

OPEN SPACE AND INDIGENOUS VEGETATION
ESTERO GOLF RESORT
 March 21, 2001

		OPEN SPACE		INDIGENOUS	
Tracts		<u>Required</u>	<u>Provided</u>	<u>Required</u>	<u>Provided</u>
MPD 1-4	34.06± acres	10.22± acres	5.00± acres	5.11± acres	0 acres
MPD 5	40.14± acres	16.06± acres	16.06± acres	8.03± acres	13.14± acres**
			5.22± acres*		
Total	74.20± acres	26.28± acres	26.28± acres	13.14± acres	13.14± acres
MPD 6-12	242.20± acres	96.16± acres	96.16± acres	n/a	n/a

* Balance from Tracts MPD 1-4

** Including restored wetland

*** This figure would be reduced if any qualifying lots (LDC 10-415) were developed.

RECEIVED
 MAR 21 2001
 PERMIT COUNTER

DCI 2000-00032

This Instrument Prepared by:
George L. Consoer, Esq.
Humphrey & Knott, P.A.
1625 Hendry Street, Suite 301
Fort Myers, FL 33901

MORTGAGE MODIFICATION AGREEMENT

THIS AGREEMENT, is made this 29th day of November, 1999, by and between Hermes Investment Co., Inc., a Delaware Corporation, the "Mortgagor", whose address is c/o William A. Keyes, Jr., Esq., Stewart & Keyes, 1534 Hendry Street, Fort Myers, Florida 33902, and Busey Bank, an Illinois Banking Corporation, the "Mortgagee", whose address is 201 W. Main Street, Urbana, Illinois 61801.

RECITALS

A. Mortgagor is indebted to Mortgagee, as evidenced by a certain Commercial Promissory Note dated July 30, 1999, in the original principal amount of \$3,015,000.00.

B. The payment of the indebtedness evidenced by the above referenced Commercial Promissory Note is secured by a certain Mortgage & Security Agreement recorded at O.R. Book 3151, Page 1162, Public Records of Lee County, Florida.

C. The Commercial Promissory Note is also secured by a UCC-1/Financing Statement recorded in O.R. Book 3151, Page 1175, of the Public Records of Lee County, Florida.

D. The Mortgage & Security Agreement, Financing Statement, and all other related loan documents are referred to as the "Loan Documents".

E. The Mortgagor desires to obtain an additional loan from Mortgagee in the amount of Six Hundred Fifteen Thousand and No/100 DOLLARS (\$615,000.00) and Mortgagee is willing to loan said sum to Mortgagor provided that the repayment of such additional sum is secured under the terms of the Mortgage & Security Agreement and terms of the Loan Documents as set forth herein.

F. Mortgagee and Mortgagor have further agreed to modify and amend certain terms and conditions of said Mortgage & Security Agreement such that the terms and condition for the repayment of said additional indebtedness and existing indebtedness, will be consolidated into one indebtedness and shall be payable in accordance with the terms and conditions as contained herein and the Loan Documents as amended.

NOW, THEREFORE, and in consideration of the promises and the mutual covenants contained herein, and for other good and valuable consideration, receipt of which is hereby acknowledged among the parties, it is agreed as follows:

1. Recitals. The above recitals are true and correct and are incorporated herein.

2. Additional Indebtedness. This Agreement evidences an additional loan made by Mortgagee to Mortgagor in the amount of Six Hundred Fifteen Thousand and No/100 Dollars (\$615,000.00). It is agreed that this additional loan shall be consolidated with the existing loan in the principal amount of Three Million Fifteen Thousand and No/100 Dollars (\$3,015,000.00) which, combined with additional loan evidenced herein, shall constitute a single debt, as consolidated, in the total amount of \$3,630,000.00 and that said additional loan shall be equally secured with the same priority as the original indebtedness and shall be subject to all of the terms and provisions of the Security Agreement and other loan documents. The undersigned Mortgagor promises to pay the indebtedness as the

3. Modification of Loan Documents. The terms of the Loan Documents are hereby modified so as to provide that the repayment terms of the indebtedness secured thereby shall also include the additional loan.

4. Ratification. Except as herein modified and amended, the terms and conditions of the Note, Mortgage, Loan Documents and all of the documents executed with respect to the foregoing are hereby ratified and affirmed and shall remain in full force and effect.

5. Warranties and Representations. Mortgagor hereby affirms, warrants and represents that all of the warranties and representations made in the Note, Mortgage, Loan Documents, and any other documents or instruments recited herein or executed with respect thereto directly or indirectly, are true and correct as of the date hereof and that Mortgagor is not in default of any of the foregoing nor aware of any default with respect thereto, and that Mortgagor has no defense or right of offset with respect to any indebtedness to Mortgagee. Mortgagor hereby releases Mortgagee from any cause of action against it existing as of the date of execution hereof. The rights and defenses being waived and released hereunder include without limitation any claim or defense based on the Mortgagee having charged or collected interest at a rate greater than that allowed to be contracted for by applicable law as changed from time to time, provided, however, in no event shall such waiver and release be deemed to change or modify the terms of the Loan Documents which provide that sums paid or received in excess of the maximum rate of interest allowed to be contracted for by applicable law, as changed from time to time, reduce the principal sum due, said provision to be in full force and effect.

6. Security. The parties hereto acknowledge and agree that the payment of the additional loan, and the indebtedness evidenced by the additional loan agreement, together with other indebtedness, is secured by the Loan Documents.

7. Novation. It is the intent of the parties that this instrument shall not constitute a novation and shall in no way adversely affect the lien priority of the Mortgage and other Loan Documents referred to above. In the event that this Agreement, or any part hereof, shall be construed by a court of competent jurisdiction as operating to affect the lien priority of said Mortgage or other Loan Documents, or any of them, over the claims which would otherwise be subordinate thereto, then to the extent so ruled by such court, and to the extent that third persons acquiring an interest in such property as is encumbered by the respective Mortgage and other Loan Documents between the time of execution of the Mortgage, other Loan Documents, and the execution hereof, are prejudiced thereby, this Agreement, or such portion hereof as shall be so construed, shall be void and of no force and effect and this Agreement shall constitute, as to that portion, a subordinate lien on the collateral described therein, incorporating by reference the terms of the Mortgage and other Loan Documents, and which Mortgage and other Loan Documents then shall be enforced pursuant to the terms therein contained, independent of this Agreement; provided, however, that notwithstanding the foregoing, the parties hereto, as between themselves, shall be bound by all terms and conditions hereof until all indebtedness owing from the Mortgagor to the Mortgagee shall have been paid in full.

8. Miscellaneous.

(a) Paragraph headings used herein are for convenience only and shall not be construed as controlling the scope of any provision hereof.

(b) This Agreement shall be governed by and construed in accordance with the laws of the State of Florida and of the United States of America and the rules and regulations promulgated under the authority thereof.

(c) Time is of the essence of this Agreement.

(e) All costs incurred by Mortgagee in enforcing this Agreement and in collection of sums due Mortgagor to include, without limitation, reasonable attorney's fees through all trials, appeals and proceedings, to include, without limitation, any proceedings pursuant to the bankruptcy laws of the United States, shall be paid by Mortgagor.

(f) This Agreement shall inure to the benefit of and be binding upon the parties hereto as well as their successors and assigns, heirs and personal representatives.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement under seal as of the day and year first above written.

WITNESSES:

[Signature]
1st Witness

Printed Name

2nd Witness

Printed Name

[Signature]
1st Witness
George C. Groves Jr.
Printed Name

[Signature]
2nd Witness
Donna S. Perin
Printed Name

MORTGAGEE:

HERMES INVESTMENT CO., INC.,
a Delaware Corporation

By: [Signature]
Robert H. Mann, President

MORTGAGOR:

Busey Bank, an Illinois Banking
Corporation

By: [Signature]
Thomas W. Scharlau, Sr.
Vice President

STATE OF CALIFORNIA

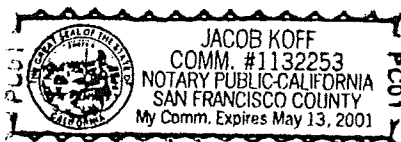
COUNTY OF SAN FRANCISCO

The foregoing instruments were acknowledged before me this 24th day of November, 1999, by Robert H. Mann, President of Hermes Investment Co., Inc., who is personally known to me or who has produced _____ as identification.

My Commission Expires:

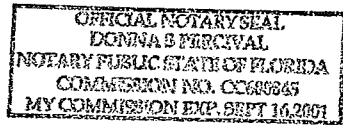
[Signature]
Notary Public

Jacob Koff
Printed Name



... was acknowledged before me this 29th day of November, 1999, by Thomas W. Scharlau, Senior Vice President of Busey Bank, an Illinois Banking Corporation, who is personally known to me or who has produced _____ as identification.

My Commission Expires:



Donna S. Percival
Notary Public
Donna S. Percival
Printed Name

THIS MORTGAGE MODIFICATION AGREEMENT SERVES TO EVIDENCE AN ADDITIONAL LOAN FROM MORTGAGOR TO MORTGAGEE IN THE AMOUNT OF \$615,000.00. AS SUCH, DOCUMENTARY STAMPS IN THE AMOUNT OF \$2,152.50 AND INTANGIBLE TAX IN THE AMOUNT OF \$1,230.00 ARE PAYABLE HEREWITH.

☒ Case: None Specified

[Back](#)
[New Search](#)
[Main Menu](#)


Attorney's Title

LEE COUNTY PROPERTY TAX DETAIL



Reprint - Real Estate Property Taxes for 1999

Strap: 21-46-25-00-00001.0000

Status: UN-PAID

NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL
528.07	533.57	539.07	544.57	550.07	550.07

		Tax Authority	Tax Amount	Rate
Market Value	5,322,420	County	152.22	5.4875
Assessed Value	27,740	School	248.02	8.9410
Homestead Exemption	0	District	149.83	5.4017
Other Exemption	0	City	0.00	0.0000
Taxable Amount	27,740	Non-Advalorem	0.00	0.0000
Legal Description		Drainage	0.00	0.0000
		1998 Garbage	0.00	1.0000

 PARL DESC OR 1322/274 LESS PAR 1.4000 +
 RD R/W OR 2183 PG 3460

Total 550.07

 Owner Name and Address
 HERMES INVESTMENT CO INC
 52 EL BONITO WAY
 MILLBRAE, CA 94030

 Millage Code : 164
 Mortgage Code: 000
 Book/Page(s) : 2021/3914
 1322/0274

No Back Taxes Found *No Delinquent Garbage Found*
 No Special Assessments Found *No Installments Found* *No Bank Information Found*
 Cross References to Official Records Exist

[Jump to Appraiser Detail for this Property](#)

Case: None Specified

Back

New Search

Main Menu

Attorney's Title

LEE COUNTY PROPERTY TAX DETAIL

Reprint - Real Estate Property Taxes for 1999

Strap: 21-46-25-00-00001.3000

Status: UN-PAID

Alternate Strap: 21-46-25-00-00001.2000

NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL
29.51	29.82	30.13	30.43	30.74	30.74

Market Value	440,000	Tax Authority	Tax Amount	Rate
Assessed Value	1,550	County	8.51	5.4875
Homestead Exemption	0	School	13.86	8.9410
Other Exemption	0	District	8.37	5.4017
Taxable Amount	1,550	City	0.00	0.0000
		Non-Advalorem	0.00	0.0000
Legal Description		Drainage	0.00	0.0000
		1998 Garbage	0.00	1.0000
PARL IN N E 1/4 AS DESC IN OR 1334 PG 1134		Total	30.74	

Owner Name and Address
HERMES INVESTMENT CO INC
52 EL BONITO WAY
MILLBRAE, CA 94030

Millage Code : 164
Mortgage Code: 000
Book/Page(s) : 2098/3307
1334/1134

No Back Taxes Found *No Delinquent Garbage Found*
No Special Assessments Found *No Installments Found* *No Bank Information Found*
Cross References to Official Records Exist

Jump to Appraiser Detail for this Property

Case: None Specified

Back

New Search

Main Menu

Attorney's Title

LEE COUNTY PROPERTY TAX DETAIL

Reprint - Real Estate Property Taxes for 1999

Strap: 28-46-25-00-00001.0030

Status: UN-PAID

NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL
1.32	1.34	1.35	1.37	1.38	1.38

Market Value	121,530	Tax Authority	Tax Amount	Rate
Assessed Value	70	County	0.38	5.4875
Homestead Exemption	0	School	0.62	8.9410
Other Exemption	0	District	0.38	5.3716
Taxable Amount	70	City	0.00	0.0000
Legal Description		Non-Advalorem	0.00	0.0000
		Drainage	0.00	0.0000
		1998 Garbage	0.00	1.0000
PR DESC OR 359/117 + PT BK D SCHULTES		Total	1.38	
TAM + OR 1967/2844 LESS RD R/W				

Owner Name and Address
HERMES INVESTMENT CO INC
4117 WASHINGTON ST
DOWNERS GROVE, IL 60515

Millage Code : 186
Mortgage Code: 000
Book/Page(s) : 2053/0610
1967/2844

Back Taxes *No Delinquent Garbage Found*
Special Assessments *No Installments Found* *No Bank Information Found*
Cross References to Official Records Exist

Jump to Appraiser Detail for this Property

Special Assessments

Tax Collector STRAP: 28-46-25-00-00001.0030

Name & Address		Legal Description			
HERMES INVESTMENT CO INC C/O RICARDO GARCIA-BADARACCO 4117 WASHINGTON ST DOWNERS GROVE IL 60515		PR DESC OR 359/117 + PT BK D SCHULTES TAM + OR 1967/2844 LESS RD R/W			
Project: Description	Principle	Interest Rate	Start Date	Payments	Status
00053: KORESHAN BLVD MSBU	56,218.76	1%	02/16/1993	20	* OPEN *
SUMMARY:	Principle	Interest	Fees & Misc	Totals	
Current Due	2,810.93	5,424.41	95,372.00	9,189.06	
In Arrears	0.00	0.00	0.00	0.00	
Paid to Date	19,676.52	27,797.27	135,406.00	48,827.85	
Last Payment	Billed On	Received	Payoff Balance	Total Due	
103,607.34	02/19/1999	08/03/1999	41,966.65	9,189.06	

Total Due on Special Assessment(s): 9,189.06

* Please confirm with Tax Collector @ 339-6000 (Ask for Special Assessments) *

Attorneys' Title Insurance Fund, Inc.

COMMITMENT FORM

Schedule B-II

Commitment No.:
CF-214106

Agent's File Reference:
10587-12

II. Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of The Underwriter:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
2. Any owner and mortgagee policies issued pursuant hereto will contain under Schedule B the standard exceptions set forth at the inside cover hereof unless an affidavit of possession and a satisfactory current survey are submitted, an inspection of the premises is made, it is determined the current year's taxes or special assessments have been paid, and it is determined there is nothing of record which would give rise to construction liens which could take priority over the interest(s) insured hereunder (where the liens would otherwise take priority, submission of waivers is necessary).
3. Any owner policy issued pursuant hereto will contain under Schedule B the following exception: *Any adverse ownership claim by the State of Florida by right of sovereignty to any portion of the lands insured hereunder, including submerged, filled and artificially exposed lands, and lands accreted to such lands.*
4. The lien of all taxes for the year 2000 and thereafter, which are not yet due and payable.
5. Taxes and assessments for the year 1999 under Folio Number 21-46-25-00-00001.0000; 21-46-25-00-00001.3000 and 28-46-25-00-00001.0030.
6. Subject to Koreshan Boulevard MSBU, assessed against Parcel #28-46-25-00-00001.0030.
7. Lee County Ordinance No. 86-14 recorded November 30, 1990, in O.R. Book 2189, Page 3281; and amended by Ordinance No. 86-38 in O.R. Book 2189, Page 3334, Public Records of Lee County, Florida.
8. Oil, gas, mineral, or other reservations as set forth in deed by Collier Corporation recorded in Deed Book 204, Page 329, Public Records of Lee County, Florida (without right of entry). No determination has been made as to the current record owner for the interest excepted herein.
9. Resolution No. 87-7-15 creating the Koreshan Boulevard MSBU recorded in OR Book 1933, Page 624, Public Records of Lee County, Florida.
10. Municipal assessment liens for public improvements, notice of which is contained in Resolution No. 92-11-13 recorded in OR Book 2345, Page 1774. The amount of the assessment or levy, if any, has not been determined.
11. Mortgage to Busey Bank, an Illinois Banking Corporation, mortgagee(s), recorded under OR Book 3151, Page 1162, Public Records of Lee County, Florida.
12. UCC Financing Statement between Hermes Investment Co., Inc. and Busey Bank as recorded in OR Book 3151, Page 1175, Public Records of Lee County, Florida.
13. Easement in favor of Carl E. Anderson, Vice President, Tropical Resorts Investment Corporation, contained in instrument recorded in OR Book 1586, Page 2350, Public Records of Lee County.
14. Federal liens, if any, filed with the Office of the Secretary of State, pursuant to Sec. 713.901, et seq., F.S. which became effective January 1, 1993, and which designated that office as the place for filing Federal liens against tangible and intangible personal property of partnerships, corporations, trusts, and decedents' estates. For insuring purposes, personal property includes, but is not limited to, mortgages, leaseholds, mortgages of leaseholds, interests in cooperative associations, vendees' interests, and options.

EXHIBIT "A"
LEGAL DESCRIPTION - PARCEL A

A TRACT OR PARCEL OF LAND IN SECTION 21 AND 28, TOWNSHIP 48 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE ALONG THE EAST LINE OF SECTION 21, N 00°48'45" W, A DISTANCE OF 94.98 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF KORESHAM BOULEVARD (AS DESCRIBED IN O.R. BOOK 2183, PAGES 3481 - 3482) TO THE POINT OF BEGINNING; THENCE CONTINUE N 00°48'45" W, ALONG SAID EAST LINE OF SECTION 21, A DISTANCE OF 2555.79 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 21; THENCE N 00°53'22" W, A DISTANCE OF 2646.37 FEET TO THE NORTHEAST CORNER OF SAID SECTION 21; THENCE N 89°29'23" W, ALONG THE NORTH LINE OF SECTION 21, A DISTANCE OF 1322.73 FEET TO THE EAST LINE OF THE VINTAGE GOLF AND COUNTRY CLUB AS RECORD IN PLAT BOOK 37, PAGE 38 OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S 00°53'13" E, ALONG SAID EAST LINE OF THE VINTAGE GOLF AND COUNTRY CLUB, A DISTANCE OF 1317.73 FEET; THENCE S 44°54'53" W, A DISTANCE OF 4738.55 FEET (PASSING THRU THE EASTERLY RIGHT-OF-WAY AT 2370.31 FEET AND THE WESTERLY RIGHT-OF-WAY AT 2503.48 FEET OF THE SEABOARD COAST LINE RAILROAD RIGHT-OF-WAY) TO THE EASTERLY RIGHT-OF-WAY LINE (100.00 FEET FROM CENTERLINE) OF U.S. 41 (TAMIAMI TRAIL); THENCE S 37°45'31" E, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 17.52 FEET; THENCE S 37°10'00" E, A DISTANCE OF 955.80 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 91°16'55", A CHORD DISTANCE OF 71.50 FEET AND A CHORD BEARING OF S 82°48'27" E; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 79.66 FEET TO A POINT OF TANGENCY, SAID POINT BEING ON THE NORTHERLY RIGHT-OF-WAY LINE OF KORESHAM BOULEVARD; THENCE N 51°33'05" E, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 281.89 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 1292.82 FEET, A DELTA ANGLE OF 15°53'11", A CHORD DISTANCE OF 357.31 FEET AND A CHORD BEARING OF N 59°29'40" E; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 358.48 FEET TO A POINT OF TANGENCY; THENCE S 86°11'52" E, A DISTANCE OF 2478.17 FEET (PASSING THRU THE WESTERLY RIGHT-OF-WAY AT 1168.17 FEET AND THE EASTERLY RIGHT-OF-WAY AT 1327.84 FEET OF THE SEABOARD COAST LINE RAILROAD RIGHT OF WAY) TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 11,425.00 FEET, A DELTA ANGLE OF 02°46'21", A CHORD DISTANCE OF 552.79 FEET AND A CHORD BEARING OF S 87°35'02" E; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 552.84 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT THE SEABOARD COAST LINE RAILROAD RIGHT-OF-WAY.

PARCEL CONTAINS 314.6 ACRES, MORE OR LESS.

Attorneys' Title Insurance Fund, Inc.
COMMITMENT FORM
Schedule B-I

Commitment No.:
CF-214106

Agent's File Reference:
10587-12

- I. The following are the requirements to be complied with:
1. Payment of the full consideration to, or for the account of, the grantors or mortgagors.
 2. Instruments creating the estate or interest to be insured which must be executed, delivered and filed for record:
 - A. Warranty Deed from Hermes Investment Co., Inc., a Delaware corporation, to Keystone Custom Homes, Inc., a Florida corporation.
 - B. Satisfactory evidence must be furnished establishing that Keystone Custom Homes, Inc. is a corporation duly organized, validly existing, and in good standing under the laws of Florida. If there is no governmental agency in charge of corporate records from which a certificate of good standing can be obtained, then an attorney or notary public in the state or country of origin, who has examined the appropriate corporate records, can provide the certificate.
 - C. Satisfactory proof that Rimbley, S.A. a Panamanian Corporation was dissolved and that Cecilio Castillero, Leroy Watson and Roy C. Durling, as Trustees of Rimbley, S.A., a dissolved corporation, and were the proper persons to make the conveyance of the dissolved Panama Corporation real property.
 - D. Satisfaction of the mortgage from Hermes Investment Co., Inc. to Busey Bank, an Illinois Banking Corporation dated July 30, 1999, and recorded in O.R. Book 3151, Page 1162, and Mortgage Modification dated November 29, 1999, and recorded in O.R. Book 3192, Page 1416, Public Records of Lee County, Florida.
 - E. Termination (or release as to the subject property) of the Financing Statement recorded August 2, 1999, in O.R. Book 3151, Page 1175, Public Records of Lee County, Florida.
 - F. Satisfaction or assumption of Koreshan Boulevard MSBU as assessed against Parcel 28-46-25-00-00001.0030.

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rneys' Title Insurance Fund, Inc.
COMMITMENT FORM
Schedule A

Commitment No.:
CF-214106

Effective Date:
November 1, 1999 @ 11:00 PM

Agent's File Reference:
10587-12

The coverages provided by the Closing Protection Letter printed on the inside cover of this commitment are extended to the proposed insured(s) identified below.

1. Policy or Policies to be issued:

OWNER'S: ALTA Owner's Policy (10/17/92). (If other, specify.)

Proposed Insured: Keystone Custom Homes, Inc., a Florida corporation

MORTGAGEE: ALTA Loan Policy (10/17/92). (If other, specify.)

Proposed Insured:

Proposed Amount of Insurance:

\$11,000,000.00

\$

RECEIVED
JAN 03 2001

PERMIT COUNTER

2. The estate or interest in the land described or referred to in this commitment is a fee simple (if other, specify same) and title thereto is at the effective date hereof vested in:

Hermes Investment Co., Inc., a Delaware corporation

DCI 2000-00032

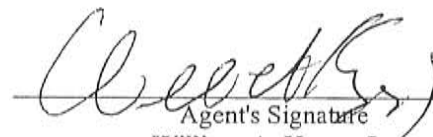
3. The land referred to in this commitment is described as follows:

See Attached

Issuing Agent:

Stewart & Keyes
1534 Hendry Street #201
Post Office Drawer 790
Fort Myers, Florida 33902

Agent No.: 10600


Agent's Signature
William A. Keyes, Jr.
Attorney at Law



PART III
PROPOSED DEVELOPMENT

DCI 2000-00032

RPD

A. Nature of Request

1. Will the development contain living units? NO X YES. If the answer is yes, please indicate the total number of living units proposed, by type:

470-520 Single Family Mobile Homes Recreational Vehicles
 Zero-Lot-Line Duplex/Two Family Townhouses
 Multiple Family TOTAL ALL TYPES

2. If the development will contain living units, please complete Exhibit III-A-2 (attached) and enter the following information:

a. PERMITTED total units (from Exhibit III-A-2): 1452
b. PROPOSED total units (from A-1. above): 470-520
c. PROPOSED density (from Exhibit III-A-2): 2.03-2.25

3. Will the development contain non-residential areas? NO X YES. If the answer is yes, please indicate the size [gross square footage (gsf) unless indicated otherwise] of each general class of uses below:

Retail: Total gsf

Offices: Total gsf

Medical: gsf Non-medical: gsf

Hotel/Motel: Total units

Size of units: 0-425 sq. Ft. 426-725 sq. Ft. 726 or more sq. Ft.
(number) (number) (number)

Industrial: Total gsf

Under roof: gsf Not under roof: gsf

Mines, Quarries, or General Excavation:

Acres to be excavated:

Other-specify: Private clubhouse and maintenance facilities

Number of Beds (if applicable): OR: 25,000 gsf

4. Building Height

55 Maximum height of buildings (in feet above grade)

4 Number of Habitable Floors

5. Aviation Hazard: Do you propose any structures, lighting, or other features that might affect safe flight conditions? X NO YES. If yes, please submit an explanation and label it Exhibit III-A-5.

PART III EXPLANATORY NOTES (cont)

B. Facilities

1. *Fire District: List the Fire District in which the property is located.*
2. *Water Supply:*

- a. *Estimate the daily consumption of potable water by the proposed project.*

For residential projects, use 250 gpd (gallons per day) per unit. If the water treatment facility serves only mobile homes or recreational vehicles, the following figures may be used:

Mobile Homes use 187.5 gpd. per unit.

Recreational Vehicles use 150 gpd. per unit.

For all other types of projects, show calculations and source of consumption rates utilized.

- b. *If the property lies wholly or partly in the certificated franchised service area of an established water utility, name the utility company.*

If a private, on-site, potable water system is proposed, please provide a description of the system.

- d. *Source of non-potable water service: If a separate system is proposed for non-potable (irrigation) water uses, please specify the source.*

3. *Sanitary Sewer Service.*

- a. *Estimated daily production of wastewater*

For residential projects use 200 gpd (gallons per day) per unit. If the sewage treatment facility serves only mobile homes or recreational vehicles, the following figures may be used:

Mobile Homes use 150 gpd per unit.

Recreational Vehicles use 120 gpd per unit

For all other types of projects, show calculations and source of consumption rates utilized.

- b. *If any special types of effluent can be anticipated, please submit Exhibit III.B.3. (attached)*
- c. *If the property lies wholly or partly in the certificated or franchised service area of an established sanitary sewer district or sewer utility name the utility.*
- e. *If a private, on-site, wastewater treatment and disposal facility is proposed, please submit Exhibit III.B.3 (attached).*

PART III
PROPOSED DEVELOPMENT
CPD

A. Nature of Request

1. Will the development contain living units? _____ NO X YES. If the answer is yes, please indicate the total number of living units proposed, by type:

_____ Single Family _____ Mobile Homes _____ Recreational Vehicles
_____ Zero-Lot-Line _____ Duplex/Two Family _____ Townhouses
300-350 Multiple Family _____ TOTAL ALL TYPES

2. If the development will contain living units, please complete Exhibit III-A-2 (attached) and enter the following information:

a. PERMITTED total units (from Exhibit III-A-2): 242
b. PROPOSED total units (from A-1. above): 300-350
c. PROPOSED density (from Exhibit III-A-2): 8.80-10.26 See explanation attached to Exhibit III-A-2.

3. Will the development contain non-residential areas? _____ NO X YES. If the answer is yes, please indicate the size [gross square footage (gsf) unless indicated otherwise] of each general class of uses below:

Retail: 320,000 Total gsf

Offices: 20,000 Total gsf

Medical: _____ gsf Non-medical: _____ gsf

Hotel/Motel: _____ Total units

Size of units: _____ 0-425 sq. Ft. _____ 426-725 sq. Ft. _____ 726 or more sq. Ft.
(number) (number) (number)

Industrial: _____ Total gsf

Under roof: _____ gsf Not under roof: _____ gsf

Mines, Quarries, or General Excavation:

Acres to be excavated: _____

Other-specify: _____

Number of Beds (if applicable): _____ OR: _____ gsf

4. Building Height

55 Maximum height of buildings (in feet above grade)

4 Number of Habitable Floors

5. Aviation Hazard: Do you propose any structures, lighting, or other features that might affect safe flight conditions? X NO _____ YES. If yes, please submit an explanation and label it Exhibit III-A-5.

Hotel
95
8

PART III EXPLANATORY NOTES (cont)

B. Facilities

1. *Fire District: List the Fire District in which the property is located.*

2. *Water Supply:*

a. *Estimate the daily consumption of potable water by the proposed project.*

For residential projects, use 250 gpd (gallons per day) per unit. If the water treatment facility serves only mobile homes or recreational vehicles, the following figures may be used:

Mobile Homes use 187.5 gpd. per unit.

Recreational Vehicles use 150 gpd. per unit.

For all other types of projects, show calculations and source of consumption rates utilized.

b. *If the property lies wholly or partly in the certificated franchised service area of an established water utility, name the utility company.*

If a private, on-site, potable water system is proposed, please provide a description of the system.

d. *Source of non-potable water service: If a separate system is proposed for non-potable (irrigation) water uses, please specify the source.*

3. *Sanitary Sewer Service.*

a. *Estimated daily production of wastewater*

For residential projects use 200 gpd (gallons per day) per unit. If the sewage treatment facility serves only mobile homes or recreational vehicles, the following figures may be used:

Mobile Homes use 150 gpd per unit.

Recreational Vehicles use 120 gpd per unit

For all other types of projects, show calculations and source of consumption rates utilized.

b. *If any special types of effluent can be anticipated, please submit Exhibit III.B.3. (attached)*

c. *If the property lies wholly or partly in the certificated or franchised service area of an established sanitary sewer district or sewer utility name the utility.*

e. *If a private, on-site, wastewater treatment and disposal facility is proposed, please submit Exhibit III.B.3 (attached).*

B. Facilities

RPD

1. Fire District: Estero Fire District

2. Water Supply

a. Estimated daily consumption of potable water:

1. Residential units: _____ gpd 117,500-130,000

2. Mobile Home units: _____ gpd

3. Rec. Vehicle units: _____ gpd

4. Commercial: 10,000 gpd Clubhouse and Maintenance Facilities

5. Industrial: _____ gpd

b. Source of potable water: Gulf Environmental Services

c. Do you have a written agreement from the utility company to serve your project? x NO
_____ YES. If yes, please submit a copy of the agreement.

d. Source of Non-potable water: Groundwater

3. Sanitary Sewer Service

a. Estimated daily production of wastewater:

1. Residential units: _____ gpd 94,000-104,000

2. Mobile Home units: _____ gpd

3. Recreational Vehicles: _____ gpd

4. Commercial: 8,000 gpd Clubhouse and Maintenance Facilities

5. Industrial: _____ gpd

b. Is any special effluent anticipated? x NO _____ YES. If yes, please complete Exhibit III-B-3 (attached).

c. Source of sanitary sewer service: Gulf Environmental Services

d. Do you have a written agreement from the utility company to serve your project? x NO
_____ YES. If yes, please submit a copy of the agreement.

e. Will a private on-site disposal facility be used? x NO _____ YES. If yes, please complete Exhibit III-B-3 (attached).

f. Are individual sewage disposal systems proposed? _____ NO x YES.
for temporary use only

C. Transportation

1. Has this project been exempted from filing a Traffic Impact Statement? x NO _____ YES
_____ NOT REQUIRED (Exist. development). If it has been exempted, attach a copy of the exemption and label it Exhibit III-C.

PART IV - Explanatory Notes for Exhibits not previously discussed.

Surrounding Property Owners List: A complete list of all property owners, and their mailing addresses, for all property within three hundred seventy-five (375) feet [five hundred (500) feet if for a COP] of the perimeter of the subject property or the portion thereof that is the subject of the request. Names and addresses of property owners shall be deemed to be those appearing on the latest tax rolls of the County. The applicant is responsible for the accuracy of such list. [Sec. 34-202(a)(6)]

Property Owners Map: A County Zoning map or other similar map displaying all of the parcels of property within three hundred seventy-five feet [five hundred (500) feet if for a COP] of the perimeter of the subject parcel or the portion thereof that is the subject of the request, referenced by number or other symbol to the names on the property owners list. The applicant shall be responsible for the accuracy of the map. [Sec. 34-202(a)(7)]

Unified Control Documentation. A notarized document (see Exhibit IV-D) corroborating unified control over the subject parcel. [Sec. 34-373(a)(3)]

If the owner does not desire to sign the attached Covenant of Unified Control he may submit an alternate document for consideration by the County Attorney's office prior to submitting the application for rezoning.

Existing Conditions: [Sec. 34-373(a)(4)] NOTE: If more than one of the following requirements is shown on the same set of maps or photos, please mark the document with all appropriate exhibition numbers.

Existing zoning and current uses: Show existing zoning and current land uses surrounding the property to a distance of 375 feet.

Soils, vegetation and ground cover: Classified in accordance with USDA/SCS system and the Florida Land Use and Cover Classification System, respectively

Topography: Provide a Lee County Topographical map (if available).

Public Transit: Show the property in relation to existing and proposed public transit routes and bus stops, including what facilities exist at the bus stop.

Protected Species Survey: As required by Section 10-473 of the Land Development Code.

Environmental Assessment: Areas of encroachment by undesirable exotic (floral) species, the line of mean high water, and jurisdictional boundaries of state and federal agencies, and Coastal Construction Setback Lines. If the site contains unique landforms or biological areas such as creek beds, sand dunes, coastal or interior hammocks, or old growth pine flatwoods, additional information may be required including wildlife and plant inventories and hydrologic details, in order to identify the highest quality biological communities and develop suitable conservation measures. Please contact the Lee County Division of Environmental Sciences at 335-2477 with any questions concerning this environmental assessment.

Master Concept Plan: Refer to Sec. 34-373(a)(6)a.3. or b. 3. AND 34-373(a)(7)a. for information.

Schedule of Uses: [Sec. 34-373(a)(7)]

1. A summary of the kinds of uses proposed for the entire site (for projects containing residential uses, this shall include the types of proposed dwelling units);
2. The units (gross square feet for commercial/industrial uses, number of units for residential, motel/ hotel uses, beds for institutional types of uses, etc.) of each kind of use for the entire site;
3. For developments containing uses for which the parking requirements are to be determined by the Director, the number of parking spaces proposed for those uses.

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EXHIBIT III-A-2
PRELIMINARY DENSITY CALCULATIONS*
(Complete only if living units are proposed)
COMMERCIAL PLANNED DEVELOPMENT

PERMIT COUNTER

A. Gross Residential Acres

	<u>Subrn.</u> (acres)	<u>Urb. Com.</u> (acres)	<u>Total</u> (acres)
1. Total land area:	51.9	22.6	74.5
2. Area to be used for non-residential uses: (Line A.2.a. plus A.2.b.):	11.5	22.6	34.1
a. R-O-W providing access to non-residential uses:	(included in non-residential)		
b. Non-residential use areas:	11.5	22.6	34.1
3. Gross residential acres (Line A.1 less A.2):	40.5	0.0	40.5
a. Uplands areas	34.1	22.6	56.7
b. Freshwater Wetlands areas	6.4	0.0	6.4
c. Other Wetland areas	0.0	0.0	0.0

B. Lee Plan Land Use Classification:

(If more than one classification, calculations for each classification must be submitted)

Density Standards (from Lee Plan Table 1)

	<u>Subrn.</u> (units/gross res. acre)	<u>Urban Comm.</u> (units/gross res. acre)
1. Maximum standard density for Land Use Classification:	6	6
2. Maximum total density for Land Use Classification:	None	10

MAXIMUM PERMITTED DWELLING UNITS

C. Intensive Development, Central Urban, and Urban Community Areas:	N/A
1. Standard density uplands units (A.3.a. times B.1)	units
2. Standard density wetlands units (A.3.b. & A.3.c. times B.1)	units
3. Total standard density units (sum of C.1 & C.2)	units
2. Max. total density units [A.3.a. times ((B.1 plus 1/2 of (B.2 less B.1)))]	units
5. Sub-total permitted standard density units:	units (line C.3 or C.4 - whichever is less)
** 6. BONUS UNITS	
a. Low-moderate housing density:	units
b. TDR units:	units
c. Sub-total (C.6.a plus C.6.b)	units
7. Total Permitted Units (C.5. plus C.6.c):	units
((may not exceed (A.3.a. times B.2) plus (A.3.b. and A.3.c. times .05)).	
* Subject to staff review and correction.	

