



GIS Tracking Sheet

Case No.: **ADD2008-00152**

Intake Date: 10-29-08

Project Name: Herons Glen RPD (fka Del Vera North; fka Del Tura)

STRAP Number(s): see attached list(s)

Planner Name: Chip Block

Ext. 38371

FILE ON PLANNER'S DESK

LEGAL DESCRIPTION VERIFICATION and INITIAL GIS MAPPING

Date:

10/31/08

INTAKE:

ADD2008-00152

LEGAL SUFFICIENT

☒ YES

☐ NO

Initials: CG

If not, give brief explanation:

Approved legal & sketch.

MAP UPDATE following FINAL ACTION

Date:

☐ Hearing Examiner Decision

☐

Board of County Commissioner's Resolution

☐ Administrative Approval

☐

Blue Sheet

Zoning Notes:

11/6/09

MAP UPDATED

☒ YES

☐ NO

Initials:

CF

If not, give brief explanation:

ZONE: RPD: 90332

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Heron's Glen
Trap Numbers

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COMMUNITY DEVELOPMENT

03432404000000998	03432411000001550	03432411000000460
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044324070000006170	03432411000001820	03432411000000330
044324070000006160	03432411000000250	034324110000H0000
03432411000001650	03432411000001810	03432411000000480
03432411000001640	03432411000000240	03432411000002540
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03432411000000110	034324110000R00CE	03432411000002670
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03432411000000020	03432411000002260	03432411000002230
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03432411000001790	03432411000002660	03432411000002250
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03432411000002120	03432411000002580	03432411000002490
03432411000001760	03432411000000270	03432411000002510
03432411000002110	03432411000001840	03432411000002480
034324110000M00CE	03432411000002870	03432411000000450
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Herons Glen
Strap Numbers

COMMUNITY DEVELOPMENT

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COMMUNITY DEVELOPMENT

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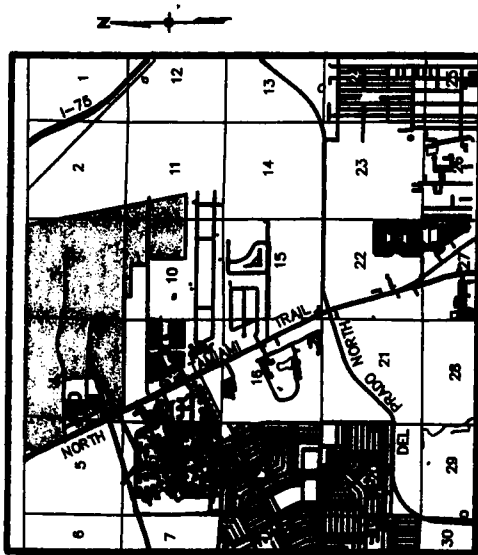
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SKETCH & DESCRIPTION

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**PROJECT
LOCATION**

LOCATION MAP

SCALE: 1" = 200 FEET

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF MAGNOLIA LANDING, UNIT ONE, INSTRUMENT NUMBER 2007000052500, IN THE PUBLIC RECORDS, LEE COUNTY, FLORIDA, WHEREIN THE EASTERLY LINE OF SAID PLAT'S BOUNDARY BEARS SOUTH 11°11'01" EAST.
2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
3. PARCEL CONTAINS 1,568.71 ACRES MORE OR LESS.
4. DESCRIPTION ATTACHED.

Applicant's Legal Checked

by *[Signature]* 10-31-08

THIS IS NOT A SURVEY

Kevin M. McGee
KEVIN M. MCGEE (THE FIRM LB-642)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 6433
DATE SIGNED: JUN 30 2008
NOT VALID WITHOUT SIGNATURE AND THE
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER

NOT VALID WITHOUT SHEETS 2-10

SKETCH TO ACCOMPANY DESCRIPTION

COVER SHEET

**JOHNSON
ENGINEERING**

2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
JUNE 2008	20087369	04-43-24	AS SHOWN	1 OF 10

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LEGAL DESCRIPTION
A TRACT OR PARCEL OF LAND BEING
ALL OF THE FOLLOWING PLATS

MAGNOLIA LANDING UNIT ONE, INSTRUMENT NUMBER 2007000052500
HERONS GLEN UNIT ONE RECORDED IN PLAT BOOK 63, PAGES 51 & 52
HERONS GLEN UNIT TWO RECORDED IN PLAT BOOK 64, PAGES 16 & 17
HERONS GLEN UNIT THREE RECORDED IN PLAT BOOK 65, PAGES 21 & 22
HERONS GLEN UNIT FOUR RECORDED IN PLAT BOOK 67, PAGES 9 & 10
HERONS GLEN UNIT FIVE RECORDED IN PLAT BOOK 74, PAGES 82-84
HERONS GLEN UNIT SEVEN RECORDED IN PLAT BOOK 67, PAGES 11-14
HERONS GLEN UNIT 7-A RECORDED AS INSTRUMENT No. 2007000068527
HERONS GLEN UNIT EIGHT RECORDED IN PLAT BOOK 71, PAGES 33 & 34
HERONS GLEN UNIT NINE RECORDED IN PLAT BOOK 69, PAGES 1 & 2
HERONS GLEN UNIT TEN RECORDED IN PLAT BOOK 74, PAGES 51 & 52
HERONS GLEN UNIT 11 & 12 RECORDED IN PLAT BOOK 78, PAGES 57-62
HERONS GLEN UNIT 11-A RECORDED AS INSTRUMENT No. 2007000038434
HERONS GLEN UNIT 13 RECORDED IN PLAT BOOK 78, PAGES 87-90
DEL VERA COUNTRY CLUB UNIT 1 RECORDED IN PLAT BOOK 46, PAGES 7-25
DEL VERA COUNTRY CLUB UNIT 2 RECORDED IN PLAT BOOK 50, PAGES 69-78
ALL RECORDED IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA
LYING IN SECTIONS 2, 3, 4, 5, 9, 10 & 11 TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA

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PARCEL 1

BEGINNING AT THE SOUTHEASTERLY CORNER OF HERONS GLEN UNIT 13, RECORDED IN PLAT BOOK 78, PAGES 87-90, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, ALSO BEING THE NORTHEASTERLY CORNER OF MAGNOLIA LANDING UNIT ONE, RECORDED IN INSTRUMENT NUMBER 2007000052500, OF SAID PUBLIC RECORDS, ALSO BEING ON THE WESTERLY RIGHT-OF-WAY OF THE FORMER S.A.L. RAILROAD; THENCE RUN SOUTH 11°11'01" EAST, ALONG SAID WESTERLY LINE OF SAID FORMER S.A.L. RAILROAD AND THE EASTERLY BOUNDARY LINE OF SAID MAGNOLIA LANDING UNIT ONE AND ITS EXTENSION FOR 5364.57 FEET TO POINT "A", ALSO BEING AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF NALLE GRADE ROAD (120 FEET WIDE); THENCE RUN NORTH 89°54'56" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID NALLE GRADE ROAD FOR 3,418.10 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE RUN NORTH 00°02'36" EAST FOR 845.34 FEET; THENCE RUN NORTH 89°54'56" WEST FOR 1,711.49 FEET; THENCE RUN NORTH 00°03'31" EAST FOR 342.55 FEET; THENCE RUN NORTH 89°53'55" WEST FOR 6,065.72 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. 41 (TAMIAMI TRAIL 200' WIDE); THENCE RUN ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID U.S. 41 NORTH 26°03'40" WEST FOR 1360.01 FEET TO THE SOUTHWEST CORNER OF LOT 14A, BLOCK 6 AS EVIDENCED IN THE PLAT OF LAKEVILLE RECORDED IN PLAT BOOK 10, PAGE 48, OF SAID PUBLIC RECORDS; THENCE RUN ALONG THE SOUTH LINE OF SAID LAKEVILLE NORTH 89°48'47" EAST FOR 2273.50 FEET TO THE SOUTHEAST CORNER OF LOT 24, BLOCK 20 AS EVIDENCED IN LAKEVILLE SECTION NO. 1, UNIT NO. 2 RECORDED IN DEED BOOK 298, PAGES 303-306, OF SAID PUBLIC RECORDS; THENCE RUN ALONG THE EASTERLY LINE OF SAID LAKEVILLE SECTION NO. 1, UNIT NO. 2 THE FOLLOWING COURSES: NORTH 00°11'13" WEST FOR 205.00 FEET; NORTH 89°48'47" EAST FOR 25.00 FEET; NORTH 00°11'13" WEST FOR 650.00 FEET; NORTH 89°48'47" EAST FOR 35.54 FEET; NORTH 00°11'13" WEST FOR 125.00 FEET; SOUTH 89°48'47" WEST FOR 39.71 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE; NORTHWESTERLY ALONG AN ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 236.25 FEET (DELTA 31°56'41") (CHORD BEARING NORTH 16°09'34" WEST) (CHORD 130.02 FEET) FOR 131.72 FEET TO A POINT OF TANGENCY; NORTH 00°11'13" WEST FOR 600.00 FEET; SOUTH 89°48'47" WEST FOR 60.00 FEET; NORTH 00°11'13" WEST FOR 335.35 FEET TO AN INTERSECTION WITH THE SOUTHERLY BOUNDARY LINE OF SAID DEL VERA COUNTRY CLUB UNIT 1; THENCE RUN ALONG THE EXTERIOR BOUNDARY LINE OF SAID DEL VERA COUNTRY CLUB UNIT 1 THE FOLLOWING COURSES: SOUTH 89°48'47" WEST FOR 2,854.55 FEET; SOUTH 26°03'40" EAST FOR 4.45 FEET; SOUTH 63°56'20" WEST FOR 300.17 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID U.S. 41 (TAMIAMI TRAIL); CONTINUING ALONG THE EXTERIOR BOUNDARY LINE OF SAID DEL VERA COUNTRY CLUB UNIT 1 AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID U.S. 41 THE FOLLOWING COURSES: NORTH 26°03'40" WEST FOR 1,943.40 FEET TO A POINT OF CURVATURE; NORTHWESTERLY ALONG AN ARC OF SAID CURVE TO THE LEFT OF RADIUS 7,739.44 FEET (DELTA 00°42'56") (CHORD BEARING NORTH 26°25'06" WEST) (CHORD 96.66 FEET) FOR 96.66 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE; CONTINUING ALONG THE EXTERIOR BOUNDARY LINE OF SAID DEL VERA COUNTRY CLUB UNIT 1 AND DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF SAID U.S. 41 THE FOLLOWING COURSES: NORTH 63°56'20" EAST FOR 300.77 FEET; NORTH 26°03'40" WEST FOR 318.64 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID SECTION 5; THENCE RUN ALONG THE EXTERIOR BOUNDARY LINE OF SAID DEL VERA COUNTRY CLUB UNIT 1 AND THE NORTH LINE OF SAID SECTION 5 NORTH 89°33'20" EAST FOR 1,871.76 FEET TO THE NORTHEAST CORNER OF SAID SECTION 5 AND THE NORTHWEST CORNER OF SAID SECTION 4; THENCE RUN ALONG THE NORTHERLY LINE OF SAID DEL VERA COUNTRY CLUB UNIT 1 AND THE NORTH LINE OF SAID SECTION 4 SOUTH 89°42'40" EAST FOR 2,299.67 FEET TO THE NORTHEAST CORNER OF SAID DEL VERA COUNTRY CLUB UNIT 1 AND THE NORTHWEST CORNER OF SAID DEL VERA COUNTRY CLUB UNIT 2 ALSO BEING THE NORTH QUARTER (N-¼) CORNER OF SAID SECTION 4; THENCE RUN ALONG THE NORTHERLY LINE OF SAID DEL VERA COUNTRY CLUB UNIT 2 AND THE NORTH LINE OF SAID SECTION 4 SOUTH 89°42'40" EAST FOR 3,036.29 FEET TO THE NORTHEAST CORNER OF SAID DEL VERA COUNTRY CLUB UNIT 2, THE NORTHEAST CORNER OF SAID SECTION 4 AND THE NORTHWEST CORNER OF SAID SECTION 3; THENCE RUN ALONG THE NORTH LINE OF SAID SECTION 3, THE NORTH LINE OF SAID HERONS GLEN UNIT TEN AND ITS EXTENSION NORTH 89°48'38" EAST FOR 2667.49 FEET TO THE NORTH QUARTER (N-¼) CORNER OF SAID SECTION 3; THENCE RUN ALONG THE NORTH LINE OF SAID SECTION 3 AND THE NORTH LINE OF SAID HERONS GLEN UNIT TEN, HERONS GLEN UNIT 11 & 12 AND HERONS GLEN UNIT 13 SOUTH 89°57'30" EAST FOR 2313.56 FEET TO THE NORTHEASTERLY CORNER OF SAID HERONS GLEN UNIT 13 ALSO BEING ON THE WESTERLY RIGHT-OF-WAY OF THE SAID FORMER S.A.L. RAILROAD; THENCE RUN ALONG THE EASTERLY LINE OF SAID HERONS GLEN UNIT 13 AND THE WESTERLY RIGHT-OF-WAY OF THE SAID FORMER S.A.L. RAILROAD SOUTH 11°11'01" EAST FOR 1338.46 FEET TO THE POINT OF BEGINNING.
PARCEL CONTAINS 1,422.37 ACRES, MORE OR LESS.

PARCEL 2

ALSO THAT PART BEING DESCRIBED AS COMMENCING AT THE AFOREMENTIONED POINT "A"; THENCE RUN ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID FORMER S.A.L. RAILROAD SOUTH 11°11'01" EAST FOR 127.46 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID NALLE GRADE ROAD ALSO BEING THE POINT OF BEGINNING.
FROM SAID POINT OF BEGINNING, CONTINUE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID FORMER S.A.L. RAILROAD SOUTH 11°11'01" EAST FOR 1985.05 FEET; THENCE DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF THE SAID FORMER S.A.L. RAILROAD RUN NORTH 89°55'40" WEST FOR 3468.04 FEET; THENCE RUN NORTH 00°05'56" EAST 1947.53 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID NALLE GRADE ROAD; THENCE RUN ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID NALLE GRADE ROAD SOUTH 89°54'56" EAST FOR 3079.67 FEET TO THE POINT OF BEGINNING.
PARCEL CONTAINS 146.34 ACRES, MORE OR LESS.

TOTAL PARCEL CONTAINS 1,568.71 ACRES, MORE OR LESS

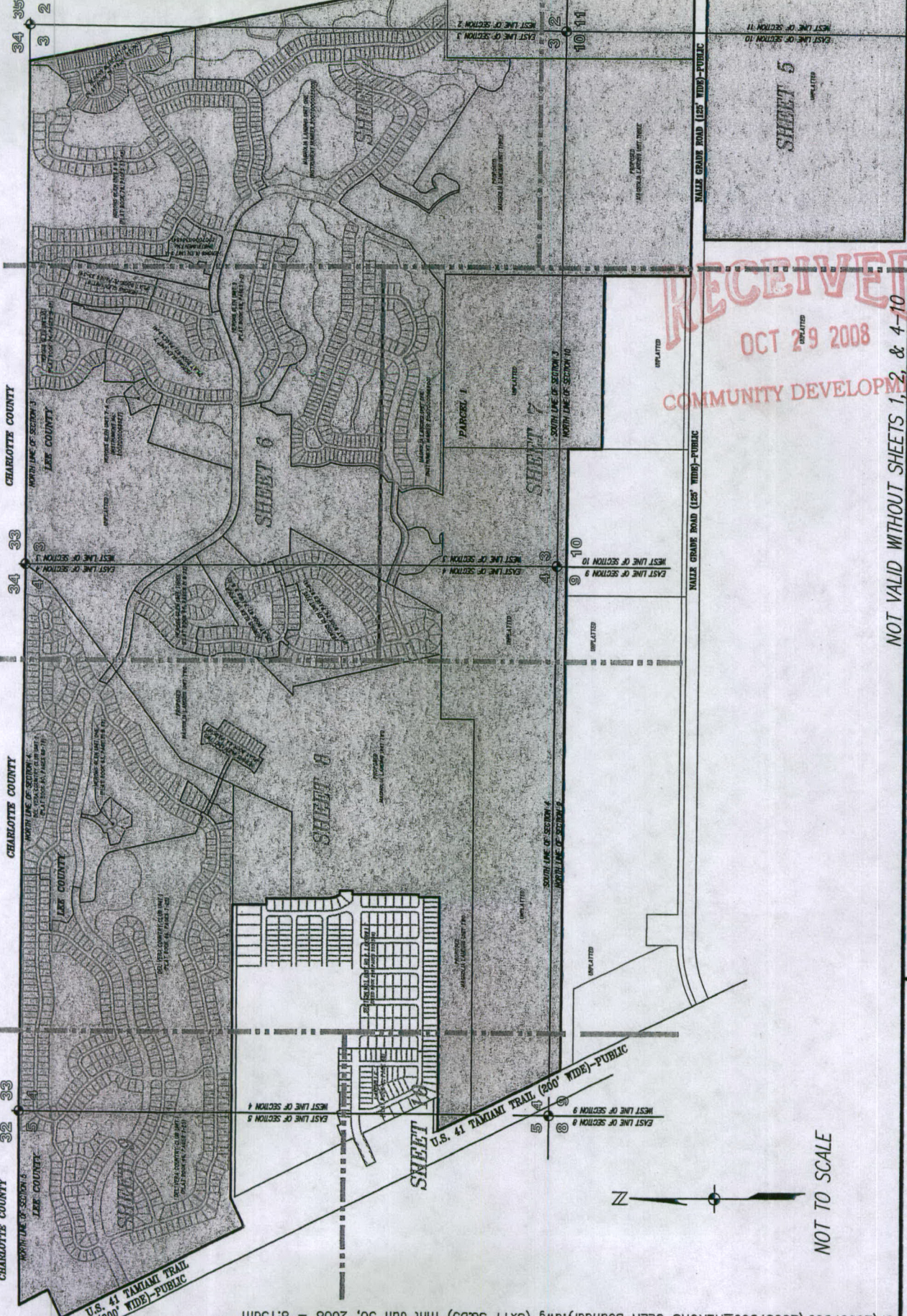
S:\20087369\20087369_HERONS GLEN BOUNDARY.DWG (8.5x14 S&D 2)

