54	2.90
1997	S 28,500	N 14,000	S 14,500	0.10	0.54	4.30
1996	F 27,500	N 13,500	S 14,000	0.11	0.57	2.20
1995	C 27,500	N 13,500	S 14,000	0.09	0.50	6.20
1994	C 27,500	N 0	S 0	0.10	0.55	9.70
1993	C 27,500	N 13,500	S 14,000	0.00	0.00	0.00
1992	C 26,500	N 13,000	S 13,500	0.00	0.00	0.00
1991	25,287	N 12,430	S 12,857	0.00	0.00	0.00

Site: 0089 Description: SR 45/US 41/TAMIAMI TR,N OF ESTERO RV/S OF CNTY RD

Year	AADT	Direction 1	Direction 2	K Factor	D Factor	T Factor
2004	C 48,500	N 24,500	S 24,000	0.10	0.54	6.70
2003	C 37,500	N 19,000	S 18,500	0.10	0.56	6.70
2002	C 32,500	N 15,000	S 17,500	0.10	0.55	7.80
2001	C 32,000	N 16,000	S 16,000	0.10	0.56	6.30
2000	F 30,500	N 15,500	S 15,000	0.10	0.55	9.00
1999	C 28,500	N 14,500	S 14,000	0.10	0.55	5.60
1998	C 26,000	N 13,000	S 13,000	0.10	0.54	5.50
1997	C 26,500	N 13,500	S 13,000	0.10	0.54	5.40
1996	C 24,500	N 12,500	S 12,000	0.11	0.57	5.20
1995	F 26,000	N 13,500	S 12,500	0.10	0.55	6.90
1994	C 25,000	N 13,000	S 12,000	0.10	0.55	4.80
1993	C 23,000	N 11,500	S 11,500	0.00	0.00	0.00

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1996	C	7,800	E	3,900	W	3,900	0.11	0.59	13.80
1995	C	7,000	E	3,500	W	3,500	0.11	0.67	16.60
1994	C	6,200	E	0	W	0	0.10	0.55	9.70
1993	C	5,000	E	2,500	W	2,500	0.00	0.00	0.00
1992	C	4,800	E	2,400	W	2,400	0.00	0.00	0.00
1991		4,473	E	2,274	W	2,199	0.00	0.00	0.00

Site: 0102 Description: SR 884 WEST OF GUNNERY ROAD LCPR22

Year		AADT	Direction 1	Direction 2	K Factor	D Factor	T Factor
1994	C	16,000	E 0	W 0	0.10	0.55	9.70
1993	C	14,000	E 6,800	W 7,200	0.00	0.00	0.00
1992	C	14,300	E 7,200	W 7,100	0.00	0.00	0.00
1991		12,360	E 6,225	W 6,135	0.00	0.00	0.00

Site: 0103 Description: SR45/US41/TAMIAMI TR, S OF CHARLOTTE COUNTY LC449

Year		AADT	Direction 1	Direction 2	K Factor	D Factor	T Factor
2004	C	17,400	N 8,900	S 8,500	0.10	0.54	12.10
2003	C	15,400	N 7,700	S 7,700	0.10	0.56	10.80
2002	C	15,400	N 7,600	S 7,800	0.10	0.57	9.40
2001	C	15,300	N 7,600	S 7,700	0.10	0.56	12.10
2000	C	13,900	N 6,800	S 7,100	0.10	0.55	13.40
1999	C	13,900	N 7,000	S 6,900	0.10	0.55	8.50
1998	C	12,500	N 6,100	S 6,400	0.10	0.54	6.50
1997	C	11,700	N 5,900	S 5,800	0.10	0.54	7.40
1996	C	12,300	N 6,200	S 6,100	0.11	0.57	5.00
1995	C	12,200	N 6,300	S 5,900	0.10	0.55	4.30
1994	C	11,500	N 5,800	S 5,700	0.10	0.55	6.10
1993	C	12,000	N 6,400	S 5,600	0.00	0.00	0.00
1992	C	10,600	N 5,000	S 5,600	0.00	0.00	0.00
1991		10,863	N 5,518	S 5,345	0.00	0.00	0.00

Site: 0104 Description: SR 80/PALM BEACH BLVD, WEST OF SR 31 LCPR5

Year		AADT	Direction 1	Direction 2	K Factor	D Factor	T Factor
2004	C	27,500	E 14,500	W 13,000	0.10	0.54	13.40
2003	C	24,000	E 13,000	W 11,000	0.10	0.56	13.40
2002	C	26,500	E 13,500	W 13,000	0.10	0.57	7.30
2001	C	27,000	E 13,500	W 13,500	0.10	0.56	14.10
2000	C	27,500	E 14,000	W 13,500	0.10	0.55	10.50
1999	C	26,500	E 13,000	W 13,500	0.10	0.52	16.90
1998	C	25,000	E 12,500	W 12,500	0.10	0.54	8.20
1997	C	24,000	E 12,000	W 12,000	0.10	0.54	8.80
1996	C	23,000	E 11,500	W 11,500	0.10	0.54	6.20
1995	C	22,000	E 11,000	W 11,000	0.10	0.63	7.60
1994	C	22,000	E 11,000	W 11,000	0.10	0.55	9.70
1993	C	18,700	E 9,600	W 9,100	0.00	0.00	0.00
1992	C	18,500	E 9,300	W 9,200	0.00	0.00	0.00

Site: 0105 Description: SR 45/US 41 SOUTHEAST OF HICKORY DRIVE LCPR25

Year		AADT	Direction 1	Direction 2	K Factor	D Factor	T Factor
2004	C	44,000	N 22,000	S 22,000	0.10	0.54	6.30
2003	C	41,000	N 20,000	S 21,000	0.10	0.56	6.20
2002	C	43,000	N 21,500	S 21,500	0.10	0.57	5.60
2001	C	38,500	N 19,000	S 19,500	0.10	0.56	5.90
2000	C	35,500	N 17,500	S 18,000	0.10	0.55	7.30
1999	C	32,000	N 16,000	S 16,000	0.10	0.52	5.80
1998	C	29,500	N 14,500	S 15,000	0.10	0.54	8.20
1997	C	31,000	N 15,500	S 15,500	0.10	0.54	8.80

AADT Flags: C = Computed; E = Manual Estimate; F = First Year Est;
S = Second Year Est; T = Third Year Est; X = Unknown

2004 Historical AADT Report

County: 12 - LEE

1996	C 31,500	N 16,000	S 15,500	0.11	0.57	6.20
1995	C 30,000	N 15,000	S 15,000	0.11	0.58	7.60
1994	C 30,000	N 15,000	S 15,000	0.10	0.55	9.70
1993	C 27,500	N 14,000	S 13,500	0.00	0.00	0.00
1992	C 27,000	N 13,500	S 13,500	0.00	0.00	0.00

Site: 0106 Description: SR 876/DANIELS RD, EAST OF TREELINE ROAD LCPR32

Year	AADT	Direction 1	Direction 2	K Factor	D Factor	T Factor
2003	C 43,000	E 21,500	W 21,500	0.10	0.54	4.40
2002	C 40,000	E 20,500	W 19,500	0.10	0.55	4.40
2001	C 39,500	E 20,000	W 19,500	0.10	0.56	8.90
2000	C 32,000	E 16,000	W 16,000	0.10	0.55	8.90
1999	C 30,500	E 15,500	W 15,000	0.11	0.55	17.80
1998	C 28,500	E 14,500	W 14,000	0.11	0.55	17.00
1997	C 26,500	E 13,500	W 13,000	0.11	0.55	15.50
1996	C 24,000	E 12,000	W 12,000	0.12	0.56	14.40
1995	C 21,500	E 10,500	W 11,000	0.13	0.55	18.30
1994	C 19,100	E 9,500	W 9,600	0.10	0.54	9.70

Site: 0107 Description: SR 82, EAST OF OWEN AVENUE SOUTH

Year	AADT	Direction 1	Direction 2	K Factor	D Factor	T Factor
2004	C 13,300	E 6,800	W 6,500	0.10	0.55	11.10

Site: 0108 Description: SR 82, EAST OF COMMERCE LAKES DRIVE LC 222

Year	AADT	Direction 1	Direction 2	K Factor	D Factor	T Factor
2004	C 9,700	E 4,800	W 4,900	0.10	0.55	13.60

Site: 0184 Description: SR-93/I-75, 42' S OF DANIELS PKWY UNDERPASS, LEE CO

Year	AADT	Direction 1	Direction 2	K Factor	D Factor	T Factor
2004	C 50,801	N 26,584	S 24,217	0.10	0.58	9.00
2003	F 48,500	N 0	S 0	0.10	0.58	9.00
2002	C 46,667	N 24,674	S 21,993	0.10	0.58	13.10
2001	C 44,784	N 23,732	S 21,052	0.10	0.57	14.70
2000	C 43,420	N 23,128	S 20,292	0.10	0.61	6.40
1999	C 41,967	N 22,252	S 19,715	0.10	0.61	8.10
1998	C 38,753	N 20,664	S 18,089	0.10	0.59	5.70
1997	C 33,872	N 18,196	S 15,676	0.11	0.57	5.90
1996	C 31,298	N 16,821	S 14,477	0.11	0.55	7.20
1995	C 28,988	N 15,564	S 13,424	0.11	0.58	8.00
1994	C 27,449	N 14,651	S 12,798	0.11	0.58	11.10
1993	C 26,932	N 14,492	S 12,440	0.11	0.59	10.30
1992	C 24,529	N 13,208	S 11,321	0.11	0.57	9.70
1991	C 0	N 0	S 0	0.00	0.00	0.00

Site: 0203 Description: SR-884, 1.6 MI W OF I-75, LEE CO.

Year	AADT	Direction 1	Direction 2	K Factor	D Factor	T Factor
2004	C 46,691	E 23,671	W 23,020	0.10	0.55	6.40
2003	C 42,021	E 21,089	W 20,932	0.10	0.57	5.10
2002	C 39,197	E 19,522	W 19,675	0.11	0.55	4.30
2001	C 38,303	E 19,046	W 19,257	0.11	0.56	4.60
2000	C 37,898	E 18,914	W 18,984	0.11	0.56	5.20
1999	C 34,756	E 17,699	W 17,057	0.11	0.56	4.90
1998	C 30,876	E 15,276	W 15,600	0.11	0.58	4.50
1997	C 25,469	E 12,715	W 12,754	0.12	0.60	4.30
1996	C 18,595	E 9,705	W 8,890	0.13	0.68	4.10
1995	C 17,950	E 9,368	W 8,582	0.10	0.63	16.60
1994	C 17,993	E 9,357	W 8,636	0.10	0.64	9.70

AADT Flags: C = Computed; E = Manual Estimate; F = First Year Est;

S = Second Year Est; T = Third Year Est; X = Unknown

Attachment V
Original DRI Traffic Information

OTHER

Although most of the on-site facilities are accounted for in the preceding categories, the trips generated by the proposed school can be counted as internal trips. By taking the projection of 1310 students, and assuming 2 trips per pupil, 2620 trips can be classified as internal, with the remainder as external.

2620 Internal

5731 External

SUMMARY OF INTERNAL/EXTERNAL SPLIT

	<u>Internal</u>	<u>External</u>
Work	600	3665
Shopping	1550	6801
Soc/Rec	3126	5225
Other	<u>2620</u>	<u>5731</u>
Total Internal	*7896	Total External 21,4222
Total Trips	29,318	
Generated from		
within the project		

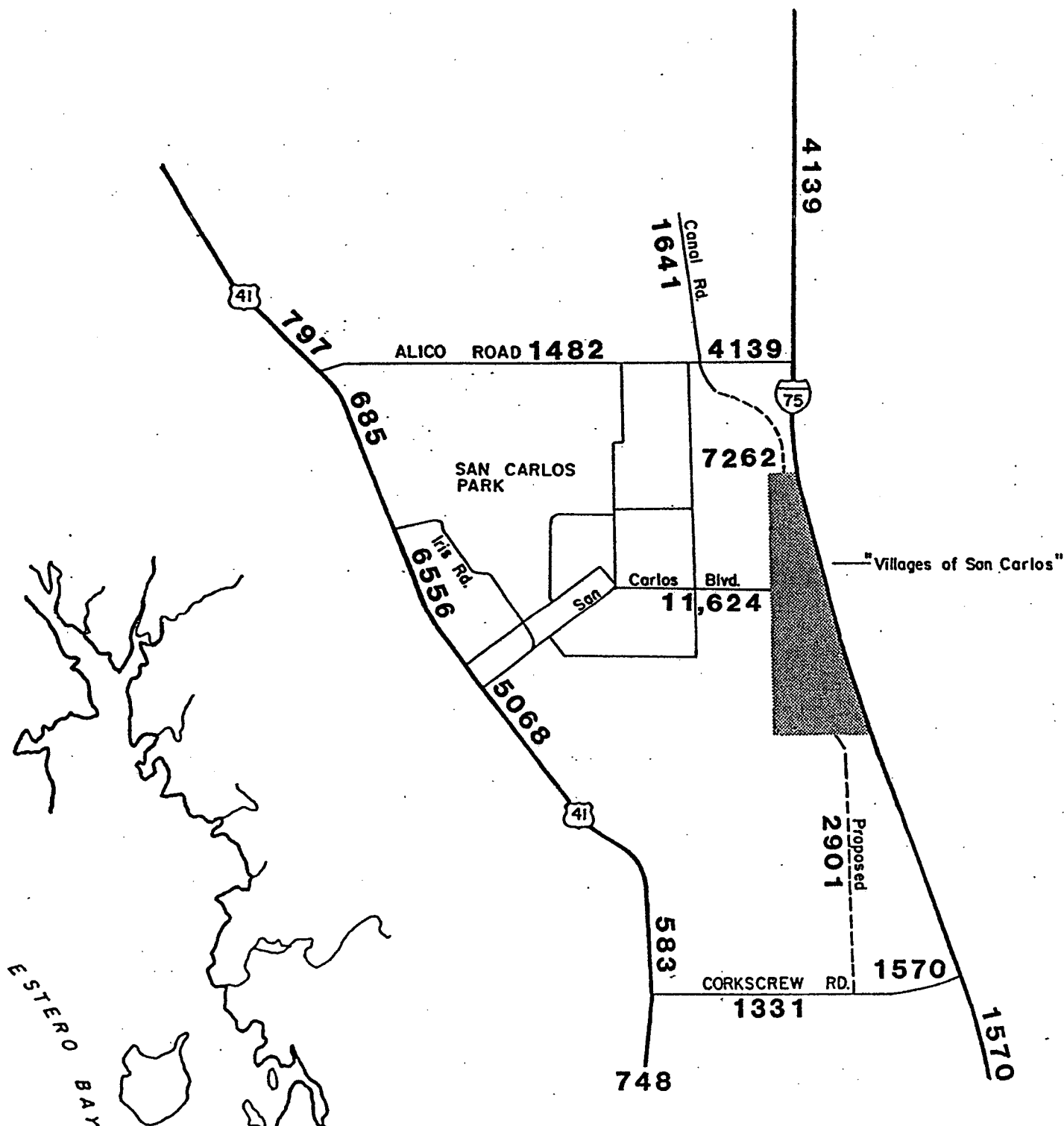
TRIPS ATTRACTED from OUTSIDE the PROJECT BOUNDARIES

Since 80 percent of the shopping trips generated by the commercial facility are assumed to be coming from within the project, 20 percent, or 387 will be externally generated.

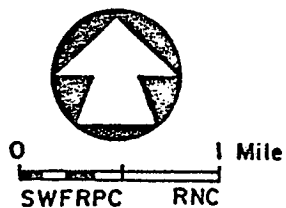
TOTAL TRIPS GENERATED BY THE PROJECT

Internal 7896

External 21,809



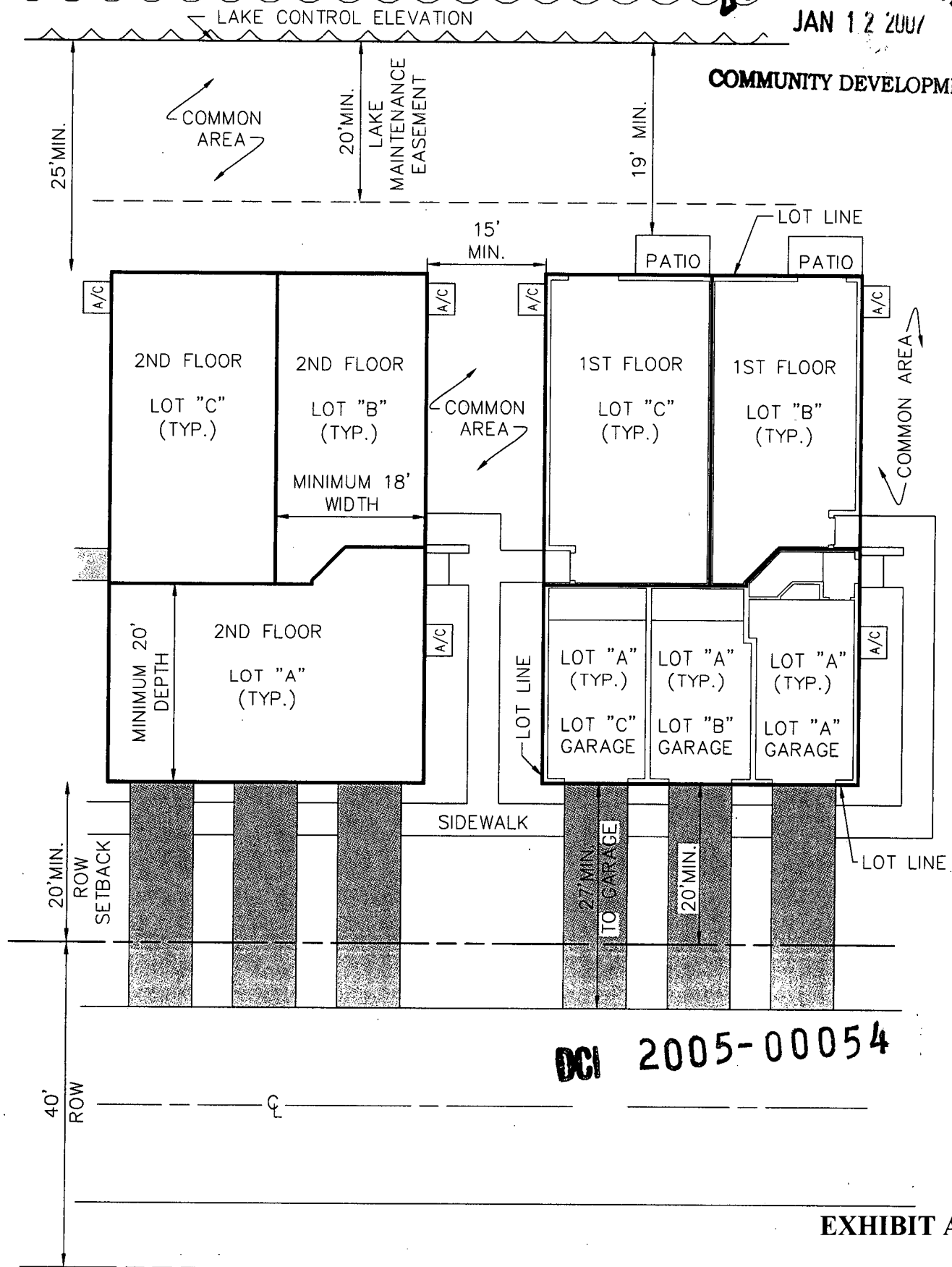
MAP D-2
YEAR 2000 TRAFFIC ADDED
BY VILLAGES OF SAN CARLOS

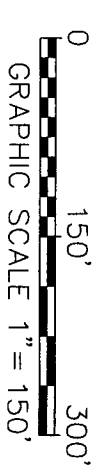


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JAN 12 2007

COMMUNITY DEVELOPMENT





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JAN 12 2007

JAN 12 200

COMMUNITY DEVELOPMENT

NOTES:

1. CORNER LOTS WITH REDUCED STREET SETBACKS PROPOSED AS SHOWN.

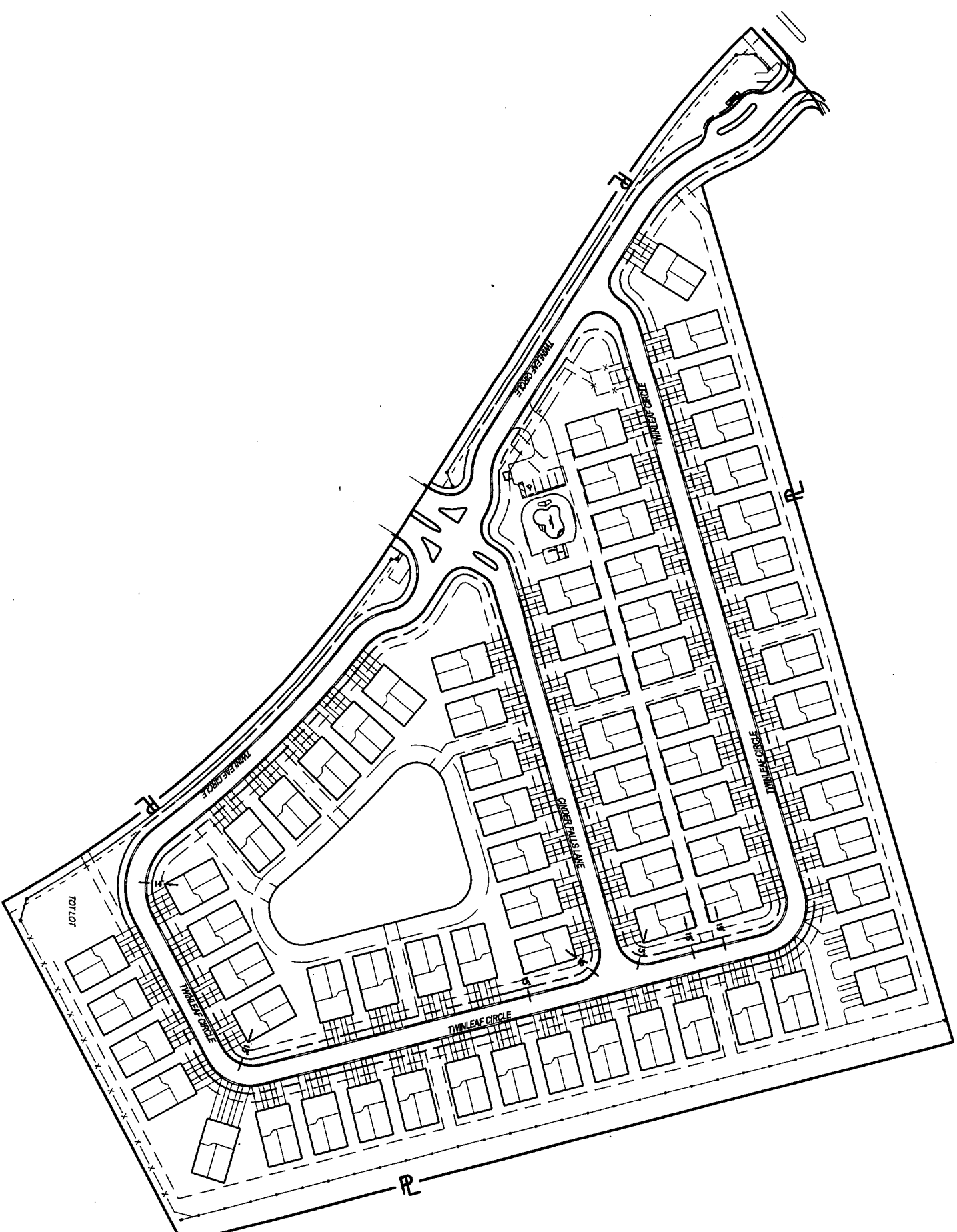


EXHIBIT A-1

061 2005-00054

PREPARED FOR:

D.R. HORTON, INC.

12771 WESTLINKS DRIVE, UNIT 9
FORT MYERS, FLORIDA 33913
PHONE: (239) 225-2600
FAX: (239) 225-2601

[illegible]

Wankar Engineering

Professional Engineers, Planners & Land Surveyors

10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
PHONE: (239) 938-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

MASTER CONCEPT PLAN

TIMBERWALK SOUTH - PARCEL M-2

LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-#)
12-27-2006	2406	SITE 8	SEH	SEH	SEH	1"=150'	1	1	

EXHIBIT B

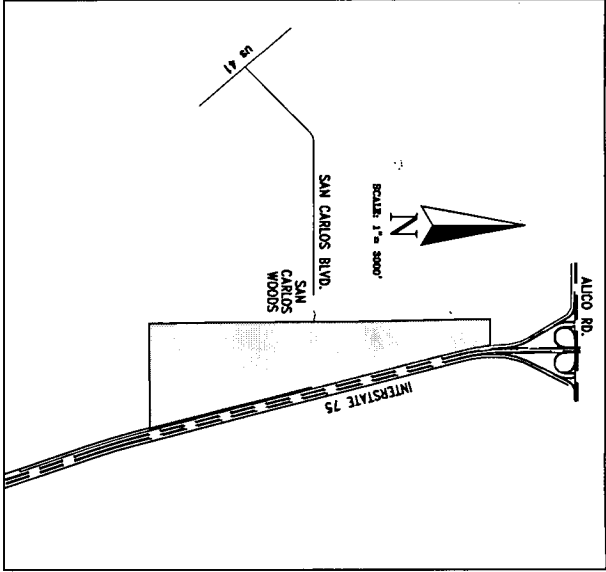
DCI 2005-00054

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NOV 29 2005

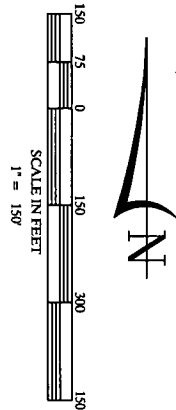
COMMUNITY DEVELOPMENT

COMMUNICATION
TOWER APPROVED
BY SE22005-00012
& LD02005-00551

DESCRIPTION	AREA (ACRES)
RPD	
TRACTS	309.32 ACRES
+ R/W	49.01 ACRES
TOTAL	358.33 ACRES
CFPD	111.08 ACRES
CPD	25.35 ACRES
TOTAL	494.76 ACRES



- PREVIOUSLY APPROVED DEVIATION LIST
SEE Z-91-083 FOR CONDITIONS OF APPROVAL
- APPROVED ONLY
- NOTE:
- If approved, the Master Concept Plan (available for inspection at 1831 Handy Street in Fort Myers) will deviate from the following Lee County Standards:
- All Districts ① Access road deviation
 - All Districts ② Access to adjoining property
 - All Districts ③ Powers drive deviation
 - RPD Only ④ Open space deviation
 - All Districts ⑤ Excavation depth deviation
 - RPD Only ⑥ Property development deviation
 - All Districts ⑦ Sign deviation
 - All Districts ⑧ Fence around excavation deviation
 - All Districts ⑨ Street buffer deviation
 - All Districts ⑩ Pavement standards deviation
 - RPD Only ⑪ Real estate sales deviation
 - RPD Only ⑫ Back out parking deviation
 - All District ⑬ - WITHDRAWN
 - Specific Location ⑭ Intersection separation deviation



Nov 29, 2005 - 1:00pm C.O. Najarro
Z:\Current Projects\110-01-03(12) Villages of San Carlos (05-12-08)\02 110-06-87 MCP B1-B2.dwg

REVISION	DATE	REMARKS	CHK. BY
4	5/17/06	ROSED BIG SURFACING RESPONSE	TJP
3	5/17/06	LINE CHANGES TO REFINING PARCELS ETC.	TJP
2	12/4/01	EXTENDED EXISTING RS-1 SHADING	JPE
1	8/2/99	ADDED ROAD ACCESS STATIONS	JPE

EXISTING PREVIOUSLY COMPLETED

EXISTING SINGLE FAMILY SUBDIVISIONS (EASTGATE AT SAN CARLOS PINES, PINE RUN AT THREE OAKS, PINE GLEN UNIT ONE, AND CYPRESS CHASE AT THREE OAKS) ARE CURRENTLY ZONED RS-1 PURSUANT TO ZONING RESOLUTION Z-81-87.

* STATIONS FOR THESE C's ARE BASED ON ORIGINAL CORUICO ROAD ALIGNMENT

REVISED
MASTER CONCEPT PLAN
FOR
VILLAGES OF SAN CARLOS
BY
SOUTHWEST FLORIDA CAPITAL CORPORATION
(REDUCED TO HALF SCALE)

DATE: NOV 29 2005

1334 LANTANA STREET • SUITE 200 • FT. MYERS, FL 33904
TELEPHONE: (239) 949-2345 FAX: (239) 949-8779

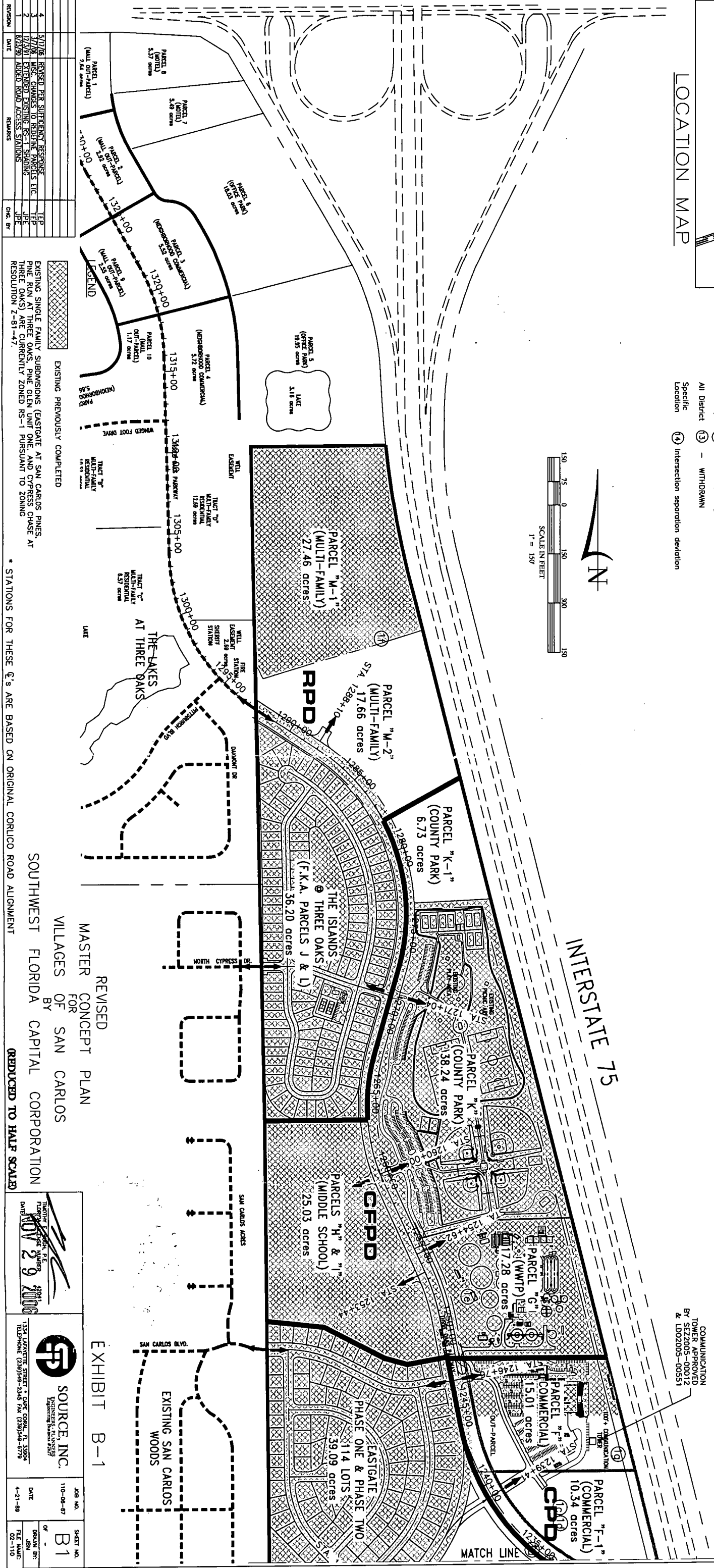
JOB NO. 110-06-87

SHEET NO. B1

DATE 4-21-88

DESIGN BY: JBN

FILE NAME: 02-110



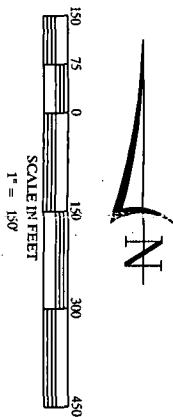
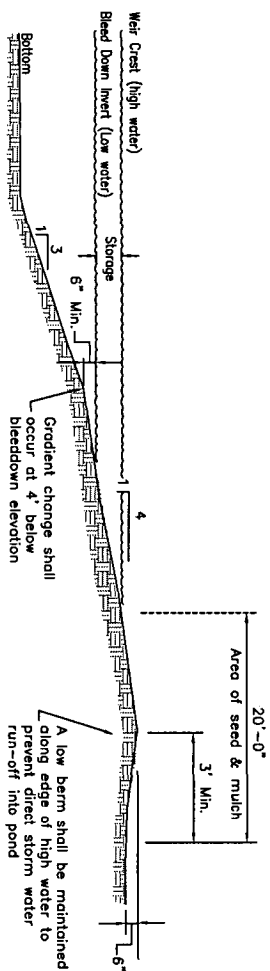
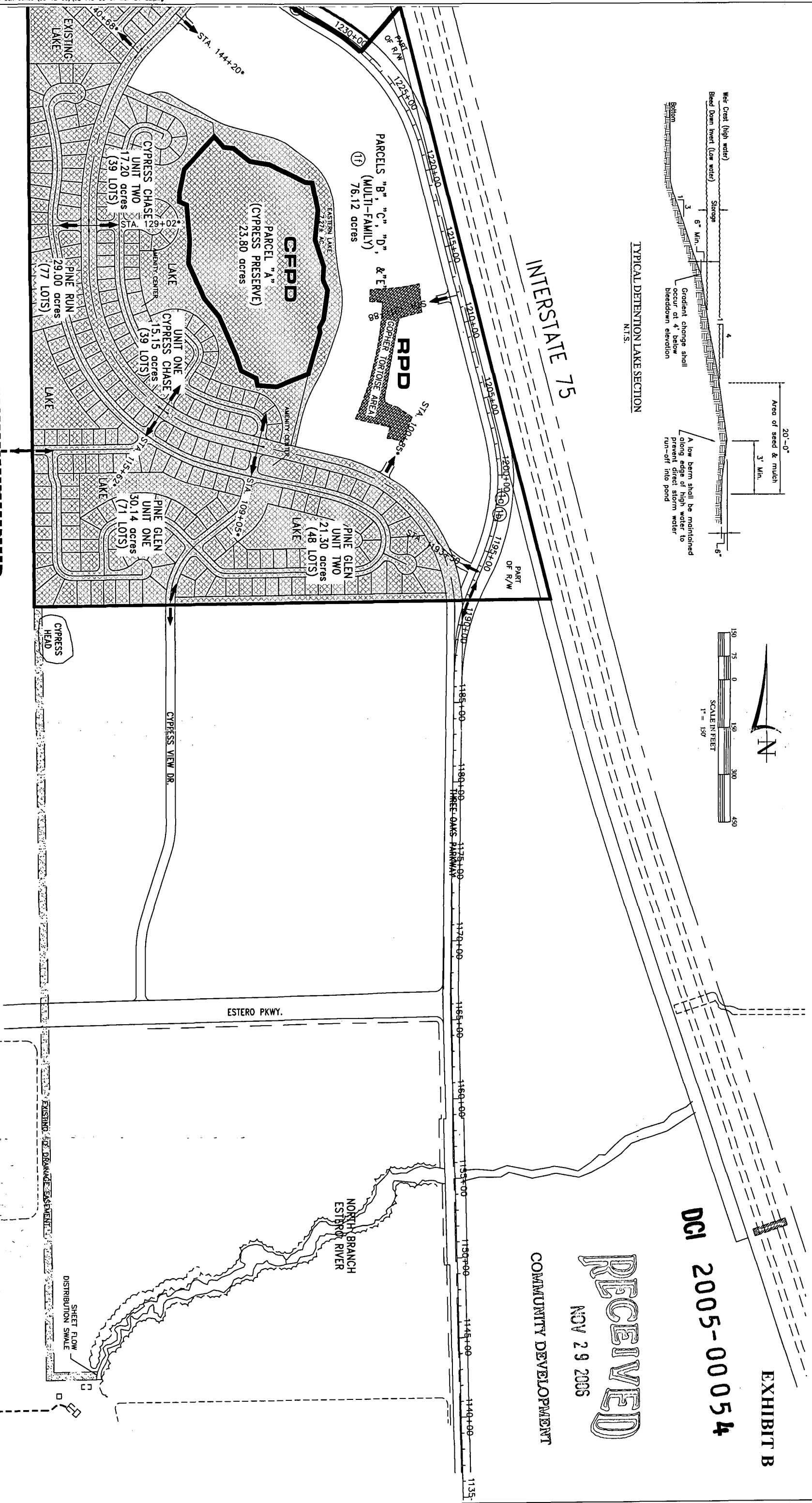


EXHIBIT B

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COMMUNITY DEVELOPMENT



REVISÉD

MASTER CONCEPT PLAN

VILLAGES OF SAN CARLOS

WILEY
BY

SOUTHWEST FLORIDA CAPITAL CORPORATION

(REDUCED TO HALF SCALE)

XHIBIT B-2

710-06-87

B2

30 -

DRAWN BY
JBN

FILE NAME
02-110

RPD
SHEET 13 OF 13

of 810.00 feet, a delta of $13^{\circ}39'14''$, a chord bearing of $N.37^{\circ}51'19''E.$ and a chord distance of 192.57 feet to a point of tangency; thence run $N.44^{\circ}40'01''E.$ along said Easterly right-of-way line for 222.08 feet to a point of curvature; thence run Northeasterly along said Easterly right-of-way line for 382.06 feet along the arc of a curve concave Northwesterly, with a radius of 1030.00 feet, a delta of $21^{\circ}15'10''$, a chord bearing of $N.34^{\circ}02'00''E.$ and a chord distance of 379.87 feet to a point on a curve on the right-of-way line of the aforesaid realignment of Three Oaks Parkway; thence run Northeasterly along the right-of-way line of said realignment for 123.36 feet (122.84 per right-of-way map) along the arc of a curve concave Southeasterly, with a radius of 470.00 feet, a delta of $15^{\circ}02'16''$ ($14^{\circ}58'31''$ per right-of-way map), a chord bearing of $N.51^{\circ}02'10''E.$ ($N.51^{\circ}04'03''E.$ per right-of-way map), and a chord distance of 123.00 feet (122.49 feet per right-of-way map) to a point of tangency; thence run $N.58^{\circ}33'18''E.$ along the right-of-way line of said realignment for 42.96 feet to a point of curvature; thence run Southeasterly along said realignment for 45.82 feet along the arc of a curve concave Southerly, with a radius of 30.00 feet, a delta of $87^{\circ}30'29''$, a chord bearing of $S.77^{\circ}41'27''E.$ and a chord distance of 41.49 feet to a point of reverse curvature; thence run Southeasterly along said right-of-way line of said realignment for 586.03 feet along the arc of a curve concave Northeasterly, with a radius of 1350.00 feet, a delta of $24^{\circ}52'19''$, a chord bearing of $S.46^{\circ}22'22''E.$ and a chord distance of 581.44 feet to a point of tangency; thence run $S.58^{\circ}48'32''E.$ along said right-of-way of said realignment for 200.62 feet to a point of curvature; thence run Southeasterly along said right-of-way line of said realignment for 933.83 feet along the arc of a curve concave Southwesterly, with a radius of 1200.00 feet, a delta of $44^{\circ}35'13''$, a chord bearing of $S.36^{\circ}30'56''E.$ and a chord distance of 910.44 feet to a point of tangency; thence run $S.14^{\circ}13'23''E.$ along the right-of-way line of said realignment for 226.11 feet to the point of beginning.