** If Low-moderate housing density credits or Transfer of Development Rights (TDRs) credits are included, attach the calculations and approvals hereto.

continued

B. Facilities

CPD

1. Fire District: Estero Fire District

2. Water Supply

a. Estimated daily consumption of potable water:

1. Residential units: _____ gpd 75,000-87,500

2. Mobile Home units: _____ gpd

3. Rec. Vehicle units: _____ gpd

4. Commercial: 85,000 gpd (2,500 gallons/acre)

5. Industrial: _____ gpd

b. Source of potable water: Gulf Environmental Services

c. Do you have a written agreement from the utility company to serve your project? x NO
_____ YES. If yes, please submit a copy of the agreement.

d. Source of Non-potable water: Groundwater

3. Sanitary Sewer Service

a. Estimated daily production of wastewater:

1. Residential units: _____ gpd 94,000-104,000

2. Mobile Home units: _____ gpd

3. Recreational Vehicles: _____ gpd

4. Commercial: 68,000 gpd (2,000 gallons/acre)

5. Industrial: _____ gpd

b. Is any special effluent anticipated? x NO _____ YES. If yes, please complete Exhibit III-B-3 (attached).

c. Source of sanitary sewer service: Gulf Environmental Services

d. Do you have a written agreement from the utility company to serve your project? x NO
_____ YES. If yes, please submit a copy of the agreement.

e. Will a private on-site disposal facility be used? x NO _____ YES. If yes, please complete Exhibit III-B-3 (attached).

f. Are individual sewage disposal systems proposed? x NO _____ YES.

C. Transportation

1. Has this project been exempted from filing a Traffic Impact Statement? x NO _____ YES
_____ NOT REQUIRED (Exist. development). If it has been exempted, attach a copy of the exemption and label it Exhibit III-C.

PART IV - E Explanatory Notes for Exhibits not previously discussed.

Surrounding Property Owners List: A complete list of all property owners, and their mailing addresses, for all property within three hundred seventy-five (375) feet [five hundred (500) feet if for a COP] of the perimeter of the subject property or the portion thereof that is the subject of the request. Names and addresses of property owners shall be deemed to be those appearing on the latest tax rolls of the County. The applicant is responsible for the accuracy of such list. [Sec. 34-202(a)(6)]

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Existing zoning and current uses: Show existing zoning and current land uses surrounding the property to a distance of 375 feet.

Soils, vegetation and ground cover: Classified in accordance with USDA/SCS system and the Florida Land Use and Cover Classification System, respectively

Topography: Provide a Lee County Topographical map (if available).

Public Transit: Show the property in relation to existing and proposed public transit routes and bus stops, including what facilities exist at the bus stop.

Protected Species Survey: As required by Section 10-473 of the Land Development Code.

Environmental Assessment: Areas of encroachment by undesirable exotic (floral) species, the line of mean high water, and jurisdictional boundaries of state and federal agencies, and Coastal Construction Setback Lines. If the site contains unique landforms or biological areas such as creek beds, sand dunes, coastal or interior hammocks, or old growth pine flatwoods, additional information may be required including wildlife and plant inventories and hydrologic details, in order to identify the highest quality biological communities and develop suitable conservation measures. Please contact the Lee County Division of Environmental Sciences at 335-2477 with any questions concerning this environmental assessment.

Master Concept Plan: Refer to Sec. 34-373(a)(6)a.3. or b. 3. AND 34-373(a)(7)a. for information.

Schedule of Uses: [Sec. 34-373(a)(7)]

1. A summary of the kinds of uses proposed for the entire site (for projects containing residential uses, this shall include the types of proposed dwelling units);
2. The units (gross square feet for commercial/industrial uses, number of units for residential, motel/ hotel uses, beds for institutional types of uses, etc.) of each kind of use for the entire site;
3. For developments containing uses for which the parking requirements are to be determined by the Director, the number of parking spaces proposed for those uses.

D. Suburban land use areas

	<u>Suburban within CPD</u>	<u>Suburban from within RPD</u>
1. Standard density uplands units (A.3.a. times B.1)	204.3 units	+ 58 units from RPD
2. Standard density freshwater wetlands units (A.3.b. times B.1)	38.4 units	
3. Total standard density units (sum of D.1 & D.2)	265.7 units	
4. Maximum upland density (A.3.a. times 8)	272.4 units	
5. Total permitted units:	300 units (line D.3 or D.4 - whichever is less)	

E. Outlying Suburban Land Use Areas

1. Standard density uplands units (A.3.a. times B.1)	units
2. Standard density freshwater wetlands units (A.3.b times B.1)	units
3. Total standard density (sum of E.1 & E.2)	units
4. Maximum upland density (A.3.a times 4 ^{***})	units
5. Total permitted units:	units (line E.3 or E.4 - whichever is less)

F. Open Lands

1. Total acres of "Open Land"	acres
2. Maximum open land density (F.1 times 0.2 ^{****})	units
3. Total permitted units:	units

** If Low-moderate housing density credits or Transfer of Development Rights (TDRs) credits are included, attach the calculations and approvals hereto.

*** tlying suburban land located north of the Caloosahatchee River and east of Interstate-75, north of Pondella Road and south of Pine Island Road (SR 78), and in the Buckingham area (see Goal 19 of the Lee Plan), the maximum upland density is two (2) units per acre plus one (1) for a total of three (3) units per acre.

**** One unit per five acres if the PD process is being used to prevent adverse impacts on environmentally sensitive lands (as defined in Policy 77,1,1,4)

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PERMIT COUNTER

DENSITY CALCULATIONS

	Urban Comm.	Suburban		Total
		CPD	RPD	
Total Land Area	22.6 ac	51.9 ac	242.2 ac	316.7 ac
Non-Residential	22.6 ac	11.5 ac	n/a	34.1 ac
Gross Residential Acres	n/a	40.5 ac	242.2 ac	282.7 ac
Uplands	n/a	34.1 ac	231.0 ac	265.1 ac
Wetlands	n/a	6.4 ac	11.2 ac	17.6 ac
Lee Plan Density	6 du/ac	6 du/ac	6 du/ac	6 du/ac
Upland Units	n/a	204 du	1386 du	1590 du
Wetland Units	n/a	38 du	66 du	104 du
Total Permitted Units	n/a	242 du	1452 du	1694 du
Requested Units				
From CPD	n/a	242 du	n/a	242 du
From RPD	n/a	58 du	520 du	578 du
Total Requested Units	n/a	300 du	520 du	820 du



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TRAFFIC IMPACT STATEMENT

FOR

THE ESTERO GOLF RESORT

**AT THE NORTHEAST CORNER OF
U.S. 41 AND KORESHAN BOULEVARD**

PROJECT NO. 000517

**PREPARED BY:
Metro Transportation Group, Inc.
1342 Colonial Boulevard, Suite 30
Fort Myers, Florida 33907
941-278-3090**

**Revised
December 26, 2000**

CONTENTS

I. INTRODUCTION

II. EXISTING CONDITIONS

III. PROPOSED DEVELOPMENT

IV. TRIP GENERATION

V. TRIP DISTRIBUTION

VI. ANALYSIS

VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

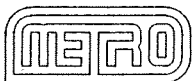
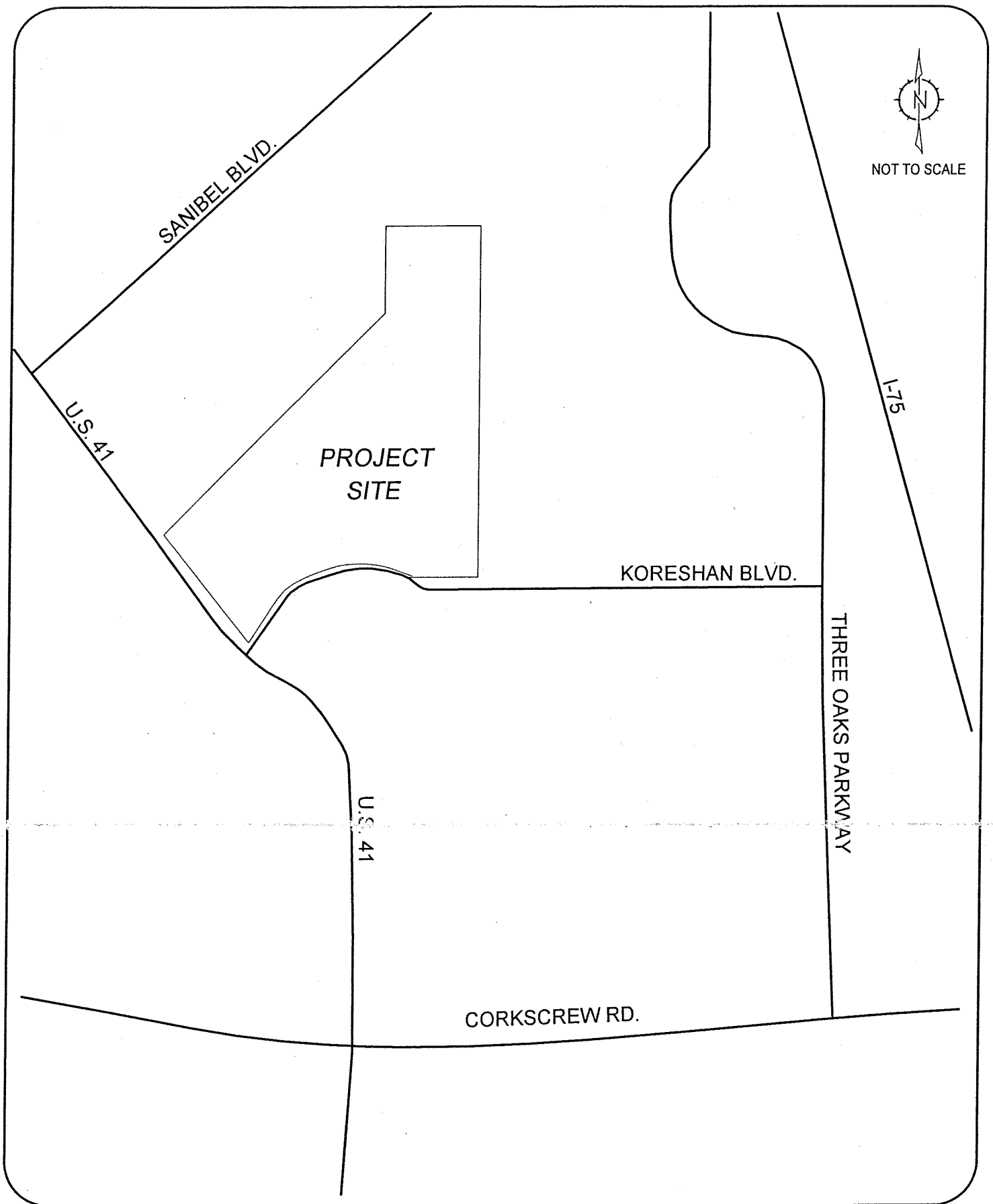
VIII. CONCLUSION

I. INTRODUCTION

Metro Transportation Group, Inc. (Metro) has conducted a traffic impact statement to fulfill requirements set forth by the Lee County Department of Community Development for projects seeking approval for zoning. This report has been completed in compliance with guidelines established in the Lee County Traffic Impact Statement Guidelines. The development site is located at the northeast corner of U.S. 41 and Koreshan Boulevard in the Estero area of Lee County, Florida. The site location is illustrated on **Figure 1**.

The mixed use development will contain approximately 314 acres bisected by a railroad right-of-way. Land uses proposed for the site include commercial retail uses, office buildings, hotel and a golf course residential community. Access to the property is proposed via three driveways to Koreshan Boulevard and one driveway to U.S. 41.

This report examines the impact of the development on the surrounding roadways and intersections. Trip generation and assignments to the various site access drives will be completed and analysis conducted to determine the impacts of the development on the surrounding streets and intersections.



SITE LOCATION

FIGURE: 1

II. EXISTING CONDITIONS

The subject site is currently vacant. The site is bordered on the north by the San Carlos Park area and the Vines Golf and Country Club community. To the east is vacant land, to the south the site is bordered by Koreshan Boulevard and the west by U.S. 41.

Koreshan Boulevard is an east/west divided four lane arterial roadway that extends east from U.S. 41 to its current terminus at Three Oaks Parkway. At its intersection with U.S. 41, Koreshan Boulevard has a two-lane approach, striped as a left turn and right turn lane, under STOP sign control. At the intersection with Three Oaks Parkway to the east, Koreshan Boulevard has a two-lane approach, striped as a left turn and right turn lane. Koreshan Boulevard has a posted speed limit of 45 mph and is under the jurisdiction of the Lee County Department of Transportation.

U.S. 41 is a four lane divided arterial in the area of the subject site. At the unsignalized intersection of Koreshan Boulevard, U.S. 41 has a northbound right turn lane and a southbound left turn lane. U.S. 41, north of Koreshan Boulevard, is classified as a Class 5 Arterial in the Florida Department of Transportation's Access Management Classification system. U.S. 41 has a posted speed limit of 50 mph adjacent to the subject site and is under the jurisdiction of the Florida Department of Transportation.

Three Oaks Parkway is currently a two lane arterial that extends from Corkscrew Road to Alico Road. At the unsignalized intersection with Koreshan Boulevard, Three Oaks Parkway has a separate northbound left turn lane. The intersections of Three Oaks Parkway with Corkscrew Road and Alico Road are currently signalized. Three Oaks Parkway has a posted speed limit of 45 mph north of Koreshan Boulevard and 50 mph south of Koreshan Boulevard. Three Oaks Parkway is under the jurisdiction of the Lee County Department of Transportation. Included in the 2000-2004 Construction Improvement Plan for Lee County is the widening of Three Oaks Parkway from Corkscrew Road to Alico Road to a four lane divided cross-section. For this analysis,

Three Oaks Parkway was assumed to be widened to a four-lane cross section at the time this development is completed.

In order to gain a better understanding of the existing traffic conditions in the vicinity of the site, Metro conducted weekday A.M. and P.M. peak hour traffic counts at the intersections of U.S. 41 @ Koreshan Boulevard, U.S. 41 @ Sanibel Boulevard, and at Koreshan Boulevard @ Three Oaks Parkway. **Figure 2** indicates the weekday A.M. and P.M. peak hour turning movement volumes for these intersections.

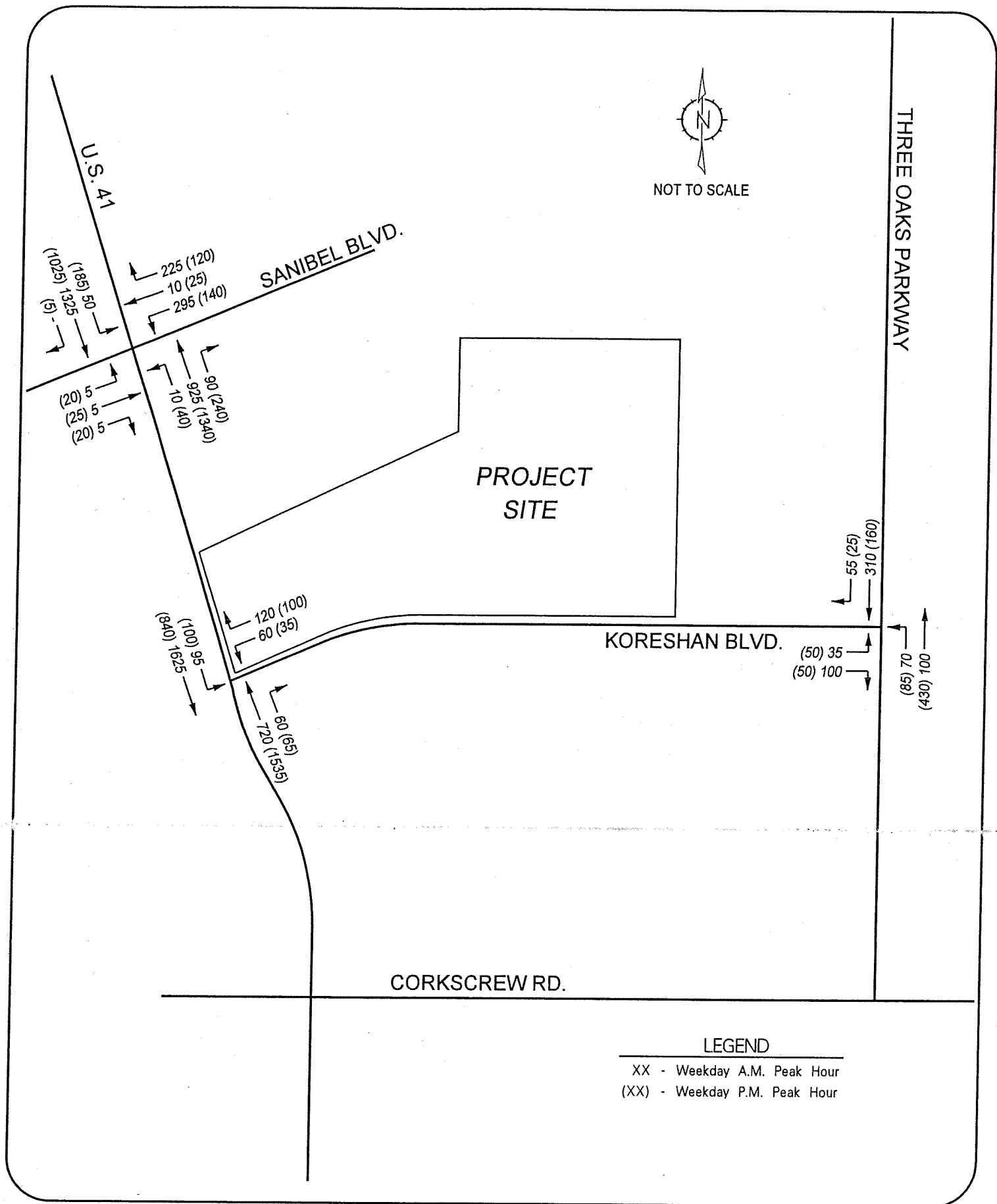
III. PROPOSED DEVELOPMENT

The Estero Golf Resort is an approximately 314-acre mixed use development within Lee County. The proposed uses include commercial retail uses, offices, a hotel, and a golf course residential community.

Table 1 summarizes the land uses utilized for trip generation purposes for the subject development. These uses were taken from a Master Concept Plan prepared by Florida Land Planning.

Table 1
The Estero Golf Resort
Land Uses

Land Use	Size
Retail	320,000 s.f.
Office	20,000 s.f.
Hotel	150 Rooms
Residential	820 Single Family Homes



EXISTING TRAFFIC CONDITIONS

FIGURE: 2

IV. TRIP GENERATION

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation*, 6th Edition. For the commercial retail space, Land Use Code 820 (Shopping Center) was utilized, Land Use Code 710 (General Office), and Land Use Code 310 (Hotel) were also utilized to determine the anticipated trip generation of the development. For the residential component of the development, Land Use Code 210 (Single-Family Detached Housing) were utilized based on the preliminary land plan. The golf course will be private and is not anticipated to impact the peak hour trip generation of the development. However, minimal trips were included in the overall trip generation to account for visitors/guests that may utilize the private golf course facilities. The equations for each of these land uses are contained in the Appendix of this report for reference. **Table 2** outlines the anticipated weekday A.M. and P.M. peak hour trip generation of The Estero Golf Club as currently proposed. The daily trip generation is also indicated in the table.

Table 2
Trip Generation
The Estero Golf Club

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily 2-way
	In	Out	Total	In	Out	Total	
Retail	195	125	320	650	705	1,355	14,400
Office	45	5	50	5	25	30	385
Hotel	50	40	90	45	45	90	1,340
Residential	145	440	585	460	255	715	7,185
Golf Course	5	5	10	5	5	10	50
Total	440	615	1,055	1,165	1,035	2,200	23,360

Due to the mix of uses proposed for the development, it is anticipated that there will be some amount of trips between uses. These trips are known as "internal capture" trips. These trips are discounted from the actual trip generation since they do not utilize the external roadway system to travel between uses. For this site, since it is divided by the railroad right-of-way, even though a trip may be between destinations that is within the 314 acre property, the trip does travel on Koreshan Boulevard in order to traverse the railroad right-of-way. However, the reduction in trips due to interaction is fairly small

and the number of trips between the residential and commercial uses will not significantly degrade the operations of the section of Koreshan Boulevard that crosses the railroad. The analysis section of this report will discuss this conclusion in greater detail. **Table 3** identifies the percent reduction in trips due to internal capture for each land use listed.

Table 3
Internal Capture Reduction Factors
The Estero Golf Club

Land Use	Percentage Trip Reduction
Retail	10%
Office	10%
Hotel	0
Residential	10%

In addition, the trips for the commercial uses shown in Table 2 will not all be new trips to the adjacent roadway system. ITE estimates that a retail centers of comparable size may attract as much as 45 to 50 percent of it's traffic from vehicles already traveling the adjoining roadway system. Each of the uses, since analyzed independently, will attract some degree of traffic from the existing traffic traveling by the site. This traffic, called "pass-by" traffic, reduces the development's overall impact on the surrounding roadway system but does not decrease the actual driveway volumes. Lee County permits a maximum reduction in trips due to "pass-by" traffic for shopping centers of thirty percent (30%).

For this analysis, the "pass-by" traffic for each use was accounted for to determine the number of "new" trips the development will add to the surrounding roadways. **Table 4** summarizes the pass-by percentage for each use. This information was taken from data contained in the ITE report *Trip Generation Handbook*, published in October, 1998. **Table 5** summarizes the development traffic and the breakdown between the new trips the center is anticipated to generate and the "pass-by" trips the center is anticipated to attract. It should be noted that the driveway volumes are not reduced as a result of the "pass-by" reduction, only the traffic added to the surrounding streets and intersections.

Table 4
Pass-by Trip Reduction Factors
The Estero Golf Club

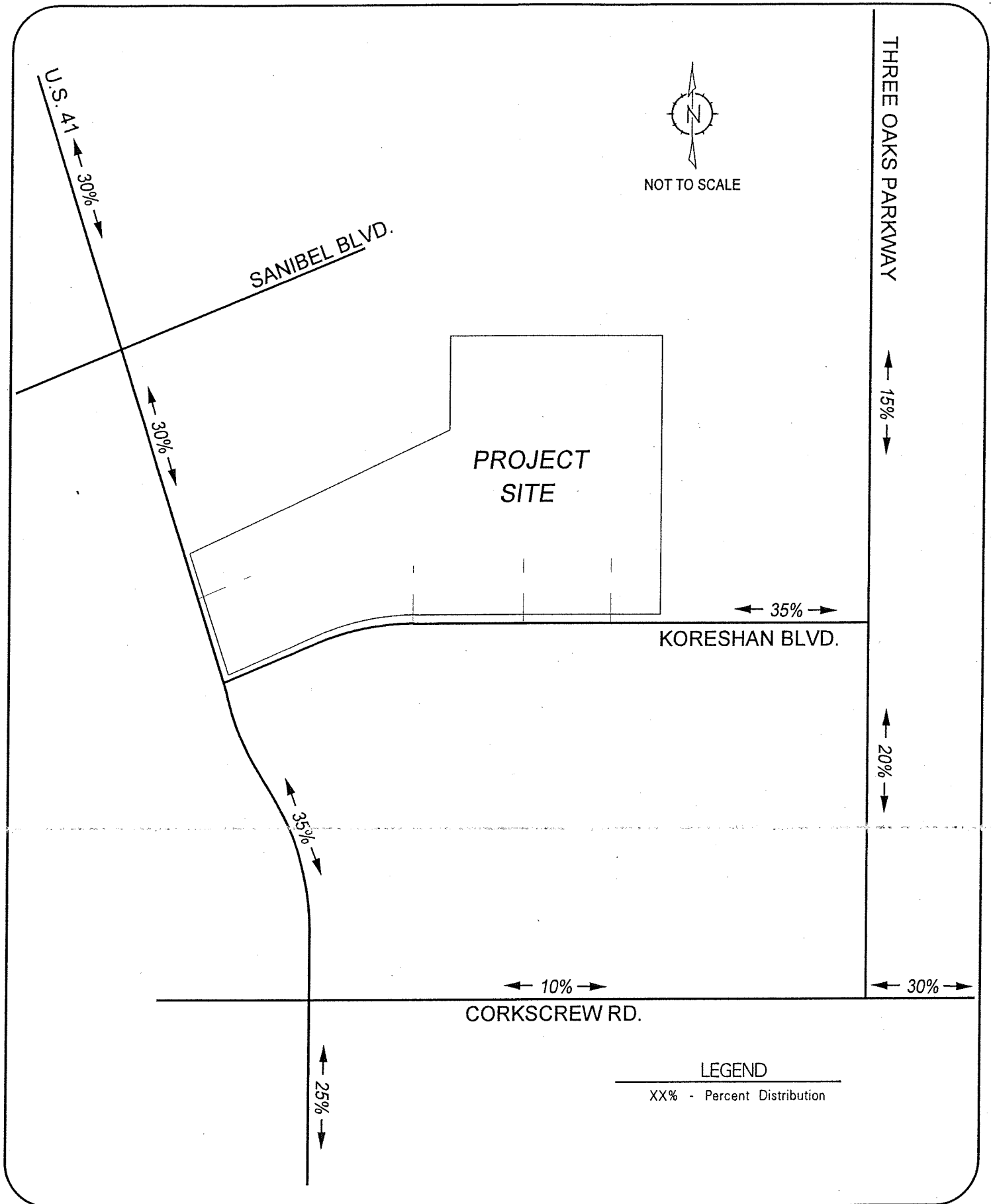
Land Use	Percentage Trip Reduction
Retail	30%
Office	0
Hotel	0
Residential	0

Table 5
Trip Generation – New Trips
The Estero Golf Club

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily
	In	Out	Total	In	Out	Total	2-way
Trip Generation	440	615	1,055	1,165	1,035	2,200	23,360
Less Internal Capture	-40	-60	-100	-110	-100	-210	-2,200
Resultant Driveway Volumes	400	555	955	1,055	935	1,990	21,160
Less Pass-by Traffic	-55	-35	-90	-175	-190	-365	-3,890
New Trips	345	520	865	880	745	1,625	17,270

V. TRIP DISTRIBUTION

The new trips shown in Table 5 were then assigned to the surrounding roadway system based on the anticipated routes the drivers will utilize to approach the site. The driveway volumes shown in Table 5 were assigned to the various proposed site access drives. Based on current and projected population in the area and other existing or planned competing/complementary uses in the area, a distribution of the site traffic was formulated. The anticipated trip distribution of the development traffic is shown on **Figure 3**. In order to determine which roadway segments surrounding the site will be significantly impacted as outlined in the Lee County Traffic Impact Statement Guidelines, **Table 1A**, contained in the Appendix, was created. This table indicates which roadway links will accommodate greater than 10% of the Peak Hour – Peak Direction Level of Service “C” volumes, as defined by the Lee County Route Specific Level of Service Tables provided by the Lee County Division of Transportation.



TRIP DISTRIBUTION

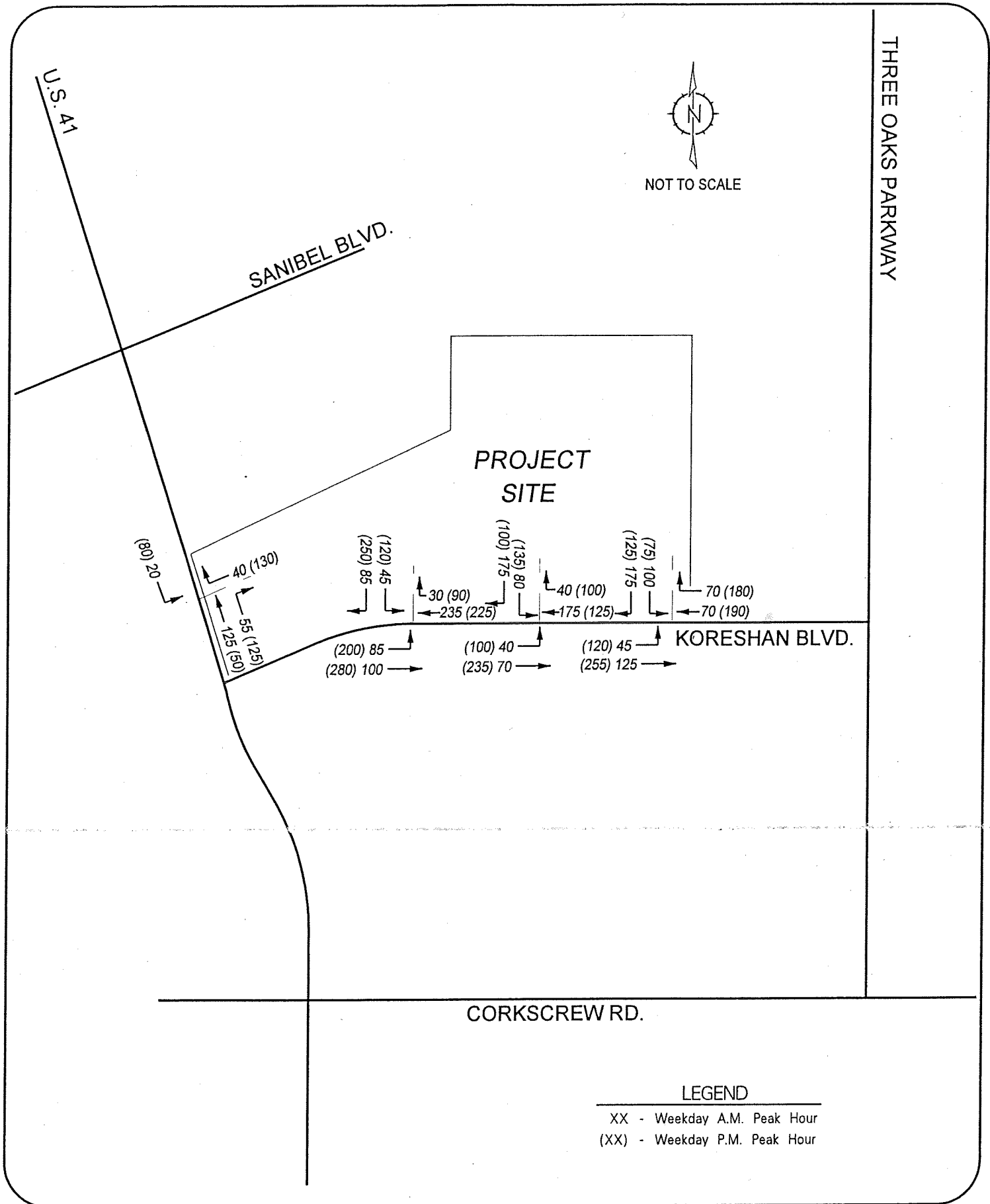
FIGURE: 3

VI. FUTURE TRAFFIC CONDITIONS

It was assumed that the project would be completed by the year 2005. Based on this projected build-out, a growth rate was applied to the existing traffic conditions for all roadway links and intersections that could be significantly impacted by this development. The existing roadway link traffic data was obtained from the 1999 Lee County Traffic Count Report. Based on the project distribution shown in Figure 3, the link data was analyzed for the existing conditions, year 2005 without the development and year 2005 with the development. **Figure 4** indicates the site traffic assignment to the site access drives serving the development.

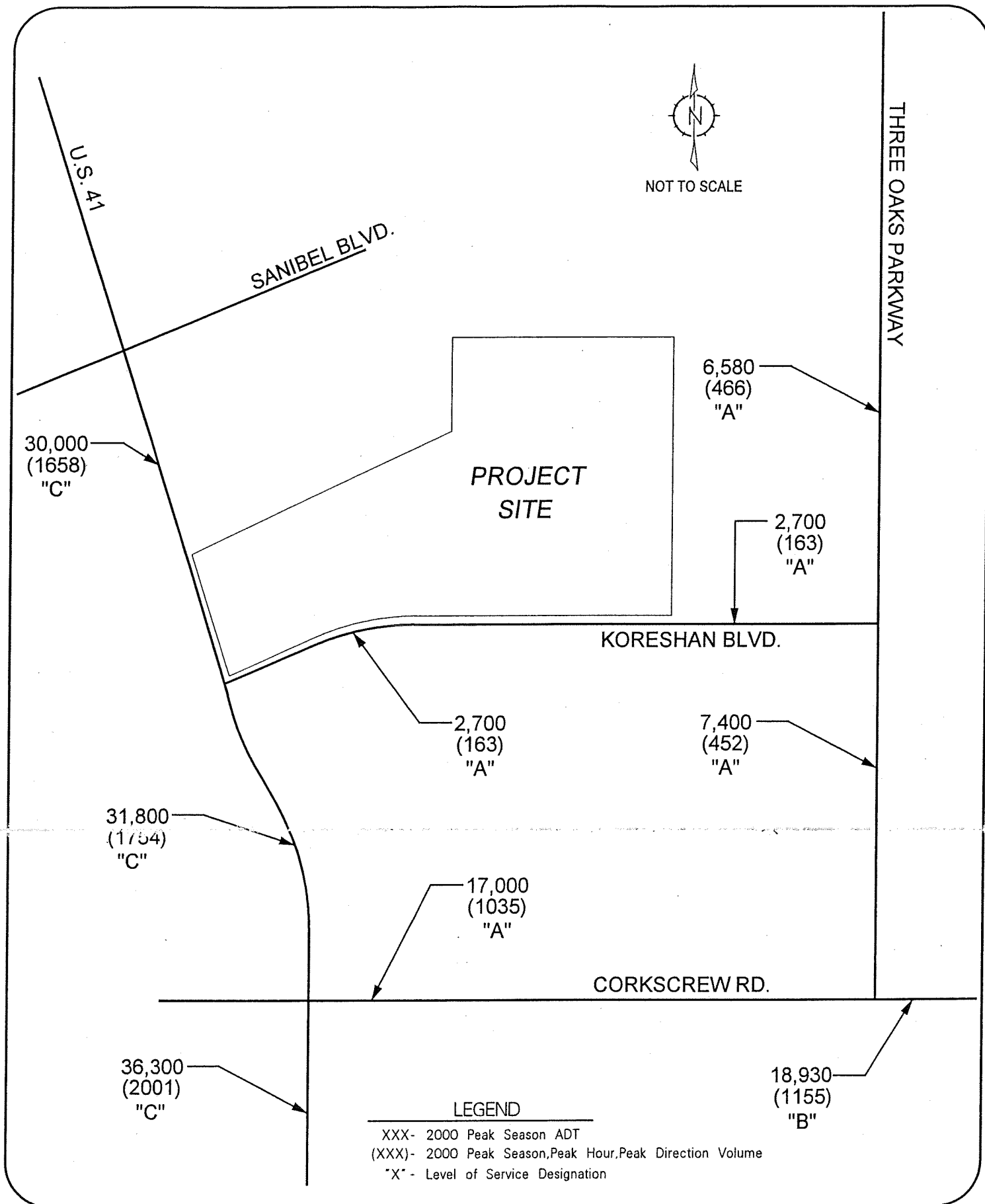
Figure 5 indicates the year 2000 peak hour – peak direction traffic volumes and Levels of Service for the various roadway links within the study area. The 2000 traffic volumes were calculated based on the historic growth rate as determined by the 1999 Lee County Traffic Count report. **Table 2A** in the Appendix of the report indicates the methodology utilized to obtain the year 2000 base year traffic volumes as well as the growth rate utilized for each roadway segment. Also noted in Figure 5 is the Level of Service for each link for the year 2000, as defined by the Lee County Link Specific Level of Service Tables, as provided by the Lee County Department of Transportation.

