**WALDROP ENGINEERING**
**CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS**

**28100 BONITA GRANDE DR. #305**
**BONITA SPRINGS, FL 34135**
**P: 239-405-7777**
**F: 239-405-7899**

March 12, 2010

Mr. Peter J. Eckenrode
Lee County Community Development
1500 Monroe Street
Fort Myers, FL 33901

**Subject:** **Tortuga (F.K.A. Stonegate)**
**DOS2006-00234**
**Administrative Action – Transfer of Development Rights**

Dear Mr. Eckenrode,

We are hereby requesting an Administrative Action to Development Order DOS2006-00234. This Action proposes to update the last Transfer of Development Rights.

Enclosed please find the following items as they relate to the above referenced Administrative Action:

1. One (1) original and two (2) copies of this cover letter;
2. One (1) original and two (2) copies of Administrative Action Application which includes:
    a. Notarized Affidavit of Authorization Form
    b. Disclosure of Interest Form
    c. 2 original signed and sealed Legal Descriptions
    d. 2 original signed and sealed Boundary Surveys
    e. Area Location Map
    f. Narrative on Transfer of Development Rights (Exhibit I-3.A)
3. A check (#6016) in the amount of $1,500.00 representing the review fee;
4. One (1) copy of Sheet 3, the Overall Phasing Plan and Calculation Sheet from the Tortuga Development Order Plans (24"x36") prepared by Waldrop Engineering, P.A.;
5. Three (3) original reduced size Sheet 3, the Overall Phasing Plan and Calculation Sheet from the Tortuga Development Order Plans (11"x17") prepared by Waldrop Engineering, P.A.

Should staff have any questions or require any additional information, please contact us.

Sincerely,

**Waldrop Engineering, P.A.**

Nicholas B. Speach, P.E.
Project Manager

cc: John Asher, Taylor Morrison of Florida, Inc.

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**28100 BONITA GRANDE DR. #305**
**BONITA SPRINGS, FL 34135**
**P: 239-405-7777**
**F: 239-405-7899**

March 12, 2010

Mr. Peter J. Eckenrode
Development Services Director
Lee County Community Development
1500 Monroe Street
Fort Myers, FL 33901

**Subject:** **Tortuga (F.K.A. Stonegate)**
**Administrative Action – Transfer of Development Rights**
**Exhibit I-3.A – Narrative**

Dear Mr. Eckenrode,

This is a request for an Administrative Amendment to update the last Transfer of Development Rights that were added as a part of ADD2008-00135.
Tortuga (FKA Stonegate) originally had a site plan containing 368 multi-family units. These units were allowed based on the original 280 standard density dwelling units for the site and the 88 TDR units added with ADD2008-00135.
Our new site plan for Tortuga has changed 232 of the future multi-family units into 130 two-family units. Due to this decrease of 102 units, our total unit count has been reduced to 266 units. Because the 266 units are lower than the original 280 standard density dwelling units, the 88 TDR units that were added with ADD2008-00135 are no longer needed. We are requesting that these units are removed from this project and given back to the developer for future use.
Should staff have any questions or concerns, please feel free to contact us at any time.

Sincerely,

**Waldrop Engineering, P.A.**

Nicholas B. Speach, P.E.
Project Manager

Attachments

cc: John Asher, Taylor Morrison of Florida, Inc.

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LEE COUNTY
SOUTHWEST FLORIDA

# APPLICATION FOR ADMINISTRATIVE ACTION FOR UNINCORPORATED AREAS ONLY

## APPLICATION FOR ADMINISTRATIVE ACTION FOR UNINCORPORATED AREAS ONLY

**Applicant's Name:** Taylor Morrison of Florida, Inc.

**Project Name:** Tortuga (F.K.A. Stonegate)

**STRAP Number(s):** 33-45-24-00-00001.0000 & 33-45-24-01-00000.00A0

**TYPE OF ADMINISTRATIVE APPLICATION:**

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_____ Administrative Variance **(attach Supplement A)**
_____ Commercial Lot Split **(attach Supplement B)**
_____ Consumption On Premises **(attach Supplement C)**
_____ Minimum Use Determination **(attach Supplement D)**
_____ LCLDC, Zoning District Boundaries, or Ordinance Interpretation **(attach Supplement E)**
_____ Relief for Designated Historic Resources **(attach Supplement F)**
_____ Relief for Easement Encroachment **(attach Supplement G)**
_____ Administrative Amendment to PUD or PD **(attach Supplement H)**
_____ Final Plan Approval for PD per Resolution: # _____ **(attach Supplement H)**
_____ Administrative Deviation from LCLDC Chapter 10, Section 10-104 **(attach Supplement I)**
_____ Placement of Model Home/Unit or Model Display Center **(attach Supplement J)**
_____ Dock & Shoreline Structures **(attach Supplement K)**
_____ Wireless Communication Facility Shared Use Plan Agreement **(attach Supplement M)**

Is this project located in the Estero Planning Community? ☐ YES ☒ NO

***If YES**, please note that the applicant may be required to conduct one public informational session where the agent will provide a general overview of the project for any interested citizens.

**********

**STAFF USE ONLY**

Case Number: ADD2010-00024 Commission District: 3
Current Zoning: RM-8 Fee Amount: $1500
Land Use Classification: URBAN COMMUNITY Intake by: C.F.M.
Planning Community: SOUTH FORT MYERS

**********

**LEE COUNTY**
**COMMUNITY DEVELOPMENT**
**P.O. BOX 398 (1500 MONROE STREET)**
**FORT MYERS, FLORIDA 33902**
**PHONE (239) 533-8585**

## PART 1
## APPLICANT\AGENT INFORMATION

**A.** **Name of applicant:** John Asher, Taylor Morrison of Florida Inc.

Address: Street : 501 North Cattleman Road. Suite 100

City: Sarasota State: FL Zip: 34232

Phone: Area Code: 941 Number: 371-3008 Ext:

Fax: Area Code: 941 Number: 371-7998

E-mail address: jasher@taylormorrison.com

**B.** **Relationship of Applicant to owner (check one):**

_____ Applicant (including an individual or husband & wife) is the sole owner of the property. **[34-201(a)(1)a.1.]**

_____ **Notarized Affidavit of Authorization form is attached as Exhibit AA-1.B.2.** (See Part 1 Exhibit Form A1 attached hereto for suggested Affidavit Form for an individual.) **[34-202(b)(1)c.]**

X Applicant has been authorized by the owner(s) to represent them for this action.

X **Notarized Affidavit of Authorization form is attached as Exhibit AA-1.B.2.** (Please select the appropriate Affidavit Form from the suggested forms in Part 1 Exhibits attached hereto.) **[34-202(b)(1)c.]**

_____ Applicant is a contract purchaser/vendee. [34-202(b)(1)d.]

_____ **Notarized Affidavit of Authorization form is attached as Exhibit AA-1.B.2. [34-202(b)(1)c.]** (Please select the appropriate Affidavit Form from the suggested forms in Part 1 Exhibits attached hereto.)

**C.** **Authorized Agent: Name of the person who is to receive all County-initiated correspondence regarding this application.** [34-202(b)(1)c.]

**C.1.** Company Name: Waldrop Engineering, P.A.

Contact Person: Nicholas Speach

Address: Street : 28100 Bonita Grande Dr, Suite 305

City: Bonita Springs State: FL Zip: 34135

Phone: Area Code: 239 Number: 405-7777 Ext:

Fax: Area Code: 239 Number: 405-7899

E-mail address: ronw@waldropengineering.com

**C.2.** ____ **Additional Agent(s): The names of other agents that the County may contact concerning this application are attached as Exhibit AA-1.C.2. [34-202(b)(1)c.]**

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## PART 2
## PROPERTY OWNERSHIP

**Is this request specific to a particular tract of land? _____ NO __X__ YES. If the answer is YES, please complete the following items.**

ADD 2010-00024

**A. Property Ownership: Single owner (individual or husband & wife only) [34-201(a)(1)a.1.]**

**A.1. Name:** _____

Mailing Address: Street: _____

City: _____ State: _____ Zip: _____

Phone: Area Code: _____ Number: _____ Ext: _____

Fax: Area Code: _____ Number: _____

E-mail: _____

**B. Property Ownership: Multiple owners (Corporation, partnership, trust, association) [34-201(a)(1)].**

**B.1. __X__ Disclosure of (Ownership) Interests Form is attached as Exhibit AA-2.B.1. [34-201(b)2]**

**C. Multiple parcels**

**C.1. _____ Property owners list is attached as Exhibit AA-2.C.1. [34-202(a)(5)]**

**C.2. _____Property owners map is attached as Exhibit AA-2.C.2. [34-202(a)(5)]**

**D. Date property was acquired by present owner(s):** 8/27/04 and 1/5/06

## PART 3
## PROPERTY INFORMATION

**Is this request specific to a particular tract of land? _____ NO __X__ YES. If the answer is YES, please complete the following items.**

**A. STRAP Number(s):** 33-45-24-00-00001.0000

33-45-24-01-00000.00A0

**B. Street Address of Property:** 9840 Gladiolus Drive, Fort Myers, FL 33908

**C. Legal Description**

**__X__ Legal description (on 8 1/2" by 11" paper) is attached as Exhibit AA-3.C.1. [34-202(a)(1)]**

**__X__ Sealed sketch of the legal description is attached as Exhibit AA-3.C.2. [34-202(a)(1)]**

**_____ Electronic version of the legal description is attached as Exhibit AA-3.C.3.**

**D. Boundary Survey**

__X__ A Boundary survey, tied to the state plane coordinate system, is attached as **Exhibit AA-3.D.1.** [34-202(a)(2)]

_____ The property consists of one or more undivided platted lots in a subdivision recorded in the Official County Plat Books. A copy of the applicable plat book page is attached as **Exhibit AA-3.D.2.** [34-202(a)(2)]

**E. Planning Community:** South Fort Myers

**F. General Location of Property:**

**F.1.** __X__ Area location map is attached as **Exhibit AA-3.F.** [34-202(a)(4)]

**F.2. Directions to property:** McGregor Blvd south, Gladiolus Drive east, property is located at northeast corner of Gladiolus Drive and A&W Bulb Road.