Said tract contains 76.12 acres.

DCI 2005-00054

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COMMUNITY DEVELOPMENT

**ZONING SKETCH OF
EXISTING THREE OAKS PARKWAY RIGHT-OF-WAY
SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA**

THIS IS NOT A SURVEY.

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS RDW

FILE # 46-25-10

SKETCH DATE: 10/26/06

SHEET 1 OF 5

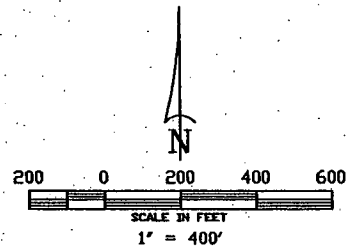
CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	1120.00'	01°27'49"	28.61'	28.61'	S.56°43'28"E.
2	1220.00'	73°56'49"	1574.55'	1467.53'	S.20°28'57"E.
17	1120.00'	73°56'49"	1443.49'	1347.24'	N.20°28'57"W.

POINT OF
COMMENCEMENT N.89°18'02"E. 835.53'

N.W. CORNER, S.E.1/4
SECTION 10-46-25

NORTH LINE OF THE S.E.1/4



DCI 2005-00054
LINE TABLE

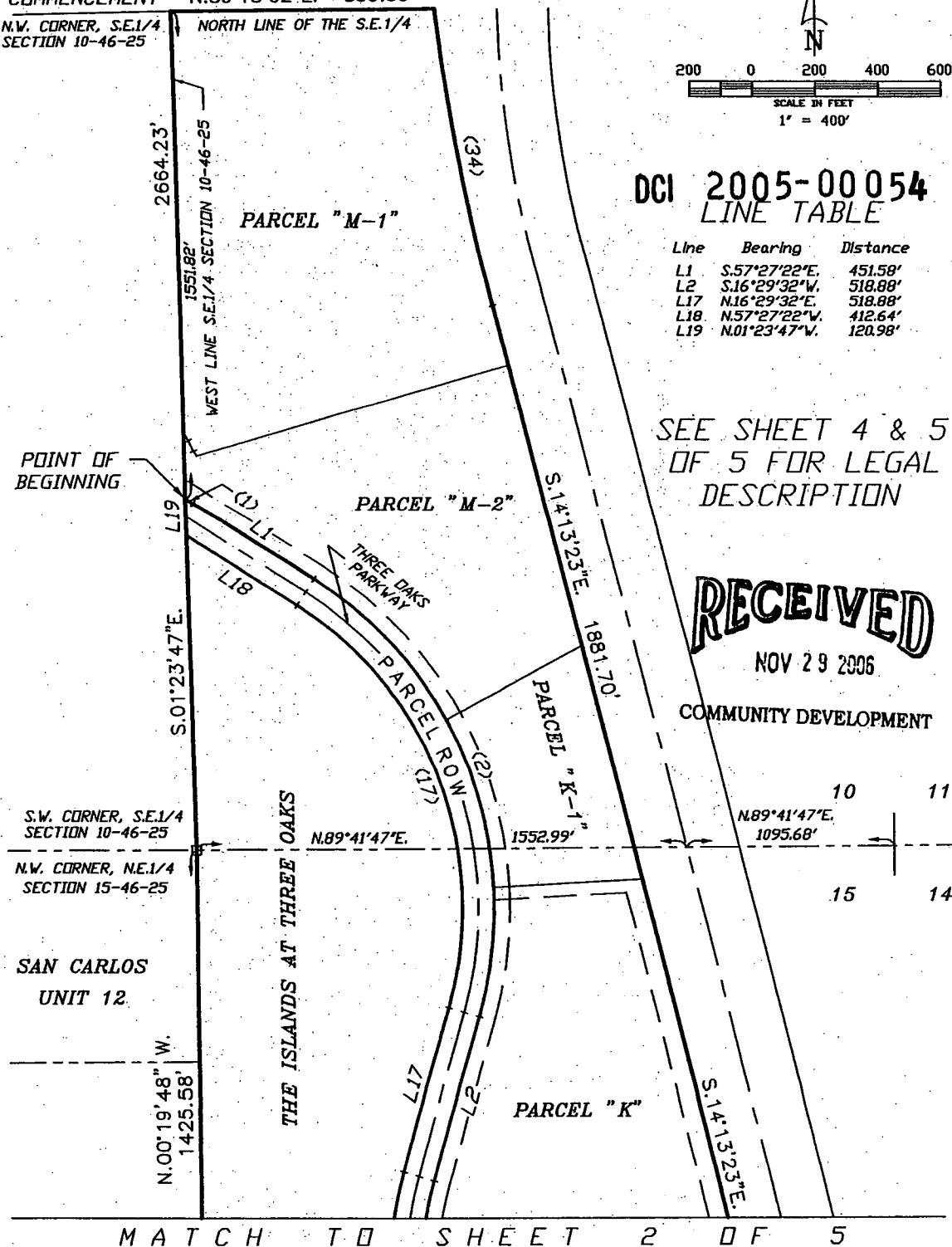
Line	Bearing	Distance
L1	S.57°27'22"E.	451.58'
L2	S.16°29'32"W.	518.88'
L17	N.16°29'32"E.	518.88'
L18	N.57°27'22"W.	412.64'
L19	N.01°23'47"W.	120.98'

SEE SHEET 4 & 5
OF 5 FOR LEGAL
DESCRIPTION

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NOV 29 2006

COMMUNITY DEVELOPMENT



MATCH TO SHEET 2 OF 5

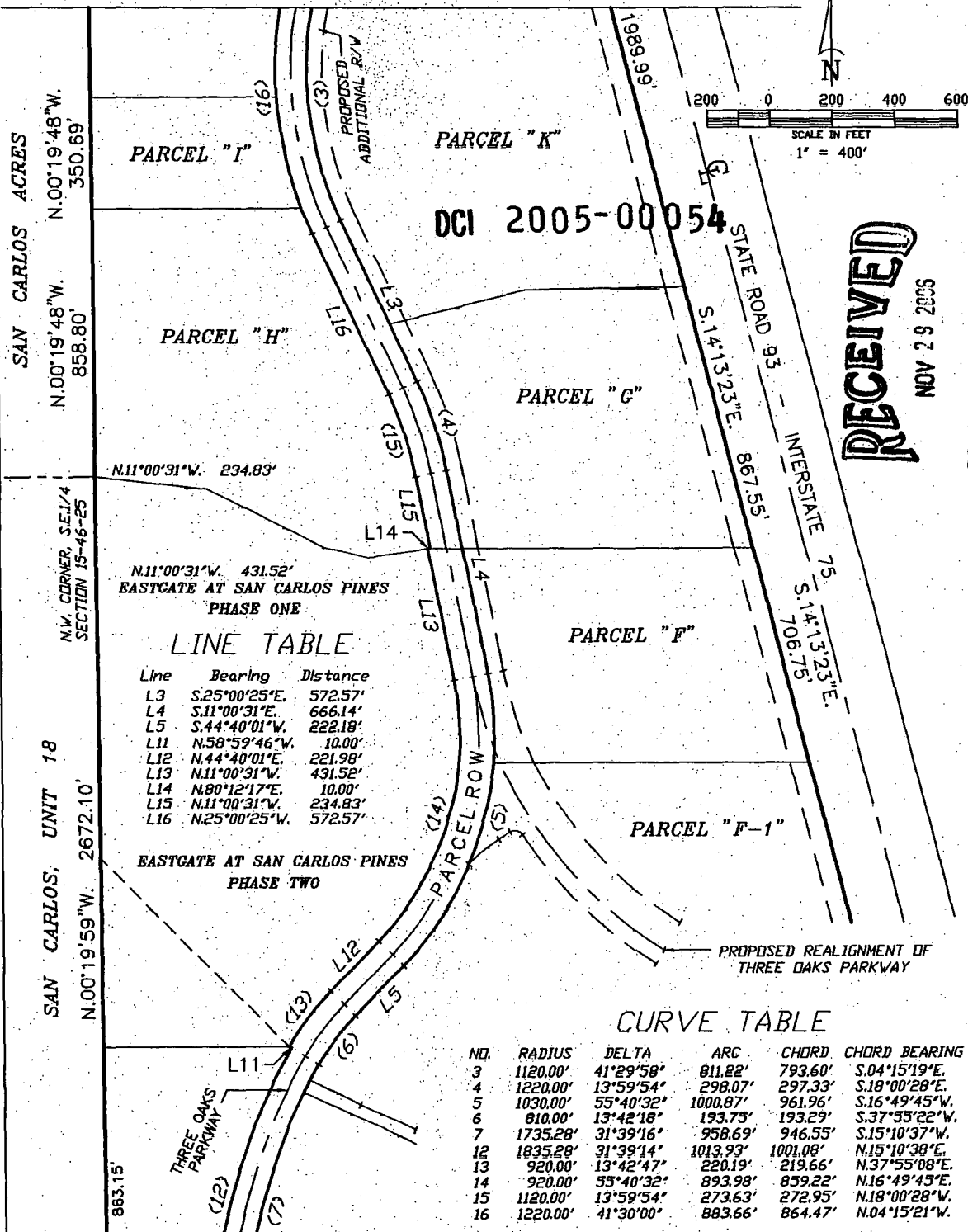
**ZONING SKETCH OF
EXISTING THREE OAKS PARKWAY RIGHT-OF-WAY
SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA
THIS IS NOT A SURVEY.**

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CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS ROW
FILE # 46-25-10
SKETCH DATE: 10/26/06

SHEET 2 OF 5

MATCH TO SHEET 1 OF 5



N.11°00'31"W. 431.52'
EASTGATE AT SAN CARLOS PINES
PHASE ONE

LINE TABLE

Line	Bearing	Distance
L3	S.25°00'25"E.	572.57'
L4	S.11°00'31"E.	666.14'
L5	S.44°40'01"W.	222.18'
L11	N.58°59'46"W.	10.00'
L12	N.44°40'01"E.	221.98'
L13	N.11°00'31"W.	431.52'
L14	N.80°12'17"E.	10.00'
L15	N.11°00'31"W.	234.83'
L16	N.25°00'25"W.	572.57'

EASTGATE AT SAN CARLOS PINES
PHASE TWO

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
3	1120.00'	41°29'58"	811.22'	793.60'	S.04°15'19"E.
4	1220.00'	13°59'54"	298.07'	297.33'	S.18°00'28"E.
5	1030.00'	55°40'32"	1000.87'	961.96'	S.16°49'45"W.
6	810.00'	13°42'18"	193.75'	193.29'	S.37°55'22"W.
7	1735.28'	31°39'16"	958.69'	946.55'	S.15°10'37"W.
12	1835.28'	31°39'14"	1013.93'	1001.08'	N.15°10'38"E.
13	920.00'	13°42'47"	220.19'	219.66'	N.37°55'08"E.
14	920.00'	55°40'32"	893.98'	859.22'	N.16°49'45"E.
15	1120.00'	13°59'54"	273.63'	272.95'	N.18°00'28"W.
16	1220.00'	41°30'00"	883.66'	864.47'	N.04°15'21"W.

MATCH TO SHEET 3 OF 5

**ZONING SKETCH OF
EXISTING THREE OAKS PARKWAY RIGHT-OF-WAY
SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA
THIS IS NOT A SURVEY.**

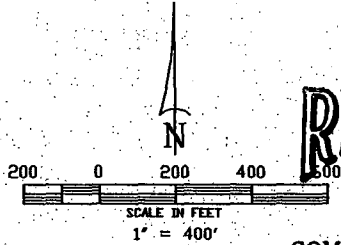
HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS ROW

FILE # 46-25-10

SKETCH DATE: 10/26/06

SHEET 3 OF 5



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COMMUNITY DEVELOPMENT

LINE TABLE

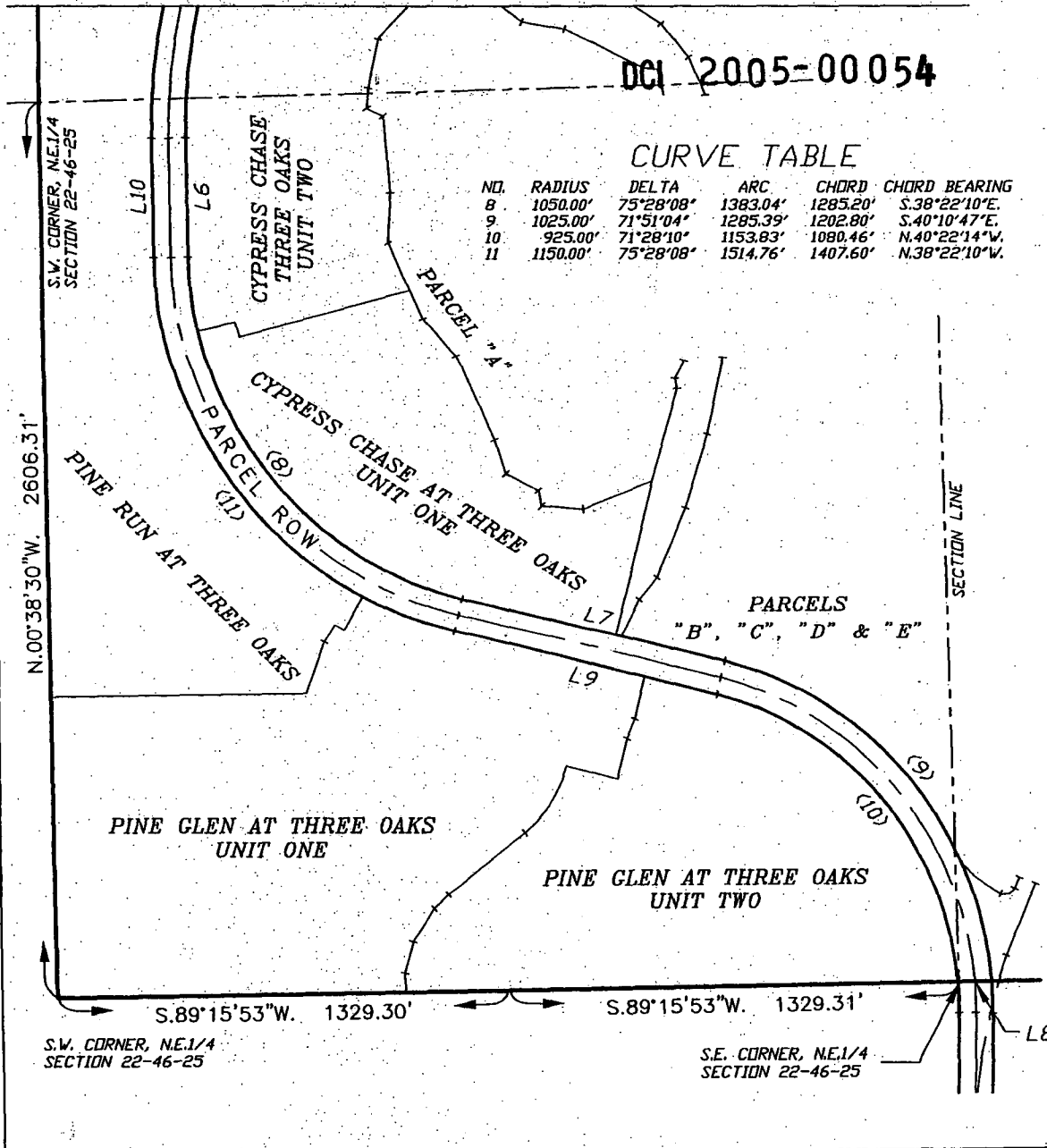
Line	Bearing	Distance
L6	S.00°38'30"E.	349.45'
L7	S.76°06'19"E.	796.59'
L8	S.89°16'11"W.	100.21'
L9	N.76°06'19"W.	796.59'
L10	N.00°38'30"W.	349.45'

MATCH TO SHEET 2 OF 5

DCI 2005-00054

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
8	1050.00'	75°28'08"	1383.04'	1285.20'	S.38°22'10"E.
9	1025.00'	71°51'04"	1285.39'	1202.80'	S.40°10'47"E.
10	925.00'	71°28'10"	1153.83'	1080.46'	N.40°22'14"W.
11	1150.00'	75°28'08"	1514.76'	1407.60'	N.38°22'10"W.



ROW
SHEET 4 OF 5

DESCRIPTION: (Existing Right-of-Way of Three Oaks Parkway)

A tract or parcel of land lying in Sections 10, 15, 22 and 23, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run S.01°23'47"E. along the West line of said Southeast Quarter (S.E.1/4) for 1551.82 feet to the point of beginning, said point being on a curve; thence run Southeasterly for 28.61 feet along the arc of a curve concave Northeasterly, with a radius of 1120.00 feet, a delta of 01°27'49", a chord bearing of S.56°43'28"E. and a chord distance of 28.61 feet to a point of tangency; thence run S.57°27'22"E. for 451.58 feet to a point of curvature; thence run Southeasterly for 1574.55 feet along the arc of a curve concave Southwesterly, with a radius of 1220.00 feet, a delta of 73°56'49", a chord bearing of S.20°28'57"E. and a chord distance of 1467.53 feet to a point of tangency; thence run S.16°29'32"W. for 518.88 feet to a point of curvature; thence run Southeasterly for 811.22 feet along the arc of a curve concave Northeasterly, with a radius of 1120.00 feet, a delta of 41°29'58", a chord bearing of S.04°15'19"E. and a chord distance of 793.60 feet to a point of curvature; thence run S.25°00'25"E. for 572.57 feet to a point of curvature; thence run Southeasterly for 298.07 feet along the arc of a curve concave Southwesterly, with a radius of 1220.00 feet, a delta of 13°59'54", a chord bearing of S.18°00'28"E. and a chord distance of 297.33 feet to a point of tangency; thence run S.11°00'31"E. for 666.14 feet to a point of curvature; thence run Southwesterly for 1000.87 feet along the arc of a curve concave Northwesterly, with a radius of 1030.00 feet, a delta of 55°40'32", a chord bearing of S.16°49'45"W. and a chord distance of 961.96 feet to a point of tangency; thence run S.44°40'01"W. for 222.18 feet to a point of curvature; thence run Southwesterly for 193.75 feet along the arc of a curve concave Southeasterly, with a radius of 810.00 feet, a delta of 13°42'18", a chord bearing of S.37°55'22"W. and a chord distance of 193.29 feet to a point of compound curvature; thence run Southwesterly for 958.69 feet along the arc of a curve concave Southeasterly, with a radius of 1735.28 feet, a delta of 31°39'16", a chord bearing of S.15°10'37"W. and a chord distance of 946.55 feet to a point of tangency; thence run S.00°38'30"E. for 349.45 feet to a point of curvature; thence run Southeasterly for 1383.04 feet along the arc of a curve concave Northeasterly, with a radius of 1050.00 feet, a delta of 75°28'08", a chord bearing of S.38°22'10"E. and a chord distance of 1285.20 feet to a point of tangency; thence run S.76°06'19"E. for 796.59 feet to a point of curvature; thence run Southeasterly for 1285.39 feet along the arc of a curve concave Southwesterly, with a radius of 1025.00 feet, a delta of 71°51'04", a chord bearing of S.40°10'47"E. and a chord distance of 1202.80 feet to a point on the South line of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run S.89°16'11"W. along said South line for 100.21 feet to a point on a curve; thence run Northwesterly for 1153.83 feet along the arc of a curve concave Southwesterly, with a radius of 925.00 feet, a delta of 71°28'10", a chord bearing of N.40°22'14"W. and a chord distance of 1080.46 feet to a point of tangency; thence run N.76°06'19"W. for 796.59 feet to a point of curvature; thence run Northwesterly for 1514.76 feet along the arc of a curve concave Northeasterly, with a radius of 1150.00 feet, a delta of 75°28'08", a chord bearing of N.38°22'10"W. and a chord distance of 1407.60 feet to a point of tangency; thence run N.00°38'30"W. for 349.45 feet to a point of curvature; thence run Northeasterly for 1013.93 feet along the arc of a curve concave Southeasterly, with a radius of 1835.28 feet, a delta of 31°39'14", a chord bearing of N.15°10'38"E. and a chord distance of 1001.08 feet; thence run N.58°59'46"W. for 10.00 feet to a point on a curve; thence North Northeasterly for 220.19 feet along the arc of a curve concave Southeasterly, with a radius of 920.00 feet, a delta of 13°42'47", a chord bearing of N.37°55'08"E. and a chord distance of 219.66 feet to a point of tangency; thence run N.44°40'01"E. for 221.98 feet to a point of curvature; thence run Northeasterly for 893.98

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EXHIBIT A
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COMMUNITY DEVELOPMENT

ROW
SHEET 5 OF 5

feet along the arc of a curve concave Southeasterly, with a radius of 920.00 feet, a delta of $55^{\circ}40'32''$, a chord bearing of $N.16^{\circ}49'45''E.$ and a chord distance of 859.22 feet to a point of tangency; thence run $N.11^{\circ}00'31''W.$ for 431.52 feet; thence run $N.80^{\circ}12'17''E.$ for 10.00 feet; thence run $N.11^{\circ}00'31''W.$ for 234.83 feet to a point on a curve; thence run Northwesterly for 273.63 feet along the arc of a curve concave Southwesterly, with a radius of 1120.00 feet, a delta of $13^{\circ}59'54''$, a chord bearing of $N.18^{\circ}00'28''W.$ and a chord distance of 272.95 feet to a point of tangency; thence run $N.25^{\circ}00'25''W.$ for 572.57 feet to a point of curvature; thence run Northwesterly for 883.66 feet along the arc of a curve concave Northeasterly, with a radius of 1220.00 feet, a delta of $41^{\circ}30'00''$, a chord bearing of $N.04^{\circ}15'21''W.$ and a chord distance of 864.47 feet to a point of tangency; thence run $N.16^{\circ}29'32''E.$ for 518.88 feet to a point of curvature; thence run Northwesterly for 1445.49 feet along the arc of a curve concave Southwesterly, with a radius of 1120.00 feet, a delta of $73^{\circ}56'49''$, a chord bearing of $N.20^{\circ}28'57''W.$ and a chord distance of 1347.24 feet to a point of tangency; thence run $N.57^{\circ}27'22''W.$ for 412.64 feet to a point on the West line of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run $N.01^{\circ}23'47''W.$ along said West line for 120.98 feet to the point of beginning.

Said tract contains 25.81 acres, more or less.

**ZONING SKETCH OF
ADDITIONAL RIGHT-OF-WAY OF THREE
OAKS PARKWAY REALIGNMENT
SECTIONS 14, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA**

THIS IS NOT A SURVEY.

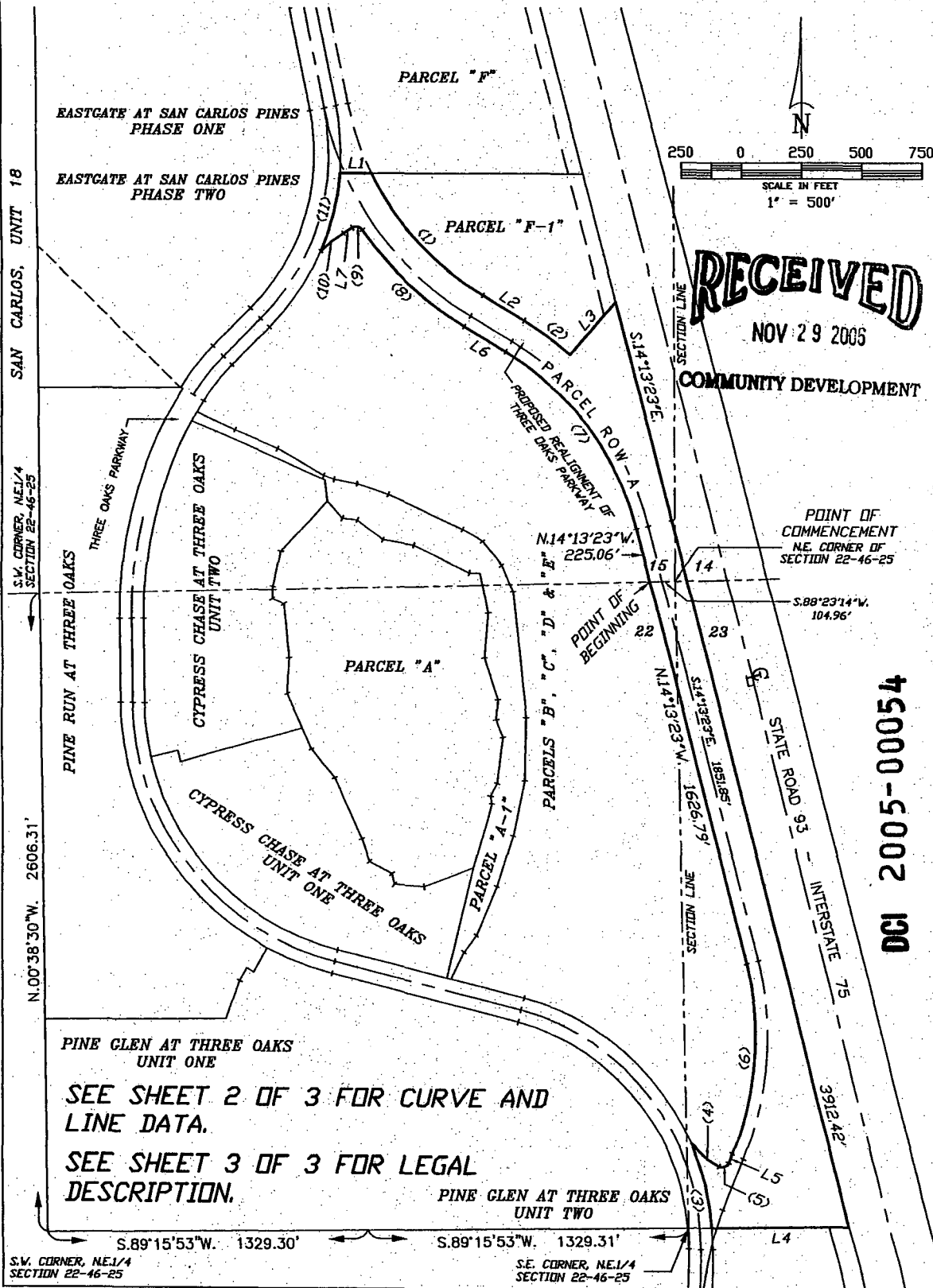
HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS ROW

FILE #: 46-25-10

SKETCH DATE: 10/26/06

SHEET 1 OF 3



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**ZONING SKETCH OF
ADDITIONAL RIGHT-OF-WAY OF THREE
OAKS PARKWAY REALIGNMENT
SECTIONS 14, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA**

THIS IS NOT A SURVEY.

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT #: THREE OAKS ROW

FILE #: 46-25-10

SKETCH DATE: 10/26/06

SHEET 2 OF 3

LINE TABLE

Line	Bearing	Distance
L1	N.89°59'27"E.	129.95'
L2	S.58°48'32"E.	200.62'
L3	N.41°10'37"E.	290.09'
L4	S.89°15'15"W.	568.50'
L5	N.23°10'43"E.	37.76'
L6	N.58°48'32"W.	200.62'
L7	S.58°33'18"W.	42.33'

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CURVE TABLE

COMMUNITY DEVELOPMENT

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
1	1200.00'	33°07'57"	693.92'	684.30'	N.42°14'34"W.
2	1350.00'	09°59'09"	235.29'	234.99'	S.53°48'57"E.
3	1025.00'	19°29'28"	348.69'	347.01'	N.14°07'52"W.
4	470.00'	17°31'42"	143.79'	143.23'	S.52°16'43"E.
5	30.00'	95°46'42"	50.15'	44.51'	N.71°04'04"E.
6	1200.00'	37°24'02"	783.32'	769.48'	N.04°28'42"E.
7	1200.00'	44°35'13"	933.83'	910.44'	N.36°30'56"W.
8	1350.00'	24°52'44"	586.19'	581.60'	N.46°22'10"W.
9	30.00'	87°30'54"	45.82'	41.50'	N.77°41'15"W.
10	470.00'	15°03'12"	123.48'	123.13'	S.51°01'42"W.
11	1030.00'	18°40'28"	335.71'	334.23'	N.14°02'03"E.

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ROW - A
SHEET 3 OF 3

DESCRIPTION: (Additional right-of-way of Three Oaks Parkway Realignment)

A tract or parcel of land lying in Sections 14, 15, 22 and 23, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northeast corner of the aforesaid Section 22; thence run S.88°23'14"W. along the North line of said Section 22 for 104.96 feet to the point of beginning; thence run N.14°13'23"W. for 225.06 feet to a point of curvature; thence run Northwesterly for 933.83 feet along the arc of a curve concave Southwesterly, with a radius of 1200.00 feet, a delta of 44°35'13", a chord bearing of N.36°30'56"W. and a chord distance of 910.44 feet to a point of tangency; thence run N.58°48'32"W. for 200.62 feet to a point of curvature; thence run Northwesterly for 586.19 feet along the arc of a curve concave Northeasterly, with a radius of 1350.00 feet, a delta of 24°52'44", a chord bearing of N.46°22'10"W. and a chord distance of 581.60 feet to a point of reverse curvature; thence run Northwesterly for 45.82 feet along the arc of a curve concave Southwesterly, with a radius of 30.00 feet, a delta of 87°30'54", a chord bearing of N.77°41'15"W. and a chord distance of 41.50 feet to a point of tangency; thence run S.58°33'18"W. for 42.33 feet to a point of curvature; thence run Southwesterly for 123.48 feet along the arc of a curve concave Southeasterly, with a radius of 470.00 feet, a delta of 15°03'12", a chord bearing of S.51°01'42"W. and a chord distance of 123.13 feet to a point of cusp; thence run Northeasterly for 335.71 feet along the arc of a curve concave Northwesterly, with a radius of 1030.00 feet, a delta of 18°40'28", a chord bearing of N.14°02'03"E. and a chord distance of 334.23 feet; thence run N.89°59'27"E. for 129.95 feet to a point on a curve; thence run Southeasterly along the arc of a curve concave Northeasterly, with a radius of 1200.00 feet, a delta of 33°07'57", a chord bearing of S.42°14'34"E. and a chord distance of 684.30 feet to a point of tangency; thence run S.58°48'32"E. for 200.62 feet to a point of curvature; thence run Southeasterly for 235.29 feet along the arc of a curve concave Southwesterly, with a radius of 1350.00 feet, a delta of 09°59'09", a chord bearing of S.53°48'57"E. and a chord distance of 234.99 feet; thence run N.41°10'37"E. for 290.09 feet to a point on the Westerly right-of-way line of Interstate Highway No. 75; thence run S.14°13'23"E. along said Westerly right-of-way line for 3912.42 feet to a point on the South line of the Northeast Quarter (N.E.1/4) of the aforesaid Section 23; thence run S.89°15'15"W. along said South line for 568.50 feet to a point on a curve; thence run Northwesterly for 348.69 feet along the arc of a curve concave Southwesterly, with a radius of 1025.00 feet, a delta of 19°29'28", a chord bearing of N.14°07'52"W. and a chord distance of 347.01 feet to a point of cusp; thence run Southeasterly for 143.79 feet along the arc of a curve concave Northeasterly, with a radius of 470.00 feet, a delta of 17°31'42", a chord bearing of S.52°16'43"E. and a chord distance of 143.23 feet to a point of common curvature; thence run Northeasterly for 50.15 feet along the arc of a curve concave Northwesterly, with a radius of 30.00 feet, a delta of 95°46'42"E., a chord bearing of N.71°04'04"E. and a chord distance of 44.51 feet to a point of tangency; thence run N.23°10'43"E. for 37.76 feet to a point of curvature; thence run Northeasterly for 783.32 feet along the arc of a curve concave Northwesterly, with a radius of 1200.00 feet, a delta of 37°24'02", a chord bearing of N.04°28'42"E. and a chord distance of 769.48 feet to a point of tangency; thence run N.14°13'23"W. for 1626.79 feet to the point of beginning.

Said tract contains 23.20 acres, more or less.

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COMMUNITY DEVELOPMENT

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EXHIBIT B--REVISED LAND-USE TABLE

LAND-USE TYPES	1984-1988		1989-1993		1994-1999		TOTAL	
	Acres %	Units	Acres %	Units	Acres %	Units	Acres %	Units
112-Single-Family Multi-Family	83 47	200	69 44	492		452	34	392
116-Low-Density			79 46	664		79	46	664
117-High-Density			20 4	374	20	4870	24	2244
121-Retail Sales and Services			6 4		2	45	3	
155-sewage-Treatment Facility	5 4		5 4		7 4	47	3	
161-Educational Facilities					25 5	25	5	
170-Recreation*	24 5				38 8	62	43	
192-Open Land and Other Streets	26 5					26	5	
Total	438 -28	200	479 36	4230	478 36	4870 495	400	3300

*In addition to the 24-acre preserve provided for recreation, 10 acres of property is provided for joint development by the School Board and Division of Community Services for recreation, as well as various park areas provided for as part of the multi-unit area facilities (See Question 27 A)

Note 1 32 acres of lakes comprised of the master drainage system along I-75 and lakes around the cypress preserve were all constructed during Phase 1.

Note 2 Development Order effective date is May 13, 1981. This table is a three year extension to the original phasing.

EXHIBIT C TO FIRST DEVELOPMENT ORDER AMENDMENT FOR VILLAGES OF SAN CARLOS DEVELOPMENT OF REGIONAL IMPACT

EXHIBIT B - REVISED LAND USE TABLE (PHASING SCHEDULE)

LAND USE TYPES	PHASE I 1984-2003			PHASE II 2004-2009			PHASE II (Future Activity)			TOTAL PROJECT		
	Parcel	Acres	Units	Parcel	Acres	Units	Parcel	Acres	Units	Parcel	Acres	Units
<u>Single Family</u>												
Eastgate	=	39.09	114	=	0.00	0	=	39.09	114	=	39.09	114
Pine Run	=	29.00	77	=	0.00	0	=	29.00	77	=	29.00	77
Cypress Chase	=	32.35	78	=	0.00	0	=	32.35	78	=	32.35	78
Pine Glen	=	51.44	112	=	0.00	7	=	51.44	119	=	51.44	119
<u>Total Single Family</u>		<u>151.88</u>	<u>381</u>		<u>0.00</u>	<u>7</u>		<u>151.88</u>	<u>388</u>		<u>151.88</u>	<u>388</u>
<u>Multi Family</u>												
The Islands	J, L, L	36.20	142	=	0	0	J, L, L	36.20	142		36.20	142
South Parcel	=	0	0	B, C, D, E	76.12	1,170	B, C, D, E	76.12	1,170		76.12	1,170
North Parcel	=	0	0	M-1, M-2	45.12	800	M-1, M-2	45.12	800		45.12	800
<u>Total Multi-Family</u>		<u>36.20</u>	<u>142</u>		<u>121.24</u>	<u>1,970</u>		<u>157.44</u>	<u>2,112</u>		<u>157.44</u>	<u>2,112</u>
<u>Total Residential - RPD</u>		<u>188.08</u>	<u>523</u>		<u>121.24</u>	<u>1,977</u>		<u>309.32</u>	<u>2,500</u>		<u>309.32</u>	<u>2,500</u>
<u>Retail Sales and Services</u>												
Three Oaks Town Center	F	8.01	41,000 sf	F	7.00	47,799 sf	F	15.01	88,799 sf		15.01	88,799 sf
Three Oaks Commercial Addt.	F-1	0.00*	0	F-1	10.34*	70,000 sf	F1	10.34*	70,000 sf		10.34*	70,000 sf
<u>Total CPD</u>		<u>8.01</u>	<u>41,000 sf</u>		<u>17.34</u>	<u>117,799 sf</u>		<u>25.35</u>	<u>158,799 sf</u>		<u>25.35</u>	<u>158,799 sf</u>
<u>Community Facilities</u>												
Three Oaks Sewage Treatment Plant	G	17.28			0.00		G	17.28			17.28	
Three Oaks Middle School	H, I	25.03			0.00		H, I	25.03			25.03	
Three Oaks Community Park	K, K-1	38.24		K-1	6.73		K, K-1	44.97			44.97	
Cypress Preserve	A	23.80			0.00		A	23.80			23.80	
<u>Total CFPD</u>		<u>104.35</u>			<u>6.73</u>			<u>111.08</u>			<u>111.08</u>	
<u>Rights of Way</u>												
Three Oaks Parkway - Current		25.81			0.00			25.81			25.81	
Three Oaks Parkway - New*		0			23.20			23.20			23.20	
<u>Total ROW</u>		<u>25.81</u>			<u>23.20</u>			<u>49.01</u>			<u>49.01</u>	
<u>Total DRI</u>		<u>326.25</u>			<u>168.51</u>			<u>494.76</u>			<u>494.76</u>	

* - Due to the realignment by Lee County DOT of Three Oaks Parkway, the South Parcel of high density multi family is proposed to be divided into:
 (1) new road right of way, (2) the portion remaining as contiguous residential, and (3) the new portion east of the new right of way which is proposed as commercial since it is now adjacent to the existing commercial site.

Exhibit C

REVISED LAND USE PARAMETERS

Total Project		495 <u>494.76</u> acres
Residential Use (RPD)		
Single Family	392 <u>388</u> units	452 <u>151.88</u> acres
Medium Density	664 units	79 acres
High Density	2,244 units	119 acres
Multi-Family	<u>2,112</u> units	<u>157.44</u> acres
Commercial Use (CPD)		
Retail Sales and Service		45 <u>25.35</u> acres
Institutional Use		
School		25 <u>25.03</u> acres
Public Facilities		43 <u>66.29</u> acres
(Inclusive of Utility		
Easements and Roads)		
(Roads, Wastewater Treatment Plant)		
Open Space		62 <u>68.77</u> acres
(Inclusive of Parks, Recreation		
Lakes and Drainage)		
(Community Park, Cypress Preserve)		

VILLAGES OF SAN CARLOS DRI¹
SECOND DEVELOPMENT ORDER AMENDMENT
Development Order 81-1

WHEREAS, Alan C. Freeman filed an Application for Development Approval (ADA) pursuant to Florida Statutes §380.06, for a Development of Regional Impact (DRI) known as the "Villages of San Carlos". The ADA was subsequently approved by the Board of County Commissioners on May 13, 1981; and,

WHEREAS, on February 17, 1992, the Board of County Commissioners approved the owner's request to amend the DRI development approvals to reduce the total number of dwelling units from 3,800 to 3,300; expand commercial square footage from 38,800 to 125,000; establish a 38.2 acre community park site through a 15 acre transfer from Alico Interchange Park Development of Regional Impact and a new voluntary dedication of 23.2 acres; expand the school site from 20 to 25 acres including a 5 acre transfer from Alico Interchange Park Development of Regional Impact; transfer the 0.5 acre fire station site to Alico Interchange Park Development of Regional Impact to create a 2.7 acre emergency services site within that project; expand the wastewater treatment site from 15.8 to 17.3 acres; add two, one acre child care sites; establish procedures for impact fee credits; and amend the table of proposed land uses; and,

WHEREAS, on June 3, 2005, a Notice of Proposed Change (NOPC) was filed by the Southwest Florida Capital Corporation on behalf of property owners Paul H. Freeman, Trustee, Lee-Oaks, LLC, and Villages of Cypress Island, LLLP, to increase commercial square footage to 158,799 square feet, reduce the number of residential units by 800 to a total of 2,500, expand the commercial areas depicted on Map H from 15 acres to 25.35 acres, modify the phasing schedule, extend the buildout date to 2009 (a cumulative extension of 14 years), establish a termination date of 2015, and amend Map H to reflect these changes, as well as the realignment of Three Oaks Parkway; and,

WHEREAS, under §380.06(19), Florida Statutes, the proposed changes must be reviewed and evaluated to determine whether the changes constitute a substantial deviation from the original Development Order approvals; and

WHEREAS, pursuant to Florida Statutes §380.06(19), the cumulative extension of the buildout date by seven or more years along with the simultaneous increases and decreases of the development parameters is presumed to be a substantial deviation from the original development order approvals, and, this presumption may be rebutted by clear and convincing evidence; and,

¹ This is a codification and restatement of the DRI Development Orders rendered with respect to the Villages of San Carlos DRI, including actions taken on May 13, 1981, February 17, 1992, and _____, 2007.