Figure 6 indicates the year 2005 peak hour – peak direction traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 6 is the peak hour – peak direction volume and Level of Service of each link should no development occur on the subject site and the peak hour – peak direction volume and Level of Service for the weekday A.M. and P.M. peak hours with the development traffic added to the roadways. These figures are also derived from **Table 2A** contained in the Appendix.



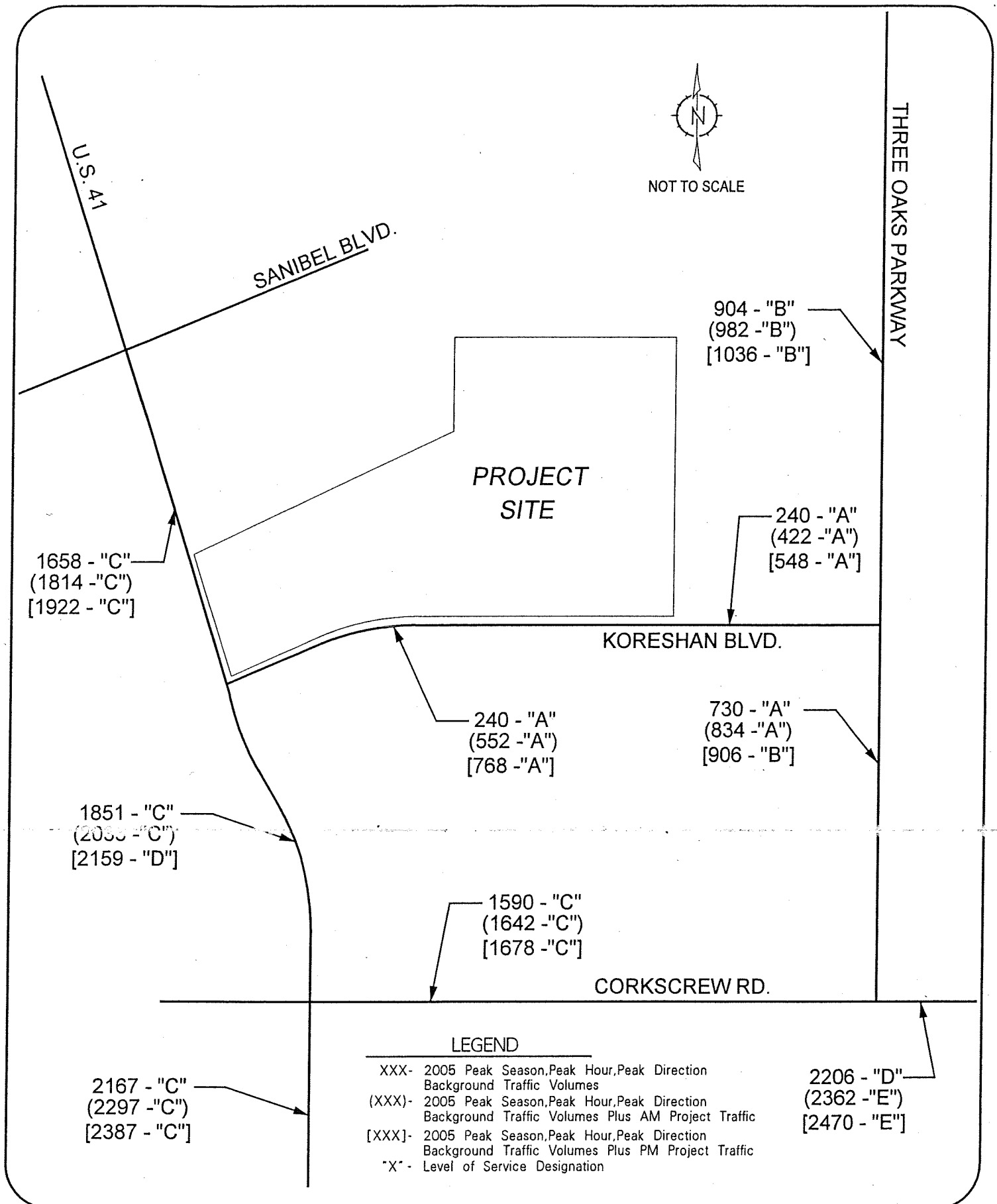
TOTAL DRIVEWAY VOLUMES

FIGURE: 4



2000 TRAFFIC CONDITIONS

FIGURE: 5

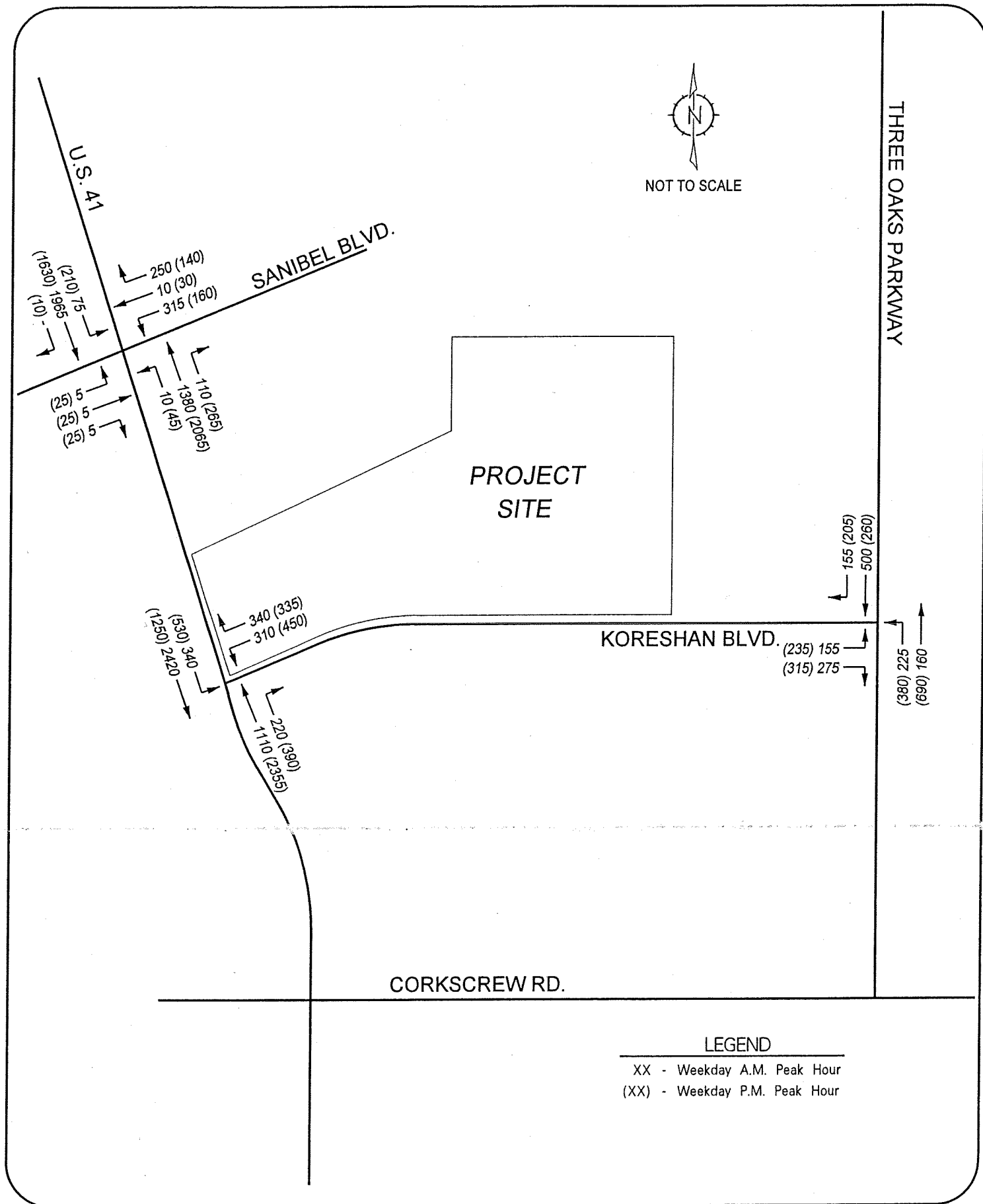


VII. PROJECTED LEVEL OF SERVICE AND IMPROVEMENTS

Figure 7 indicates the site traffic assignment combined with the existing traffic volumes, increased by the growth factors shown in Table 2-A. This graphic depicts the estimated traffic conditions near the site for build-out conditions, or the year 2005, based on historical growth rate trends and the trip generation of the proposed development. The analysis and improvements were evaluated on these traffic conditions.

As can be seen from Figure 6, the roadway links analyzed as part of this report will not be significantly impacted as a result of the proposed commercial development. The majority of roadway segments analyzed as a part of this report, once the development is completed, will maintain the Level of Service as projected without the development. The only exceptions are Corkscrew Road between I-75 and Three Oaks Parkway, Three Oaks Parkway between Koreshan Boulevard and Corkscrew Road, and U.S. 41 between Koreshan Boulevard and Corkscrew Road. The link on Corkscrew Road is shown to operate at LOS "E" during the weekday A.M. and P.M. peak hours at 2005. The primary reason for reaching the LOS "E" threshold as identified is the high growth rate used to estimate the year 2005 background traffic. For this section of Corkscrew Road, an annual growth rate of just below 14% was utilized. This roadway is currently being widened to accommodate traffic demands that have been placed on this critical east/west corridor in southern Lee County. It is unlikely that the corridor will maintain a 14% per year growth in traffic. Regardless, all links within the study area will maintain the acceptable level of service parameters established by the County.

Improvements to the public roadways that will be required as part of this development include the addition of separate eastbound left and westbound right turn lanes at each of the three site access drives on Koreshan Boulevard. Each approach of the three site access drive on Koreshan Boulevard will also be required to have a separate left turn lane and a separate right turn lane. The access on U.S. 41 will be required to have a separate northbound right turn lane. Storage distances for each of these turn lanes were not calculated at this time and will be determined at the Development Order stage.



No additional turn lanes are necessary at either the U.S. 41/Koreshan Boulevard intersection or the Koreshan Boulevard/Three Oaks Parkway intersection. These intersections were analyzed under year 2005 conditions based on the existing lane geometry. Based on the projected approach volumes at U.S. 41 and Koreshan Boulevard, signalization of this intersection may be warranted once build-out conditions are realized. In addition, the intersection of Three Oaks Parkway and Koreshan Boulevard may meet signal warrants by the year 2005. The traffic generated by this development will not solely cause the warrants to be satisfied at these intersections. The impact fees that will be collected by Lee County as part of this development will help offset the cost of signals at these locations.

Access to U.S. 41 will satisfy the Florida Department of Transportation requirements based on a Class 5 roadway. Based on this roadway classification, the development could potentially request a directional left-in access. At the time of this report, this access has been requested to contain access for left in/right in/right out turning movements.

Access to Koreshan Boulevard is requested in three locations. At each of the requested access locations on Koreshan Boulevard, a median opening currently exist. The first opening is located approximately 670 feet east of U.S. 41. The center access drive is approximately 1,530 feet east of U.S. 41 and the eastern site access is approximately 3,430 feet east of U.S. 41. Access to Koreshan Boulevard in each side of the at-grade railroad crossing is no closer than 950 feet on either side of the crossing.

The Level of Service analysis for Koreshan Boulevard shown in Table 2-A indicates that Koreshan Boulevard, between Three Oaks Parkway and U.S. 41 will operate under LOS "A" at 2005 Peak Season Conditions. As previously discussed, discounts were applied to the trip generation to account for interaction between uses. Due to the railroad bi-secting the residential community and the commercial portion of the development, any trips between these uses will have to travel on Koreshan Boulevard to cross the railroad right-of-way. The discount applied was approximately 10% for each use (See Table 3). This amounts to approximately 50 to 60 P.M. peak hour trips. Adding these trips to Koreshan

Boulevard between the residential and commercial site access drives does not reduce the projected Level of Service for this segment of roadway.

X. CONCLUSION

The development of approximately 314 acres of property in the Estero area of Lee County, Florida will not have a detrimental impact on the surrounding roadway system. The existing roadway network as well as improvements to the network programmed by Lee County within the next three years can accommodate the additional new vehicle trips the development is anticipated to generate. Site specific turn lane improvements will be warranted based on the Lee County Turn Lane Policy and will be further defined in the Development Order process. Preliminary meetings between representatives of the Developer and the Florida Department of Transportation indicate that access to U.S. 41 along the frontage of the property is feasible and will be finalized prior to the Development Order stage.

Signalization of surrounding intersections not specifically serving as access to the site will be evaluated at the Development Order stage. The Developer will participate in the funding of these signals through the impact fees that will be collected as part of this project. Signalization of either the U.S. 41/Koreshan Boulevard or Koreshan Boulevard/Three Oaks Parkway intersections will not be caused by the development of the 314-acre property.

\\k:\2000\05\17\report.doc

APPENDIX

TRAFFIC COUNTS

PROJECT:
DATE: 5/16/00
DAY: TUESDAY
WEATHER: SUNNY
COUNT TIME: 4:00 PM - 6:00 PM

15 MINUTE SUMMARY OF ALL VEHICLE MOVEMENTS

THREE OAKS PARKWAY & KORESHAN BLVD.

15 MIN BEGIN	THREE OAKS PARKWAY								KORESHAN BLVD.								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:00 PM	12	87	0	99	0	30	4	34	8	0	12	20	0	0	0	0	153
4:15 PM	11	79	0	90	0	30	4	34	12	0	16	28	0	0	0	0	152
4:30 PM	15	82	0	97	0	36	4	40	7	0	13	20	0	0	0	0	157
4:45 PM	21	78	0	99	0	25	3	28	5	0	9	14	0	0	0	0	141
5:00 PM	19	97	0	116	0	39	6	45	7	0	14	21	0	0	0	0	182
5:15 PM	20	115	0	135	0	49	5	54	11	0	12	23	0	0	0	0	212
5:30 PM	26	106	0	132	0	36	5	41	18	0	13	31	0	0	0	0	204
5:45 PM	21	113	0	134	0	36	7	43	13	0	13	26	0	0	0	0	203
TOTAL:	145	757	0	902	0	281	38	319	81	0	102	183	0	0	0	0	1404

HOURLY SUMMARY OF ALL VEHICLE MOVEMENTS

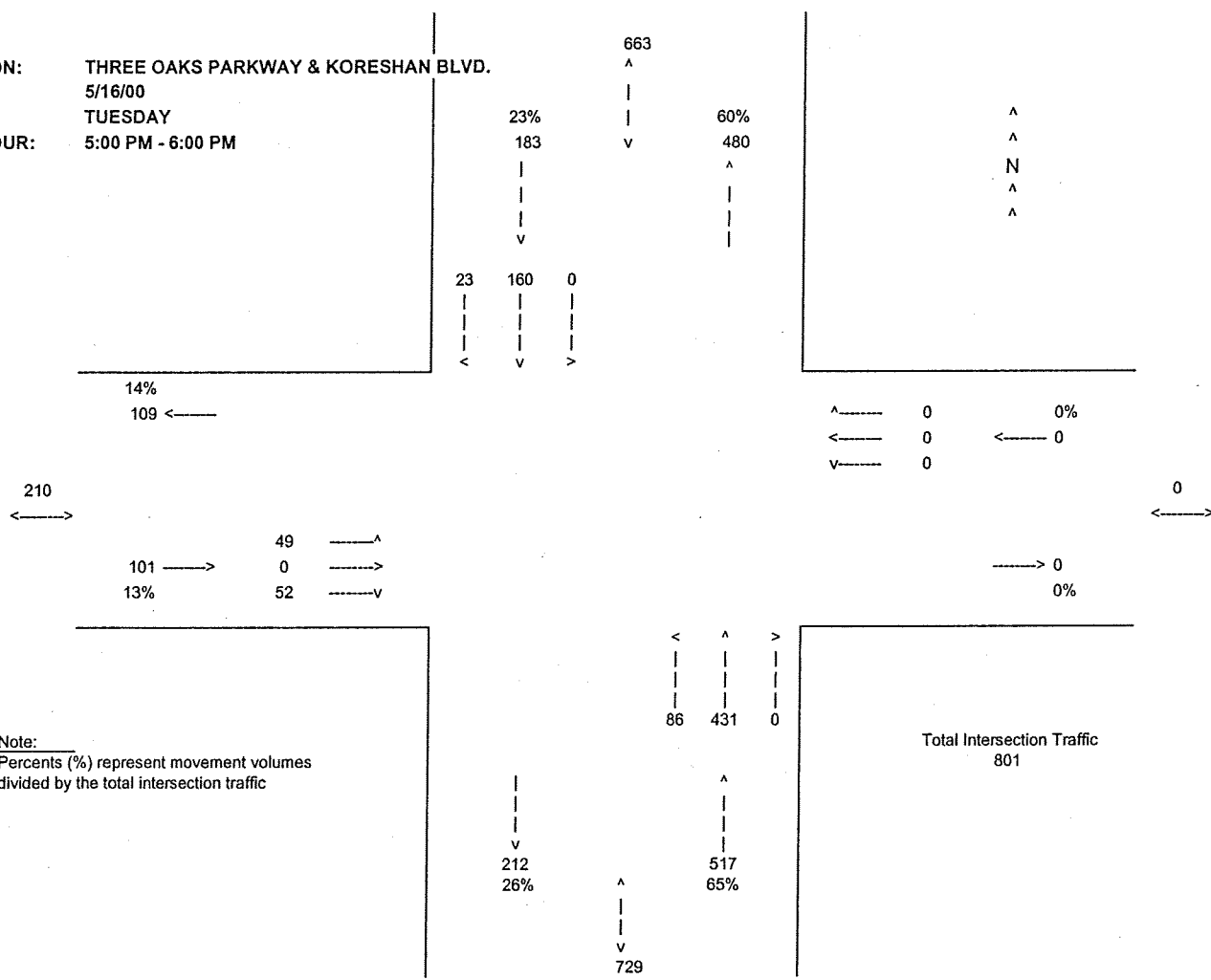
THREE OAKS PARKWAY & KORESHAN BLVD.

HOUR BEGIN	THREE OAKS PARKWAY								KORESHAN BLVD.								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:00 PM	59	326	0	385	0	121	15	136	32	0	50	82	0	0	0	0	603
4:15 PM	66	336	0	402	0	130	17	147	31	0	52	83	0	0	0	0	632
4:30 PM	75	372	0	447	0	149	18	167	30	0	48	78	0	0	0	0	692
4:45 PM	86	396	0	482	0	149	19	168	41	0	48	89	0	0	0	0	739
5:00 PM	86	431	0	517	0	160	23	183	49	0	52	101	0	0	0	0	801

PEAK HOUR SUMMARY

HOUR BEGIN	THREE OAKS PARKWAY								KORESHAN BLVD.								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
5:00 PM	86	431	0	517	0	160	23	183	49	0	52	101	0	0	0	0	PHF = 0.94

LOCATION: THREE OAKS PARKWAY & KORESHAN BLVD.
 DATE: 5/16/00
 DAY: TUESDAY
 PEAK HOUR: 5:00 PM - 6:00 PM



PROJECT:
DATE: 5/16/00
DAY: TUESDAY
WEATHER: SUNNY
COUNT TIME: 7:00 AM - 9:00 AM

15 MINUTE SUMMARY OF ALL VEHICLE MOVEMENTS

THREE OAKS PARKWAY & KORESHAN BLVD.

15 MIN BEGIN	THREE OAKS PARKWAY								KORESHAN BLVD.								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:00 AM	18	24	0	42	0	76	11	87	6	0	19	25	0	0	0	0	154
7:15 AM	16	37	0	53	0	90	15	105	10	0	25	35	0	0	0	0	193
7:30 AM	13	18	0	31	0	88	14	102	11	0	27	38	0	0	0	0	171
7:45 AM	20	17	0	37	0	57	16	73	7	0	26	33	0	0	0	0	143
8:00 AM	14	9	0	23	0	81	5	86	4	0	13	17	0	0	0	0	126
8:15 AM	18	13	0	31	0	53	13	66	2	0	12	14	0	0	0	0	111
8:30 AM	14	21	0	35	0	67	8	75	4	0	17	21	0	0	0	0	131
8:45 AM	11	21	0	32	0	60	6	66	2	0	26	28	0	0	0	0	126
TOTAL:	124	160	0	284	0	572	88	660	46	0	165	211	0	0	0	0	1155

HOURLY SUMMARY OF ALL VEHICLE MOVEMENTS

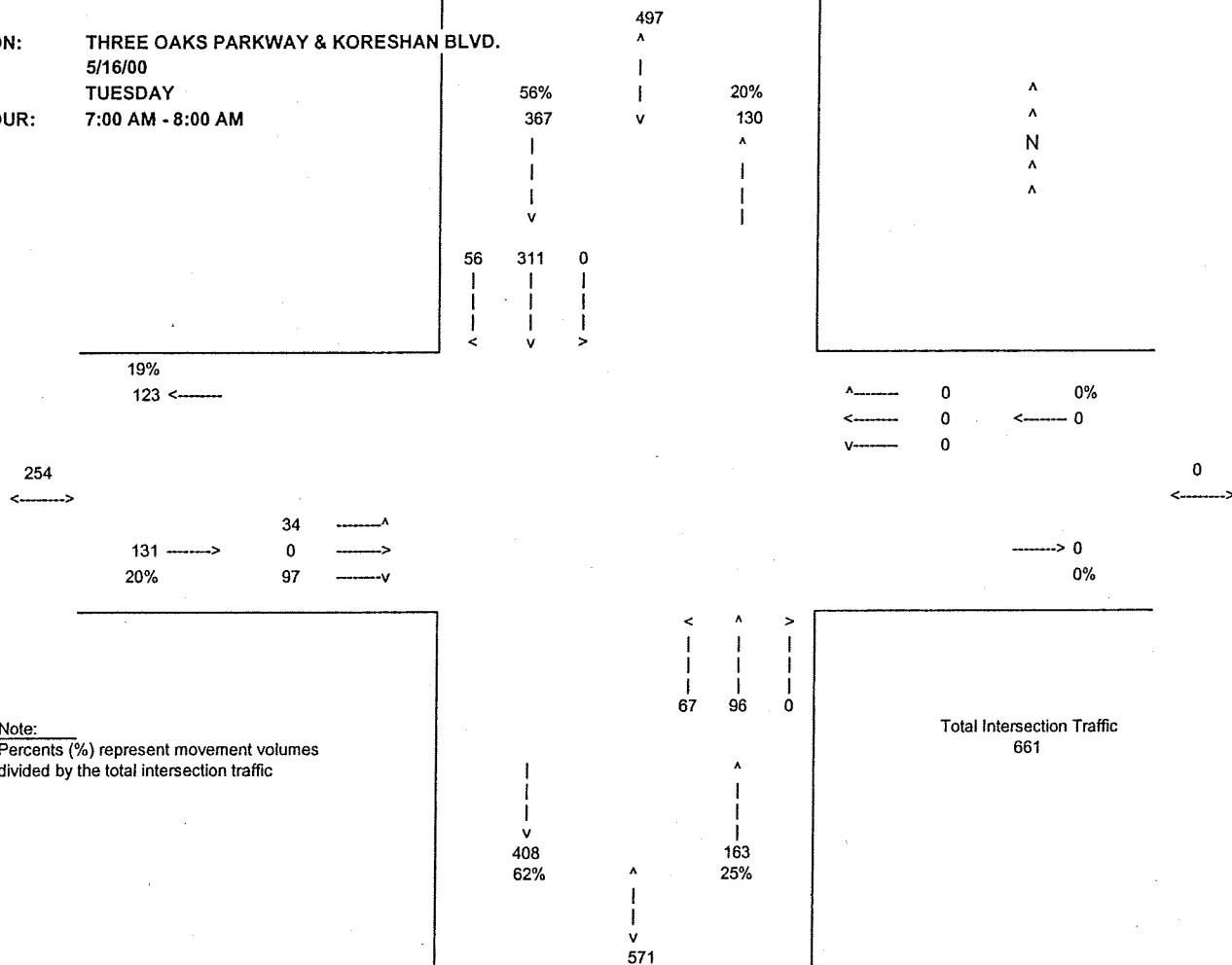
THREE OAKS PARKWAY & KORESHAN BLVD.

HOUR BEGIN	THREE OAKS PARKWAY								KORESHAN BLVD.								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:00 AM	67	96	0	163	0	311	56	367	34	0	97	131	0	0	0	0	661
7:15 AM	63	81	0	144	0	316	50	366	32	0	91	123	0	0	0	0	633
7:30 AM	65	57	0	122	0	279	48	327	24	0	78	102	0	0	0	0	551
7:45 AM	66	60	0	126	0	258	42	300	17	0	68	85	0	0	0	0	511
8:00 AM	57	64	0	121	0	261	32	293	12	0	68	80	0	0	0	0	494

PEAK HOUR SUMMARY

HOUR RFGIN	THREE OAKS PARKWAY								KORESHAN BLVD.								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				FASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:00 AM	67	96	0	163	0	311	56	367	34	0	97	131	0	0	0	0	PHF = 0.86

LOCATION: THREE OAKS PARKWAY & KORESHAN BLVD.
 DATE: 5/16/00
 DAY: TUESDAY
 PEAK HOUR: 7:00 AM - 8:00 AM



PROJECT:
DATE: 5/16/00
DAY: TUESDAY
WEATHER: SUNNY
COUNT TIME: 7:00 AM - 9:00 AM

15 MINUTE SUMMARY OF ALL VEHICLE MOVEMENTS

U.S. 41 & SANIBEL BLVD.

15 MIN BEGIN	U.S. 41								SANIBEL BLVD.								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:00 AM	2	192	18	212	13	288	0	301	0	0	0	0	112	1	49	162	675
7:15 AM	0	225	14	239	7	283	0	290	0	0	0	0	88	0	61	149	678
7:30 AM	2	273	20	295	15	321	0	336	0	0	1	1	87	2	71	160	792
7:45 AM	2	223	28	253	14	350	0	364	0	1	0	1	73	1	67	141	759
8:00 AM	4	226	21	251	10	322	0	332	2	0	1	3	76	2	49	127	713
8:15 AM	3	201	18	222	13	342	0	355	1	1	3	5	60	2	38	100	682
8:30 AM	2	190	26	218	6	302	1	309	1	1	3	5	71	2	47	120	652
8:45 AM	5	232	18	255	17	235	0	252	1	1	2	4	43	1	37	81	592
TOTAL:	20	1762	163	1945	95	2443	1	2539	5	4	10	19	610	11	419	1040	5543

HOURLY SUMMARY OF ALL VEHICLE MOVEMENTS

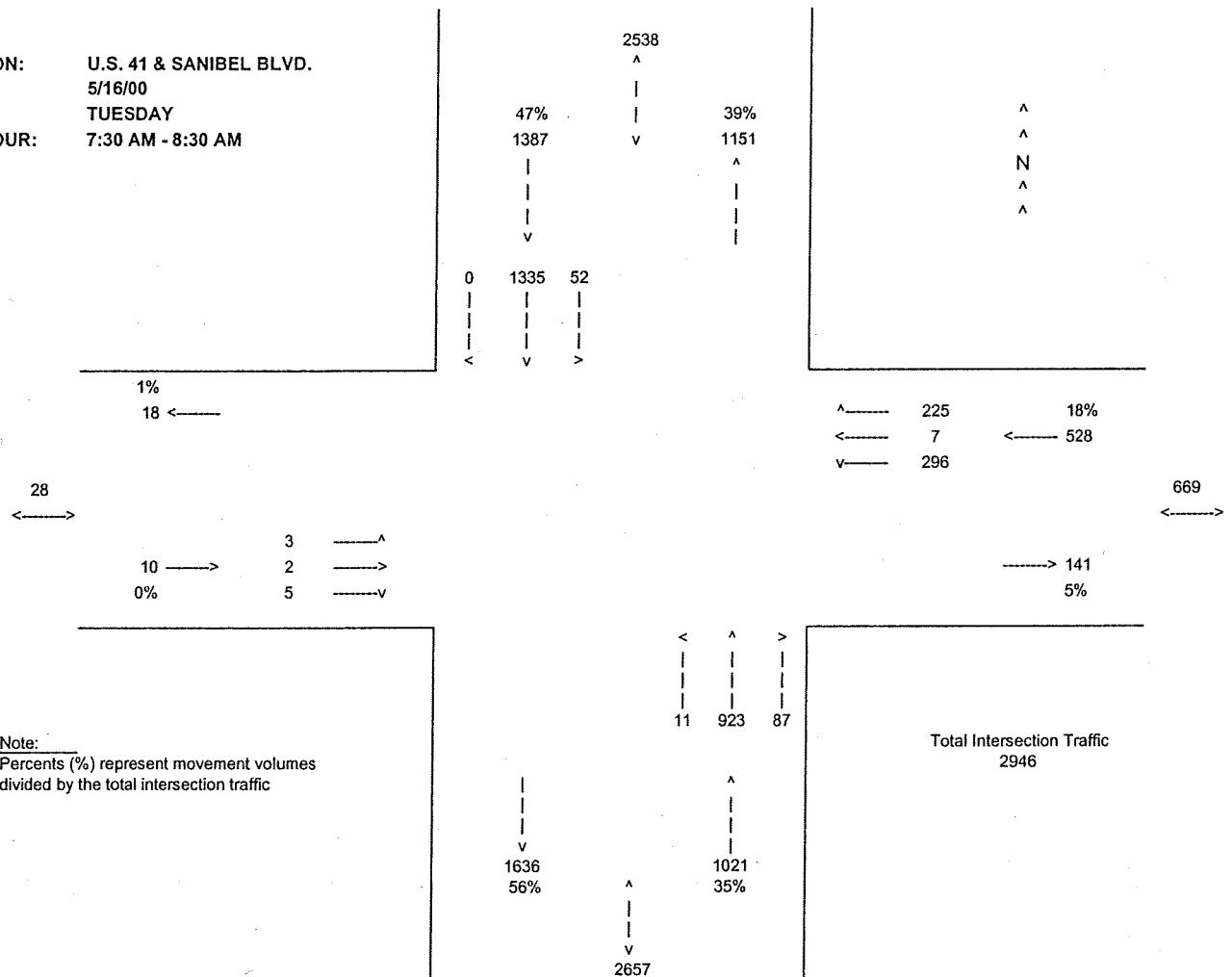
U.S. 41 & SANIBEL BLVD.

HOUR BEGIN	U.S. 41								SANIBEL BLVD.								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:00 AM	6	913	80	999	49	1242	0	1291	0	1	1	2	360	4	248	612	2904
7:15 AM	8	947	83	1038	46	1276	0	1322	2	1	2	5	324	5	248	577	2942
7:30 AM	11	923	87	1021	52	1335	0	1387	3	2	5	10	296	7	225	528	2946
7:45 AM	11	840	93	944	43	1316	1	1360	4	3	7	14	280	7	201	488	2806
8:00 AM	14	849	83	944	46	1201	1	1248	5	3	9	17	250	7	171	428	2639

PEAK HOUR SUMMARY

HOUR BEGIN	U.S. 41								SANIBEL BLVD.								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:30 AM	11	923	87	1021	52	1335	0	1387	3	2	5	10	296	7	225	528	PHF = 0.93

LOCATION: U.S. 41 & SANIBEL BLVD.
 DATE: 5/16/00
 DAY: TUESDAY
 PEAK HOUR: 7:30 AM - 8:30 AM



PROJECT:
DATE: 5/16/00
DAY: TUESDAY
WEATHER: SUNNY
COUNT TIME: 4:00 PM - 6:00 PM

15 MINUTE SUMMARY OF ALL VEHICLE MOVEMENTS

U.S. 41 & SANIBEL BLVD.

15 MIN BEGIN	U.S. 41								SANIBEL BLVD.								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:00 PM	9	346	50	405	35	289	1	305	6	7	2	15	34	8	32	74	799
4:15 PM	6	316	46	368	36	225	0	261	3	3	4	10	33	3	17	53	692
4:30 PM	5	297	49	351	40	230	1	271	3	3	9	15	41	3	26	70	707
4:45 PM	9	264	47	320	51	215	0	266	3	5	5	13	36	5	24	65	664
5:00 PM	11	347	55	413	39	248	0	287	3	5	5	13	38	4	24	66	779
5:15 PM	10	340	77	427	51	269	1	321	4	6	5	15	27	8	33	68	831
5:30 PM	10	329	57	396	55	264	1	320	6	6	5	17	35	1	32	68	801
5:45 PM	11	325	53	389	40	242	0	282	4	6	5	15	39	11	30	80	766
TOTAL:	71	2564	434	3069	347	1962	4	2313	32	41	40	113	283	43	218	544	8039

HOURLY SUMMARY OF ALL VEHICLE MOVEMENTS

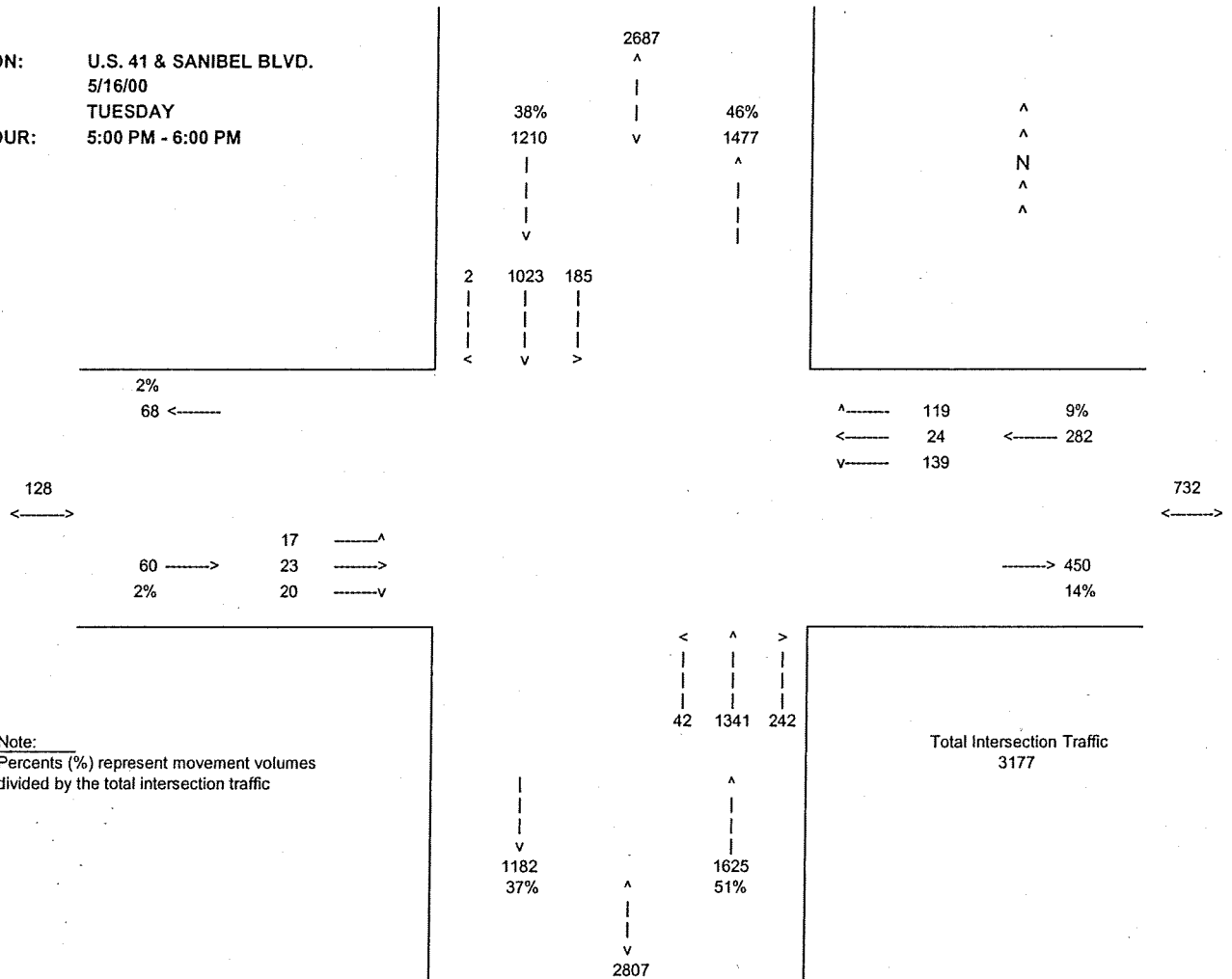
U.S. 41 & SANIBEL BLVD.