**G. Current Zoning of Property:** RM-8

**H. Current use(s) of the property are:** Multifamily condominium

**I. Property Dimensions [34-202(a)(8)]**

1. Width (average if irregular parcel): 1294'± Feet
2. Depth (average if irregular parcel): 1222'± Feet
3. Total area: 46.89'± Acres or square feet
4. Frontage on road or street: 1301'± Feet on Gladiolus Drive

2nd Frontage on road or street: 1243'± Feet on A&W Bulb Road

## PART 4
## ACTION REQUESTED

**A. TYPE OF REQUEST (please check one)**

_____ **Administrative Variance (requires supplement A)**
_____ **Commercial Lot Split (requires supplement B)**
_____ **Consumption On Premises (requires supplement C)**
_____ **Minimum Use Determination (requires supplement D)**
_____ **LCLDC, Zoning District Boundaries, or Ordinance Interpretation (requires supplement E)**
_____ **Relief for Designated Historic Resources (requires supplement F)**
_____ **Easement Encroachment (requires supplement G)**
_____ **Administrative Amendment to a PUD or Planned Development (requires supplement H)**
_____ **Final Plan Approval for a Planned Development (requires supplement H)**
_____ **Administrative Deviation from Chapter 10 of the LDC (requires supplement I)**
_____ **Placement of Model Home/Unit or Model Display Center (requires supplement J)**
_____ **Dock & Shoreline Structure (requires supplement K)**
_____ **Wireless Communication Facility Shared Use Plan Agreement (requires supplement M)**

**B. NATURE OF REQUEST (please print):** See attached sheet (Exhibit I-3.A – Narrative)

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## PART 5

## SUBMITTAL REQUIREMENTS

THE NUMBER OF COPIES REQUIRED FOR EACH EXHIBIT IS BASED ON THE ACTION REQUESTED AS INDICATED BELOW. PLEASE NOTE THAT THE THREE (3) SETS OF REQUIRED SUBMITTAL AND SUPPLEMENTAL FORMS MUST BE SUBMITTED IN SETS OF THREE. ADDITIONAL SUBMITTAL ITEMS (listed below) SHOULD BE SUBMITTED AS A GROUP WITH THE APPROPRIATE NUMBER OF COPIES PROVIDED AS NOTED BELOW.

| Copies Required* | Exhibit Number | SUBMITTAL ITEMS |
|---|---|---|
| 3 | | Completed application for Administrative Action |
| 1 | | Filing Fee - [34-202(a)(9)] |
| | | |
| **Copies Required*** | **SUP Number** | **SUPPLEMENTAL FORMS** (select applicable request/form) |
| 3 | SUP A | Administrative Variance request |
| 3 | SUP B | Commercial Lot Split request |
| 3 | SUP C | Consumption On Premises request |
| 3 | SUP D | Minimum Use Determination request |
| 3 | SUP E | Ordinance Interpretation request |
| 3 | SUP F | Relief for Designated Historic Resources request |
| 3 | SUP G | Easement Encroachment request |
| 3 | SUP H | Administrative Amendment to a PUD or Planned Development request |
| 3 | SUP H | Final Plan Approval for a Planned Development request |
| 3 | SUP I | Administrative Deviation from Chapter 10 of the LDC request |
| 3 | SUP J | Placement of Model Home/Unit or Model Display Center request |
| 3 | SUP K | Dock & Shoreline Structure request |
| 3 | SUP M | Wireless Communication Facility Shared Use Plan Agreement |
| | | |
| **Copies Required*** | **Exhibit Number** | **ADDITIONAL SUBMITTAL ITEMS** |
| 3 | AA-1.B.2 | Notarized Affidavit of Authorization Form [34-202(b)(1)c] |
| 3 | AA-1.C.2 | Additional Agents [34-202(b)(1)c.] |
| 3 | AA-2.B.1 | Disclosure of Interest Form [34-201(b)(2)a] |
| 3 | AA-2.C.1 | Subject property owners list (if applicable) [34-202(a)(5)] |
| 3 | AA-2.C.2 | Subject Property Owners map (if applicable) [34-202(a)(5)] |
| 3 | AA-3.A.1 | List of STRAP Numbers (if additional sheet is required) [34-202(a)(1)] |
| 3 | AA-3.C.1 | Legal Description **(2 originals required)** [34-202(a)(1)] |
| 3 | AA-3.C.2 | Sealed Sketch of the Legal Description **(2 originals required)** [34-202(a)(1)] |
| 1 | AA-3.C.2 | Electronic version of legal description (if available) |
| 3 | AA-3.D.1 | Boundary Survey (tied to State Plane Coordinate System) [34-202(a)(2)] {NOTE: This is a required submittal for all Planned Development Applications and for all properties of 10 acres or more. **(2 originals required)** [34-373(a)(4)a.]} |
| 3 | AA-3.D.2 | Copy of Plat Book Page (if applicable) [34-202(a)(1)] |
| 3 | AA-3.F | Area Location Map on 8-1/2" by 11" paper pursuant to LCLDC Section 34-202(a)(4). |

* **At least one copy must be an original.**

**PART 1 AFFIDAVIT A1**

**PART 1 AFFIDAVIT A2**
**(EXHIBIT AA-1.B.2)**

**AFFIDAVIT FOR ADMINISTRATIVE ACTION**
**APPLICATION IS SIGNED BY A CORPORATION, LIMITED LIABILITY COMPANY (L.L.C.), LIMITED COMPANY (L.C.), PARTNERSHIP, LIMITED PARTNERSHIP, OR TRUSTEE**

I, *John Asher as Land Manager of Taylor Morrison of Florida, Inc., 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.

Taylor Morrison of Florida, Inc.
*Name of Entity (corporation, partnership, LLP, LC, etc)

John Asher
Signature

John Asher
(Type or printed name)

Land Manager
(title of signatory)

STATE OF Florida
COUNTY OF Lee

The foregoing instrument was sworn to (or affirmed) and subscribed before me this March 12, 2010 (date) by John Asher (name of person providing oath or affirmation), who is personally known to me or who has produced _____(type of identification) as identification.

Quillian Jones III
Signature of person taking oath or affirmation

Quillian Jones III
Name typed, printed or stamped

Notary Public
Title or rank

DD647920
Serial number, if any

QUILLIAN JONES, III
Comm# DD0647920
Expires 5/27/2011
Florida Notary Assn., Inc

*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.*

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**EXHIBIT AA-2.B.1**
**DISCLOSURE OF INTEREST FORM FOR:**

**STRAP NO.** 33-45-24-00-00001.0000
33-45-24-01-00000.00A0

**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 and Address | Percentage of Stock |
|---|---|
| Taylor Morrison of Florida, Inc. | 100% |
| 501 North Cattlemen Road, Suite 100 | |
| Sarasota, FL 34232 | |
| | |
| | |
| | |

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 |
|---|---|
| | |
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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 and Address | 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)

John Asher, Land Manager
(Printed or typed name of applicant)

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this ____ day of _____ 20 _____

by _____ who is personally known to me or who has produced

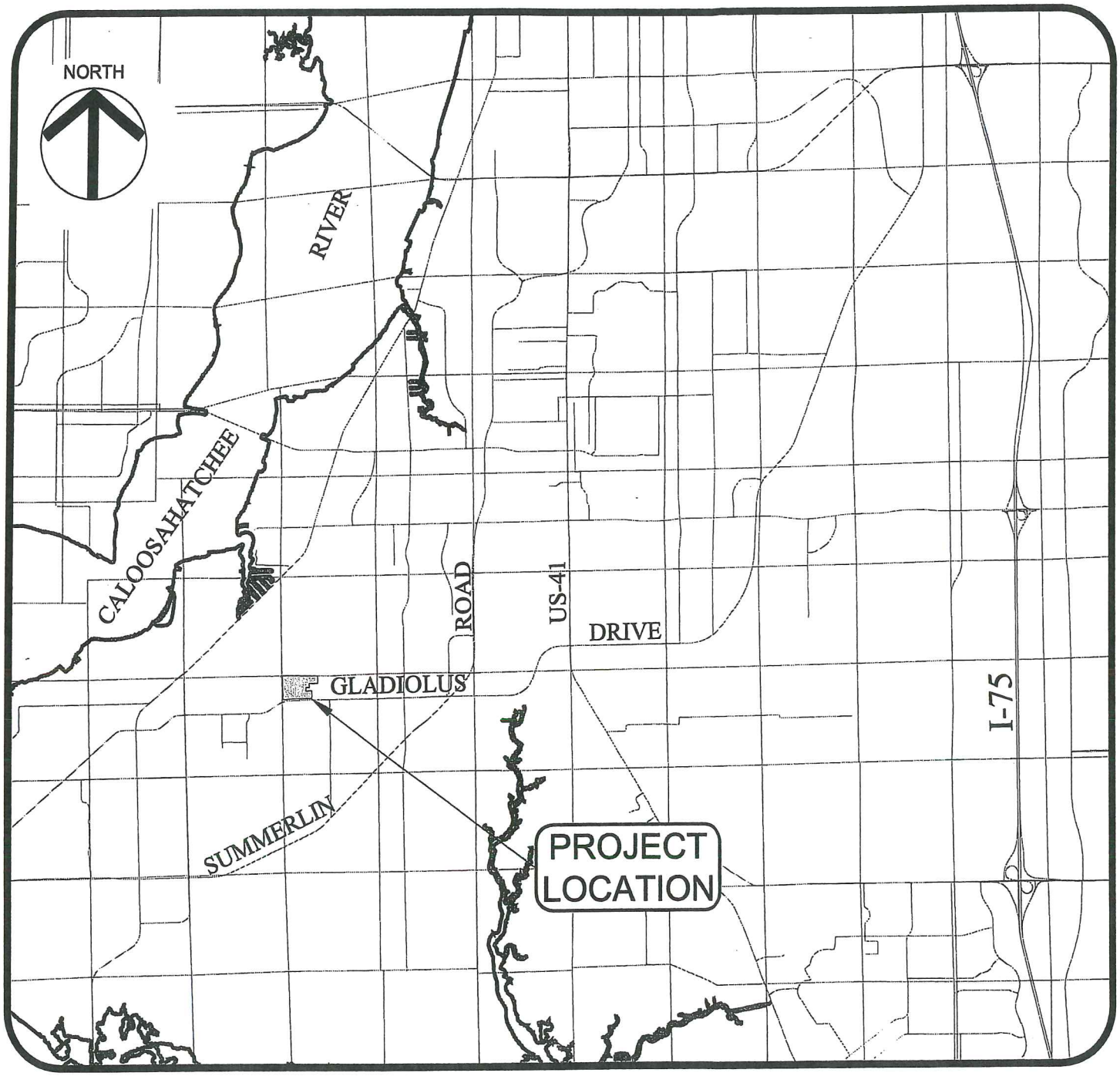
_____ as identification. .

(SEAL)

_____
Signature of Notary Public

_____
Printed Name of Notary Public

EXHIBIT AA-3.F




# PROJECT LOCATION MAP

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LEGAL DESCRIPTION

BEING A PORTION OF SECTION 33, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE SOUTH 89°53'25" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 33.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF A & W BULB ROAD AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE SOUTH 89°53'25" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,958.21 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 33; THENCE SOUTH 01°06'40" EAST, ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 407.52 FEET; THENCE SOUTH 88°53'20" WEST, A DISTANCE OF 296.32 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, 33.98 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 146.36 FEET, THROUGH A CENTRAL ANGLE OF 13°18'13" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 84°27'33" WEST, 33.91 FEET TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY, 61.35 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 263.25 FEET, THROUGH A CENTRAL ANGLE OF 13°21'13" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 84°29'03" WEST, 61.21 FEET; THENCE SOUTH 88°50'20" WEST, A DISTANCE OF 91.86 FEET; THENCE SOUTH 01°06'40" EAST, A DISTANCE OF 17.40 FEET; THENCE SOUTH 88°53'20" WEST, A DISTANCE OF 32.00 FEET; THENCE SOUTH 01°06'40" EAST, A DISTANCE OF 175.00 FEET; THENCE SOUTH 88°53'20" WEST, A DISTANCE OF 74.00 FEET; THENCE SOUTH 52°51'42" WEST, A DISTANCE OF 13.60 FEET; THENCE SOUTH 01°06'40" EAST, A DISTANCE OF 13.00 FEET; THENCE SOUTH 88°53'20" WEST, A DISTANCE OF 63.38 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 33; THENCE SOUTH 01°09'40" EAST, ALONG SAID WEST LINE, A DISTANCE OF 196.00 FEET; THENCE NORTH 88°53'20" EAST, A DISTANCE OF 168.21 FEET; THENCE NORTH 01°06'40" WEST, A DISTANCE OF 15.67 FEET; THENCE NORTH 88°53'20" EAST, A DISTANCE OF 149.67 FEET; THENCE SOUTH 01°06'40" EAST, A DISTANCE OF 340.97 FEET; THENCE SOUTH 14°56'56" WEST, A DISTANCE OF 54.94 FEET; THENCE SOUTH 00°13'08" WEST, A DISTANCE OF 23.40 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF GLADIOLUS DRIVE; THENCE SOUTH 88°54'59" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 367.40 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE NORTHEASTERLY, 27.09 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 32.00 FEET, THROUGH A CENTRAL ANGLE OF 48°29'55" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 23°07'54" EAST, 26.29 FEET; THENCE NORTH 01°07'03" WEST, A DISTANCE OF 42.10 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, 52.56 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 72.00 FEET, THROUGH A CENTRAL ANGLE OF 41°49'20" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 22°01'43" WEST, 51.40 FEET; THENCE NORTH 42°56'23" WEST, A DISTANCE OF 106.83 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, 70.09 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 189.00 FEET, THROUGH A CENTRAL ANGLE OF 21°14'48" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 32°18'59" WEST, 69.68 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE WESTERLY, 159.13 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 280.00 FEET, THROUGH A CENTRAL ANGLE OF 32°33'46" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 72°42'05" WEST, 157.00 FEET; THENCE SOUTH 88°58'57" WEST, A DISTANCE OF 79.37 FEET; THENCE NORTH 01°01'03" WEST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 88°58'57" WEST, A DISTANCE