WHEREAS, a public hearing was advertised and held on _____, before the Lee County Board of County Commissioners who gave full and complete consideration to the report and recommendations of the Southwest Florida Regional Planning Council, the Lee County staff, the Lee County Hearing Examiner, the documents in the record and the testimony of all interested parties; and

WHEREAS, the Board found the proposed amendments do not constitute a substantial deviation if subject to the conditions set forth in this second amendment to the DRI Development Order.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, in a public meeting duly advertised, constituted and assembled that the development of Regional Impact Application for Development Approval submitted on behalf of Alan C. Freeman for the project known as Villages of San Carlos DRI, originally by the Board of County Commissioners on May 13, 1981, is amended subject to the following conditions, restrictions and limitations.

I. FINDINGS OF FACT AND CONCLUSIONS OF LAW

A. The application is in accordance with Section 380.05(b), Florida Statutes. The Villages of San Carlos DRI is a 495 acre mixed use development located in unincorporated Lee County adjacent to the west side of I-75 between Alico Road and Corkscrew Road. The Villages of San Carlos DRI consists of 2,500 residential units and 158,799 square feet of commercial development. The project will include 44.97 acres of community park area, a 25.03 acre school site and a waste water treatment plant on 17.28 acres.

B. The terms of this Development Order apply to the property located and described in attached Exhibit A.

C. The project phasing schedule, attached as Exhibit B, consists of two phases with buildout in 2009. The land use parameters are as set forth in attached Exhibit C and the development plan is depicted on Map H attached as Exhibit D.

D. The development is not in an area designated an area of critical concern pursuant to the provisions of §380.05, Florida Statutes.

~~E.~~ The development is located in the Urban Community, Suburban, Public Facilities, and Wetlands future land use categories. The development as conditioned is consistent with the land development regulations of Lee County Comprehensive Plan and the Lee County Land Development Code (LDC).

F. The property is currently rezoned Residential Planned Development, Commercial Planned Development, and Community Facilities Planned Development.

G. The proposed Development Order Amendment has been reviewed by the Southwest Florida Regional Planning Council (SWFRPC) and is the subject of the report and recommendations adopted by that body and subsequently forwarded to Lee County in accordance with §380.06, Florida Statutes. The development, as proposed by the ADA, subsequently amended by the Notice of Proposed Change, and modified by this Development Order amendment, is generally consistent with the report and recommendations of the SWFRPC pursuant to §380.06(11), Florida Statutes.

H. The conditions set forth below meet the criteria found in §380.06(15)(d), Florida Statutes.

II. ACTION ON THE REQUEST AND CONDITIONS OF APPROVAL

NOW, THEREFORE, IT IS RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, that the requested amendments to Villages of San Carlos Development of Regional Impact are hereby APPROVED, subject to the following conditions, restrictions, and limitations:

~~1. The Application for Development Approval of Alan C. Freeman for the Villages of San Carlos as described in Exhibit "A" attached is approved subject to:~~

~~a. The findings and recommendations of the Southwest Florida Regional Planning Council's staff, which findings and recommendation are attached as Exhibit "B" and are by reference incorporated herein; and~~

~~b. Single family densities within the development shall not exceed four units per acre; and~~

~~c. The commercial uses permitted within the development shall be only those approved under the Lee County Zoning Resolutions and the Revised Master Concept Plan for the Villages of San Carlos. Map 11 of the original Application for Development Approval is modified by Exhibit A hereto, the Zoning Resolution adopted February 17, 1992, and by the Revised Master Concept Plan which is incorporated herein by reference.~~

~~d. The school site and the community park shall be permitted uses in accordance with the Notice of Proposed Change, Zoning Resolution and Master Concept Plan; and~~

~~e. With respect to regional recommendation A(4), the words "to the satisfaction of the county" are added following the phrase "representatives of the transit system."~~

~~f. The developer's obligation for signalization or improvement to the intersection of U.S. 41 and San Carlos Blvd. pursuant to regional recommendation D(1) shall equal the percentage of total traffic trips through the intersection that originates within the Villages of San Carlos based on actual traffic counts.~~

~~g. The developer's obligation to contribute to the construction of a fire station pursuant to local recommendation II b(2) shall be as outlined in the letter of San Carlos Park Fire Department to Mike Kloehn dated Sept. 24, 1980 and shall not exceed \$55,000.~~

~~2. The subject property is concurrently rezoned to Residential Planned Development, Commercial Planned Development, and Community Facilities Planned Development for a total of 3,300 residential units, a 15 acre commercial site allowing a maximum of 88,799 square feet of gross floor area, a 38.2 acre community park site, a 25 acre school site, a 17.3 acre wastewater treatment site, and two, one acre child care sites. Table 12-2 of the original Application for Development Approval, Proposed Land uses, is amended by Exhibit C hereto.~~

~~3. The Director of Code Enforcement shall monitor the development of this project to assure its compliance with this Development Order. Prior to issuance, all applications for permits or approvals for construction or other work within this project required under the ordinance and regulations of this county for construction and other work within this project shall be submitted to and reviewed by the Director of Current Planning for consistency of the proposed construction or other work with this Development Order.~~

~~f. ENVIRONMENTAL AND NATURAL RESOURCES~~

~~A. AIR QUALITY~~

~~Due to the large increase in vehicular traffic, the proposed project is expected to have significant air quality impacts.~~

RECOMMENDATIONS

1. Any DRI Development Order issued by Lee County should contain the provision stating that the applicant shall The Developer must utilize particulate emission reduction techniques during each construction phase of the project.

2. Any DRI Development Order Issued by Lee County should contain the provision stating that the applicant apply for The Developer must obtain a Complex Source

Permit from the Florida Department of Environmental Regulation for each roadway that exceeds the appropriate vehicle trip threshold.

B. WETLANDS

~~The South Florida Water Management District has indicated that changes in to the project's water management system will be necessary in order to ensure the preservation of the 24-acre cypress dome as a viable wetland.~~

RECOMMENDATIONS

1. ~~Any DRI Development Order issued by Lee County should contain the provision stating that prior to permit application to the South Florida Water Management District, the applicant shall~~ The Developer must ~~redesign the water management system to the South Florida Water Management District's satisfaction in order to ensure preservation of the 24~~23.80~~-acre cypress dome.~~

2. ~~Any DRI Development Order issued by Lee County should contain the provision stating that after development of the project has begun, The Developer must~~ monitor ~~the conditions of the cypress dome will be monitored so that potential impacts of improper water management or pollutant impacts of stormwater run off can be mitigated before any serious damage occurs to the preserve.~~

~~II. PUBLIC SERVICES~~

A C. EDUCATION

~~The proposed project would have a significant impact upon the Lee County Schools system by adding a minimum of 2,470 students by project completion. The additional students would require sizable outlays in operation costs and capital funds.~~

RECOMMENDATION

~~Any DRI Development Order issued by Lee County should contain the provision stating that the applicant~~ The Developer must ~~dedicate or ensure the dedication to the Lee County School Board, no later than 90 days after the effective date of the First Development Order Amendment, the 25~~ 25.03 ~~acre site identified on the Master Concept Plan Map H to be used for the construction of a school facility. Consistent with the requirements of §380.06(16)(b), Florida Statutes, the Developer shall be~~ is ~~entitled to impact fee credit for the dedication if a school~~

impact fee is enacted at a later date, such credit is provided for, and is pursuant to the terms of the ordinance, or if required by law.²

B D. FIRE PROTECTION

~~To adequately service the project, the San Carlos Park Fire Department has indicated that it will be necessary to build, man, and equip a fire station on the project site. The Lee County Fire Official has indicated that certain design considerations will have to be included:~~

RECOMMENDATIONS

1. ~~Any DRI Development Order issued by Lee County should contain the provision that the Applicant~~ The Developer must contribute to the construction of a fire station to the specifications of the San Carlos Park Fire District as stated by the District in their letters of August 22nd, 1980 to Mr. Alan C. Freeman, and September 24, 1980 to Mr. Mike Kloehn (appendix pp 46-49)³

2. ~~Any DRI Development Order Issued by Lee County should contain the provision that the Applicant~~ The Developer must incorporate the requirements of the Fire Official as stated in attached Exhibit E into the subject project ~~(Copy of these requirements in the appendix, pg. 50).~~

3. Consistent with the requirements of §380.06(16)(b), Florida Statutes, the Developer ~~shall be~~ is entitled to fire impact fee credits equal to the cost contribution given to the San Carlos Park Fire District ~~if allowed by and pursuant to the terms of the impact fee ordinance, or if required by law~~ in accord with LDC Chapter 2.

G E. RECREATION AND OPEN SPACE

~~The applicant has indicated that an adequate amount of park and open space will be provided in the development in conjunction with a multi-use taxing district, the Lee County Department of Community Services or a homeowners association.~~

RECOMMENDATIONS

²This Education condition was satisfied by the deed recorded at OR Book 2252, Page 1085 and OR 2252, Page 1101.

³This condition was satisfied by the transfer of a .5 acre fire station site to the Alico Interchange Park DRI to create a 2.7 acre emergency services site within that project.

1. ~~Any DRI Development Order issued by Lee County should contain the provision stating that p~~Prior to development the applicant shall must meet with representatives from the Lee County School Board and the Lee County Division of Community Services to determine which agency will be responsible for the development and maintenance of the ten-acre based community center.

2. ~~Any DRI Development Order issued by Lee County should contain the provision stating that based on the aforementioned meeting, the applicant shall~~ The Developer must dedicate the 10-acre parcel to the appropriate agency at the time mutually agreeable to both the applicant and that agency.

3. ~~Any DRI Development Order issued by Lee County should contain the provision that prior to Phase I, the present land owners should either establish a homeowner A property owner's association or petition the Lee County Commission to create a multi-use taxing district must be created~~ to support the development's recreation areas other than the school based community center.

4. At the request of Lee County, the Developer has originally agreed to set aside a 38.24 acre site, as shown on the Master Concept Plan, for use as a public park. An additional 6.73 acres has been acquired by Lee County and added to the existing park site for a total of 44.97 acres. The park site is comprised of 15 acres transferred from Alico Interchange Park Development of Regional Impact with the addition of 23.2 acres volunteered by the Developer and another 6.73 acres transferred to Lee County. Consistent with the requirements of §380.06(16)(a), Florida Statutes, the Developer ~~shall be is~~ entitled to impact fee credits for the land dedication in accord with LDC Chapter 2 if allowed by and pursuant to the terms of the applicable ordinance, or if required by law. The park site ~~shall must~~ be conveyed to the Lee County Board of County Commissioners no later than 90 days after the effective date of the First Development Order Amendment or per the terms of a contractual agreement between the Developer and Lee County.⁴

5. The use of the ~~38.2~~ 44.97 acre park site ~~shall be is~~ limited as follows: the property ~~shall must~~ be utilized for a public park ~~and for no other purpose~~; any development of the park ~~shall must~~ be substantially in accord with the site plan attached hereto as Exhibit B D; the development of the park will be consistent with the drainage concept plan for the Villages of San Carlos Development of Regional Impact. The County will be responsible for mitigating all traffic impacts created by the park in any future traffic analysis and mitigation required by §380.06, Florida Statutes, or by Lee County; the Developer and the County ~~shall will~~ exchange mutual utility easements to allow for the consistent development of the park and the surrounding property; the title to the property at the time of conveyance ~~shall must~~ be subject to all easements, restrictions and conditions of record common to property in the area of the site; and, all entrances and

⁴This condition was satisfied by the recording of a Warranty Deed at OR Book 2237, Page 3519.

median cuts along Three Oaks Parkway ~~shall~~ must be in accord with the Master Concept Plan for the Villages of San Carlos Development of Regional Impact.

6. There ~~shall~~ may be no reduction in open space relative to the original Development Order as a result of this amendment.

~~III.~~ PUBLIC FACILITIES

A F. WATER SUPPLY

~~The applicant has stated that the potable water demand for the proposed project will reach 1.17 MGD by project buildout in 1995. In its review of the ADA the South Florida Water Management District has indicated that San Carlos Utilities appears to have an adequate water supply to provide water to the Villages of San Carlos until 1990.~~

RECOMMENDATION

~~Any DRI Development Order issued by Lee County should contain the provision stating that p~~ Prior to the start of Phase III (1990), the applicant must demonstrate to the satisfaction of the South Florida Water Management District that an adequate water supply exists for that phase.

B G. WASTEWATER MANAGEMENT

Gulf Utility currently operates a wastewater treatment plant that serves the area.

G H. TRANSPORTATION

~~The proposed project will necessitate the construction of a north-south access road and the four-laning of San Carlos Boulevard. It should be noted that the four-laning of San Carlos Boulevard would occur in a residential neighborhood, with direct driveway access to the road.~~

RECOMMENDATIONS

1. ~~Any DRI Development Order issued by Lee County should contain the provision stating that the applicant or some other agency be required to construct the~~ The north-south access road from its this site north to Alico Road must be constructed prior to the institution of Phase II, and south to Corkscrew Road as a required element of Phase III's development plan.⁵

⁵This condition was satisfied by the construction of Three Oaks Parkway within the DRI Boundary.

2. ~~Any DRI Development Order issued by Lee County should contain the provision stating that the applicant~~ The Developer must meet with representatives of Lee County and San Carlos Park to determine the proportion of costs that each would be required to pay for the four-laning of San Carlos Boulevard.⁶

3. Consistent with the requirements of §380.06 (16)(a), Florida Statutes, the Developer ~~shall be~~ is entitled to road impact fee credits for the value of improvements outlined in ~~§ H.1) and 2) of the original Development Order, if such improvements are eligible pursuant to the terms of the applicable ordinance, or if required by law in accordance with LDC Chapter 2.~~

4. The Developer's obligation for signalization or improvement to the intersection of U.S. 41 and San Carlos Boulevard will be equal to the percentage of total traffic trips through the intersection that originates within the Villages of San Carlos based on actual traffic counts.

~~IV. OTHER~~

~~A. FISCAL~~

~~There are several alternatives available to the applicant to minimize the fiscal impacts of the project. These recommendations have been outlined in their appropriate sections.~~

~~10. Table 12-2 in the Application for Development Approval (Proposed Land Uses and Phasing Schedule) is deleted and is replaced by Exhibit C hereto.~~

I. MISCELLANEOUS PROVISIONS

Single family densities within the development may not exceed four units per acre.

V. LEGAL EFFECT AND LIMITATIONS OF THIS DEVELOPMENT ORDER AND ADMINISTRATIVE REQUIREMENTS.

A. Resolution. This Development Order constitutes a resolution of Lee County adopted by the Board of County Commissioners in response to the DRI ADA filed for Villages of San Carlos DRI.

⁶Based upon the traffic analysis submitted to support the Second DRI Development Order Amendment, San Carlos Boulevard is no longer adversely impacted by the proposed development as a result of the existing and committed improvements. Therefore, this condition is satisfied.

B. Additional Developer Commitments. All commitments and impact mitigating actions volunteered by the Developer in the ADA and supplementary documents that are not in conflict with conditions or stipulations specifically enumerated above are incorporated by reference into this Development Order.

C. Master Plan of Development. Map H, dated _____, 2006, is attached hereto as Exhibit D, and is incorporated by reference. The Developer may modify the boundaries of development areas and the location of internal roadways to accommodate topography, vegetation, market conditions, traffic circulation, or other site related conditions as long as the modification meets local development regulations. However, this provision may not be used to reduce the size of wetland preserve areas. Precise wetland boundaries will be determined by the South Florida Water Management District, as delegated by the Department of Environmental Protection and the Army Corps. of Engineers.

D. Binding Effect. This Development Order is binding upon the Developer, and its assignees or successors in interest. Where the Development Order refers to lot owners, business owners or other specific references, those provisions are binding on the entities or individuals referenced. Those portions of this Development Order that clearly apply only to the project Developer are binding upon any builder/Developer who acquires a tract or parcel of land within the DRI. The Developer may impose or pass on the requirements of this DRI DO to ultimate purchasers through covenants that run with the land.

E. Reliance. The terms and conditions and phasing schedule set out in this Development Order constitute a basis upon which the Developer and the County may rely in future actions necessary to fully implement the final development contemplated by this Development Order. The development parameters and phasing schedule upon which this Development Order approval is based is set forth in Exhibits B and C. Changes to the development mix or phasing schedule may require a reanalysis of project impacts in order to rebut a presumption of substantial deviation.

F. Enforcement. All conditions, restrictions, stipulations and safeguards contained in this Development Order may be enforced by either party by action at law or equity. The cost of those proceedings, including reasonable attorney's fees, will be paid by the defaulting party.

G. Successor Agencies. References to governmental agencies will be construed to mean future instrumentalities that may be created and designated as successors in interest to, or which otherwise possess the powers and duties of the referenced governmental agencies in existence on the effective date of this Development Order.

H. Severability. If any portion or section of this Development Order is determined to be invalid, illegal or unconstitutional by a court of competent jurisdiction, that

decision will not affect the remaining portions or sections of the Development Order, which will remain in full force and effect.

I. Applicability of Regulations. This Development Order does not negate the Developer's responsibility to comply with federal, state, regional and local regulations.

J. Further Review. Subsequent requests for local development permits do not require further DRI review pursuant to §380.06, Florida Statutes. However, upon a finding by the Board that any of the following conditions exist, the Board must order a termination of all development activity in that portion of the development affected by the substantial deviation until a DRI Application for Development Approval, Notice of Substantial Deviation or Notice of Proposed Change has been submitted, reviewed and approved in accordance with §380.06, Florida Statutes.

1. There is a substantial deviation from the terms or conditions of this Development Order or other changes to the approved development plans that create a reasonable likelihood of adverse regional impacts or other regional impacts that have not been evaluated in the review by the Regional Planning Council; or

2. Expiration of the period of effectiveness of the Development Order. Any request to extend the effectiveness of this Development Order will be evaluated based on the criteria for the extension of the buildout date set forth in §380.06(19), Florida Statutes.

3. Conditions in the development order that specify circumstances in which the development will be required to undergo additional DRI review.

K. Commencement of Physical Development. Substantial physical development of the project has commenced and has continued without interruption. Further development must occur in accordance with the development parameters and phasing schedule set forth in Exhibits B and C.

L. Buildout and Termination Dates. The project has a buildout date of December 31, 2009, and a termination date of December 31, 2015. This term is based on the recognition that a local Development Order, which is valid for six years, may be obtained prior to December 31, 2009. No permits for development will be issued by the County subsequent to the termination date or expiration date unless the conditions set forth in §380.06(15)(g) are applicable.

M. Assurance of Compliance. The administrative director of the Lee County Department of Community Development, or their designee, will be the local official responsible for assuring compliance with this Development Order. Lee County is primarily responsible for monitoring the development and enforcing the provisions of the

development order. No permits or approvals will be issued if the Developer fails to act in substantial compliance with the development order.

N. Credits Against Local Impact Fees. Pursuant to §380.06(16), the Developer may be eligible for credits for contributions, construction, expansion, or acquisition of public facilities, if the Developer is also subject by local ordinances to impact fees or exactions to meet the same needs. However, no credit will be provided for internal on-site facilities required by County regulations or to any off-site facilities to the extent those facilities are necessary to provide safe and adequate services to the development.

O. Protection of Development Rights. Assuming the project can comply with the County's Concurrency Management Program at the time development permits are requested, the project will not be subject to down-zoning, unit density reduction, intensity reduction or prohibition of development until December 31, 2010. If the County demonstrates at a public hearing that substantial changes have occurred in the conditions underlying the approval of this Development Order, or finds that the Development Order was based on substantially inaccurate information provided by the Developer, or that the change is clearly established by Lee County to be essential to public health, safety and welfare, then down-zoning unit density reduction or prohibition of development may occur.

P. The Developer's Annual Report required by F.S. 380.06 shall be submitted on May 1st of each year, beginning May 1st, 1982 and continuing until development of the project is completed. The report shall summarize the development activities during the preceding year, the cumulative total of completed residential units, the extent of the development of commercial development, and the status of the improvements and other developer commitments required by this Development Order. The Annual Report shall be submitted to:

LOCAL AGENCY: _____ Director of Code Enforcement
Lee County, Florida
REGIONAL AGENCY: _____ S. W. Fla. Regional Planning Council
STATE AGENCY: _____ State land Planning Agency

Biennial Reports. The Developer must submit a report biennially to the Lee County Department of Community Development, the SWFRPC and Florida DCA on Form RPM-BSP-Annual Report-1. The content of the report must include the information set forth in Exhibit F, and must also be consistent with the rules of the FDCA. The first monitoring report must be submitted to the DRI coordinator for SWFRPC, DCA, and Lee County not later than one year after the effective date of this Development Order. Further reporting must be submitted for subsequent calendar years thereafter, until buildout, whether actual or declared. Failure to comply with this reporting procedure is governed by §380.06(18), Florida Statutes, which provides for the temporary suspension of the DRI Development Order.

The Developer must file the biennial monitoring reports until actual or declared buildout of the project. Southwest Capital Corporation is the party responsible for filing the biennial monitoring reports until one or more successor entities are named in the development order. The Developer must inform successors in title to the undeveloped portion of the real property covered by this Development Order of the biennial reporting requirement. Tenants or owners of individual lots or units have no obligation to comply with this reporting condition.

Q. Transmittal and Effective Date. The County will forward certified copies of this Development Order to the SWFRPC, the Developer, and appropriate state agencies. This Development Order is rendered as of the date of that transmittal, but will not be effective until the expiration of the statutory appeal period (45 days from rendition) or until FDCA has completed their review and has determined not to take an appeal should that occur prior to the expiration of the 45-day period or until the completion of any appellate proceedings, whichever time is greater. In accordance with the requirements of §380.06(15)(f), Florida Statutes, once this development order is effective, the Developer must record notice of its adoption in the office of the Clerk of the Circuit Court of Lee County.

Commissioner _____ made a motion to adopt this Development Order Amendment, seconded by Commissioner _____. The vote was as follows:

Robert P. Janes	_____
Brian Bigelow	_____
Ray Judah	_____
Tammara Hall	_____
Frank Mann	_____

DULY PASSED AND ADOPTED this ____ day of _____ 2007.

BOARD OF COUNTY COMMISSIONERS
LEE COUNTY, FLORIDA

By: _____
Robert P. Janes, Chair

ATTEST:

Charlie Green, Clerk

APPROVED AS TO FORM

By: _____
Deputy Clerk

By: _____
Dawn E. Perry-Lehnert
County Attorney's Office

Exhibits:

- A. Legal Description**
 - Overall legal -2 pages
 - CPD-2 pages
 - CFPD-6 pages
 - RPD-13 pages
 - Existing Three Oaks ROW - 5 pages
 - Three Oaks Realignment ROW - 3 pages
- B. Phasing Schedule**
- C. Revised Land Use Parameters**
- D. Master Development Plan (Map H)**
- E. Fire Official Requirements**
- F. Biennial Monitoring Report Requirements**

**ZONING SKETCH OF
PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA**

SEE EXHIBIT "A" FOR LEGAL DESCRIPTION!

ZONING SKETCH NOTES:

1. BASIS OF BEARINGS SHOWN HEREON TAKEN FROM THE WEST LINE OF THE NE.1/4 OF SECTION 22-46-25, AS BEING N.00°38'30"W.
2. FIELD NOTES IN SECTION 10-46-25.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS CERTIFICATION IS ONLY FOR LANDS DESCRIBED HEREON. IT IS NOT A CERTIFICATION OF TITLE, ZONING OR FREEDOM OF ENCUMBRANCES.
5. THIS ZONING SKETCH DOES NOT CONSTITUTE A TITLE OR EASEMENT SEARCH AND WAS BASED ON DESCRIPTION FURNISHED BY CLIENT AND/OR FOUND MONUMENTATION IN THE FIELD.
6. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, ARE NOT INCLUDED.
7. THIS MAP/PLAT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
8. ALL BEARINGS AND DISTANCES ARE PLAT AND MEASURED, UNLESS OTHERWISE SHOWN.
9. ELEVATIONS ARE NATIONAL GEODETIC VERTICAL DATUM OF 1929 (N.G.V.D.).

FLOOD ZONE: "B"
ELEVATION: N/A N.G.V.D.
COMMUNITY # 125124
PANEL # 0475
SUFFIX: C
REVISION DATE: 5/5/03

THIS ZONING SKETCH IS CERTIFIED TO:
PAUL H. FREEMAN
ALAN C. FREEMAN
NEIL D. FREEMAN
ATTORNEYS' TITLE INSURANCE FUND, INC.
HERITAGE NATIONAL BANK

COORDINATES ARE FLORIDA WEST ZONE (COMPUTED).

LEGEND:

- SET IRON PIN (CAP #4631)
- FOUND IRON PIN (I.R.)
- CONCRETE MONUMENT (C.M.)
- ▨ CONCRETE (CONC.)
- P.R.M. PERMANENT REFERENCE MONUMENT
- P.C.P. PERMANENT CONTROL POINT
- P.O.B. POINT OF BEGINNING
- P.C. POINT OF CURVATURE
- O.R. OFFICIAL RECORDS BOOK
- (1) CURVE NUMBER
- C CENTERLINE
- R/W RIGHT-OF-WAY
- (P) AS PER PLAT
- (D) AS PER DEED
- (S) AS PER SURVEY
- (M) AS MEASURED
- P.U.E. PUBLIC UTILITY EASEMENT
- L.M.E. LAKE MAINTENANCE EASEMENT
- D.E. DRAINAGE EASEMENT

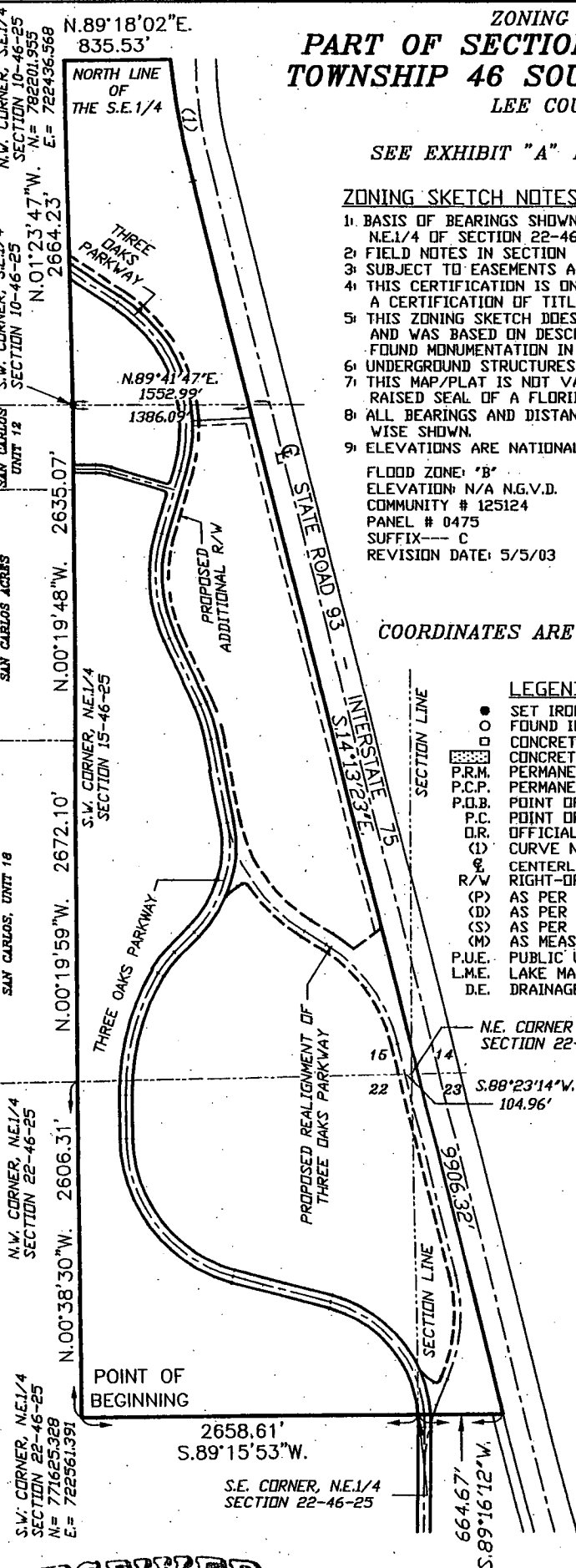
Curve number 1

Radius= 5823.58'
Delta= 09°26'23"
Arc= 959.46'
Chord= 958.37'
Chord Brg.= S.10°43'39"E.

500 0 500 1000 1500

SCALE IN FEET

 AUGUST 18, 2005		
JOHN B. HARRIS, PSM FLORIDA LAND SURVEYOR #4631		
HARRIS & JORGENSEN, INC. 2706 S.E. SANTA BARBARA PLACE CAPE CORAL, FLORIDA PHONE: (239) 772-9939 FAX: (239) 772-1315		
REVISED:	DESCRIPTION:	BY:
DRAWN:	SCALE:	PROJ. #
FBH	1"=1000'	THREE OAKS R-W
SKETCH DATE:	FILE NO.	SHEET - 1
8/17/05	46-25-10	OF - 1
FLORIDA CERTIFICATE OF AUTHORIZATION # LB 6921		



RECEIVED

A SURVEY!

NOV 08 2005

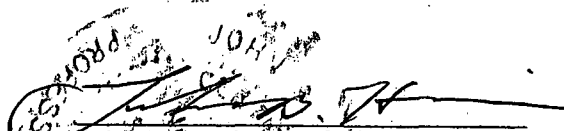
DCI 2005-00054

EXHIBIT "A"

DESCRIPTION:

Beginning at the Southwest corner of the Northeast Quarter (N.E.1/4) of Section 22, Township 46 South, Range 25 East, Lee County, Florida; thence run N.00°38'30"W. along the West line of the Northeast Quarter (N.E.1/4) of said Section 22 for 2606.31 feet to the Northwest corner of the Northeast Quarter (N.E.1/4) of said Section 22; thence run N.00°19'59"W. along the West line of the Southeast Quarter (S.E.1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida, to the Southwest corner of the Northeast Quarter (N.E.1/4) of said Section 15; thence run N.00°19'48"W. along the West line of the Northeast Quarter (N.E.1/4) of said Section 15 for 2635.07 feet to the Southwest corner of the Southeast Quarter (S.E.1/4) of Section 10, Township 46 South, Range 25 East, Lee County, Florida; thence run N.01°23'47"W. along the West line of the Southeast Quarter (S.E.1/4) of said Section 10 for 2664.23 feet to the Northwest corner of the Southeast Quarter (S.E.1/4) of said Section 10; thence run N.89°18'02"E. along the North line of the Southeast Quarter (S.E.1/4) of said Section 10 for 835.53 feet to a point on a curve on the Westerly right-of-way line of Interstate Highway # 75; thence run Southeasterly along said Westerly right-of-way line for 959.46 feet along the arc of a curve concave Northeasterly, with a radius of 5823.58 feet, a delta of 09°26'23", a chord bearing of S.10°43'39"E. and a chord distance of 958.37 feet; thence run S.14°13'23"E. along said Westerly right-of-way line for 9906.32 feet to a point on the South line of the Northwest Quarter (N.W.1/4) of Section 23, Township 46 South, Range 25 East, Lee County, Florida; thence run S.89°16'12"W. along the South line of said Northwest Quarter (N.W.1/4) for 664.67 feet to the Southeast corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run S.89°15'53"W. along the South line of Northeast Quarter of said Section 22 for 2658.61 feet to the point of beginning.

Said tract contains 494.77 acres, more or less.


John B. Harris
P.S.M. #4631
August 19, 2005
SURVEYOR

RECEIVED
NOV 08 2005

DCI 2005-00054

CPD
SHEET 1 OF 2
ZONING SKETCH OF
PART OF SECTION 15
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
 2706 S.E. SANTA BARBARA PLACE
 CAPE CORAL, FLORIDA
 PHONE: (239) 772-9939
 FAX: (239) 772-1315

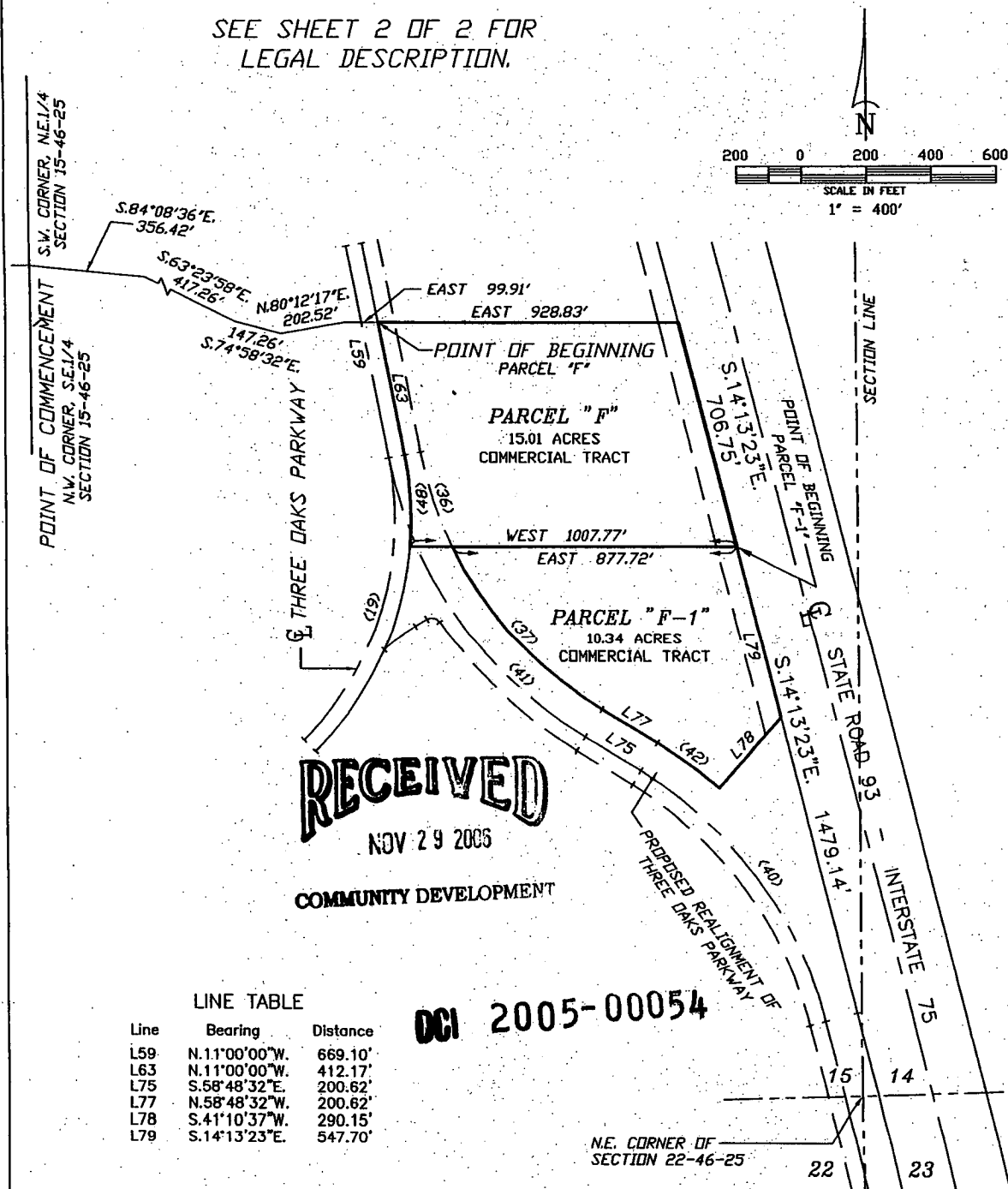
PROJECT # THREE OAKS R/V 9

FILE #: 46-25-10

SKETCH DATE: 5/2/06

THIS IS NOT A SURVEY.

SEE SHEET 2 OF 2 FOR
 LEGAL DESCRIPTION.



LINE TABLE

Line	Bearing	Distance
L59	N.11°00'00"W.	669.10'
L63	N.11°00'00"W.	412.17'
L75	S.58°48'32"E.	200.62'
L77	N.58°48'32"W.	200.62'
L78	S.41°10'37"W.	290.15'
L79	S.14°13'23"E.	547.70'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
19	980.00'	55°40'01"	952.14'	915.13'	S.16°49'45"W.
36	1200.00'	14°40'05"	307.21'	306.37'	N.18°20'33"W.
37	1200.00'	33°09'05"	694.32'	684.68'	N.42°13'59"W.
40	1275.00'	44°35'13"	992.17'	967.32'	S.36°30'58"E.
41	1300.00'	24°46'30"	562.12'	557.76'	S.46°25'17"E.
42	1350.00'	09°58'51"	235.17'	234.87'	N.53°49'06"W.
48	1030.00'	15°40'32"	281.80'	280.92'	N.03°09'44"W.

John B. Harris

JOHN B. HARRIS, PSM
 FLORIDA LAND SURVEYOR #4631

FLORIDA CERTIFICATE OF AUTHORIZATION LB #6921

CPD
SHEET 2 OF 2

DESCRIPTION: (Parcel "F")

A tract or land lying in the Southeast Quarter (S.E.1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida being more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of said Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 202.52 feet; thence run East for 99.91 feet to the point of beginning; thence continue East for 928.83 feet to a point on the Westerly right-of-way line of Highway I-75; thence run S.14°13'23"E. for 706.75 feet; thence run West for 1008.33 feet; thence run Northwesterly for 281.80 feet along the arc of a curve concave Southwesterly having a radius of 1030.00 feet, chord bearing N.03°09'44"W. and a chord distance of 280.92 feet; thence run N.11°00'00"W. for 412.17 feet to the point of beginning.

Tract herein described contains 15.01 acres.

TOGETHER WITH:

DESCRIPTION: (Parcel "F" - 1")

A tract of land lying in the Southeast Quarter (S.E.1/4) of Section 15, Township 46 South, Range 25 East, Lee County, Florida being more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of said Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 202.52 feet; thence run East for 99.91 feet; thence continue East for 928.83 feet to a point on the Westerly right-of-way line of Highway I - 75; thence run S.14°13'23"E. along said Westerly right-of-way line for 706.75 feet to the point of beginning; thence continue S.14°13'23"E. along said Westerly right-of-way line for 547.70 feet; thence run S.41°10'37"W. for 290.15 feet to a point on a curve; thence run Northwesterly for 235.17 feet along the arc of a curve concave Southwesterly, with a radius of 1350.00 feet, a delta of 09°58'51", a chord bearing of N.53°49'06"W. and a chord distance of 234.87 feet to a point of tangency; thence run N.58°48'32"W. for 200.62 feet to a point of curvature; thence run Northwesterly for 694.32 feet along the arc of a curve concave Northeasterly, with a radius of 1200.00 feet, a delta of 33°09'05", a chord bearing of N.42°13'59"W. and a chord distance of 684.68 feet; thence run East for 877.82 feet to the point of beginning.

Tract herein described contains 10.34 acres.