NOT VALID WITHOUT SHEETS 1 & 3-10

SHEET 2 OF 10

ADD 2008-00152

FORMER S.A.L. RAILROAD RIGHT-OF-WAY



NOT VALID WITHOUT SHEETS 1, 2, & 4-10

JOHNSON
ENGINEERING

2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

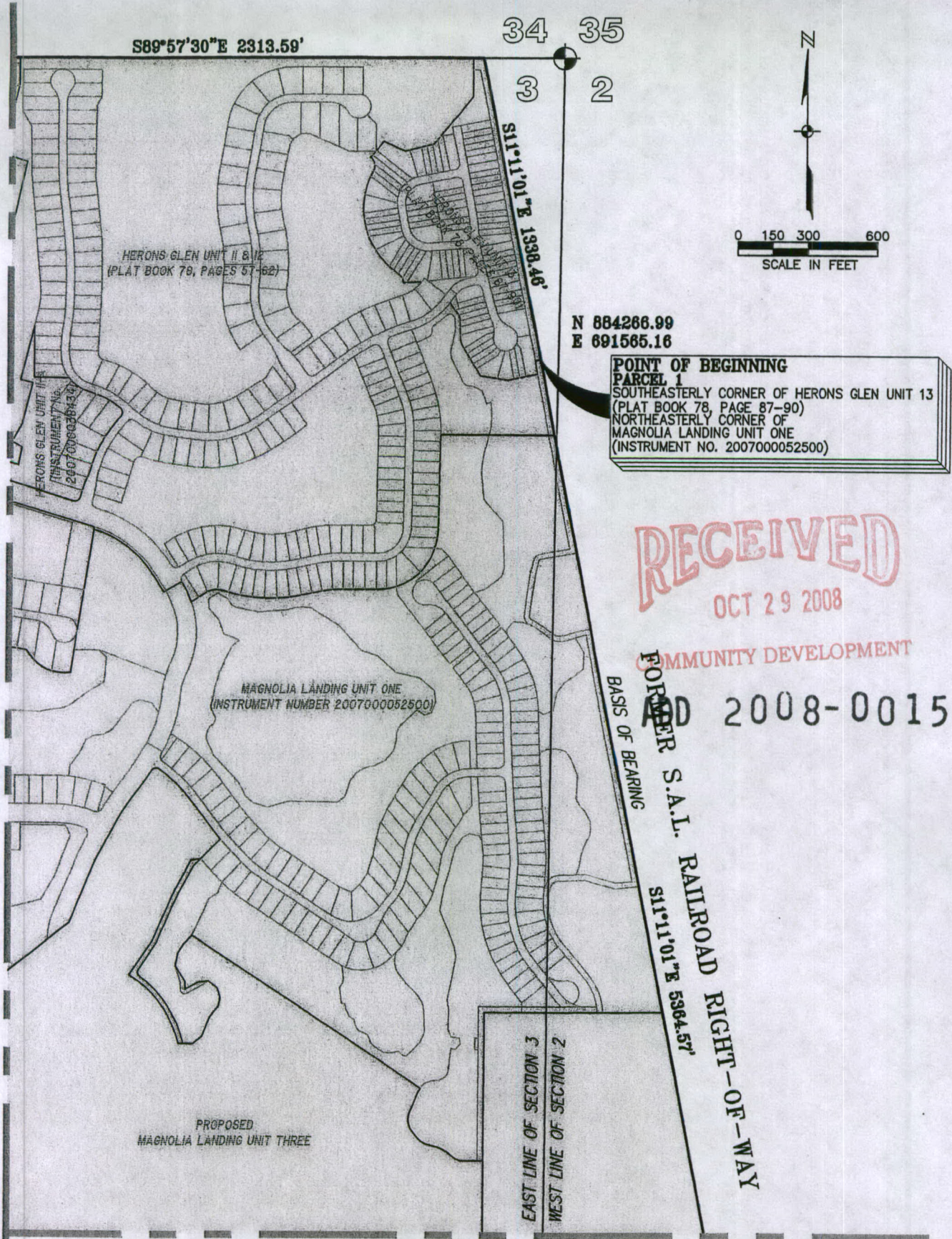
SHEET INDEX

SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
JUNE 2008	20087369	04-43-24	N.T.S.	3 OF 10

S:\20087369\20087369_HERONS GLEN Boundary.dwg (BX11 S&D4) mnt Jun 30, 2008 - 8:15am

MATCHLINE SEE SHEET 6



MATCHLINE SEE SHEET 5

NOT VALID WITHOUT SHEETS 1-3 & 5-10

JOHNSON
ENGINEERING

2122 JOHNSON STREET
P.O. BOX 1550
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E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
JUNE 2008	20087369	04-43-24	1"=600'	4 OF 10

ADD 2008-00152

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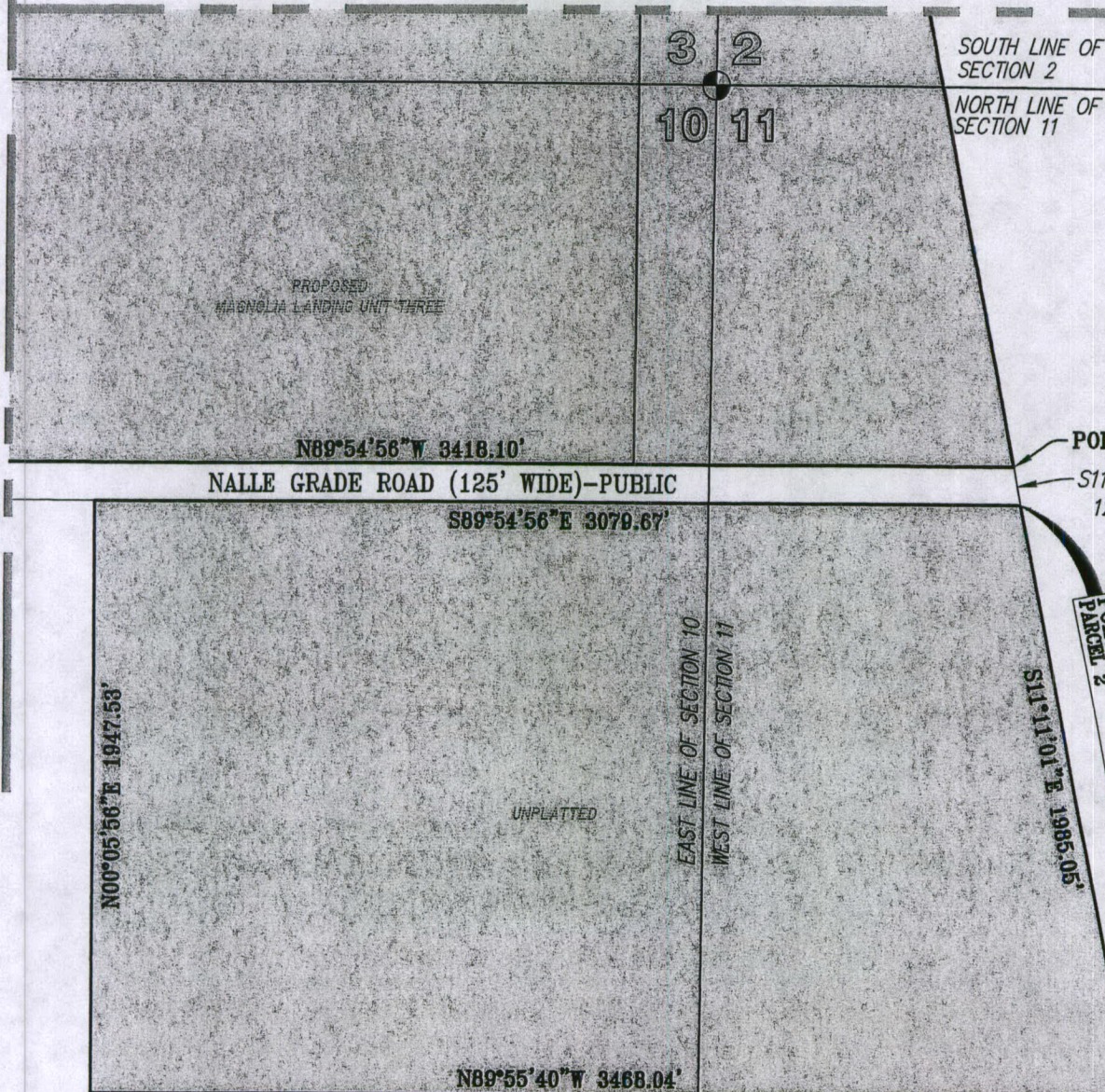
COMMUNITY DEVELOPMENT



0 150 300 600
SCALE IN FEET

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 7



NOT VALID WITHOUT SHEETS 1-4 & 6-10

JOHNSON
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P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

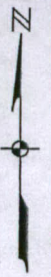
SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
JUNE 2008	20087369	04-43-24	1"=600'	5 OF 10

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0 150 300 600
SCALE IN FEET



COMMUNITY DEVELOPMENT

CHARLOTTE COUNTY

N89°48'38"E 2667.49'

NORTH LINE OF SECTION 3

LEE COUNTY

34 33

4 3

EAST LINE OF SECTION 4
WEST LINE OF SECTION 3

UNPLATTED

HERONS GLEN UNIT 7-A
(INSTRUMENT NO. 2007090066527)

HERONS GLEN UNIT 10
(PLAT BOOK 74, PAGES 5-52)

HERONS GLEN UNIT 8
(PLAT BOOK 74, PAGES 33-34)

HERONS GLEN UNIT 7
(PLAT BOOK 67, PAGES 1-14)

HERONS GLEN UNIT 9
(PLAT BOOK 69, PAGES 1-2)

HERONS GLEN UNIT THREE
(PLAT BOOK 60, PAGES 21 & 22)

HERONS GLEN UNIT FOUR
(PLAT BOOK 67, PAGES 3 & 4)

HERONS GLEN UNIT FIVE
(PLAT BOOK 74, PAGES 52-54)

MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 7

NOT VALID WITHOUT SHEETS 1-5 & 7-10

JOHNSON
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2122 JOHNSON STREET
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SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
JUNE 2008	20087369	04-43-24	1"=600'	6 OF 10