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OF 2.65 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 155.82 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, 13.03 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF 74°39'24" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 37°19'42" EAST, 12.13 FEET; THENCE NORTH 74°39'24" EAST, A DISTANCE OF 66.13 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, 50.18 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 57°29'58" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 45°54'25" EAST, 48.10 FEET; THENCE NORTH 17°09'26" EAST, A DISTANCE OF 17.54 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, 22.67 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 18°33'26" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 07°52'43" EAST, 22.57 FEET; THENCE NORTH 01°24'00" WEST, A DISTANCE OF 381.28 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, 77.18 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 88°26'25" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 45°37'13" WEST, 69.74 FEET; THENCE NORTH 89°50'25" WEST, A DISTANCE OF 458.81 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 6.13 FEET; THENCE SOUTH 37°59'19" WEST, A DISTANCE OF 72.00 FEET; THENCE SOUTH 82°07'23" WEST, A DISTANCE OF 39.01 FEET; THENCE SOUTH 53°06'38" WEST, A DISTANCE OF 41.61 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE WESTERLY, 78.62 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 220.00 FEET, THROUGH A CENTRAL ANGLE OF 20°28'34" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 80°54'32" WEST, 78.20 FEET; THENCE SOUTH 88°51'11" WEST, A DISTANCE OF 94.06 FEET; THENCE SOUTH 11°40'40" EAST, A DISTANCE OF 43.77 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE WESTERLY, 38.23 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 180.00 FEET, THROUGH A CENTRAL ANGLE OF 12°10'05" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 72°14'17" WEST, 38.16 FEET TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY, 90.82 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 230.00 FEET, THROUGH A CENTRAL ANGLE OF 22°37'24" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 77°27'56" WEST, 90.23 FEET; THENCE SOUTH 88°46'39" WEST, A DISTANCE OF 84.14 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF AFORESAID A & W BULB ROAD; THENCE NORTH 01°15'36" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 454.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,117,911 SQUARE FEET OR 25.664 ACRES, MORE OR LESS.

JOHN SCOTT RHODES
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA, LICENSE NUMBER 5739

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## LAND USE SUMMARY

| CATEGORY | ACREAGE | PERCENTAGE OF TOTAL ACREAGE |
|---|---|---|
| PHASE 1 | | |
| IMPERVIOUS | | |
| BUILDING | 3.1 ± | 15.9% |
| DRIVEWAY/SIDEWALK | 1.2 ± | 6.2% |
| ROADWAY | 1.3 ± | 6.7% |
| SUBTOTAL | 5.6 ± | 28.7% |
| PERVIOUS | | |
| OPEN SPACE / RESTORATION | 5.8 ± | 29.8% |
| UPLAND / WETLAND | 4.9 ± | 25.1% |
| SUBTOTAL | 10.7 ± | 54.9% |
| LAKE | 3.2 ± | 16.4% |
| PHASE 1 TOTAL | 19.5 ± | 100.0% |
| PHASE 2 | | |
| IMPERVIOUS | | |
| BUILDING | 4.4 ± | 27.0% |
| DRIVEWAY/SIDEWALK | 1.8 ± | 11.0% |
| ROADWAY | 2.4 ± | 14.7% |
| SUBTOTAL | 8.6 ± | 52.8% |
| PERVIOUS | | |
| OPEN SPACE / RESTORATION | 7.2 ± | 44.1% |
| UPLAND / WETLAND | 0.5 ± | 3.1% |
| SUBTOTAL | 7.7 ± | 47.2% |
| PHASE 2 TOTAL | 16.3 ± | 100.0% |
| PHASE 3 | | |
| IMPERVIOUS | | |
| BUILDING | 0.1 ± | 9.0% |
| DRIVEWAY/SIDEWALK | 0.7 ± | 63.7% |
| SUBTOTAL | 0.8 ± | 72.7% |
| PERVIOUS | | |
| OPEN SPACE | 0.3 ± | 27.3% |
| SUBTOTAL | 0.3 ± | 27.3% |
| PHASE 3 TOTAL | 1.1 ± | 100.0% |

| CATEGORY | ACREAGE | PERCENTAGE OF TOTAL ACREAGE |
|---|---|---|
| PHASE 4 | | |
| IMPERVIOUS | | |
| BUILDING | 1.5 ± | 20.5% |
| DRIVEWAY/SIDEWALK | 0.5 ± | 7.2% |
| ROADWAY | 0.5 ± | 6.8% |
| SUBTOTAL | 2.5 ± | 34.7% |
| PERVIOUS | | |
| OPEN SPACE | 3.3 ± | 45.4% |
| SUBTOTAL | 3.3 ± | 45.4% |
| LAKE | 1.5 ± | 19.9% |
| PHASE 4 TOTAL | 19.5 ± | 100.0% |
| PHASE 5 | | |
| IMPERVIOUS | | |
| BUILDING | 0.6 ± | 22.6% |
| DRIVEWAY/SIDEWALK | 0.2 ± | 7.8% |
| ROADWAY | 0.2 ± | 9.2% |
| SUBTOTAL | 1.0 ± | 39.6% |
| PERVIOUS | | |
| OPEN SPACE | 1.5 ± | 60.4% |
| SUBTOTAL | 1.5 ± | 60.4% |
| PHASE 5 TOTAL | 2.5 ± | 100.0% |
| PROJECT AREA TOTAL | 46.7 ± | 100.0% |
| IMPERVIOUS AREA TOTAL | 18.6 ± | 39.8% |
| OPEN SPACE AREA TOTAL | 28.1 ± | 60.2% |

- TOTAL OF 40% OPEN SPACE IS REQUIRED (46.7 AC. @ 40% = 18.7 AC.). OPEN SPACE REQUIREMENT IS BASED UPON 40% OPEN SPACE PROVIDED THROUGHOUT THE ENTIRE PARCEL.
- PHASES 4 AND 5 SHALL BE DEVELOPED AS FUTURE PHASES OF THIS PROJECT. LAND USE SUMMARY WILL BE MODIFIED AT THAT POINT IF NECESSARY.
- A MAXIMUM OF 25% OF THE REQUIRED OPEN SPACE SHALL BE LAKE AREA. 4.6 ACRES OF LAKE HAS BEEN INCLUDED IN THIS OPEN SPACE TOTAL.

## PHASING CHART

| | |
|---|---|
| PHASE 1-A | BUILDINGS 1, 7, & 8; LAKE # 1; SANDPIPER PRESERVE BLVD. AND ALL ASSOCIATED DRAINAGE, UTILITIES, PAVEMENT, SIGNAGE & STRIPING; LIFT STATION; FORCE MAIN; WATER MAIN NECESSARY FOR OFFSITE CONNECTION; WALL AND ALL LANDSCAPE BUFFERS ALONG GLADIOLUS. ALSO INCLUDES REMOVAL OF EXOTICS FROM PRESERVES, LAKE #1 LITTORALS AND REQUIRED BUFFERS. |
| PHASE 1-B | BUILDING # 20 & RESTORATION AREA # 6 |
| PHASE 1-C | BUILDINGS # 2-6 & 9-11; RESTORATION AREAS #3-5. |
| PHASE 2-A | INCLUDES ASCOT ENTRANCE MODIFICATIONS AND FRONTAGE ROAD WITH ALL ASSOCIATED DRAINAGE, UTILITIES, PAVEMENT, SIGNAGE & STRIPING. |
| PHASE 2 | LOTS # 1-86, BLDGS. 21 & 22; RESOTRATION AREAS # 1, 2, 7, & 9; MODIFICATION TO INTERSECTION OF PALMARROSA WAY & SEA CREST BLVD. |
| PHASE 3 | AMENITY CENTER |
| PHASE 4 (FUTURE) | FUTURE LOTS # 87-118; RESTORATION AREAS # 8 & 10; LAKE # 2; REMAINDER OF PALMARROSA WAY AND ALL ASSOCIATED DRAINAGE, UTILITIES, PAVEMENT, SIGNAGE & STRIPING. |
| PHASE 5 (FUTURE) | FUTURE LOTS # 119-130; REMAINDER OF PERIWINKLE PRESERVE WAY AND ALL ASSOCIATED DRAINAGE, UTILITIES, PAVEMENT, SIGNAGE & STRIPING. |

## UNIT SUMMARY

| PHASE | UNIT TYPE | # OF UNITS |
|---|---|---|
| PHASE 1-A | MULTI-FAMILY | 28 UNITS |
| PHASE 1-B | MULTI-FAMILY | 8 UNITS |
| PHASE 1-C | MULTI-FAMILY | 80 UNITS |
| PHASE 2 | MULTI-FAMILY & TWO-FAMILY ATTACHED | 106 UNITS |
| PHASE 3 | AMENITY | - |
| PHASE 4 | TWO-FAMILY ATTACHED | 32 UNITS |
| PHASE 5 | TWO-FAMILY ATTACHED | 12 UNITS |
| TOTAL | | 266 UNITS |