DCI 2005-00054

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COMMUNITY DEVELOPMENT

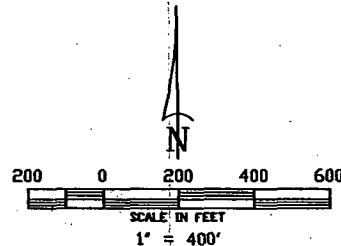
CFPD
SHEET 1 OF 6
ZONING SKETCH OF
PART OF SECTIONS 10, 15, & 22
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

HARRIS - JORGENSEN, INC.
 2706 S.E. SANTA BARBARA PLACE
 CAPE CORAL, FLORIDA
 PHONE: (239) 772-9939
 FAX: (239) 772-1315

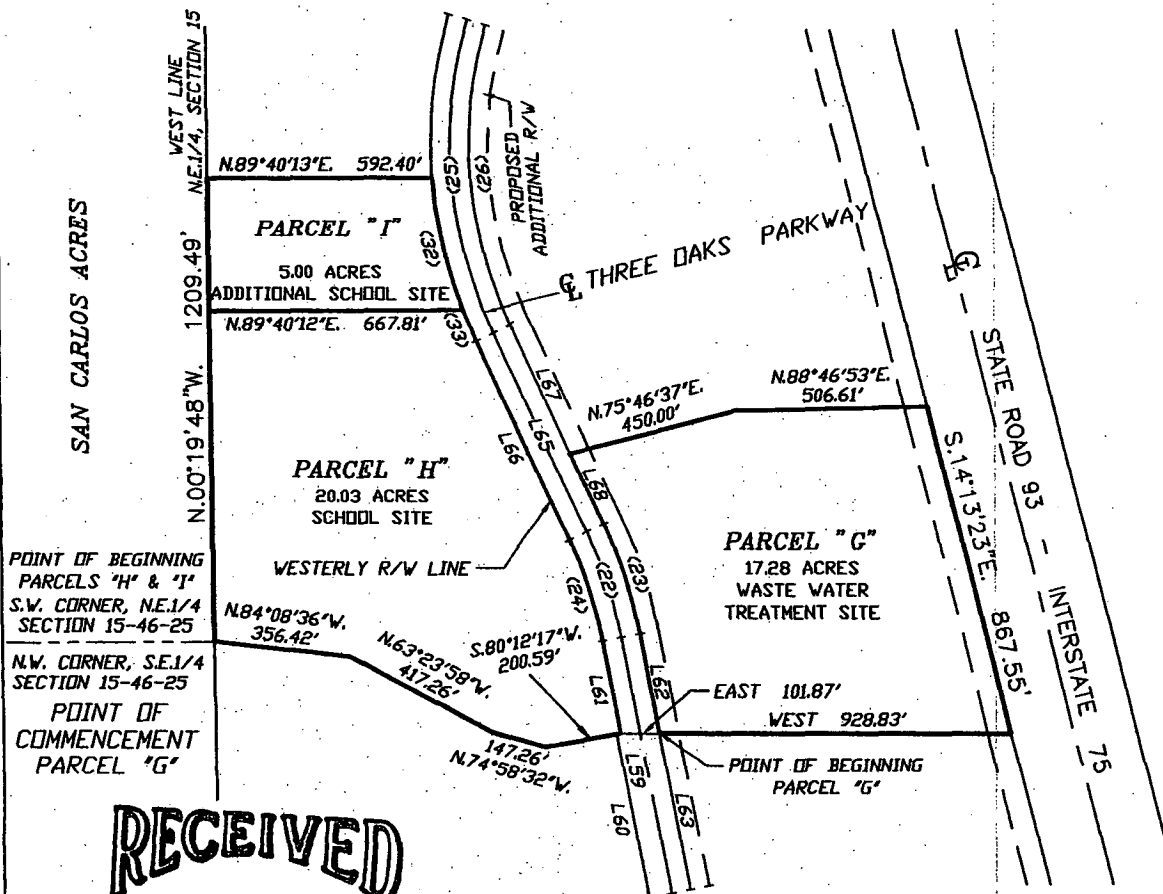
PROJECT # THREE OAKS R/W 6
 FILE # 46-25-10
 SKETCH DATE: 5/2/06

Line	Bearing	Distance
L59	N.11°00'00"W.	669.10'
L60	N.11°00'00"W.	431.52'
L61	S.11°00'00"E.	237.83'
L62	N.11°00'00"W.	258.93'
L65	N.25°00'25"W.	570.00'
L66	S.25°00'25"E.	570.00'
L67	N.25°00'25"W.	366.45'
L68	N.25°00'25"W.	203.55'



NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
22	1170.00'	14°00'25"	286.03'	285.32'	S.18°00'13"E.
23	1220.00'	14°00'25"	298.25'	297.51'	N.18°00'12"W.
24	1120.00'	14°00'25"	273.80'	273.12'	S.18°00'12"E.
25	1170.00'	41°29'57"	847.43'	829.03'	N.04°15'26"W.
26	1120.00'	41°29'58"	811.21'	793.60'	N.04°15'26"W.
32	1220.00'	16°54'28"	360.01'	358.70'	S.12°27'53"E.
33	1220.00'	04°05'15"	87.02'	87.00'	S.22°57'48"E.

SEE SHEET 2 OF 6 FOR
 LEGAL DESCRIPTION.



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COMMUNITY DEVELOPMENT

DCI 2005-00054

John B. Harris
 May 16, 2006

JOHN B. HARRIS, PSM
 FLORIDA LAND SURVEYOR #4631
 FLORIDA CERTIFICATE OF AUTHORIZATION LB #6921

CFPD
SHEET 2 OF 6

DESCRIPTION: (Parcel "H" and "I")

A tract or parcel of land lying in Section 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Southwest corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 15; thence run N.00°19'48"W. along the West line of said Northeast Quarter (N.E.1/4) for 1209.49 feet; thence run N.89°40'13"E. for 592.40 feet to the Westerly right-of-way line of Three Oaks Parkway, said point being on a curve; thence run Southeasterly along said Westerly right-of-way line for 360.01 feet along the arc of a curve concave Northeasterly, with a radius of 1220.00 feet, a delta of 16°54'26", a chord bearing of S.12°27'53"E. and a chord distance of 358.70 feet to Southeasterly corner of Tract "I"; thence continue Southeasterly along said Westerly right-of-way line for 87.02 feet along the arc of a curve concave Northeasterly, with a radius of 1220.00 feet, a delta of 04°05'15", a chord bearing of S.22°57'48"E. and a chord distance of 87.00 feet to a point of tangency; thence run S.25°00'25"E. along said Westerly right-of-way line for 570.00 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 273.80 feet along the arc of a curve concave Southwesterly, with a radius of 1120.00 feet, a delta of 14°00'25", a chord bearing of S.18°00'12"E. and a chord distance of 273.12 feet to a point of tangency; thence run S.11°00'00"E. along said Westerly right-of-way line for 237.83 feet; thence run S.80°12'17"W. for 200.59 feet; thence run N.74°58'32"W. for 147.26 feet; thence run N.63°23'58"W. for 417.26 feet; thence run N.84°08'36"W. for 356.42 feet to the point of beginning.

Said tract contains 25.03 acres.

TOGETHER WITH:

DESCRIPTION: (Parcel "G")

A tract or parcel of land lying in Section 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 200.59 feet; thence run East for 101.87 feet to the Easterly right-of-way line of Three Oaks Parkway (100 feet wide) and the point of beginning; thence run N.11°00'00"W. along said Easterly right-of-way line for 256.93 feet to a point of curvature; thence run Northwesterly along said Easterly right-of-way line for 298.25 feet along the arc of a curve concave Southwesterly, a radius of 1220.00 feet, a delta of 14°00'25", a chord bearing of N.18°00'12"W. and a chord distance of 297.51 feet to a point of tangency; thence run N.25°00'25"W. along said Easterly right-of-way line for 203.55 feet; thence run N.75°46'37"E. for 450.00 feet; thence run N.88°46'53"E. for 506.61 feet to the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 867.55 feet; thence run West for 928.83 feet to the point of beginning.

Said tract contains 17.28 acres.

EXHIBIT A
Page 6 of 31

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CFPD

SHEET 3 OF 6

ZONING SKETCH OF

PART OF SECTIONS 10, 15, & 22
TOWNSHIP 46 SOUTH, RANGE 25 EAST

LEE COUNTY, FLORIDA

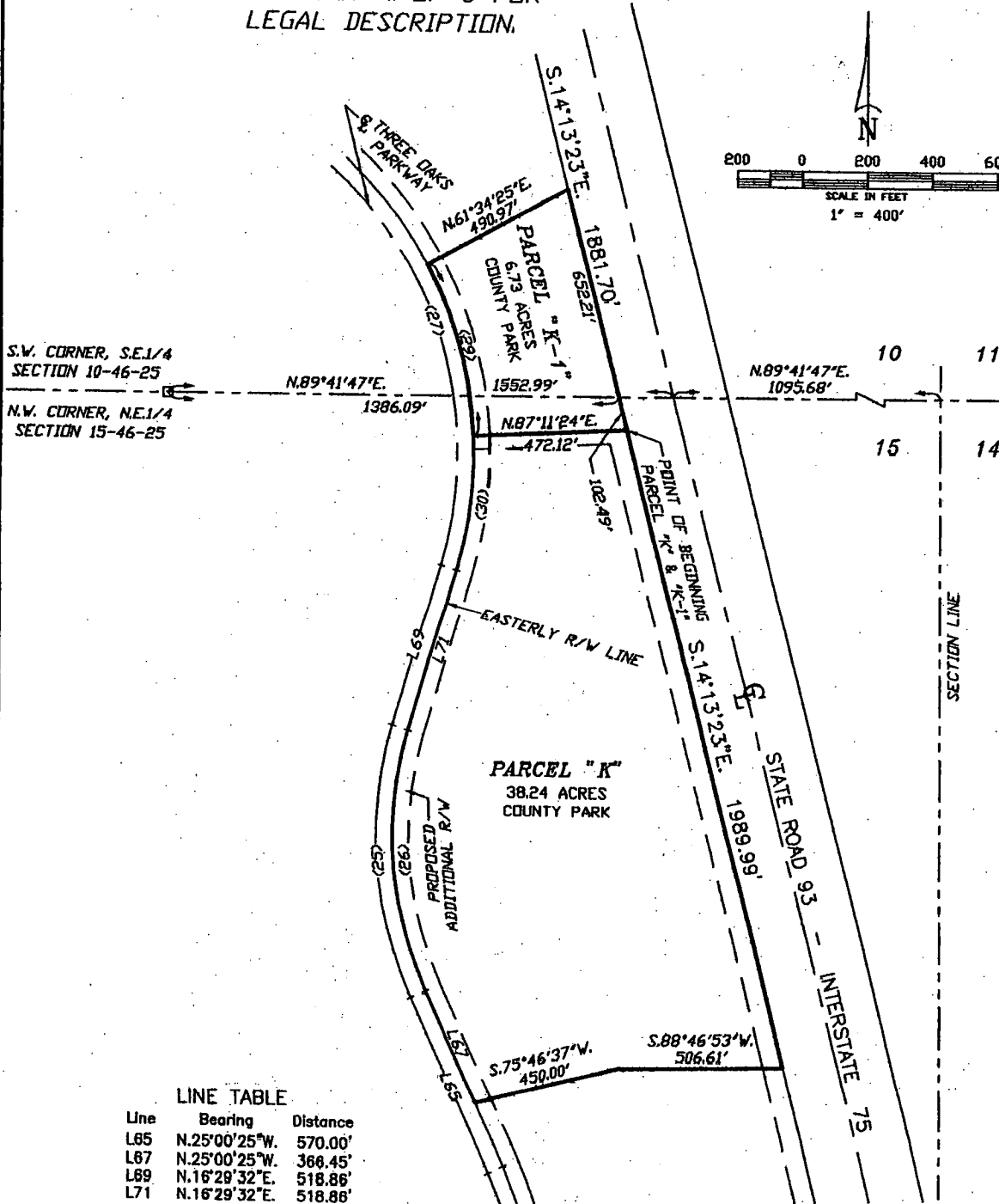
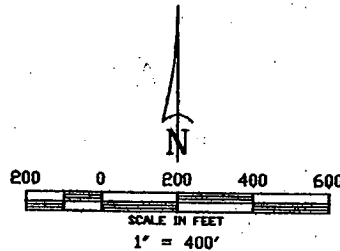
THIS IS NOT A SURVEY.
SEE SHEET 4 OF 6 FOR
LEGAL DESCRIPTION.

HARRIS - JORGENSEN, INC.
2706 S.E. SANTA BARBARA PLACE
CAPE CORAL, FLORIDA
PHONE: (239) 772-9939
FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 7

FILE # 46-25-10

SKETCH DATE: 5/2/06



LINE TABLE

Line	Bearing	Distance
L65	N.25°00'25\"W.	570.00'
L67	N.25°00'25\"W.	366.45'
L69	N.16°29'32\"E.	518.86'
L71	N.16°29'32\"E.	518.86'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
25	1170.00'	41°29'57\"	847.43'	829.03'	N.04°15'26\"W.
26	1120.00'	41°29'58\"	811.21'	793.60'	N.04°15'26\"W.
27	1170.00'	73°56'54\"	1510.05'	1407.40'	S.20°28'55\"E.
29	1220.00'	25°37'07\"	545.50'	540.96'	N.15°37'12\"W.
30	1220.00'	19°18'06\"	411.00'	408.06'	N.06°50'28\"E.

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SHEET 4 OF 6

DESCRIPTION: (Parcels "K" and "K-1")

A tract or parcel of land lying in Sections 10 and 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 15; thence run N.89°41'47"E. along the North line of said Northeast Quarter (N.E.1/4) for 1386.09 feet to a point on the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 102.49 feet to the point of beginning (being the Northeast corner of Tract "K"); thence continue S.14°13'23"E. along said Westerly right-of-way line for 1989.99 feet; thence run S.88°46'53"W. for 506.61 feet; thence run S.75°46'37"W. for 450.00 feet to the Easterly right-of-way line of Three Oaks Parkway (100 feet wide); thence run N.25°00'25"W. along said Easterly right-of-way line for 366.45 feet to a point of curvature; thence run Northwesterly along said Easterly right-of-way line for 811.21 feet along the arc of a curve concave Northeasterly, with a radius of 1120.00 feet, a delta of 41°29'58", a chord bearing of N.04°15'26"W. and a chord distance of 793.60 feet to a point of tangency; thence run N.16°29'32"E. along said Easterly right-of-way line for 518.86 feet to a point of curvature; thence run Northeasterly along said Easterly right-of-way line for 411.00 feet along the arc of a curve concave Northwesterly, with a radius of 1220.00 feet, a delta of 19°18'06", a chord bearing of N.06°50'28"E. and a chord distance of 409.06 feet to the Northwesterly corner of said Tract "K"; thence run Northwesterly along said Easterly right-of-way line for 545.50 feet along the arc of a curve concave Southwesterly, with a radius of 1220.00 feet, a delta of 25°37'07", a chord bearing of N.15°37'12"W. and a chord distance of 540.96 feet; thence run N.61°34'25"E. for 490.97 feet to the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 652.21 feet to the North line of the aforesaid Section 15; thence continue S.14°13'23"E. along said Westerly right-of-way line for 102.49 feet to the point of beginning.

Said tract contains 44.97 acres.

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EXHIBIT A
Page 8 of 31

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SHEET 5 OF 6
ZONING SKETCH OF
PART OF SECTIONS 10, 15, & 22
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.

CURVE TABLE

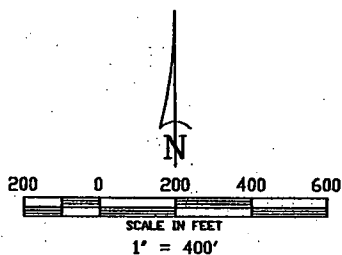
NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
3	935.00'	02°46'26"	45.26'	45.26'	N.14°11'43"W.
7	1100.00'	75°27'49"	1448.80'	1348.33'	N.38°22'25"W.
10	1050.00'	63°19'06"	1180.00'	1101.91'	N.44°27'22"W.
11	1050.00'	12°09'02"	222.67'	222.25'	N.06°42'37"W.
12	1785.28'	31°39'17"	986.33'	973.83'	N.15°11'08"E.
14	1735.28'	28°22'50"	859.54'	850.78'	N.13°32'55"E.
18	1735.28'	01°50'49"	55.94'	55.94'	N.30°04'50"E.
49	1735.28'	01°25'05"	42.95'	42.95'	N.28°26'53"E.

HARRIS - JORGENSEN, INC.
 2706 S.E. SANTA BARBARA PLACE
 CAPE CORAL, FLORIDA
 PHONE: (239) 772-9939
 FAX: (239) 772-1315

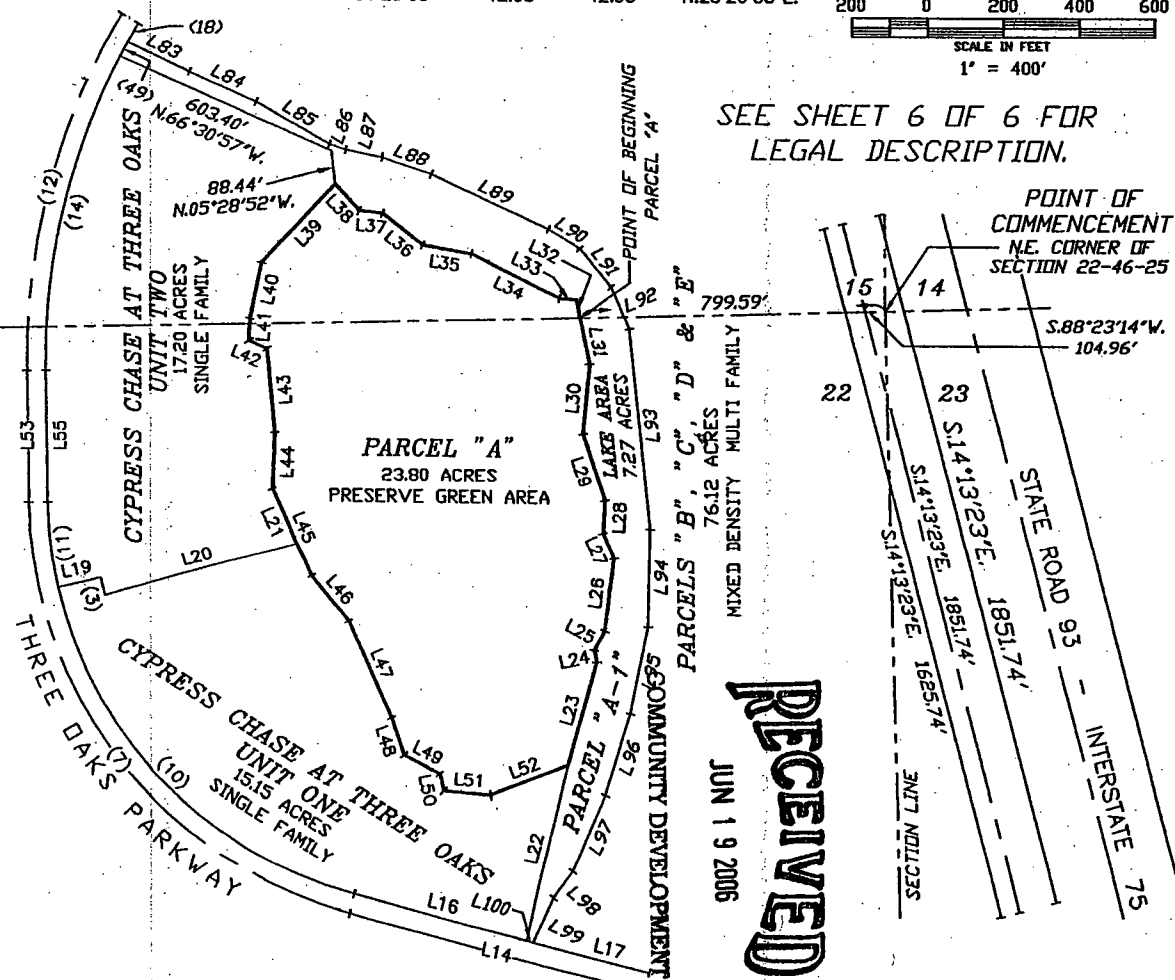
PROJECT # THREE OAKS R/W 8

FILE # 46-25-10

SKETCH DATE: 5/2/06



SEE SHEET 6 OF 6 FOR
 LEGAL DESCRIPTION.



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LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	798.59'
L16	S.76°06'19"E.	465.58'
L17	S.76°06'19"E.	313.88'
L19	N.77°11'36"E.	115.00'
L20	N.74°25'10"E.	523.27'
L21	N.24°06'06"W.	154.44'
L22	N.13°53'41"E.	466.31'
L23	S.16°07'18"W.	277.66'
L24	S.12°01'00"E.	31.69'
L25	S.28°46'02"W.	58.04'
L26	S.07°46'15"W.	187.96'
L27	S.22°04'52"E.	74.60'
L28	S.03°46'03"W.	83.16'
L29	S.18°15'48"E.	181.53'
L30	S.05°28'43"W.	189.06'
L31	S.11°21'17"E.	126.05'
L32	S.11°21'17"E.	48.99'
L33	S.85°52'53"E.	43.93'
L34	S.63°39'28"E.	257.78'
L35	S.80°44'01"E.	129.45'

LINE TABLE

Line	Bearing	Distance
L36	S.51°37'12"E.	133.97'
L37	S.84°18'29"E.	62.62'
L38	S.42°37'55"E.	92.21'
L39	N.43°02'34"E.	282.53'
L40	N.11°56'54"E.	148.96'
L41	N.03°34'16"E.	59.13'
L42	N.65°49'54"W.	52.65'
L43	N.04°55'00"W.	227.32'
L44	N.02°47'39"E.	146.80'
L45	N.24°06'06"W.	247.63'
L46	N.39°51'14"W.	150.22'
L47	N.23°58'15"W.	274.03'
L48	N.18°34'28"W.	100.55'
L49	N.62°41'55"W.	106.20'
L50	N.11°41'32"W.	44.89'
L51	N.85°57'36"W.	123.50'
L52	S.68°40'50"W.	219.04'
L53	N.00°38'30"W.	349.45'
L55	N.00°38'30"W.	349.45'
L83	S.64°44'50"E.	177.95'

LINE TABLE

Line	Bearing	Distance
L84	S.66°30'07"E.	191.21'
L85	S.60°30'15"E.	219.67'
L86	S.70°58'05"E.	45.72'
L87	S.79°10'17"E.	96.62'
L88	S.71°11'03"E.	137.25'
L89	S.65°27'58"E.	338.91'
L90	S.57°59'19"E.	96.55'
L91	S.39°13'50"E.	128.89'
L92	S.23°08'49"E.	120.26'
L93	S.05°40'34"E.	530.21'
L94	S.01°29'07"W.	255.42'
L95	S.12°01'41"W.	230.68'
L96	S.17°34'52"W.	221.62'
L97	S.23°18'32"W.	218.47'
L98	S.37°33'24"W.	84.75'
L99	S.26°14'39"W.	124.11'
L100	N.76°08'19"W.	17.13'

CFPD
SHEET 6 OF 6

DESCRIPTION: (Parcel "A")

A tract or parcel of land lying in Section 15 and 22, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northeast corner of said Section 22; thence run S.88°23'40"W. for 799.59 feet along the North line of the Northeast Quarter (N.E.1/4) of said Section 22 to the point of beginning; thence run S.11°21'17"E. for 126.05 feet; thence run S.05°28'43"W. for 189.06 feet; thence run S.18°15'48"E. for 181.53 feet; thence run S.03°46'03"W. for 83.16 feet; thence run S.22°04'52"E. for 74.60 feet; thence run S.07°46'15"W. for 187.96 feet; thence run S.28°46'02"W. for 58.04 feet; thence run S.12°01'00"E. for 31.69 feet; thence run S.16°07'18"W. for 277.66 feet; thence run S.68°40'50"W. for 219.04 feet; thence run N.85°57'36"W. for 123.50 feet; thence run N.11°41'32"W. for 44.89 feet; thence run N.62°41'55"W. for 106.20 feet; thence run N.18°34'28"W. for 100.55 feet; thence run N.23°58'15"W. for 274.03 feet; thence run N.39°51'14"W. for 150.22 feet; thence run N.24°06'06"W. for 247.63 feet; thence run N.02°47'39"E. for 146.80 feet; thence run N.04°55'00"W. for 227.32 feet; thence run N.65°49'54"W. for 52.65 feet; thence run N.03°34'16"E. for 59.13 feet; thence run N.11°56'54"E. for 148.96 feet; thence run N.43°02'34"E. for 282.53 feet; thence run S.42°37'55"E. for 92.21 feet; thence run S.84°18'29"E. for 62.62 feet; thence run S.51°37'12"E. for 133.97 feet; thence run S.80°44'01"E. for 129.45 feet; thence run S.63°39'28"E. for 257.78 feet; thence run S.85°52'53"E. for 43.93 feet; thence run S.11°21'17"E. for 48.99 feet to the point of beginning.

Said tract contains 23.80 acres.

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EXHIBIT A
Page 10 of 31

DCI 2005-00054

RPD
SHEET 1 OF 13
ZONING SKETCH OF
PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
 2706 S.E. SANTA BARBARA PLACE
 CAPE CORAL, FLORIDA
 PHONE: (239) 772-9939
 FAX: (239) 772-1315

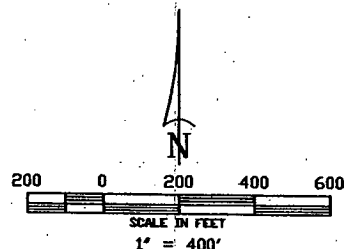
PROJECT # THREE OAKS R/V 1

FILE # 46-25-10

SKETCH DATE: 5/2/06

THIS IS NOT A SURVEY.

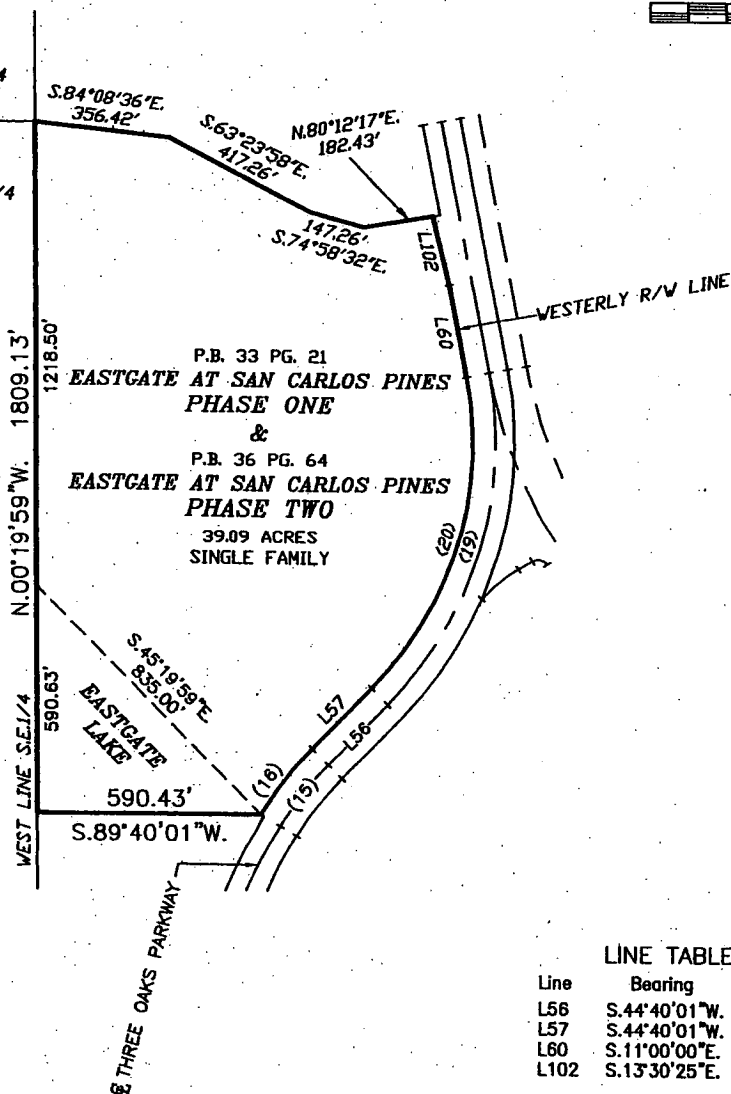
SEE SHEET 2 OF 13 FOR
 LEGAL DESCRIPTION.



S.W. CORNER, N.E.1/4
 SECTION 15-46-25

POINT OF
 BEGINNING
 N.W. CORNER, S.E.1/4
 SECTION 15-46-25

SAN CARLOS, UNIT 18



LINE TABLE

Line	Bearing	Distance
L56	S.44°40'01"W.	222.08'
L57	S.44°40'01"W.	222.08'
L60	S.11°00'00"E.	246.44'
L102	S.13°30'25"E.	185.59'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
15	860.00'	13°39'14"	204.94'	204.46'	N.37°50'22"E.
16	920.00'	13°39'14"	219.24'	218.72'	S.37°50'24"W.
19	980.00'	55°40'01"	952.14'	915.13'	S.16°49'45"W.
20	920.00'	55°40'01"	893.85'	859.10'	S.16°49'45"W.

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COMMUNITY DEVELOPMENT

DCI 2005-00054

John B. Harris
 May 15, 2006
 JOHN B. HARRIS, PSM
 FLORIDA LAND SURVEYOR #4631
 FLORIDA CERTIFICATE OF AUTHORIZATION LB #6921

RPD
SHEET 2 OF 13

DESCRIPTION: (Eastgate)

A tract or parcel of land lying in the Southeast Quarter of Section 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 15; thence run S.84°08'36"E. for 356.42 feet; thence run S.63°23'58"E. for 417.26 feet; thence run S.74°58'32"E. for 147.26 feet; thence run N.80°12'17"E. for 182.43 feet to a point on the Westerly right-of-way line of Three Oaks Parkway; thence run S.13°30'25"E. along said Westerly right-of-way line for 185.59 feet; thence run S.11°00'00"E. along said Westerly right-of-way line for 246.44 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 893.85 feet along the arc of a curve concave Northwesterly, with a radius of 920.00 feet, a delta of 55°40'01", a chord bearing of S.16°49'45"W. and a chord distance of 859.10 feet to a point of tangency; thence run S.44°40'01"W. along said Westerly right-of-way line for 222.08 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 219.24 feet along the arc of a curve concave Southeasterly, with a radius of 920.00 feet, a delta of 13°39'14", a chord bearing of S.37°50'24"W. and a chord distance of 218.72 feet; thence run S.89°40'01"W. for 590.43 feet to a point on the West line of the aforesaid Southeast Quarter (S.E.1/4); thence run N.00°19'59"W. along said West line for 1809.13 feet to the point of beginning.

Said tract contains 39.09 acres.

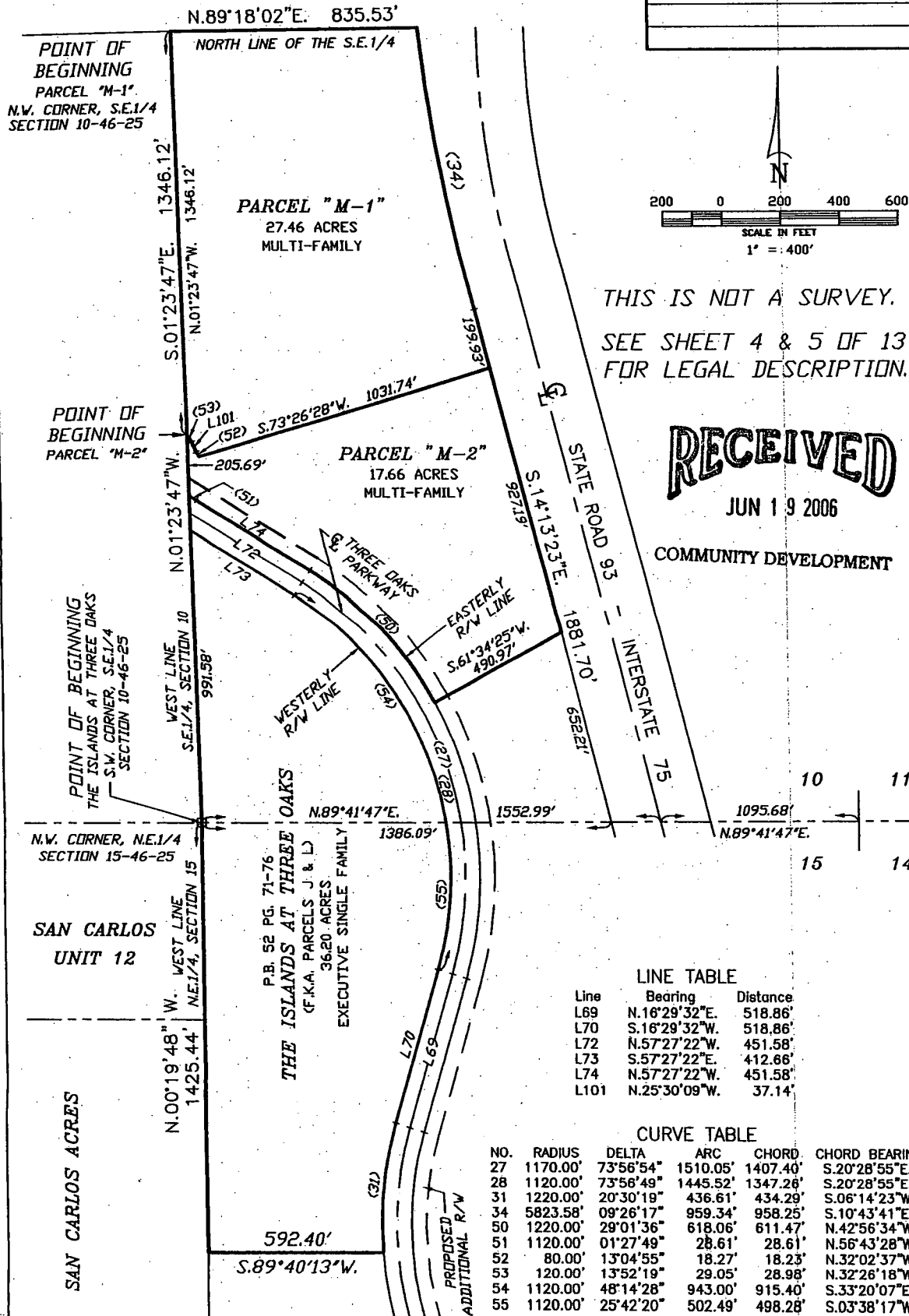
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COMMUNITY DEVELOPMENT

RPD
SHEET 3 OF 13
ZONING SKETCH OF
PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC. 2706 S.E. SANTA BARBARA PLACE CAPE CORAL, FLORIDA PHONE: (239) 772-9939 FAX: (239) 772-1315
PROJECT # THREE OAKS R/W 2
FILE #: 46-25-10
SKETCH DATE: 5/2/06



RPD
SHEET 4 OF 13

DESCRIPTION: (Parcel M-1)

A tract or parcel of land lying in the Southeast Quarter of Section 10, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Northwest corner of the aforesaid Southeast Quarter (S.E.1/4); thence run N.89° 18'02"E. along the North line of said Southeast Quarter (S.E.1/4) for 835.53 feet to the Westerly right-of-way line of Interstate Highway #75, said point lying on a curve; thence run Southeasterly along said Westerly right-of-way line for 959.34 feet along the arc of a curve concave Northeasterly, with a radius of 5823.58 feet, a delta of 09°26'17", a chord bearing of S.10°43'41"E. and a chord distance of 958.25 feet to a point of tangency; thence run S.14°13'23"E. along said Westerly right-of-way line for 199.93 feet; thence run S.73°26'28"W. for 1031.74 feet to a point on a curve; thence run Northwesterly for 18.27 feet along the arc of a curve to the right having a radius of 80.00 feet, a delta of 13°04'55", a chord bearing of N.32°02'37"W. and a chord distance of 18.23 feet to a point of tangency; thence run N.25°30'09"W. for 37.14 feet to a point of curvature; thence run Northwesterly for 29.05 feet along the arc of a curve to the left having a radius of 120.00 feet, a delta of 13°52'19", a chord bearing of N.32°26'18"W. and a chord distance of 28.98 feet to a point on the West line of the Southeast Quarter (S.E.1/4) of said Section 10; thence run N.01°23'47"W. along said West line for 1346.12 feet to the point of beginning.

Said tract contains 27.46 acres.

TOGETHER WITH:

DESCRIPTION: (Parcel M-2)

A tract or parcel of land lying in the Southeast Quarter (S.E.1/4) of Section 10, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run S.01°23'47"E. along the West line of said Southeast Quarter (S.E.1/4) for 1346.12 feet to the point of beginning, said point being on a curve; thence run Southeasterly for 29.05 feet along the arc of a curve to the left having a radius of 120.00 feet, a delta of 13°52'19", a chord bearing of S.32°26'18"E. and a chord distance of 28.98 feet to a point of tangency; thence run S.25°30'09"E. for 37.14 feet to a point of curvature; thence run Southeasterly for 18.27 feet along the arc of a curve to the right having a radius of 80.00 feet, a delta of 13°04'55", a chord bearing of S.32°02'37"E. and a chord distance of 18.23 feet; thence run N.73°26'28"E. for 1031.74 feet to a point on the Westerly right-of-way line of Interstate Highway #75; thence run S.14°13'23"E. along said Westerly right-of-way line for 927.19 feet; thence run S.61°34'25"W. for 490.97 feet to a point on the Easterly right-of-way line of three Oaks Parkway (100 feet wide), said point being on a curve; thence run Northwesterly along said Easterly right-of-way line for 618.06 feet along the arc of a curve concave Southwesterly, with a radius of 1220.00 feet, a delta of 29°01'36", a chord bearing of N.42°56'34"W. and a chord distance of 611.47 feet to a point of tangency; thence run N.57°27'22"W. along said Easterly right-of-way line for 451.58 feet to a point of curvature; thence run Northwesterly along said Easterly right-of-way line for 28.61 feet along the arc of a curve concave Northeasterly, with a radius of 1120.00 feet, a delta of 01°27'

continued on sheet 5 of 13

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SHEET 5 OF 13

49", a chord bearing of N.56°43'28"W, and a chord distance of 28.61 feet to a point on the West line of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run N.01°23'47"W. along said West line for 205.69 feet to the point of beginning.

Said tract contains 17.66 acres.

TOGETHER WITH:

DESCRIPTION: (The Islands at Three Oaks)

A tract or parcel of land lying in Sections 10 and 15, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Southwest corner of the Southeast Quarter (S.E.1/4) of the aforesaid Section 10; thence run N.01°23'47"W. along the West line of said Southeast Quarter (S.E.1/4) for 991.58 feet to a point on the Westerly right-of-way line of Three Oaks Parkway; thence run S.57°27'22"E. along said Westerly right-of-way line for 412.66 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 943.00 feet along the arc of a curve concave Southwesterly, with a radius of 1120.00 feet, a delta of 48°14'28", a chord bearing of S.33°20'07"E. and a chord distance of 915.40 feet to a point on the North line of the aforesaid Section 15; thence run Southwesterly along said Westerly right-of-way line for 502.49 feet along the arc of a curve concave Northwesterly, with a radius of 1120.00 feet, a delta of 25°42'20", a chord bearing of S.03°38'17"W. and a chord distance of 498.28 feet to a point of tangency; thence run S.16°29'32"W. along said Westerly right-of-way line for 518.86 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 436.61 feet along the arc of a curve concave Southeasterly, with a radius of 1220.00 feet, a delta of 20°30'19", a chord bearing of S.06°14'23"W. and a chord distance of 434.29 feet; thence run S.89°40'13"W. for 592.40 feet to a point on the West line of the Northeast Quarter (N.E.1/4) of the aforesaid Section 15; thence run N.00°19'48"W. along the West line of said Northeast Quarter (N.E.1/4) for 1425.44 feet to the point of beginning.

Said tract contains 36.20 acres.