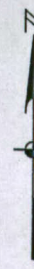
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ADD 2008-00152

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COMMUNITY DEVELOPMENT



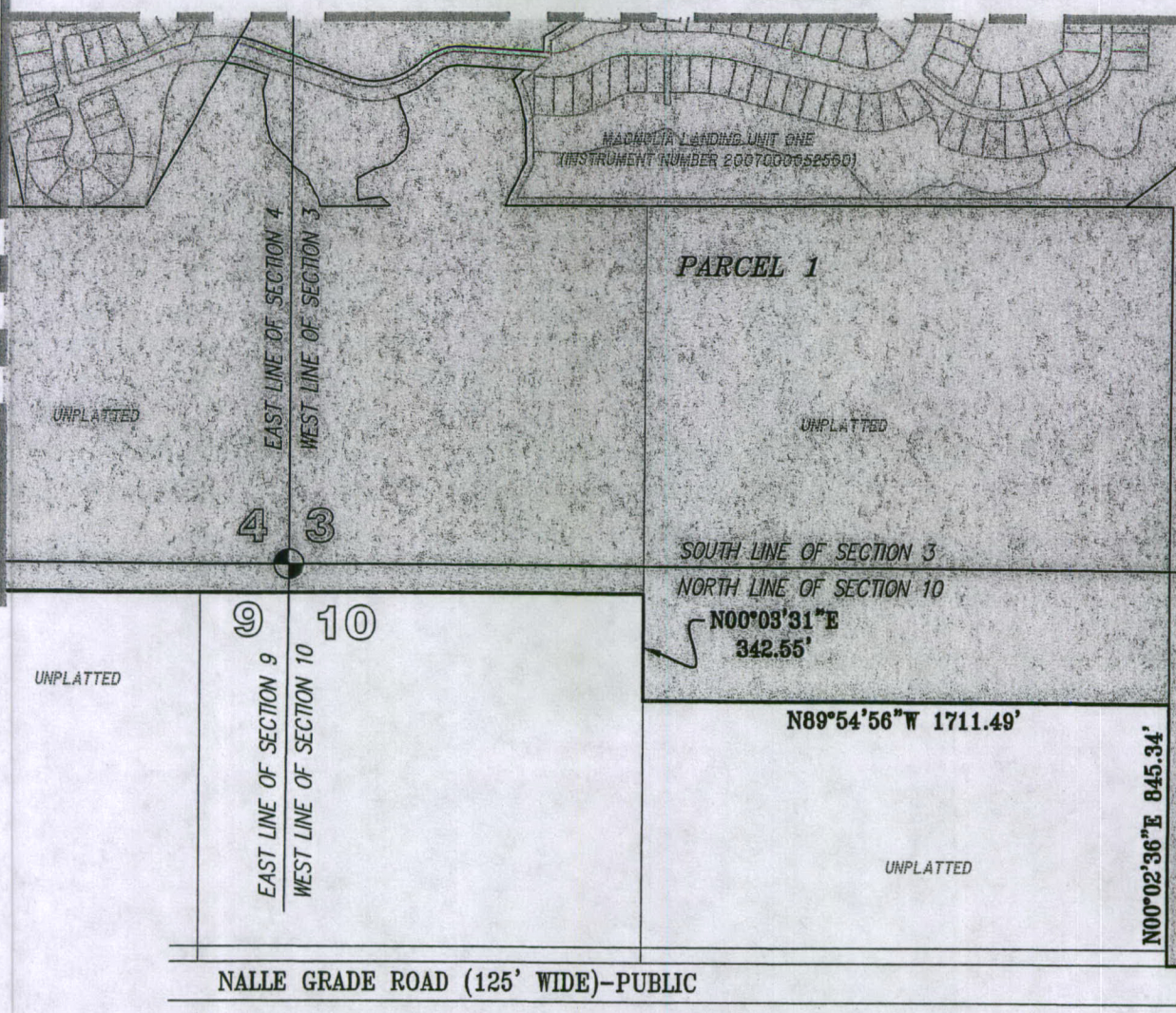
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SCALE IN FEET

MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 5



NALLE GRADE ROAD (125' WIDE)-PUBLIC

NOT VALID WITHOUT SHEETS 1-6 & 8-10

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SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
JUNE 2008	20087369	04-43-24	1"=600'	7 OF 10

ADD 2008-00152

CHARLOTTE COUNTY

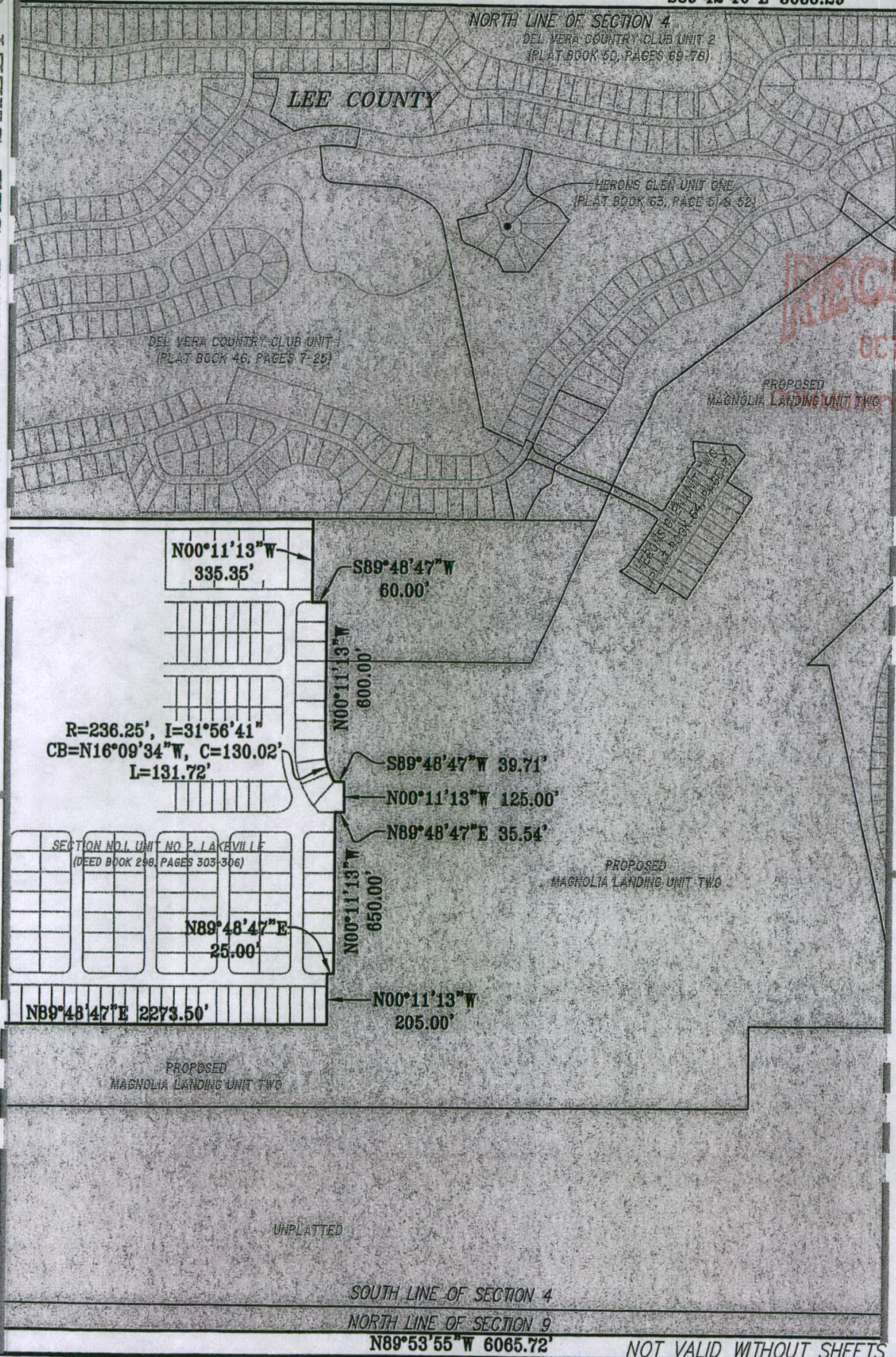
S89°42'40"E 2299.67'

S89°42'40"E 3036.29'

0 150 300 600
SCALE IN FEET



MATCHLINE SEE SHEET 9



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MAGNOLIA LANDING UNIT TWO DEVELOPMENT

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 7

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MATCHLINE SEE SHEET 10

NOT VALID WITHOUT SHEETS 1-6, 9 & 10

JOHNSON
ENGINEERING

2122 JOHNSON STREET
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SKETCH TO ACCOMPANY DESCRIPTION

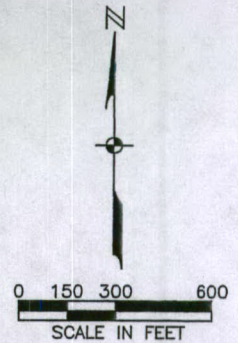
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
JUNE 2008	20087369	04-43-24	1"=600'	8 OF 10

ADD 2008-00152

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CHARLOTTE COUNTY

N89°33'20"E 1871.76'

32

33

NORTH LINE OF SECTION 5

N63°56'20"E
300.77'

N26°03'40"W
318.64'

LEE COUNTY

R=7739.44', I=0°42'56"
CB=N26°25'06"W, C=96.66'
L=96.66'