HOUR BEGIN	U.S. 41								SANIBEL BLVD.								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:00 PM	29	1223	192	1444	162	939	2	1103	15	18	20	53	144	19	99	262	2862
4:15 PM	31	1224	197	1452	166	918	1	1085	12	16	23	51	148	15	91	254	2842
4:30 PM	35	1248	228	1511	181	962	2	1145	13	19	24	56	142	20	107	269	2981
4:45 PM	40	1280	236	1556	196	996	2	1194	16	22	20	58	136	18	113	267	3075
5:00 PM	42	1341	242	1625	185	1023	2	1210	17	23	20	60	139	24	119	282	3177

PEAK HOUR SUMMARY

HOUR BEGIN	U.S. 41								SANIBEL BLVD.								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
5:00 PM	42	1341	242	1625	185	1023	2	1210	17	23	20	60	139	24	119	282	3177
																PHF =	0.96

LOCATION: U.S. 41 & SANIBEL BLVD.
 DATE: 5/16/00
 DAY: TUESDAY
 PEAK HOUR: 5:00 PM - 6:00 PM



PROJECT:
DATE: 5/9/00
DAY: TUESDAY
WEATHER: SUNNY
COUNT TIME: 7:00 AM - 9:00 AM

15 MINUTE SUMMARY OF ALL VEHICLE MOVEMENTS

U.S. 41 & KORESHAN BLVD.

15 MIN BEGIN	U.S. 41								KORESHAN BLVD.								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:00 AM	0	197	17	214	19	415	0	434	0	0	0	0	8	0	14	22	670
7:15 AM	0	156	18	174	29	399	0	428	0	0	0	0	17	0	28	45	647
7:30 AM	0	205	14	219	21	401	0	422	0	0	0	0	18	0	37	55	696
7:45 AM	0	159	11	170	24	408	0	432	0	0	0	0	17	0	43	60	662
8:00 AM	0	188	9	197	17	346	0	363	0	0	0	0	22	0	27	49	609
8:15 AM	0	178	6	184	16	309	0	325	0	0	0	0	9	0	24	33	542
8:30 AM	0	187	15	202	15	405	0	420	0	0	0	0	13	0	13	26	648
8:45 AM	0	183	7	190	15	293	0	308	0	0	0	0	14	0	18	32	530
TOTAL:	0	1453	97	1550	156	2976	0	3132	0	0	0	0	118	0	204	322	5004

HOURLY SUMMARY OF ALL VEHICLE MOVEMENTS

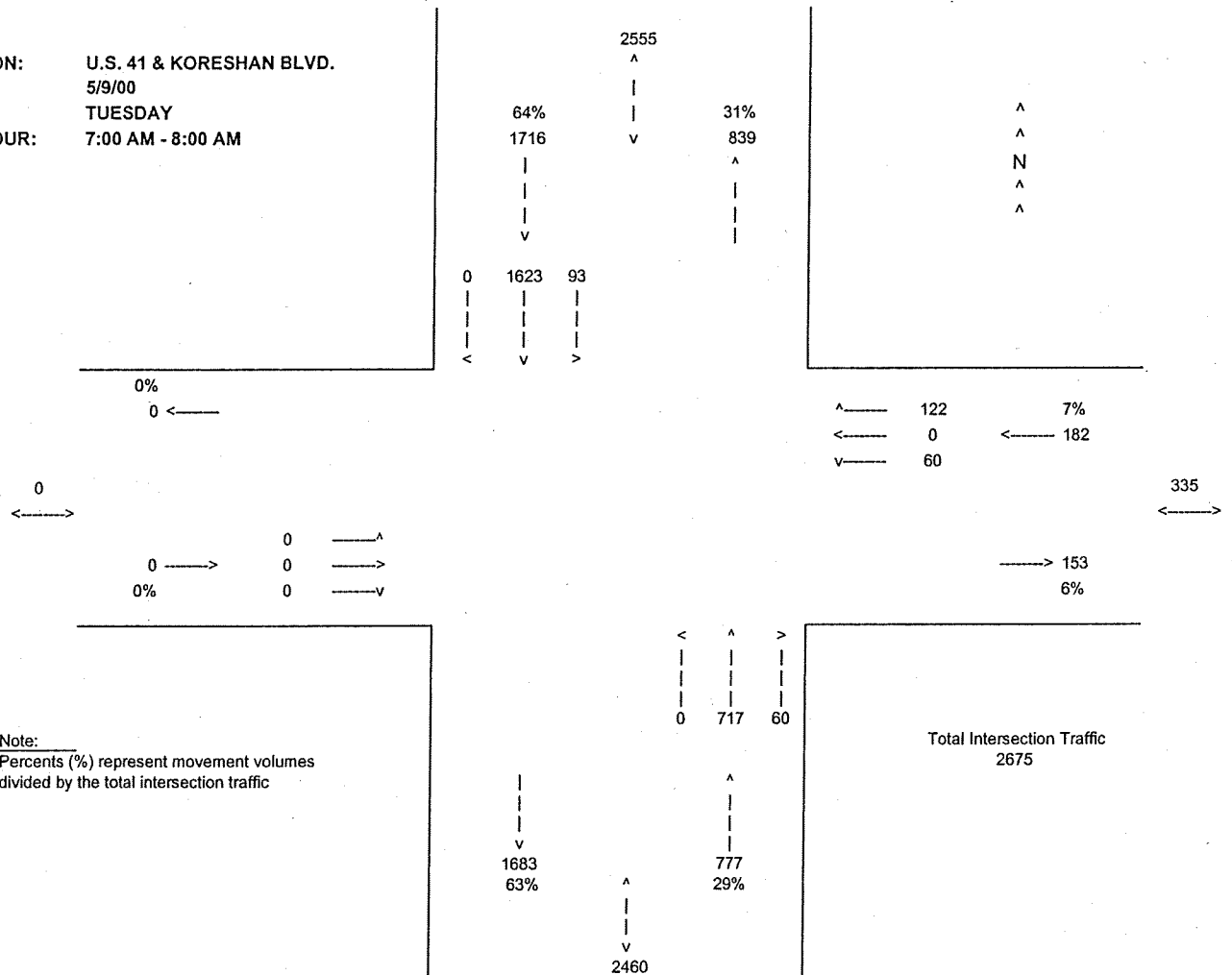
U.S. 41 & KORESHAN BLVD.

HOUR BEGIN	U.S. 41								KORESHAN BLVD.								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:00 AM	0	717	60	777	93	1623	0	1716	0	0	0	0	60	0	122	182	2675
7:15 AM	0	708	52	760	91	1554	0	1645	0	0	0	0	74	0	135	209	2614
7:30 AM	0	730	40	770	78	1464	0	1542	0	0	0	0	66	0	131	197	2509
7:45 AM	0	712	41	753	72	1468	0	1540	0	0	0	0	61	0	107	168	2461
8:00 AM	0	736	37	773	63	1353	0	1416	0	0	0	0	58	0	82	140	2329

PEAK HOUR SUMMARY

HOUR BEGIN	U.S. 41								KORESHAN BLVD.								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
7:00 AM	0	717	60	777	93	1623	0	1716	0	0	0	0	60	0	122	182	
																PHF =	0.96

LOCATION: U.S. 41 & KORESHAN BLVD.
 DATE: 5/9/00
 DAY: TUESDAY
 PEAK HOUR: 7:00 AM - 8:00 AM



PROJECT:
DATE: 5/9/00
DAY: TUESDAY
WEATHER: SUNNY
COUNT TIME: 4:00 PM - 6:00 PM

15 MINUTE SUMMARY OF ALL VEHICLE MOVEMENTS

U.S. 41 & KORESHAN BLVD.

15 MIN BEGIN	U.S. 41								KORESHAN BLVD.								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:00 PM	0	371	11	382	24	223	0	247	0	0	0	0	5	0	20	25	654
4:15 PM	0	393	16	409	18	238	0	256	0	0	0	0	8	0	22	30	695
4:30 PM	0	301	13	314	21	234	0	255	0	0	0	0	8	0	22	30	599
4:45 PM	0	327	11	338	24	211	0	235	0	0	0	0	6	0	18	24	597
5:00 PM	0	402	14	416	21	196	0	217	0	0	0	0	5	0	25	30	663
5:15 PM	0	409	12	421	23	259	0	282	0	0	0	0	7	0	31	38	741
5:30 PM	0	378	20	398	26	202	0	228	0	0	0	0	14	0	20	34	660
5:45 PM	0	344	18	362	27	180	0	207	0	0	0	0	8	0	27	35	604
TOTAL:	0	2925	115	3040	184	1743	0	1927	0	0	0	0	61	0	185	246	5213

HOURLY SUMMARY OF ALL VEHICLE MOVEMENTS

U.S. 41 & KORESHAN BLVD.

HOUR BEGIN	U.S. 41								KORESHAN BLVD.								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
4:00 PM	0	1392	51	1443	87	906	0	993	0	0	0	0	27	0	82	109	2545
4:15 PM	0	1423	54	1477	84	879	0	963	0	0	0	0	27	0	87	114	2554
4:30 PM	0	1439	50	1489	89	900	0	989	0	0	0	0	26	0	96	122	2600
4:45 PM	0	1516	57	1573	94	868	0	962	0	0	0	0	32	0	94	126	2661
5:00 PM	0	1533	64	1597	97	837	0	934	0	0	0	0	34	0	103	137	2668

PEAK HOUR SUMMARY

HOUR REQ'D	U.S. 41								KORESHAN BLVD.								INTER- SECTION TOTAL
	NORTHBOUND				SOUTHBOUND				EASTBOUND				WESTBOUND				
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
5:00 PM	0	1533	64	1597	97	837	0	934	0	0	0	0	34	0	103	137	2668
																PHF =	0.90

		2570		
		^		
35%			61%	
934		v	1636	
			^	
v				
0	837	97		
<	v	>		

298
 $\longleftrightarrow$

 v 871 33%	^ v 2468	^ 1597 60%
--------------------------	---------------------	-----------------------

TABLE 1A & TABLE 2A

TABLE 1-A
PEAK DIRECTION
PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 865 VPH		IN=	345	OUT=	520						
TOTAL PM PEAK HOUR PROJECT TRAFFIC = 1625 VPH		IN=	880	OUT=	745						
ROADWAY	SEGMENT	ROADWAY CLASS	LOS A VOLUME	LOS B VOLUME	LOS C VOLUME	LOS D VOLUME	LOS E VOLUME	PERCENT			
								PROJECT TRAFFIC	PROJECT TRAFFIC	PROJ/LOS C	
Corkscrew Road	U.S. 41 to Sandy Ln.	4L	830	1380	1930	2320	2760	10.0%	88	4.6%	
	Sandy Ln. to Three Oaks Pkwy.	4LD	830	1380	1930	2320	2760	10.0%	88	4.6%	
	Three Oaks to I-75	4LD	830	1380	1930	2320	2760	30.0%	264	13.7%	
Koreshan Blvd.	Three Oaks to E. Site Boundary	4LD	840	1410	1970	2370	2820	35.0%	308	15.6%	
	E. Site Boundary to US 41	4LD	840	1410	1970	2370	2820	60.0%	528	26.8%	
Three Oaks Pkwy.	Corkscrew to Koreshan	4LD ¹	840	1410	1970	2370	2820	20.00%	176	8.9%	
	Koreshan to Alico	4LD ¹	840	1410	1970	2370	2820	15.00%	132	6.7%	
U.S. 41	Old U.S. 41 to Corkscrew	4LD	0	1910	2430	2450	2450	25.00%	220	9.1%	
	Corkscrew to Koreshan	4LD	0	1380	2130	2270	2270	35.00%	308	14.5%	
	Koreshan to Alico	4LD	0	1380	2130	2270	2270	30.00%	264	12.4%	
	N. of Alico Road	6LD	0	2130	3210	3400	3400	30.00%	264	8.2%	

¹ Three Oaks Parkway to be widened to a 4-lane divided section between Corkscrew Rd. and Alico Rd. by 2003/2004

LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS

FILE: 99COUNTS										7% Truck Adjustment =										0.934									
P.C.S.		PEAK	K	D	P.C.S.	PEAK	K	D		2000		2005		PERCENT		2005		2005											
										PK HR	PK SEASON	PK HR	PK SEASON	PROJECT	AM PROJ	PM PROJ	BCKGRND	BCKGRND											
										PEAK DIR.	PEAK DIR.	PEAK DIR.	PEAK DIR.	TRAFFIC	TRAFFIC	TRAFFIC	TRAFFIC	TRAFFIC	TRAFFIC										
PCS NO. 10		1.103	0.118	0.60	PCS NO. 25	1.163	0.095	0.58			1035	1590	10.00%	52	88	1642	1678												
PCS NO. 15		1.263	0.113	0.54							1035	1590	10.00%	52	88	1642	1678												
TOTAL PROJECT TRAFFIC AM =		865	VPH	IN=	345	OUT=	520				1155	2206	30.00%	156	264	2362	2470												
TOTAL PROJECT TRAFFIC PM =		1625	VPH	IN=	880	OUT=	745																						
ROADWAY		SEGMENT	PCS	ADT	BASE YR	1999	ADT	GROWTH	YRS OF	ANNUAL	PK SEASON	PK HR	PK SEASON	PERCENT	AM PROJ	PM PROJ	BCKGRND	BCKGRND											
Corkscrew Road		U.S. 41 to Sandy Ln.	15	6100	13200	9	8.96%	9		8.96%	1035	1590	10.00%	52	88	1642	1678												
		Sandy Ln. to Three Oaks Pkwy.	15	6100	13200	9	8.96%	9		8.96%	1035	1590	10.00%	52	88	1642	1678												
		Three Oaks to I-75	15	4400	14100	9	13.81%	9		13.81%	1155	2206	30.00%	156	264	2362	2470												
Koreshan Blvd.		Three Oaks to E. Site Boundary	15	1800	2100	2	8.01%	2		8.01%	163	240	35.00%	182	308	422	548												
		E. Site Boundary to US 41	15	1800	2100	2	8.01%	2		8.01%	163	240	60.00%	312	528	552	768												
Three Oaks Parkway		Corkscrew to Koreshan	15	2400	5700	9	10.09%	9		10.09%	452	730	20.00%	104	176	834	906												
		Koreshan to Alico	10	1700	5600	9	14.16%	9		14.16%	466	904	15.00%	78	132	982	1036												
U.S. 41		Old U.S. 41 to Corkscrew	25	28500	32900	9	1.61%	9		1.61%	2001	2167	25.00%	130	220	2297	2387												
		Corkscrew to Alico	25	26900	29000	7	1.08%	7		1.08%	1754	1851	35.00%	182	308	2033	2159												
		N. of Sanibel Blvd.	25	29300	27700	9	0.00%	9		0.00%	1658	1658	30.00%	156	264	1814	1922												
		N. of Alico Road	25	41800	41300	9	0.00%	9		0.00%	2472	2472	30.00%	156	264	2628	2736												

HCS SUMMARY SHEETS

HCS: Signalized Intersections Release 3.2

Inter: U.S. 41 @ Koreshan Blvd.
 Analyst: TBT
 Date: Build-out Conditions
 E/W St: Koreshan Blvd.

City/St: Lee County, FL
 Proj #: 000517
 Period: AM Peak - 2005 Peak Season
 N/S St: U.S. 41

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0	0	0	2	0	1	0	2	1	1	2	0
LGConfig				L		R		T	R	L	T	
Volume				310		340		1110	220	340	2420	
Lane Width				12.0		12.0		12.0	12.0	12.0	12.0	
RTOR Vol						45			15			

Duration 0.25 Area Type: All other areas

Signal Operations

Phase Combination 1 2 3 4				5 6 7 8			
EB Left				NB Left			
Thru				Thru		A	
Right				Right		A	
Peds				Peds			
WB Left	A			SB Left	A		
Thru				Thru	A	A	
Right	A			Right			
Peds				Peds			
NB Right				EB Right			
SB Right				WB Right	A		
Green	19.0				25.0	62.0	
Yellow	3.0				3.0	4.0	
All Red	2.0				0.0	2.0	

Cycle Length: 120.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios v/c g/c		Lane Group Delay LOS		Approach Delay LOS	
----------------------	---------------------------	-----------------------------	-------------------	--	-------------------------	--	-----------------------	--

Eastbound

Westbound

L 554 3502 0.59 0.158 48.5 D 37.8 D

R 659 1615 0.47 0.408 26.6 C

Northbound

T 1865 3610 0.63 0.517 21.4 C 20.6 C

R 834 1615 0.26 0.517 16.3 B

Southbound

L 376 1805 0.95 0.208 81.0 F

T 2708 3610 0.94 0.750 20.2 C 27.7 C

Intersection Delay = 27.0 (sec/veh) Intersection LOS = C

HCS: Signalized Intersections Release 3.2

Inter: U.S. 41 @ Koreshan Blvd.
 Analyst: TBT
 Date: Build-out Conditions
 E/W St: Koreshan Blvd.

City/St: Lee County, FL
 Proj #: 000517
 Period: PM Peak - 2005 Peak Season
 N/S St: U.S. 41

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0	0	0	2	0	1	0	2	1	1	2	0
LGConfig				L		R		T	R	L	T	
Volume				335		450		2355	390	530	1250	
Lane Width				12.0		12.0		12.0	12.0	12.0	12.0	
RTOR Vol						65			40			

Duration 0.25 Area Type: All other areas

Signal Operations								
Phase Combination	1	2	3	4	5	6	7	8
EB Left					NB Left			
Thru					Thru	A		
Right					Right	A		
Peds					Peds			
WB Left	A				SB Left	A		
Thru					Thru	A	A	
Right	A				Right			
Peds					Peds			
NB Right					EB Right			
SB Right					WB Right	A		
Green	12.0				28.0	66.0		
Yellow	3.0				3.0	4.0		
All Red	2.0				0.0	2.0		

Cycle Length: 120.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group	Adj Sat Flow Rate	Ratios		Lane Group		Approach	
	Capacity	(s)	v/c	g/c	Delay	LOS	Delay	LOS

Eastbound

Westbound

L 350 3502 0.96 0.100 90.6 F 59.8 E

R 606 1615 0.64 0.375 33.0 C

Northbound

T 2090 3800 1.13 0.550 90.9 F 81.2 F

R 888 1615 0.39 0.550 15.8 B

Southbound

L 421 1805 1.26 0.233 180.5 F

T 3072 3800 0.41 0.808 3.4 A 56.1 E

Intersection Delay = 69.6 (sec/veh) Intersection LOS = E

HCS: Signalized Intersections Release 3.2

Inter: U.S. 41 @ Sanibel Blvd.
 Analyst: TBT
 Date: Build-out Conditions
 E/W St: Sanibel Blvd.

City/St: Lee County, FL
 Proj #: 000517
 Period: AM Peak - 2005 Peak Season
 N/S St: U.S. 41

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	1	0	1	1	0	1	2	1	1	2	0
LGConfig	L	TR		L	TR		L	T	R	L	TR	
Volume	5	5	5	315	10	250	10	1380	110	75	1965	1
Lane Width	12.0	12.0		12.0	12.0		12.0	12.0	12.0	12.0	12.0	
RTOR Vol			0			45			15			0

Duration 0.25 Area Type: All other areas

Signal Operations

Phase Combination		1	2	3	4	5	6	7	8
EB	Left		A			NB Left	A		
	Thru		A			Thru		A	
	Right		A			Right		A	
	Peds					Peds			
WB	Left		A			SB Left	A		
	Thru		A			Thru		A	
	Right		A			Right		A	
	Peds					Peds			
NB	Right					EB Right			
SB	Right					WB Right			
Green		19.0	9.0				10.0	66.0	
Yellow		3.0	3.0				3.0	4.0	
All Red		0.0	1.0				0.0	2.0	
Cycle Length:		120.0	secs						

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios		Lane Group		Approach	
			v/c	g/c	Delay	LOS	Delay	LOS
Eastbound								
L	88	1172	0.06	0.075	51.8	D		
TR	132	1758	0.08	0.075	51.9	D	51.9	D
Westbound								
L	381		0.87	0.258	60.9	E		
TR	421	1629	0.54	0.258	39.7	D	52.3	D
Northbound								
L	150	1805	0.07	0.083	50.9	D		
T	1986	3610	0.73	0.550	21.8	C	21.4	C
R	888	1615	0.11	0.550	13.0	B		
Southbound								
L	150	1805	0.53	0.083	56.2	E		
TR	1986	3610	1.04	0.550	59.1	E	59.0	E

Intersection Delay = 44.4 (sec/veh) Intersection LOS = D

HCS: Signalized Intersections Release 3.2

Inter: U.S. 41 @ Sanibel Blvd.
 Analyst: TBT
 Date: Build-out Conditions
 E/W St: Sanibel Blvd.

City/St: Lee County, FL
 Proj #: 000517
 Period: PM Peak - 2005 Peak Season
 N/S St: U.S. 41

SIGNALIZED INTERSECTION SUMMARY

	Eastbound			Westbound			Northbound			Southbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	1	1	0	1	1	0	1	2	1	1	2	0
LGConfig	L	TR		L	TR		L	T	R	L	TR	
Volume	25	25	25	160	30	140	45	2065	265	210	1630	10
Lane Width	12.0	12.0		12.0	12.0		12.0	12.0	12.0	12.0	12.0	
RTOR Vol			0			45			15			0

Duration 0.25 Area Type: All other areas

Signal Operations

Phase Combination		1	2	3	4	5	6	7	8
EB	Left	A				NB Left	A		
	Thru	A				Thru		A	
	Right	A				Right		A	
	Peds					Peds			
WB	Left	A				SB Left	A		
	Thru	A				Thru		A	
	Right	A				Right		A	
	Peds					Peds			
NB	Right					EB Right			
SB	Right					WB Right			
Green		18.0					15.0	72.0	
Yellow		4.0					3.0	4.0	
All Red		2.0					0.0	2.0	

Cycle Length: 120.0 secs

Intersection Performance Summary

Appr/ Lane Grp	Lane Group Capacity	Adj Sat Flow Rate (s)	Ratios		Lane Group		Approach	
			v/c	g/C	Delay	LOS	Delay	LOS
Eastbound								
L	170	1131	0.15	0.150	44.8	D		
TR	264	1758	0.20	0.150	45.0	D	45.0	D
Westbound								
L	206	1374	0.82	0.150	71.2	E		
TR	253	1684	0.52	0.150	49.0	D	61.4	E
Northbound								
L	226	1805	0.21	0.125	47.6	D		
T	2166	3610	1.00	0.600	44.2	D	40.8	D
R	969	1615	0.27	0.600	11.6	B		
Southbound								
L	226	1805	0.98	0.125	105.7	F		
TR	2164	3607	0.80	0.600	20.6	C	30.3	C

Intersection Delay = 37.9 (sec/veh) Intersection LOS = D

HCS: Unsignalized Intersections Release 3.2

TWO-WAY STOP CONTROL SUMMARY

Intersection: Three Oaks Pkwy. @ Koreshan Bl
 Analyst: tbt
 Project No.: 000517
 Date: Build-out - 2005
 East/West Street: Koreshan Blvd.
 North/South Street: Three Oaks Pkwy.
 Intersection Orientation: NS

Study period (hrs): 0.25

Vehicle Volumes and Adjustments

Major Street:	Approach Movement	Northbound				Southbound		
		1 L	2 T	3 R		4 L	5 T	6 R
Volume		215	160				500	145
Hourly Flow Rate, HFR		226	168				526	152
Percent Heavy Vehicles		5	--	--			--	--
Median Type	Undivided							
RT Channelized?								No
Lanes		1	2				2	1
Configuration		L	T				T	R
Upstream Signal?			No				No	

Minor Street:	Approach Movement	Westbound				Eastbound		
		7 L	8 T	9 R		10 L	11 T	12 R
Volume						135		255
Hourly Flow Rate, HFR						142		268
Percent Heavy Vehicles						5		5
Percent Grade (%)			0				0	
Median Storage	1							
Flared Approach: Exists?	Storage							
RT Channelized?								No
Lanes						1		1
Configuration						L		R

Delay, Queue Length, and Level of Service

Approach Movement	NB	SB	Westbound				Eastbound		
			7	8	9		10	11	12
Lane Config	L	4					L		R
v (vph)	226						142		268
C(m) (vph)	890						172		726
v/c	0.25						0.83		0.37
95% queue length	1.12						4.86		1.84
Control Delay	10.4						83.2		12.8
LOS	B						F		B
Approach Delay								37.2	
Approach LOS								E	

HCS: Unsignalized Intersections Release 3.2

TWO-WAY STOP CONTROL SUMMARY

Intersection: Three Oaks Pkwy. @ Koreshan Bl
 Analyst: tbt
 Project No.: 000517
 Date: Build-out - 2005
 East/West Street: Koreshan Blvd.
 North/South Street: Three Oaks Pkwy.
 Intersection Orientation: NS

Study period (hrs): 0.25

Vehicle Volumes and Adjustments							
Major Street:	Approach Movement	Northbound			Southbound		
		1 L	2 T	3 R	4 L	5 T	6 R
Volume		345	690			260	175
Hourly Flow Rate, HFR		363	726			273	184
Percent Heavy Vehicles		5	--	--		--	--
Median Type	Raised curb						
RT Channelized?							No
Lanes		1	2			2	1
Configuration		L	T			T	R
Upstream Signal?			No			No	

Minor Street:	Approach Movement	Westbound			Eastbound		
		7 L	8 T	9 R	10 L	11 T	12 R
Volume					205		285
Hourly Flow Rate, HFR					215		301
Percent Heavy Vehicles					5		5
Percent Grade (%)			0			0	
Median Storage	1						
Flared Approach:	Exists?						
	Storage						
RT Channelized?							No
Lanes					1		1
Configuration					L		R

Delay, Queue Length, and Level of Service							
Approach Movement Lane Config	NB	SB	Westbound			Eastbound	
	1	4	7	8	9	10	11 12
	L					L	R
v (vph)	363					215	301
C(m) (vph)	1079					159	878
v/c	0.34					1.35	0.34
95% queue length	1.66					11.30	1.68
Control Delay	10.0+					248.5	11.2
LOS	B					F	B
Approach Delay							110.1
Approach LOS							F

**LEE COUNTY 2000-2004 CAPITAL
IMPROVEMENT PLAN FOR THREE
OAKS PARKWAY**

PROJECT NAME Three Oaks Parkway Widening	DATE PREPARED: 10/19/99
PROJECT NUMBER MANAGING DEPT. Transportation	COMPREHENSIVE PLAN REFERENCE COMMISSION DISTRICT 5

PROJECT DESCRIPTION:
Add Two Lanes To Existing Two Lane Arterial And Expand Existing Culvert 4.62 Miles.

PROJECT LOCATION:
San Carlos Park/Three Oaks Area, Between Corkscrew and Alico Roads

ESTIMATED PROJECT COST (IN THOUSANDS)	ACTUAL PRIOR	FY 99/00 BUDGET	FY 99/00	FY 00/01	FY 01/02	FY 02/03	FY 03/04	5 YEAR NEW TOTAL	YEARS 6-10	PROJECT TOTAL
LAND										
PROFESSIONAL SERVICES					940			940		940
CONSTRUCTION						7,825		7,825		7,825
PROJECT MGMT.					50	185		235		235
FURNITURE/EQUIPMENT										
OTHER										
TOTAL	0	0	0	0	990	8,089	0	9,079	0	9,079

CIP FUNDING SOURCES AND AMOUNTS		FY 99/00	FY 00/01	FY 01/02	FY 02/03	FY 03/04
Gas Tax Impact Fees (4) Ad Valorem						
				990	8,010	
					79	

OPERATING IMPACT:	START UP RECURRING	FY 99/99	FY 00/00	FY 00/01	FY 01/02	FY 02/03	FY 03/04	O & M FUNDING SOURCE
		N/A	N/A	N/A	N/A	N/A	N/A	Transportation Trust Fund
		N/A	N/A	N/A	N/A	N/A	59,787	

COMMENTS:

IN THOUSANDS OF DOLLARS

TRIP GENERATION EQUATIONS

**TRIP GENERATION EQUATIONS
ESTERO GOLF RESORT
ITE TRIP GENERATION REPORT, 6th EDITION**

Land Use	Weekday AM Peak Hour	Weekday PM Peak Hour	Weekday
Shopping Center (LUC 820)	$\ln(T) = 0.596 \ln(X) + 2.329$	$\ln(T) = 0.660 \ln(X) + 3.403$	$\ln(T) = 0.643 \ln(X) + 5.866$
T = Trips, X = 1,000 square feet of floor area			
General Office (LUC 710)	$\ln(T) = 0.797 \ln(X) + 1.558$	$T = 1.121 (X) + 79.295$	$\ln(T) = 0.768 \ln(X) + 3.654$
T = Trips, X = 1,000 square feet of floor area			
Hotel (LUC 310)	$T = 0.782 (X) - 29.797$	$\ln(T) = 1.150 \ln(X) - 1.255$	$T = 8.92 (X)$
T = Trips, X = Occupied Rooms (150)			
Residential Single Family Detached Homes (LUC 210)	$T = 0.700 (X) + 9.477$	$\ln(T) = 0.901 \ln(X) + 0.527$	$\ln(T) = 0.920 \ln(X) + 2.707$
T = Trips, X = Units			

EXHIBIT IV-H
REQUESTED DEVIATIONS WITH JUSTIFICATIONS
May 24, 2000; amended September 14, 2000; October 20, 2000

RPD & CPD:
DEVIATION 1 - WITHDRAWN

RECEIVED
OCT 27 2000
PERMIT COUNTER

RPD & CPD:
DEVIATION 2

Deviation from LDC Section 10-329(e)(1)(a)(3) which requires a fifty foot (50') setback from water retention or detention excavations to any private property line under separate ownership, to permit a twenty five foot (25') setback from the railroad and from other adjacent property.

Justification

This deviation is customarily granted without conditions by Lee County for projects with water bodies along a project's boundaries. One example is Livingston Oaks (Resolution #Z-99-083). For the Estero Golf Resort we have requested this deviation for only a few of the project's many lakes. One lake is designed to set back from the ROW owned by Seaboard Coast Line Railroad. Several of the other water bodies are proposed adjacent to an internal roadway within the Vines development. Finally, two lakes along the eastern boundary of the RPD are proposed to be set back the width of the buffer proposed along this boundary. This deviation has been requested in the event the buffer is ever used for transportation purposes.

RPD & CPD:
DEVIATION 3

Deviation from LDC Section 10-296(d), Table 4(7)(c) which requires the wearing surface on local and access streets to be one-and-one-half-inch (1.5") asphaltic FDOT type S-III to allow for cement concrete and/or pavers on the private streets.

Justification

This deviation is customarily granted by Lee County for entrance features and other focal points for large scale projects with the conditions that the deviation applies to private streets only, and the alternate cross-section must be structurally equivalent to the "standard" cross-section. This developer is requesting that same consideration for the Estero Golf Resort. There is no impact to the public from this change

RPD & CPD:**DEVIATION 4**

Deviation from LDC Section 10-256(d)(3) which requires all sidewalks to be either (1) four-inch (4") thick Portland cement concrete, or (2) a minimum of one-and-one-half-inch (1.5") thick asphaltic concrete of FDOT type S-III to allow sidewalks to be constructed of decorative pavers throughout the development.

Justification

This developer is requesting that this alternate cross-section which is structurally equivalent to the "standard" cross-section be granted to allow the developer to upgrade the appearance of these on-site facilities. Examples of this alternate surface can be found in Times Square in the Town of Fort Myers Beach and in the City Fort Myers downtown area. There is no impact to the public from this change. Employing the pavers will make the project more attractive.

DEVIATION 5a

Deviation from LDC Section 34-1954(a)(1) which permits that the director may administratively approve the location of individual model homes and model units in any new development provided the property remains under unified control to allow that model homes and model units be permitted by right.

Justification:

Model homes are customary for the sale of the residential units. We have included the use in the list of permitted uses and this deviation has not been necessary in other developments in Lee County. US Home's Heritage Palms (Z-97-051A) and Stoneybrook, A Golf Community (Z-98-018) are two examples. Model homes and model units are approved uses in these projects without requiring administrative approval or specifying their locations on the MCP. The applicant requests equal consideration for this project. There is no impact to the public from this change.

RPD & CPD:**DEVIATION 5b**

Deviation from LDC Section 34-1954(d)(1) which permits model homes to be valid for a period not exceeding three years (3) to allow for model homes until project build-out.

Justification:

Model homes are necessary until the project is built out and for this project the build-

out will be longer than three years (3). The three-year (3) time frame poses a hardship for the developer. There is no impact to the public from this change. This deviation has been granted in many other planned developments throughout Lee County. US Home's Heritage Palms (Z-97-051A) and Stoneybrook, A Golf Community (Z-98-018) are two examples.

RPD & CPD:

DEVIATION 6

Deviation from LDC Section 34-1954(d)(2) which permits model units within a townhouse or multiple-family building not to extend beyond the initial sale, to allow for model homes until project build-out.

Justification

Products in one townhouse or multiple-family tract are likely to be repeated in another tract of the project. As build-out will take longer than three years (3), the three-year (3) time frame poses a hardship for the developer. There is no impact to the public from this change. This deviation has been granted in many other planned developments through out Lee County. Heritage Palms (Z-97-051A) and Stoneybrook, A Golf Community (Z-98-018) are two examples.

RPD & CPD:

DEVIATION 7 (revised)

Deviation from LDC Section 34-2017 (e) which allows Director discretion to allow high turnover parking surfaces to meet the surfacing standards for low turnover parking lots to allow by right the parking spaces for the ancillary sales office uses to be surfaced with gravel.

Justification

The applicant will construct the required handicapped parking for the type of dwelling unit being displayed with asphalt or concrete to provide a smooth surface without gaps or holes while additional parking for the models will be surfaced with gravel.

Parking requirements for model homes and model units change over time. When the models are active, the parking requirements are higher than they will be for the same unit after it becomes a home. Gravel parking lots are customary for model homes in Lee County today. Additional paving is not only unattractive but an unnecessary expense to the developer. This deviation will not affect public safety.