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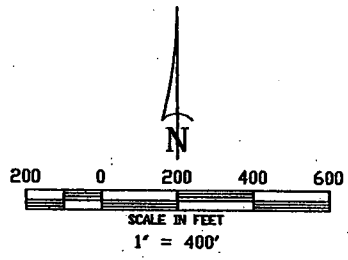
JUN 19 2006

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DCI 2005-00054

HARRIS - JORGENSEN, INC.
 2706 S.E. SANTA BARBARA PLACE
 CAPE CORAL, FLORIDA
 PHONE: (239) 772-9939
 FAX: (239) 772-1315

PROJECT # THREE OAKS R/W 3
 FILE # 46-25-10
 SKETCH DATE: 5/2/06



RPD
SHEET 6 OF 13
ZONING SKETCH OF
PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

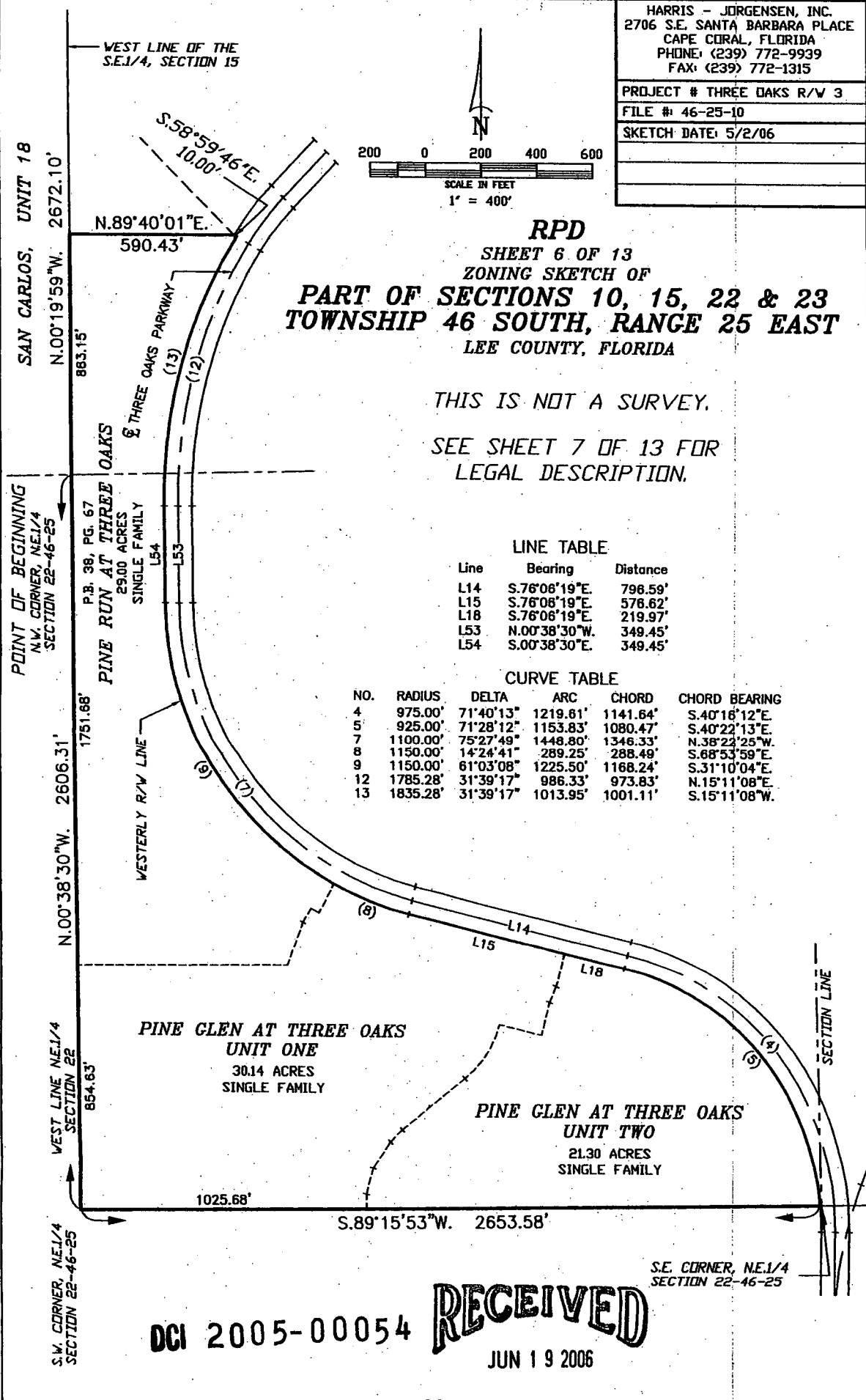
THIS IS NOT A SURVEY.
 SEE SHEET 7 OF 13 FOR
 LEGAL DESCRIPTION.

LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L15	S.76°06'19"E.	576.62'
L18	S.76°06'19"E.	219.97'
L53	N.00°38'30"W.	349.45'
L54	S.00°38'30"E.	349.45'

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
4	975.00'	71°40'13"	1219.61'	1141.64'	S.40°16'12"E.
5	925.00'	71°28'12"	1153.83'	1080.47'	S.40°22'13"E.
7	1100.00'	75°27'48"	1448.80'	1346.33'	N.38°23'25"W.
8	1150.00'	14°24'41"	289.25'	288.49'	S.68°53'59"E.
9	1150.00'	61°03'08"	1225.50'	1168.24'	S.31°10'04"E.
12	1785.28'	31°39'17"	986.33'	973.83'	N.15°11'08"E.
13	1835.28'	31°39'17"	1013.95'	1001.11'	S.15°11'08"W.



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RPD
SHEET 7 OF 13

DESCRIPTON: (Pine Run at Three Oaks and Pine Glen at Three Oaks, Units One and Two)

A tract of land lying in Sections 15 and 22, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Beginning at the Northwest Quarter corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run N.00°19' 59"W. along the West line of the Southeast Quarter (S.E.1/4) of the aforesaid Section 15 for 863.15 feet; thence run N.89°40'01"E. for 590.43 feet; thence run S.58°59'46"E. for 10.00 feet to the Westerly right-of-way line of Three Oaks Parkway, said point lying on a curve; thence run Southwesterly along said Westerly right-of-way line for 1013.95 feet along the arc of a curve concave Southeasterly, with a radius of 1835.28 feet, a delta of 31°39' 17", a chord bearing of S.15°11'08"W. and a chord distance of 1001.11 feet to a point of tangency; thence run S.00°38'30"E. along said Westerly right-of-way line for 349.45 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 1225.50 feet along the arc of a curve concave Northeasterly, with a radius of 1150.00 feet, a delta of 61°03' 08", a chord bearing of S.31°10'04"E. and a chord distance of 1168.24 feet to a point common to the boundaries of Pine Run At Three Oaks and Pine Glen At Three Oaks Unit One; thence continue Southeasterly along said Westerly right-of-way line for 289.25 feet along the arc of a curve concave Northeasterly, with a radius of 1150.00 feet, a delta of 14°24'41", chord bearing of S.68°53'59"E. and a chord distance of 288.49 feet to a point of tangency; thence run S.76°06' 19"E. along said Westerly right-of-way line for 576.62 feet to a point on the common boundaries of Pine Glen At Three Oaks Unit One and Pine Glen At Three Oaks Unit Two; thence continue S.76°06'19"E. along said Westerly right-of-way line for 219.97 feet to a point of curvature; thence run Southeasterly along said Westerly right-of-way line for 1153.83 feet along the arc of a curve concave Southwesterly, with a radius of 925.00 feet, a delta of 71°28'12", a chord bearing of S.40°22'13"E. and a chord distance of 1080.47 feet to the Southeast corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run S.89°15' 53"W. along the South line of said Northeast Quarter (N.E.1/4) for 2653.58 feet to the Southwest corner of the Northeast Quarter (N.E.1/4) of said Section 22; thence run N.00°38'30"W. along the West line of the Northeast Quarter (N.E.1/4) of said Section 22 for 2606.31 feet to the point of beginning.

Said tract contains 80.44 acres.

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SHEET 8 OF 13
ZONING SKETCH OF
PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

THIS IS NOT A SURVEY.
 SEE SHEET 9 OF 13 FOR
 LEGAL DESCRIPTION.

HARRIS - JORGENSEN, INC.
 2706 S.E. SANTA BARBARA PLACE
 CAPE CORAL, FLORIDA
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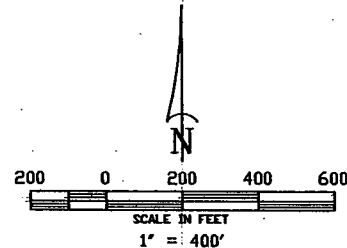
PROJECT # THREE OAKS R/W 4

FILE #: 46-25-10

SKETCH DATE: 5/2/06

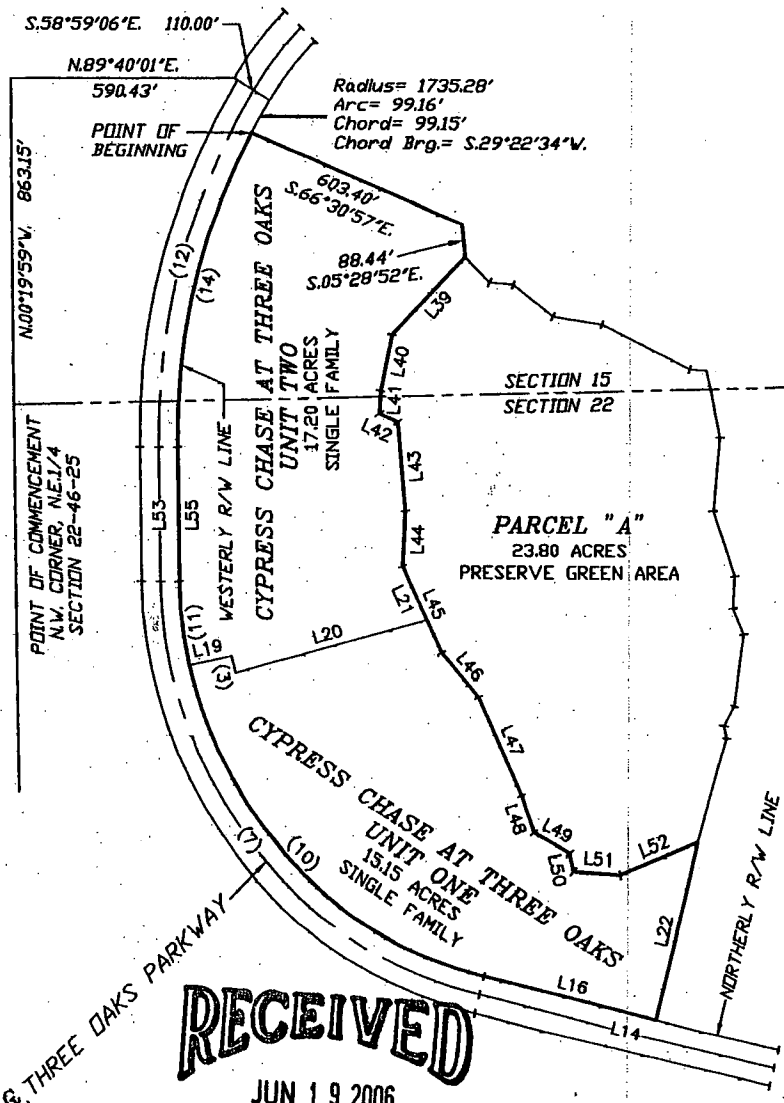
CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
3	935.00'	02°46'26"	45.26'	45.26'	N.14°11'43"W.
7	1100.00'	75°27'49"	1448.80'	1346.33'	N.38°22'25"W.
10	1050.00'	63°17'54"	1160.00'	1101.90'	N.44°27'22"W.
11	1050.00'	12°09'56"	222.94'	222.52'	N.06°43'27"W.
12	1785.28'	31°39'17"	986.33'	973.83'	N.15°11'08"E.
14	1735.28'	28°22'50"	859.54'	850.78'	N.13°32'55"E.



LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L16	N.76°06'19"W.	465.58'
L19	N.77°11'36"E.	115.00'
L20	N.74°25'10"E.	523.27'
L21	N.24°06'06"W.	154.44'
L22	S.13°53'41"W.	466.31'
L39	S.43°02'34"W.	282.53'
L40	S.11°56'54"W.	148.96'
L41	S.03°34'16"W.	59.13'
L42	S.65°49'54"E.	52.65'
L43	S.04°55'00"E.	227.32'
L44	S.02°47'39"W.	146.80'
L45	S.24°06'06"E.	247.63'
L46	S.39°51'14"E.	150.22'
L47	S.23°58'15"E.	274.03'
L48	S.18°34'28"E.	100.55'
L49	S.62°41'55"E.	106.20'
L50	S.11°41'32"E.	44.89'
L51	S.85°57'36"E.	123.50'
L52	N.68°40'50"E.	219.04'
L53	N.00°38'30"W.	349.45'
L55	N.00°38'30"W.	349.45'



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COMMUNITY DEVELOPMENT

EXHIBIT A
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RPD
SHEET 9 OF 13

DESCRIPTION: (Cypress Chase At Three Oaks Units One and Two)

A tract or parcel of land lying in Sections 15 and 22, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northwest corner of the Northeast Quarter (N.E.1/4) of the aforesaid Section 22; thence run N.00°19'59"W. along the West line of the aforesaid Section 15 for 863.15 feet; thence run N.89°40'01"E. for 590.43 feet; thence run S.58°59'06"E. for 110.00 feet to the Easterly right-of-way line of Three Oaks Parkway, said point being on a curve; thence run Southwest-erly along said Easterly right-of-way line for 99.16 feet along the arc of a curve concave South-easterly, with a radius of 1735.28 feet, a chord bearing of S.29°22'34"W. and a chord distance of 99.15 feet to the point of beginning; thence run S.66°30'57"E. for 603.40 feet; thence run S.05°28'52"E. for 88.44 feet; thence run S.43°02'34"W. for 282.53 feet; thence run S.11°56'54"W. for 148.96 feet; thence run S.03°34'16"W. for 59.13 feet; thence run S.65°49'54"E. for 52.65 feet; thence run S.04°55'00"E. for 227.32 feet; thence run S.02°47'39"W. for 146.80 feet; thence run S.24°06'06"E. for 247.63 feet; thence run S.39°51'14"E. for 150.22 feet; thence run S.23°58'15"E. for 274.03 feet; thence run S.18°34'28"E. for 100.55 feet; thence run S.62°41'55"E. for 106.20 feet; thence run S.11°41'32"E. for 44.89 feet; thence run S.85°57'36"E. for 123.50 feet; thence run N.68°40'50"E. for 219.04 feet; thence run S.13°53'41"W. for 466.31 feet to a point on the Northerly right-of-way line of Three Oaks Parkway; thence run N.76°06'19"W. along said Northerly right-of-way line for 465.58 feet to a point of curvature; thence run Northwesterly along said Northerly right-of-way line for 1160.00 feet along the arc of a curve concave Northeasterly, with a radius of 1050.00 feet, a delta of 63°17'54", a chord bearing of N.44°27'22"W. and a chord distance of 1101.90 feet to a common point between the boundaries of Cypress Chase At Three Oaks Units One and Two, said point lying on the Easterly right-of-way line of said Three Oaks Parkway; thence continue Northwesterly along said Easterly right-of-way line for 222.94 feet along the arc of a curve concave Northeasterly, with a radius of 1050.00 feet, a delta of 12°09'55", a chord bearing of N.06°43'27"W. and a chord distance of 222.52 feet to a point of tangency; thence run N.00°38'30"W. along said Easterly right-of-way line for 349.45 feet to a point of curvature; thence run Northeasterly along said Easterly right-of-way line for 859.54 feet along the arc of a curve concave Southeasterly, with a radius of 1735.28 feet, a delta of 28°22'50", a chord bearing of N.13°32'55"E. and a chord distance of 850.78 feet to the point of beginning.

Said tract contains 32.35 acres.

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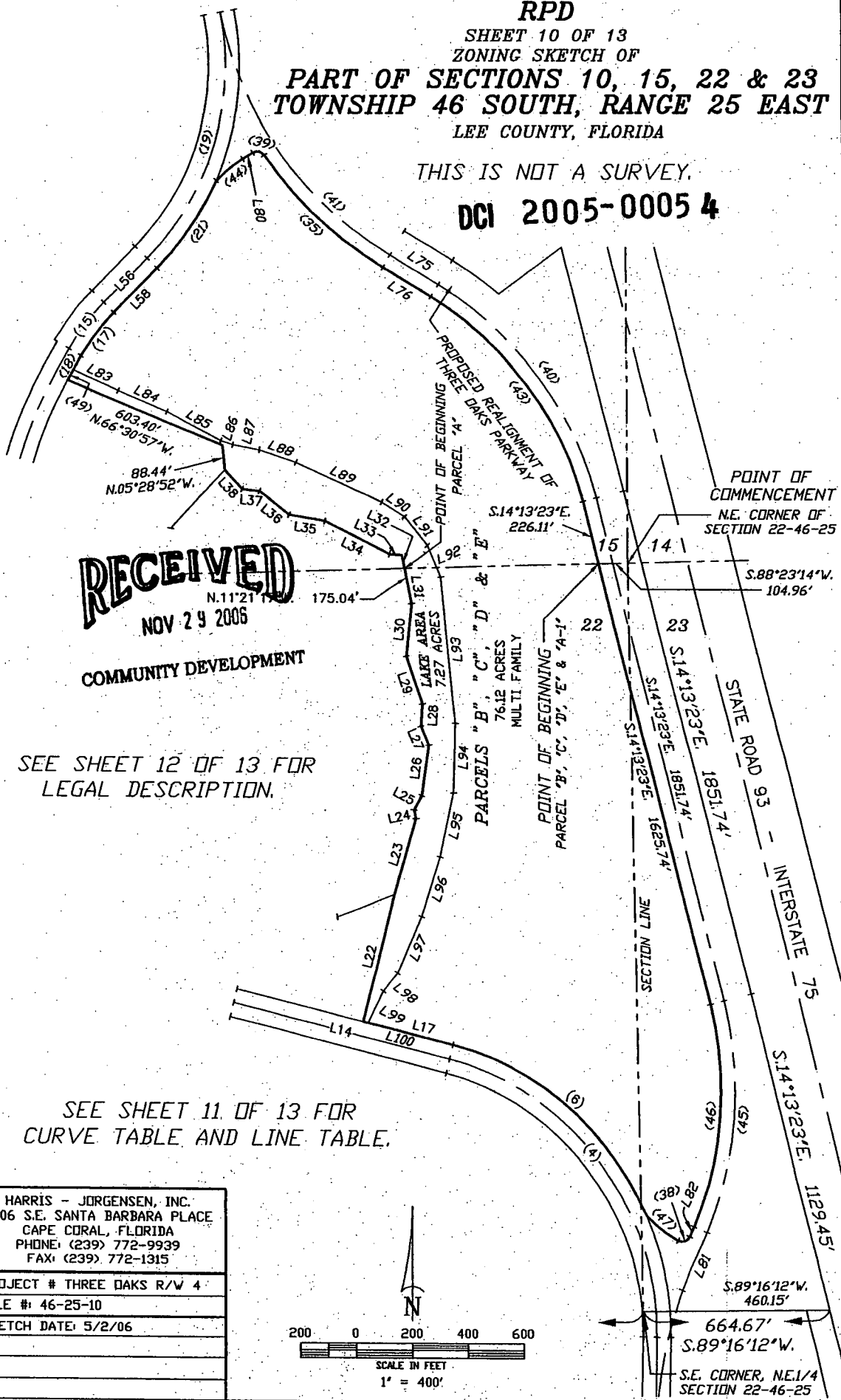
COMMUNITY DEVELOPMENT

DCI 2005-00054

RPD
SHEET 10 OF 13
ZONING SKETCH OF
PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

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HARRIS - JORGENSEN, INC.
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PROJECT # THREE OAKS R/W 4
 FILE #: 46-25-10
 SKETCH DATE: 5/2/06

RPD
SHEET 11 OF 13
ZONING SKETCH OF
PART OF SECTIONS 10, 15, 22 & 23
TOWNSHIP 46 SOUTH, RANGE 25 EAST
LEE COUNTY, FLORIDA

HARRIS - JORGENSEN, INC.
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PROJECT # THREE OAKS R/W 5

FILE # 46-25-10

SKETCH DATE: 5/2/06

CURVE TABLE

NO.	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
4	975.00'	71°40'13"	1219.61'	1141.84'	S.40°18'12"E.
6	1025.00'	54°02'04"	966.65'	931.23'	N.49°05'43"W.
16	920.00'	13°39'14"	220.19'	218.72'	N.37°50'24"E.
17	810.00'	13°39'14"	193.03'	192.57'	N.37°51'19"E.
18	1735.28'	03°16'28"	99.17'	99.16'	N.29°11'10"E.
19	980.00'	55°40'01"	952.14'	915.13'	S.16°49'45"W.
21	1030.00'	21°15'10"	382.06'	379.87'	N.34°02'00"E.
35	1350.00'	24°52'19"	586.03'	581.44'	S.46°22'22"E.
38	30.00'	95°36'18"	50.07'	44.45'	S.68°59'39"W.
39	30.00'	87°30'29"	45.82'	41.49'	S.77°41'27"E.
40	1275.00'	44°35'13"	992.17'	967.32'	S.36°30'58"E.
41	1300.00'	24°46'30"	562.12'	557.76'	S.46°25'17"E.
43	1200.00'	44°35'13"	933.83'	910.44'	S.36°30'56"E.
44	470.00'	15°02'16"	123.36'	123.00'	N.51°02'10"E.
45	1275.00'	37°24'06"	832.30'	817.60'	S.04°28'40"W.
46	1200.00'	37°24'02"	783.32'	769.48'	S.04°28'42"W.
47	469.00'	14°37'54"	119.77'	119.44'	N.57°51'55"W.
49	1735.28'	01°25'05"	42.95'	42.95'	N.28°26'53"E.

LINE TABLE

Line	Bearing	Distance
L14	S.76°06'19"E.	796.59'
L17	N.76°06'19"W.	313.88'
L22	N.13°53'41"E.	466.31'
L23	N.16°07'18"E.	277.66'
L24	N.12°01'00"W.	31.69'
L25	N.28°46'02"E.	58.04'
L26	N.07°46'15"E.	187.96'
L27	N.22°04'52"W.	74.60'
L28	N.03°46'03"E.	83.16'
L29	N.18°15'48"W.	181.53'
L30	N.05°28'43"E.	189.06'
L31	N.11°21'17"W.	126.05'
L32	N.11°21'17"W.	48.99'
L33	N.85°52'53"W.	43.93'
L34	N.63°39'28"W.	257.78'
L35	N.80°44'01"W.	129.45'
L36	N.51°37'12"W.	133.97'
L37	N.84°18'29"W.	62.62'
L38	N.42°37'55"W.	92.21'
L56	N.44°40'01"E.	222.08'
L58	N.44°40'01"E.	222.08'
L75	S.58°48'32"E.	200.62'
L76	S.58°48'32"E.	200.62'
L80	N.58°33'18"E.	42.96'
L81	N.23°10'43"E.	223.99'
L82	S.23°10'43"W.	38.83'
L83	S.64°44'50"E.	177.95'
L84	S.66°30'07"E.	191.21'
L85	S.60°30'15"E.	219.67'
L86	S.70°58'05"E.	45.72'
L87	S.79°10'17"E.	96.62'
L88	S.71°11'03"E.	137.25'
L89	S.65°27'58"E.	336.91'
L90	S.57°59'19"E.	96.55'
L91	S.39°13'50"E.	128.89'
L92	S.23°08'49"E.	120.26'
L93	S.05°40'34"E.	530.21'
L94	S.01°29'07"W.	255.42'
L95	S.12°01'41"W.	230.68'
L96	S.17°34'52"W.	221.62'
L97	S.23°18'32"W.	218.47'
L98	S.37°33'24"W.	84.75'
L99	S.26°14'39"W.	124.11'
L100	N.76°06'19"W.	331.01'

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RPD
SHEET 12 OF 13

DESCRIPTION: (Parcels "B", "C", "D" and "E")

A tract or parcel of land lying in Sections 15, 22 and 23, Township 46 South, Range 25 East, Lee County, Florida, described as follows:

Commencing at the Northeast corner of the aforesaid Section 22; thence run S.88°23'14"W. along the North line of said Section 22 for 104.96 feet to the point of beginning, said point lying on the Westerly right-of-way line of the Three Oaks Parkway realignment project (County Project # CN-02-06); thence run S.14°13'23"E. along said Westerly right-of-way line for 1625.74 feet to a point of curvature; thence run Southwesterly along said Westerly right-of-way line for 783.32 feet along the arc of a curve concave Westerly, with a radius of 1200.00 feet, a delta of 37°24'02", a chord bearing of S.04°28'42"W. and a chord distance of 769.48 feet to a point of tangency; thence run S.23°10'43"W. along said Westerly right-of-way line for 38.83 feet to a point on a curve; thence run Southwesterly along the aforesaid right-of-way line for 50.07 feet along the arc of a curve (not radial to the previously described line) concave Northerly, with a radius of 30.00 feet, a delta of 95°36'18" (95°37'07" per right-of-way map), a chord bearing of S.68°59'39"W. and a chord distance of 44.45 feet to a point on a non-compound curve; thence run Northwesterly along said right-of-way line for 119.77 feet (120.03 per right-of-way map) along the arc of a curve concave Northerly, with a radius of 469.00 feet; a delta of 14°37'54" (14°39'51" per right-of-way map), a chord bearing of N.57°51'55"W. and a chord distance of 119.44 feet to a point on a curve on the Northeasterly right-of-way line of Three Oaks Parkway (100 feet wide); thence run Northwesterly along said Northeasterly right-of-way line for 966.65 feet along the arc of a curve concave Southwesterly, with a radius of 1025.00 feet, a delta of 54°02'04", a chord bearing of N.49°05'43"W. and a chord distance of 931.23 feet to a point of tangency; thence run N.76°06'19"W. along said Northeasterly right-of-way line for 331.01 feet to the Southeasterly corner of Cypress Chase At Three Oaks, Unit One, as recorded in Plat Book 41, Pages 29 and 30, Public Records of Lee County, Florida; thence run N.13°53'41"E. along the Easterly line of said Cypress Chase At Three Oaks, Unit One for 466.31 feet; thence run N.16°07'18"E. for 277.66 feet; thence run N.12°01'00"W. for 31.69 feet; thence run N.28°46'02"E. for 58.04 feet; thence run N.07°46'15"E. for 187.96 feet; thence run N.22°04'52"W. for 74.60 feet; thence run N.03°46'03"E. for 83.16 feet; thence run N.18°15'48"W. for 181.53 feet; thence run N.05°28'43"E. for 189.06 feet; thence run N.11°21'17"W. for 175.04 feet; thence run N.85°52'53"W. for 43.93 feet; thence run N.63°39'28"W. for 257.78 feet; thence run N.80°44'01"W. for 129.45 feet; thence run N.51°37'12"W. for 133.97 feet; thence run N.84°18'29"W. for 62.62 feet; thence run N.42°37'55"W. for 92.21 feet to a point on the Easterly line of Cypress Chase At Three Oaks, Unit Two as recorded in Plat Book 43, Pages 49 and 50, Public Records of Lee County, Florida; thence run N.05°28'52"W. along the Easterly line of said Cypress Chase At Three Oaks, Unit Two for 88.44 feet to the Northeasterly corner of said Cypress Chase At Three Oaks, Unit Two; thence run N.66°30'57"W. along the Northerly line of said Cypress Chase At Three Oaks, Unit Two for 603.40 feet to the Northwesterly corner of said Cypress Chase At Three Oaks, Unit Two, said point lying on the Easterly right-of-way line of Three Oaks Parkway (50.00 feet from centerline); thence run Northeasterly along said Easterly right-of-way line (not radial to the previously described line) for 99.17 feet along the arc of a curve concave Southeasterly, with a radius of 1735.28 feet, a delta of 03°16'28", a chord bearing of N.29°11'10"E. and a chord distance of 99.16 feet to a point of compound curvature; thence run Northeasterly along said Easterly right-of-way line for 193.03 feet along the arc of a curve concave Southeasterly, with a radius

continued of sheet 13 of 13

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NOV 29 2005

DCI 2005-0005 4

COMMUNITY DEVELOPMENT

EXHIBIT D

LEGEND

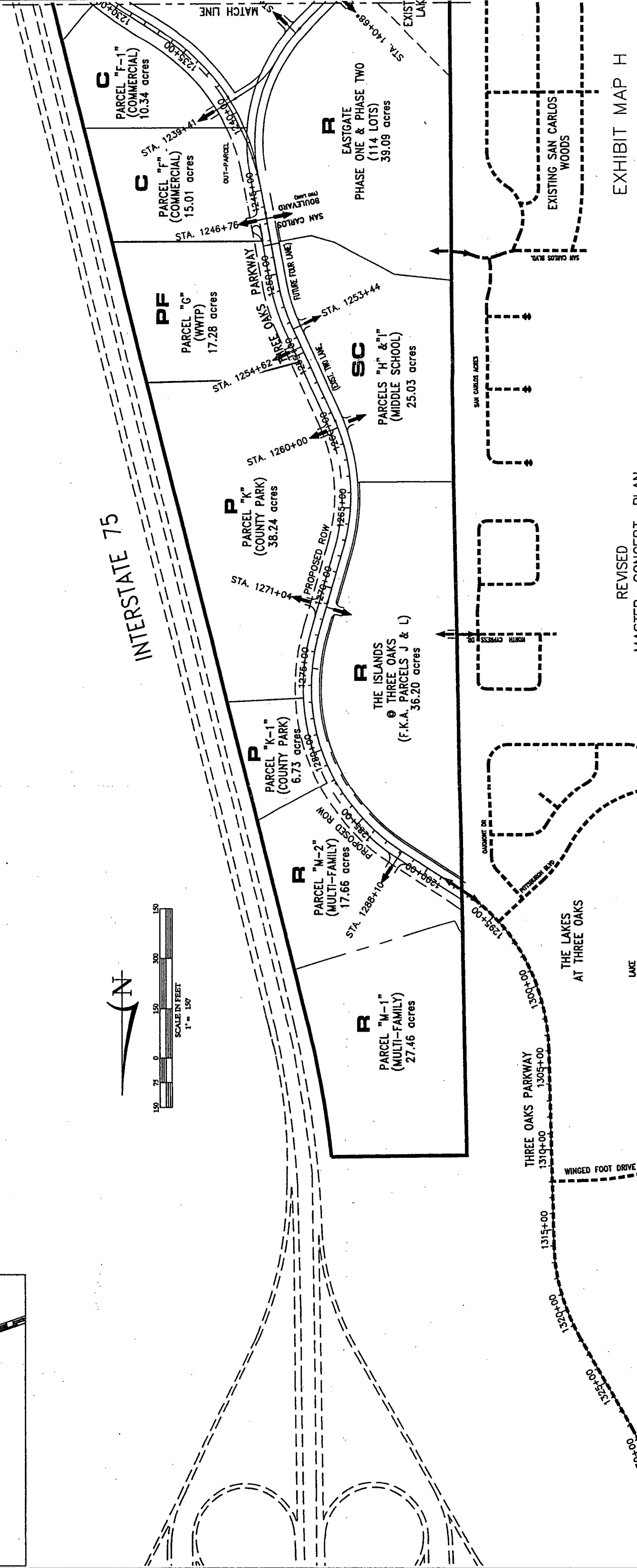
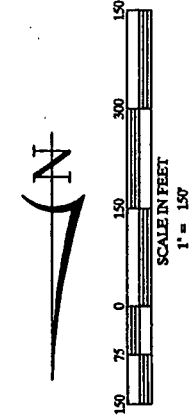
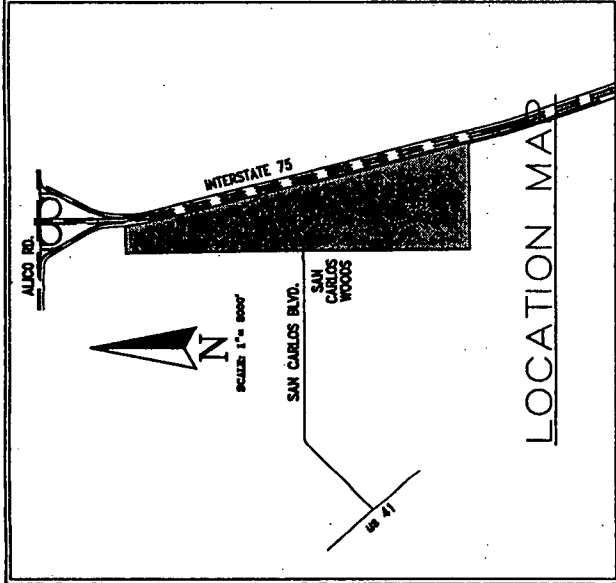
- R - RESIDENTIAL TRACTS
- C - COMMERCIAL
- P - COUNTY PARK
- PF - PUBLIC FACILITIES
- SC - SCHOOL
- PR/WM - PRESERVE

DESCRIPTION	AREA (ACRES)	PARAMETERS
- RESIDENTIAL TRACTS + R/W	309.32 ACRES	2,500 D.U.'s
TOTAL	49.01 ACRES	158,799 SF
- COMMERCIAL	358.33 ACRES	-
- COUNTY PARK	25.35 ACRES	-
- PUBLIC FACILITIES	44.97 ACRES	-
- SCHOOL	17.28 ACRES	-
- PRESERVE	25.03 ACRES	-
TOTAL	23.80 ACRES	-
	494.76 ACRES	-

RECEIVED

SEP 08 2006

COMMUNITY DEVELOPMENT



REVISED
MASTER CONCEPT PLAN
FOR
VILLAGES OF SAN CARLOS
BY
SOUTHWEST FLORIDA CAPITAL CORPORATION

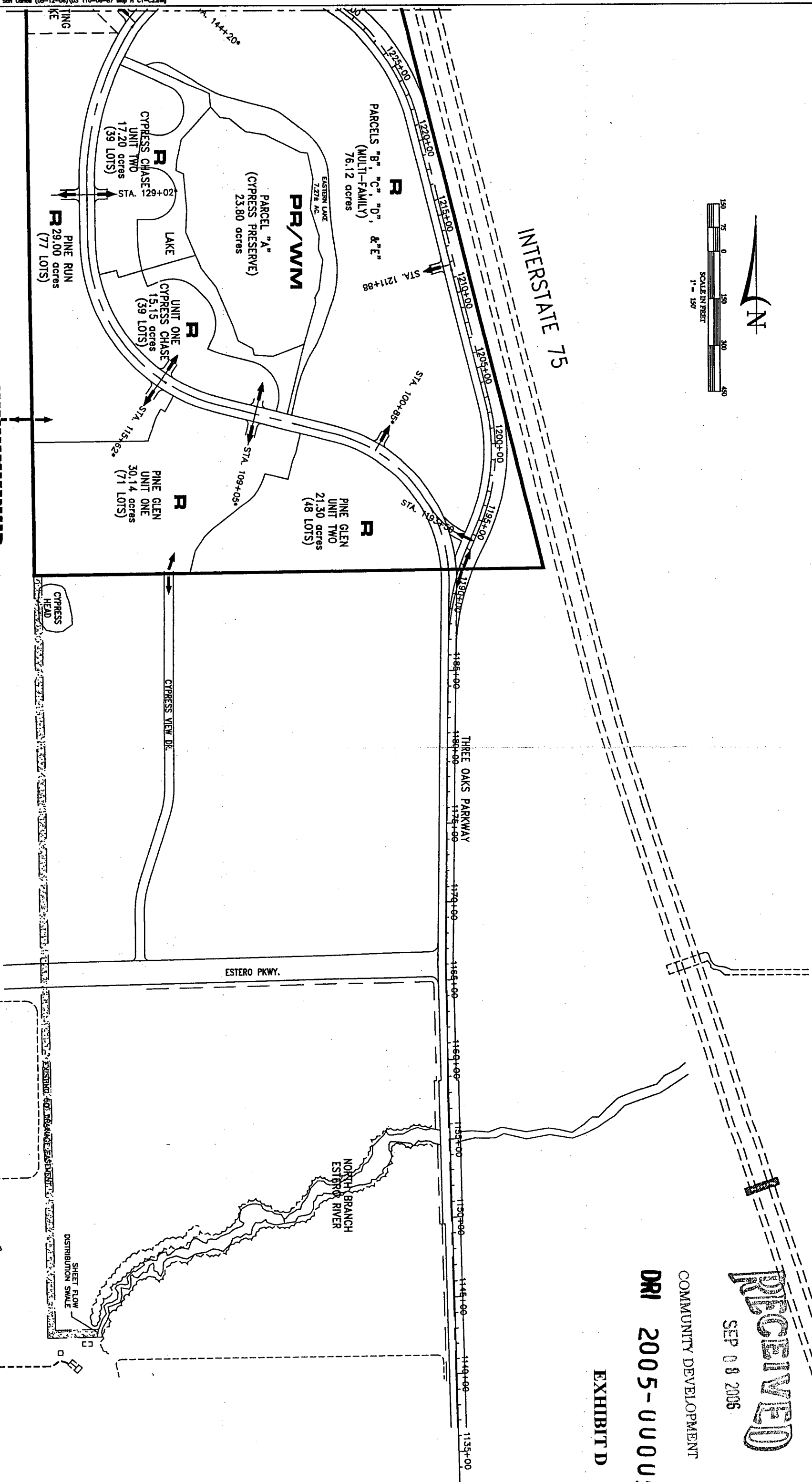
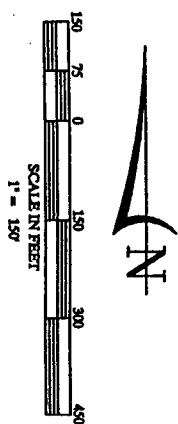
EXHIBIT MAP H

REVISION	DATE	REMARKS
1	9/1/06	REVISED PER SUFFICIENCY RESPONSE
2	10/26/06	NEW MAP H CREATED
		TEP
		CHG. BY

		SOURCE, INC. ENGINEERS & ARCHITECTS 1334 LAFAYETTE STREET, SUITE 200, CAPE CORRAL, FL 33004 TELEPHONE (352) 546-2345 FAX (352) 546-4776	
JOB NO.	110-06-87	DATE	4-21-06
SHEET NO.	C-1	DATE	4-21-06
DESIGNED BY	CH	DATE	4-21-06
DRAWN BY	CH	DATE	4-21-06
CHECKED BY	CH	DATE	4-21-06
APPROVED BY	CH	DATE	4-21-06

* STATIONS FOR THESE C's ARE BASED ON ORIGINAL CORLUCCO ROAD ALIGNMENT

(REDUCED TO HALF SCALE)



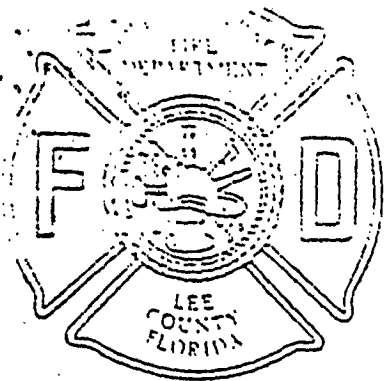
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SEP 08 2006

COMMUNITY DEVELOPMENT

DRI 2005-00005

EXHIBIT D

EXHIBIT MAP H



SAN CARLOS PARK FIRE DEPARTMENT

SAN CARLOS PARK • FORT MYERS • FL. 33908

Route 11 Box 700

September 24th, 1980.