U.S. 41 TAMAMI TRAIL
(200' WIDE) - PUBLIC

N26°03'40"W 1943.40'

DEL VERA COUNTRY CLUB UNIT I
(PLAT BOOK 46, PAGES 7-25)

SEE DETAIL "A"

S63°56'20"W
300.17'

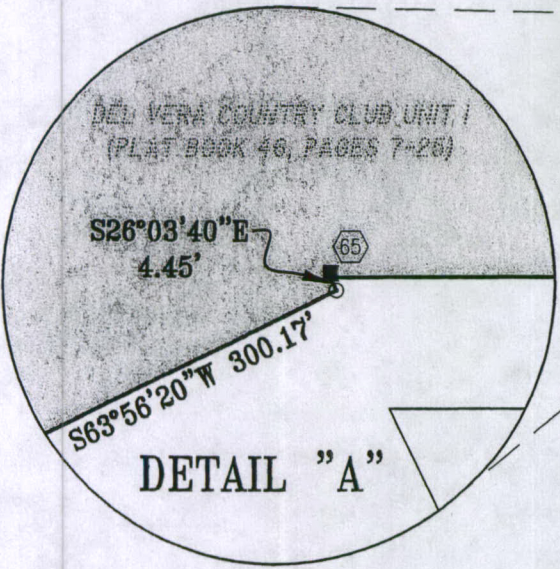
S89°48'47"W 2854.55'

EAST LINE OF SECTION 5

WEST LINE OF SECTION 4

MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 10



DETAIL "A"

NOT VALID WITHOUT SHEETS 1-8 & 10

JOHNSON
ENGINEERING

2122 JOHNSON STREET
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SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
JUNE 2008	20087369	04-43-24	1"=600'	9 OF 10

ADD 2008-00152

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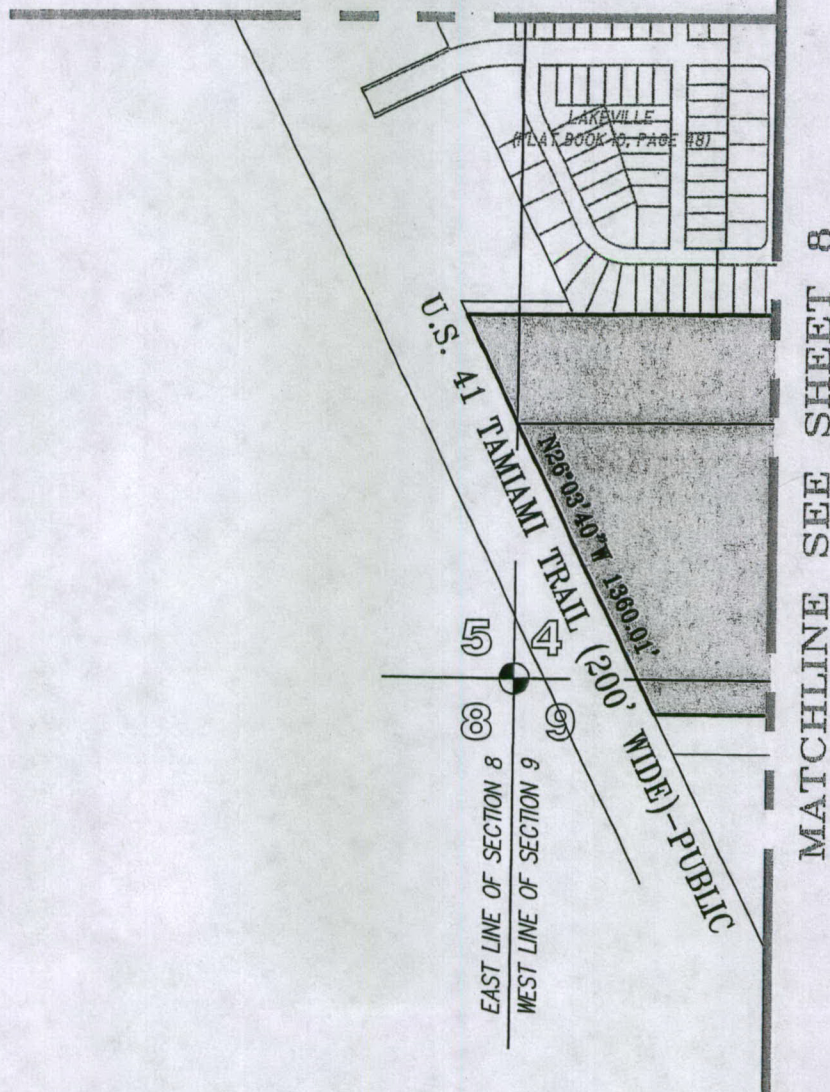
OCT 29 2008

COMMUNITY DEVELOPMENT



0 150 300 600
SCALE IN FEET

MATCHLINE SEE SHEET 9



NOT VALID WITHOUT SHEETS 1-9

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ENGINEERING

2122 JOHNSON STREET
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FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
JUNE 2008	20087369	04-43-24	1"=600'	10 OF 10



ADD 2008-00152

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OCT 29 2008COMMUNITY DEVELOPMENT
**REQUEST FOR PUBLIC HEARING
SUBMITTAL REQUIREMENT WAIVER
FOR UNINCORPORATED AREAS ONLY**

Upon written request, the Director may modify the submittal requirements for Public Hearings (and other administrative applications) where it can be clearly demonstrated that the submission will have no bearing on the review and processing of the application. The request and the Director's written response must accompany the application submitted and will become a part of the permanent file.

APPLICATION FOR WAIVER OF REQUIRED SUBMITTAL ITEMS
(Indicate the appropriate application type)

- ☒ Public Hearing - General Requirements (34-202)
☒ Public Hearing - Additional Requirements for:
☒ Development of Regional Impact (34-203(a))
☒ Planned Developments (34-203(b))
____ Master Concept Plan Extension (34-381(c))
____ Master Concept Plan Reinstatement (34-381(d))
____ Rezoning other than Planned Developments (34-203 (c))
____ Mobile Home Park (34-203(d))
____ Special Exception (34-203(e))
____ Variances (34-203(f))
____ Administrative Action Requirements

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JUL 21 2008

COMMUNITY DEVELOPMENT

PRE 2008-
00257**PLEASE PRINT OR TYPE:**

STRAP Number: Please see attached list
Name of Project: Heron's Glen DRI/RPD

Name of Agent: Paul Carlson
Street Address: 2122 Johnson Street
City: Fort Myers State: FL Zip: 33902
Phone #: 1-239-334-0046 Fax #: 1-239-334-3661
E-mail: Pcarlson@johnsoneng.com

Name of Applicant*: Taylor Woodrow Communities at Heron's Glen, L.L.C.
Street Address: 4905 West Laurel Street, Suite 100
City: Tampa State: FL Zip: 33607
Phone #: 1-813-227-4242 Fax #: 1-813-227-4252
E-mail: TSpence@taylor-morrison.com

* If applicant is not the owner, a letter of authorization from the owner must be submitted.

LEE COUNTY
COMMUNITY DEVELOPMENT
P.O. BOX 398 (1500 MONROE STREET)
FORT MYERS, FLORIDA 33902
PHONE (239) 479-8585

ADD 2008-00152

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A. SPECIFIC SECTION(S) AND REQUIREMENT(S) FOR WHICH A WAIVER IS SOUGHT:

OCT 29 2008

Section Number

Requirement

COMMUNITY DEVELOPMENT

#1 34-202(a)(2)
and 34-373(a)(4)a The boundary survey must identify and depict all easements affecting
the subject property, whether recorded or unrecorded, and all other
physical encumbrances readily identified by a field inspector

B. SCOPE OF PROJECT AND REASON(S) FOR REQUEST:

Please provide an explanation of the scope of the project and the reason(s) why you think the request for submittal waiver(s) should be approved. Use additional sheets if necessary and attach to this application form. (Please print or type)

The subject project encompasses approximately 1,568+/- acres with hundreds of previously developed
and platted lots. The majority of the project site is covered under existing plats recorded in the public
records of Lee County, Florida - copies of all plats have already been provided with the application.

The applicant proposes to provide a sketch and description for the overall project and requests that the
required boundary survey be provided only on the unplatted properties within the Herons Glen
boundary owned by Taylor Woodrow Communities, LLC and the CFM/CDD.

Under penalties of perjury, I declare that I have read the foregoing application and that the facts stated in it are true.

Johnson Engineering, Inc.

Signature of Applicant

Directors Decision:

Request Approved

Request Denied

Comments:

Signature: Paul H. H. H.