**RPD & CPD:
DEVIATION 8**

Deviation from LDC Section 10-291(3) which requires that residential development of more than five acres to provide two or more means of ingress and egress, to allow the Residential Planned Development and any residential tract surrounded by golf or preserved areas to have one means of ingress and egress.

Justification:

Due to the unusual configuration of the RPD (property to the east of the railroad tracts) only one small portion of its boundary that fronts a public road. Koreshan Blvd. is a divided roadway with only one median break adjacent to this property. We have aligned the project entrance with that median break. All other sections of the project perimeter include previously approved developments that would be negatively impacted by funneling the project's traffic through them. This project is designed as a gated community as indicated on the Master Concept Plan. There is no impact to the public from this change. See Master Concept Plan.

**RPD & CPD:
DEVIATION 9 - WITHDRAWN**

**CPD:
DEVIATION 10 - WITHDRAWN**

**RPD & CPD:
DEVIATION 11 (revised)**

Deviation from LDC Section 34-2015(2)c. to allow stacking of vehicles for multi-family buildings with a specific garage appurtenant to it.

Justification:

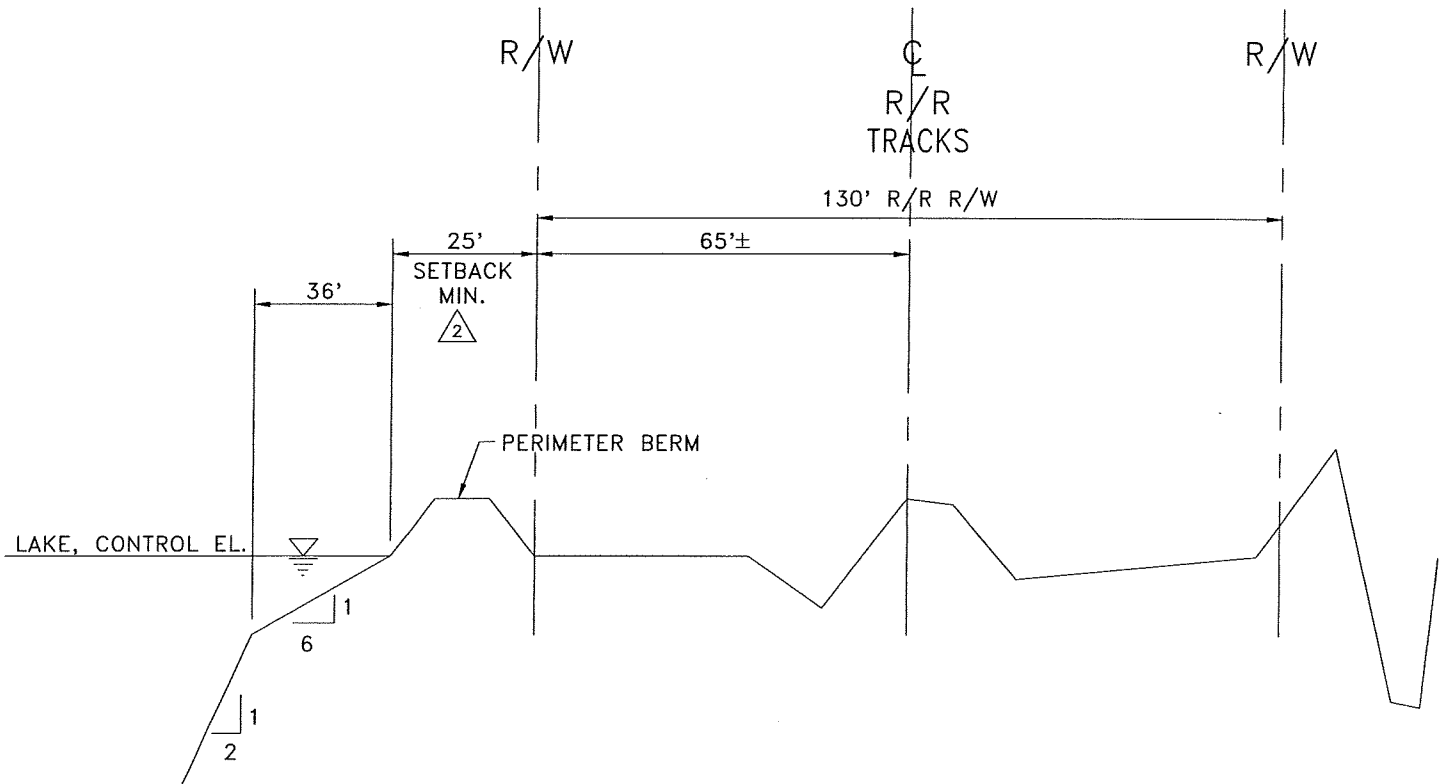
LDC Section 34-2015(2)c. allows stacking of vehicles for certain types of residential buildings with specific garages appurtenant to the units. When LDC Section 34-2015(2)c. was adopted by Lee County, the multiple family units being constructed did not have "specific garages appurtenant " to the individual units. It needs to be said that in Lee County multiple family includes residential buildings with more than three units. In the market today there is a type of multiple family building that includes the above-described garages. This is a very attractive building type and is being used successfully in many residential developments in the area. The required parking is provided in the same was that parking is provided for townhouses. The exhibit below is a six-unit building with stacked parking. There is no impact to the public from this change.

CPD:**DEVIATION 12 (revised)**

Deviation from LDC Section 10-415 (b) (1) which requires that large projects must provide 50% of their open space percentage requirement through the onsite preservation of existing indigenous native vegetation to allow the restored 6.36 acres wetland on the Commercial Planned Development (CPD) to be considered toward meeting the indigenous requirement for the residential tract within the CPD.

Justification:

The Master Concept Plan has been revised to maintain and restore approximately 6.36 acres of wetland at the CPD's easterly entrance. The quality of this wetland is documented in the report prepared by Passarella and Associates. Incorporating this wetlands into the site plan has been a significant change to respond to the requirements of other review agencies. For a commercial property located at the intersection of an arterial and a collector road setting aside this particular property for this purpose has a great impact on the site plan and the financial feasibility of the project. The applicant has committed to restore this wetland and simply asks that credit toward the indigenous requirement be given for this acreage. The Master Concept Plan also depicts the other indigenous vegetation acreage that will be preserved. There is no impact to the public from this change. See Master Concept Plan.



DEVIATION DETAIL (RAILROAD)

SECTION 10-329(e)(1)(a)(3) N.T.S.

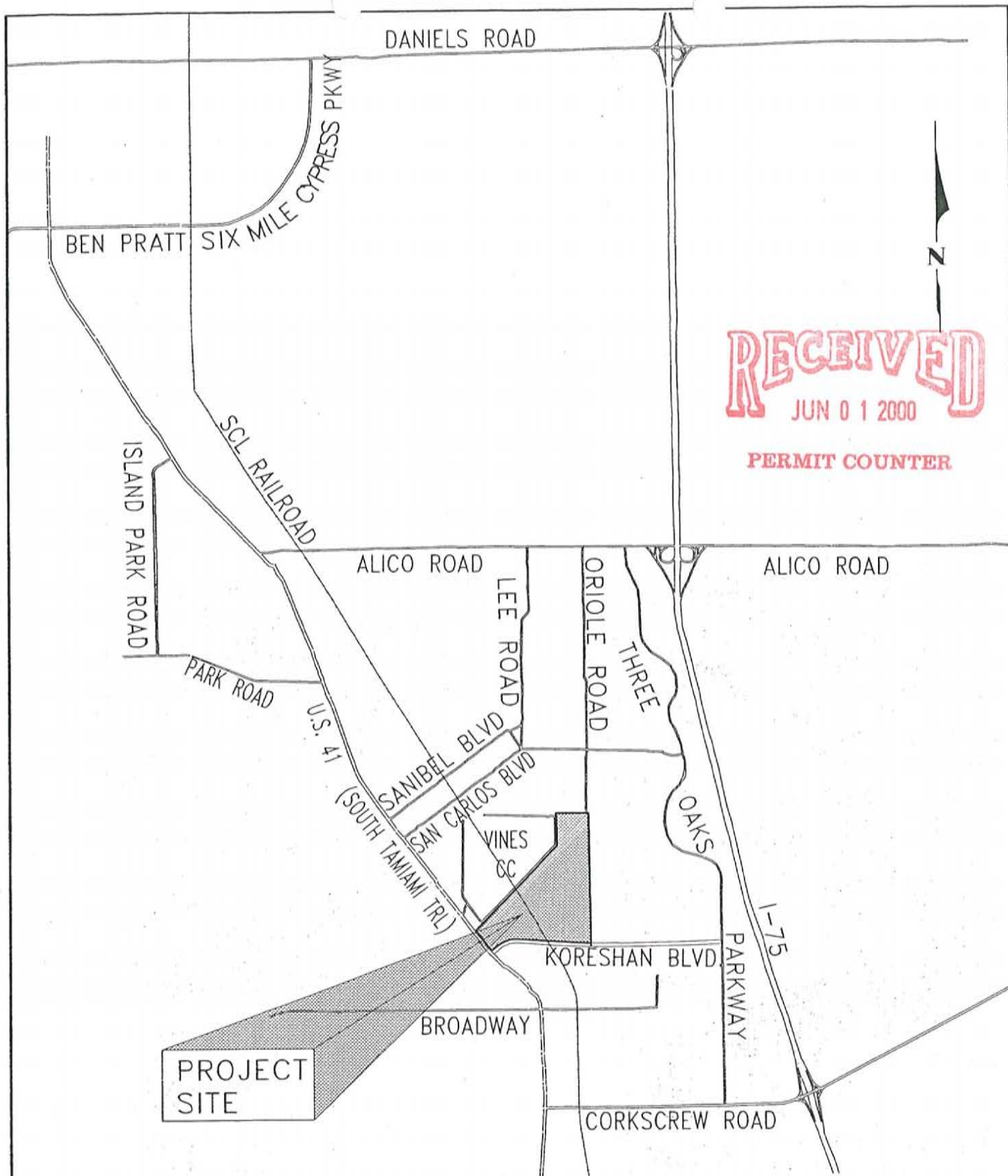
DESIGNED:
DRAWN: KLH
CHECKED: 9509DEV
PROJECT NO. 99.509
F.B.
PG.



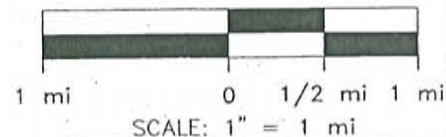
COASTAL ENGINEERING CONSULTANTS, INC.
COASTAL & CIVIL ENGINEERS * PLANNERS * SURVEYORS * GEOLOGISTS
17595 S. TAMiami TR., STE. #102 * FT. MYERS, FL. 33908
(941) 590-9900 * FAX (941) 590-9909 * E-MAIL: engineer@cecill.com * FL EB #95-1728628

CLIENT: KEYSTONE CUSTOM HOMES, INC.
TITLE: ESTERO GOLF RESORT

SCALE: N.T.S. DATE: AUG 2000
SECTION TOWNSHIP RANGE
SHEET 1 OF 1
FILE NO. 99509



DCI 2000-00032



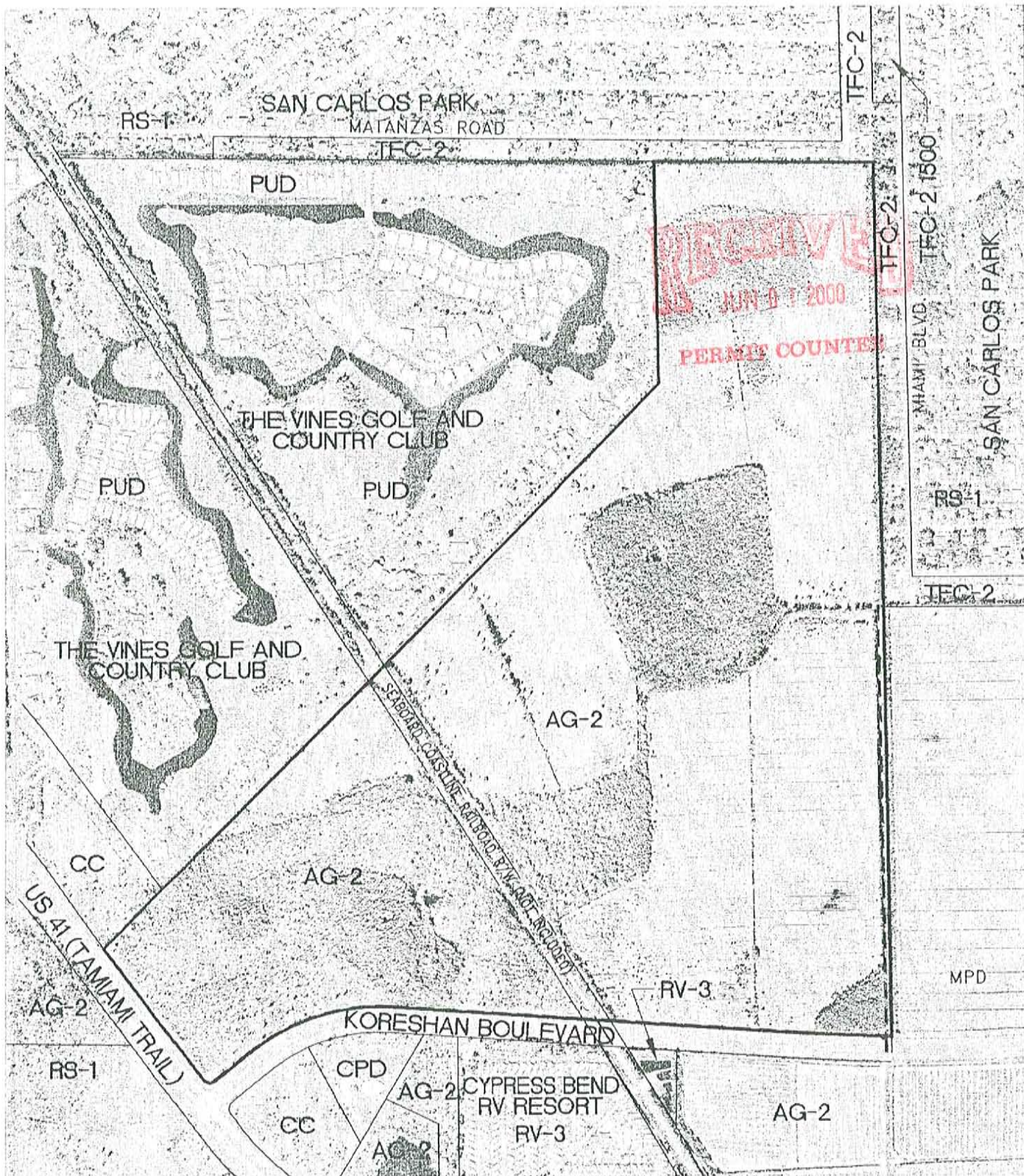
DESIGNED: *RF*
 DRAWN: *RF*
 CHECKED: *KLH*
 ACAD NO. 9909EXII-D
 PROJECT NO. 99.509
 T.B.
 PG.

COASTAL ENGINEERING CONSULTANTS, INC.
 COASTAL & CIVIL ENGINEERS * PLANNERS * SURVEYORS * GEOLOGISTS
 17595 S. TAMiami TR., STE. #102 * FT. MYERS, FL. 33908
 (941) 590-9900 * FAX (941) 590-9909 * E-MAIL: englee@cecoft.com

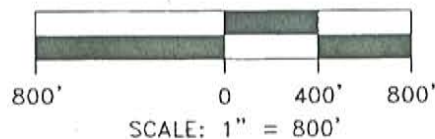
CLIENT: KEYSTONE CUSTOM HOMES, INC.
 TITLE: ESTERO GOLF CLUB
 FIGURE II-D LOCATION MAP

SCALE AS SHOWN DATE: MAY 2000

SECTION 21	TOWNSHIP 25E	RANGE 46S
SHEET 1	OF 1	
FILE NO.	99509	



DCI 2000-00032



DESIGNED:
 DRAWN:
 CHECKED: KLM
 ACAD NO. 9509EXH3
 PROJECT NO. 99-509
 F.B.
 PG.

COASTAL ENGINEERING CONSULTANTS, INC.
 COASTAL & CIVIL ENGINEERS * PLANNERS * SURVEYORS * GEOLOGISTS
 17696 S. TAMiami TR., STE. #102 * FT. MYERS, FL. 33908
 (941) 690-9900 * FAX (941) 690-9909 * E-MAIL: engr@ceci.com * FL REG #96-1728628

CLIENT: KEYSTONE CUSTOM HOMES, INC.
 TITLE: ESTERO GOLF RESORT
 FIGURE II-F-3 EXISTING ZONING

SCALE: 1" = 800' DATE: MAY 2000

SECTION	TOWNSHIP	RANGE
21	46S	25E
SHEET	1	OF 1
FILE NO.	99509	

**Estero Golf Resort RPD/CPD
CECI File No. 99.509**

Exhibit "IV-I"

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SURFACE WATER MANAGEMENT PLAN PERMIT COUNTER

1. The project site has an average elevation of 14-feet NGVD and lies in Flood Zone B as shown on FEMA FIRM Panel Numbers 125124 0455B and 125124 0475C. The property gradually slopes to the south and west and runoff is collected in the existing culverts and drainageways along the eastern, southern and western boundaries.
2. The subject parcel will have stormwater retention lakes for water quality treatment and attenuation of rainfall runoff. The lakes will be interconnected and discharge will be through a water control structure to existing drainageways bordering the site. A perimeter interceptor swale will be constructed, as necessary, to collect and convey runoff from adjacent properties.
3. The outfall control structure will limit discharge to pre-development discharge rates using the 25-year, 3-day event as the design storm. The surface water management system will be maintained and operated by the Master Property Owner's Association.
4. Existing natural features will be preserved, where practical. However, due to the amount of exotic infestation of these areas, it is likely that they will be impacted and mitigation will be done off-site. The wet season water table (i.e., control elevation) for the adjacent property has been approved at 11.5-feet NGVD and the dry season water table is estimated at 9.5-feet NGVD. These elevations appear to represent the water levels on the subject parcel.
5. Fill material from onsite lakes excavation will be used to fill roadway, parking, and building and yard areas.
6. This parcel is not located in a floodplain.

DCI 2000-00032

EXHIBIT III-A-2
PRELIMINARY DENSITY CALCULATIONS*
(Complete only if living units are proposed).
RESIDENTIAL PLANNED DEVELOPMENT

DCI 2000-00032

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PROPERTY COUNTER

A. Gross Residential Acres

- | | | |
|---|---------------|-------|
| 1. Total land area: | 242.18 | acres |
| 2. Area to be used for non-residential uses: (Line A.2.a. plus A.2.b.): | 0.0 | acres |
| a. R-O-W providing access to non-residential uses: | 0.0 | acres |
| b. Non-residential use areas: | 0.0 | acres |
| 3. Gross residential acres (Line A.1 less A.2): | 242.18 | acres |
| a. Uplands areas | 231.02 | acres |
| b. Freshwater Wetlands areas | 11.16 | acres |
| c. Other Wetland areas | 0.0 | acres |

B. Lee Plan Land Use Classification: Suburban

(If more than one classification, calculations for each classification must be submitted)

Density Standards (from Lee Plan Table 1)

- | | | |
|--|------|-----------------------|
| 1. Maximum standard density for Land Use Classification: | 6 | units/gross res. acre |
| 2. Maximum total density for Land Use Classification: | None | units/gross res. acre |

MAXIMUM PERMITTED DWELLING UNITS

- | | |
|--|--|
| C. Intensive Development, Central Urban, and Urban Community Areas: | N/A |
| 1. Standard density uplands units (A.3.a. times B.1) | units |
| 2. Standard density wetlands units (A.3.b. & A.3.c. times B.1) | units |
| 3. Total standard density units (sum of C.1 & C.2) | units |
| 4. Max. total density units [A.3.a. times ((B.1 plus 1/2 of (B.2 less B.1)))] | units |
| 5. Sub-total permitted standard density units: | Units (line C.3 or C.4 - whichever is less) |
| ** 6. BONUS UNITS | N/A |
| a. Low-moderate housing density: | units |
| b. TDR units: | units |
| c. Sub-total (C.6.a plus C.6.b) | units |
| 7. Total Permitted Units (C.5. plus C.6.c): | units ((may not exceed (A.3.a. times B.2) plus (A.3.b. and A.3.c. times .05)). |

* Subject to staff review and correction.

** If Low-moderate housing density credits or Transfer of Development Rights (TDRs) credits are included, attach the calculations and approvals hereto.

continued

9/15/00

D. Suburban land use areas

1. Standard density uplands units (A.3.a. times B.1)	1386.12	units
2. Standard density freshwater wetlands units (A.3.b. times B.1)	66.96	units
3. Total standard density units (sum of D.1 & D.2)	1453	units
4. Maximum upland density (A.3.a. times 8)	1848	units
5. Total permitted units:	1453	Units (line D.3 or D.4 - whichever is less)

E. Outlying Suburban Land Use Areas N/A

1. Standard density uplands units (A.3.a. times B.1)	units
2. Standard density freshwater wetlands units (A.3.b times B.1)	units
3. Total standard density (sum of E.1 & E.2)	units
4. Maximum upland density (A.3.a times 4 ^{***})	units
5. Total permitted units:	units (line E.3 or E.4 - whichever is less)

F. Open Lands N/A

1. Total acres of "Open Land"	acres
2. Maximum open land density (F.1 times 0.2 ^{****})	units
3. Total permitted units:	units

****** If Low-moderate housing density credits or Transfer of Development Rights (TDRs) credits are included, attach the calculations and approvals hereto.

******* Outlying suburban land located north of the Caloosahatchee River and east of Interstate-75, north of Pondella Road and south of Pine Island Road (SR 78), and in the Buckingham area (see Goal 19 of the Lee Plan), the maximum upland density is two (2) units per acre plus one (1) for a total of three (3) units per acre.

******** One unit per five acres if the PD process is being used to prevent adverse impacts on environmentally sensitive lands (as defined in Policy 77,1,1,4)

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EXHIBIT IV-D
Estero Golf Resort
PROPOSED DEVELOPMENT DESCRIPTION **PERMIT COUNTER**
May 25, 2000

The subject property, in Sections 21 and 28, Township 46 South, Range 25 East, includes a total of approximately 314.4 acres. Specifically, the property is located in the northeast quadrant of the intersection of Koreshan Blvd. and Tamiami Trail (US 41) on both the east and west side of the railroad line. Applicable land use categories are the Lee Plan's Urban Community, Suburban and Wetland future land use designations. This application includes both a Residential Planned Development and a Commercial Planned Development element, which are separated by the railroad line. As these two elements are independent, we will discuss them separately.

Keystone Custom Homes, Inc. is the applicant. Paula Davis, president of Keystone Custom Homes, is the first female in Southwest Florida to be chosen as an Arthur Rutenberg Franchisee. Her firm has been selected to be the Arthur Rutenberg Homes luxury single family home and villa builder in Pelican Marsh and Audubon Country Club. She is also currently developing Ivy Pointe and Troon Lakes in Pelican Marsh Communities. Estero Golf Resort will reflect the excellence seen in those projects.

Residential Planned Development

The applicant is working closely with Michael Redd and Associates to develop an exceptional golf course community for this part of the subject property. Master Concept Plan is still conceptual at this time. For this reason the golf course within Estero Golf Resort is shown as a part of the residential tracts.

This development will be an asset to the area. Focal points for the Estero Golf Resort will be the entry features, the golf course and the expansive lakes. Individual neighborhoods will be created, as indicated on the Master Concept Plan, each having its own personality. Care has been taken to ensure compatibility with existing and planned residential uses in the area. Each of the residential tracts adjoins either a green area or a lake. Many will have dramatic views over the water and the golf course. This application requests a wide range of multi-family residential building types. The applicant is very familiar with these products, having included them in their developments for many years. Recreational amenities include a club house/recreational center located in the center of the project with easy access by all of the project residents. Other residential amenities expected are tennis courts, swimming pools, jogging/vita course trails, bike paths and the like

Commercial Planned Development

This property, located between the railroad and the intersection of Koreshan Blvd. and US 41, is truly a mixed-use project with retail, office, hotel and residential components.

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Access points are located at the existing median breaks on Koreshan Blvd. and at a location on US 41 between northerly property line and the intersection of Koreshan Blvd. and US 41. Key to the design of this property is the accessway, which links all of the access points and links all of the elements of the project together. While it is expected that most of the residential traffic will enter from Koreshan Blvd., it is also possible for the residents to access the property from US 41.

The residential component of the Commercial Planned Development will include a wide range of multi-family residential building types. As stated earlier, the applicant is very familiar with these products. The focal point of the residential component is the lake, which will provide views and recreational amenities for the residents. The other residential amenities expected are tennis courts, swimming pools, jogging/vita course trails, bike paths and the like.

A small office component is included on the north side of the US 41 entrance, taking advantage of this unique location. At the opposite corner of the development, a hotel site is situated at the easternmost entrance on Koreshan Parkway. This site, surrounded by lake, serves as a transition between the project's residential and commercial land uses. This hotel is designed as a low intensity hotel complete with the requisite amenities.

The remaining parcels within the Commercial Planned Development are designed as commercial tracts, both for community commercial uses and the typical out-parcel uses. The parcels fronting both US 41 and Koreshan Parkway will not have direct access to those roadways but will be accessed through the projects accessway connecting all points of entrance to the development. All of the proposed land uses are listed on the Master Concept Plan. Adequate provisions for buffering are included, with special attention to the buffer between the commercial use and the Vines development to the north.

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PERMIT COUNTER OPEN SPACE AND INDIGENOUS VEGETATION								
COMMERCIAL PLANNED DEVELOPMENT								
Tracts	Acres	Open Space				Indigenous Vegetation		
		Required		Provided		Required		Provided
		%	acres	%	acres	%	acres	acres
Commercial Tract CPD-1	14.35	30%	4.30	30%	4.30	50%	2.15	0.00 ***
Commercial Tract CPD-3	5.65		1.70	10%	.56 *		.28	
Office Tract CPD-2	1.50		.45	10%	.15 *		.22	
Hotel Tract CPD-4	5.65		1.70	30%	1.70		.85	
Residential Tract CPD-5	47.36	40%	18.94	40% plus	20.38 *		7.81 **	11.35 ****
Total	74.51		27.09		27.09		11.31	11.35
* A minimum of 10% Open Space is provided on tracts CPD 2 & 3. The balance of the required Open Space for CPD 2 & 3 will be provided in CPD-5. ** The 8.3 acres of FLUCFCS 211, improved pasture, within CPD-5 has been removed from the total residential acreage calculated for indigenous vegetation. (47.35 – 8.3 =39.06) *** All indigenous vegetation for the CPD is provided in the Residential Tract. ****See Deviation 9								
RESIDENTIAL PLANNED DEVELOPMENT								
Tracts	Acres	Open Space				Indigenous Vegetation		
		Required		Provided				
		%	acres	%	acres	%	acres	
Residential Tracts All RPD Tracts	242.18	40%	96.87	40%	96.87	n/a	Most of the RPD is FLUCFCS 211, improved pasture	

Florida Land Planning, Inc.
September 15, 2000

EXHIBIT II-E-2
Estero Golf Resort
CONSISTENCY WITH THE LEE PLAN
May 24, 2000; revised August 11, 2000



The Estero Golf Resort is located in the north east quadrant of the intersection of Koreshan Blvd. and Tamiami Trail (US 41), in Sections 21 and 28, Township 46 South, Range 25 East. The subject parcel is within the Lee Plan's Urban Community, Suburban and Wetland future land use designations and is consistent with those categories. Specifically, the Estero Golf Resort is consistent with the following Goals, Objectives and Policies of the Lee County Comprehensive Plan:

Objective 1.1 The Estero Golf Resort project is consistent with Objective 1.1. Infrastructure, including an arterial road and water is already in place for this development.

Policy 1.1.4 The Estero Golf Resort project is consistent with Policy 1.1.4 The residential portions found within the Suburban land use category are appropriate for this district. The proposed residential density is well within the parameters of this land use category.

Policy 1.1.5 The Estero Golf Resort project is consistent with Policy 1.1.5. Mixed use developments including the proposed level of residential, commercial and office uses are permitted within the Urban Community.

Policy 2.1 The Estero Golf Resort project is consistent with Policy 2.1. The subject property provides for more effective employment of existing infrastructure by being located in an area where the requisite infrastructure exists and has capacity. Most of the subject development is located within the Future Urban Area on the Future Land Use Map and the uses in that part of the property are consistent with the Urban Community and Suburban land use categories.

Policy 2.1.1 The Estero Golf Resort project is consistent with Policy 2.1.1. The subject property is already located within an urban designation on the Lee Plan's Future Land Use Map

Policy 2.2.1 The Estero Golf Resort project is consistent with Policy 2.2.1. Central potable water and sanitary sewer services will be provided by Gulf Environmental Services, Inc. to the development. The Estero Golf Resort will be accessed through Koreshan Blvd. and Tamiami Trail (US 41 South) conveniently located approximately 3.5 miles south of Alico Road and approximately 1.25 miles north of Corkscrew Road. We have designed the Estero Golf Resort development to be compatible with existing and expected adjacent development. The Estero Golf Resort project has carefully reviewed the adjacent land uses, both existing and approved in an effort to ensure the

compatibility required under Policy 2.2.1 The Master Concept Plan has provided a Type F buffer along the commercial part of the CPD which abuts the internal roadway for the Vines development. Height limitations have been included in the property development regulations which are geared to compatibility between the proposed project and adjacent residential uses.

Policy 4.1.1 The Estero Golf Resort is consistent with Policy 4.1.1. Residents of The Estero Golf Resort will be able to travel safely through the development and onto the area's roadway network. In designing the development's roadway network we have considered this policy and have located the project entrances on Koreshan Blvd. where the existing median breaks are located. Proper intersection separations have been maintained.

Policy 4.1.2 The Estero Golf Resort is consistent with Policy 4.1.2. All of the project's roadways are internal to the project and therefore can have no detrimental disruptive effects on the adjacent uses.

Policy 5.1.1 The Estero Golf Resort is consistent with Policy 5.1.1. This project is currently zoned for agricultural use only. This application proposes to rezone the property RPD and CPD.

Policy 5.1.5 The Estero Golf Resort project is consistent with Policy 5.1.5. The proposed uses are not potentially destructive to existing and future residential areas. Adequate buffering and height limitations are planned to ensure that impacts are minimized or eliminated.

Policy 6.1.1 The Estero Golf Resort CPD project is consistent with Policy 6.1.1. This proposed development is consistent with commercial development in the area and is consistent with policies outlined in Goal 6. Commercial Land Uses are consistent with the general standards outlined in Goal 11, water, sewer, traffic and environmental review standards. Traffic and access impacts have been analyzed with the results of such reviews finding that the impacted roadways and accesses are adequate to accommodate Estero Golf Resort's commercial development.

Screening and buffering proposed with the project meets or exceeds required standards for such elements. The availability and adequacy of services and facilities needed to support Estero Golf Resort CPD exists and is currently being provided to developments within the surrounding area. The impact on adjacent land uses and surrounding neighborhoods has been considered during the design of Estero Golf Resort's commercial portion and efforts to minimize or eliminate these impacts is evidenced by the project's Master Concept Plan. Estero Golf Resort's CPD has close proximity with other similar centers which makes it convenient to these other centers. Environmental considerations have been addressed which have led to the Estero Golf Resort incorporating preservation areas of both wetlands and indigenous

vegetation.

Policy 6.1.2 The Estero Golf Resort project is consistent with Policy 6.1.2. In light of its size, its proximity to the intersection of an arterial and a collector road and the nature of the existing and projected surrounding uses the subject property will be an appropriate service and trade center for this area. This Commercial Planned Development is consistent with the proposed uses allowed in a Community Commercial center. It is designed to serve the major function of providing for sale of convenience goods and personal services such as food, drugs, sundries, hardware items, clothing, variety items, appliances and furniture. Typical leading tenants may be but are not limited to supermarket, drug store, minor department store, variety store or discount center. Furthermore, it is compatible with existing and proposed land uses, public services and facilities

Policy 6.1.3 The Estero Golf Resort project is consistent with Policy 6.1.3. The commercial development is designed as a planned development which arranges uses in an integrated and cohesive unit and meets the criteria set forth in this policy. The site design is consistent with the surrounding area's commercial uses while avoiding negative impacts on surrounding land uses and traffic circulation.

Policy 6.1.4 The Estero Golf Resort project is consistent with Policy 6.1.4. The proposed uses are compatible with the adjacent and proposed commercial uses and with existing and programmed public services and facilities.

Policy 6.1.5 The Estero Golf Resort project is consistent with Policy 6.1.5. The Master Concept Plan is designed to protect the traffic-carrying capacity of area roads by clustering activities, limiting access, sharing access, utilizing setbacks from existing ROW and acceleration and deceleration lanes.

Policy 6.1.6 The Estero Golf Resort project is consistent with Policy 6.1.6. The applicant has not requested any deviation from the county required buffers or landscaping requirements. The Conceptual Master Plan is designed to provide adequate and appropriate landscaping, open space and buffering which will ultimately enhance the appearance of structures and parking areas and blend the development with the character of existing or planned surrounding land uses.

Policy 6.1.7 The Estero Golf Resort project is consistent with Policy 6.1.7. Existing and proposed commercial uses in the area of the subject property include similar uses as those proposed in this application. The commercial development of this site will not open new areas to premature, scattered, or strip development.

Policy 6.1.8 The Estero Golf Resort project is consistent with Policy 6.1.8. Site location standards as outlined in Policy 6.1.2 allow for Community Commercial centers as proposed by this development. The future urban land use designations

on this property allows for the location of the commercial intensity proposed by this CPD.

Policy 6.1.9 Estero Golf Resort project is consistent with Policy 6.1.9. The site is not located near any existing or planned elementary or middle school.

EXHIBIT IV-H
REQUESTED DEVIATIONS WITH JUSTIFICATIONS
May 24, 2000; amended September 14, 2000

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RPD & CPD:

DEVIATION 1

Deviation from LDC Section 10-329(e)(1)(a)(2) which requires a fifty-foot (50') setback from water retention or detention excavations to a collector or arterial road, to permit a twenty five foot (25') setback from both Koreshan Blvd. and US 41 with the condition that a design for the protection of wayward vehicles must be approved by the Development Services Division.

Justification

The proposed twenty five foot (25') setback would apply only to several small segments of Koreshan Blvd. and one segment of US 41. The developer agrees to provide protection for wayward vehicles. With this commitment to provide for wayward vehicles according to Section 10-329(e)(1)(a)(2), these lakes will be an asset to the area and the traveling public. No negative impact on the public is anticipated.

RPD & CPD:

DEVIATION 2

Deviation from LDC Section 10-329(e)(1)(a)(3) which requires a fifty foot (50') setback from water retention or detention excavations to any private property line under separate ownership, to permit a twenty five foot (25') setback from the railroad and from other adjacent property.

Justification

This deviation is customarily granted without conditions by Lee County for projects with water bodies along a project's boundaries. One example is Livingston Oaks (Resolution #Z-99-083). For the Estero Golf Resort we have requested this deviation for only a few of the project's many lakes. One lake is designed to set back from the ROW owned by Seaboard Coast Line Railroad. Several of the other water bodies are proposed adjacent to an internal roadway within the Vines development. Finally, two lakes along the eastern boundary of the RPD are proposed to be set back the width of the buffer proposed along this boundary. This deviation has been requested in the event the buffer is ever used for transportation purposes.

RPD & CPD:

DEVIATION 3

Deviation from LDC Section 10-296(d), Table 4(7)(c) which requires the wearing surface on local and access streets to be one-and-one-half-inch (1.5") asphaltic FDOT type S-III to allow for cement concrete and/or pavers on the private streets.