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SEP 26 1980

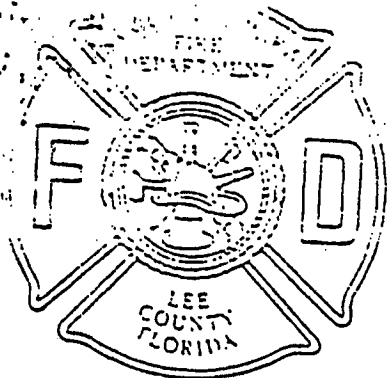
S.W. FLORIDA REGIONAL
PLANNING COUNCIL

Mr. Mike Kloehn
S.W. Fla. Region Planning Commission
121 W. 1st Street
Fort Myers, Fla. 33901

Dear Mr. Kloehn,

As per our telephone conversation of the other day, here are the facts and figures you requested in order to facilitate your study of the San Carlos Pines development :

1. Land requirements & costs : As I am not up-to-date on the prices in the area to be developed, it is very difficult to assign a actual \$ value to the property but the lot should be at least $\frac{1}{2}$ acre or more in size to allow for future expansion as well as sufficient parking spaces.
2. The actual station : The station can be built in stages as the area develops. It is suggested that the living area, office space etc. and one bay be constructed in early 1982 and then additional bay(s) may be added in the future as more space is needed to house the required apparatus. A conservative estimate for a 2-bay station with living quarters would be around \$ 55,000 at today's prices. The Fire Department should be allowed to provide the floor plan as there are definite requirements to meet our needs.
3. Population growth and staffing requirements: As the area develops the number of staff will grow proportionately. The total cost of a certified full-time firefighter is around \$ 12,000 per annum to the department and the NFPA recommends 1 $\frac{1}{2}$ fireman per 1,000 population. According to Table 24-1, Growth Schedule for San Carlos Pines, population should be approaching the 1,000 mark by the end



SAN CARLOS PARK FIRE DEPARTMENT
SAN CARLOS PARK • FORT MYERS • FL. 33908

-2-

of 1982 and the station should certainly be established by that time. It must be noted at this point that in order for the residents of this development to benefit by our current class 6 rating ISO, - this has a definite effect on their fire insurance premiums, the station should be manned during 1982. The resulting rate reduction, better and faster fire & rescue response time as well as developer involvement in community development will be a definite sales factor.

4. Equipment costs to the department : The approximate cost of a fully equipped fire truck (Class A pumper) runs anywhere from \$ 60,000 to \$ 80,000 per unit, depending upon specifications and equipment carried.

Please feel free to call me at the station 481-6513 should you have any further questions or if I can be of any assistance to you. Trusting that this meets with your approval, I remain

Yours in service,

Karl J. Dréys

Karl J. Dréys (Chief)

San Carlos Park Fire Department.

c/file

County of Lee

FORT MYERS, FLORIDA
33902

BOARD OF COUNTY COMMISSIONERS

RECEIVED
OCT 6
TELEPHONE 813-335-2111

MRS. LAVON WISHER
COUNTY ADMINISTRATOR

SAL GERACI
CLERK

JAMES G. YAEGER
ATTORNEY

P. O. BOX 398

DOUG TAYLOR
DISTRICT ONE

HARRY E. RODDA
DISTRICT TWO

ROLAND "RO" ROBERTS
DISTRICT THREE

WADE H. SCAFFE
DISTRICT FOUR

DICK STEELE
DISTRICT FIVE

S.W. FLORIDA REGIONAL
PLANNING COUNCIL
October 3, 1980

Mr. Mike Kloehe
Southwest Florida Regional Planning Council
2121 West First Street
Fort Myers, Florida 33901

Re: Village of San Carlos

Dear Mike:

Fire protection requirements for this proposed project would be as follows:

1. A water service main minimum 16-inch should be installed as the main feeder to this project.
2. Single family development areas within this project shall have water mains of 8-inch in diameter minimum with 750 g.p.m. fire flow.
3. Multi-family and commercial development areas within this project shall have water mains sized a minimum of 8-inch only if they are looped and complete a gridiron and meet the minimum flow of 1500 g.p.m.
4. The water system shall be completely looped and no deadend mains shall be installed.
5. Fire hydrants shall be installed so that no structure shall be more than 500-feet from a hydrant. This distance shall be measured by road feet.
6. Fire hydrants and water mains shall be installed and functional prior to any construction of buildings in each phase.



Mr. Mike Kibben

Page 2

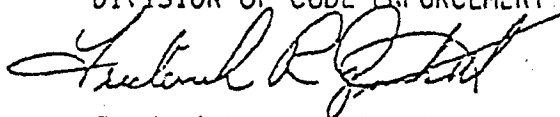
October 3, 1980

7. The number and location of fire hydrants shall be approved by the fire official prior to any installation.
8. Provisions shall be made by the developer with the fire department serving this area, to ensure that adequate fire equipment and fire station arrangement are supplied.
9. Since this project is planned for a phased development spanning approximately twenty years, code requirements are subject to change. Lee County is contemplating code changes concerning water mains, fire flow, and fire hydrant spacing. This project now comes under current regulations, but subsequent phases would be subject to these future code changes.

If there are any questions, please advise.

Sincerely,

DIVISION OF CODE ENFORCEMENT



Frederick R. Gutknecht
Lee County Fire Official

FRG/pp

Copy to: Steven M. Weisberg
Div. of Community Development

EXHIBIT F
DRI
BIENNIAL MONITORING REPORT REQUIREMENTS

The Biennial Monitoring Report that must be submitted by the Developer in accordance with Subsections 380.06(15) and 380.06(18), Florida Statutes, and 9J-2.025(7), Florida Administrative Code, must include the following:

- A. Any changes in the plan of development or in the representations contained in the application for development approval, or in the phasing for the reporting year and for the next year;
- B. A summary comparison of development activity proposed and actually conducted for the year;
- C. Identification of undeveloped tracts of land, other than individual single family lots, that have been sold to separate entities or developers.
- D. Identification and intended use of lands purchased, leased, or optioned by the Developer adjacent to the original DRI site since the development order was issued;
- E. A specific assessment of the Developer's and the local government's compliance with each individual condition of approval contained in the DRI Development Order and the commitments which are contained in the application for development approval and which have been identified by the local government, the RPC, or the DCA as being significant;
- F. Any requests for substantial deviation determination that were filed in the reporting year and to be filed during the following year;
- G. An indication of a change, if any, in local government jurisdiction for any portion of the development since the development order was issued;
- H. A list of significant local, state, and federal permits which have been obtained or which are pending by agency, type of permit, permit number and purpose of each;
- I. A statement that all persons have been sent copies of the biennial report in conformance with Subsections 380.06(15) and (18), Florida Statutes;
- J. A copy of any recorded notice of the adoption of a development order or the subsequent modification of an adopted development order that was recorded by the Developer pursuant to §380.06(15)(f), Florida Statutes.

NOTE: The Florida Administrative Code specifically requires that the development order specify the requirements for the biennial report. The Administrative Code requires that the biennial report will be submitted to DCA, the RPC, and the local government on Form RPM-BSP-Annual Report-1.



LEE COUNTY
SOUTHWEST FLORIDA

RECEIVED
JUN 03 2005
pw

PERMIT COUNTER

APPLICATION FOR PUBLIC HEARING
FOR A
DEVELOPMENT OF REGIONAL IMPACT (DRI)

IF REQUEST WILL INVOLVE REZONING, PLEASE INCLUDE THE "PUBLIC HEARING
FOR PLANNED DEVELOPMENT" FORM.

Applicant's Name: Alan C. Freeman Phone #: 239-267-3999

Project Name: Villages of San Carlos

STRAP Number: See Attached List - EXHIBIT "PH-2.B.2"

STAFF USE ONLY

Case Number: DRI 2005-00005 Commission District: 5
Current Zoning: RPD Fee Amount: \$4000.00
Land Use Classification: Urban Community Intake by: PW
Planning Community: San Carlos

LEE COUNTY
COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET)
FORT MYERS, FLORIDA 33902
PHONE (239) 479-8585

PART I
APPLICANT/PROPERTY OWNERSHIP INFORMATION

A. Name of applicant*: Alan C. Freeman
c/o Southwest Florida Capital Corporation

Mailing Address: Street: 19091 Tamiami Trail, S.E.

City: Fort Myers State: Florida Zip: 33908

Phone Number: Area Code: 239 Number: 267-3999

Fax Number: Area Code: 239 Number: 267-7622

B. Relationship of applicant to property:

☒ Owner* ☐ Trustee* ☐ Option holder*
☐ Lessee* ☐ Contract Purchaser*
☐ Other (indicate)*

* Owner's representative

*Applicant must submit a **statement under oath** that he is the authorized representative of the owner.
[see **Part V** (attached) and please complete the Affidavit form appropriate to the type of applicant].

C. Name of owner of property: Paul H. Freeman, Trustee

Mailing Address: Street: 19091 Tamiami Trail, SE

City: Fort Myers State: Florida Zip: 33908

Phone Number: Area Code: 239 Number: 267-8888 Ext.

Fax Number: Area Code: 239 Number: 267-7622

D. Date property was acquired by present owner(s): January , 1978

E. Is the property subject to a sales contract or sales option? ☒ NO ☐ YES

F. Are owner(s) or contract purchasers required to file a disclosure form? ☐ NO ☒ YES

If yes, please complete and submit Exhibit I-F (attached).

G. Authorized Agent(s): List names of authorized agents. Attach extra sheet if more space is required

Name: Source, Inc.

Address: 1334 LaFayette Street Cape Coral, FL 33904

Contact Person: Tim Pugh

Phone: (239) 549-2345 Fax: (239) 549-6779 E-mail: sourceinc@worldnet.att.net

PART II

GENERAL INFORMATION

A. Legal Description: Is property within a platted subdivision recorded in the official Plat Books of Lee County?

 X NO. Attach a legible copy of the legal description (labeled Exhibit II-A-1.) and a certified sketch of description as set out in chapter 61G 17-6.006, Florida Administrative Code, unless the subject property consists of one or more undivided platted lots (labeled Exhibit II-A-2.). If the application includes multiple abutting parcels, the legal description must describe the perimeter boundary of the total area, but need not describe each individual parcel. However, the STRAP number for each parcel must be included.

 YES. Property is identified as:

Subdivision Name:

Plat Book: _____ Page: _____ Unit: _____ Block: _____ Lot: _____

STRAP NUMBER: _____

B. Project Street Address: N / A

C. General Location Of Property (referenced to major streets):

West of I-75 between Alico and Corkscrew Road. East of San Carlos Park on both sides of Three Oaks Parkway.

D. Request is for: X DRI FQD AMDA. (Check applicable answers)

_____ Application for development approval. _____ Substantial Deviation.

Changes per LDC 34-145(d)(1)(c). Abandonment.

 Development Agreement Development Agreement Amendment

X Notice of Proposed Change (Non-substantial deviation).

Other: _____

E. Property Dimensions Irregular shaped parcel (See survey for dimensions)

1. Width (average if irregular): _____ Feet 2. Depth (average if irregular): _____ Feet

3. Frontage on road or street: Feet Name of street: _____

4. Width along waterbody (If applicable): _____ Feet

5. Total land area: Acres or Square Feet

F. Present Use of Property: Is the property vacant? _____ Yes X No

Briefly describe current use of the property:

Residential use on platted and developed portions of the property.

Commercial uses on the Three Oaks Town Center 15.01 acres including a Food Store and local

retail shops. Community Facilities including Three Oaks Middle School, Three Oaks Community

Park and Three Oaks Sewage Treatment Plant (Lee County Utilities). Cattle grazing on undeveloped portions of the property.

G. Property Restrictions: Are there any covenants, deed restrictions, or other restrictions which affect this request? X NO _____ YES. If yes, submit a copy of the restriction(s) and a statement as to how they affect this request.

**PART III
SUBMITTAL REQUIREMENTS**

	APPLICATIONS	COPIE	EXHIBIT	ITEM
	All	12		Completed application
	All	12		Application Fee
	All	12	Part IV; A1 or A2	Applicant's Affidavit of Authorization
	All	12	I-F	Notarized Disclosure Form (if applicable)
	All	12	II-A-1	Legal Description
	All	12	II-A-2	Certified sketch of description (if applicable)
	All	12	II-A-3	Plat Book Page (if applicable)
	All	12	II -G	Deed Restrictions & Narrative (if applicable)
	All	12	III -A	Property Owners List
	All	12	III -B	Property Owners Map
	All	12	III -C	Narrative Regarding Request
	Notice of proposed change Substantial Deviations	12		*Form RPM-BSP-Proposed Change - 1 pursuant to Section 380.06(19) F.S.
	DRI, AMDA, FQD	12		*Form RPM-BSP-ADA - 1. Application for Development Approval pursuant to Section 380.06 F.S.
	Abandonment	12		*Form RPM-BSP-Abandonment-DRI-1. Application for abandonment of a DRI.
* These forms are available through the SW Florida Regional Planning Council. They are also accessible via their web page at www.swfrpc.org/Pubs/DRI/DRI.htm .				

PART IV AFFIDAVIT A1

**AFFIDAVIT FOR PUBLIC HEARING
APPLICATION IS SIGNED BY AN INDIVIDUAL OWNER OR APPLICANT**

I, Alan C. Freeman, swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code.
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I have authorized the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

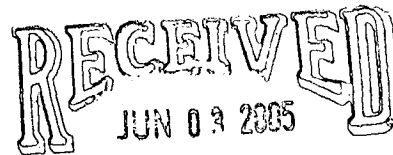
Alan C. Freeman
Signature

Alan C. Freeman

(Type or printed name)

STATE OF

COUNTY OF



PERMIT COUNTER

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 5/27/05 (date) by Alan C. Freeman (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Brooke S. Allen
Signature of person taking oath or affirmation



Brooke S Allen
My Commission DD104505
Expires March 28, 2008

Name typed, printed or stamped

Title or rank

Serial number, if any

PART VII AFFIDAVIT A2

DRI 2005-00005

AFFIDAVIT FOR PUBLIC HEARING

APPLICATION IS SIGNED BY A CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE

I, * Alan C. Freeman, swear or affirm under oath, that I am the owner or the authorized representative of the owner(s) of the property and that:

1. I have full authority to secure the approval(s) requested and to impose covenants and restrictions on the referenced property as a result of any action approved by the County in accordance with this application and the Land Development Code.
2. All answers to the questions in this application and any sketches, data or other supplementary matter attached hereto and made a part of this application are honest and true;
3. I am hereby authorizing the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made thru this application; and that
4. The property will not be transferred, conveyed, sold or subdivided unencumbered by the conditions and restrictions imposed by the approved action.

Southwest Florida Capital Corporation

Name of Entity (corporation, partnership, LLP, LC, etc)

Alan C. Freeman
Signature

Alan C. Freeman
(Type or printed name)

President
(title of signatory)

RECEIVED
JUN 03 2005

STATE OF Florida
COUNTY OF Lee

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 5/27/05 (date) by Alan C. Freeman (name of person providing oath or affirmation), who is personally known to me or who has produced _____ (type of identification) as identification.

Brooke S. Allen
Signature of person taking oath or affirmation



Brooke S Allen
My Commission DD104505
Expires March 28, 2006

Name typed, printed or stamped

Title or rank

Serial number, if any

*Notes:

- If the applicant is a corporation, then it is usually executed by the corp. pres. or v. pres.
- If the applicant is a Limited Liability Company (L.L.C.) or Limited Company (L.C.), then the documents should typically be signed by the Company's "Managing Member."
- If the applicant is a partnership, then typically a partner can sign on behalf of the partnership.
- If the applicant is a limited partnership, then the general partner must sign and be identified as the "general partner" of the named partnership.
- If the applicant is a trustee, then they must include their title of "trustee."
- In each instance, first determine the applicant's status, e.g., individual, corporate, trust, partnership, estate, etc., and then use the appropriate format for that ownership.

**EXHIBIT I-F
DISCLOSURE OF INTEREST FORM FOR:**

STRAP NO. _____ **CASE NO.** _____

1. If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address	Percentage of Ownership
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

2. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

Name, Address, and Office	Percentage of Stock
Alan C. Freeman, President	33 1/3%
19091 Tamiami Trail, SE, Fort Myers, FL 33908	_____
Paul H. Freeman, Executive Vice President	33 1/3%
1840 West 49 th Street # 410 Hialeah, FL 33012	_____
Neil D. Freeman, Vice President	33 1/3%
350 West Erie, Suite # 150 Chicago, IL 60610	_____
_____	_____

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

Name and Address	Percentage of Interest
Paul H. Freeman	33 1/3%
1840 West 49 th Street, # 410 Hialeah, FL 33012	_____
Alan C. Freeman	33 1/3%
19091 Tamiami Trail, SE Fort Myers, FL 33908	_____
Neil D. Freeman	33 1/3%
350 West Erie, Suite # 150 Chicago, IL 60610	_____
_____	_____

4. If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

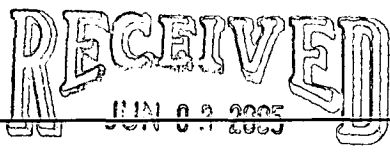
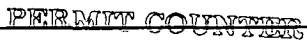
Name and Address	Percentage of Ownership
Julio J. Gonzalez	_____
7661 SW 146 th Street Palmetto Bay, FL 33158	100 %
_____	_____
_____	_____
_____	_____
_____	_____

5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name, Address, & Office(if applicable)	Percentage of Stock

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	 

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature: Alan C. Freeman
(Applicant)

STATE OF FLORIDA
COUNTY OF LEE

Alan C. Freeman
(Printed or typed name of applicant)

The foregoing instrument was acknowledged before me this 27 day of MAY, 2005, by Alan C. Freeman, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Brooke S. Allen
Signature of Notary Public

(SEAL)



Brooke S. Allen
My Commission DD104505
Expires March 28, 2008

Printed Name of Notary Public

EXHIBIT "PH-2.B.2"

Strap Number(s):

**10-46-25-00-00001.2000
10-46-25-00-00001.2030
15-46-25-00-00005.1000
15-46-25-00-00005.1020
15-46-25-00-00005.102A
15-46-25-00-00005.1030
15-46-25-00-00005.1050
15-46-25-00-00005.1070
15-46-25-00-00005.00CE**

**EXHIBIT I-D-1 or I-D-2
DISCLOSURE OF INTEREST FORM FOR:**

STRAP NO. 10-46-25-00-00001.2030

CASE NO. _____

1. If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address	Percentage of Ownership
Paul H. Freeman, Trustee	50 %
13691 Pondview Circle; Naples, FL 34119	
Lee-Oaks, LLC	50 %
2655 S Le Jeune Road, 4 th Floor; Coral Gables, FL	

2. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

Name, Address, and Office	Percentage of Stock

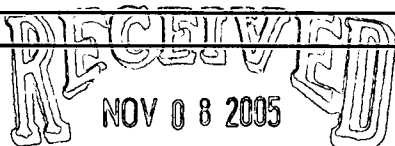
3. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

Name and Address	Percentage of Interest
Paul H. Freeman, Trustee	1/2 (Breakdown Below)
Paul H. Freeman; 13691 Pondview Circle; Naples, FL	1/3 of 1/2
Alan C. Freeman; 13691 Pondview Circle; Naples, FL	1/3 of 1/2
Neil D. Freeman; 13691 Pondview Circle; Naples, FL	1/3 of 1/2

4. If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address	Percentage of Ownership
Lee-Oaks, LLC	1/2 (Breakdown Below)
Goldmeier (N.J.) LTD; P.O. Box 279; Miami, FL	100% of 1/2

(over)



DCI 2005-00054

5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name, Address, & Office(if applicable)	Percentage of Stock

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

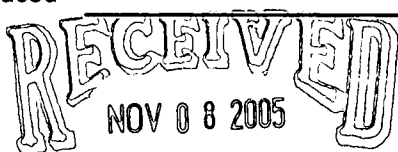
Signature: _____
(Applicant)

Paul H. Freeman
(Printed or typed name of applicant)

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was acknowledged before me this _____ day of _____ 200____,
by Paul H. Freeman who is personally known to me or who has
produced _____ as identification.



Signature of Notary Public

DCI 2005-00054

**EXHIBIT I-D-1 or I-D-2
DISCLOSURE OF INTEREST FORM FOR:**

STRAP NO. 15-46-25-00-00005.1020

CASE NO. _____

1. If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address	Percentage of Ownership
Paul H. Freeman, Trustee	100 %
13691 Pondview Circle; Naples, FL 34119	

2. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

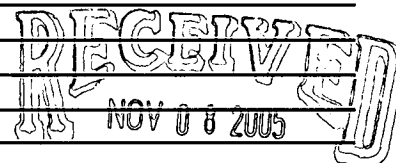
Name, Address, and Office	Percentage of Stock

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

Name and Address	Percentage of Interest
Paul H. Freeman, Trustee	100% (Breakdown Below)
Paul H. Freeman; 13691 Pondview Circle; Naples, FL	1/3
Alan C. Freeman; 13691 Pondview Circle; Naples, FL	1/3
Neil D. Freeman; 13691 Pondview Circle; Naples, FL	1/3

4. If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address	Percentage of Ownership



(over)

5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name, Address, & Office(if applicable)	Percentage of Stock

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

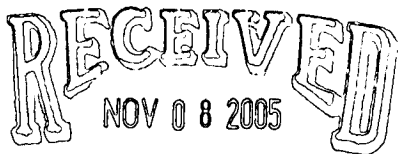
The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature: _____
(Applicant)

Paul H. Freeman
(Printed or typed name of applicant)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this _____ day of _____ 200____,
by Paul H. Freeman who is personally known to me or who has
produced _____ as identification.



Signature of Notary Public

DCI 2005-00054

**EXHIBIT I-D-1 or I-D-2
DISCLOSURE OF INTEREST FORM FOR:**

STRAP NO. 15-46-25-00-00005.1050

CASE NO. _____

1. If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address	Percentage of Ownership
Paul H. Freeman; 13691 Pondview Circle; Naples, FL	1/3
Alan C. Freeman; 13691 Pondview Circle; Naples, FL	1/3
Neil D. Freeman; 13691 Pondview Circle; Naples, FL	1/3

2. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

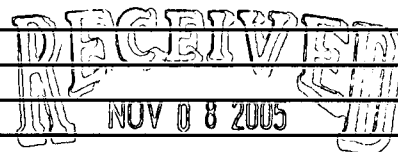
Name, Address, and Office	Percentage of Stock

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

Name and Address	Percentage of Interest

4. If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address	Percentage of Ownership



(over)

5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name, Address, & Office(if applicable)	Percentage of Stock

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature: _____
(Applicant)

Paul H. Freeman
(Printed or typed name of applicant)

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was acknowledged before me this _____ day of _____ 200____,
by Paul H. Freeman who is personally known to me or who has
produced _____ as identification.

Signature of Notary Public

NOV 08 2005

DCI 2005-00054

**EXHIBIT I-D-1 or I-D-2
DISCLOSURE OF INTEREST FORM FOR:**

STRAP NO. 15-46-25-00-00005.1070

CASE NO. _____

1. If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address	Percentage of Ownership

2. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

Name, Address, and Office	Percentage of Stock

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

Name and Address	Percentage of Interest

4. If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address	Percentage of Ownership
Villages of Cypress Island, LLLP	(Breakdown Below)
General Partner:	
Cypress Island Management, Inc.	100%
7661 S.W. 146 Street; Palmetto Bay, FL 33158	



(over)

DCI 2005-00054

5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name, Address, & Office(if applicable)	Percentage of Stock

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature: _____

(Applicant)

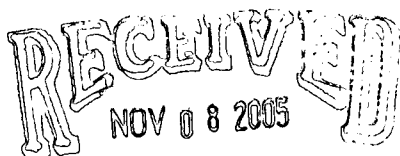
Julio J. Gonzalez, Registered Agent

(Printed or typed name of applicant)

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was acknowledged before me this _____ day of _____ 200____,
by Julio J. Gonzalez who is personally known to me or who has
produced _____ as identification.



Signature of Notary Public

DCI 2005-00054

**EXHIBIT I-D-1 or I-D-2
DISCLOSURE OF INTEREST FORM FOR:**

NOV 08 2005

STRAP NO. 10-46-25-00-00001.2030

CASE NO. _____

1. If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address	Percentage of Ownership
Paul H. Freeman, Trustee	50 %
13691 Pondview Circle; Naples, FL 34119	
Lee-Oaks, LLC	50 %
2655 S Le Jeune Road, 4 th Floor; Coral Gables, FL	

2. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

Name, Address, and Office	Percentage of Stock

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

Name and Address	Percentage of Interest
Paul H. Freeman, Trustee	1/2 (Breakdown Below)
Paul H. Freeman; 13691 Pondview Circle; Naples, FL	1/3 of 1/2
Alan C. Freeman; 13691 Pondview Circle; Naples, FL	1/3 of 1/2
Neil D. Freeman; 13691 Pondview Circle; Naples, FL	1/3 of 1/2

4. If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address	Percentage of Ownership
Lee-Oaks, LLC	1/2 (Breakdown Below)
Goldmeier (N.J.) LTD; P.O. Box 279; Miami, FL	100% of 1/2

(over)

5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name, Address, & Office(if applicable)	Percentage of Stock

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature: _____
(Applicant)

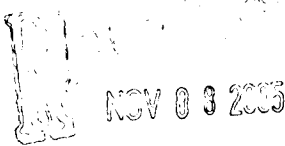
Paul H. Freeman
(Printed or typed name of applicant)

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was acknowledged before me this _____ day of _____ 200____,
by Paul H. Freeman who is personally known to me or who has
produced _____ as identification.

Signature of Notary Public



DRI 2005-00005

EXHIBIT I-D-1 or I-D-2
DISCLOSURE OF INTEREST FORM FOR:

NOV 08 2005

STRAP NO. 15-46-25-00-00005.1070

CASE NO.

1. If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address	Percentage of Ownership

2. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

Name, Address, and Office	Percentage of Stock

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

Name and Address	Percentage of Interest

4. If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address	Percentage of Ownership
Villages of Cypress Island, LLLP	(Breakdown Below)
General Partner:	
Cypress Island Management, Inc.	100%
7661 S.W. 146 Street; Palmetto Bay, FL 33158	

(over)

5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name, Address, & Office(if applicable)	Percentage of Stock

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature: _____
(Applicant)

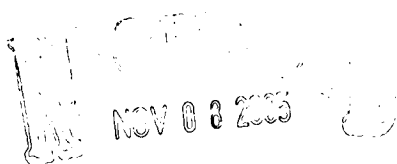
Julio J. Gonzalez, Registered Agent
(Printed or typed name of applicant)

STATE OF FLORIDA

COUNTY OF LEE

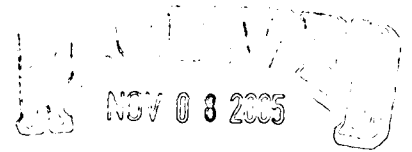
The foregoing instrument was acknowledged before me this _____ day of _____ 200____,
by Julio J. Gonzalez who is personally known to me or who has
produced _____ as identification.

Signature of Notary Public



DRI 2005-00005

EXHIBIT I-D-1 or I-D-2
DISCLOSURE OF INTEREST FORM FOR:



STRAP NO. 15-46-25-00-00005.1050

CASE NO. _____

1. If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address	Percentage of Ownership
Paul H. Freeman; 13691 Pondview Circle; Naples, FL	1/3
Alan C. Freeman; 13691 Pondview Circle; Naples, FL	1/3
Neil D. Freeman; 13691 Pondview Circle; Naples, FL	1/3

2. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

Name, Address, and Office	Percentage of Stock

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

Name and Address	Percentage of Interest

4. If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address	Percentage of Ownership

(over)

5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name, Address, & Office(if applicable)	Percentage of Stock

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	

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The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature: _____

(Applicant)

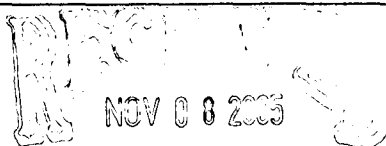
Paul H. Freeman

(Printed or typed name of applicant)

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was acknowledged before me this _____ day of _____, 200____,
by Paul H. Freeman who is personally known to me or who has
produced _____ as identification.



Signature of Notary Public

DRI 2005-00005

EXHIBIT I-D-1 or I-D-2
DISCLOSURE OF INTEREST FORM FOR:

NOV 08 2005

STRAP NO. 15-46-25-00-00005.1020

CASE NO.

1. If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address	Percentage of Ownership
Paul H. Freeman, Trustee	100 %
13691 Pondview Circle; Naples, FL 34119	

2. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

Name, Address, and Office	Percentage of Stock

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

Name and Address	Percentage of Interest
Paul H. Freeman, Trustee	100% (Breakdown Below)
Paul H. Freeman; 13691 Pondview Circle; Naples, FL	1/3
Alan C. Freeman; 13691 Pondview Circle; Naples, FL	1/3
Neil D. Freeman; 13691 Pondview Circle; Naples, FL	1/3

4. If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address	Percentage of Ownership

(over)

5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name, Address, & Office(if applicable)	Percentage of Stock

Date of Contract: _____

6. If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

Name and Address	

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application, to the best of my knowledge and belief.

Signature: _____
(Applicant)

Paul H. Freeman

(Printed or typed name of applicant)

STATE OF FLORIDA

COUNTY OF LEE

The foregoing instrument was acknowledged before me this _____ day of _____ 200____,
by Paul H. Freeman who is personally known to me or who has
produced _____ as identification.

Signature of Notary Public

NOV 08 2005

DRI 2005-00005

NOPC APPLICATION TIME EXTENSION TRAFFIC STUDY

Villages of San Carlos DRI

Revised August 2006

Prepared for:
Southwest Florida Capital Corporation

CATHY SWEETAPPLE & ASSOCIATES
TRANSPORTATION AND MOBILITY PLANNING

101 North Gordon Road, Fort Lauderdale, Florida 33301
954-463-8878 office 954-525-4303 fax Email: csweet@bellsouth.net

**CATHY SWEETAPPLE & ASSOCIATES
TRANSPORTATION AND MOBILITY PLANNING**

LETTER OF TRANSMITTAL

Date: September 12, 2006

**To: Bryan Kelner
Division of Zoning
Lee County
1500 Monroe Street
Fort Myers, Florida 33901**

From: Cathy Sweetapple, AICP

**Regarding: Villages of San Carlos DRI
NOPC Application Time Extension Traffic Study**

**Attachment: Responses to Agency Comments
5 Copies additional copies of the Revised NOPC Application Traffic Study**

**cc: Andy Getch, Lee County Department of Transportation
Ken Heatherington, SWFRPC
Alan Freeman, Southwest Florida Capital Corporation
Larry Abbo, Prime Homebuilders
Brenda Yates, Yates & Company, LLC**

CATHY SWEETAPPLE & ASSOCIATES
TRANSPORTATION AND MOBILITY PLANNING

September 8, 2006

Mr. Andy Getch, P.E.
Lee County Department of Transportation
1500 Monroe Street, 3rd Floor
Fort Myers, Florida 33901

RECEIVED
SEP 11 2006
ZONING

RE: **Response to County Comments dated March 20, 2006**
NOPC Application Traffic Study for the Villages of San Carlos DRI
County Project Number - DRI2005-00005 Villages of San Carlos

Dear Mr. Getch,

Please find outlined below the responses to your comments dated March 20, 2006. A revised NOPC Application Traffic Study is included with this response containing the revised information (as requested).

County Comments

a) Three Oaks Pkwy from Alico Rd to Daniels Pkwy is not an existing or a 3 year committed improvement facility. This would appear to affect the northbound trip distribution in Figure 4B and subsequent calculations.

The project assignment to Three Oaks Parkway north of Alico Road has been removed from the analysis. This change and subsequent calculations have been incorporated into the revised NOPC Application Traffic Study.

We apologize for the error in the graphic indicating 8 lanes but I-75 from Bonita Beach Road to Daniels Parkway is currently committed as a 6 lane freeway. Recent funding has also expanded the committed 6-laning north to Palm Beach Boulevard and south into Collier County. Please correct the study references and calculations for these facilities.

Improvements to I-75 have been reflected as a 6 lane freeway. This change and subsequent calculations have been incorporated into the revised NOPC Application Traffic Study.

b) The applicant's consultant called to discuss the methodology in late November. However, some corrections in calculation methods in the December 2005 study [are] needed. The peak season peak hour traffic volumes were calculated from AADT and a peak hour % of weekday in the peak season. The standard is based on AADT multiplied by the K-100 factors.

The Applicant has used existing PM peak hour directional traffic counts (where available) to reflect existing PM peak hour directional traffic conditions. Existing PM peak hour directional traffic from year 2004 or 2005 has been obtained for the state traffic count stations on Interstate 75, US-41 and Alico Road. Existing PM peak hour directional traffic from year 2006 has been obtained for most of the County traffic count stations in the study area inclusive of Stations 25, 53, 247, 249, 313, 414, 415, 423, 462 and 464. Daily traffic counts from the Lee County Year 2005 Traffic Count Report have been used where peak hour directional counts were unavailable. These have been converted to peak hour directional using the applicable K100 and directional factors. The revised NOPC Application Traffic Study incorporates the existing traffic count data from FDOT and Lee County.

The study used historic rates instead of the more traditional historic growth rates. LCDOT staff evaluation will include a comparison to LOS results using historic growth rates while discussing the likely influence of committed road improvements. Use of the regional growth rate for the all facilities in the study area may yield different LOS results on road segments.

The Applicant calculated historical growth rates from 16 traffic count stations in the study area reflecting 5 years of historical counts (from year 2000 to 2005). The revised NOPC Application Traffic Study includes a revised Table 6 incorporating the historical traffic counts and a study area historical growth rate of 6.05% per year. This growth rate has been applied to existing traffic counts to establish future background traffic conditions for the year 2009. Growth for 5 years has been applied to the year 2004 study area counts. Growth for 4 years has been applied to the year 2005 study area counts and growth for 3 years has been applied to the year 2006 study area counts.

c) Clarifications are needed for the difference in trip distribution from the original approved DRI. Of most concern is the reduction of project traffic on the 4 lane portion of U.S. 41 to below the significance threshold. Additional explanation of the justification for the difference is necessary.

Modifications to the DRI project trip distribution have been made to account for a more mature roadway network which has evolved within the project study area since the DRI was first approved in 1981. The revisions to the traffic assignment respond to the changes in the roadway network and in the location of off-site employment for the surrounding community. A revised Figure 4B has been prepared in response to agency comments, reflecting further refinements to the project distribution, and maintaining greater consistency with the originally approved distribution for the DRI. Revised Figure 4B has been prepared using the June 2006 Lee County Future Land Use Map as a base, to highlight the surrounding employment areas serving as home-based work trip destinations for the DRI. Increased traffic assignment has been directed to the areas located north of Alico Road on both the east and west sides of I-75, where the future land use accommodates industrial development, Airport and related uses, Tradeport and related uses and industrial and commercial uses. Increased traffic assignment has also been directed to the University Community located to the east of I-75. Despite the increased assignment to the north, the modified project distribution maintains 48.4% of the original 53.4% of project traffic heading west, however the western movement towards the urban community employment located along the US-41 corridor is dispersed using Alico Road, Winged Foot Drive, San Carlos Boulevard and Estero Parkway. Traffic assignment along US-41 is both consistent and balanced, representing only one of the employment areas which will serve the residents from the Villages of San Carlos DRI.

d) This is not a sufficiency comment, but we will refer to the original SWFRPC staff report page 24 as the reference for approved ADA trip generation estimate. In Table 1A the applicant's consultant refers to ITE Trip Generation 7th edition.

The comment is noted.

e) This is not a sufficiency comment, but we will refer to the Three Oaks Middle School and Three Oaks Regional Park as external uses for the purpose of evaluating the residential and commercial development.

The comment is noted.

Mr. Andy Getch, P.E.
Lee County Department of Transportation
Response to County Comments
September 8, 2006 – Page 3

Please see the revised NOPC Application Traffic Study included with this response. The text, tables, graphics and attachments included as part of the time extension transportation analyses have been revised to incorporate County Comments and updated County and State databases. Thank you for your continued assistance in processing the proposed time extension to the Villages of San Carlos DRI. Please contact me if you have any additional questions regarding the information submitted.

Sincerely,

Cathy Sweetapple & Associates
Transportation and Mobility Planning



Cathy S. Sweetapple, AICP
Principal Transportation Planner

cc: Bryan J. Kelner, Lee County Division of Zoning
Ken Heatherington, SWFRPC
Alan Freeman, Southwest Florida Capital Corporation
Larry Abbo, Prime Homebuilders
Brenda Yates, Yates & Company, LLC

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NOPC APPLICATION TIME EXTENSION TRAFFIC STUDY

Villages of San Carlos DRI

Revised August 2006

Prepared for:
Southwest Florida Capital Corporation

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VILLAGES OF SAN CARLOS DRI NOPC APPLICATION TRAFFIC STUDY

This Traffic Study has been prepared to document and evaluate the changes in trip generation for the Villages of San Carlos DRI as part of the NOPC Application to modify property entitlements and extend the DRI build out date. This Traffic Study has been formatted to evaluate DRI trip generation pursuant to DRI standards, using accepted trip generation rates and equations from *Trip Generation, 7th Edition, an Informational Report of the Institute of Transportation Engineers*, most recently published in 2003.

This Traffic Study has also been formatted to evaluate regional impacts pursuant to DRI standards for a DRI time extension establishing December 30, 2009 as the new buildout date for the Villages of San Carlos DRI. This traffic study has evaluated DRI significance on surrounding study area roadways pursuant to 9J-2.045, F.A.C., and has determined that no roadways significantly impacted by DRI traffic are operating below adopted level of service standards pursuant to the local government comprehensive plan.

Site Location and Development History

The Villages of San Carlos DRI occupies 495 acres in Lee County, and is bounded generally by Alico Road on the north, Estero Parkway on the south, and Interstate 75 on the east, spanning the east and west sides of Three Oaks Parkway (see **Figures 1A and 1B**). The DRI was approved in 1981 (pursuant to **Resolution 81-1**) to create a residential community consisting of single family and multi-family dwelling units, retail space, educational facilities, necessary public facilities and parks and open space. The DRI was amended in 1992 to reduce the total number of dwelling units, and to modify the acreages for the school site, public facilities and open space.

Existing and Proposed Development

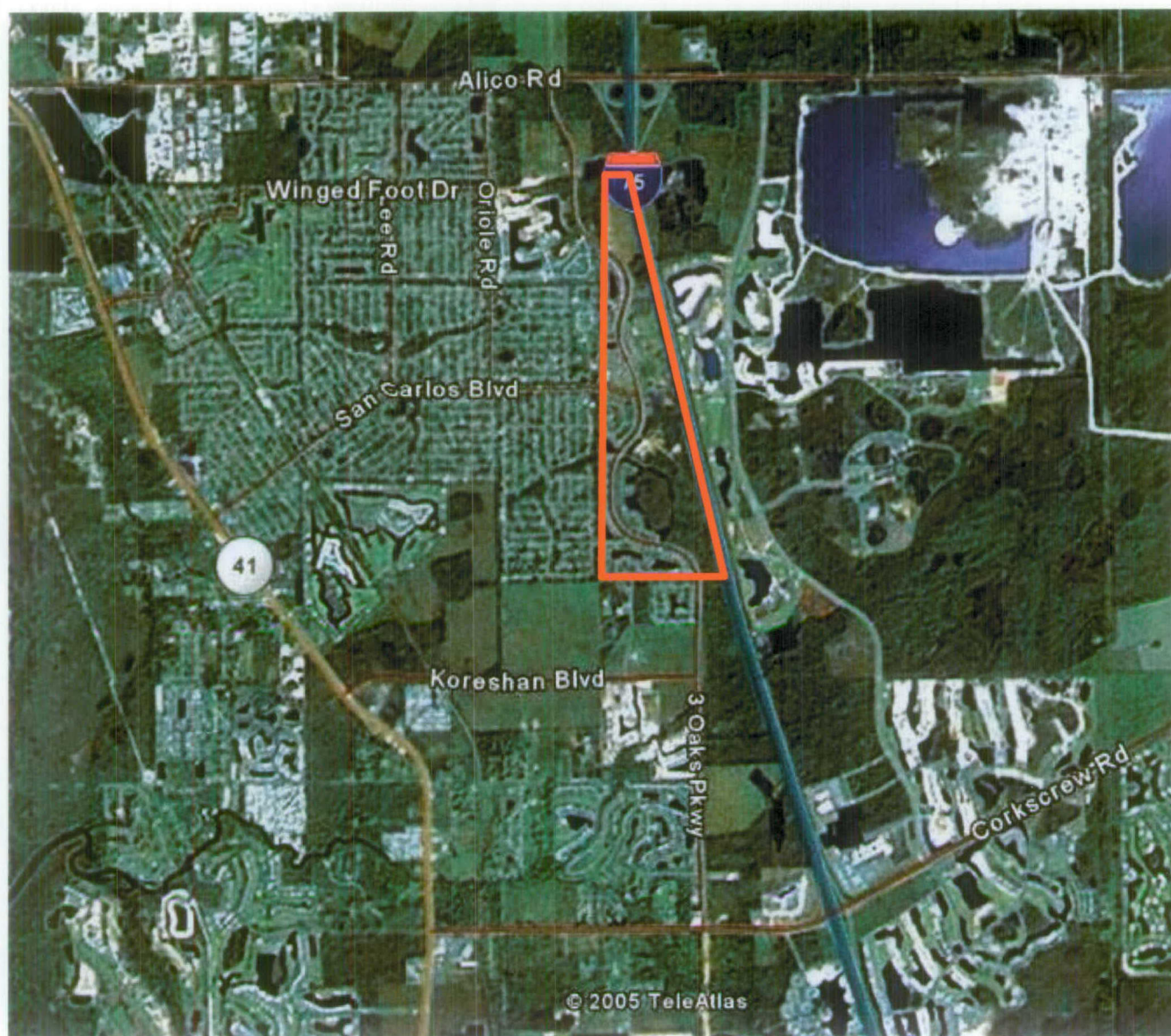
Phase I of the DRI was built between the years 1984 and 2003, completing 381 single family homes and 142 multi-family homes, for a total of 523 dwelling units. The Three Oaks Town Center was constructed with 41,000 square feet of retail use. Other completed facilities include the 17.28 acre Sewage Treatment Facility. The 25.03 acre Three Oaks Middle School, the 38.24 acre Three Oaks Community Park, and the 23.80 acre Cypress Preserve.

