

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

WHEREAS, the contract purchaser, Halvorsen Development, filed an application with the consent of the property owner, Hermes Investment Company, Inc. to rezone a 28.12± acre parcel from Agricultural (AG-2) to Commercial Planned Development (CPD) in reference to Summerlin Crossing CPD; and

WHEREAS, a public hearing was advertised and held on March 22, 2000 before the Lee County Zoning Hearing Examiner, who gave full consideration to the evidence in the record for Case #DCI964583 (99-11-022.03Z 01.01); and

WHEREAS, a second public hearing was advertised and held on May 1, 2000 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 rezone 28.12± acre parcel from AG-2 to CPD, to allow a mixed use commercial development consisting of a maximum of 207,770 square feet of gross floor area with buildings not to exceed 35 feet in height. The development seeks optional development of up to 100 hotel/motel units through a conversion table allowing replacement of commercial floor area with hotel/motel units. The property is located in the Urban Community Land Use Category and 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 one-page Master Concept Plan (MCP) entitled "Summerlin Crossing," stamped received March 29, 2000, except as modified by the conditions below. This development must comply with all requirements of the Lee County Land Development Code (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 MCP are subsequently pursued, appropriate approvals will be necessary.

This project is limited to a maximum of 207,770 square feet of gross floor area.

2. The following limits apply to the project and uses:

a. Schedule of Uses

ACCESSORY USES AND STRUCTURES (LDC §§34-1171 *et seq.*, 34-2441 *et seq.*, 34-1863, and 34-2141 *et seq.*)

ADMINISTRATIVE OFFICES

ATM (automatic teller machine)

AUTO PARTS STORE

AUTOMOBILE SERVICE STATION

AUTO REPAIR AND SERVICE [LDC §34-622(c)(2) and 34-1351], Group I only

BAIT AND TACKLE SHOP

BANKS AND FINANCIAL ESTABLISHMENTS [LDC §34-622(c)(3)]: Groups I and II

BOATS: Boat parts store

BROADCAST STUDIO, COMMERCIAL RADIO AND TELEVISION (LDC § 34-1441 *et seq.*)

BUSINESS SERVICES [LDC §34-622(c)(5)]: Group I and Group II (limited to only Packaging Services and Parcel and Express Services)

CAR WASH

CLEANING AND MAINTENANCE SERVICES [LDC §34-622(c)(7)]

CLOTHING STORES, general [LDC §34-622(c)(8)]

CLUBS:

Commercial

Fraternal, membership organization (LDC §34-2111)

Private (LDC §34-2111)

COMMUNICATION TOWERS: 100 feet or less in height (LDC §34-1441)

CONTRACTORS AND BUILDERS [LDC §34-622(c)(9)], Groups I and II only (LDC §§ 34-1352, 34-3001 *et seq.*)

CONVENIENCE FOOD AND BEVERAGE STORE

DAY CARE CENTER, CHILD, ADULT

DEPARTMENT STORE

DRIVE-THROUGH FACILITY FOR ANY PERMITTED USE

DRUGSTORE, PHARMACY

ESSENTIAL SERVICES (LDC §§34-1611 *et seq.*, and 34-1741 *et seq.*)

ESSENTIAL SERVICE FACILITIES [LDC §34-622(c)(13)]: Group I (LDC §§ 34-1611 *et seq.*, 34-1741 *et seq.*, and 34-2141 *et seq.*)

EXCAVATION: Water retention (LDC §34-1651)

FENCES, WALLS (LDC §34-1741)

FIRE STATION

FOOD AND BEVERAGE SERVICE, LIMITED (accessory only to a private club)