Justification

This deviation is customarily granted by Lee County for entrance features and other focal points for large scale projects with the conditions that the deviation applies to private streets only, and the alternate cross-section must be structurally equivalent to the "standard" cross-section. This developer is requesting that same consideration for the Estero Golf Resort. There is no impact to the public from this change

RPD & CPD:**DEVIATION 4**

Deviation from LDC Section 10-256(d)(3) which requires all sidewalks to be either (1) four-inch (4") thick Portland cement concrete, or (2) a minimum of one-and-one-half-inch (1.5") thick asphaltic concrete of FDOT type S-III to allow sidewalks to be constructed of decorative pavers throughout the development.

Justification

This developer is requesting that this alternate cross-section which is structurally equivalent to the "standard" cross-section be granted to allow the developer to upgrade the appearance of these on-site facilities. Examples of this alternate surface can be found in Times Square in the Town of Fort Myers Beach and in the City Fort Myers downtown area. There is no impact to the public from this change. Employing the pavers will make the project more attractive.

DEVIATION 5a

Deviation from LDC Section 34-1954(a)(1) which permits that the director may administratively approve the location of individual model homes and model units in any new development provided the property remains under unified control to allow that model homes and model units be permitted by right.

Justification:

Model homes are customary for the sale of the residential units. We have included the use in the list of permitted uses and this deviation has not been necessary in other developments in Lee County. US Home's Heritage Palms (Z-97-051A) and Stoneybrook, A Golf Community (Z-98-018) are two examples. Model homes and model units are approved uses in these projects without requiring administrative approval or specifying their locations on the MCP. The applicant requests equal consideration for this project. There is no impact to the public from this change.

RPD & CPD:**DEVIATION 5b**

Deviation from LDC Section 34-1954(d)(1) which permits model homes to be valid for a period not exceeding three years (3) to allow for model homes until project build-out.

Justification:

Model homes are necessary until the project is built out and for this project the build-out will be longer than three years (3). The three-year (3) time frame poses a hardship for the developer. There is no impact to the public from this change. This deviation has been granted in many other planned developments throughout Lee County. US Home's Heritage Palms (Z-97-051A) and Stoneybrook, A Golf Community (Z-98-018) are two examples.

RPD & CPD:**DEVIATION 6**

Deviation from LDC Section 34-1954(d)(2) which permits model units within a townhouse or multiple-family building not to extend beyond the initial sale, to allow for model homes until project build-out.

Justification

Products in one townhouse or multiple-family tract are likely to be repeated in another tract of the project. As build-out will take longer than three years (3), the three-year (3) time frame poses a hardship for the developer. There is no impact to the public from this change. This deviation has been granted in many other planned developments through out Lee County. Heritage Palms (Z-97-051A) and Stoneybrook, A Golf Community (Z-98-018) are two examples.

RPD & CPD:**DEVIATION 7 (revised)**

Deviation from LDC Section 34-2017 (e) which allows Director discretion to allow high turnover parking surfaces to meet the surfacing standards for low turnover parking lots to allow by right the parking spaces for the ancillary sales office uses to be surfaced with gravel.

Justification

The applicant will construct the required handicapped parking for the type of dwelling unit being displayed with asphalt or concrete to provide a smooth surface without gaps or holes while additional parking for the models will be surfaced with gravel.

Parking requirements for model homes and model units change over time. When the models are active, the parking requirements are higher than they will be for the same unit after it becomes a home. Gravel parking lots are customary for model homes in Lee County today. Additional paving is not only unattractive but an unnecessary expense to the developer. This deviation will not affect public safety.

RPD & CPD:
DEVIATION 8

Deviation from LDC Section 10-291(3) which requires that residential development of more than five acres to provide two or more means of ingress and egress, to allow the Residential Planned Development and any residential tract surrounded by golf or preserved areas to have one means of ingress and egress.

Justification:

Due to the unusual configuration of the RPD (property to the east of the railroad tracts) only one small portion of its boundary that fronts a public road. Koreshan Blvd. is a divided roadway with only one median break adjacent to this property. We have aligned the project entrance with that median break. All other sections of the project perimeter include previously approved developments that would be negatively impacted by funneling the project's traffic through them. This project is designed as a gated community as indicated on the Master Concept Plan. There is no impact to the public from this change. See Master Concept Plan.

CPD:
DEVIATION 9 (revised)

Deviation from LDC Section 10-415 (b) (1) which requires that large projects must provide 50% of their open space percentage requirement through the onsite preservation of existing indigenous native vegetation to allow the restored 6.36 acres wetland on the Commercial Planned Development (CPD) to be considered toward meeting the indigenous requirement for the residential tract within the CPD.

Justification:

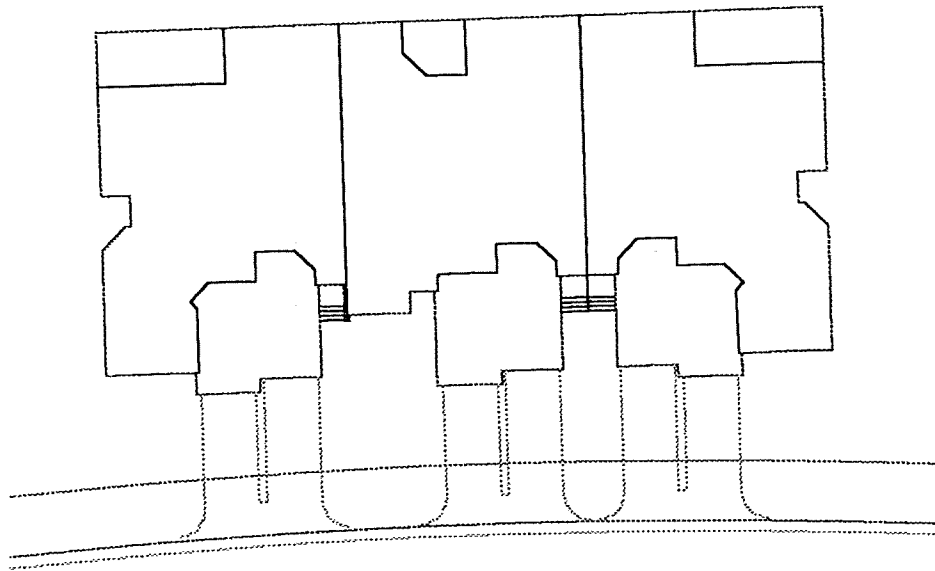
The Master Concept Plan has been revised to maintain and restore approximately 6.36 acres of wetland at the CPD's easterly entrance. The quality of this wetland is documented in the report prepared by Passarella and Associates. Incorporating this wetlands into the site plan has been a significant change to respond to the requirements of other review agencies. For a commercial property located at the intersection of an arterial and a collector road setting aside this particular property for this purpose has a great impact on the site plan and the financial feasibility of the project. The applicant has committed to restore this wetland and simply asks that credit toward the indigenous requirement be given for this acreage. The Master Concept Plan also depicts the other indigenous vegetation acreage that will be preserved. There is no impact to the public from this change. See Master Concept Plan.

RPD & CPD:
DEVIATION 10 (revised)

Deviation from LDC Section 34-2015(2)c. to allow stacking of vehicles for multi-family buildings with a specific garage appurtenant to it.

Justification:

LDC Section 34-2015(2)c. allows stacking of vehicles for certain types of residential buildings with specific garages appurtenant to the units. When LDC Section 34-2015(2)c. was adopted by Lee County, the multiple family units being constructed did not have "specific garages appurtenant " to the individual units. It needs to be said that in Lee County multiple family includes residential buildings with more than three units. In the market today there is a type of multiple family building that includes the above-described garages. This is a very attractive building type and is being used successfully in many residential developments in the area. The required parking is provided in the same way that parking is provided for townhouses. The exhibit below is a six-unit building with stacked parking. There is no impact to the public from this change.



**LEE COUNTY 2000-2004 CAPITAL
IMPROVEMENT PLAN FOR THREE
OAKS PARKWAY**

PROJECT NAME	Three Oaks Parkway Widening	DATE PREPARED:	10/19/99
PROJECT NUMBER		COMPREHENSIVE PLAN REFERENCE	
MANAGING DEPT.	Transportation	COMMISSION DISTRICT	5

PROJECT DESCRIPTION:

Add Two Lanes To Existing Two Lane Arterial And Expand Existing Culvert, 4.62 Miles.

PROJECT LOCATION:

San Carlos Park/Three Oaks Area, Between Corkscrew and Allico Roads

ESTIMATED PROJECT COST (IN THOUSANDS)	ACTUAL PRIOR	FY 98/99 BUDGET	FY 99/00	FY 00/01	FY 01/02	FY 02/03	FY 03/04	5 YEAR NEW TOTAL	YEARS 6-10	PROJECT TOTAL
LAND										
PROFESSIONAL SERVICES										
CONSTRUCTION					940			940		940
PROJECT MGMT.						7,825		7,825		7,825
FURNITURE/EQUIPMENT					50	185		235		235
OTHER										
TOTAL	0	0	0	0	990	8,089	0	9,079	0	9,079

CIP FUNDING SOURCES AND AMOUNTS

	FY 99/00	FY 00/01	FY 01/02	FY 02/03	FY 03/04
Gas Tax					
Impact Fees (4)			990	8,010	
Ad Valorem				79	

OPERATING IMPACT:

	FY 98/99	FY 99/00	FY 00/01	FY 01/02	FY 02/03	O & M FUNDING SOURCE
START UP	N/A	N/A	N/A	N/A	N/A	
RECURRING	N/A	N/A	N/A	N/A	59,787	Transportation Trust Fund

COMMENTS:

IN THOUSANDS OF DOLLARS

EXHIBIT: IV-B
IV-J

RECEIVED
JUN 01 2000

PERMIT COUNTER

**ESTERO GOLF RESORT
LEE COUNTY PROTECTED SPECIES SURVEY
AND
MANAGEMENT PLAN**

June 2000

Prepared For:

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DCI 2000-00032

Project No. 00CEC553

TABLE OF CONTENTS

	<u>Page</u>
Introduction.....	1
Land Uses and Cover Types	1
Methodology and Discussion.....	6
Survey Results.....	9
Abundance of Protected Species Observed	11
Management Plan.....	14
References.....	15

LIST OF FIGURES

	<u>Page</u>
Figure 1. Project Location Map.....	2
Figure 2. FLUCFCS Map.....	3
Figure 3. FLUCFCS Map and Protected Species Survey Results.....	10

LIST OF TABLES

	<u>Page</u>
Table 1. Vegetation Associations and Land Use Acreages.....	4
Table 2. Potential Lee County Protected Species by Habitat Type.....	7
Table 3. Summary of Habitat Coverage.....	9
Table 4. Lee County Protected Species Abundance Calculations.....	11
Table 5. Lee County Protected Species Survey Summary	12

LIST OF APPENDICES

	<u>Page</u>
Appendix A. Lee County Protected Species Map with Survey Transects.....	A-1

INTRODUCTION

Passarella and Associates, Inc. conducted a Protected Species Survey (PSS) for Coastal Engineering Consultants, Inc. on the subject property known as Estero Golf Resort. The purpose of the PSS is to review the site for any listed (i.e., county protected) species as outlined in Lee County's Land Development Code (LDC) Chapter 10, Article III, Division 8 (Protection of Habitat).

Estero Golf Resort is 314.6± acres in size and is found in Section 21, Township 46 South, Range 25 East, Lee County (Figure 1). More specifically, the project site is located on the northeast corner of U.S. 41 and Koreshan Boulevard in San Carlos Park. The project area is divided into two sub-areas (i.e., northeast and southwest) by the Seaboard Coast Railroad Right-of-Way (ROW). The northeast portion consists primarily of improved pasture with four isolated forested areas. The southwest parcel is mostly undeveloped forested upland with three isolated wetlands. In this parcel, some improved pasture also abuts the forested land to the north. The project area has been heavily disturbed by the invasion of melaleuca (*Melaleuca quinquenervia*) and Brazilian pepper (*Schinus terebinthifolius*), as well as grazing cattle.

The project's surrounding land uses are a mixture of county and state roads, single-family developments, golf courses, and agriculture. San Carlos residential community abuts the project to the north and northeast, improved pasture is to the southeast, Koreshan Boulevard is to the south, U.S. 41 is to the southwest, and The Vines Country Club is to the northwest.

LAND USES AND COVER TYPES

Estero Golf Resort's land uses and cover types were determined using 1999 unrectified Lee County blue-line aerials (1" = 200') and on-site field surveys conducted in May 2000. During the surveys, lines were drawn on an aerial delineating the different vegetation associations on-site. These delineations were classified based on the nomenclature of the Florida Land Use, Cover and Forms Classification System (FLUCFCS), Level III and IV (Florida Department of Transportation 1985). The FLUCFCS map is provided in Figure 2. Table 1 outlines the various cover types delineated on-site and their associated acreages, while a brief description of each of the FLUCFCS classifications follows. The FLUCFCS delineations depicted on a 1999 Lee County aerial is provided in Appendix A.



N.T.S.

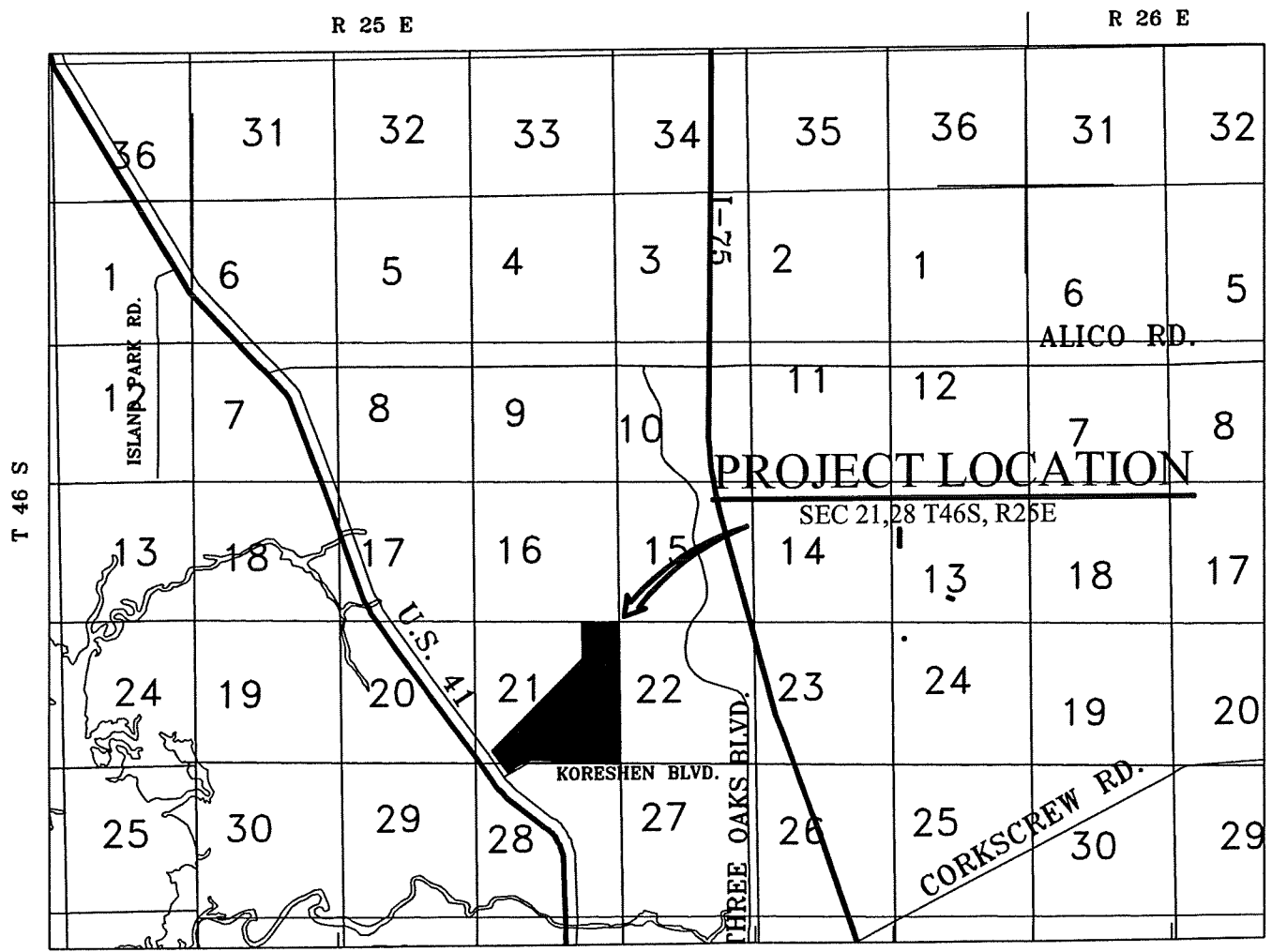
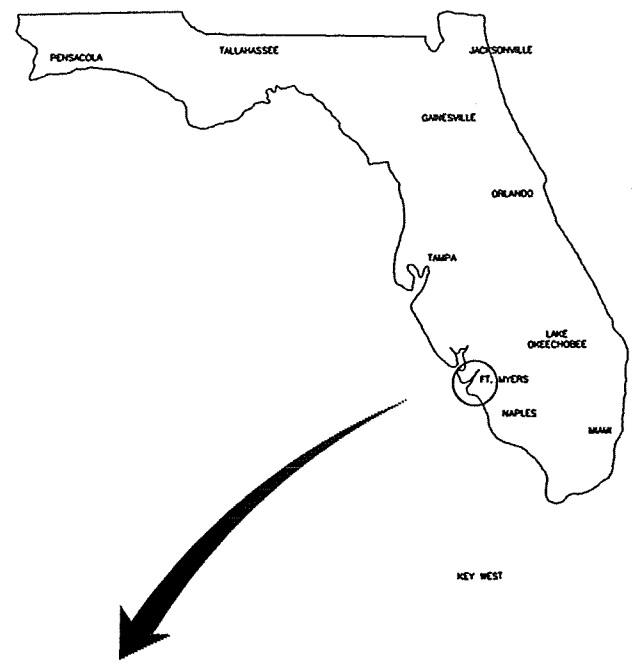


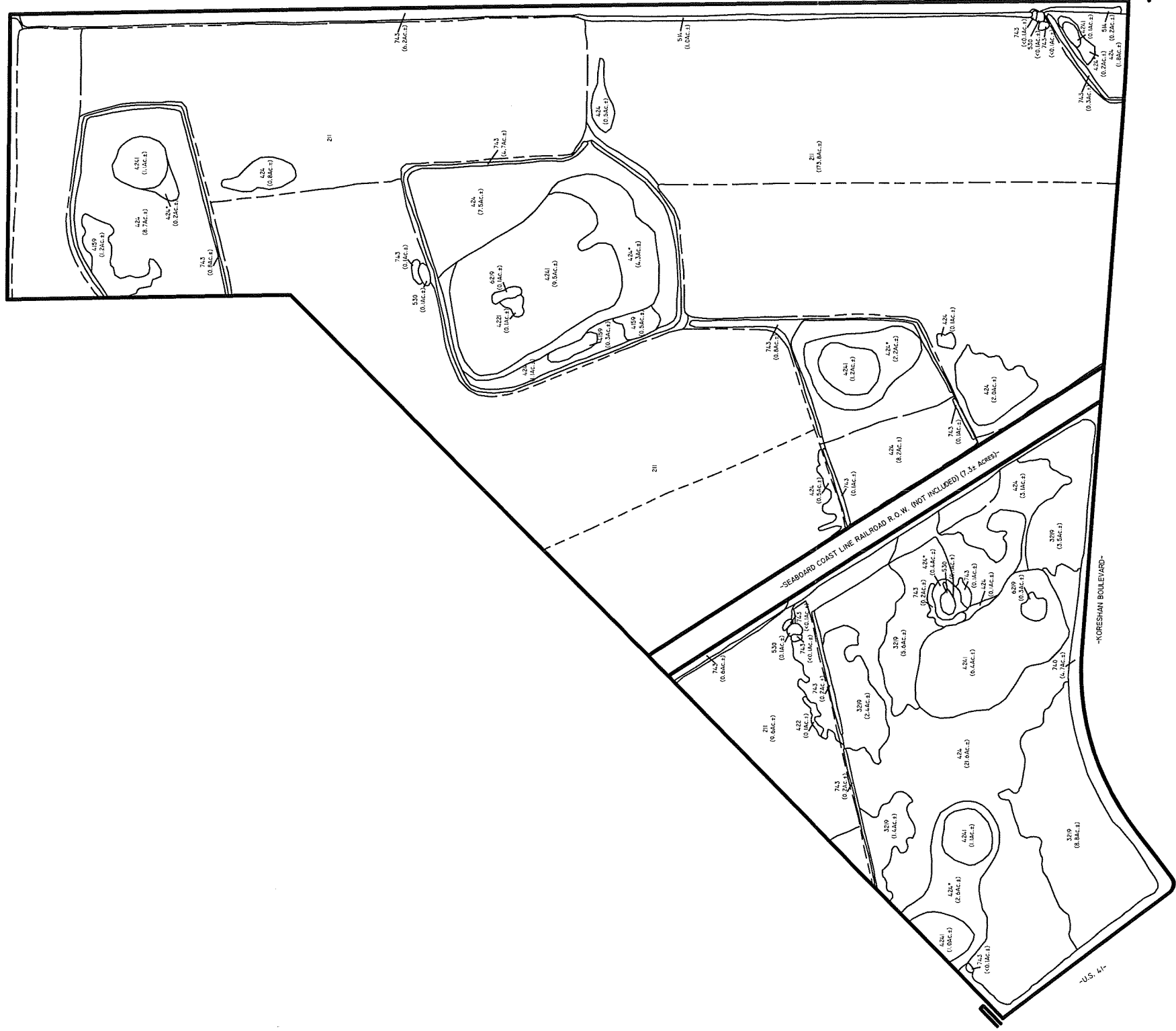
FIGURE 1. PROJECT LOCATION MAP

PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists

DRAWN BY: SLO DATE: 5/23/00



SCALE: 1" = 300'



LEGEND:

--- SHALLOW AGRICULTURAL DITCH

NOTES:

FLUCFCS LINES ESTIMATED FROM 1"=200' AERIAL PHOTOGRAPHS AND LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE, COVER AND FORMS CLASSIFICATION SYSTEM (FLUCFCS) (FDOT 1985).

WETLAND LINES HAVE BEEN REVIEWED AND APPROVED IN THE FIELD BY SFWMD ON 1/30/95 AND BY COE ON 1/9/95.

BOUNDARY SURVEY PROVIDED BY COASTAL ENGINEERING CONSULTANTS, INC. DRAWING NO. 9509BNDY DWG. DATED 11/30/95.

FLUCFCS CODE	DESCRIPTION	ACREAGE	% OF TOTAL
211	IMPROVED PASTURE	183.4AC.±	58.3%
3219	PALMETTO PRAIRIE, DISTURBED(<50% EXOTICS)	21.7AC.±	6.9%
4159	PINE, DISTURBED (<50% EXOTICS)	2.0AC.±	0.6%
422	BRAZILIAN PEPPER (>75% EXOTICS)	0.1AC.±	0.0%
4221	BRAZILIAN PEPPER, HYDRIC (>75% EXOTICS)	0.1AC.±	0.0%
424	MELALEUCA (>75% EXOTICS)	56.0AC.±	17.8%
424*	MELALEUCA, COE JURISDICTIONAL (>75% EXOTICS)	9.9AC.±	3.1%
4241	MELALEUCA, HYDRIC (>75% EXOTICS)	20.4AC.±	6.5%
514	WIDE AGRICULTURAL DITCH	1.2AC.±	0.1%
530	COW POND	0.3AC.±	0.4%
6219	CYPRESS, DISTURBED (50%-75% EXOTICS)	0.4AC.±	0.1%
740	DISTURBED LAND (<50% EXOTICS)	4.7AC.±	1.5%
743	SPOIL BERM (50%-75% EXOTICS)	14.4AC.±	4.6%
TOTAL		314.6AC.±	100.0%

PASSARELLA and ASSOCIATES, INC.

Consulting Ecologists

4575 Via Royale Suite 201 Ft. Myers, FL 33919

ESTERO GOLF RESORT

FLUCFCS MAP

DRAWING No.: 00CEC553-1

SHEET No.: FIGURE 2

Table 1. Vegetation Associations and Land Use Acreages

FLUCFCS Code	Description	Acreage	Percent of Total
211	Improved Pasture	183.4	58.3
3219	Palmetto Prairie, Disturbed	21.7	6.9
4159	Pine, Disturbed	2.0	0.6
422	Brazilian Pepper	0.1	<0.1
4221	Brazilian Pepper, Hydric	0.1	<0.1
424	Melaleuca	56.0	17.8
424*	Melaleuca, COE Jurisdictional	9.9	3.1
4241	Melaleuca, Hydric	20.4	6.5
514	Wide Agricultural Ditch	1.2	0.4
530	Cow Pond	0.3	0.1
6219	Cypress, Disturbed	0.4	0.1
740	Disturbed Land	4.7	1.5
743	Spoil Berm	14.4	4.6
TOTAL		314.6	100.0

Improved Pasture (FLUCFCS Code 211)

This upland use occupies 183.4± acres or 58.3 percent of the project area. It is found on both sides of the railroad right-of-way (ROW). The vegetation in this community is mostly pasture grasses; however, scattered patches of melaleuca can be found in the canopy and sub-canopy strata. The ground cover is dominated by bahia grass (*Paspalum notatum*), while lesser species include bermuda grass (*Cynodon dactylon*), crab grass (*Digitaria* sp.), and dog fennel (*Eupatorium capillifolium*).

Palmetto Prairie, Disturbed (FLUCFCS Code 3219)

This upland habitat totals 21.7± acres or 6.9 percent of the project area. It is found in four different areas on the southwest side of the railroad ROW. The canopy and sub-canopy vegetation in this habitat is dominated by melaleuca (50 to 75 percent coverage). Other sub-canopy species include downy rose-myrtle (*Rhodomyrtus tomentosus*), rusty lyonia (*Lyonia fruticosa*), tar flower (*Befaria racemosa*), and beauty-berry (*Callicarpa americana*). The ground cover is dominated by saw palmetto (*Serenoa repens*), while lesser species include wiregrass (*Aristida stricta*), chocolate weed (*Melochia corchorifolia*), and broomsedge grass (*Andropogon* sp.)

Pine, Disturbed (FLUCFCS Code 4159)

This upland community occupies 2.0± acres or 0.6 percent of the project area. It is located in three different areas around the two most northerly wetlands and has a “park-like” appearance. The canopy is co-dominated by slash pine (*Pinus elliottii*) and melaleuca (<50 percent coverage), with an occasional bald cypress (*Taxodium distichum*). The sub-canopy contains scattered melaleuca, while the ground cover is dominated by pasture grasses, such as bahia grass and crab grass. Other lesser species include crab’s eye (*Abrus precatorius*) and reticulated pawpaw (*Asimina reticulata*).

Brazilian Pepper (FLUCFCS Code 422)

This upland habitat is located in a single area southwest of the railroad ROW and totals 0.1± acre or less than 0.1 percent of the project area. The canopy includes scattered melaleuca, while the sub-canopy is dominated by greater than 75 percent coverage of Brazilian pepper. The ground cover is mostly open with scattered pasture grasses.

Brazilian Pepper, Hydric (FLUCFCS Code 4221)

This wetland community is located in the center of the largest wetland on the northeast side of the ROW and totals 0.1± acre or less than 0.1 percent of the project area. The canopy and sub-canopy are similar to FLUCFCS Code 422, while ground cover includes swamp fern (*Blechnum serrulatum*), bog hemp (*Boehmeria cylindrica*), and smartweed (*Polygonum* sp.).

Melaleuca (FLUCFCS Code 424)

This upland habitat is scattered about the site and totals 56.0± acres or 17.8 percent of the project area. The canopy and sub-canopy are dominated by melaleuca (>75 percent coverage). These strata may also include scattered pine and bald cypress. The ground cover includes, but is not limited to, crab’s eye, swamp fern, greenbriar (*Smilax* sp.), crab grass, black root (*Pterocaulon virgatum*), and muhly grass (*Muhlenbergia capillaris*).

Melaleuca, COE Jurisdictional (FLUCFCS Code 424*)

This habitat totals 9.9± acres or 3.1 percent of the project area. This habitat is found in association with FLUCFCS Code 4241 and is considered a jurisdictional wetland to the U.S. Army Corps of Engineers and upland to the South Florida Water Management District (SFWMD) and Lee County. The vegetation composition in this community is similar to FLUCFCS Code 424.

Melaleuca, Hydric (FLUCFCS Code 4241)

This wetland community is scattered about the site and totals 20.4± acres or 6.5 percent of the project area. The canopy is dominated by melaleuca (>75 percent coverage) with scattered slash pine and cypress. The sub-canopy includes various species, some of which include cabbage palm (*Sabal palmetto*), dahoon holly (*Ilex cassine*), downy rose myrtle, surinam cherry (*Eugenia michelii*), Brazilian pepper, carrotwood (*Cupianopsis anacardioides*), and citrus (*Citrus* sp.). The ground cover can be open or covered with such species as swamp fern, bog hemp, little blue maidencane (*Amphicarpum muhlenbergianum*), and greenbriar.

Wide Agricultural Ditch (FLUCFCS Code 514)

This land use is located toward the southeast corner of the site. It totals 1.2± acres or 0.4 percent of the project area. There are many ditches within the project's boundary, most of which are very shallow. This ditch is much wider and slightly deeper. The canopy and sub-canopy vegetation typically includes melaleuca and Brazilian pepper located along its upper banks. The ground cover includes such species as day flower (*Commelina diffusa*), smartweed, rustweed (*Polypremum procumbens*), and pasture grasses.

Cow Pond (FLUCFCS Code 530)

This land use is located in four areas around the site and totals 0.3± acre or 0.1 percent of the project area. The SFWMD and Lee County has classified these areas as other surface waters. The vegetation composition is very similar to the wide agricultural ditch (FLUCFCS Code 514).

Cypress, Disturbed (FLUCFCS Code 6219)

This wetland community type is located in two areas, one on each side of the railroad ROW, and totals 0.4± acre or 0.1 percent of the project area. Vegetatively the canopy is co-dominated by bald cypress and melaleuca (50 to 75 percent coverage). The sub-canopy typically includes cabbage palm, dahoon holly, Brazilian pepper, and carrot wood, while the ground cover consists of swamp fern, bog hemp, and little blue maidencane.

Disturbed Land (FLUCFCS Code 740)

This upland land use totals 4.7± acres or 1.5 percent of the project area and forms much of the perimeter of the project area located southwest of the railroad ROW. It may have been formed by historical clearing for fence installation and maintenance. The canopy is mostly open, while the sub-canopy includes scattered melaleuca (<50 percent coverage). The ground cover includes species typical to disturbed areas such as rust weed, bushy broomsedge, chocolate weed, and ragweed (*Ambrosia artemisiifolia*).

Spoil Berm (FLUCFCS Code 743)

This upland land use is located all around the site and is found in association with the ditches and cow ponds. It totals 14.4± acres or 4.6 percent of the project area. Vegetatively the canopy and sub-canopy strata are mostly invaded with melaleuca and Brazilian pepper (50 to 75 percent coverage). The ground cover is similar to the improved pasture (FLUCFCS Code 211) and disturbed land (FLUCFCS Code 740) areas.

METHODOLOGY AND DISCUSSION

Surveys for Lee County protected species are based on the presence of specific vegetation associations and habitat types noted on-site, as outlined in the LDC. The frequency of transects performed in these habitats, unless otherwise discussed, were designed to meet, if not exceed, the 80 percent minimum coverage requirement. A cursory review was also conducted in those habitats not technically required to be surveyed per the LDC. Based on experience and past conversations with Lee County's Environmental Sciences staff, these areas were reviewed for certain protected species as a precautionary measure. Table 2 outlines the protected species

which may inhabit or utilize a particular vegetation association, according to the LDC, as well as those habitats reviewed as a precautionary measure.

Table 2. Potential Lee County Protected Species by Habitat Type

FLUCFCS Code And Description	Potential Protected Species
211 Improved Pasture	Florida Sandhill Crane (<i>Grus canadensis pratensis</i>)
	Florida Panther (<i>Felis concolor coryi</i>)
	Burrowing Owl (<i>Athene cunicularia floridana</i>)*
3219 Palmetto Prairie, Disturbed	Eastern Indigo Snake (<i>Drymarchon corais couperi</i>)
	Gopher Tortoise (<i>Gopherus polyphemus</i>)
	Gopher Frog (<i>Rana areolata</i>)
	Southeastern American Kestrel (<i>Falco sparverius paulus</i>)
	Florida Sandhill Crane (<i>Grus Canadensis pratensis</i>)
	Audubon's Crested Caracara (<i>Polyborus plancus audobonii</i>)
	Florida Black Bear (<i>Ursus americanus floridanus</i>)
	Beautiful Pawpaw (<i>Deeringothamnus pulchellus</i>)
	Curtis Milkweed (<i>Asclepias curtissii</i>)
	Fakahatchee Burmannia (<i>Burmannia flava</i>)
	Florida Coontie (<i>Zamia floridana</i>)
4159 Pine Flatwoods, Disturbed*	Eastern Indigo Snake (<i>Drymarchon corais couperi</i>)
	Gopher Tortoise (<i>Gopherus polyphemus</i>)
	Gopher Frog (<i>Rana areolata</i>)
	Southeastern American Kestrel (<i>Falco sparverius paulus</i>)
	Red-Cockaded Woodpecker (<i>Picoides borealis</i>)
	Florida Panther (<i>Felis concolor coryi</i>)
	Big Cypress Fox Squirrel (<i>Sciurus niger avicennia</i>)
	Florida Black Bear (<i>Ursus americanus floridanus</i>)
	Fakahatchee Burmannia (<i>Burmannia flava</i>)
	Satinleaf (<i>Chrysophyllum divaeforme</i>)
	Beautiful Pawpaw (<i>Deeringothamnus pulchellus</i>)
422 Brazilian Pepper*	Big Cypress Fox Squirrel (<i>Sciurus niger avicennia</i>)
4221 Brazilian Pepper, Hydric*	Big Cypress Fox Squirrel (<i>Sciurus niger avicennia</i>)
424 Melaleuca*	Big Cypress Fox Squirrel (<i>Sciurus niger avicennia</i>)
4241 Melaleuca, Hydric*	Big Cypress Fox Squirrel (<i>Sciurus niger avicennia</i>)
514 Wide Agricultural Ditch	American Alligator (<i>Alligator mississippiensis</i>)
	Roseate Spoonbill (<i>Ajaia ajaja</i>)
	Limpkin (<i>Aramus guarauna</i>)

Table 2. (Continued)

FLUCFCS Code And Description		Potential Protected Species
514	Wide Agricultural Ditch (Continued)	Little Blue Heron (<i>Egretta caerula</i>)
		Reddish Egret (<i>Egretta rufescens</i>)
		Snowy Egret (<i>Egretta thula</i>)
		Tricolored Heron (<i>Egretta tricolor</i>)
		Everglades Mink (<i>Mustela vison evergladensis</i>)
530	Cow Pond	American Alligator (<i>Alligator mississippiensis</i>)
		Roseate Spoonbill (<i>Ajaia ajaja</i>)
		Limpkin (<i>Aramus guarauna</i>)
		Little Blue Heron (<i>Egretta caerula</i>)
		Reddish Egret (<i>Egretta rufescens</i>)
		Snowy Egret (<i>Egretta thula</i>)
		Tricolored Heron (<i>Egretta tricolor</i>)
6219	Cypress, Disturbed	Everglades Mink (<i>Mustela vison evergladensis</i>)
		Little Blue Heron (<i>Egretta caerula</i>)
		Snowy Egret (<i>Egretta thula</i>)
		Tricolored Heron (<i>Egretta tricolor</i>)
		Gopher Frog (<i>Rana areolata</i>)
		Arctic Peregrine Falcon (<i>Falco peregrine tundris</i>)
		Everglades Mink (<i>Mustela vison evergladensis</i>)
		Big Cypress Fox Squirrel (<i>Sciurus niger avicennia</i>)
		American Alligator (<i>Alligator mississippiensis</i>)
		Limpkin (<i>Aramus guarauna</i>)
		Woodstork (<i>Mycteria Americana</i>)
		Florida Panther (<i>Felis concolor coryi</i>)
		Florida Black Bear (<i>Ursus americanus floridanus</i>)
740	Disturbed Land	Gopher Tortoise (<i>Gopherus polyphemus</i>)
743	Spoil Berm	Gopher Tortoise (<i>Gopherus polyphemus</i>)

*Habitat surveyed for the species noted as a precautionary measure although not required per the LDC.