The proposed DRI amendment (pending with this NOPC Application) reflects a further reduction to the DRI dwelling units equating to a 1,300 dwelling unit decrease from the approved DRI, and an 800 dwelling unit decrease from first DRI amendment. The proposed development program represents Phase II of the DRI, and includes 7 single family homes and 1,970 multi-family homes, for a total of 1,977 dwelling units.

The proposed DRI amendment also includes an increase in retail use by 10 acres, accommodating 70,000 square feet of retail use, which (in combination with the development planned for the original 15 acres at 47,799 square feet), equates to a net increase in retail square footage by 58,799 square feet.

Historical Overview

The historical progression of these DRI entitlements is provided in the enclosed **Table 1A** which provides a summary of the approved DRI, the amended DRI and the proposed amendment modifying the development program and build out date for the DRI. **Table 1A** also documents the progression of the approved and amended trip generation for the DRI based upon the changes in DRI land uses. The proposed development program will result in a **567 trip decrease during the AM peak hour and a 591 trip decrease during the PM peak hour** compared with the original DRI approval.



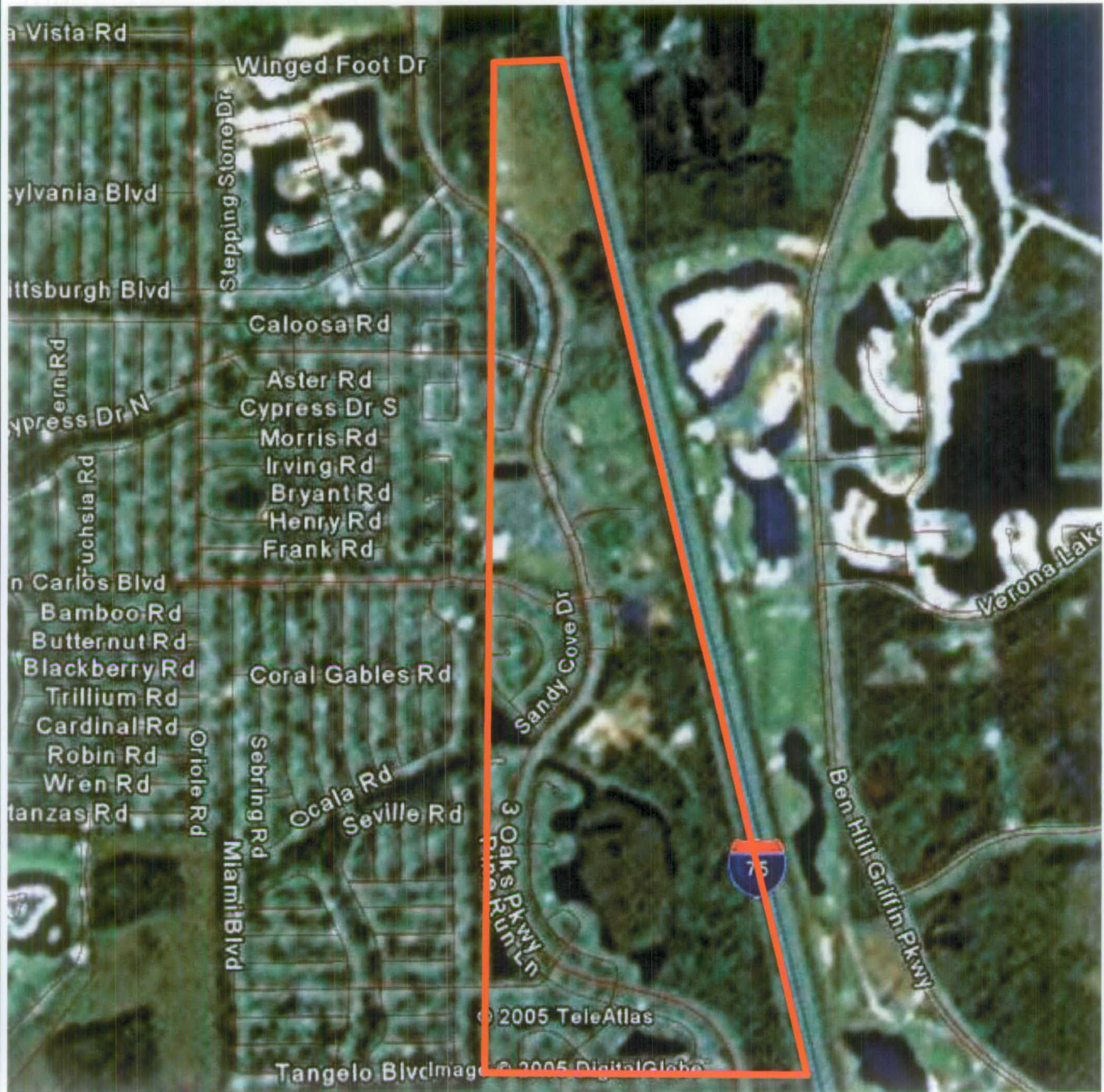
Legend



Site Location

Figure 1A
Aerial Location Map
Villages of San Carlos DRI – Time Extension Traffic Study
Revised August 2006

Source: Cathy Sweetapple & Associates



Legend



Site Location

Figure 1B
Enlarged View of the Project Location
Villages of San Carlos DRI – Time Extension Traffic Study
Revised August 2006

Source: Cathy Sweetapple & Associates

TABLE 1A
VILLAGES OF SAN CARLOS DRI
TRIP GENERATION AND DEVELOPMENT PROGRAM SUMMARY

	RESOLUTION 81-1 TRIP GENERATION FOR THE LAND USES FROM THE APPROVED DRI	NOTICE OF ADOPTION - 2-17-92 TRIP GENERATION FOR THE LAND USES FROM THE FIRST DRI AMENDMENT	TRIP GENERATION FOR THE LAND USES FROM THE PROPOSED DRI AMENDMENT	CHANGE BETWEEN APPROVED DRI AND PROPOSED DRI
TRIP GENERATION TIMEFRAME	NET EXTERNAL TRIP GENERATION USING ITE 7TH EDITION	NET EXTERNAL TRIP GENERATION USING ITE 7TH EDITION	NET EXTERNAL TRIP GENERATION USING ITE 7TH EDITION	APPROVED LESS PROPOSED DRI (TRIP REDUCTION)
DAILY	28,232	25,108	21,570	6,662
AM PEAK HOUR	2,218	1,979	1,651	567
PM PEAK HOUR	2,564	2,282	1,973	591
DRI MODIFICATIONS:		Reduced total DU by 500 from Approved DRI. Reduced SF by 73 DU. Reduced MF by 427 DU.	Reduced total DU by 1300 from Approved DRI. Reduced SF by 77 DU. Reduced MF by 1,223 DU. Increased retail by 58,799 SF. Time extension to DRI Development Order.	
DRI LAND USES:				
RESIDENTIAL - TOTAL	3,800 DU - TOTAL	3,300 DU - TOTAL	2,500 DU - TOTAL	1,300 DU - REDUCTION
SINGLE FAMILY	465 SF DU	392 SF DU	388 SF DU	77 DU - REDUCTION
MULTI-FAMILY	3,335 MF DU	2,908 MF DU	2,112 MF DU	1,223 DU - REDUCTION
RETAIL	100,000 SF - 15 ACRES	100,000 SF - 15 ACRES	158,799 SF - 25 ACRES	58,799 SF INCREASE
MIDDLE SCHOOL	20 ACRES	25 ACRES	25 ACRES	5 ACRE INCREASE
PUBLIC FACILITIES	53 ACRES	43 ACRES	66 ACRES	13 ACRE INCREASE
OPEN SPACE - TOTAL	56 ACRES	62 ACRES	62 ACRES - TOTAL	6 ACRE INCREASE
COMMUNITY PARK			38 ACRES	
CYPRESS PRESERVE			24 ACRES	

Part I: DRI Trip Generation Analysis

The AM peak hour, PM peak hour and daily trips for the Villages of San Carlos DRI is summarized in **Table 1B** below. Detailed trip generation analyses are provided in the enclosed **Tables 2A, 2B and 2C**.

Table 1B - Net External Trip Generation Summary for the Approved and Proposed DRI Development Program

Time frame	Approved DRI (see Table 2A)	Amended DRI (see Table 2B)	Proposed DRI (see Table 2C)	Approved Less Proposed DRI
Net External AM Trips	2,218	1,979	1,651	567
Net External PM Trips	2,564	2,282	1,973	591
Net External Daily Trips	28,232	25,108	21,570	6,662
Total DU	3,800 DU	3,300 DU	2,500 DU	1,300 DU reduction
Single Family DU	465 DU	392 DU	388 DU	77 DU reduction
Multi Family DU	3,335 DU	2,908 DU	2,112 DU	1,223 DU reduction

Approved DRI

Table 2A provides the Daily, AM Peak Hour and PM Peak Hour trip generation analysis of the Approved DRI land uses (from Resolution 81-1), using current 7th Edition ITE rates. The land uses in the originally approved DRI generated 2,218 net external AM peak hour trips and 2,564 net external PM peak hour trips.

Amended DRI

Table 2B provides the Daily, AM Peak Hour and PM Peak Hour trip generation analysis of the Amended DRI land uses using current 7th Edition ITE rates. The Amended DRI **decreased** the approved dwelling units by 500, resulting in an overall trip reduction for the DRI. The single family dwelling units were reduced by 73 dwelling units (from the approved DRI) and the multi-family dwelling units were reduced by 427 dwelling units (from the approved DRI). The overall trip generation for the Amended DRI was reduced to 1,979 net external AM peak hour trips and 2,282 net external PM peak hour trips.

Proposed DRI

Table 2C provides the Daily, AM Peak Hour and PM Peak Hour trip generation analysis of the currently proposed modifications to the DRI development program, using current 7th Edition ITE rates. The proposed DRI amendment **decreases** the approved DRI dwelling units by 1,300, representing an additional 800 dwelling unit reduction compared to the Amended DRI. The single family dwelling units were reduced by 77 dwelling units (from the approved DRI) and the multi-family dwelling units were reduced by 1,223 dwelling units (from the approved DRI). **Table 2D** provides the Daily, AM Peak Hour and PM Peak Hour trip generation analysis of the existing residential, retail and community facility uses built to date during Phase I of the DRI. See **Table 1C** below for a breakdown of the Phase I – Existing and Phase II – Unbuilt PM peak hour project trips for the DRI.

Table 1C – Existing and Unbuilt PM Peak Hour Project Trips

Proposed DRI	Two-Way PM Peak Hour	PM Inbound	PM Outbound
Total Proposed – Table 2C	1,973	1,218	755
Existing – Phase I – Table 2D	697	410	287
Unbuilt – Phase II	1,276	808	468

TABLE 2A
VILLAGES OF SAN CARLOS DRI
APPROVED TRIP GENERATION FROM RESOLUTION 81-1

19-Dec-05

LAND USE	UNITS	ITE ITE LUC	DAILY					
			ITE 7TH EDITION RATE OR FORMULA	DAILY TRIPS	IN		OUT	
					%	TRIPS	%	TRIPS
RESIDENTIAL								
SINGLE FAMILY	465 DU	210	$\ln(T) = 0.92 \ln(X) + 2.71$	4,276	50%	2,138	50%	2,138
MULTI-FAMILY	3,335 DU	230	$T = 5.86 (X)$	19,543	50%	9,772	50%	9,771
RETAIL	100,000 SQ. FT.	820	$\ln(T) = 0.65 \ln(X) + 5.83$	6,791	50%	3,396	50%	3,395
MIDDLE SCHOOL	1,600 Students	522	$T = 1.62 (X)$	2,592	50%	1,296	50%	1,296
COMMUNITY PARK	38 ACRES	412	$T = 2.28 (X)$	87	50%	44	50%	43
GROSS TOTAL TRIPS				33,289	50%	16,646	50%	16,643
INTERNALIZATION OF RETAIL TRIPS		35.00%	Reduction of retail trips	2,377	50%	1,188	50%	1,189
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		60.00%	Reduction of middle school trips	1,555	50%	778	50%	777
INTERNALIZATION OF COMMUNITY PARK		25.00%	Reduction of park trips	22	50%	11	50%	11
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		11.88%		3,954	50%	1,977	50%	1,977
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass by for DRI per FDOT standards	1,104	50%	552	50%	552
NET EXTERNAL TRIPS				28,232	50%	14,117	50%	14,114
AM PEAK HOUR								
LAND USE	UNITS	ITE LUC	ITE 7TH EDITION RATE OR FORMULA	PEAK TRIPS	IN		OUT	
					%	TRIPS	%	TRIPS
RESIDENTIAL								
SINGLE FAMILY	465 DU	210	$T = 0.70 (X) + 9.43$	335	25%	84	75%	251
MULTI-FAMILY	3,335 DU	230	$T = 0.44 (X)$	1,467	17%	249	83%	1,218
RETAIL	100,000 SQ. FT.	820	$\ln(T) = 0.60 \ln(X) + 2.29$	157	61%	96	39%	61
MIDDLE SCHOOL	1,600 Students	522	$T = 0.53 (X)$	848	55%	466	45%	382
COMMUNITY PARK	38 ACRES	412	$T = 0.01 (X)$	0	80%	0	20%	0
GROSS TOTAL TRIPS				2,808	32%	895	68%	1,913
INTERNALIZATION OF RETAIL TRIPS		35.00%	Reduction of retail trips	55	61%	34	39%	21
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		60.00%	Reduction of middle school trips	509	50%	254	50%	255
INTERNALIZATION OF COMMUNITY PARK		25.00%	Reduction of park trips	0	50%	0	50%	0
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		20.08%		564	51%	288	49%	276
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass by for DRI per FDOT standards	26	61%	16	39%	10
NET EXTERNAL TRIPS				2,218	27%	591	73%	1,627
PM PEAK HOUR								
LAND USE	UNITS	ITE LUC	ITE 7TH EDITION RATE OR FORMULA	PM TRIPS	IN		OUT	
					%	TRIPS	%	TRIPS
RESIDENTIAL								
SINGLE FAMILY	465 DU	210	$\ln(T) = 0.90 \ln(X) + 0.53$	427	63%	269	37%	158
MULTI-FAMILY	3,335 DU	230	$T = 0.52 (X)$	1,734	67%	1,162	33%	572
RETAIL	100,000 SQ. FT.	820	$\ln(T) = 0.66 \ln(X) + 3.40$	626	48%	300	52%	326
MIDDLE SCHOOL	1,600 Students	522	$T = 0.15 (X)$	240	52%	125	48%	115
COMMUNITY PARK	38 ACRES	412	$T = 0.06 (X)$	2	41%	1	59%	1
GROSS TOTAL TRIPS				3,029	61%	1,857	39%	1,172
INTERNALIZATION OF RETAIL TRIPS		35.00%	Reduction of retail trips	219	48%	105	52%	114
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		60.00%	Reduction of middle school trips	144	50%	72	50%	72
INTERNALIZATION OF COMMUNITY PARK		25.00%	Reduction of park trips	1	50%	0	50%	1
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		12.00%		364	49%	177	51%	187
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass by for DRI per FDOT standards	102	48%	49	52%	53
NET EXTERNAL TRIPS				2,564	64%	1,631	36%	932

TABLE 2B
VILLAGES OF SAN CARLOS DRI
APPROVED TRIP GENERATION FROM THE FIRST AMENDMENT

19-Dec-05

LAND USE	UNITS	ITE LUC	DAILY					
			ITE 7TH EDITION RATE OR FORMULA	DAILY TRIPS	IN		OUT	
					%	TRIPS	%	TRIPS
RESIDENTIAL								
SINGLE FAMILY	392 DU	210	$Ln(T) = 0.92 Ln(X) + 2.71$	3,654	50%	1,827	50%	1,827
MULTI-FAMILY	2,908 DU	230	$T = 5.86 (X)$	17,041	50%	8,520	50%	8,521
RETAIL	100,000 SQ. FT.	820	$Ln(T) = 0.65 Ln(X) + 5.83$	6,791	50%	3,396	50%	3,395
MIDDLE SCHOOL	1,600 Students	522	$T = 1.62 (X)$	2,592	50%	1,296	50%	1,296
COMMUNITY PARK	38 ACRES	412	$T = 2.28 (X)$	87	50%	44	50%	43
GROSS TOTAL TRIPS				30,165	50%	15,083	50%	15,082
INTERNALIZATION OF RETAIL TRIPS		35.00%	Reduction of retail trips	2,377	50%	1,188	50%	1,189
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		60.00%	Reduction of middle school trips	1,555	50%	778	50%	777
INTERNALIZATION OF COMMUNITY PARK		25.00%	Reduction of park trips	22	50%	11	50%	11
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		13.11%		3,954	50%	1,977	50%	1,977
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass by for DRI per FDOT standards	1,104	50%	552	50%	552
NET EXTERNAL TRIPS				25,108	50%	12,554	50%	12,553
LAND USE	UNITS	ITE LUC	AM PEAK HOUR					
			ITE 7TH EDITION RATE OR FORMULA	AM TRIPS	IN		OUT	
					%	TRIPS	%	TRIPS
RESIDENTIAL								
SINGLE FAMILY	392 DU	210	$T = 0.70 (X) + 9.43$	284	25%	71	75%	213
MULTI-FAMILY	2,908 DU	230	$T = 0.44 (X)$	1,280	17%	218	83%	1,062
RETAIL	100,000 SQ. FT.	820	$Ln(T) = 0.60 Ln(X) + 2.29$	157	61%	96	39%	61
MIDDLE SCHOOL	1,600 Students	522	$T = 0.53 (X)$	848	55%	466	45%	382
COMMUNITY PARK	38 ACRES	412	$T = 0.01 (X)$	0	80%	0	20%	0
GROSS TOTAL TRIPS				2,569	33%	851	67%	1,718
INTERNALIZATION OF RETAIL TRIPS		35.00%	Reduction of retail trips	55	61%	34	39%	21
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		60.00%	Reduction of middle school trips	509	50%	254	50%	255
INTERNALIZATION OF COMMUNITY PARK		25.00%	Reduction of park trips	0	50%	0	50%	0
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		21.95%		564	51%	288	49%	276
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass by for DRI per FDOT standards	26	61%	16	39%	10
NET EXTERNAL TRIPS				1,979	28%	547	72%	1,432
LAND USE	UNITS	ITE LUC	PM PEAK HOUR					
			ITE 7TH EDITION RATE OR FORMULA	PM TRIPS	IN		OUT	
					%	TRIPS	%	TRIPS
RESIDENTIAL								
SINGLE FAMILY	392 DU	210	$Ln(T) = 0.90 Ln(X) + 0.53$	367	63%	231	37%	136
MULTI-FAMILY	2,908 DU	230	$T = 0.52 (X)$	1,512	67%	1,013	33%	499
RETAIL	100,000 SQ. FT.	820	$Ln(T) = 0.66 Ln(X) + 3.40$	626	48%	300	52%	326
MIDDLE SCHOOL	1,600 Students	522	$T = 0.15 (X)$	240	52%	125	48%	115
COMMUNITY PARK	38 ACRES	412	$T = 0.06 (X)$	2	41%	1	59%	1
GROSS TOTAL TRIPS				2,747	61%	1,670	39%	1,077
INTERNALIZATION OF RETAIL TRIPS		35.00%	Reduction of retail trips	219	48%	105	52%	114
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		60.00%	Reduction of middle school trips	144	50%	72	50%	72
INTERNALIZATION OF COMMUNITY PARK		25.00%	Reduction of park trips	1	50%	0	50%	1
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		13.24%		364	49%	177	51%	187
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass by for DRI per FDOT standards	102	48%	49	52%	53
NET EXTERNAL TRIPS				2,282	63%	1,444	37%	837

TABLE 2C
VILLAGES OF SAN CARLOS DRI
PROPOSED TRIP GENERATION

19-Dec-05

LAND USE	UNITS	ITE LUC	DAILY					
			ITE 7TH EDITION RATE OR FORMULA	DAILY TRIPS	IN		OUT	
					%	TRIPS	%	TRIPS
RESIDENTIAL								
SINGLE FAMILY	388 DU	210	$\text{Ln}(T) = 0.92 \text{Ln}(X) + 2.71$	3,620	50%	1,810	50%	1,810
MULTI-FAMILY	2,112 DU	230	$T = 5.86(X)$	12,376	50%	6,188	50%	6,188
RETAIL	158,799 SQ. FT.	820	$\text{Ln}(T) = 0.65 \text{Ln}(X) + 5.83$	9,173	50%	4,587	50%	4,586
MIDDLE SCHOOL	1,600 Students	522	$T = 1.62(X)$	2,592	50%	1,296	50%	1,296
COMMUNITY PARK	38 ACRES	412	$T = 2.28(X)$	87	50%	44	50%	43
GROSS TOTAL TRIPS				27,849	50%	13,925	50%	13,924
INTERNALIZATION OF RETAIL TRIPS		35.00%	Reduction of retail trips	3,211	50%	1,605	50%	1,606
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		60.00%	Reduction of middle school trips	1,555	50%	778	50%	777
INTERNALIZATION OF COMMUNITY PARK		25.00%	Reduction of park trips	22	50%	11	50%	11
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		17.19%		4,788	50%	2,394	50%	2,394
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass by for DRI per FDOT standards	1,491	50%	745	50%	746
NET EXTERNAL TRIPS				21,570	50%	10,786	50%	10,784
LAND USE	UNITS	ITE LUC	AM PEAK HOUR					
			ITE 7TH EDITION RATE OR FORMULA	AM TRIPS	IN		OUT	
					%	TRIPS	%	TRIPS
RESIDENTIAL								
SINGLE FAMILY	388 DU	210	$T = 0.70(X) + 9.43$	281	25%	70	75%	211
MULTI-FAMILY	2,112 DU	230	$T = 0.44(X)$	929	17%	158	83%	771
RETAIL	158,799 SQ. FT.	820	$\text{Ln}(T) = 0.60 \text{Ln}(X) + 2.29$	207	61%	126	39%	81
MIDDLE SCHOOL	1,600 Students	522	$T = 0.53(X)$	848	55%	466	45%	382
COMMUNITY PARK	38 ACRES	412	$T = 0.01(X)$	0	80%	0	20%	0
GROSS TOTAL TRIPS				2,266	36%	820	64%	1,446
INTERNALIZATION OF RETAIL TRIPS		35.00%	Reduction of retail trips	72	61%	44	39%	28
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		60.00%	Reduction of middle school trips	509	50%	254	50%	255
INTERNALIZATION OF COMMUNITY PARK		25.00%	Reduction of park trips	0	50%	0	50%	0
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		25.66%		581	51%	298	49%	283
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass by for DRI per FDOT standards	34	61%	21	39%	13
NET EXTERNAL TRIPS				1,651	30%	501	70%	1,150
LAND USE	UNITS	ITE LUC	PM PEAK HOUR					
			ITE 7TH EDITION RATE OR FORMULA	PM TRIPS	IN		OUT	
					%	TRIPS	%	TRIPS
RESIDENTIAL								
SINGLE FAMILY	388 DU	210	$\text{Ln}(T) = 0.90 \text{Ln}(X) + 0.53$	363	63%	229	37%	134
MULTI-FAMILY	2,112 DU	230	$T = 0.52(X)$	1,098	67%	736	33%	362
RETAIL	158,799 SQ. FT.	820	$\text{Ln}(T) = 0.66 \text{Ln}(X) + 3.40$	849	48%	408	52%	441
MIDDLE SCHOOL	1,600 Students	522	$T = 0.15(X)$	240	52%	125	48%	115
COMMUNITY PARK	38 ACRES	412	$T = 0.06(X)$	2	41%	1	59%	1
GROSS TOTAL TRIPS				2,553	59%	1,499	41%	1,054
INTERNALIZATION OF RETAIL TRIPS		35.00%	Reduction of retail trips	297	48%	143	52%	154
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		60.00%	Reduction of middle school trips	144	50%	72	50%	72
INTERNALIZATION OF COMMUNITY PARK		25.00%	Reduction of park trips	1	50%	0	50%	1
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		17.31%		442	49%	215	51%	227
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass by for DRI per FDOT standards	138	48%	66	52%	72
NET EXTERNAL TRIPS				1,973	62%	1,218	38%	755

TABLE 2D
VILLAGES OF SAN CARLOS DRI
PHASE I - EXISTING USES BUILT TO DATE

19-Dec-05

LAND USE	UNITS	ITE LUC	DAILY					
			ITE 7TH EDITION RATE OR FORMULA	DAILY TRIPS	IN		OUT	
					%	TRIPS	%	TRIPS
RESIDENTIAL								
SINGLE FAMILY	381 DU	210	$\ln(T) = 0.92 \ln(X) + 2.71$	3,560	50%	1,780	50%	1,780
MULTI-FAMILY	142 DU	230	$T = 5.86 (X)$	832	50%	416	50%	416
RETAIL	41,000 SQ. FT.	820	$\ln(T) = 0.65 \ln(X) + 5.83$	3,804	50%	1,902	50%	1,902
MIDDLE SCHOOL	1,600 Students	522	$T = 1.62 (X)$	2,592	50%	1,296	50%	1,296
COMMUNITY PARK	38 ACRES	412	$T = 2.28 (X)$	87	50%	44	50%	43
GROSS TOTAL TRIPS				10,875	50%	5,438	50%	5,437
INTERNALIZATION OF RETAIL TRIPS		35.00%	Reduction of retail trips	1,331	50%	666	50%	665
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		60.00%	Reduction of middle school trips	1,555	50%	778	50%	777
INTERNALIZATION OF COMMUNITY PARK		25.00%	Reduction of park trips	22	50%	11	50%	11
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		26.74%		2,908	50%	1,455	50%	1,453
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass by for DRI per FDOT standards	618	50%	309	50%	309
NET EXTERNAL TRIPS				7,349	50%	3,674	50%	3,675
LAND USE	UNITS	ITE LUC	AM PEAK HOUR					
			ITE 7TH EDITION RATE OR FORMULA	AM TRIPS	IN		OUT	
					%	TRIPS	%	TRIPS
RESIDENTIAL								
SINGLE FAMILY	381 DU	210	$T = 0.70 (X) + 9.43$	276	25%	69	75%	207
MULTI-FAMILY	142 DU	230	$T = 0.44 (X)$	62	17%	11	83%	51
RETAIL	41,000 SQ. FT.	820	$\ln(T) = 0.60 \ln(X) + 2.29$	92	61%	56	39%	36
MIDDLE SCHOOL	1,600 Students	522	$T = 0.53 (X)$	848	55%	466	45%	382
COMMUNITY PARK	38 ACRES	412	$T = 0.01 (X)$	0	80%	0	20%	0
GROSS TOTAL TRIPS				1,279	47%	602	53%	677
INTERNALIZATION OF RETAIL TRIPS		35.00%	Reduction of retail trips	32	61%	20	39%	12
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		60.00%	Reduction of middle school trips	509	50%	254	50%	255
INTERNALIZATION OF COMMUNITY PARK		25.00%	Reduction of park trips	0	50%	0	50%	0
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		42.31%		541	51%	274	49%	267
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass by for DRI per FDOT standards	15	61%	9	39%	6
NET EXTERNAL TRIPS				723	44%	319	56%	404
LAND USE	UNITS	ITE LUC	PM PEAK HOUR					
			ITE 7TH EDITION RATE OR FORMULA	PM TRIPS	IN		OUT	
					%	TRIPS	%	TRIPS
RESIDENTIAL								
SINGLE FAMILY	381 DU	210	$\ln(T) = 0.90 \ln(X) + 0.53$	357	63%	225	37%	132
MULTI-FAMILY	142 DU	230	$T = 0.52 (X)$	74	67%	49	33%	25
RETAIL	41,000 SQ. FT.	820	$\ln(T) = 0.66 \ln(X) + 3.40$	348	48%	167	52%	181
MIDDLE SCHOOL	1,600 Students	522	$T = 0.15 (X)$	240	52%	125	48%	115
COMMUNITY PARK	38 ACRES	412	$T = 0.06 (X)$	2	41%	1	59%	1
GROSS TOTAL TRIPS				1,021	56%	567	44%	454
INTERNALIZATION OF RETAIL TRIPS		35.00%	Reduction of retail trips	122	48%	58	52%	64
INTERNALIZATION OF MIDDLE SCHOOL TRIPS		60.00%	Reduction of middle school trips	144	50%	72	50%	72
INTERNALIZATION OF COMMUNITY PARK		25.00%	Reduction of park trips	1	50%	0	50%	1
SUBTOTAL INTERNAL CAPTURE OF GROSS TRIPS		26.14%		267	49%	130	51%	137
PASS-BY FOR EXTERNAL TRIPS OF RETAIL USED IN DRI		25.00%	Pass by for DRI per FDOT standards	57	48%	27	52%	30
NET EXTERNAL TRIPS				697	59%	410	41%	287

Retail Modifications

The proposed DRI amendment also reflects a ten acre increase in the allowable retail space. The DRI was approved with 15 acres of retail and 100,000 square feet of retail use in two phases. One retail center was built at 41,000 square feet. The balance of the approved retail use has been reduced by 11,201 square feet (from 59,000 square feet to 47,799 square feet), for a total of 88,799 square feet of retail use for the original 15 acres. An additional 10 acres of retail is proposed accommodating 70,000 square feet of retail use. The net increase in retail square footage for the proposed DRI development program is 58,799 square feet, as outlined in **Table 3** below.

Table 3 – Summary of Changes to the Retail Use in the DRI

Use	Acres	Phase I – DRI	Phase II - DRI	Total	Net Change
Approved DRI Retail Use	15	41,000 SF	59,000 SF	100,000 SF	
Proposed DRI Retail Use	15	41,000 SF	47,799 SF	88,799 SF	-11,201 SF
	10		70,000 SF	70,000 SF	+70,000 SF
Total Retail Proposed	25	41,000 SF	117,799 SF	158,799 SF	+58,799 SF

While the retail uses are increased under the proposed DRI development program, any increases in retail trip impacts are offset by the large decrease in residential dwelling units. The overall trip generation for the proposed DRI development program is reduced to 1,651 net external AM peak hour trips and 1,973 net external PM peak hour trips.

Conclusions from the DRI Trip Generation Evaluation

Given the analyses performed in this NOPC Application Traffic Study comparing the proposed DRI development program to the approved DRI, no additional trip generation impacts are found to exist resulting from the proposed modifications to the DRI development program. The proposed development program will result in a **567 trip decrease during the AM peak hour and a 591 trip decrease during the PM peak hour** compared with the original DRI approval.

Part 2: NOPC Time Extension Traffic Study - Evaluation of DRI Regional Impacts

The evaluation of DRI regional impacts begins with the determination of project traffic significance pursuant to Rule 9J-2.045. **Table 4** has been prepared to evaluate the impact of project traffic on the surrounding roadway network, to determine which roadways will carry PM peak hour directional project trips equal to or greater than 5% of the adopted level of service standard for the regional roadway network. The results of **Table 4** demonstrate that the DRI project traffic will consume more than 5% of the adopted maximum service volume for portions of Alico Road, Winged Foot Drive, San Carlos Boulevard, Estero Parkway, Corkscrew Road, Three Oaks Parkway and I-75. The determination of significance is made using the full impact of both the built and unbuilt DRI trips. Pursuant to the analyses completed herein in **Tables 4, 5, 6 and 7**, no significantly impacted roadway segments were found to operate below acceptable levels of service through the proposed 2009 build out year for the DRI.

Study Area Roadway Segments

The NOPC time extension traffic study includes the roadway segments illustrated in the attached **Figure 2**, bounded generally by Alico Road on the north, Ben Hill Griffin Parkway on the east, Corkscrew Road on the south and US-41 on the west. This study area is undergoing significant roadway improvements as illustrated on the attached **Figure 3**, which represents the Lee County five year work program (FY 2006/2007 to 2010/2011). Key roadway improvements which have either been recently completed, are underway or are funded for construction include the following:

Facility	Limits	Improvement	Project Number	Construction
Alico Road	East of US-41 to Three Oaks Pkwy	Widen to 6 lanes	4030	Completed
Alico Road	US-41 to Dusty Road	Widen to 6 lanes	420647-1	2007
I-75	At Alico Road	Interchange Imp.	200966-1	Underway
I-75	At Daniels Pkwy	Interchange Imp.	406224-2	2009
I-75	N. of Daniels Pkwy to Colonial Blvd	Widen to 6 lanes	411035-1	2008
I-75	S. of Corkscrew Rd to Daniels Pkwy	Widen to 6 lanes	406225-4	2008
I-75	S. of Bonita Beach to Corkscrew Rd	Widen to 6 lanes	406225-2	2008
Three Oaks Pkwy	Corkscrew Road to Alico Road	Widen to 4 lanes	4081	2006
Three Oaks Pkwy	N. of Alico Road to Daniels Pkwy	New 4 lanes	4053	2010
Estero Parkway Ext.	Three Oaks Pkwy to Ben Hill G. Pkwy	New 4 lanes	5021	2007-2008
Corkscrew Road	East of Ben Hill Griffin Pkwy	Widen to 4 lanes	4723	2006
US-41	San Carlos Blvd to Corkscrew Rd	Widen to 6 lanes	195765-1	2011

Existing and funded roadway improvements were considered in the DRI significance analysis as permitted pursuant to 9J.2.045.

Project Trip Generation

Trip generation for the proposed development program has been established using the rates and equations from ITE 7th Edition. The proposed development program generates **1,973 net external PM peak hour trips** (see **Table 2C**). Of the 1,973 net external PM peak hour trips, 697 net external trips represent the existing Phase I development (see **Table 2D**), while 1,276 net external trips represent the unbuilt DRI uses in Phase II (see **Table 1C** above). The DRI significance analysis has been performed using the full impact of the DRI trips (at buildout) as required pursuant to 9J-2.045.

Project Trip Assignment

The project trips for the DRI have been assigned to the roadway network using the previously approved project traffic distribution for the DRI as a base, with modifications made to account for a more mature roadway network which has evolved over time, combined with the location of employment destinations serving the DRI study area. The enclosed **Figure 4A** replicates the approved DRI traffic distribution using the originally approved DRI traffic information as extracted from pages 24 and 27 of the original DRI dating back to 1981 (see **Attachment V**). The enclosed **Figure 4B** reflects the revised DRI traffic distribution given the changes to the roadway network and the location of employment concentrations in the study area.

Figure 4B has been prepared using the June 2006 Lee County Future Land Use Map as a base, to highlight the surrounding employment areas serving as home-based work trip destinations for the DRI. Increased traffic assignment has been directed to the areas located north of Alico Road on both the east and west sides of I-75, where the future land use accommodates industrial development, Airport and related uses, Tradeport and related uses and industrial and commercial uses. Increased traffic assignment has also been directed to the University Community located to the east of I-75. Despite the increased assignment to the north, the modified project distribution maintains 48.4% of the original 53.4% of project traffic heading west, however the western movement towards the urban community employment located along the US-41 corridor is dispersed using Alico Road, Winged Foot Drive, San Carlos Boulevard and Estero Parkway. Traffic assignment along US-41 is both consistent and balanced, representing only one of the employment areas which will serve the residents from the Villages of San Carlos DRI.

Existing Traffic Conditions

Existing PM peak hour directional traffic volumes on the study area roadway segments have been identified using traffic data collected by Lee County and FDOT (see **Attachment I**). Actual peak hour directional traffic from year 2004 or 2005 has been obtained for the state traffic count stations on Interstate 75, US-41 and Alico Road. Actual peak hour directional traffic from year 2006 has been obtained for most of the County traffic count stations in the study area inclusive of Stations 25, 53, 247, 249, 313, 414, 415, 423, 462 and 464. Daily traffic counts from the Lee County Year 2005 Traffic Count Report have been used where peak hour directional counts were unavailable, and have been converted to peak hour directional using the applicable K100 and directional factors. **Table 5** identifies the PM peak hour directional traffic under existing traffic conditions.

Maximum Service Volumes

The peak hour directional maximum service volumes used in the analysis are obtained from the following updated Lee County and FDOT sources (see **Attachment II**):

- The Link Specific Service Volumes on Arterials in Lee County;
- The Lee County Generalized peak hour directional service volumes for Urbanized Areas;
- The 2002 FDOT Quality/Level of Service Handbook (used for Interstate 75).

Future Background Traffic Conditions

Future background traffic volumes have been identified on the study area roadway segments for the year 2009, representing five (5) years of growth from the 2004 counts, four (4) years of growth from the 2005 counts or three (3) years of growth from the 2006 counts. Historical growth rates for the study area were calculated using historical traffic data from 16 traffic count stations reflecting 5 years of historical counts (from 2000 to 2005) as outlined in the enclosed **Table 6**. A study area historical compound growth rate of 6.05% per year was calculated from the historical counts. This growth rate has been applied to the existing traffic in **Table 5** to estimate future background traffic conditions. The enclosed **Table 7** identifies the growth in background traffic to the year 2009, and reflects the PM peak hour directional traffic conditions for year 2009 background traffic.

Total Traffic Conditions

An evaluation of the roadway level of service under total traffic conditions has been performed for the study area roadway segments. Total traffic conditions have been established to reflect the combined effect of future background traffic and the project traffic from the unbuilt portion of the DRI development program. The enclosed **Table 7** identifies the PM peak hour directional traffic conditions for year 2009 total traffic. No roadway deficiencies were found to exist under the PM peak hour directional total traffic conditions for the significantly impacted study roadway segments (i.e. those roadway segments carrying DRI project trips equal to greater than 5% of the adopted level of service standard).

Conclusions from the DRI Impact Evaluation

Given the analyses performed in this NOPC Application Traffic Study, no additional regional impacts have been found to exist through the year 2009 resulting from the proposed changes to the DRI development program. Acceptable levels of service are maintained through the proposed DRI build out year 2009 for those roadway segments significantly impacted by DRI traffic.