## TORTUGA INDIGENOUS PRESERVATION SUMMARY ⚠

| | |
|---|---|
| PROJECT AREA: | 46.67 ACRES |
| OPEN SPACE REQUIRED: | 40% OF PROJECT AREA |
| INDIGENOUS PRESERVATION PROVIDED | 8.19 ACRES |
| INDEGENOUS PRESERVATION PROVIDED (%) | 44.0% OF OPEN SPACE |

| | |
|---|---|
| WETLAND # 1 | 1.76 ACRES |
| WETLAND # 2 | 0.43 ACRES |
| UPLAND PRESERVE # 1 | 2.74 ACRES |
| UPLAND PRESERVE # 2 | 0.17 ACRES |
| UPLAND PRESERVE # 3 | 0.32 ACRES |
| ★ WETLAND/UPLAND TOTAL | 5.42 ACRES |
| RESTORATION AREA # 1 | 0.34 ACRES |
| RESTORATION AREA # 2 | 0.59 ACRES |
| RESTORATION AREA # 3 | 0.07 ACRES |
| RESTORATION AREA # 4 | 0.19 ACRES |
| RESTORATION AREA # 5 | 0.14 ACRES |
| RESTORATION AREA # 6 | 0.05 ACRES |
| RESTORATION AREA # 7 | 0.15 ACRES |
| RESTORATION AREA # 8 | 0.77 ACRES |
| RESTORATION AREA # 9 (LITTORAL SHELF) | 0.65 ACRES |
| ★★ RESTORATION AREA TOTAL | 2.95 ACRES |

| | |
|---|---|
| ★ WETLAND/UPLAND TOTAL (1 TO 1 RATIO): | 5.42 ACRES |
| ★★ RESTORATION AREAS (2 TO 1 RATIO): | 1.48 ACRES |
| UPLAND PRESERVE # 1 | 0.69 ACRES |
| ● (125% CREDIT FOR CONTIGUOUS PRESERVE > 1 ACRE & 75' IN WIDTH) | |
| ● (ADDITIONAL 10% CREDIT FOR 0.27 ACRE PRESERVATION ADJACENT TO ROADWAY) | 0.27 ACRES |
| OFFSITE MITIGATION BANK (3 TO 1 RATIO): | 0.33 ACRES |
| TOTAL INDIGENOUS PROVIDED: | 8.19 ACRES |

## LOT AREA TABLE

| LOT # | LOT AREA (SF) | LOT # | LOT AREA (SF) | LOT # | LOT AREA (SF) |
|---|---|---|---|---|---|
| 1 | 7006 | 30 | 4712 | 59 | 4867 |
| 2 | 4352 | 31 | 4712 | 60 | 4868 |
| 3 | 4352 | 32 | 4352 | 61 | 4869 |
| 4 | 4352 | 33 | 4485 | 62 | 4870 |
| 5 | 4352 | 34 | 4507 | 63 | 4871 |
| 6 | 4352 | 35 | 4471 | 64 | 4873 |
| 7 | 4352 | 36 | 6366 | 65 | 4874 |
| 8 | 4352 | 37 | 4975 | 66 | 4875 |
| 9 | 4352 | 38 | 4353 | 67 | 4876 |
| 10 | 4358 | 39 | 4352 | 68 | 4877 |
| 11 | 4695 | 40 | 4352 | 69 | 4878 |
| 12 | 4872 | 41 | 4352 | 70 | 4879 |
| 13 | 4868 | 42 | 4352 | 71 | 4881 |
| 14 | 4862 | 43 | 4352 | 72 | 4882 |
| 15 | 4857 | 44 | 4352 | 73 | 4883 |
| 16 | 4852 | 45 | 4352 | 74 | 4884 |
| 17 | 4846 | 46 | 4352 | 75 | 4885 |
| 18 | 4845 | 47 | 4352 | 76 | 4886 |
| 19 | 4705 | 48 | 4352 | 77 | 4887 |
| 20 | 6330 | 49 | 4352 | 78 | 4889 |
| 21 | 4963 | 50 | 4712 | 79 | 4890 |
| 22 | 6365 | 51 | 4712 | 80 | 4891 |
| 23 | 4640 | 52 | 4352 | 81 | 4892 |
| 24 | 4352 | 53 | 4352 | 82 | 4893 |
| 25 | 4352 | 54 | 4640 | 83 | 4894 |
| 26 | 4352 | 55 | 5227 | 84 | 4895 |
| 27 | 4352 | 56 | 4863 | 85 | 4897 |
| 28 | 4352 | 57 | 4865 | 86 | 4898 |
| 29 | 4352 | 58 | 4866 | - | - |

## DENSITY CALCULATION ⚠

| | |
|---|---|
| TOTAL NUMBER OF UNITS | 266 UNITS |
| PROJECT AREA | 46.7 ACRES |
| TOTAL DENSITY | 5.70 UNITS / ACRE |

## REFUSE & SOLID WASTE DISPOSAL CALCULATIONS

| PHASES | REQUIRED | PROVIDED |
|---|---|---|
| PHASE 1 (A, B, & C) | 944 S.F. | 1,053 S.F. |
| PHASES 2 & 3 (MULTI-FAMILY & AMENITY) | 244 S.F. | 263 S.F. |
| PHASES 2 & 4 & 5 (SINGLE-FAMILY) | N/A | TRASH WILL BE HANDLED BY CURB-SIDE PICK-UP |

REFUSE AND SOLID WASTE DISPOSAL CALCULATIONS WERE DERIVED FROM ORDINANCE 08-10 EFFECTIVE 06/02/08 (SEC. 10-261)

## PROPERTY DEVELOPMENT REGULATIONS PER LEE COUNTY LAND DEVELOPMENT CODE ⚠

| RM-8 REGULATIONS | TWO-FAMILY ATTACHED | |
|---|---|---|
| | REQUIRED | PROVIDED |
| PRINCIPAL STRUCTURES: | | |
| MINIMUM LOT AREA PER UNIT | 5,000 SF | 4,352 SF - 7,006 SF* |
| MAXIMUM LOT COVERAGE | 45% | 29% - 48%* |
| MINIMUM LOT WIDTH PER UNIT | 40 FT | 36' - 70'* |
| MINIMUM LOT DEPTH | 100 FT | 120 FT. - 146 FT. |
| STREET SETBACK | 20 FT | 20 FT |
| SIDE YARD SETBACK | 7 FT | 6.25 FT - 18 FT* |
| REAR YARD SETBACK | 20 FT | 20 FT |
| WATER BODY SETBACK | 25 FT | 25 FT |
| MAXIMUM BUILDING HEIGHT | 35 FT | 22'-4" |

FOR MIN. LOT AREA, MIN. LOT WIDTH, SIDE YARD SETBACK, AND LOT COVERAGE, PLEASE REFERENCE LEE COUNTY LAND DEVELOPMENT CODE SECTION 34-713 "ALTERNATE PROPERTY DEVELOPMENT REGULATIONS FOR DUPLEX,TWO-FAMILY ATTACHED AND TOWNHOUSE UNITS". AS AN ALTERNATIVE TO DEVELOPING IN ACCORDANCE WITH SECTION 34-715, PERTAINING TO PROPERTY DEVELOPMENT REGULATIONS FOR MULTI-FAMILY RESIDENTIAL DISTRICTS, A PARCEL MAY BE DEVELOPED WITH DUPLEXES,TWO-FAMILY ATTACHED UNITS AND TOWNHOUSES ON LOTS WITH A MINIMUM AREA OF 2,400 SQUARE FEET PER UNIT WITHOUT COMPLIANCE WITH MINIMUM WIDTH, DEPTH, OR SIDE YARD SETBACK REQUIREMENTS.

## SYMBOL LEGEND

- PHASE DELINEATION
- PHASE BOUNDARY
- LOT NUMBER
- LAKE
- LITTORAL SHELF (RESTORATION AREA)
- RESTORATION AREA
- WETLAND
- UPLAND PRESERVE

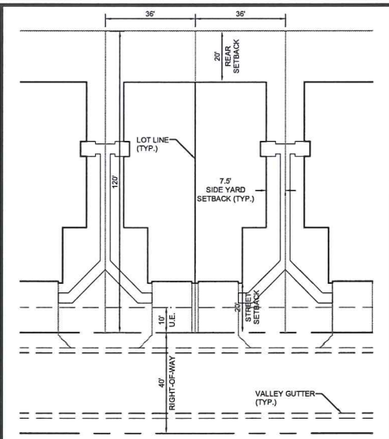
## PARKING CALCULATIONS

| PHASE | UNITS/SF | RATIO REQUIRED | SPACES REQUIRED | SPACES PROVIDED |
|---|---|---|---|---|
| 1 | 116 | 1.75 PER UNIT PLUS 10% GUEST PARKING | 223.3 | 252 |
| 2 (MULTI-FAMILY) | 20 | 1.75 PER UNIT PLUS 10% GUEST PARKING | 38.5 | 39 |
| 2 (SINGLE-FAMILY) | 86 | 2 PER UNIT | 172 | 179 |
| 3 | 3,591 SF | 1 PER 100 S.F. | 35.9 | 37 |
| 4 | 32 | 2 PER UNIT | 64 | 64 |
| 5 | 12 | 2 PER UNIT | 24 | 24 |
| TOTAL | | | 557.7 | 595 |

HANDICAP SPACE REQUIREMENT: 2% OF OVERALL SPACES = 12
HANDICAP SPACES PROVIDED: 5 PLUS 238 PRIVATE DRIVEWAYS = 243

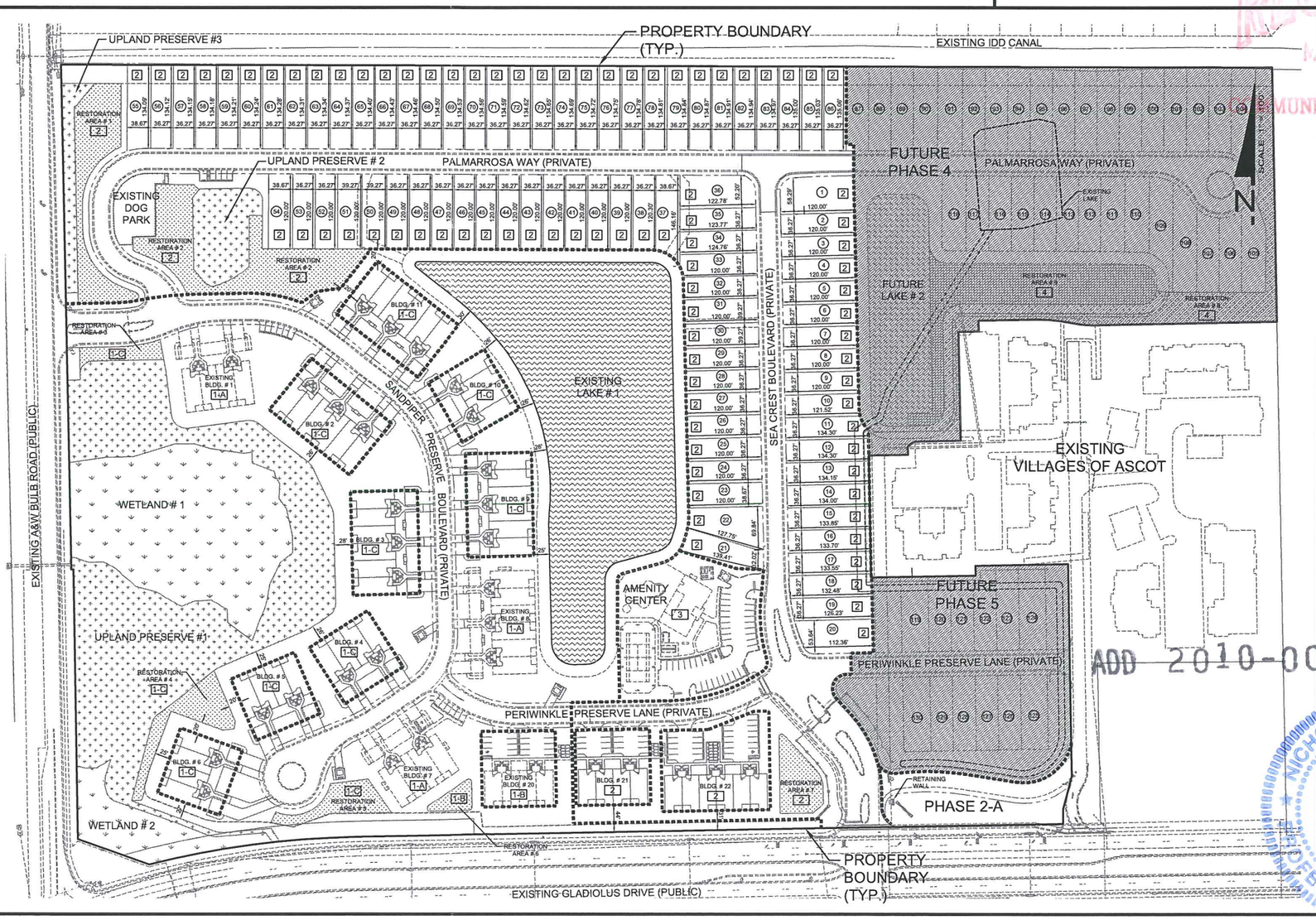
## SECTION 34-713 ALTERNATE PROPERTY DEVELOPMENT REGULATIONS STANDARDS FOR TWO-FAMILY ATTACHED UNITS ⚠