The protected species survey was conducted by qualified ecologists on May 16, 17, and 18, 2000.

The type of survey utilized included meandering pedestrian transects, per Southern Biomes EIS methodology previously approved by Lee County. The weather on all three days was partly sunny with temperatures in the low 90's and little wind.

Visibility in the surveyed habitats varied due to the density of vegetation. A summary of the limits of visibility, number, length of transects walked, and percent of coverage by habitat type is provided in Table 3.

Table 3. Summary of Habitat Coverage

FLUCFCS Codes and Description		Total Area (Acres)	Transects Total Length (Feet)	Average Visibility (Feet) ¹	Percent Coverage
211	Improved Pasture	183.4	63,990	50'	80
3219	Palmetto Prairie, Disturbed	21.7	19,120	20'	81
4159	Pine, Disturbed ²	2.0	1,400	25'	80
422	Brazilian Pepper ²	0.1	75	10	34
4221	Brazilian Pepper, Hydric ²	0.1	75	10	34
424 and 424*	Melaleuca and Melaleuca, COE Jurisdictional ²	65.9	22,765	20	32
4241	Melaleuca, Hydric ²	20.4	7,075	20	32
514	Wide Agricultural Ditch	0.3	260	20	80
530	Cow Pond	1.2	550	40	84
6219	Cypress, Disturbed	0.4	30	25	86
740	Disturbed Land	4.7	2,800	30	82
743	Spoil Berm	14.4	8,500	30	81

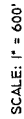
N/A = Not Applicable, per the LDC

¹Average visibility to one side of transect

²Habitat surveyed as a precautionary measure

SURVEY RESULTS

The results of the survey found a total of 20 gopher tortoise burrows (i.e., 8 active and 12 inactive) and four squirrel nests (Figure 3). The gopher tortoise burrows were found in the disturbed palmetto prairie habitat (FLUCFCS Code 3219). Most of them are located towards Koreshan Boulevard. The squirrel nests were found in melaleuca trees within melaleuca communities (FLUCFCS Code 424). Two of the nests were found southwest of the railroad ROW and two northeast of it, near the central wetland area. Although there were four squirrel nests located during the PSS, no squirrels were seen on-site. Due to the lack of any Big Cypress fox squirrel sightings, they have not been calculated as a present species for the purpose of this report. Burrows and nest trees were flagged in the field with orange survey ribbon and their locations approximated on an aerial (Appendix A).



FLUCFCS LINES ESTIMATED FROM
1"=200' AERIAL PHOTOGRAPHS AND
LOCATIONS APPROXIMATED.

FLUCFCS PER FLORIDA LAND USE,
COVER AND FORMS CLASSIFICATION
SYSTEM (FLUCFCS) (FDOT 1985).

WETLAND LINES HAVE BEEN REVIEWED AND
APPROVED IN THE FIELD BY SFWMD ON 1/30/95
AND BY COE ON 1/9/95.

BOUNDARY SURVEY PROVIDED BY COASTAL
ENGINEERING CONSULTANTS, INC. DRAWING
No. 9509BNDY DWG. DATED 11/30/99.

FLUCFCS CODE	DESCRIPTION	ACREAGE	% OF TOTAL
211	IMPROVED PASTURE	183,44ac.±	58.3%
3219	PALMETTO PRAIRIE, DISTURBED(<50% EXOTICS)	21,71Ac.±	6.9%
4159	PINE, DISTURBED (<50% EXOTICS)	2.0Ac.±	0.6%
422	BRAZILIAN PEPPER (>75% EXOTICS)	0.1Ac.±	0.0%
4221	BRAZILIAN PEPPER, HYDRIC (>75% EXOTICS)	0.1Ac.±	0.0%
424	MELALEUCA (>75% EXOTICS)	56.0Ac.±	17.8%
424*	MELALEUCA, COE JURISDICTIONAL (>75% EXOTICS)	9.9Ac.±	3.1%
4241	MELALEUCA, HYDRIC (>75% EXOTICS)	20.4Ac.±	6.5%
514	WIDE AGRICULTURAL DITCH	1.2Ac.±	0.1%
530	COW POND	0.3Ac.±	0.4%
6219	CYPRESS, DISTURBED (50%-75% EXOTICS)	0.4Ac.±	0.1%
740	DISTURBED LAND (<50% EXOTICS)	4.7Ac.±	1.5%
743	SPOIL BERM (50%-75% EXOTICS)	14.4Ac.±	4.6%
	TOTAL	314.6Ac.±	100.0%

LEGEND:

--- SHALLOW AGRICULTURAL DITCH

1(A) GOPHER TORTOISE BURROW LOCATION AND STATUS

A ACTIVE GOPHER TORTOISE BURROW

I INACTIVE GOPHER TORTOISE BURROW

SN1 SQUIRREL NEST TREE NUMBER

REVISIONS	DESIGNED BY M.A.M.	DATE 5/22/00	HORIZONTAL SCALE 1"=600'
	CHECKED BY M.A.M.	DATE 5/22/00	VERTICAL SCALE N/A
	DRAWN BY S.H.	DATE 5/22/00	SEC./TWP./RANGE 21/16/25
PASSARELLA and ASSOCIATES, INC. <i>Consulting Ecologists</i> 4575 Via Royale Suite 201 Ft. Myers, FL 33919			
ESTERO GOLF RESORT LEE COUNTY PROTECTED SPECIES SURVEY RESULTS MAP FIGURE 3			
PROJECT NO:		EXHIBIT IV-B	
SHEET NO.:		SHEET NO.:	

ABUNDANCE OF PROTECTED SPECIES OBSERVED

Density calculations for the gopher tortoise were done in accordance with Step 8; Attachment 2 of the Lee County Survey Methodology adopted August 30, 1989. The gopher tortoise density is based on the number of active (A) and inactive (I) burrows found in the pine, disturbed (FLUCFCS Code 4159) and pine flatwoods, disturbed (FLUCFCS Code 4119) habitats. Also, based on past experience and conversations with Florida Fish and Wildlife Conservation Commission (FWCC) staff, a gopher tortoise conversion factor for pine flatwoods of 0.30 is acceptable for density determinations in Southwest Florida. The Lee County protected species abundance calculations are provided in Table 4, while Table 5 summarizes the protected species survey findings.

Table 4. Lee County Protected Species Abundance Calculations

Gopher Tortoise (GT) Density:

$$= \{n/[L_1(w_1+w_2)]\} (43,560 \text{ ft}^2/\text{ac.}) (C)$$

where

n_1	=	active plus inactive GT burrows
L_1	=	length of transect (feet)
W_1	=	distance of visibility to the right of transect (feet)
W_2	=	distance of visibility to the left of transect (feet)
C	=	GT conversion factor 0.3 or 0.4

Gopher Tortoise (*Gopherus polyphemus*)

FLUCFCS Code 3219

$$\begin{aligned} \text{Density} &= \{[20 \text{ GT}/[19,120 \text{ ft} (50 \text{ ft} + 50 \text{ ft})]]\} (43,560 \text{ ft}^2/\text{acre}) (0.30) \\ &= [1.0 \times 10^{-5} \text{ GT}/\text{ft}^2] (43,560 \text{ ft}^2/\text{acre}) (0.30) \\ &= (0.45 \text{ GT}/\text{acre}) (0.30) \\ &= 0.14 \text{ GT}/\text{acre} \end{aligned}$$

Table 5. Lee County Protected Species Survey Summary

Protected Species	FLUCFCS Code/Area	% Area Surveyed	Individuals Present	Individuals Absent	Density (Acre)
Reptiles					
Eastern Indigo Snake	3219	81		X	
	4159	80		X	
Gopher Tortoise	3219	81	X		0.14
	4159	80		X	
	740	82		X	
	743	81		X	
Gopher Frog	3219	81		X	
	4159	80		X	
American Alligator	514	80		X	
	530	84		X	
	6219	86		X	
Birds					
Southeastern American Kestrel	3219	81		X	
	4159	80		X	
Florida Sandhill Crane	211	80		X	
	3219	81		X	
Audubon Crested Caracara	3219	81		X	
Burrowing Owl	211	80		X	
Red-Cockaded Woodpecker	4159	80		X	
Roseate Spoonbill	514	80		X	
	530	84		X	
Limpkin	514	80		X	
	530	84		X	
	6219	86		X	

Table 5. (Continued)

Protected Species	FLUCFCS Code/Area	% Area Surveyed	Individuals Present	Individuals Absent	Density (Acre)
Little Blue Heron	514	80		X	
	530	84		X	
	6219	86		X	
Reddish Egret	514	80		X	
	530	84		X	
Snowy Egret	514	80		X	
	530	84		X	
	6219	86		X	
Tricolored Heron	514	80		X	
	530	84		X	
	6219	86		X	
Arctic Peregrine Falcon	6219	86		X	
Woodstork	6219	86		X	
Mammals					
Florida Panther	211	80		X	
	4159	80		X	
	6219	80		X	
Florida Black Bear	4159	80		X	
	6219	86		X	
Everglades Mink	514	80		X	
	530	84		X	
	6219	86		X	
Big Cypress Fox Squirrel	4159	80		X	
	424	32		X	
	4241	32		X	
	6219	86		X	

Table 5. (Continued)

Protected Species	FLUCFCS Code/Area	% Area Surveyed	Individuals Present	Individuals Absent	Density (Acre)
Plants					
Beautiful PawPaw	3219	81		X	
	4159	80		X	
Curtis Milkweed	3219	81		X	
Fakahatchee Burmania	3219	81		X	
	4159	80		X	
Florida Coontie	3219	81		X	
	4159	80		X	
Satinleaf	4159	80		X	

MANAGEMENT PLAN

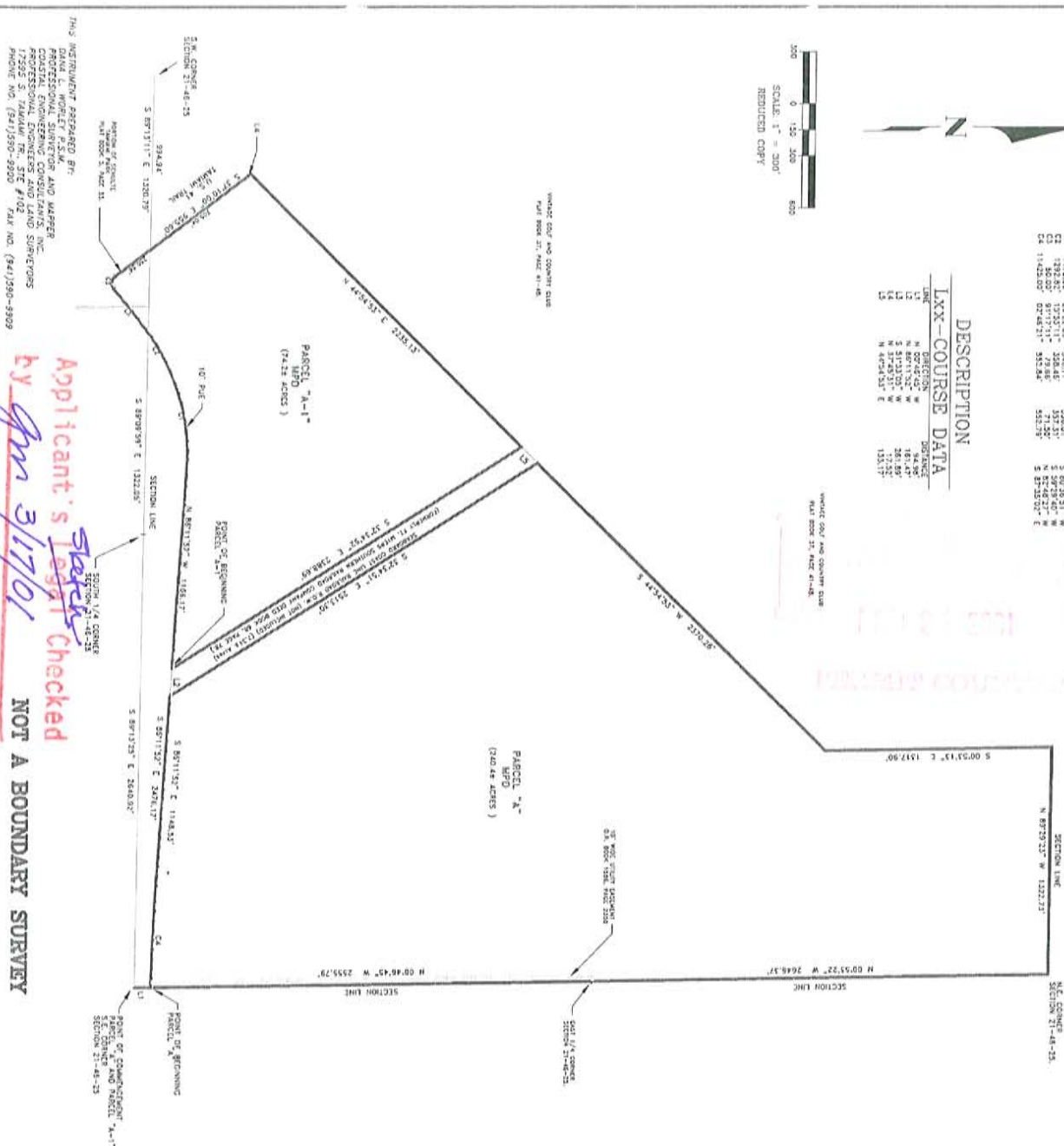
A detailed management plan for gopher tortoises will be prepared and submitted as part of the local development order process. Generally, the applicant intends to obtain an incidental take permit from the FWCC. At the time of site clearing, the gopher tortoises will be excavated and moved out of harms way. Once site clearing activities are complete, any gopher tortoises found during the burrow excavations will be released within on-site open space areas. The FWCC incidental take permit and the proposed location of the area(s) of gopher tortoise release will be provided to Lee County Division of Planning, Environmental Sciences staff prior to clearing activities.

Case	NO. OF DAYS	SEVERE	CLINICAL	CHORO DISTANCE	CHORO FLARE
C1	1175.00	25.72.69	5.0.79	526.01	5 67.46.41
C2	1292.62	15.55.11	35.0.45	557.31	5 59.19.40
C3	50.00	9.17.11	79.86	71.58	N 67.48.27
C4	1125.00	07.48.21	55.84	552.78	5 67.50.2

Case	NO. OF DAYS	SEVERE	CLINICAL	CHORO DISTANCE	CHORO FLARE
C1	1175.00	25.72.69	5.0.79	526.01	5 67.46.41
C2	1292.62	15.55.11	35.0.45	557.31	5 59.19.40
C3	50.00	9.17.11	79.86	71.58	N 67.48.27
C4	1125.00	07.48.21	55.84	552.78	5 67.50.2

LINE	DIRECTION	DISTANCE
L1	N 07°45' E	94.95
L2	N 86°11'32" W	161.47
L3	S 51°33'03" W	281.85
L4	S 37°45'31" W	172.55
L5	N 44°54'53" E	133.11

LINE	DIRECTION	DISTANCE
L1	N 07°45' E	94.95
L2	N 86°11'32" W	161.47
L3	S 51°33'03" W	281.85
L4	S 37°45'31" W	172.55
L5	N 44°54'53" E	133.11



Applicant's ^{status} ~~Legal~~ Checked
by gmr 3/17/01 NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION
Parcel "A"
ESTRIO GOLF RESORT WFO
A TRACT OR PARCEL OF LAND IN SECTION 21, TOWNSHIP 48 SOUTH,
RANGE 10 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS:
COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21, THENCE ALONG
THE EAST LINE OF SECTION 21, N. 00°45' 45" W, A DISTANCE OF 94.99 FEET TO
THE EAST LINE OF SECTION 21, N. 00°45' 45" W, A DISTANCE OF 100.00 FEET TO
O.R. BOX 2183, PLOT 5, 561' 1.56(2) TO THE POINT HEREIN AS DESCRIBED
THENCE CONTINUE N. 07°45' 45" W, ALONG SAID EAST LINE OF SECTION 21,
A DISTANCE OF 2359.17 FEET TO THE EAST QUARTER CORNER OF SAID SECTION
21, THENCE CONTINUE N. 07°45' 45" W, ALONG SAID EAST LINE OF SECTION 21,
A DISTANCE OF 100.00 FEET TO THE SOUTHWEST CORNER OF SAID SECTION
21, THENCE CONTINUE N. 07°45' 45" W, ALONG SAID EAST LINE OF SECTION 21,
A DISTANCE OF 1322.71 FEET TO THE EAST LINE OF THE
VARIANCE GOLF AND COUNTRY CLUB AS RECORDED IN PLAT 300X 21, PAGE 28
ALONG SAID EAST LINE OF THE COUNTRY CLUB, THENCE S. 02°51' 19" E,
A DISTANCE OF 1317.80 FEET, THENCE S. 44°45' 28" W, A DISTANCE OF 2310.28 FEET,
THENCE CONTINUE S. 23°24' 51" E, ALONG THE EXTENT OF RIGHT-OF-WAY LINE
OF THE SEASHORE CLUB, THENCE S. 12°24' 51" E, A DISTANCE OF 2313.10 FEET;
THENCE CONTINUE S. 07°11' 55" W, ALONG THE EAST LINE OF KOPPELHANS BOULEVARD
A DISTANCE OF 111.55 FEET, THENCE CONTINUE S. 07°11' 55" W, ALONG THE
EAST LINE OF KOPPELHANS BOULEVARD, THENCE CONTINUE S. 07°11' 55" W,
THENCE CONTINUE 552.24 FEET ALONG THE ARC OF SAID CURVE CONCORDANT TO
A CIRCULAR DISTANCE OF 552.24 FEET, AND A CHORD BEARING OF 02°46' 21" W
TO SAID POINT OF BEGINNING.

PARCEL CONTAINS 240.46 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD,
AND THOSE LANDS FURTHER DESCRIBED AS FOLLOWS:

[illegible][illegible][illegible]

APPENDIX A

**LEE COUNTY PROTECTED SPECIES MAP
WITH SURVEY TRANSECTS**

REFERENCES

Florida Department of Transportation. 1985. Florida Land Use, Cover and Forms Classification System. Procedure No. 550-010-001-a. Second Edition.

DATE: 5-16-00

FDO #: _____

LEE COUNTY CERTIFICATE TO DIG

NOTE: It is the applicant's responsibility to obtain ALL the required permits and approvals -including Building Permits - prior to project initiation. This Certificate to Dig can in no way be construed as a Building Permit.

Name of Project: Estero Golf Resort
 Location: Northeast Quadrant of U.S. 41 and Koreshan Blvd. inters.
 Strap No.: 21-46-25-00-00001.0000, 21-46-25-00-00001.3000
 Name of Applicant or Agent handling Certificate to Dig: Coastal Engineering Consultants, Inc.
 (All correspondence with regards to the Certificate to Dig will be sent to the party identified above)
 Address: 17595 S. Tamiami Trail, #102
 City/State: Fort Myers, FL Zip: 33908 Phone: 941-590-9900 Fax: 941-590-9909
 Activity: Construction of a commercial planned development and a residential planned development of 600 multi-family dwelling units, 150 hotel rooms, 200,000 SF retail commercial and 15,000 SF office commercial.

NOTE: Aerial and site plan must be included with the application and submitted to the Lee County Planning Division, P.O. Box 398, 1500 Monroe Street (2nd Floor), Fort Myers 33902 (941-479-8311).

STAFF USE ONLY

APPROVED: ✓ Conditions: If objects, artifacts or human remains are uncovered STOP all ground disturbing activity and contact Lee County Planning 479-8311.

Certified By: John H. Sajo Date: 5/19/2000

DENIED: _____ For reasons outlined below: _____

Level 1: _____ Level 2: _____ None: _____ FMSF #: _____
 Condition: Unaltered: _____ Disturbed: _____ Destroyed: _____

Actions (check all that apply)
 Survey: _____ Salvage: _____ Test Pit: _____ Full Excavation: _____
 Designation: _____ None: _____

Comments: _____

RECEIVED
JUN 01 2000

PERMIT COUNTER

DCI 2000-00032

EXHIBIT IV-H
REQUESTED DEVIATIONS WITH JUSTIFICATIONS
May 24, 2000

RECEIVED
JUN 01 2000

PERMIT COUNTER

DEVIATION 1

Deviation from LDC Section 10-329(e)(1)(a)(2) which requires a fifty-foot (50') setback from water retention or detention excavations to a collector or arterial road, to permit a twenty five foot (25') setback from both Koreshan Blvd. and US 41 with the condition that a design for the protection of wayward vehicles must be approved by the Development Services Division.

Justification

The proposed twenty-five foot (25') setback would apply only to several small segments of Koreshan Blvd. and one segment of US 41. The developer agrees to provide protection for wayward vehicles. With the commitment to provide for wayward vehicles according to Section 10-329(e)(1)(a)(2), no negative impact on the public is anticipated. See Exhibit D.1.

DEVIATION 2

Deviation from LDC Section 10-329(e)(1)(a)(3) which requires a fifty foot (50') setback from water retention or detention excavations to any private property line under separate ownership, to permit a twenty five foot (25') setback from the railroad and from other adjacent property.

Justification

Two of these proposed lakes will be set back from the ROW owned by Seaboard Coast Line Railroad (7.31± acres) while the third lake will be adjacent to an internal roadway ROW for The Vines subdivision. The granting of this deviation therefore has no effect on any neighboring residential use and there is no impact to the public. See Exhibit D.2.

DEVIATION 3

Deviation from LDC Section 10-296(d), Table 4(7)(c) which requires the wearing surface on local and access streets to be one-and-one-half-inch (1.5") asphaltic FDOT type S-III to allow for cement concrete and/or pavers on the private streets.

Justification

Lee County customarily grants this deviation for entrance features and other focal points for large-scale projects with the conditions that the deviation applies to private streets only, and the alternate cross-section must be structurally equivalent to the "standard" cross-section. This developer is requesting that same consideration for The Estero Golf Resort. See Exhibit D.3. There is no impact to the public from this change.

DEVIATION 4

Deviation from LDC Section 10-256(d)(3) which requires all sidewalks to be either (1)

four-inch (4") thick Portland cement concrete, or (2) a minimum of one-and-one-half-inch (1.5") thick asphaltic concrete of FDOT type S-III to allow sidewalks to be constructed of decorative pavers throughout the development.

Justification

This developer is requesting that this alternate cross-section which is structurally equivalent to the "standard" cross-section (See Exhibit D.4) be granted to allow the developer to upgrade the appearance of these on-site facilities. Several examples of this alternate surface can be found throughout Lee County such as Times Square in the Town of Fort Myers Beach and in the City Fort Myers downtown area. There is no impact to the public from this change.

DEVIATION 5a

Deviation from LDC Section 34-1954(a)(1) which permits that the director may administratively approve the location of individual model homes and model units in any new development provided the property remains under unified control to allow that model homes and model units be permitted by right.

Justification:

Model homes are necessary to the sale of the residential units. Rather than making separate application for administrative approval, the applicant wishes to seek approval with this request. There is no impact to the public from this change. (No exhibit required)

DEVIATION 5b

Deviation from LDC Section 34-1954(d)(1) which permits model homes to be valid for a period not exceeding three years (3) to allow for model homes until project build-out.

Justification:

Model homes are necessary until the project is built out and for this project the build-out will be longer than three years (3). The three-year (3) time frame poses a hardship for the developer. There is no impact to the public from this change. (No exhibit required)

DEVIATION 6

Deviation from LDC Section 34-1954(d)(2) which permits model units within a townhouse or multiple-family building not to extend beyond the initial sale period for that phase, to allow for model homes until project build-out.

Justification

Products in one townhouse or multiple-family phase are likely to be repeated in another phase of the project. As build-out will take longer than three years (3), the three-year (3) time frame poses a hardship for the developer. There is no impact to the public from this change. (No exhibit required)

DEVIATION 7

Deviation from LDC Section 34-1954(f) which requires parking for model homes or model units to be on the same premises and in compliance with the parking requirements for the type of dwelling unit being displayed to allow the parking spaces for the ancillary sales office uses to be surfaced with gravel.

Justification

The applicant will construct the required parking for the type of dwelling unit being displayed with a paved, all-weather surface. This deviation only applies to parking that may be provided beyond the parking required for the unit. Through this deviation the additional parking for the models will be surfaced with gravel.

Parking requirements for model homes and model units change over time. When the models are active, the parking requirements are higher than they will be for the same unit after it becomes a home. This deviation may not be required. Gravel parking lots are customary for model homes in Lee County today, but it is not clear what the LDC requires. Additional paving is not only unattractive but an unnecessary expense to the developer. This deviation will not affect public safety. (No exhibit required)

DEVIATION 8

Deviation from LDC Section 10-291(3) which requires that residential development of more than five acres to provide two or more means of ingress and egress, to allow the Residential Planned Development and each residential parcel within the RPD and CPD to have one means of ingress and egress.

Justification:

Due to the unusual configuration of the RPD (property to the east of the railroad tracts) there is only one small portion of its boundary that fronts a public road (Koreshan Blvd.)

This portion of the boundary represents approximately 14% of the entire perimeter of the RPD. This along with the fact that Koreshan Blvd., a divided roadway has only one median break to serve this portion of the RPD boundary makes designing the RPD with two means of ingress and egress onto Koreshan Blvd impossible. To the west is the railroad right of way over which Lee County does not encourage additional crossings.

Other adjacent land uses including the Vines, San Carlos Park and the property to the east have site plans in place which do not provide for connections. There is no negative impact to the public from this change. On the contrary, we expect that the adjacent public should concur with this request. See Master Concept Plan and the aerial. No additional exhibit is necessary.

DEVIATION 9

Deviation from LDC Section 10-329(e)(3)(a) which requires excavations for water retention or detention to be a maximum of twelve-feet (12') in depth, to allow an excavation depth of twenty feet (20') or the confining layer, whichever is deeper. Excavation will be subject to an approved Lake Management Plan.

Justification

This is another deviation that Lee County frequently grants. As mentioned in the request, the excavation will be subject to an approved Lake Management Plan, which will be filed by the developer as a part of the development order process. The granting of this deviation will have a positive impact on the area, as it will reduce the truck traffic for fill. (See Exhibit D.9).

DEVIATION 10

Deviation from LDC Section 10-416(b)(1) which requires that large developments, with existing indigenous native vegetation, must provide 50 percent of their open space percentage requirement through the onsite preservation of existing indigenous native vegetation to allow the native vegetation requirement to be met off-site.

Justification

Most of the subject site was cleared many years ago for agricultural purposes. In that part of the property there is no onsite existing indigenous native vegetation to preserve.

As in many parts of Estero, the remaining vegetation is heavily invaded with melaleuca. For this reason, the applicant is proposing to mitigate for wetland impacts off-site. This deviation seeks to recognize the state of the vegetation onsite and to give the developer credit for the acquisition of native vegetation off-site. See the Environmental Assessment provided with this application. No additional exhibit is necessary.

**Estero Golf Resort RPD/CPD
CECI File No. 99.509**

Exhibit "IV-K"

PHASING PROGRAM

The proposed project will be developed in a single phase. Buildout is expected to occur in year 2005.



PERMIT COUNTER

**PERMITTED USES
COMMERCIAL PLANNED DEVELOPMENT**

The definitions and list of permitted uses within the Groups refer to Lee County Development Code in effect as of the effective date of the zoning resolution.

Administrative Offices
Agriculture Uses, continuation of existing bona fide use only.
Animal Clinic
Assisted Living Facility
ATM (Automatic Teller Machine)
Auto Parts Store
Automobile Service Station
Automobile Repair and Service, all Groups
Banks and Financial Establishments, all Groups
Bar and Cocktail Lounge
Broadcast Studio, Commercial Radio and Television
Building Material Sales
Business Services, all Groups
Car Wash
Caretaker Residence
Cleaning and Maintenance Services
Clothing Stores
Clubs, Commercial, Fraternal, Membership Organization
Computer and Data Processing
Consumption on Premises*
Contractors and Builders, Group I, II and III
Convenience Food and Beverage Stores
Cultural Facilities
Day Care Center, Adult, Child
Department Store
Drive-Through Facility for any Permitted Use
Drug Store, Pharmacy
Dwelling Units, Townhouse or Multi-Family
Recreational and other Residential Accessory Uses
Entrance Gates and Gatehouses
Essential Services
Essential Service Facilities, Group I
Excavation: Water Retention
Fences, Walls
Food Stores, Group I and II
Gasoline Dispensing System, Special
Gift and Souvenir Shop
Hardware Store
Health Care Facilities, Group I, II and III
Hobby, Toy and Game Shop
Hotel/Motel
Hospice
Hotel, Motel and accessory uses including but are not limited to the following:
Consumption on premises
Food and beverage service
Restaurant(s), Standard Group I, II, III (includes outdoor seating)
Specialty retail shops
Personal services, limited to ATM, barbershops or beauty shops, photo agents,
health clubs, steam baths, massage and the like.
Household/Office Furnishings
Insurance Companies
Laundry or Dry Cleaning, Group I
Lawn and Garden Supply Store
Medical Office
Mini-Warehouse
Model Homes, Model Units and Model Display Center
Night Club
Non-Store Retailers, all Groups
Offices, Medical and/or Dental
Package Store
Paint, Glass and Wallpaper Store
Parking Lot:
Accessory
Temporary (Subject to LDC Section 34-2022)
Personal Services: Group I, II, III and IV
Pet Services
Pet Shop
Pharmacy
Physical Fitness Center
Place of Worship
Plant Nurseries
Printing and Publishing
Real Estate Sales and Rental Office
Recreational Facilities, Personal and Private (On-site, Off-site)
Recreational Facilities, Commercial
Religious Facilities
Rental and Leasing Establishments, Group I, II and III
Repair Shops, Group I and II
Restaurant(s) Fast Food (includes outdoor seating)
Restaurant(s), Standard Group I, II, III and IV (includes outdoor seating)

Schools, Commercial
Self Service Fuel Pumps and Stations
Shopping Center
Signs
Social Services, Group I, II and III
Specialty Retail Shops, Group I, II, III and IV
Storage, indoor only
Studios
Temporary Sales Center
Temporary Uses (LDC Section 34-3041), including
Construction Office
Towers, communication, only when accessory to a permitted use
Used Merchandise Store, Group I and II
Variety Store
Vehicle and Equipment Dealers, Group II
Water Retention
Wholesale Establishments, all Groups

Any commercial use or professional service which is comparable in nature with the foregoing uses and which the Director of Lee County Department of Community Development determines to be compatible with this proposed development.

* There will be three (3) Consumption On Premises for Standard Restaurants to be located on any of the out-parcels. In addition, a COP will be allowed within the Commercial parcel in association with a Standard Restaurant.

**PERMITTED USES
RESIDENTIAL PLANNED DEVELOPMENT**

The definitions and list of permitted uses within the Groups refer to Lee County Development Code in effect as of the effective date of the zoning resolution.

Administrative Offices
Agriculture Uses, continuation of existing bona fide use only.
Assisted Living Facility
Club, Country, including but not limited to:
Consumption on Premises
Food and Beverage Service
Golf Course Maintenance Facilities
Health Club and Spa
Restaurant
Specialty Retail
Dwelling Units
Single Family Residence
Zero Lot Line
Two-Family Attached
Townhouse
Multi-Family Residential
Entrance Gates and Gatehouses
Essential Services
Essential Service Facilities, Group I
Excavation: Water Retention
Fences, Walls
Home Occupation
Hospice
Model Homes, Model Units and Model Display Center
Parking Lot:
Accessory
Temporary (Subject to LDC Section 34-2022)
Real Estate Sales and Rental Office
Recreational Facilities, Personal and Private, including but not limited to:
Golf Course, including Driving Range, Practice Greens and out buildings
Swimming Pools
Fishing Piers
Bocce
Tennis Courts
Shuffleboard Courts
Vita Course
Horseshoe Pits
Baseball/Softball
Picnic Areas
In-Line Skating
Equestrian Facilities
Signs
Temporary Sales Center
Temporary Uses, including Construction Office
Water Retention

Any use which is comparable in nature with the foregoing uses and which the Director of Lee County Department of Community Development determines to be compatible with this proposed development.

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15' DE & UE

40' DE

VINTAGE TRACE CIR 65' R/W

THE VINES GOLF AND
COUNTRY CLUB

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JUN 01 2000

PERMIT COUNTER

10' UTILITY EASEMENT
O.R. BOOK 1586,
PAGE 2350

10' PUE
O.R. BOOK 2183,
PAGES 3460-3464

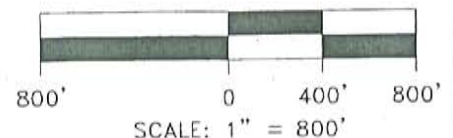
US 41 (R/W VARIES)
TAMIAMI TRAIL

SEABOARD COASTLINE RAILROAD 150' R/W (NOT INCLUDED)
KORESHAN BOULEVARD 150' R/W

LEGEND

PUE = PUBLIC UTILITY EASEMENT
UE = UTILITY EASEMENT
DE = DRAINAGE EASEMENT
R/W = RIGHT-OF-WAY

DCI 2000-00032



DESIGNED:
DRAWN:
CHECKED: KLM
ACAD. NO. 950912115
PROJECT NO. 95509
T.B.
PG.