FOOD STORES [LDC §34-622(c)(16)]: Groups I and II

GIFT AND SOUVENIR SHOP  
 HARDWARE STORE  
 HEALTH CARE FACILITIES [LDC §34-622(c)(20)]: Groups I, II, and III  
 HOBBY, TOY AND GAME SHOPS [LDC §34-622(c)(21)]  
 HOTEL/MOTEL (LDC §34-1801 *et seq.*)  
 HOUSEHOLD AND OFFICE FURNISHINGS [LDC §34-622(c)(22)], Groups I and II  
 LAUNDRY OR DRY CLEANING [LDC §34-622(c)(24)]: Group I  
 LAWN AND GARDEN SUPPLY STORES (LDC §34-2081)  
 MEDICAL OFFICE  
 NONSTORE RETAILERS [LDC §34-622(c)(30)], All Groups  
 PACKAGE STORE (LDC §34-1261 *et seq.*)  
 PAINT, GLASS AND WALLPAPER  
 PERSONAL SERVICES [LDC §34-622(c)(33)]: All Groups  
 PET SERVICES  
 PET SHOP  
 PHARMACY  
 RECREATION, COMMERCIAL [LDC §34-622(c)(38)]: Groups I, III (limited to golf course, miniature only), and IV  
 RENTAL OR LEASING ESTABLISHMENT [LDC §34-622(c)(39)]: Groups I, II, and III (LDC §34-1201 *et seq.*, 34-1352, and 34-3001 *et seq.*)  
 REPAIR SHOPS [LDC §34-622(c)(40)]: Groups I and II only  
 RESEARCH AND DEVELOPMENT LABORATORIES [LDC §34-622(c)(41)]: Group II only  
 RESTAURANT, FAST FOOD  
 RESTAURANTS [LDC §34-622(c)(43)]: Groups I, II, III, and IV  
 SELF-SERVICE FUEL PUMPS  
 SIGNS in accordance with Chapter 30  
 SOCIAL SERVICES [LDC §34-622(c)(46)]: Groups I and II  
 SPECIALTY RETAIL SHOPS [LDC §34-622(c)(47)]: Groups I, II, III, and IV  
 STORAGE: Indoor only (LDC §34-3001 *et seq.*)  
 STUDIOS [LDC §34-622(c)(49)]  
 THEATER, indoor only (LDC §34-2471 *et seq.*)  
 USED MERCHANDISE STORES [LDC §34-622(c)(54)]: Groups I and II only  
 VARIETY STORE

The following uses must receive Administrative Approval or Special Exception as required by LDC §34-1264(a)(3).c:

BAR OR COCKTAIL LOUNGE (LDC §34-1261 *et seq.*)  
 CONSUMPTION ON PREMISES (LDC §34-1261 *et seq.*)

b. Site Development Regulations

The LDC Property Development Regulations for the Community Commercial (CC) zoning district will be effective within this development.

3. Any cabbage palms (*Sabal palmetto*) with an 8-foot or greater clear trunk must be preserved in place or relocated to open space or landscape areas within the development area.
4. Open space areas must be designed to incorporate as many of the large South Florida slash pines as possible. Preserved pines with a 4-inch or greater caliper measured at 12 inches above the ground will receive five tree credits. The tree credits may be used toward general and buffer tree requirements per LDC §10-420(h).
5. During each phase of this development, the developer must provide for internal and external pedestrian interconnections to encourage pedestrian movement as part of this development.
6. Pursuant to Lee County DOT policy, median cuts in divided arterial roadways are considered operational features subject to change based upon safety and operational issues. Reasonable notice is typically given prior to changing a median cut. Therefore, the Board of County Commissioners retains the right to make changes to median openings as deemed necessary in the interest of the public health, safety and welfare. Pursuant to LDC §10-285(h) and Administrative Code AC-11-10, a right-in/right-out/eastbound left-in access point is approved on Summerlin Road at roadway Station 308+35 with the following conditions:
  - a. Prior to local development order approval, the Applicant and his traffic engineer must work with the Lee County Department of Transportation (LCDOT) personnel to develop a performance standard that would allow LCDOT to modify or eliminate the median opening, if necessary in the future to ensure the safety of the traveling public without compensation to applicant.
  - b. The Board of County Commissioners through a public hearing process as part of the implementation of operational improvements to Summerlin Road may modify the median opening. However, LCDOT shall consider all reasonable and safe solutions prior to recommending a change to the median opening.
  - c. Any parcels fronting on Summerlin Road located in and created as part of Summerlin Crossing CPD must be provided access to Summerlin Road via an internal circulation system connected to the approved access point (station 308+35). An easement or other document, acceptable to the County Attorney's Office, establishing this right must be recorded by the applicant in the public records prior to the issuance of a certificate of compliance. This internal circulation system

will be considered a site-related improvement. This does not preclude future requests consistent with AC-11-10.

7. As part of the local development order permitting the right-in/right-out access to Winkler Road, the design of this access must physically prohibit any left-in/left-out turning movements. Also, the full access point in the northern portion of Future Development Area "A" must be completed prior to the first Certificate of Occupancy within this planned development.
8. 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.
9. 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 Allocations Table, Map 16 and Table 1(b).