| | | |
|---|---|---|
| 1.) | THE OVERALL PARCEL ON WHICH THE LOTS ARE DEVELOPED SHALL COMPLY WITH ALL LOT COVERAGE, AREA, WIDTH AND DEPTH REQUIREMENTS FOR THE RM DISTRICT IN WHICH LOCATED. (SEE PROPERTY DEVELOPMENT REGULATIONS CHART FOR REQUIREMENTS) | THE PARCEL IS LARGER THAN 5,000 SF, WIDER AND DEEPER THAN 40' & 100' RESPECTIVELY, AND LOT COVERAGE IS 43% |
| 2.) | ALL STRUCTURES SHALL COMPLY WITH SETBACKS FOR THE RM DISTRICT IN WHICH LOCATED AS MEASURED FROM THE BOUNDARY OF THE OVERALL PARCEL. (SEE PROPERTY DEVELOPMENT REGULATIONS CHART FOR REQUIREMENTS) | CLOSEST FRONT LOT LINE IS 170' FROM PROPERTY LINE. CLOSEST REAR OF BUILDING IS 50' FROM PROPERTY LINE. CLOSEST SIDE LOT LINE IS OVER 100' FROM PROPERTY LINE. |
| 3.) | ALL STRUCTURES SHALL COMPLY WITH FRONT AND REAR AND WATER BODY SETBACKS FOR THE RM DISTRICT IN WHICH LOCATED. AS MEASURED FROM INDIVIDUAL LOT LINES. (20' FRONT & REAR SETBACK, 25' WATER BODY SETBACK) | 20' STREET SETBACK, 20' REAR YARD SETBACK, & 25' WATER BODY SETBACK PROVIDED. |
| 4.) | ALL STRUCTURES WHICH EXCEED THE MAXIMUM HEIGHT REQUIREMENTS OF THE RM DISTRICT IN WHICH LOCATED SHALL COMPLY WITH THE ADDITIONAL SETBACKS SPECIFIED IN ARTICLE VII, DIVISION 30, SUBDIVISION II, OF THIS CHAPTER AS MEASURED FROM THE OVERALL PARCEL BOUNDARY. (35' MAX HEIGHT PER RM-8) | ALL TWO-FAMILY UNITS ARE 22'-4" IN HEIGHT. |
| 5.) | THE APPLICANT SHALL PROVIDE ADEQUATE ASSURANCE THAT ALL AREAS OF THE OVERALL PARCEL WHICH ARE NOT DEVELOPED WITH INDIVIDUAL LOTS SHALL REMAIN AS OPEN SPACE. SUCH ASSURANCE MAY BE IN THE FORM OF AN EASEMENT OR OTHER DOCUMENT OR COMBINATION OF DOCUMENTS SATISFACTORY TO THE COUNTY ATTORNEY | PLEASE SEE SECTION 10.2 OF THE MASTER HOA DOCUMENTS FOR TORTUGA FOR OPEN SPACE ASSURANCE. |




## TYPICAL LOT LAYOUT

(NOTE: DRIVEWAYS & SIDEWALKS SHOWN MAY VARY IN CONFIGURATION)





WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
28100 BONITA GRANDE DRIVE - SUITE 305 BONITA SPRINGS, FL 34135
P: 239-405-7777 F: 239-405-7899 EMAIL: info@waldropengineering.com


# TORTUGA

## CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

## OVERALL PHASING PLAN AND CALCULATION SHEET

PLAN REVISIONS
ADDRESSED PER LEE COUNTY COMMENTS
3/11/15

FLORIDA CERTIFICATE OF AUTHORIZATION #3536

NICHOLAS B. SPEACH, P.E.
FL CERTIFICATE NO. 70207
3/11/15

SET NUMBER: 186-02-04
SHEET: 3

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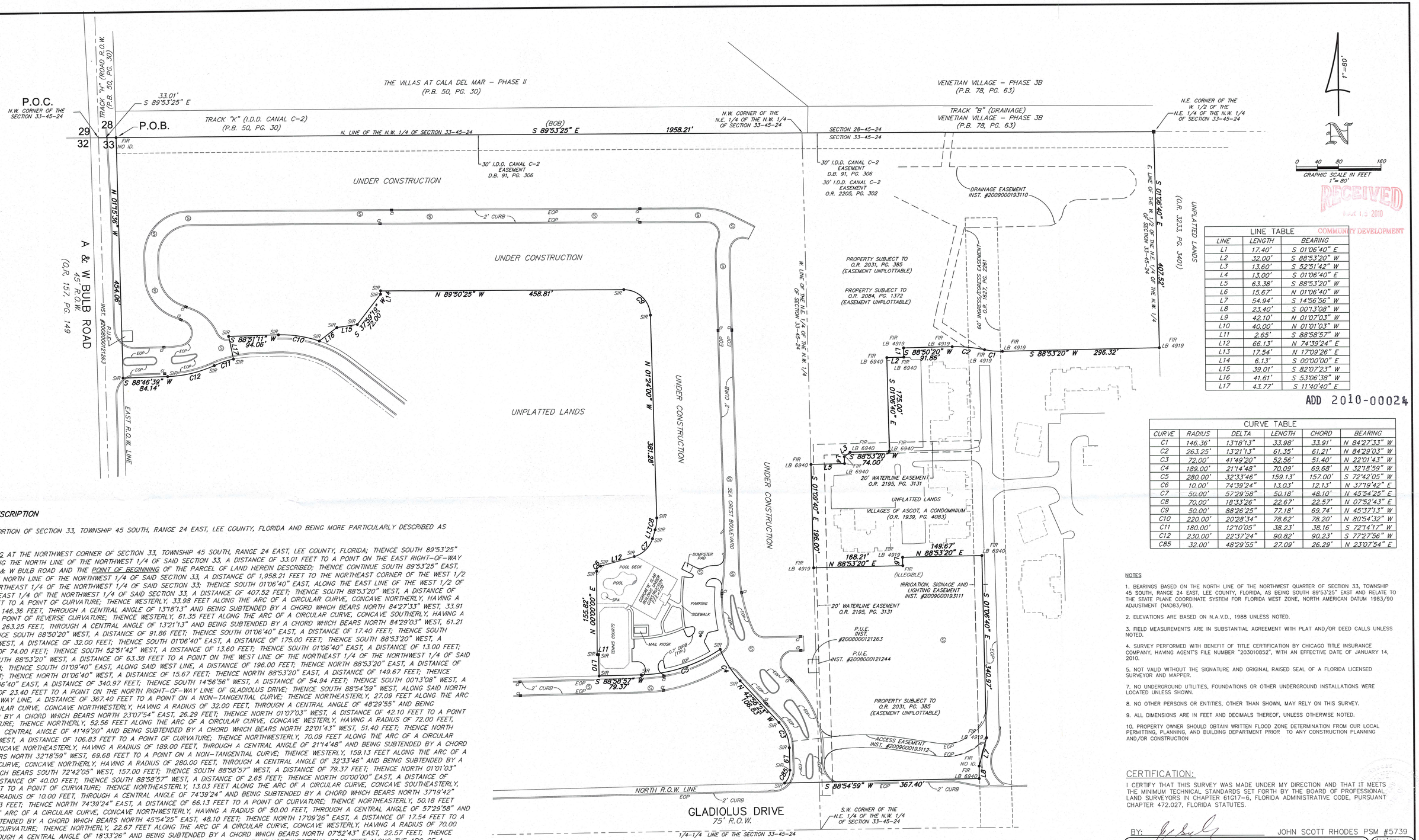
J:\186-02 Tortuga\AutoCAD\186-02-04 (Phase 2 & 3 DO Plans)\Set-01 - SUBMITTED\186026D03.dwg Mar 11, 2010 - 4:18pm
XREFS: 186026BASE [J:\186-02 Tortuga\AutoCAD\Design\186026BASE.dwg] 186026BASE-EXISTING [J:\186-02 Tortuga\AutoCAD\Design\186026BASE-EXISTING.dwg]

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| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 17.40' | S 01°06'40" E |
| L2 | 32.00' | S 88°53'20" W |
| L3 | 13.60' | S 52°51'42" W |
| L4 | 13.00' | S 01°06'40" E |
| L5 | 63.38' | S 88°53'20" W |
| L6 | 15.67' | N 01°06'40" W |
| L7 | 54.94' | S 14°56'56" W |
| L8 | 23.40' | S 00°13'08" W |
| L9 | 42.10' | N 01°07'03" W |
| L10 | 40.00' | N 01°01'03" W |
| L11 | 2.65' | S 88°58'57" W |
| L12 | 66.13' | N 74°39'24" E |
| L13 | 17.54' | N 17°09'26" E |
| L14 | 6.13' | S 00°00'00" E |
| L15 | 39.01' | S 82°07'23" W |
| L16 | 41.61' | S 53°06'38" W |
| L17 | 43.77' | S 11°40'40" E |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | RADIUS | DELTA | LENGTH | CHORD | BEARING |
| C1 | 146.36' | 13°18'13" | 33.98' | 33.91' | N 84°27'33" W |
| C2 | 263.25' | 13°21'13" | 61.35' | 61.21' | N 84°29'03" W |
| C3 | 72.00' | 41°49'20" | 52.56' | 51.40' | N 22°01'43" W |
| C4 | 189.00' | 21°14'48" | 70.09' | 69.68' | N 32°18'59" W |
| C5 | 280.00' | 32°33'46" | 159.13' | 157.00' | S 72°42'05" W |
| C6 | 10.00' | 74°39'24" | 13.03' | 12.13' | N 37°19'42" E |
| C7 | 50.00' | 57°29'58" | 50.18' | 48.10' | N 45°54'25" E |
| C8 | 70.00' | 18°33'26" | 22.67' | 22.57' | N 07°52'43" E |
| C9 | 50.00' | 88°26'25" | 77.18' | 69.74' | N 45°37'13" W |
| C10 | 220.00' | 20°28'34" | 78.62' | 78.20' | N 80°54'32" W |
| C11 | 180.00' | 12°10'05" | 38.23' | 38.16' | S 72°14'17" W |
| C12 | 230.00' | 22°37'24" | 90.82' | 90.23' | S 77°27'56" W |
| C85 | 32.00' | 48°29'55" | 27.09' | 26.29' | N 23°07'54" E |