TABLE 4
VILLAGES OF SAN CARLOS DRI
FINAL TRAFFIC IMPACT STUDY AREA DETERMINATION BASED UPON 5% RULE

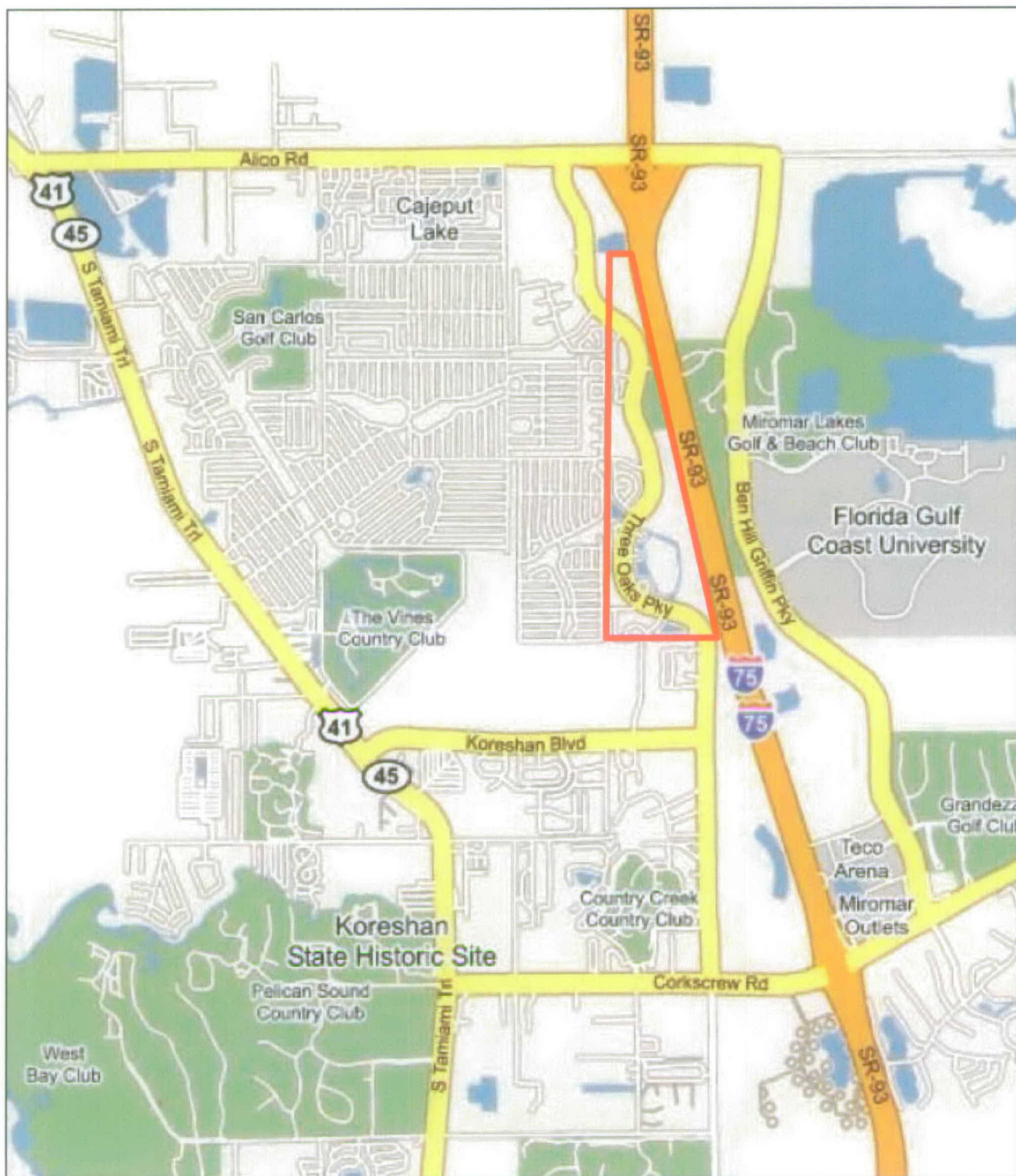
ROADWAY FROM TO		DIR	EXISTING OR FUNDED LANES	[1] PEAK HOUR DIR MAX SERVICE VOLUME	VILLAGES OF SAN CARLOS DRI PROJECT TRIPS (PROJ = 1973)			PROJECT AS A PERCENT OF MAX SERVICE VOLUME	PROJECT TRIPS GREATER THAN 5% YES / NO
					DIST	IN / OUT	PM PEAK		
ALICO ROAD									
US-41	DUSTY ROAD	EB	6LD	2,920	11.8%	I	144	4.93%	NO
		WB		2,920		O	89	3.05%	NO
DUSTY ROAD	LEE ROAD	EB	6LD	2,920	11.8%	I	144	4.93%	NO
		WB		2,920		O	89	3.05%	NO
LEE ROAD	ORIOLE ROAD	EB	6LD	2,920	11.8%	I	144	4.93%	NO
		WB		2,920		O	89	3.05%	NO
ORIOLE ROAD	THREE OAKS PKWY	EB	6LD	2,920	11.8%	I	144	4.93%	NO
		WB		2,920		O	89	3.05%	NO
THREE OAKS PKWY	INTERSTATE-75	EB	6LD	2,920	26.5%	O	200	6.85%	YES
		WB		2,920		I	323	11.06%	YES
INTERSTATE-75	BEN HILL GRIFFIN PKWY	EB	6LD	2,920	5.0%	O	38	1.30%	NO
		WB		2,920		I	61	2.09%	NO
WINGED FOOT DRIVE									
US-41	CONSTITUTION CIRCLE	EB	2LU	800	6.0%	I	73	9.13%	YES
		WB		800		O	45	5.63%	YES
CONSTITUTION CIRCLE	PHLOX DRIVE	EB	2LU	800	7.0%	I	85	10.63%	YES
		WB		800		O	53	6.63%	YES
PHLOX DRIVE	LEE ROAD	EB	2LU	800	8.0%	I	97	12.13%	YES
		WB		800		O	60	7.50%	YES
LEE ROAD	ORIOLE ROAD	EB	2LU	800	9.0%	I	110	13.75%	YES
		WB		800		O	68	8.50%	YES
ORIOLE ROAD	THREE OAKS PKWY	EB	2LU	800	10.0%	I	122	15.25%	YES
		WB		800		O	76	9.50%	YES
SAN CARLOS BLVD									
US-41	LEE ROAD	EB	2LU	800	23.4%	I	285	35.63%	YES
		WB		800		O	177	22.13%	YES
LEE ROAD	ORIOLE ROAD	EB	2LU	800	23.4%	I	285	35.63%	YES
		WB		800		O	177	22.13%	YES
ORIOLE ROAD	THREE OAKS PKWY	EB	2LU	800	23.4%	I	285	35.63%	YES
		WB		800		O	177	22.13%	YES
ESTERO PARKWAY (KORESHAN BLVD)									
US-41	THREE OAKS PKWY	EB	4LD	2,390	10.0%	I	122	5.10%	YES
		WB		2,390		O	76	3.18%	NO
CORKSCREW ROAD									
US-41	THREE OAKS PKWY	EB	4LD	1,950	6.1%	I	74	3.79%	NO
		WB		1,950		O	46	2.36%	NO
THREE OAKS PKWY	INTERSTATE 75	EB	4LD	1,950	7.2%	O	54	2.77%	NO
		WB		1,950		I	88	4.51%	NO
INTERSTATE 75	BEN HILL GRIFFIN PKWY	EB	4LD	1,950	1.0%	O	8	0.41%	NO
		WB		1,950		I	12	0.62%	NO
US-41									
ALICO ROAD	CONSTITUTION CIRCLE	NB	6LD	3,170	13.0%	O	98	3.09%	NO
		SB		3,170		I	158	4.98%	NO
CONSTITUTION CIRCLE	SANIBEL BLVD	NB	6LD	3,170	13.0%	O	98	3.09%	NO
		SB		3,170		I	158	4.98%	NO
SANIBEL BLVD	SAN CARLOS BLVD	NB	4LD	2,110	8.0%	O	60	2.84%	NO
		SB		2,110		I	97	4.60%	NO
SAN CARLOS BLVD	ESTERO PKWY	NB	4LD	2,110	8.0%	I	97	4.60%	NO
		SB		2,110		O	60	2.84%	NO
ESTERO PKWY	CORKSCREW ROAD	NB	4LD	2,110	6.1%	I	74	3.51%	NO
		SB		2,110		O	46	2.18%	NO
CONSTITUTION CIRCLE									
US-41	SANIBEL BLVD	NB	2LU	800	2.0%	O	15	1.88%	NO
		SB		800		I	24	3.00%	NO
PHLOX DRIVE									
ALICO ROAD	WINGED FOOT DRIVE	NB	2LU	800	1.0%	O	8	1.00%	NO
		SB		800		I	12	1.50%	NO
WINGED FOOT DRIVE	SANIBEL BLVD	NB	2LU	800	1.0%	O	8	1.00%	NO
		SB		800		I	12	1.50%	NO

TABLE 4
VILLAGES OF SAN CARLOS DRI
FINAL TRAFFIC IMPACT STUDY AREA DETERMINATION BASED UPON 5% RULE

ROADWAY FROM TO		DIR	EXISTING OR FUNDED LANES	[1] PEAK HOUR DIR MAX SERVICE VOLUME	VILLAGES OF SAN CARLOS DRI PROJECT TRIPS (PROJ = 1973)			PROJECT AS A PERCENT OF MAX SERVICE VOLUME	PROJECT TRIPS GREATER THAN 5% YES / NO
					DIST	IN / OUT	PM PEAK		
LEE ROAD									
ALICO ROAD	WINGED FOOT DRIVE	NB	2LU	800	1.0%	O	8	1.00%	NO
		SB		800		I	12	1.50%	NO
WINGED FOOT DRIVE	SANIBEL BLVD	NB	2LU	800	1.0%	O	8	1.00%	NO
		SB		800		I	12	1.50%	NO
ORIOLE ROAD									
ALICO ROAD	WINGED FOOT DRIVE	NB	2LU	800	1.0%	O	8	1.00%	NO
		SB		800		I	12	1.50%	NO
WINGED FOOT DRIVE	SAN CARLOS BLVD	NB	2LU	800	1.0%	O	8	1.00%	NO
		SB		800		I	12	1.50%	NO
THREE OAKS PARKWAY									
DANIELS PARKWAY	ALICO ROAD	NB	4LD	1,950	8.0%	O	60	3.08%	NO
		SB		1,950		I	97	4.97%	NO
ALICO ROAD	WINGED FOOT DRIVE	NB	4LD	1,950	43.3%	O	327	16.77%	YES
		SB		1,950		I	527	27.03%	YES
WINGED FOOT DRIVE	SAN CARLOS BLVD	NB	4LD	1,950	53.3%	O	402	20.62%	YES
		SB		1,950		I	649	33.28%	YES
SAN CARLOS BLVD	ESTERO PKWY	NB	4LD	1,950	23.3%	I	284	14.56%	YES
		SB		1,950		O	176	9.03%	YES
ESTERO PKWY	CORKSCREW ROAD	NB	4LD	1,950	13.3%	I	162	8.31%	YES
		SB		1,950		O	100	5.13%	YES
INTERSTATE 75									
AIRPORT ENTRANCE RD	ALICO ROAD	NB	6L EXPY	5,410	26.5%	O	200	3.70%	NO
		SB		5,410		I	323	5.97%	YES
ALICO ROAD	CORKSCREW ROAD	NB	6L EXPY	5,410	5.0%	I	61	1.13%	NO
		SB		5,410		I	61	1.13%	NO
CORKSCREW ROAD	BONITA BEACH ROAD	NB	6L EXPY	5,410	6.2%	I	76	1.40%	NO
		SB		5,410		O	47	0.87%	NO

NOTES:

- [1] PEAK HOUR DIRECTIONAL MAXIMUM SERVICE VOLUMES ARE OBTAINED FROM THE FOLLOWING SOURCES:
- LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY
 - LEE COUNTY GENERALIZED PEAK HOUR DIRECTIONAL SERVICE VOLUMES FOR URBANIZED AREAS
 - 2002 FDOT QUALITY/LOS HANDBOOK (USED FOR THE INTERSTATE SERVICE VOLUMES)



Legend



Site Location

Figure 2
Surrounding Roadway Network
Villages of San Carlos DRI – Time Extension Traffic Study
Revised August 2006

Source: Cathy Sweetapple & Associates

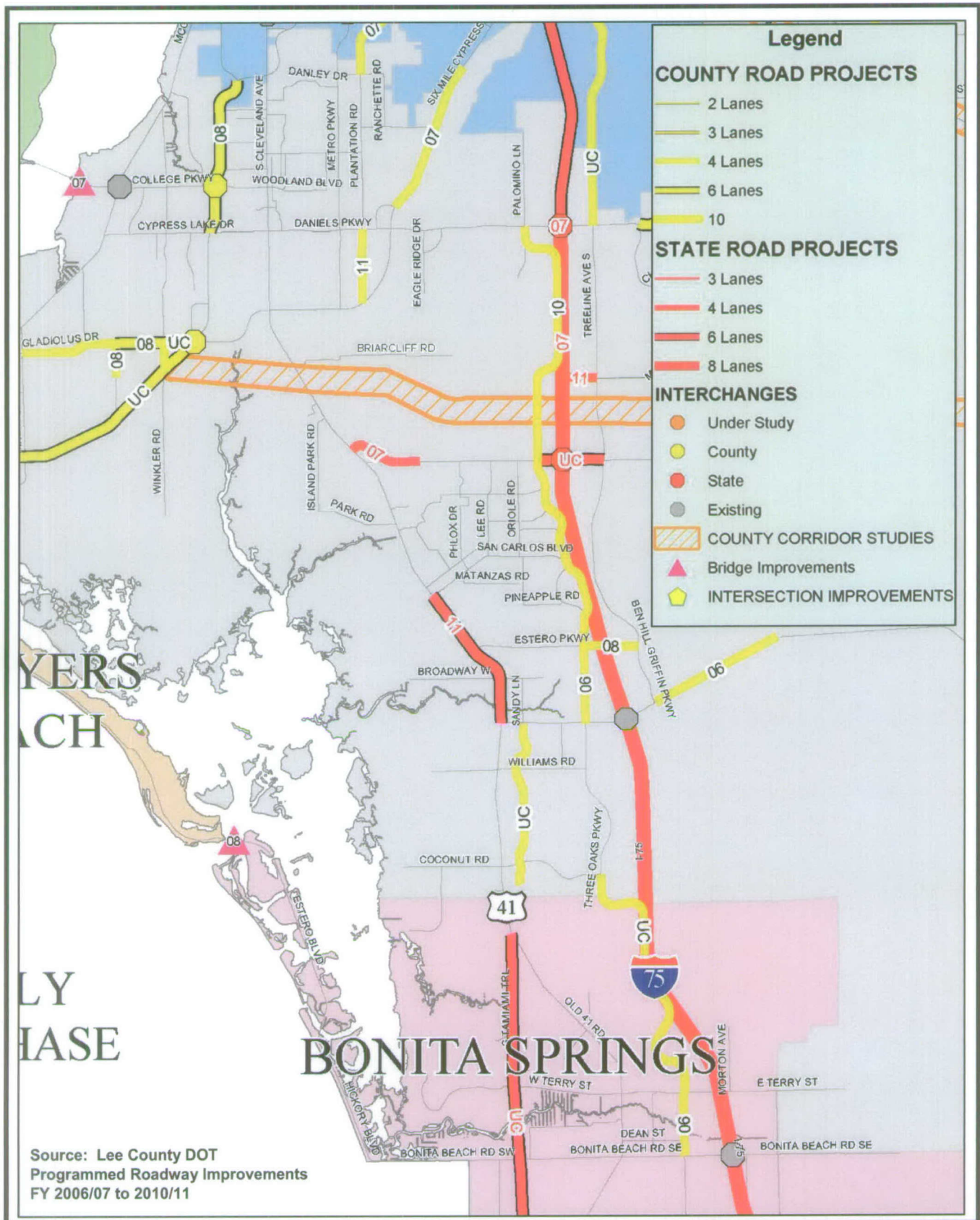


Figure 3
 Programmed Roadway Improvements in the Study Area
 Villages of San Carlos DRI – Time Extension Traffic Study
 Revised August 2006



XX.X% Project distribution totals 100%.

X.X% Project distribution on the surrounding roadway network.

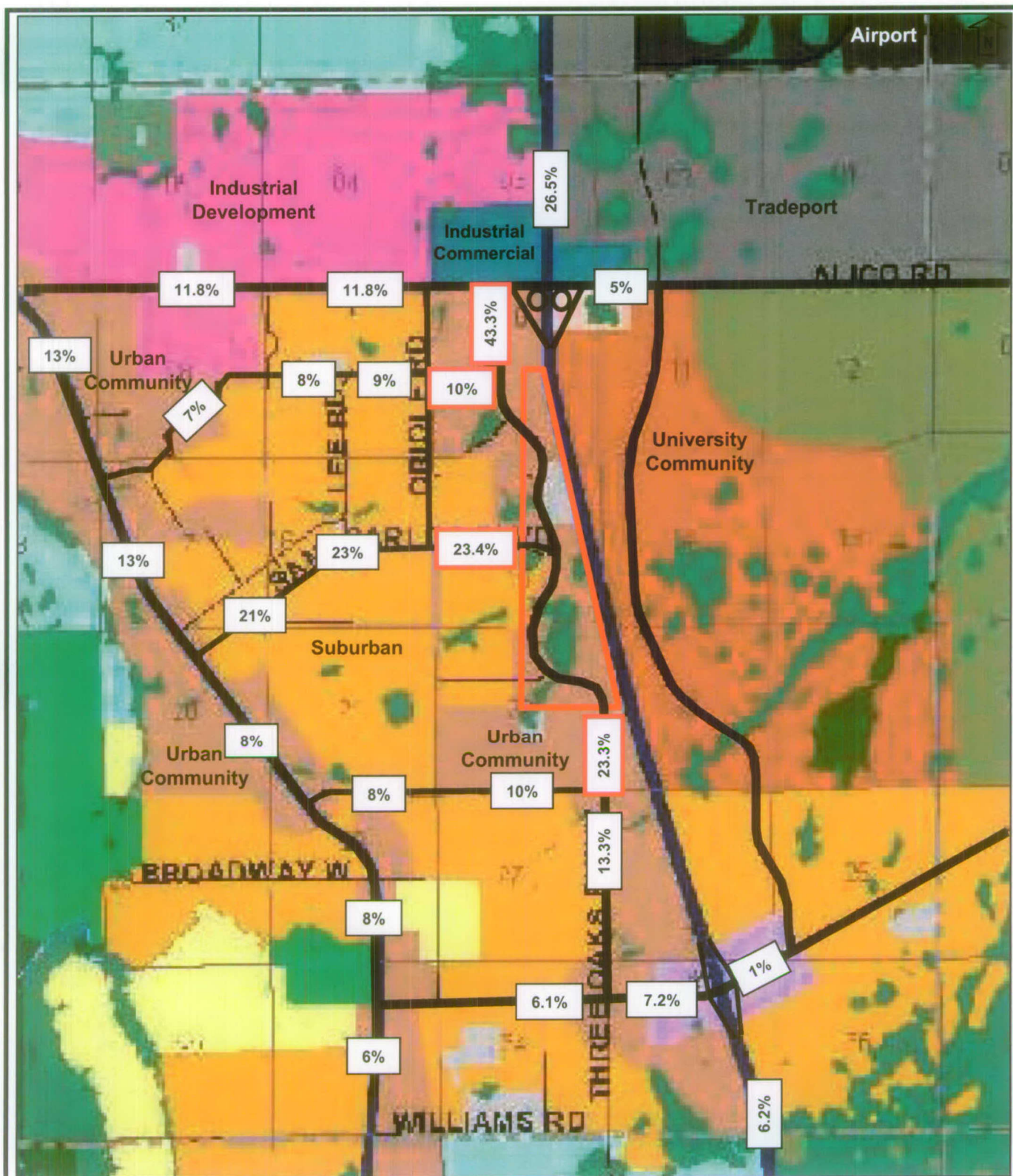
Source: The approved DRI project distribution is based upon Map D-2 from page 27 of the Approved DRI.

Legend

 Site Location

Figure 4A
Project Distribution Adjacent to the Site from the Approved DRI
Villages of San Carlos DRI – Time Extension Traffic Study
Revised August 2006

Source: Cathy Sweetapple & Associates



XX.X% Project distribution totals 100%.

XX.X% Project distribution on the surrounding roadway network.

Legend

Site Location

Figure 4B
Project Distribution Adjacent to the Site based upon the Mature Roadway Network and Employment Destinations
Villages of San Carlos DRI – Time Extension Traffic Study
Revised September 2006

Source: Cathy Sweetapple & Associates

TABLE 5
VILLAGES OF SAN CARLOS DRI
EXISTING PM PEAK HOUR DIRECTIONAL TRAFFIC CONDITIONS FOR SURROUNDING STUDY AREA ROADWAYS

ROADWAY FROM	TO	DIR	FACILITY TYPE EXISTING LANES	[1] COUNT STATION	[1] COUNT DATE	FEET PCF	DAILY TRAFFIC COUNT	[2] K100	[2] DIR. SPLIT	[1] PM PEAK HOUR DIRECTIONAL TRAFFIC VOLUME	PM PEAK HOUR PK SEASON DIRECTIONAL TRAFFIC VOLUME	ADOPTED LOS	[3] PEAK HOUR DIR MAXIMUM SERVICE VOLUME	EXISTING PM PEAK HOUR LOS
ALICO ROAD US-41	DUSTY ROAD	EB	4LD (4A)	10 and 207	2004 AADT	1,00	19800	0.095	0.47	884	884	D	1,950	B
	DUSTY ROAD	WB	6LD (4B)	10 and 207	2004 AADT	1,00	20000	0.095	0.53	997	997	D	1,950	B
	DUSTY ROAD	EB	6LD (4B)	10 and 207	2004 AADT	1,00	20000	0.095	0.47	893	893	D	2,920	B
	DUSTY ROAD	WB	6LD (4B)	10 and 207	2004 AADT	1,00	20000	0.095	0.53	1007	1,007	D	2,920	B
	DUSTY ROAD	EB	6LD (4B)	10 and 207	2004 AADT	1,00	20000	0.095	0.47	893	893	D	2,920	B
THREE OAKS PKWY INTERSTATE-75	THREE OAKS PKWY	WB	6LD (4B)	10 and 207	2004 AADT	1,00	20000	0.095	0.47	893	893	D	2,920	B
	THREE OAKS PKWY	WB	6LD (4B)	10 and 207	2004 AADT	1,00	20000	0.095	0.47	893	893	D	2,920	B
	THREE OAKS PKWY	WB	6LD (4B)	10 and 207	2004 AADT	1,00	20000	0.095	0.47	893	893	D	2,920	B
	THREE OAKS PKWY	WB	6LD (4B)	10 and 207	2004 AADT	1,00	20000	0.095	0.47	893	893	D	2,920	B
	THREE OAKS PKWY	WB	6LD (4B)	10 and 207	2004 AADT	1,00	20000	0.095	0.47	893	893	D	2,920	B
WINGED FOOT DRIVE US-41	BEN HILL GRIFFIN PKWY	WB	8LD (4B)	53	Feb. 2006	1,00	18700	n/a	0.45	564	564	D	2,920	A
	BEN HILL GRIFFIN PKWY	WB	8LD (4B)	53	Feb. 2006	1,00	18700	n/a	0.45	564	564	D	2,920	A
	BEN HILL GRIFFIN PKWY	WB	8LD (4B)	53	Feb. 2006	1,00	18700	n/a	0.45	564	564	D	2,920	A
	BEN HILL GRIFFIN PKWY	WB	8LD (4B)	53	Feb. 2006	1,00	18700	n/a	0.45	564	564	D	2,920	A
	BEN HILL GRIFFIN PKWY	WB	8LD (4B)	53	Feb. 2006	1,00	18700	n/a	0.45	564	564	D	2,920	A
CONSTITUTION CIRCLE PHLOX DRIVE	CONSTITUTION CIRCLE	EB	2LU	464	04/04/2006	1.01	n/a	n/a	0.47	383	387	D	800	C
	CONSTITUTION CIRCLE	WB	2LU	464	04/04/2006	1.01	n/a	n/a	0.53	282	295	D	800	C
	CONSTITUTION CIRCLE	EB	2LU	464	04/04/2006	1.01	n/a	n/a	0.47	383	387	D	800	C
	CONSTITUTION CIRCLE	WB	2LU	464	04/04/2006	1.01	n/a	n/a	0.53	282	295	D	800	C
	CONSTITUTION CIRCLE	EB	2LU	464	04/04/2006	1.01	n/a	n/a	0.47	383	387	D	800	C
LEE ROAD ORIOLE ROAD	LEE ROAD	EB	2LU	464	04/04/2006	1.01	n/a	n/a	0.53	282	295	D	800	C
	LEE ROAD	WB	2LU	464	04/04/2006	1.01	n/a	n/a	0.47	383	387	D	800	C
	LEE ROAD	EB	2LU	464	04/04/2006	1.01	n/a	n/a	0.53	282	295	D	800	C
	LEE ROAD	WB	2LU	464	04/04/2006	1.01	n/a	n/a	0.47	383	387	D	800	C
	LEE ROAD	EB	2LU	464	04/04/2006	1.01	n/a	n/a	0.53	282	295	D	800	C
SAN CARLOS BLVD US-41	THREE OAKS PKWY	WB	2LU	464	04/04/2006	1.01	n/a	n/a	0.47	383	387	D	800	C
	THREE OAKS PKWY	WB	2LU	464	04/04/2006	1.01	n/a	n/a	0.53	282	295	D	800	C
	THREE OAKS PKWY	WB	2LU	464	04/04/2006	1.01	n/a	n/a	0.47	383	387	D	800	C
	THREE OAKS PKWY	WB	2LU	464	04/04/2006	1.01	n/a	n/a	0.53	282	295	D	800	C
	THREE OAKS PKWY	WB	2LU	464	04/04/2006	1.01	n/a	n/a	0.47	383	387	D	800	C
ESTERO PARKWAY (KORESHAN BLVD) US-41	LEE ROAD	EB	2LU	423	04/03/2006	1.01	5413	n/a	0.49	222	224	D	800	C
	LEE ROAD	WB	2LU	423	04/03/2006	1.01	5413	n/a	0.51	231	233	D	800	C
	LEE ROAD	EB	2LU	423	04/03/2006	1.01	5413	n/a	0.49	222	224	D	800	C
	LEE ROAD	WB	2LU	423	04/03/2006	1.01	5413	n/a	0.51	231	233	D	800	C
	LEE ROAD	EB	2LU	423	04/03/2006	1.01	5413	n/a	0.49	222	224	D	800	C
CORKSCREW ROAD US-41	THREE OAKS PKWY	WB	4LD	465	2005 AADT	1.00	5900	0.095	0.47	263	263	D	2,390	A
	THREE OAKS PKWY	WB	4LD	465	2005 AADT	1.00	5900	0.095	0.53	297	297	D	2,390	A
	THREE OAKS PKWY	WB	4LD	465	2005 AADT	1.00	5900	0.095	0.47	263	263	D	2,390	A
	THREE OAKS PKWY	WB	4LD	465	2005 AADT	1.00	5900	0.095	0.53	297	297	D	2,390	A
	THREE OAKS PKWY	WB	4LD	465	2005 AADT	1.00	5900	0.095	0.47	263	263	D	2,390	A
THREE OAKS PKWY INTERSTATE 75	THREE OAKS PKWY	WB	4LD	247	02/07/2006	1.00	14515	n/a	n/a	840	840	D	1,950	C
	THREE OAKS PKWY	WB	4LD	247	02/07/2006	1.00	14515	n/a	n/a	840	840	D	1,950	C
	THREE OAKS PKWY	WB	4LD	247	02/07/2006	1.00	14515	n/a	n/a	840	840	D	1,950	C
	THREE OAKS PKWY	WB	4LD	247	02/07/2006	1.00	14515	n/a	n/a	840	840	D	1,950	C
	THREE OAKS PKWY	WB	4LD	247	02/07/2006	1.00	14515	n/a	n/a	840	840	D	1,950	C
BEN HILL GRIFFIN PKWY INTERSTATE 75	BEN HILL GRIFFIN PKWY	WB	4LD	15	2005 AADT	1.00	29400	0.095	0.48	1341	1,341	D	1,950	D
	BEN HILL GRIFFIN PKWY	WB	4LD	15	2005 AADT	1.00	29400	0.095	0.52	1452	1,452	D	1,950	D
	BEN HILL GRIFFIN PKWY	WB	4LD	15	2005 AADT	1.00	29400	0.095	0.52	1452	1,452	D	1,950	D
	BEN HILL GRIFFIN PKWY	WB	4LD	15	2005 AADT	1.00	29400	0.095	0.52	1452	1,452	D	1,950	D
	BEN HILL GRIFFIN PKWY	WB	4LD	15	2005 AADT	1.00	29400	0.095	0.52	1452	1,452	D	1,950	D
BEN HILL GRIFFIN PKWY INTERSTATE 75	BEN HILL GRIFFIN PKWY	WB	4LD	249	02/07/2006	1.00	21213	n/a	n/a	494	494	D	1,950	C
	BEN HILL GRIFFIN PKWY	WB	4LD	249	02/07/2006	1.00	21213	n/a	n/a	494	494	D	1,950	C
	BEN HILL GRIFFIN PKWY	WB	4LD	249	02/07/2006	1.00	21213	n/a	n/a	494	494	D	1,950	C
	BEN HILL GRIFFIN PKWY	WB	4LD	249	02/07/2006	1.00	21213	n/a	n/a	494	494	D	1,950	C
	BEN HILL GRIFFIN PKWY	WB	4LD	249	02/07/2006	1.00	21213	n/a	n/a	494	494	D	1,950	C

TABLE 5
VILLAGES OF SAN CARLOS DRI
EXISTING PM PEAK HOUR DIRECTIONAL TRAFFIC CONDITIONS FOR SURROUNDING STUDY AREA ROADWAYS

ROADWAY FROM	TO	DIR	FACILITY TYPE EXISTING LANES	[1] COUNT STATION	[1] COUNT DATE	FDOT PSCF	[1] DAILY TRAFFIC COUNT	[2] K100	[2] DIR. SPLIT	[1] PM PEAK HOUR DIRECTIONAL TRAFFIC VOLUME	PM PEAK HOUR PK SEASON DIRECTIONAL TRAFFIC VOLUME	ADOPTED LOS	[3] PEAK HOUR DIR MAXIMUM SERVICE VOLUME	EXISTING PM PEAK HOUR LOS
US-41	ALICO ROAD	NB	6LD	FDOT-0066	08/24/2004	1.20	46852	n/a	n/a	1,976	2,371	D	3,170	B
	CONSTITUTION CIRCLE	SB	6LD	FDOT-0034	04/05/2005	1.02	49999	n/a	n/a	1,954	2,345	D	3,170	B
	SANIBEL BLVD	NB	4LD [5]	FDOT-0034	04/05/2005	1.02	49999	n/a	n/a	2,107	2,149	D	3,170	B
	SAN CARLOS BLVD	SB	4LD [5]	FDOT-0105	01/19/2005	1.04	48342	n/a	n/a	1,961	2,000	D	2,110	F
	ESTERO PKWY	SB	4LD [5]	FDOT-0089	06/14/2005	1.18	36440	n/a	n/a	2,107	2,149	D	2,110	F
CONSTITUTION CIRCLE	US-41	NB	2LU	464	04/03/2006	1.01	7339	n/a	n/a	1,872	2,209	D	2,110	F
	SANIBEL BLVD	SB	2LU	464	04/03/2006	1.01	7339	n/a	n/a	1,872	2,209	D	2,110	F
PALOX DRIVE	ALICO ROAD	NB	2LU	313	04/03/2006	1.01	6764	n/a	0.53	383	387	D	800	C
	WINGED FOOT DRIVE	SB	2LU	313	04/03/2006	1.01	6764	n/a	0.47	292	295	D	800	C
LEE ROAD	ALICO ROAD	NB	2LU	313	04/03/2006	1.01	6764	n/a	0.53	321	324	D	800	C
	WINGED FOOT DRIVE	SB	2LU	313	04/03/2006	1.01	6764	n/a	0.47	285	288	D	800	C
ORIOLE ROAD	ALICO ROAD	NB	2LU	462	04/03/2006	1.01	3301	n/a	0.53	321	324	D	800	C
	WINGED FOOT DRIVE	SB	2LU	462	04/03/2006	1.01	3301	n/a	0.47	285	288	D	800	C
THREE OAKS PARKWAY	DANIELS PARKWAY	NB	2LU [6]	n/a	n/a	n/a	n/a	n/a	0.47	155	157	D	800	C
	ALICO ROAD	SB	2LU [7]	414	02/07/2006	1.00	9830	n/a	n/a	138	139	D	800	C
WINGED FOOT DRIVE	SAN CARLOS BLVD	NB	2LU [7]	414	02/07/2006	1.00	9830	n/a	n/a	155	157	D	800	C
	ESTERO PKWY	SB	2LU [7]	415	02/06/2006	1.00	17514	n/a	0.53	138	139	D	800	C
CORCSCREW ROAD	US-41	NB	2LU [7]	415	02/06/2006	1.00	17514	n/a	0.47	810	810	D	900	C
	SAN CARLOS BLVD	SB	2LU [7]	415	02/06/2006	1.00	17514	n/a	0.53	718	718	D	900	C

TABLE 5
VILLAGES OF SAN CARLOS DRI
EXISTING PM PEAK HOUR DIRECTIONAL TRAFFIC CONDITIONS FOR SURROUNDING STUDY AREA ROADWAYS

ROADWAY FROM	TO	DIR	FACILITY TYPE EXISTING LANES	[1] COUNT STATION	[1] COUNT DATE	FDOT PSCF	[1] DAILY TRAFFIC COUNT	[2] K100	[2] DIR. SPLIT	PM PEAK HOUR DIRECTIONAL TRAFFIC VOLUME	ADOPTED LOS	[3] PEAK HOUR DIR MAXIMUM SERVICE VOLUME	EXISTING PM PEAK HOUR LOS
INTERSTATE 76													
AIRPORT ENTRANCE RD	ALICO ROAD	NB	4L EXP [8]	FDOT-0056	04/06/2005	1.03	87763	n/a	n/a	3,473	D	3,420	E
		SB								3,091		3,420	D
ALICO ROAD	CORKSCREW ROAD	NB	4L EXP [8]	FDOT-0055	04/06/2005	1.03	80388	n/a	n/a	3,090	D	3,420	D
		SB								2,683		3,420	C
CORKSCREW ROAD	BONITA BEACH ROAD	NB	4L EXP [8]	FDOT-0054	04/06/2005	1.03	87949	n/a	n/a	3,468	D	3,420	E
		SB								2,946		3,420	D

Notes:

- [1] Year 2006 Existing Traffic Count Data is obtained from Lee County for Count Stations 25, 53, 247, 249, 313, 414, 415, 423, 462 and 464 (see Attachment I).
Year 2005 Traffic Count Data is obtained from FDOT for Count Stations 34, 54, 55, 56, 89 and 105. Year 2004 Traffic Count Data is obtained from FDOT for Station 66 (see Attachment I).
The 2005 AADT * K100 * D factor is used to establish existing traffic conditions for those locations where existing counts were unavailable.
- [2] The K100 factor and the directional splits for the peak direction are obtained from the Lee County Permanent Traffic Count Stations (see Attachment I).
- [3] The Peak Hour Directional Maximum Service Volumes are obtained from the following sources (see Attachment II):
 - LINK-SPECIFIC SERVICE VOLUMES ON ARTERIALS IN LEE COUNTY
 - LEE COUNTY GENERALIZED PEAK HOUR DIRECTIONAL SERVICE VOLUMES FOR URBANIZED AREAS
 - 2002 FDOT QUALITY/LOS HANDBOOK (USED FOR THE INTERSTATE SERVICE VOLUMES)
 - [4A] Pursuant to the FDOT Five Year Work Program (2007 to 2011), this roadway is funded in 2007 as a 6LD (see Attachment III).
 - [4B] This roadway is nearing completion as a 6LD (see Attachment III).
 - [5] Pursuant to the FDOT Five Year Work Program (2007 to 2011), this roadway is funded in 2010 as a 4LD.
 - [6] Pursuant to the Lee County Five Year Work Program (FY 06/07 to FY 10/11), this roadway is funded in 2008 as a 4LD (see Attachment III).
 - [7] Pursuant to the Lee County Five Year Work Program (FY 06/07 to FY 10/11), this roadway is funded in 2008 as a 4LD (see Attachment III).
 - [8] Pursuant to the FDOT Five Year Work Program (2006 to 2010), this roadway is funded in 2008 as an 6L EXPY (see Attachment III).

**TABLE 6 - Revised 8-31-06
VILLAGES OF SAN CARLOS DRI
GROWTH RATE CALCULATIONS**

ROADWAY	DIR	COUNT STATION	AADT 2000	AADT 2001	AADT 2002	AADT 2003	AADT 2004	AADT 2005	COMPOUND GROWTH 2000 to 2005
ALICO ROAD									
E. OF LEE ROAD	E/W	207	14,200	16,000	17,400	18,000	20,000	20,000	7.09%
W. OF I-75	E/W	10	15,700	17,200	18,000	19,000	19,000	19,000	3.89%
TOTAL FOR ALL STATIONS:			29,900	33,200	35,400	37,000	39,000	39,000	5.46%
SAN CARLOS BOULEVARD									
E. OF US-41	E/W	423	5,200	5,600	4,900	5,000	5,500	5,300	0.38%
TOTAL FOR ALL STATIONS:			5,200	5,600	4,900	5,000	5,500	5,300	0.38%
ESTERO PARKWAY									
E. OF US-41	E/W	465	2,400	2,100	2,900	3,700	5,900	5,900	19.71%
TOTAL FOR ALL STATIONS:			2,400	2,100	2,900	3,700	5,900	5,900	19.71%
CORKSCREW ROAD									
E. OF US-41	E/W	247	14,700	16,900	15,800	15,000	13,200	13,900	-1.11%
W. OF I-75	E/W	15	15,200	18,600	21,800	25,000	26,100	29,400	14.10%
TOTAL FOR ALL STATIONS:			29,900	35,500	37,600	40,000	39,300	43,300	7.69%
US-41									
N. OF ALICO ROAD	N/S	FDOT-0067	47,000	54,000	51,500	57,500	61,500	59,500	4.83%
S. OF ALICO ROAD	N/S	FDOT-0066	38,000	39,500	45,000	44,500	55,000	59,000	9.20%
N. OF SANIBEL BLVD	N/S	FDOT-0034	32,000	38,500	42,000	42,000	50,000	46,000	7.53%
S. OF SAN CARLOS BLVD	N/S	FDOT-0105	35,500	38,500	43,000	41,000	44,000	44,000	4.39%
S. OF ESTERO PARKWAY	N/S	FDOT-0089	30,500	32,000	32,500	37,500	48,500	39,000	5.04%
TOTAL FOR ALL STATIONS:			136,000	148,500	162,500	165,000	197,500	188,000	6.69%
THREE OAKS PARKWAY									
S. OF ALICO ROAD	N/S	414	5,600	5,700	6,400	6,300	7,800	7,200	5.15%
N. OF CORKSCREW ROAD	N/S	415	5,900	7,200	8,500	11,100	12,700	12,900	16.94%
TOTAL FOR ALL STATIONS:			11,500	12,900	14,900	17,400	20,500	20,100	11.81%
INTERSTATE 75									
N. OF ALICO ROAD	N/S	FDOT-0056	70,500	66,000	69,500	78,000	82,000	86,000	4.05%
N. OF CORKSCREW ROAD	N/S	FDOT-0055	60,500	62,500	65,500	64,500	67,500	76,000	4.67%
S. OF CORKSCREW ROAD	N/S	FDOT-0054	58,500	60,500	65,500	60,000	63,000	82,500	7.12%
TOTAL FOR ALL STATIONS:			189,500	189,000	200,500	202,500	212,500	244,500	5.23%
REGIONAL GROWTH RATE =			451,400	480,800	510,200	528,100	581,700	605,600	6.05%