#### SECTION C. DEVIATIONS:

1. Deviation (1) seeks relief from the LDC §10-285 (Table 1) requirement to provide a minimum connection separation between access points on an arterial roadway of 660 feet, to allow a connection separation along Winkler Road of 310 feet for the northern access point (full turning movement) and 360 feet for the southern access point (right-in/right-out turning movement). This deviation is APPROVED, SUBJECT TO Condition 7.
2. Deviation (2) seeks relief from the LDC §10-329 requirement that stormwater excavation be set back from a private property line under separate ownership, to allow elimination of this requirement. This deviation is APPROVED, SUBJECT TO the following conditions.
  - a. Prior to local development order approval, the applicant must demonstrate that the proposed lake fits the common theme of development for the adjacent parcel. However, this condition applies only if there is a pending zoning application or development order application encompassing the adjacent parcel.
  - b. If ownership of the subject parcel is transferred, the new owner must enter into an agreement with the adjacent property owner regarding maintenance responsibility for the lake (as proposed or enlarged in the future) serving the stormwater management needs for both parcels.
3. Deviation (3) seeks relief from the LDC §10-285(h)(1) requirement establishing that the Board of County Commissioners may declare a road to be a Controlled Access Road with designated permanent access points, to allow a modification of the location of the access point on Summerlin Road to be at roadway station mark 308+35 amending Resolution #93-11-112, adopted by the Board Of County Commissioners on November 17, 1993,

designating Summerlin Road as a controlled access facility. This deviation is APPROVED, SUBJECT TO Condition 6.

SECTION D. EXHIBITS:

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

- Exhibit A: The legal description and STRAP number of the property.
- Exhibit B: Zoning Map (subject parcel identified with shading)
- Exhibit C: The Master Concept Plan
- Exhibit D: Draft Controlled Access Road Resolution

SECTION E. FINDINGS AND CONCLUSIONS:

1. The applicant has proven entitlement to the rezoning by demonstrating compliance with the Lee Plan, the LDC, and any other applicable code or regulation.
2. The rezoning, as approved:
  - a. meets or exceeds all performance and locational standards set forth for the potential uses allowed by the request; and,
  - b. is consistent with the densities, intensities and general uses set forth in the Lee Plan; and,
  - c. is compatible with existing or planned uses in the surrounding area; and,
  - d. will not place an undue burden upon existing transportation or planned infrastructure facilities and will be served by streets with the capacity to carry traffic generated by the development; and,
  - e. will not adversely affect environmentally critical areas or natural resources.
3. The rezoning satisfies the following criteria:
  - a. the proposed use or mix of uses is appropriate at the subject location; and
  - b. the recommended conditions to the concept plan and other applicable 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.
4. Urban services, as defined in the Lee Plan, are, or will be, available and adequate to serve

the proposed land use.

5. The approved deviations, as conditioned, enhance achievement of the planned development objectives, and preserve and promote the general intent of LDC Chapter 34, to protect the public health, safety and welfare.

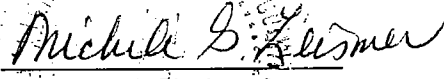
The foregoing resolution was adopted by the Lee County Board of Commissioners upon the motion of Commissioner John E. Manning, seconded by Commissioner Douglas R. St Cerny and, upon being put to a vote, the result was as follows:

John E. Manning	Aye
Douglas R. St. Cerny	Aye
Ray Judah	Nay
Andrew W. Coy	Absent
John E. Albion	Aye

DULY PASSED AND ADOPTED this 1st day of May, 2000.


ATTEST:  
CHARLIE GREEN, CLERK

BY:

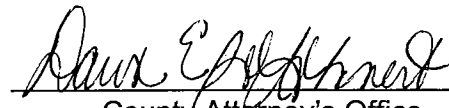
  
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

BY:

  
Chairman

Approved as to form by:

  
County Attorney's Office

FILED MAY 05 2000

MINUTES OFFICE

*mjl*

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

A TRACT OR PARCEL OF LAND LYING IN THE SOUTHWEST ONE QUARTER (SW ¼) OF SECTION 34, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA.

COMMENCE AT THE WEST QUARTER (W ¼) CORNER OF SECTION 34, TOWNSHIP 45 SOUTH, RANGE 24 EAST; THENCE S01°06'49"E FOR 1,365.14 FEET ALONG THE WEST LINE OF SAID SOUTHWEST ONE-QUARTER (SW ¼) TO THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING THENCE N88°53'11"E FOR 140.00 FEET; THENCE N44°17'24"E FOR 504.09 FEET; THENCE N45°42'36"W FOR 212.34 FEET; THENCE N89°17'00"E FOR 257.70 FEET; THENCE N00°59'34"W FOR 407.27 FEET; THENCE N89°00'26"E FOR 399.77 FEET; THENCE N00°59'34"W FOR 285.35 FEET; THENCE N89°00'26"E FOR 96.71 FEET; THENCE N00°59'34"W FOR 55.95 FEET; THENCE N89°00'26"E FOR 318.95 FEET TO THE WEST RIGHT OF WAY OF WINKLER ROAD; THENCE S00°59'34"E FOR 701.28 FEET ALONG SAID WEST RIGHT OF WAY; THENCE S44°17'24"W FOR 1,998.51 FEET ALONG THE NORTH RIGHT OF WAY OF SUMMERLIN ROAD; THENCE N01°06'49"W FOR 854.27 FEET ALONG THE WEST LINE OF SAID SOUTHWEST ONE QUARTER (SW¼) TO THE POINT OF BEGINNING.