Date: 7.23.08

2008-00257

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COMMUNITY DEVELOPMENT

ADMINISTRATIVE AMENDMENT (PD) ADD2008-00152

ADMINISTRATIVE AMENDMENT
LEE COUNTY, FLORIDA

WHEREAS, Taylor Woodrow Communities at Herons Glen, LLC., filed an application for administrative approval to a Residential Planned Development on a project known as Herons Glen RPD (f/k/a Del Vera North, f/k/a Del Tura) **to add the uses of "Recreational Facilities, private on-site" and "Club, private to the Schedule of Uses and replace the existing model center located along the south side of Magnolia Landing Lane (just east of the project entrance gate and gatehouse) with these uses,** on property located at 2550 Avenida Del Vera, described more particularly as:

LEGAL DESCRIPTION: In Sections 02, 03, 04, 50 & 06, Township 43 South, Range 24 East, Lee County, Florida:

See Attached Exhibit A

WHEREAS, the property was originally rezoned in case number Z-00-078 (with subsequent amendments in case numbers ADD2002-00005, ADD2002-00088, ADD2003-00096, ADD2004-00018, ADD2004-00021, ADD2004-00217, ADD2005-00209, ADD2006-00080, ADD2006-00166); and

WHEREAS, the subject property is located in the Outlying Suburban and Wetlands Future Land Use Categories as designated by the Lee County Comprehensive Plan; and

WHEREAS, the Lee County Land Development Code provides for certain administrative changes to planned development master concept plans and planned unit development final development plans; and

WHEREAS, the applicant seeks to reinstate the use of "Recreational Facilities, private on-site" omitted as part of the amendments granted in ADD2006-00166; and

WHEREAS, the amendment seeks this use specifically at the "existing model center site" located at the Magnolia Landing entranceway; and

WHEREAS, the subject application and plans have been reviewed by the Lee County Department of Community Development in accordance with applicable regulations for compliance with all terms of the administrative approval procedures; and

WHEREAS, it is found that the proposed amendment does not increase density or intensity within the development; does not decrease buffers or open space required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping or preservation areas; and does not otherwise adversely impact on surrounding land uses.

NOW, THEREFORE, IT IS HEREBY DETERMINED that the application for administrative approval for an amendment to Residential Planned Development to add the uses of "Recreational Facilities, private on-site" and "Club, private" to the Schedule of Uses and replace the existing model center located along the south side of Magnolia Landing Lane (just east of the project entrance gate and gatehouse) with these uses is APPROVED, subject to the following conditions:

1. The Development must be in compliance with the existing approved Master Concept Plan. No changes to this Master Concept Plan have been approved as part of this application.
2. The terms and conditions of the original zoning resolution, as amended over time, must remain in full force and effect.
3. The approved Schedule of Uses is amended as found in Attachment A.
4. The approved uses of "Recreational facilities, private on-site" and "Club, private" within the Residential "R" development area within this development replaces the existing model center located along the south side of Magnolia Landing Lane (just east of the project entrance gate and gatehouse). Development and use must be substantially consistent with the attached one-page Amenity Center Site Plan. If any other locations are sought, it will require a separate amendment of this planned development.

DULY SIGNED this 15th day of December, A.D., 2008.

BY: Pam Houck
Pam Houck, Director
Division of Zoning
Department of Community Development

ATTACHMENT A

SCHEDULE OF USES

September 19, 2006 (Revised December 4, 2008)

(Approved in ADD2006-00166 and Revised by ADD2008-00152)

Residential "R"

Administrative Offices

Dwelling units

Single Family

Two Family Attached

Zero Lot Line

Townhouse

Model Homes, Model Units and Model Display Center, limited to the residential uses within Herons Glen RPD

Speculative Home

Residential Accessory Uses, including but not limited to:

Private Garages, Carports and Parking Areas

Private Swimming Pools and Enclosures

Private Tennis Courts

Entrance Gates and Gatehouse

Essential Services

Essential Service Facilities, Groups I and II

Excavations, water retention (as further limited by other conditions)

Fences, Walls

Home Occupation (in compliance with LDC Section 34- 1771 et seq.)

Real Estate Sales Center limited to the residential use within Herons Glen

Signs (in conformance with LDC Ch. 30)

Temporary Construction Trailer

Recreational Facilities, private on-site

Club, private

Residential Open Space "RO" (Open Space, Golf Course, and Buffers)

Recreation Facilities, Private On-site and Private Off-site such as: Basketball Courts, Biking, Hiking, Fishing Piers, Picnic Areas and Nature Trails

Clubs, Country

Golf Courses, including practice area and range and a Pro Shop (which must be located within the Club House)

Commercial Uses -- limited to those uses permitted by right or by Special Exception in the CN-1 and CN-2 plus the following (as permitted by Resolution Z-88-069, Z-92-060, PD-96-018):

Essential Services

Essential Service Facilities, Groups I and II

Entrance Gates and Gatehouses

Excavation, Water Retention

Fences and Walls

Outdoor seating for the Consumption on Premises, in compliance with LDC Section 34-1261 et seq.

Golf Course Maintenance Facility

Personal Services, Group II

Health Clubs

Massage Establishments (as further limited by other conditions)

Real Estate Sales Center limited to unit within Herons Glen RPD

Recreation Facilities, Private On-site and Private Off-site such as: Basketball Courts, Biking, Hiking, Fishing Piers, Picnic Areas and Nature Trails

Signs (in compliance with LDC Ch. 30)

Storage, Outdoor (as further limited by other conditions)

Temporary Uses, limited to construction trailers (subject to compliance with LDC Ch. 34)

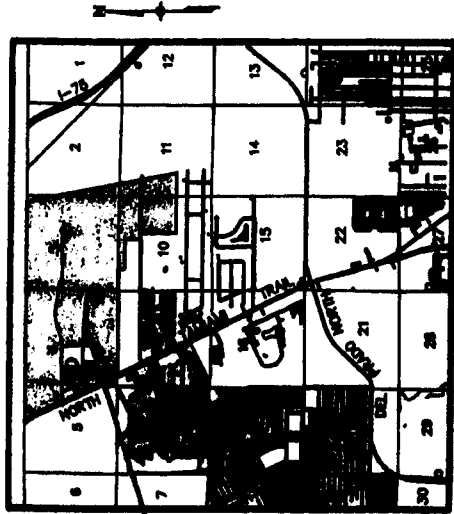
Conservation "CO"

Interpretative Areas, Rain Shelters, Gazebos, Nature and Pedestrian trails (subject to further review and conditions by Lee County)

Water Management Facilities, Utility and/or Roadway Crossings (subject to further review and conditions by Lee County)

Signs (in compliance with LDC Ch. 30)

SKETCH & DESCRIPTION



**PROJECT
LOCATION**

LOCATION MAP
SCALE 1" = TWO MILES

NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY LINE OF MAGNOLIA LANDING, UNIT ONE, INSTRUMENT NUMBER 2007000052500, IN THE PUBLIC RECORDS, LEE COUNTY, FLORIDA, WHEREIN THE EASTERLY LINE OF SAID PLAT'S BOUNDARY BEARS SOUTH 11°11'01" EAST.
2. THIS SKETCH DOES NOT MAKE ANY REPRESENTATION AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
3. PARCEL CONTAINS 1,568.71 ACRES MORE OR LESS.
4. DESCRIPTION ATTACHED.

Applicant's Legal Checked
by *[Signature]* 10-31-08

COVER SHEET

**JOHNSON
ENGINEERING**

2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3881
E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	AS SHOWN	SHEET
JUNE 2008	20087369	04-43-24			1 OF 10

NOT VALID WITHOUT SHEETS 2-10

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THIS IS NOT A SURVEY

Kevin M. Roscas
KEVIN M. ROSCAS, PROFESSIONAL SURVEYOR AND MAPPER,
FLORIDA CERTIFICATE NO. 6433
DATE SIGNED: JUN 30 2008
NOT VALID WITHOUT SIGNATURE AND THE
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED
SURVEYOR AND MAPPER
JUL SURV

ADD 2008-00152

LEGAL DESCRIPTION
A TRACT OR PARCEL OF LAND BEING
ALL OF THE FOLLOWING PLATS

MAGNOLIA LANDING UNIT ONE, INSTRUMENT NUMBER 2007000052500
HERONS GLEN UNIT ONE RECORDED IN PLAT BOOK 63, PAGES 51 & 52
HERONS GLEN UNIT TWO RECORDED IN PLAT BOOK 64, PAGES 16 & 17
HERONS GLEN UNIT THREE RECORDED IN PLAT BOOK 65, PAGES 21 & 22
HERONS GLEN UNIT FOUR RECORDED IN PLAT BOOK 67, PAGES 9 & 10
HERONS GLEN UNIT FIVE RECORDED IN PLAT BOOK 74, PAGES 82-84
HERONS GLEN UNIT SEVEN RECORDED IN PLAT BOOK 67, PAGES 11-14
HERONS GLEN UNIT 7-A RECORDED AS INSTRUMENT No. 2007000068527
HERONS GLEN UNIT EIGHT RECORDED IN PLAT BOOK 71, PAGES 33 & 34
HERONS GLEN UNIT NINE RECORDED IN PLAT BOOK 69, PAGES 1 & 2
HERONS GLEN UNIT TEN RECORDED IN PLAT BOOK 74, PAGES 51 & 52
HERONS GLEN UNIT 11 & 12 RECORDED IN PLAT BOOK 78, PAGES 57-62
HERONS GLEN UNIT 11-A RECORDED AS INSTRUMENT No. 2007000038434
HERONS GLEN UNIT 13 RECORDED IN PLAT BOOK 78, PAGES 87-90
DEL VERA COUNTRY CLUB UNIT 1 RECORDED IN PLAT BOOK 46, PAGES 7-25
DEL VERA COUNTRY CLUB UNIT 2 RECORDED IN PLAT BOOK 50, PAGES 69-78
ALL RECORDED IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA

LYING IN SECTIONS 2, 3, 4, 5, 9, 10 & 11 TOWNSHIP 43 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA

PARCEL 1

BEGINNING AT THE SOUTHEASTERLY CORNER OF HERONS GLEN UNIT 13, RECORDED IN PLAT BOOK 78, PAGES 87-90, IN THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA, ALSO BEING THE NORTHEASTERLY CORNER OF MAGNOLIA LANDING UNIT ONE, RECORDED IN INSTRUMENT NUMBER 2007000052500, OF SAID PUBLIC RECORDS, ALSO BEING ON THE WESTERLY RIGHT-OF-WAY OF THE FORMER S.A.L. RAILROAD; THENCE RUN SOUTH 11°11'01" EAST, ALONG SAID WESTERLY LINE OF SAID FORMER S.A.L. RAILROAD AND THE EASTERLY BOUNDARY LINE OF SAID MAGNOLIA LANDING UNIT ONE AND ITS EXTENSION FOR 5364.57 FEET TO POINT "A", ALSO BEING AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF NALLE GRADE ROAD (120 FEET WIDE); THENCE RUN NORTH 89°54'56" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID NALLE GRADE ROAD FOR 3,418.10 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE RUN NORTH 00°02'36" EAST FOR 845.34 FEET; THENCE RUN NORTH 89°54'56" WEST FOR 1,711.49 FEET; THENCE RUN NORTH 00°03'31" EAST FOR 342.55 FEET; THENCE RUN NORTH 89°53'55" WEST FOR 6,065.72 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF U.S. 41 (TAMIAMI TRAIL 200' WIDE); THENCE RUN ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID U.S. 41 NORTH 26°03'40" WEST FOR 1360.01 FEET TO THE SOUTHWEST CORNER OF LOT 14A, BLOCK 6 AS EVIDENCED IN THE PLAT OF LAKEVILLE RECORDED IN PLAT BOOK 10, PAGE 48, OF SAID PUBLIC RECORDS; THENCE RUN ALONG THE SOUTH LINE OF SAID LAKEVILLE NORTH 89°48'47" EAST FOR 2273.50 FEET TO THE SOUTHEAST CORNER OF LOT 24, BLOCK 20 AS EVIDENCED IN LAKEVILLE SECTION NO. 1, UNIT NO. 2 RECORDED IN DEED BOOK 298, PAGES 303-306, OF SAID PUBLIC RECORDS; THENCE RUN ALONG THE EASTERLY LINE OF SAID LAKEVILLE SECTION NO. 1, UNIT NO. 2 THE FOLLOWING COURSES: NORTH 00°11'13" WEST FOR 205.00 FEET; NORTH 89°48'47" EAST FOR 25.00 FEET; NORTH 00°11'13" WEST FOR 658.00 FEET; NORTH 89°48'47" EAST FOR 35.54 FEET; NORTH 00°11'13" WEST FOR 125.00 FEET; SOUTH 89°48'47" WEST FOR 39.71 FEET TO AN INTERSECTION WITH A NON-TANGENT CURVE; NORTHWESTERLY ALONG AN ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 236.25 FEET (DELTA 31°56'41") (CHORD BEARING NORTH 16°09'34" WEST) (CHORD 130.02 FEET) FOR 131.72 FEET TO A POINT OF TANGENCY; NORTH 00°11'13" WEST FOR 600.00 FEET; SOUTH 89°48'47" WEST FOR 60.00 FEET; NORTH 00°11'13" WEST FOR 335.35 FEET TO AN INTERSECTION WITH THE SOUTHERLY BOUNDARY LINE OF SAID DEL VERA COUNTRY CLUB UNIT 1; THENCE RUN ALONG THE EXTERIOR BOUNDARY LINE OF SAID DEL VERA COUNTRY CLUB UNIT 1 THE FOLLOWING COURSES: SOUTH 89°48'47" WEST FOR 2,854.55 FEET; SOUTH 26°03'40" EAST FOR 4.46 FEET; SOUTH 03°56'20" WEST FOR 300.17 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID U.S. 41 (TAMIAMI TRAIL); CONTINUING ALONG THE EXTERIOR BOUNDARY LINE OF SAID DEL VERA COUNTRY CLUB UNIT 1 AND THE EASTERLY RIGHT-OF-WAY LINE OF SAID U.S. 41 THE FOLLOWING COURSES: NORTH 26°03'40" WEST FOR 1,943.40 FEET TO A POINT OF CURVATURE; NORTHWESTERLY ALONG AN ARC OF SAID CURVE TO THE LEFT OF RADIUS 7,739.44 FEET (DELTA 00°42'56") (CHORD BEARING NORTH 26°25'06" WEST) (CHORD 96.66 FEET) FOR 96.66 FEET TO AN INTERSECTION WITH A NON-TANGENT LINE; CONTINUING ALONG THE EXTERIOR BOUNDARY LINE OF SAID DEL VERA COUNTRY CLUB UNIT 1 AND DEPARTING THE EASTERLY RIGHT-OF-WAY LINE OF SAID U.S. 41 THE FOLLOWING COURSES: NORTH 03°56'20" EAST FOR 300.77 FEET; NORTH 26°03'40" WEST FOR 318.64 FEET TO AN INTERSECTION WITH THE NORTH LINE OF SAID SECTION 5; THENCE RUN ALONG THE EXTERIOR BOUNDARY LINE OF SAID DEL VERA COUNTRY CLUB UNIT 1 AND THE NORTH LINE OF SAID SECTION 5 NORTH 89°53'30" EAST FOR 1,871.76 FEET TO THE NORTHEAST CORNER OF SAID SECTION 5 AND THE NORTHWEST CORNER OF SAID SECTION 4; THENCE RUN ALONG THE NORTHERLY LINE OF SAID DEL VERA COUNTRY CLUB UNIT 1 AND THE NORTH LINE OF SAID SECTION 4 SOUTH 89°42'40" EAST FOR 2,289.67 FEET TO THE NORTHEAST CORNER OF SAID DEL VERA COUNTRY CLUB UNIT 1 AND THE NORTHWEST CORNER OF SAID DEL VERA COUNTRY CLUB UNIT 2 ALSO BEING THE NORTH QUARTER (N-1/4) CORNER OF SAID SECTION 4; THENCE RUN ALONG THE NORTHERLY LINE OF SAID DEL VERA COUNTRY CLUB UNIT 2 AND THE NORTH LINE OF SAID SECTION 4 SOUTH 89°42'40" EAST FOR 3,036.29 FEET TO THE NORTHEAST CORNER OF SAID DEL VERA COUNTRY CLUB UNIT 2, THE NORTHEAST CORNER OF SAID SECTION 4 AND THE NORTHWEST CORNER OF SAID SECTION 3; THENCE RUN ALONG THE NORTH LINE OF SAID SECTION 3, THE NORTH LINE OF SAID HERONS GLEN UNIT TEN AND ITS EXTENSION NORTH 89°48'38" EAST FOR 2667.49 FEET TO THE NORTH QUARTER (N-1/4) CORNER OF SAID SECTION 3; THENCE RUN ALONG THE NORTH LINE OF SAID SECTION 3 AND THE NORTH LINE OF SAID HERONS GLEN UNIT TEN, HERONS GLEN UNIT 11 & 12 AND HERONS GLEN UNIT 13 SOUTH 89°57'30" EAST FOR 2313.56 FEET TO THE NORTHEASTERLY CORNER OF SAID HERONS GLEN UNIT 13 ALSO BEING ON THE WESTERLY RIGHT-OF-WAY OF THE SAID FORMER S.A.L. RAILROAD; THENCE RUN ALONG THE EASTERLY LINE OF SAID HERONS GLEN UNIT 13 AND THE WESTERLY RIGHT-OF-WAY OF THE SAID FORMER S.A.L. RAILROAD SOUTH 11°11'01" EAST FOR 1338.46 FEET TO THE POINT OF BEGINNING.
PARCEL CONTAINS 1,422.37 ACRES, MORE OR LESS.

PARCEL 2

ALSO THAT PART BEING DESCRIBED AS COMMENCING AT THE AFOREMENTIONED POINT "A"; THENCE RUN ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID FORMER S.A.L. RAILROAD SOUTH 11°11'01" EAST FOR 127.46 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID NALLE GRADE ROAD ALSO BEING THE POINT OF BEGINNING.
FROM SAID POINT OF BEGINNING, CONTINUE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID FORMER S.A.L. RAILROAD SOUTH 11°11'01" EAST FOR 1965.05 FEET; THENCE DEPARTING THE WESTERLY RIGHT-OF-WAY LINE OF THE SAID FORMER S.A.L. RAILROAD RUN NORTH 89°55'40" WEST FOR 3468.04 FEET; THENCE RUN NORTH 00°05'56" EAST 1947.53 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID NALLE GRADE ROAD; THENCE RUN ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID NALLE GRADE ROAD SOUTH 89°54'56" EAST FOR 3079.67 FEET TO THE POINT OF BEGINNING.
PARCEL CONTAINS 146.34 ACRES, MORE OR LESS.