## LEGAL DESCRIPTION

BEING A PORTION OF SECTION 33, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA; THENCE SOUTH 89°53'25" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 33.01 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF A & W BULB ROAD AND THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE SOUTH 89°53'25" EAST, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 1,958.21 FEET TO THE NORTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 33; THENCE SOUTH 01°06'40" EAST, ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 33, A DISTANCE OF 407.52 FEET; THENCE SOUTH 88°53'20" WEST, A DISTANCE OF 296.32 FEET TO A POINT OF CURVATURE; THENCE WESTERLY, 33.98 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 146.36 FEET, THROUGH A CENTRAL ANGLE OF 13°18'13" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 84°27'33" WEST, 33.91 FEET TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY, 61.35 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 263.25 FEET, THROUGH A CENTRAL ANGLE OF 13°21'13" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 84°29'03" WEST, 61.21 FEET; THENCE SOUTH 88°50'20" WEST, A DISTANCE OF 91.86 FEET; THENCE SOUTH 01°06'40" EAST, A DISTANCE OF 17.40 FEET; THENCE SOUTH 88°53'20" WEST, A DISTANCE OF 32.00 FEET; THENCE SOUTH 01°06'40" EAST, A DISTANCE OF 175.00 FEET; THENCE SOUTH 88°53'20" WEST, A DISTANCE OF 74.00 FEET; THENCE SOUTH 52°51'42" WEST, A DISTANCE OF 13.60 FEET; THENCE SOUTH 01°06'40" EAST, A DISTANCE OF 13.00 FEET; THENCE SOUTH 88°53'20" WEST, A DISTANCE OF 63.38 FEET TO A POINT ON THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 33; THENCE SOUTH 01°09'40" EAST, ALONG SAID WEST LINE, A DISTANCE OF 196.00 FEET; THENCE NORTH 88°53'20" EAST, A DISTANCE OF 168.21 FEET; THENCE NORTH 01°06'40" WEST, A DISTANCE OF 15.67 FEET; THENCE NORTH 88°53'20" EAST, A DISTANCE OF 149.67 FEET; THENCE SOUTH 01°06'40" EAST, A DISTANCE OF 340.97 FEET; THENCE SOUTH 14°56'56" WEST, A DISTANCE OF 54.94 FEET; THENCE SOUTH 00°13'08" WEST, A DISTANCE OF 23.40 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF GLADIOLUS DRIVE; THENCE SOUTH 88°54'59" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 367.40 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE NORTHEASTERLY, 27.09 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 32.00 FEET, THROUGH A CENTRAL ANGLE OF 48°29'55" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 23°07'54" EAST, 26.29 FEET; THENCE NORTH 01°07'03" WEST, A DISTANCE OF 42.10 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, 52.56 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 72.00 FEET, THROUGH A CENTRAL ANGLE OF 41°49'20" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 22°01'43" WEST, 51.40 FEET; THENCE NORTH 42°56'23" WEST, A DISTANCE OF 106.83 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, 70.09 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 189.00 FEET, THROUGH A CENTRAL ANGLE OF 21°14'48" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 32°18'59" WEST, 69.68 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE WESTERLY, 159.13 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 280.00 FEET, THROUGH A CENTRAL ANGLE OF 32°33'46" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 72°42'05" WEST, 157.00 FEET; THENCE SOUTH 88°58'57" WEST, A DISTANCE OF 79.37 FEET; THENCE NORTH 01°01'03" WEST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 88°58'57" WEST, A DISTANCE OF 2.65 FEET; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 155.82 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, 13.03 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 10.00 FEET, THROUGH A CENTRAL ANGLE OF 74°39'24" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 37°19'42" EAST, 12.13 FEET; THENCE NORTH 74°39'24" EAST, A DISTANCE OF 66.13 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, 50.18 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 57°29'58" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 45°54'25" EAST, 48.10 FEET; THENCE NORTH 17°09'26" EAST, A DISTANCE OF 17.54 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, 22.67 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 70.00 FEET, THROUGH A CENTRAL ANGLE OF 18°33'26" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 07°52'43" EAST, 22.57 FEET; THENCE NORTH 01°24'00" WEST, A DISTANCE OF 381.28 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, 77.18 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 88°26'25" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 45°37'13" WEST, 69.74 FEET; THENCE NORTH 89°50'25" WEST, A DISTANCE OF 458.81 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 6.13 FEET; THENCE SOUTH 37°59'19" WEST, A DISTANCE OF 72.00 FEET; THENCE SOUTH 82°07'23" WEST, A DISTANCE OF 39.01 FEET; THENCE SOUTH 53°06'38" WEST, A DISTANCE OF 41.61 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE WESTERLY, 78.62 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 220.00 FEET, THROUGH A CENTRAL ANGLE OF 20°28'34" AND BEING SUBTENDED BY A CHORD WHICH BEARS NORTH 80°54'32" WEST, 78.20 FEET; THENCE SOUTH 88°51'11" WEST, A DISTANCE OF 94.06 FEET; THENCE SOUTH 11°40'40" EAST, A DISTANCE OF 43.77 FEET TO A POINT ON A NON-TANGENTIAL CURVE; THENCE WESTERLY, 38.23 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 180.00 FEET, THROUGH A CENTRAL ANGLE OF 12°10'05" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 72°14'17" WEST, 38.16 FEET TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY, 90.82 FEET ALONG THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 230.00 FEET, THROUGH A CENTRAL ANGLE OF 22°37'24" AND BEING SUBTENDED BY A CHORD WHICH BEARS SOUTH 77°27'56" WEST, 90.23 FEET; THENCE SOUTH 88°46'39" WEST, A DISTANCE OF 84.14 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF AFORESAID A & W BULB ROAD; THENCE NORTH 01°15'36" WEST, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 454.06 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,117,911 SQUARE FEET OR 25.664 ACRES, MORE OR LESS.

ABBREVIATIONS

| | | | |
|---|---|---|---|
| POC | = POINT OF COMMENCEMENT | INST. | = INSTRUMENT |
| POB | = POINT OF BEGINNING | O.R. | = OFFICIAL RECORDS BOOK |
| BOB | = BASIS OF BEARING | D.B. | = DEED BOOK |
| SIR | = SET 5/8 IRON ROD AND CAP "PRM LB 6897" | P.B. | = PLAT BOOK |
| FIR | = FOUND 5/8 IRON ROD | PG. | = PAGE |
| N.A.V.D. | = NORTH AMERICAN VERTICAL DATUM | TYP. | = TYPICAL |
| PSM | = PROFESSIONAL SURVEYOR AND MAPPER | P.U.E. | = PUBLIC UTILITY EASEMENT |
| R.O.W. | = RIGHT-OF-WAY | EOP | = EDGE OF PAVEMENT |
| I.D.D. | = IONA DRAINAGE DISTRICT | F.F.E. | = FINISHED FLOOR ELEVATION |
| | | CI | = CURB INLET |
| | | CB | = CATCH BASIN |
| | | (S) | = SANITARY SEWER MANHOLE |

FLOOD ZONE:
AE ELEVATION 7.0 (N.A.V.D.)

PANEL NO.:
12071C 0418 F

MAP REVISION DATE
AUGUST 28, 2008

NOTES

1. BEARINGS BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 45 SOUTH, RANGE 24 EAST, LEE COUNTY, FLORIDA, AS BEING SOUTH 89°53'25" EAST AND RELATE TO THE STATE PLANE COORDINATE SYSTEM FOR FLORIDA WEST ZONE, NORTH AMERICAN DATUM 1983/90 ADJUSTMENT (NAD83/90).
2. ELEVATIONS ARE BASED ON N.A.V.D., 1988 UNLESS NOTED.
3. FIELD MEASUREMENTS ARE IN SUBSTANTIAL AGREEMENT WITH PLAT AND/OR DEED CALLS UNLESS NOTED.
4. SURVEY PERFORMED WITH BENEFIT OF TITLE CERTIFICATION BY CHICAGO TITLE INSURANCE COMPANY, HAVING AGENT'S FILE NUMBER "203010852", WITH AN EFFECTIVE DATE OF JANUARY 14, 2010.
5. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
7. NO UNDERGROUND UTILITIES, FOUNDATIONS OR OTHER UNDERGROUND INSTALLATIONS WERE LOCATED UNLESS SHOWN.
8. NO OTHER PERSONS OR ENTITIES, OTHER THAN SHOWN, MAY RELY ON THIS SURVEY.
9. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF, UNLESS OTHERWISE NOTED.
10. PROPERTY OWNER SHOULD OBTAIN WRITTEN FLOOD ZONE DETERMINATION FROM OUR LOCAL PERMITTING, PLANNING, AND BUILDING DEPARTMENT PRIOR TO ANY CONSTRUCTION PLANNING AND/OR CONSTRUCTION

## CERTIFICATION:

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT CHAPTER 472.027, FLORIDA STATUTES.

BY: _____ JOHN SCOTT RHODES PSM #5739

# BOUNDARY SURVEY

CERTIFIED TO:
*LEE COUNTY BOARD OF COUNTY COMMISSIONERS*


RHODES & RHODES LAND SURVEYING, INC.
LICENSE #LB 6897

28100 BONITA GRANDE DRIVE - SUITE #107
BONITA SPRINGS, FLORIDA 34135
(239) 405-8166 (239) 405-8163 FAX


| bk: | pg: |
|---|---|
| 620 | 22-23 |
| 633 | 20 |
| 637 | 26-33 |
| | |
| | |

date: JAN. 13, 2010
scale: 1" = 40'
cogo #: 09-172

design:
drawn: RWC
checked: JSR
acad #: 2009-727
view: PLOT
project#: 2009-727
sheet #: 1 of 1
file #: 2009-727 PLATBNDY