CONTAINING 28.1229 ACRES OR 1,225,035 SQUARE FEET MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

BEARINGS MENTIONED HEREIN ARE BASED ON THE CENTERLINE OF SUMMERLIN ROAD BEING N44°17'24"E

The applicant has indicated that the STRAP number for the subject property is: 34-45-24-00-00002.0010

# ZONING MAP

2

AG-2

92.29 AC

7.17 AC

Subject Property

022032  
REF# 0001

AG-2

18.37 AC

CPD

26.25 AC

CFPD

10 A

EXHIBIT B



**LEE COUNTY RESOLUTION NO. 00-05-05**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA AMENDING RESOLUTION NO. 93-11-112, AS AMENDED, WHICH DESIGNATED SUMMERLIN ROAD AS A CONTROLLED ACCESS ROAD AND ESTABLISHED PERMANENT ACCESS POINTS**

WHEREAS, Section 10-285(h) of the Lee County Land Development Code provides for the designation of certain streets in Lee County as "controlled access" to which permanent access points are restricted to locations established and set by design study and plans adopted by the Lee County Board of County Commissioners by resolution; and

WHEREAS, on November 17, 1993, the Board of County Commissioners adopted Resolution No. 93-11-112 which designated Summerlin Road as a controlled access road between and including its intersections with Boy Scout Drive and McGregor Boulevard, and established 35 permanent access points; and

WHEREAS, Resolution No. 93-11-112 was subsequently amended on May 18, 1994 by Resolution No. 94-05-24 which added a connection point at Station 327+38 +/-50 on the west side of Summerlin Road for full access by school busses only; and

WHEREAS, Resolution No. 93-11-112 was further amended on June 21, 1995 by Resolution No. 95-06-60 to add a connection point at Station 244+62 +/-50 on the east side of Summerlin Road for a right-in/right-out only; and on October 16, 1995 by Resolution No. 95-10-44 to add a connection point at Station 203+28 +/-50 on the east side of Summerlin Road for a right-in access only; and on December 9, 1997 by Resolution No. 97-12-10 to relocate an existing access point from Station 229+90 +/-50 to Station 274+17 +/-50 on the north side of Summerlin Road for an eastbound left-in, right-in and right-out access only; and on January 12, 1999 by Resolution No. 99-01-13 to add a connection point at Station 186+68 +/-50 on the east side of Summerlin Road for a right-in and right-out access only; and on July 6, 1999 by Resolution No. 99-07-05 to relocate the existing access point on the east side of Summerlin Road at Station 244+62 +/-50 to Station 248+82 +/-50 for right-in and right-out access only; and on November 15, 1999 by Resolution No. 99-11-42 to add an access point on the east side of Summerlin Road at Station 125+50 +/-50 for left-in, right-in and right-out access only; and

WHEREAS, Halvorsen Development Corporation, desires to add an access point at Station 308+35 +/-50 on the northwest side of Summerlin Road for an eastbound left-in, right-in and right-out access only; and

WHEREAS, the Lee County Department of Transportation has concluded that, on balance,

this relocated connection point will not hinder traffic capacity nor be contrary to the protection of the health, safety and welfare of the citizens of Lee County.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Lee County, Florida that:

Resolution No. 93-11-112 is hereby further amended to add an access point at Station 308+35 +/-50 on the northwest side of Summerlin Road for an eastbound left-in, right-in and right-out access only.