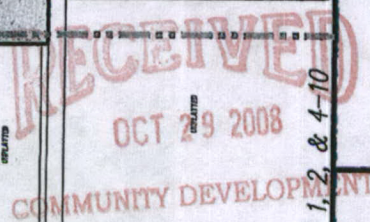
TOTAL PARCEL CONTAINS 1,568.71 ACRES, MORE OR LESS

S:\2008\7369\20087369_HERONS GLEN BOUNDARY.DWG (8.5x14 S&D 2)

NOT VALID WITHOUT SHEETS 1 & 3-10

SHEET 2 OF 10

0132
FORMER S.A.L. RAILROAD RIGHT-OF-WAY



NOT VALID WITHOUT SHEETS 1, 2, & 4-10

2122 JOHNSON STREET
P.O. BOX 1550
FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

**JOHNSON
ENGINEERING**

SHEET INDEX

SKETCH TO ACCOMPANY DESCRIPTION

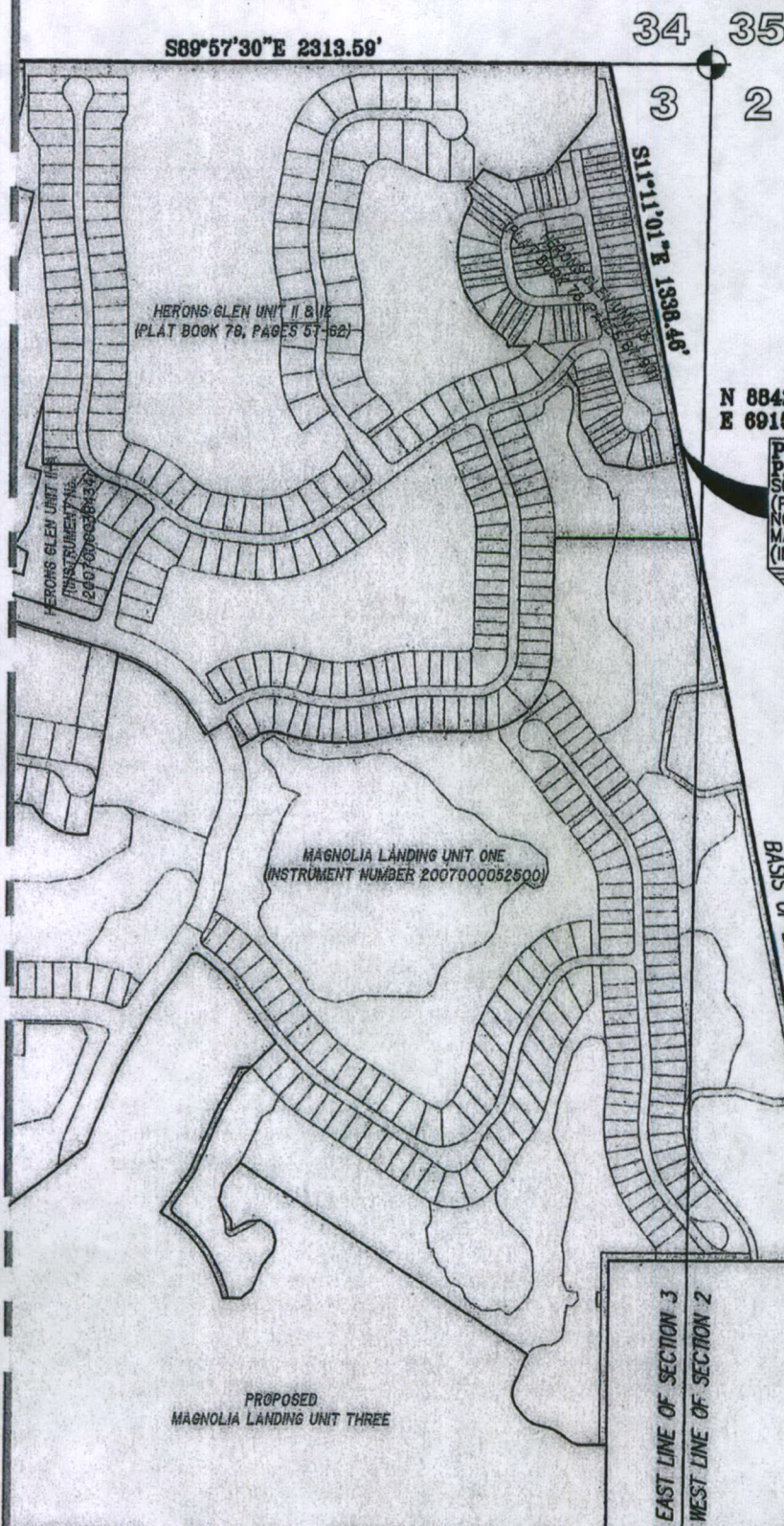
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
JUNE 2008	20087369	04-43-24	N.T.S.	3 OF 10

NOT TO SCALE

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S:\20087368\20087368_HERONS GLEN Boundary.dwg (8X11 S&D4) mnt Jun 30, 2008 - 8:15am

MATCHLINE SEE SHEET 6



N 884286.99
E 691565.16

POINT OF BEGINNING
PARCEL 1
SOUTHEASTERLY CORNER OF HERONS GLEN UNIT 13
(PLAT BOOK 78, PAGE 87-90)
NORTHEASTERLY CORNER OF
MAGNOLIA LANDING UNIT ONE
(INSTRUMENT NO. 2007000052500)

RECEIVED
OCT 29 2008

COMMUNITY DEVELOPMENT

2008-00152

FOR S.A.L. RAILROAD RIGHT-OF-WAY
BASIS OF BEARING
S11°11'01"E 5384.57'

EAST LINE OF SECTION 3
WEST LINE OF SECTION 2

MATCHLINE SEE SHEET 5

NOT VALID WITHOUT SHEETS 1-3 & 5-10

JOHNSON
ENGINEERING

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SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
JUNE 2008	20087369	04-43-24	1"=600'	4 OF 10

ADD 2008-00152

RECEIVED
OCT 29 2008

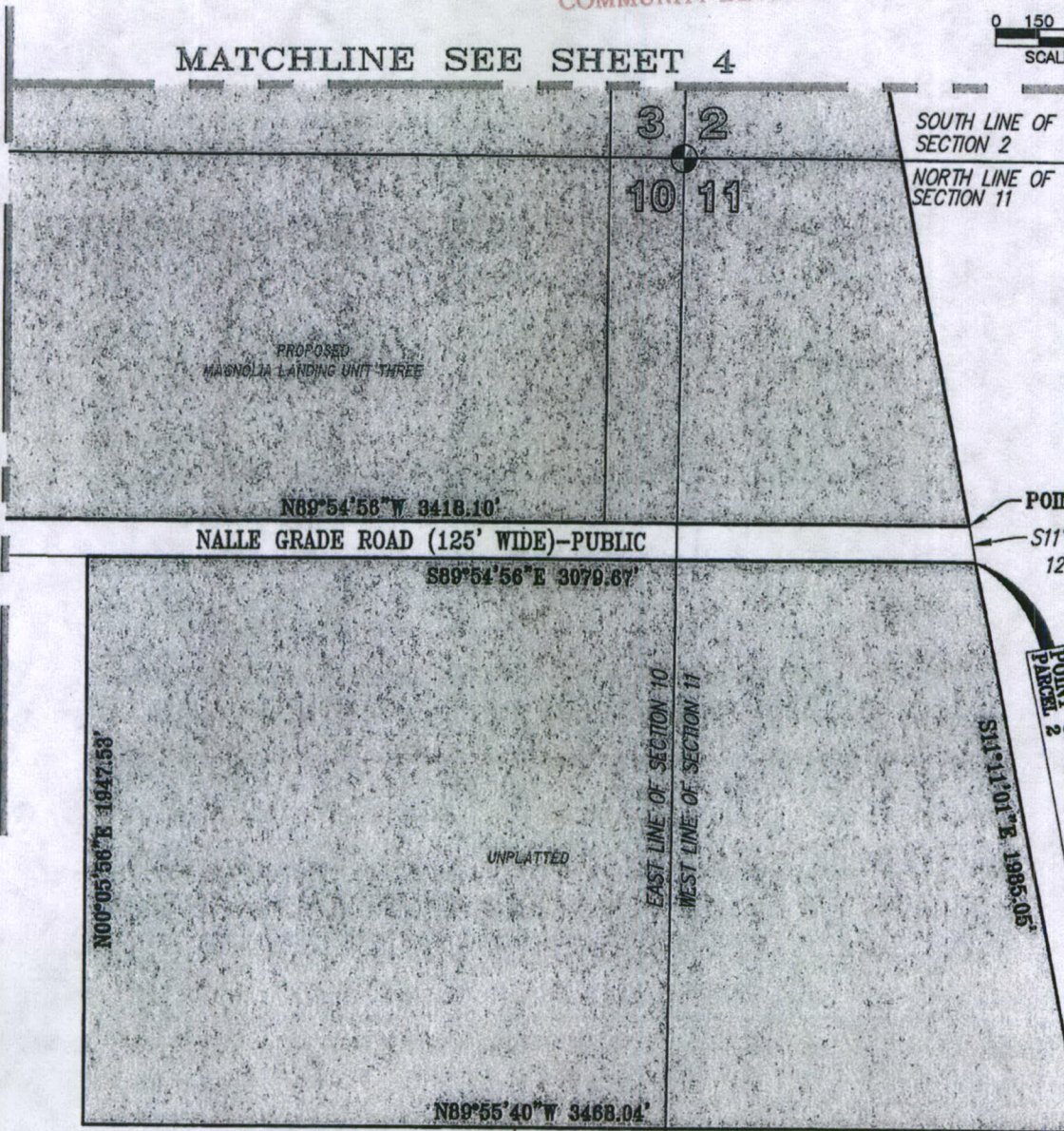
COMMUNITY DEVELOPMENT



0 150 300 600
SCALE IN FEET

MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 7



POINT "A"
S11°11'01"E
127.46'

FORMER S.A.L. RAILROAD
RIGHT-OF-WAY
POINT OF BEGINNING
PATCH 2

S11°11'01"E 1985.05'

NOT VALID WITHOUT SHEETS 1-4 & 6-10

JOHNSON
ENGINEERING

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FORT MYERS, FLORIDA 33902-1550
PHONE (239) 334-0046
FAX (239) 334-3661
E.B. #642 & L.B. #642

SKETCH TO ACCOMPANY DESCRIPTION

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
JUNE 2008	20087369	04-43-24	1"=600'	5 OF 10