CONST\Dwg\2009-727platbndy.dwg, Boundary Survey, 3/11/2010 3:53:34 PM, 1:1

## LAND USE SUMMARY

| CATEGORY | ACREAGE | PERCENTAGE OF TOTAL ACREAGE |
|---|---|---|
| PHASE 1 | | |
| IMPERVIOUS | | |
| BUILDING | 3.1 ± | 15.9% |
| DRIVEWAY/SIDEWALK | 1.2 ± | 6.2% |
| ROADWAY | 1.3 ± | 6.7% |
| SUBTOTAL | 5.6 ± | 28.7% |
| PERVIOUS | | |
| OPEN SPACE / RESTORATION | 5.8 ± | 29.8% |
| UPLAND / WETLAND | 4.9 ± | 25.1% |
| SUBTOTAL | 10.7 ± | 54.9% |
| LAKE | 3.2 ± | 16.4% |
| PHASE 1 TOTAL | 19.5 ± | 100.0% |
| PHASE 2 | | |
| IMPERVIOUS | | |
| BUILDING | 4.4 ± | 27.0% |
| DRIVEWAY/SIDEWALK | 1.8 ± | 11.0% |
| ROADWAY | 2.4 ± | 14.7% |
| SUBTOTAL | 8.6 ± | 52.8% |
| PERVIOUS | | |
| OPEN SPACE / RESTORATION | 7.2 ± | 44.1% |
| UPLAND / WETLAND | 0.5 ± | 3.1% |
| SUBTOTAL | 7.7 ± | 47.2% |
| PHASE 2 TOTAL | 16.3 ± | 100.0% |
| PHASE 3 | | |
| IMPERVIOUS | | |
| BUILDING | 0.1 ± | 9.0% |
| DRIVEWAY/SIDEWALK | 0.7 ± | 63.7% |
| SUBTOTAL | 0.8 ± | 72.7% |
| PERVIOUS | | |
| OPEN SPACE | 0.3 ± | 27.3% |
| SUBTOTAL | 0.3 ± | 27.3% |
| PHASE 3 TOTAL | 1.1 ± | 100.0% |

| CATEGORY | ACREAGE | PERCENTAGE OF TOTAL ACREAGE |
|---|---|---|
| PHASE 4 | | |
| IMPERVIOUS | | |
| BUILDING | 1.5 ± | 20.5% |
| DRIVEWAY/SIDEWALK | 0.5 ± | 7.2% |
| ROADWAY | 0.5 ± | 6.8% |
| SUBTOTAL | 2.5 ± | 34.7% |
| PERVIOUS | | |
| OPEN SPACE | 3.3 ± | 45.4% |
| SUBTOTAL | 3.3 ± | 45.4% |
| LAKE | 1.5 ± | 19.9% |
| PHASE 4 TOTAL | 19.5 ± | 100.0% |
| PHASE 5 | | |
| IMPERVIOUS | | |
| BUILDING | 0.6 ± | 22.6% |
| DRIVEWAY/SIDEWALK | 0.2 ± | 7.8% |
| ROADWAY | 0.2 ± | 9.2% |
| SUBTOTAL | 1.0 ± | 39.6% |
| PERVIOUS | | |
| OPEN SPACE | 1.5 ± | 60.4% |
| SUBTOTAL | 1.5 ± | 60.4% |
| PHASE 5 TOTAL | 2.5 ± | 100.0% |
| PROJECT AREA TOTAL | 46.7 ± | 100.0% |
| IMPERVIOUS AREA TOTAL | 18.6 ± | 39.8% |
| OPEN SPACE AREA TOTAL | 28.1 ± | 60.2% |

- TOTAL OF 40% OPEN SPACE IS REQUIRED (46.7 AC. @ 40% = 18.7 AC.) OPEN SPACE REQUIREMENT IS BASED UPON 40% OPEN SPACE PROVIDED THROUGHOUT THE ENTIRE PARCEL.
- PHASES 4 AND 5 SHALL BE DEVELOPED AS FUTURE PHASES OF THIS PROJECT. LAND USE SUMMARY WILL BE MODIFIED AT THAT POINT IF NECESSARY.
- A MAXIMUM OF 35% OF THE REQUIRED OPEN SPACE SHALL BE LAKE AREA. 4.6 ACRES OF LAKE HAS BEEN INCLUDED IN THIS OPEN SPACE TOTAL.

## PHASING CHART

| | |
|---|---|
| PHASE 1-A | BUILDINGS 1, 7, & 8; LAKE # 1; SANDPIPER PRESERVE BLVD. AND ALL ASSOCIATED DRAINAGE, UTILITIES, PAVEMENT, SIGNAGE & STRIPING; LIFT STATION; FORCE MAIN; WATER MAIN NECESSARY FOR OFFSITE CONNECTION; WALL AND ALL LANDSCAPE BUFFERS ALONG GLADIOLUS. ALSO INCLUDES REMOVAL OF EXOTICS FROM PRESERVES, LAKE #1 LITTORALS AND REQUIRED BUFFERS. |
| PHASE 1-B | BUILDING # 20 & RESTORATION AREA # 6 |
| PHASE 1-C | BUILDINGS # 2-6 & 9-11; RESTORATION AREAS #3-5. |
| PHASE 2-A | INCLUDES ASCOT ENTRANCE MODIFICATIONS AND FRONTAGE ROAD WITH ALL ASSOCIATED DRAINAGE, UTILITIES, PAVEMENT, SIGNAGE & STRIPING. |
| PHASE 2 | LOTS # 1-86, BLDGS. 21 & 22; RESOTRATION AREAS # 1, 2, 7, & 9; MODIFICATION TO INTERSECTION OF PALMARROSA WAY & SEA CREST BLVD. |
| PHASE 3 | AMENITY CENTER |
| PHASE 4 (FUTURE) | FUTURE LOTS # 87-118; RESTORATION AREAS # 8 & 10; LAKE # 2; REMAINDER OF PALMARROSA WAY AND ALL ASSOCIATED DRAINAGE, UTILITIES, PAVEMENT, SIGNAGE & STRIPING. |
| PHASE 5 (FUTURE) | FUTURE LOTS # 119-130; REMAINDER OF PERIWINKLE PRESERVE WAY AND ALL ASSOCIATED DRAINAGE, UTILITIES, PAVEMENT, SIGNAGE & STRIPING. |

## UNIT SUMMARY

| PHASE | UNIT TYPE | # OF UNITS |
|---|---|---|
| PHASE 1-A | MULTI-FAMILY | 28 UNITS |
| PHASE 1-B | MULTI-FAMILY | 8 UNITS |
| PHASE 1-C | MULTI-FAMILY | 80 UNITS |
| PHASE 2 | MULTI-FAMILY & TWO-FAMILY ATTACHED | 106 UNITS |
| PHASE 3 | AMENITY | - |
| PHASE 4 | TWO-FAMILY ATTACHED | 32 UNITS |
| PHASE 5 | TWO-FAMILY ATTACHED | 12 UNITS |
| TOTAL | | 266 UNITS |

## TORTUGA INDIGENOUS PRESERVATION SUMMARY ⚠

| | |
|---|---|
| PROJECT AREA: | 46.67 ACRES |
| OPEN SPACE REQUIRED: | 40% OF PROJECT AREA |
| INDIGENOUS PRESERVATION PROVIDED | 8.19 ACRES |
| INDEGENOUS PRESERVATION PROVIDED (%) | 44.0% OF OPEN SPACE |

| | |
|---|---|
| WETLAND # 1 | 1.76 ACRES |
| WETLAND # 2 | 0.43 ACRES |
| UPLAND PRESERVE # 1 | 2.74 ACRES |
| UPLAND PRESERVE # 2 | 0.17 ACRES |
| UPLAND PRESERVE # 3 | 0.32 ACRES |
| ★ WETLAND/UPLAND TOTAL | 5.42 ACRES |
| RESTORATION AREA # 1 | 0.34 ACRES |
| RESTORATION AREA # 2 | 0.59 ACRES |
| RESTORATION AREA # 3 | 0.07 ACRES |
| RESTORATION AREA # 4 | 0.19 ACRES |
| RESTORATION AREA # 5 | 0.14 ACRES |
| RESTORATION AREA # 6 | 0.05 ACRES |
| RESTORATION AREA # 7 | 0.15 ACRES |
| RESTORATION AREA # 8 | 0.77 ACRES |
| RESTORATION AREA # 9 (LITTORAL SHELF) | 0.65 ACRES |
| ★★ RESTORATION AREA TOTAL | 2.95 ACRES |

| | |
|---|---|
| ★ WETLAND/UPLAND TOTAL (1 TO 1 RATIO): | 5.42 ACRES |
| ★★ RESTORATION AREAS (2 TO 1 RATIO): | 1.48 ACRES |
| UPLAND PRESERVE # 1 | 0.69 ACRES |
| ● (125% CREDIT FOR CONTIGUOUS PRESERVE > 1 ACRE & 75' IN WIDTH) | |
| ● (ADDITIONAL 10% CREDIT FOR 0.27 ACRE PRESERVATION ADJACENT TO ROADWAY) | 0.27 ACRES |
| OFFSITE MITIGATION BANK (3 TO 1 RATIO): | 0.33 ACRES |
| TOTAL INDIGENOUS PROVIDED: | 8.19 ACRES |

## LOT AREA TABLE

| LOT # | LOT AREA (SF) | LOT # | LOT AREA (SF) | LOT # | LOT AREA (SF) |
|---|---|---|---|---|---|
| 1 | 7006 | 30 | 4712 | 59 | 4867 |
| 2 | 4352 | 31 | 4712 | 60 | 4868 |
| 3 | 4352 | 32 | 4352 | 61 | 4869 |
| 4 | 4352 | 33 | 4485 | 62 | 4870 |
| 5 | 4352 | 34 | 4507 | 63 | 4871 |
| 6 | 4352 | 35 | 4471 | 64 | 4873 |
| 7 | 4352 | 36 | 6366 | 65 | 4874 |
| 8 | 4352 | 37 | 4975 | 66 | 4875 |
| 9 | 4352 | 38 | 4353 | 67 | 4876 |
| 10 | 4358 | 39 | 4352 | 68 | 4877 |
| 11 | 4695 | 40 | 4352 | 69 | 4878 |
| 12 | 4872 | 41 | 4352 | 70 | 4879 |
| 13 | 4868 | 42 | 4352 | 71 | 4881 |
| 14 | 4862 | 43 | 4352 | 72 | 4882 |
| 15 | 4857 | 44 | 4352 | 73 | 4883 |
| 16 | 4852 | 45 | 4352 | 74 | 4884 |
| 17 | 4846 | 46 | 4352 | 75 | 4885 |
| 18 | 4845 | 47 | 4352 | 76 | 4886 |
| 19 | 4705 | 48 | 4352 | 77 | 4887 |
| 20 | 6330 | 49 | 4352 | 78 | 4889 |
| 21 | 4963 | 50 | 4712 | 79 | 4890 |
| 22 | 6365 | 51 | 4712 | 80 | 4891 |
| 23 | 4640 | 52 | 4352 | 81 | 4892 |
| 24 | 4352 | 53 | 4352 | 82 | 4893 |
| 25 | 4352 | 54 | 4640 | 83 | 4894 |
| 26 | 4352 | 55 | 5227 | 84 | 4895 |
| 27 | 4352 | 56 | 4863 | 85 | 4897 |
| 28 | 4352 | 57 | 4865 | 86 | 4898 |
| 29 | 4352 | 58 | 4866 | | - |

## DENSITY CALCULATION ⚠

| | |
|---|---|
| TOTAL NUMBER OF UNITS | 266 UNITS |
| PROJECT AREA | 46.7 ACRES |
| TOTAL DENSITY | 5.70 UNITS / ACRE |

## REFUSE & SOLID WASTE DISPOSAL CALCULATIONS

| PHASES | REQUIRED | PROVIDED |
|---|---|---|
| PHASE 1 (A, B, & C) | 944 S.F. | 1,053 S.F. |
| PHASES 2 & 3 (MULTI-FAMILY & AMENITY) | 244 S.F. | 263 S.F. |
| PHASES 2 & 4 & 5 (SINGLE-FAMILY) | N/A | TRASH WILL BE HANDLED BY CURB-SIDE PICK-UP |

REFUSE AND SOLID WASTE DISPOSAL CALCULATIONS WERE DERIVED FROM ORDINANCE 08-10 EFFECTIVE 06/02/08 (SEC. 10-261)

## PROPERTY DEVELOPMENT REGULATIONS PER LEE COUNTY LAND DEVELOPMENT CODE ⚠

| RM-8 REGULATIONS | TWO-FAMILY ATTACHED | |
|---|---|---|
| | REQUIRED | PROVIDED |
| PRINCIPAL STRUCTURES: | | |
| MINIMUM LOT AREA PER UNIT | 5,000 SF | 4,352 SF - 7,006 SF * |
| MAXIMUM LOT COVERAGE | 45% | 29% - 48%* |
| MINIMUM LOT WIDTH PER UNIT | 40 FT | 36' - 70'* |
| MINIMUM LOT DEPTH | 100 FT | 120 FT. - 146 FT. |
| STREET SETBACK | 20 FT | 20 FT |
| SIDE YARD SETBACK | 7 FT | 6.25 FT - 18 FT * |
| REAR YARD SETBACK | 20 FT | 20 FT |
| WATER BODY SETBACK | 25 FT | 25 FT |
| MAXIMUM BUILDING HEIGHT | 35 FT | 22'-4" |

* FOR MIN. LOT AREA, MIN. LOT WIDTH, SIDE YARD SETBACK, AND LOT COVERAGE, PLEASE REFERENCE LEE COUNTY LAND DEVELOPMENT CODE SECTION 34-713 "ALTERNATE PROPERTY DEVELOPMENT REGULATIONS FOR DUPLEX,TWO-FAMILY ATTACHED AND TOWNHOUSE UNITS". AS AN ALTERNATIVE TO DEVELOPING IN ACCORDANCE WITH SECTION 34-715, PERTAINING TO PROPERTY DEVELOPMENT REGULATIONS FOR MULTI-FAMILY RESIDENTIAL DISTRICTS, A PARCEL MAY BE DEVELOPED WITH DUPLEXES,TWO-FAMILY ATTACHED UNITS AND TOWNHOUSES ON LOTS WITH A MINIMUM AREA OF 2,400 SQUARE FEET PER UNIT WITHOUT COMPLIANCE WITH MINIMUM WIDTH, DEPTH, OR SIDE YARD SETBACK REQUIREMENTS.