The foregoing Resolution was adopted by the Lee County Board of County Commissioners upon a motion by Commissioner John E. Manning, and seconded by Commissioner Douglas R. St. Cerny and, upon being put to a vote, the result was as follows:

JOHN MANNING	Aye
DOUGLAS R. ST. CERNY	Aye
RAY JUDAH	Nay
ANDREW W. COY	Absent
JOHN E. ALBION	Aye

DULY PASSED AND ADOPTED THIS 1ST DAY OF MAY, 2000,

ATTEST:  
CHARLIE GREEN, CLERK

By Michelle S. Leismer  
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS  
OF LEE COUNTY, FLORIDA

By: John E. Albion  
John E. Albion, Chairman

APPROVED AS TO FORM

By David E. Albion  
Office of the Lee County Attorney

EXHIBIT A  
SUMMERLIN ROAD  
DESIGNATED ACCESS POINTS

STATION	DISTANCE (FEET)		ORIGIN	MEDIAN OPENING	MOVEMENTS	CONNECTION	REMARKS
	North/West	South/East					
32+00+/-50	n/a	n/a	1	YES	ALL	McGregor Blvd	Existing signalized median opening
44+00+/-50	1200	1200	1	YES	WBL/EBL RT.IN/RT.OUT	N & S	Existing connection - Originally full median opening, WBL removed for safety
64+40+/-50	2040	2040	1	YES	ALL	John Morris Rd(N)/Bunch Beach Rd (S)	Existing signalized median opening
91+25+/-50	2685	2685	1	YES	ALL	Kelly Greens Blvd (N) & S	Existing median opening
117+25+/-50	2600	2600	1	YES	ALL	Kelly Cove Dr (N) & S	Existing median opening
138+19+/-50	n/a	2094	2	NO	RT.IN/RT.OUT	S	New - existing connection
138+29+/-50	2104	n/a	2	YES	EBL RT.IN/RT.OUT	N & S	Existing connections
144+50+/-50	621	631	1	YES	ALL	San Carlos Blvd	Existing signalized median opening
155+63+/-50	1113	1113	2	YES	WBL RT.IN/RT.OUT	S	Existing connection
164+90+/-50	927	927	2	NO	RT.IN/RT.OUT	N	New - Does not exist
171+50+/-50	660	660	1	YES	ALL	Pine Ridge Rd	Existing signalized median opening
180+50+/-50	n/a	900	2	NO	RT.IN/RT.OUT	S	Original connection replaced by frontage road
189+50+/-50	1800	900	1	YES	ALL	N & Safety Street (S)	Existing median opening North maintenance access to Lee County STP
205+50+/-50	1600	1600	1	YES	WBL/EBL RT.IN/RT.OUT	N & S	Existing median opening - no existing turn lanes
237+00+/-50	3150	3150	2	YES	ALL	S	Existing median opening
257+97+/-50	2097	2097	1	YES	ALL	Bass Rd(N)/Willowcrest Way(S)	Existing signalized median opening
274+17+/-50	1620	1620	1	YES	EBL RT.IN/RT.OUT	N	Relocated from STA 227+15 then from STA 229+90 -Does not exist (4)
287+50+/-50	1333	1333	1	YES	ALL	N & S	Relocated - (does not exist) from STA 295+00 existing median opening
<b>308+35+/-50</b>	<b>2085</b>	<b>2085</b>	<b>1</b>	<b>YES</b>	<b>EBL RT.IN/RT.OUT</b>	<b>N</b>	<b>New - Does not exist (8) (can potentially be closed by Zoning Resolution # 00-017 )</b>
316+00+/-50	765	765	1	YES	ALL	Winkler Rd	Existing signalized median opening
330+13+/-50	n/a	1413	2	NO	RT.IN/RT.OUT	E	New - Does not exist
331+88+/-50	1588	n/a	2	NO	RT.IN/RT.OUT	Convenience Way (N)	Existing median opening connection
340+13+/-50	825	1000	1	YES	ALL	Gladiolus Rd	Existing signalized median opening
108+24+/-50	822	822	1	YES	ALL	Country Rd (W)	Existing median opening
116+20+/-50	n/a	796	2	NO	RT.IN/RT.OUT	Elderberry Ln (E)	Existing temporary connection to be replaced by frontage road
125+50+/-50	n/a	930	2	YES	SBL RT.IN/RT.OUT	E	New - Does not exist (7)
136+50+/-50	2826	1100	1	YES	ALL	Lakewood Blvd(W)	Existing signalized median opening