## SYMBOL LEGEND

- PHASE DELINEATION
- PHASE BOUNDARY
- LOT NUMBER
- LAKE
- LITTORAL SHELF (RESTORATION AREA)
- RESTORATION AREA
- WETLAND
- UPLAND PRESERVE

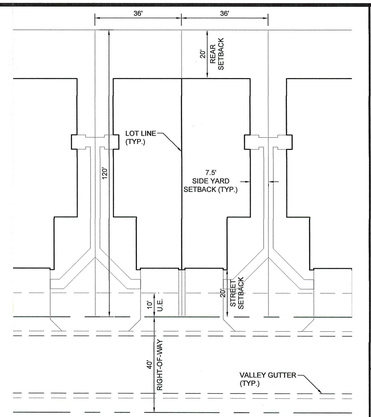
## PARKING CALCULATIONS

| PHASE | UNITS/SF | RATIO REQUIRED | SPACES REQUIRED | SPACES PROVIDED |
|---|---|---|---|---|
| 1 | 116 | 1.75 PER UNIT PLUS 10% GUEST PARKING | 223.3 | 252 |
| 2 (MULTI-FAMILY) | 20 | 1.75 PER UNIT PLUS 10% GUEST PARKING | 38.5 | 39 |
| 2 (SINGLE-FAMILY) | 86 | 2 PER UNIT | 172 | 179 |
| 3 | 3,591 SF | 1 PER 100 S.F. | 35.9 | 37 |
| 4 | 32 | 2 PER UNIT | 64 | 64 |
| 5 | 12 | 2 PER UNIT | 24 | 24 |
| TOTAL | | | 557.7 | 595 |

HANDICAP SPACE REQUIREMENT: 2% OF OVERALL SPACES = 12
HANDICAP SPACES PROVIDED: 5 PLUS 238 PRIVATE DRIVEWAYS = 243

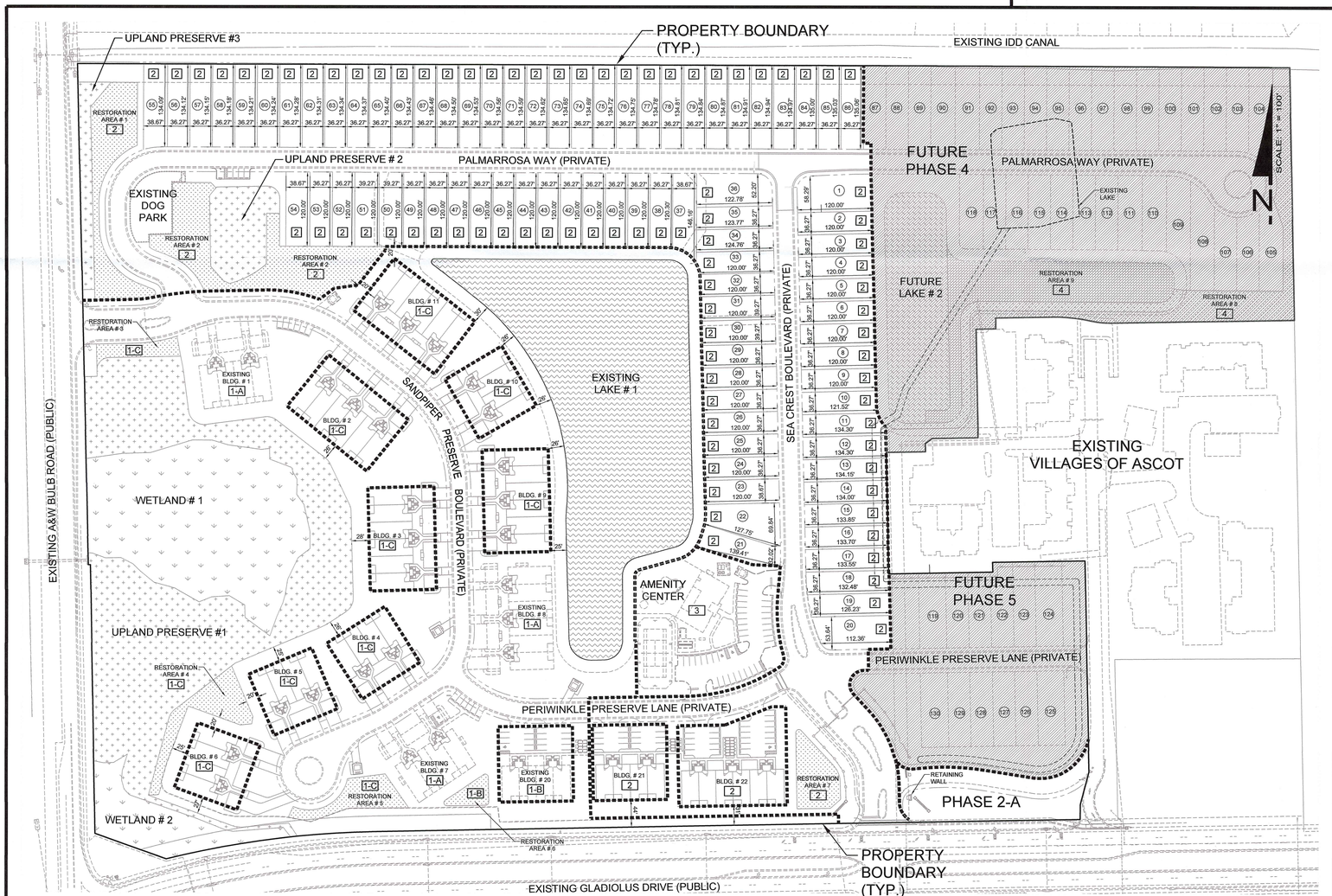
## SECTION 34-713 ALTERNATE PROPERTY DEVELOPMENT REGULATIONS STANDARDS FOR TWO-FAMILY ATTACHED UNITS ⚠

| | | |
|---|---|---|
| 1.) | THE OVERALL PARCEL ON WHICH THE LOTS ARE DEVELOPED SHALL COMPLY WITH ALL LOT COVERAGE, AREA, WIDTH AND DEPTH REQUIREMENTS FOR THE RM DISTRICT IN WHICH LOCATED. (SEE PROPERTY DEVELOPMENT REGULATIONS CHART FOR REQUIREMENTS) | THE PARCEL IS LARGER THAN 5,000 SF, WIDER AND DEEPER THAN 40' & 100' RESPECTIVELY, AND LOT COVERAGE IS 43 % |
| 2.) | ALL STRUCTURES SHALL COMPLY WITH SETBACKS FOR THE RM DISTRICT IN WHICH LOCATED, AS MEASURED FROM THE BOUNDARY OF THE OVERALL PARCEL. (SEE PROPERTY DEVELOPMENT REGULATIONS CHART FOR REQUIREMENTS) | CLOSEST FRONT LOT LINE IS 170' FROM PROPERTY LINE, CLOSEST REAR OF BUILDING IS 50' FROM PROPERTY LINE, CLOSEST SIDE LOT LINE IS OVER 100' FROM PROPERTY LINE. |
| 3.) | ALL STRUCTURES SHALL COMPLY WITH FRONT AND REAR AND WATER BODY SETBACKS FOR THE RM DISTRICT IN WHICH LOCATED, AS MEASURED FROM INDIVIDUAL LOT LINES. (20' FRONT & REAR SETBACK, 25' WATER BODY SETBACK) | 20' STREET SETBACK, 20' REAR YARD SETBACK, & 25' WATER BODY SETBACK PROVIDED. |
| 4.) | ALL STRUCTURES WHICH EXCEED THE MAXIMUM HEIGHT REQUIREMENTS OF THE RM DISTRICT IN WHICH LOCATED SHALL COMPLY WITH THE ADDITIONAL SETBACKS SPECIFIED IN ARTICLE VII, DIVISION 30, SUBDIVISION II, OF THIS CHAPTER AS MEASURED FROM THE OVERALL PARCEL BOUNDARY. (35' MAX HEIGHT PER RM-8) | ALL TWO-FAMILY UNITS ARE 22'-4" IN HEIGHT. |
| 5.) | THE APPLICANT SHALL PROVIDE ADEQUATE ASSURANCE THAT ALL AREAS OF THE OVERALL PARCEL WHICH ARE NOT DEVELOPED WITH INDIVIDUAL LOTS SHALL REMAIN AS OPEN SPACE. SUCH ASSURANCE MAY BE IN THE FORM OF AN EASEMENT OR OTHER DOCUMENT OR COMBINATION OF DOCUMENTS SATISFACTORY TO THE COUNTY ATTORNEY | PLEASE SEE SECTION 10.2 OF THE MASTER HOA DOCUMENTS FOR TORTUGA FOR OPEN SPACE ASSURANCE. |




TYPICAL LOT LAYOUT

(NOTE: DRIVEWAYS & SIDEWALKS SHOWN MAY VARY IN CONFIGURATION)





WALDROP ENGINEERING
CIVIL ENGINEERING & LAND DEVELOPMENT CONSULTANTS
25100 BONITA GRANDE DRIVE - SUITE 305 BONITA SPRINGS, FL 34135
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# TORTUGA

CLIENT: TAYLOR MORRISON OF FLORIDA, INC.

OVERALL PHASING PLAN AND CALCULATION SHEET

PLAN REVISIONS

| | | |
|---|---|---|
| 1 | 03/03/10 | REVISED PER LEE COUNTY COMMENTS |

FLORIDA CERTIFICATE OF AUTHORIZATION #8636

NICHOLAS B. SPEACH, LICENSE No 70207, STATE OF FLORIDA, PROFESSIONAL ENGINEER

NICHOLAS B. SPEACH, P.E. 5/11/10
FL CERTIFICATE NO. 70207

SET NUMBER: 186-02-04

SHEET : 3

RECEIVED
MAR 15 2010
COMMUNITY DEVELOPMENT

D 2010-00024

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