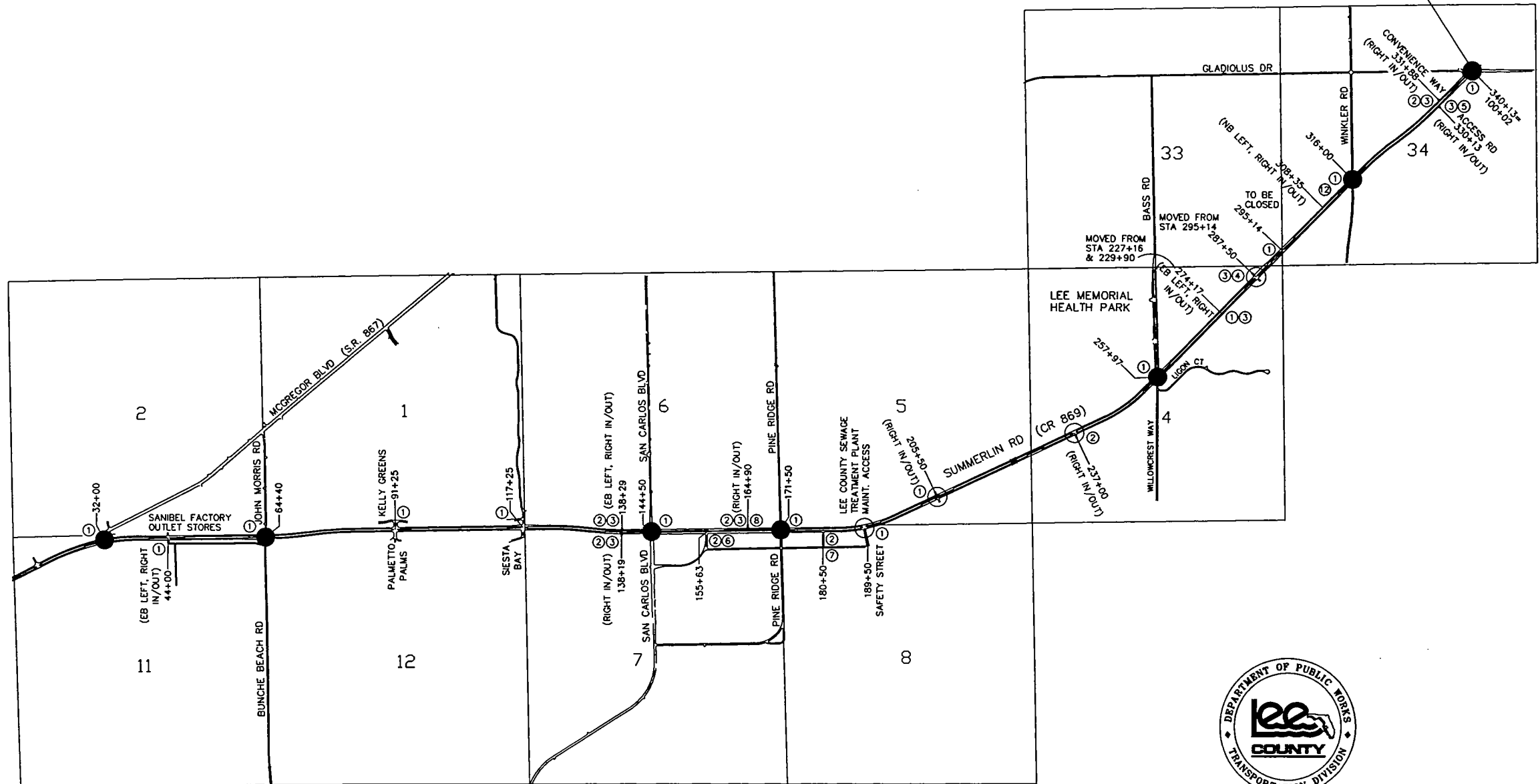
ADOPTED 11/17/93 (RESOLUTION #93-11-112)  
AMENDED 5/18/94 (RESOLUTION #94-05-24)  
AMENDED 6/21/95 (RESOLUTION #95-06-60)  
AMENDED 10/16/95 (RESOLUTION #95-10-44)  
AMENDED 12/09/97 (RESOLUTION #97-12-10)  
AMENDED 07/06/99 (RESOLUTION #99-07-05)  
AMENDED 11/15/99 (RESOLUTION #99-11-42)  
AMENDED \_\_\_\_\_ (RESOLUTION #\_\_\_\_\_)

EXHIBIT A

STATION	DISTANCE (FEET)		ORIGIN	MEDIAN OPENING	MOVEMENTS	CONNECTION	REMARKS
	North/West	South/East					
167+81+/-50	3131	3131	1	YES	ALL	E & W	Approved 3/26/76 - Existing median opening administratively shifted from STA 155+75 on 1/4/95 (5)
186+68+/-50	n/a	1887	2	NO	RT.IN/RT.OUT	E	New existing connection (5)
189+18+/-50	2137	n/a	2	NO	RT.IN/RT.OUT	W	Existing connection
196+68+/-50	750	1000	1	YES	ALL	Cypress Lake Dr	Existing signalized median opening
203+28+/-50	n/a	660	2	NO	R.IN	E	Existing connection (3)
210+44+/-50	1376	716	2	YES	ALL	Univ Ctr Blvd (E) & Edison CC (W)	Existing median opening
237+35+/-50	2691	2691	1	YES	ALL	College Parkway	Existing signalized median opening
244+62+/-50	n/a	727	2	NO	RT.IN/RT.OUT	E	Existing connection - relocated from 244+62 (2) (6)
252+12+/-50	n/a	750	1	YES	SBL RT.IN/RT.OUT	Brantley Rd (E)	Existing - Originally full median opening, WBL removed for safety
274+60+/-50	3725	2248	1	YES	ALL	Park Meadows Dr (E)	Existing signalized median opening
302+60+/-50	2800	2800	1	YES	SBL RT.IN/RT.OUT	Maple Dr (E)	Existing connection
319+12+/-50	1652	1652	1	YES	ALL	E & W	Existing median opening
327+38+/-50	826	826	1	YES	ALL	E & W	Existing connection - School buses only west (1) median temporarily closed w/delineators
334+47+/-50	709	709	1	YES	ALL	Boy Scout Rd	Existing signalized median opening

Thirty-five permanent access points  
Two temporary access points  
One pending access point  
Length 10.12 miles  
Avg spacing 1608 feet

- Notes
- 1 Original plan
  - 2 Development access
  - (1) Modified by Amending Resolution #94-05-24
  - (2) Added by Amending Resolution #95-06-60
  - (3) Added by Amending Resolution #95-10-44
  - (4) Added by Amending Resolution #97-12-10
  - (5) Added by Amending Resolution #99-01-13
  - (6) Added by Amending Resolution #99-07-05
  - (7) Added by Amending Resolution #99-11-42
  - (8) Added by Amending Resolution #\_\_\_\_\_



# LEGEND

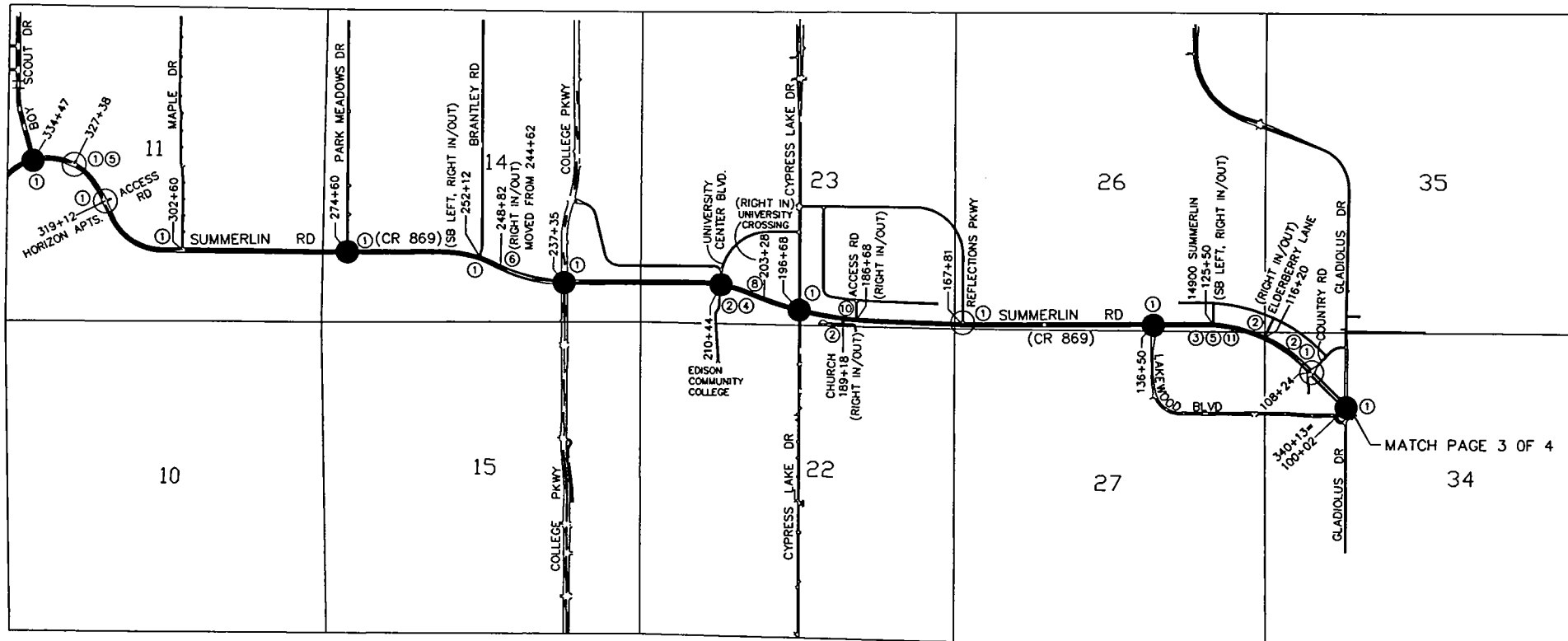
- |   |  |
|---|--|
| ① ORIGINAL PLAN                               | ⑧ ADDED BY AMENDING RESOLUTION #95-10-44         |
| ② DEVELOPMENT ORDER                           | ⑨ ADDED BY AMENDING RESOLUTION #95-06-60         |
| ③ DOES NOT CURRENTLY EXIST                    | ⑩ ADDED BY AMENDING RESOLUTION #99-01-13         |
| ④ DEVELOPMENT OF REGIONAL IMPACT APPROVED     | ⑪ ADDED BY AMENDING RESOLUTION #99-11-42         |
| ⑤ REQUIRED FOR REASONABLE ACCESS              | ⑫ ADDED BY AMENDING RESOLUTION #                 |
| ⑥ RIGHT-IN RIGHT-OUT EXISTS; LEFT-IN PROPOSED | (CAN POTENTIALLY BE CLOSED BY ZONING RESOLUTION) |
| ⑦ ADDED BY AMENDING RESOLUTION #97-12-10      | ● EXISTING SIGNAL                                |
|   | ○ ALL MOVEMENTS DESIGNATED                       |

EXHIBIT A  
Pg. 3 of 4



## SUMMERLIN ROAD DESIGNATED ACCESS POINTS

ADOPTED NOVEMBER 7, 1993 PER RESOLUTION #93-11-112  
 AMENDED MAY 18, 1994 PER RESOLUTION #94-05-24  
 AMENDED JUNE 21, 1995 PER RESOLUTION #95-06-60  
 AMENDED OCTOBER 16, 1995 PER RESOLUTION #95-10-44  
 AMENDED DECEMBER 9, 1997 PER RESOLUTION #97-12-10  
 AMENDED JANUARY 12, 1999 PER RESOLUTION #99-01-13  
 AMENDED JULY 6, 1999 PER RESOLUTION #99-07-05  
 AMENDED NOVEMBER 15, 1999 PER RESOLUTION #99-11-42  
 AMENDED , 2000 PER RESOLUTION #



# LEGEND

- |   |  |
|---|--|
| ① ORIGINAL PLAN                               | ⑧ ADDED BY AMENDING RESOLUTION #95-10-44         |
| ② DEVELOPMENT ORDER                           | ⑨ ADDED BY AMENDING RESOLUTION #95-06-60         |
| ③ DOES NOT CURRENTLY EXIST                    | ⑩ ADDED BY AMENDING RESOLUTION #99-01-13         |
| ④ DEVELOPMENT OF REGIONAL IMPACT APPROVED     | ⑪ ADDED BY AMENDING RESOLUTION #95-11-42         |
| ⑤ REQUIRED FOR REASONABLE ACCESS              | ⑫ ADDED BY AMENDING RESOLUTION #                 |
| ⑥ RIGHT-IN RIGHT-OUT EXISTS; LEFT-IN PROPOSED | (CAN POTENTIALLY BE CLOSED BY ZONING RESOLUTION) |
| ⑦ ADDED BY AMENDING RESOLUTION #97-12-10      | ● EXISTING SIGNAL                                |
|   | ○ ALL MOVEMENTS DESIGNATED                       |

EXHIBIT A  
Pg. 4 of 4



## SUMMERLIN ROAD DESIGNATED ACCESS POINTS

ADOPTED NOVEMBER 7, 1993 PER RESOLUTION #93-11-112  
 AMENDED MAY 18, 1994 PER RESOLUTION #94-05-24  
 AMENDED JUNE 21, 1995 PER RESOLUTION #95-06-60  
 AMENDED OCTOBER 16, 1995 PER RESOLUTION #95-10-44  
 AMENDED DECEMBER 9, 1997 PER RESOLUTION #97-12-10  
 AMENDED JANUARY 12, 1999 PER RESOLUTION #99-01-13  
 AMENDED JULY 6, 1999 PER RESOLUTION #99-07-05  
 AMENDED NOVEMBER 15, 1999 PER RESOLUTION #99-11-42  
 AMENDED , 2000 PER RESOLUTION #