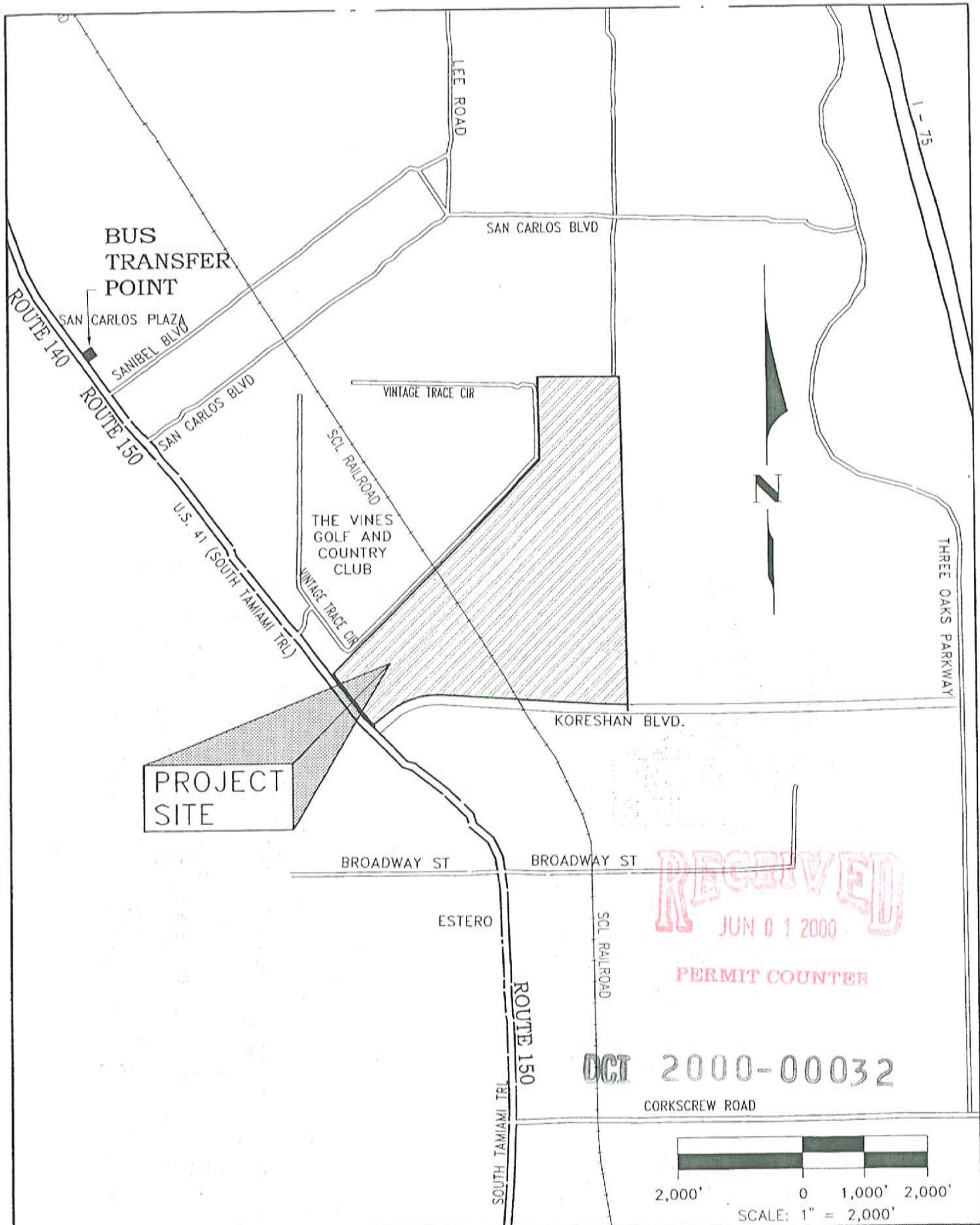
COASTAL ENGINEERING CONSULTANTS, INC.

COASTAL & CIVIL ENGINEERS * PLANNERS * SURVEYORS * GEOLOGISTS
17696 S. TAMIAMI TR., STE #102 * FT. MYERS, FL 33908
(941) 590-9900 * FAX (941) 590-9901 * E-MAIL: enginfo@ceci.com * FL REG #95-1728628

CLIENT: KEYSTONE CUSTOM HOMES, INC.

TITLE: ESTERO GOLF RESORT
FIGURE IV-C EXISTING EASEMENTS & R/W

SCALE: 1" = 800' DATE: MAY 2000
SECTION 21 TOWNSHIP 46S RANGE 25E
SHEET 1 OF 1
FILE NO. 99509



DESIGNED: EC
 DRAWN: H
 CHECKED: KLB
 ACAD: 009509 XIV-A
 PROJECT NO: 99509
 F.B.
 PG.

COASTAL ENGINEERING CONSULTANTS, INC.
 COASTAL & CIVIL ENGINEERS * PLANNERS * SURVEYORS * GEOLOGISTS
 17595 S. TAMIAHI TR., STE. #102 * FT. MYERS, FL. 33908
 (941) 590-9900 * FAX (941) 590-9909 * E-MAIL: englee@coastal.com

CLIENT: KEYSTONE CUSTOM HOMES, INC.
 TITLE: ESTERO GOLF CLUB
 FIGURE IV-A PUBLIC TRANSIT ROUTES

SCALE: 1" = 300'	DATE: MAY 2000
SECTION 21	TOWNSHIP 46S
SHEET 1	RANGE 25E
OF 1	
FILE NO.	99509

EXHIBIT III-A-2
PRELIMINARY DENSITY CALCULATIONS*
(Complete only if living units are proposed).

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A. Gross Residential Acres

1. Total land area:	314.4	acres
2. Area to be used for non-residential uses: (Line A.2.a. plus A.2.b.):	27.00	acres
a. R-O-W providing access to non-residential uses:	4.2	acres
b. Non-residential use areas:	22.8	acres
3. Gross residential acres (Line A.1 less A.2):	287.4	acres
a. Uplands areas	287.4	acres
b. Freshwater Wetlands areas	0.0	acres
c. Other Wetland areas	0.0	acres

B. Lee Plan Land Use Classification: 22.6 ± acres in Urban Community & 291.6 ± acres in Suburban
(If more than one classification, calculations for each classification must be submitted)

Density Standards (from Lee Plan Table 1)

	<u>Urban</u> <u>Comm.</u>	<u>Subrpn.</u>
1. Maximum standard density for Land Use Classification:	6	6 units/gross res. acre
2. Maximum total density for Land Use Classification:	10	None units/gross res. acre

MAXIMUM PERMITTED DWELLING UNITS

C. Intensive Development, Central Urban, and Urban Community Areas:

NO DWELLING UNITS ARE PROPOSED WITHIN THE URBAN COMMUNITY AREA OF THIS PROJECT.

1. Standard density uplands units (A.3.a. times B.1)	units
2. Standard density wetlands units (A.3.b. & A.3.c. times B.1)	units
3. Total standard density units (sum of C.1 & C.2)	units
4. Max. total density units [A.3.a. times ((B.1 plus 1/2 of (B.2 less B.1)))]	units
5. Sub-total permitted standard density units:	Units (line C.3 or C.4 - whichever is less)

**** 6. BONUS UNITS N/A**

a. Low-moderate housing density:	units
b. TDR units:	units
c. Sub-total (C.6.a plus C.6.b)	units

7. Total Permitted Units (C.5. plus C.6.c): **units** ((may not exceed (A.3.a. times B.2) plus (A.3.b. and A.3.c. times .05)).

* Subject to staff review and correction.

** If Low-moderate housing density credits or Transfer of Development Rights (TDRs) credits are included, attach the calculations and approvals hereto.

Continued

DCI 2000-00032

EXHIBIT III-B-3
SANITARY SEWER FACILITIES

- A. **Special Effluent:** If special effluent is anticipated, please specify what it is and what strategies will be used to deal with its' special characteristics: _____

Not Applicable. Standard Domestic Wastewater.

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- B. **Private On-site Facilities:** If a private on-site wastewater treatment and disposal facility is proposed, please provide a detailed description of the system including:

1. Method and degree of treatment: Not Applicable.

2. Quality of the effluent: Not Applicable.

3. Expected life of the facility: Not Applicable.

4. Who will operate and maintain the internal collection and treatment facilities: Not Applicable.

5. Receiving bodies or other means of effluent disposal: Not Applicable.

Continued

DCI 2000-00032

C. Spray Irrigation: If spray irrigation will be used, specify:

1. The location and approximate area of the spray fields: Not Applicable.

2. Current water table conditions: Not Applicable.

3. Proposed rate of application: Not Applicable.

4. Back-up system capacity: Not Applicable.

**EXHIBIT II-F-2
ENVIRONMENTAL ISSUES**

A. Topography: Describe the range of surface elevations of the property: _____

The site generally slopes from northeast at an elevation of 15.5-feet NGVD to the southwest at an elevation of 13.5-feet NGVD. The general slope noted above is interrupted by several depressional areas, which have bottom elevations ranging from 13.1-feet NGVD to 13.7-feet NGVD.

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B. Sensitive Lands: Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in the Lee Plan), flowways, creek beds, sand dunes, other unique land forms [see Lee Plan Policy 77.1.1 (2)] or listed species occupied habitat (see Sec. 10-4730 of the Land Development Code).

Environmentally sensitive lands include disturbed wetland habitats (20.90 total acres) that are designated state jurisdictional wetlands and other surface waters (0.30 total acre). These disturbed habitats have been infested by the invasive exotic plants melaleuca and Brazilian pepper. As described in the protected species survey report, the property supports gopher tortoises in the palmetto prairie, disturbed (FLUCFCS Code 3219) habitat.

Additional information is located in the Florida Land Use, Cover and Forms Classification Systems (FLUCFCS) and Wetland Map (Exhibit II-F-1) and the Soils Map (Exhibit II-F-4).

Continued

DCI 2000-00032

C. **Preservation/Conservation of Natural Features:** Describe how _____'s listed in B. above will be protected by the completed project: _____

Wetland mitigation is being finalized with the wetland regulatory agencies. It is anticipated that wetland mitigation will take place off-site via a wetland mitigation bank. A gopher tortoise incidental take permit will be obtained through the Florida Fish and Wildlife Conservation Commission. Gopher tortoises will be excavated and released within the open space areas on-site. Please refer to the protected species survey and management plan (Exhibits IV-B and IV-J).

D. **Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed: _____

Not applicable.

D. Suburban land use areas

- | | |
|--|--|
| 1. Standard density uplands units (A.3.a. times B.1) | 1724 units |
| 2. Standard density freshwater wetlands units (A.3.b. times B.1) | 0 units |
| 3. Total standard density units (sum of D.1 & D.2) | 1724 units |
| 4. Maximum upland density (A.3.a. times 8) | 2299 units |
| 5. Total permitted units: | 1724 Units (line D.3 or D.4 - whichever is less) |

E. Outlying Suburban Land Use Areas **N/A**

- | | |
|---|---|
| 1. Standard density uplands units (A.3.a. times B.1) | units |
| 2. Standard density freshwater wetlands units (A.3.b times B.1) | units |
| 3. Total standard density (sum of E.1 & E.2) | units |
| 4. Maximum upland density (A.3.a times 4 ^{***}) | units |
| 5. Total permitted units: | units (line E.3 or E.4 - whichever is less) |

F. Open Lands **N/A**

- | | |
|---|--------------|
| 1. Total acres of "Open Land" | acres |
| 2. Maximum open land density (F.1 times 0.2 ^{****}) | units |
| 3. Total permitted units: | units |

****** If Low-moderate housing density credits or Transfer of Development Rights (TDRs) credits are included, attach the calculations and approvals hereto.

******* Outlying suburban land located north of the Caloosahatchee River and east of Interstate-75, north of Pondella Road and south of Pine Island Road (SR 78), and in the Buckingham area (see Goal 19 of the Lee Plan), the maximum upland density is two (2) units per acre plus one (1) for a total of three (3) units per acre.

******** One unit per five acres if the PD process is being used to prevent adverse impacts on environmentally sensitive lands (as defined in Policy 77,1,1,4)

N

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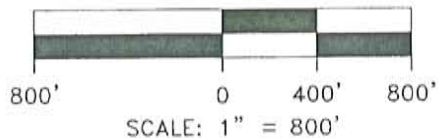
THE VINES GOLF AND COUNTRY CLUB

SEABOARD COASTLINE RAILROAD

US 41 (TAMIAMI TRAIL)

KORESHAN BOULEVARD 150' R/W

DCI 2000-00032



DESIGNED:	EC
DRAWN:	EC
CHECKED:	KLH
ACAD. NO. 9509EXH'S	
PROJECT NO. 99-509	
T.B.	
P.G.	

COASTAL ENGINEERING CONSULTANTS, INC.
COASTAL & CIVIL ENGINEERS * PLANNERS * SURVEYORS * GEOLOGISTS
17696 S. TAMIAMI TR., STE. #102 * FT. MYERS, FL. 33908
(941) 590-9900 * FAX (941) 590-9900 * E-MAIL: cecon@coconet.com * FL. REG. #1728628

CLIENT: KEYSTONE CUSTOM HOMES, INC.
TITLE: ESTERO GOLF RESORT
FIGURE II-F-5 EXISTING TOPO MAP

SCALE: 1" = 800'	DATE: MAY 2000
SECTION 21	TOWNSHIP 46S
RANGE 25E	
SHEET 1	OF 1
FILE NO.	99509

EXHIBIT II-E-2
Estero Golf Resort
CONSISTENCY WITH THE LEE PLAN
May 24, 2000

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The Estero Golf Resort is located in the northeast quadrant of the intersection of Koreshan Blvd. and Tamiami Trail (US 41), in Sections 21 and 28, Township 46 South, Range 25 East. The subject parcel is within the Lee Plan's Urban Community, Suburban and Wetland future land use designations and is consistent with those categories. Specifically, the Estero Golf Resort is consistent with the following Goals, Objectives and Policies of the Lee County Comprehensive Plan:

Objective 1.1 The Estero Golf Resort project is consistent with Objective 1.1. Infrastructure, including an arterial road and water is already in place for this development.

Policy 1.1.4 The Estero Golf Resort project is consistent with Policy 1.1.4. The residential portions found within the Suburban land use category are appropriate for this district. The proposed residential density is well within the parameters of this land use category.

Policy 1.1.5 The Estero Golf Resort project is consistent with Policy 1.1.5. Mixed-use developments including the proposed level of residential, commercial and office uses are permitted within the Urban Community.

Policy 2.1 The Estero Golf Resort project is consistent with Policy 2.1. The subject property provides for more effective employment of existing infrastructure by being located in an area where the requisite infrastructure exists and has capacity. Most of the subject development is located within the Future Urban Area on the Future Land Use Map and the uses in that part of the property are consistent with the Urban Community and Suburban land use categories. The wetlands are intended to be mitigated off-site, consequently these areas will not remain so designated.

Policy 2.1.1 The Estero Golf Resort project is consistent with Policy 2.1.1. The subject property is already located within an urban designation on the Lee Plan's Future Land Use Map

Policy 2.2.1 The Estero Golf Resort project is consistent with Policy 2.2.1. Gulf Environmental Services, Inc. will provide central potable water and sanitary sewer services. The Estero Golf Resort will be accessed through Koreshan Blvd. and Tamiami Trail (US 41 South) conveniently located approximately 3.5 miles south of Alico Road and approximately 1.25 miles north of Corkscrew Road.

We have designed the Estero Golf Resort development to be compatible with existing and expected adjacent development. The Estero Golf Resort project has carefully reviewed

the adjacent land uses, both existing and approved in an effort to ensure the compatibility required under Policy 2.2.1

Policy 4.1.1 The Estero Golf Resort is consistent with Policy 4.1.1. Residents of The Estero Golf Resort will be able to travel safely through the development and onto the area's roadway network. In designing the development's roadway network we have considered this policy and have maintained the access points on Koreshan Blvd. and Tamiami Trail and have minimized street expansion by connecting the various development tracts to a central roadway network.

Policy 4.1.2 The Estero Golf Resort is consistent with Policy 4.1.2. All of the project's roadways are internal to the project and therefore can have no detrimental disruptive effects on the adjacent uses.

Policy 5.1.1 The Estero Golf Resort is consistent with Policy 5.1.1. This project is currently zoned for agricultural use only. This application proposes to rezone the property RPD and CPD.

Policy 5.1.5 The Estero Golf Resort project is consistent with Policy 5.1.5. The proposed uses are not potentially destructive to existing and future residential areas. Adequate buffering is planned to ensure that impacts are minimized or eliminated.

Policy 6.1.1 The Estero Golf Resort project is consistent with Policy 6.1.1. This proposed development is consistent with commercial development in the area and is consistent with policies outlined in Goal 6. Commercial Land Uses are consistent with the general standards outlined in Goal 11, water, sewer, traffic and environmental review standards.

Policy 6.1.2 #8 The Estero Golf Resort project is consistent with Policy 6.1.2 #8. In light of its size, its proximity to an arterial road and the nature of the existing and projected surrounding uses the subject property will be an appropriate service and trade center for this area. This project is consistent with the proposed uses allowed in a Community Commercial center. Furthermore, it is compatible with existing and proposed land uses, public services and facilities. Similar projects fronting Tamiami Trail are commercial uses and the proposed uses would be consistent and appropriate for this area.

Policy 6.1.3 The Estero Golf Resort project is consistent with Policy 6.1.3. The commercial development is designed as a planned development. The site design is consistent with the surrounding area's commercial uses while avoiding negative impacts on surrounding land uses and traffic circulation.

Policy 6.1.4 The Estero Golf Resort project is consistent with Policy 6.1.4. The proposed uses are compatible with the adjacent and proposed commercial uses.

Policy 6.1.5 The Estero Golf Resort project is consistent with Policy 6.1.5. The Master Concept Plan is designed to protect the traffic-carrying capacity of area roads.

Policy 6.1.6 The Estero Golf Resort project is consistent with Policy 6.1.6. The applicant has not requested any deviation from the county required buffers or landscaping requirements. The Conceptual Master Plan is designed to provide adequate and appropriate landscaping, open space and buffering which will ultimately enhance the appearance of structures and parking areas and blend the development with the character of existing or planned surrounding land uses.

Policy 6.1.7 The Estero Golf Resort project is consistent with Policy 6.1.7. Existing and proposed commercial uses in the area of the subject property include similar uses as those proposed in this application.

Policy 6.1.8 The Estero Golf Resort project is consistent with Policy 6.1.8. Site location standards as outlined in Policy 6.1.2 allow for Community Commercial centers as proposed by this development.

**Estero Golf Resort RPD/CPD
CECI File No. 99.509**

Exhibit "A"

Authorized Agents¹

1. Civil Engineer

Kevin L. Higginson, P.E.
Coastal Engineering Consultants, Inc.
17595 S. Tamiami Trail, Suite 102
Fort Myers, FL 33908
Phone: 941-590-9900
Fax: 941-590-9909

2. Attorney

Michael Ciccarone
Annis, Mitchell, Cockey, Edwards & Roehn, P.A.
12800 University Drive
Fort Myers, FL 33907

Phone: 941-489-1776
Fax: 941-489-2444

3. Land Planner

Carron Day, AICP
Florida Land Planning, Inc.
1560 Matthew Drive
Fort Myers, FL 33907

Phone: 941-278-5222
Fax: 941-278-4466

4. Environmental Consultant

Ken Passarella
Passarella and Associates, Inc.
4575 Via Royale, Suite 201
Fort Myers, FL 33919

Phone: 941-274-0067
Fax: 941-274-0069

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DCI 2000-00032

**Estero Golf Resort RPD/CPD
CECI File No. 99.509**

Exhibit "A"

5. Traffic Engineer

Metro Transportation Group, Inc.
1342 Colonial Boulevard, Building D, Suite 30
Fort Myers, FL 33907-1008

Phone: 941-278-3090
Fax: 941-278-1906

¹. Note: Please provide copies of correspondence to the following individual:

1. Local Agent for Property Owner, Hermes Investment Co., Inc.

Jack Ruskai, P.E.
John J. Ruskai, P.E., Inc.
2328 Hancock Bridge Parkway, Suite 114
Cape Coral, FL 33990

Phone: 941-458-5544
Fax: 941-458-2233

From: thomas beard <scpfdbeard@firehouseemail.com>
To: <Deselek1@bocc.co.lee.fl.us>
Date: 2/2/01 9:38AM
Subject: Re: Estero Golf Resort

February 2, 2001

Kay Deselem, AICP
Senior Planner
P.O. Box 398
Fort Myers, FL 33902-0398

FILE COPY

Dear Kay,

Thank you for having me at your meeting to discuss the proposed development, The Estero Golf Resort. The proposed development is located within the San Carlos Park Fire Protection District. The project borders the south end of our response area along Koreshan Blvd.

I do have some concerns with the access to the development which is limited to only one point off of Koreshan Blvd. That proposed access is located 3 1/2 miles from the front of fire station #1 with a response time of over 4 minutes to the front of the development. This does not take into consideration roads within the project itself. You can add 2 to 3 minutes to this time for your response. This is normal emergency response time not taking into account the many variable factors that can and will occur from time to time.

The traffic light at Sanibel Blvd. does not have a remote switch for fire district use to help access U.S.41, neither is there a traffic light at Koreshan Blvd. and U.S.41. This is a very heavily traveled road and firefighters will encounter the most dangerous path of travel when responding to any fire or medical call. The six-lane project planned for U.S. 41 is also certainly a concern for traffic delays also. There is also a Railroad track that could block access to the main entrance of the development. The railroad presents a different concern as the many types of products that are shipped by rail ie, hazardous materials. Any accidents, leaks or mishaps could close off that area for an extended amount of time.

A proposed route, with a second entrance at the end of Oriole Rd. near Matanzas Rd. where the Sandy Ln. extension is proposed, is the better choice of response for the fire district and all lives concerned. That route is only 1.7 miles from fire station #1 with a response time of 3 minutes to the proposed entrance. This proposed route avoids the railroad tracks, any traffic lights on U.S.41, or any future road construction projects.

This proposed route also provides for lower ISO rating of a class 4 as opposed to a class 9 which means lower fire insurance for the property owner. Any medical emergencies or fires could be handled in less than half the time, which would greatly reduce the possibility of loss of life and property damage. Clearly, this is a true life safety issue.

We are in the process of building a third fire station, but that location will be on Ben Hill Griffin Parkway and will not be one of the first responding units to the Estero Golf Resort project.

I look forward working with you on this project.
If you have any questions, please contact me at (941)267-7525.

Sincerely,

Thomas M. Beard
Fire Inspector
San Carlos Park Fire District



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OCT 27 2000
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CONSENT ACTION OF THE
BOARD OF DIRECTORS OF

HERMES INVESTMENT CO., INC.

The undersigned, as a majority of the members of the Board of Directors of Hermes Investment Co., Inc., a Delaware corporation (the "Company"), unanimously agree, adopt, consent to, and order the following corporate actions under §607.0821 of the Florida Business Corporation Act (the "Act"):

1. The undersigned waive all formal requirements, including the necessity of holding a formal or informal meeting and any requirement that notice of such meeting be given.
2. The undersigned adopt the following corporate actions:

WHEREAS, the Company desires to sell the property known as 19975 South Tamiami Trail, Estero, Florida, to Keystone Custom Homes, Inc.; and

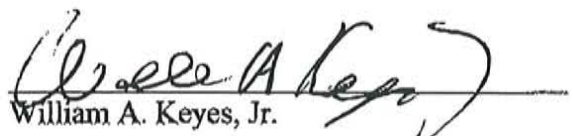
WHEREAS, it is in the best interests of the Company to consummate the transaction.

NOW, THEREFORE:

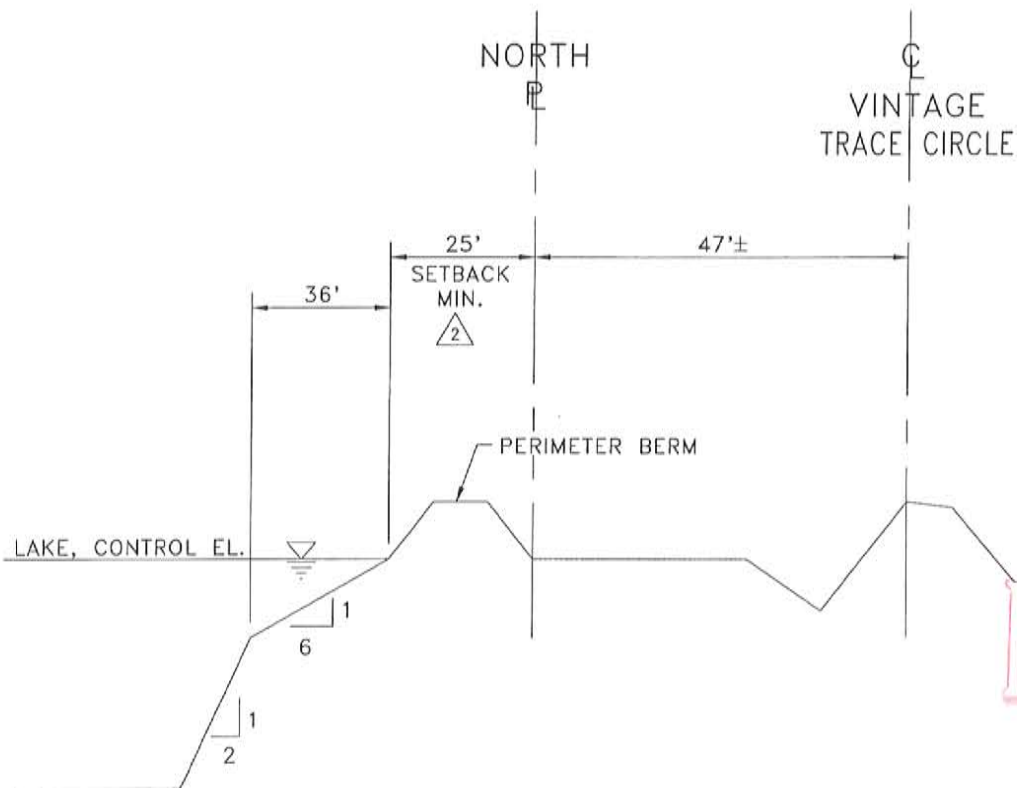
BE IT RESOLVED, that the sale, and all of the transactions contemplated thereby are adopted, approved, and consented to and Robert H. Mann, the Company's President, is authorized and directed on behalf of the Company to execute and deliver any and all instruments or agreements deemed necessary to consummate the transaction, including any instruments necessary to pursue the rezoning action that is contemplated by the contract between the parties, to carry out the purpose or intent of the foregoing resolutions and to do or cause to be done any and all such acts and things by or on behalf of the Company, in his sole discretion, on advice of counsel or otherwise, as he deems necessary and appropriate to consummate the transaction contemplated by the contract; and

BE IT FURTHER RESOLVED, that the Secretary or any Assistant Secretary of the Company is authorized and directed to furnish copies of the foregoing resolutions to such persons as the Secretary in its sole discretion deems appropriate and to certify that such resolutions are in full force and effect and have not been rescinded or modified.

IN WITNESS WHEREOF, the undersigned, as a majority of the members of the Board of Directors of Hermes Investment Co., Inc., a Delaware corporation, execute the foregoing corporate action for the purpose of giving their consent to it as of this 13th day of ~~September~~^{October}, 2000.


William A. Keyes, Jr.


Marjorie J. Heckerman



DEVIATION DETAIL (NORTH PROPERTY LINE) SECTION 10-329(e)(1)(a)(3) N.T.S.

DCI 2000-00032

DESIGNED:	 COASTAL ENGINEERING CONSULTANTS, INC. COASTAL & CIVIL ENGINEERS * PLANNERS * SURVEYORS * GEOLOGISTS 17695 S. TAMiami TR., STE. #102 * FT. MYERS, FL. 33908 (941) 590-9900 * FAX (941) 590-9909 * E-MAIL: engine@cecih.com * FL EB #95-1728628	CLIENT:	KEYSTONE CUSTOM HOMES, INC.	SCALE: N.T.S.	DATE: AUG 2000
DRAWN:		TITLE:	ESTERO GOLF RESORT	SECTION	TOWNSHIP
CHECKED:				RANGE	
ACAD. NO. 9509DIV				SHEET	OF
PROJECT NO. 99-509				FILE NO.	99509
F.B.					
P.G.					

Estero Golf Resort, DCI2000-00032

FILE COPY

Addendum to Insufficiency Letter

October 9, 2000

The following comments address the issues raised in staff's June 22, 2000 letter, and your resubmittal dated 9/18/00:

01)c The documentation from the Hermes Investment Company has not been submitted. Please provide this information.

07) The Legal Description and accompanying sketch are still insufficient. Easements and other reservations of record must be delineated on the face of the survey map. Please contact Jerry Murphy for details.

11.a.1 The 9/7/00 letter indicates that the acreage figure for each tract is shown on the MCP. No such acreage figures have been provided.

11.a.1¶4 Your 9/7/00 letter states agreement with the county's position that note #1 must be removed, however Note #1 has not been altered or removed. Please explain.

11.a.1¶5 The 9/7/00 letter indicates that Note #2 has been revised, however, the wording has not changed. Please explain.

11.a.9. DEVIATIONS

The Schedule/Justification indicates whether the deviations are for the CPD or the RPD or both; the MCP needs to be amended to show the same information.

A revised Schedule of Deviations and Justification for the Deviations has been submitted, however the MCP has not been revised to show the same information. In addition, the 9/15/00 information provided in the memo from Kevin Higginson regarding the deviations is not reflected in the Schedule for Deviations or the Justification for the Deviations.

The 9/15/00 memo states that Deviation #1 has been withdrawn, and details for deviation #2 are provided. Neither of these actions are reflected on the MCP or the Schedule/Justification documents.

The justification for Deviation #2 still does not address the location along the north property line as was requested. Please revise.

Deviation #7 has been revised on the MCP but not in the Schedule/Justification.

The original Deviation #9 is no longer shown on the MCP. A new Deviation #9 is now listed in its place. Is it your intention to withdraw the original deviation #9? If so, please revise the List of Deviations, the Schedule/Justification to show that withdrawal and renumber the additional deviations. Please rectify all documents.

11.a.12.d.¶5 Your letter indicates that the MCP has been modified to address staff's concern. No modification appears to have been made to the MCP. Please explain.

Estero Golf Resort, DCI 2000-00032

Addendum to Insufficiency

October 9, 2000

page two of two

- 11.a.12.d.¶9 The change noted in the 9/18/00 letter to the Recreational Facilities, Commercial has not been made.

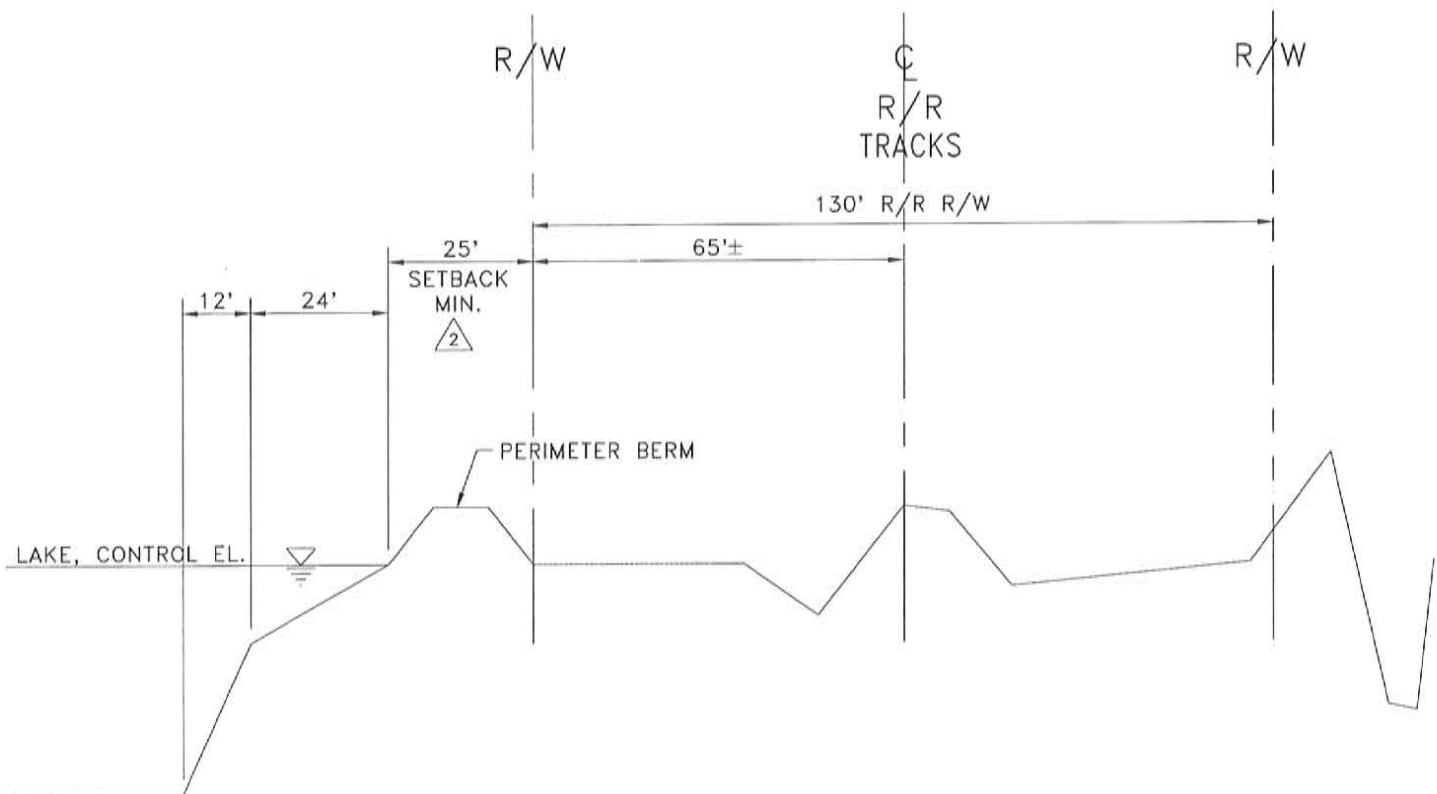
General Comments:

1. Apparently we have confusion about terminology. The Application for Public Hearing asks if you have an agreement to serve, and you indicated in the affirmative. That apparently is not the case. What you have provided is a "letter of availability", not "an agreement.". That letter, dated 11/24/99, specifically states: "This letter should not be construed in any way as a commitment to serve, but only as to the availability of service at this time. Should your client wish to obtain service from GES, it will be necessary for him to enter into a Developers' Agreement which will include. ."
2. Please submit mailing labels to correspond to the Surrounding Property Owners List. It is my understanding that these labels will be provided to you at no charge by the Property Appraiser's office if you can provide the receipt for purchasing the List and Map.
3. Please explain and provide a key on the MCP to explain the black dots shown on the MCP in the along the entrances and the restored wetland and conservation areas.

DCI 2000-00032

RECEIVED
SEP 15 2000

PERMIT COUNTER



DEVIATION DETAIL

SECTION 10-329(e)(1)(a)(3) N.T.S.

DESIGNED:
DRAWN:
CHECKED: KLB
ACAD NO. 9509DEV
PROJECT NO. 99-509
F.B.
PG.

COASTAL ENGINEERING CONSULTANTS, INC.

COASTAL & CIVIL ENGINEERS * PLANNERS * SURVEYORS * GEOLOGISTS
17595 S. TAMiami TR., STE. #102 * FT. MYERS, FL. 33908
(941) 690-9900 * FAX (941) 690-9909 * E-MAIL: engine@coecill.com * FL EB #95-1728628

CLIENT:

TITLE:

ESTERO GOLF RESORT

SCALE: N.T.S. DATE: AUG 2000

SECTION TOWNSHIP RANGE

SHEET 1 OF 1

FILE NO. 99509

FLORIDA LAND PLANNING, INC.

MEMORANDUM of TRANSMITTAL

10 April 2001

RECEIVED
APR 10 2001
ZONING COUNTER

To: Kay Deselem, Lee County

From: A. Brian Bigelow, Senior Planner

Subject: Estero Golf Resort

via: Hand Delivered on this date.

cc: Paula Davis
Michael Ciccarone, Esq.
Carron Day, President

Dave Farmer, P.E.
Kevin Higginson, P.E.

As requested in your email to us on April 5, 2001, please find attached the original and two copies of an amended updated Disclosure of Interest Form. This has been signed by Paula Davis, President; Keystone Custom Homes Inc.

Should you have any questions, please call.

DCI 2000-00032

EXHIBIT I-F

RECEIVED P.03
APR 10 2001

DISCLOSURE OF INTEREST FORM FOR:

PERMIT COUNTER

STRAP NO. ESTERO GOLF RESORT MPD CASE NO. DC/2000-00032

1. If the property is owned in fee simple by an INDIVIDUAL, tenancy by the entirety, tenancy in common, or joint tenancy, list all parties with an ownership interest as well as the percentage of such interest.

Name and Address

Percentage of Ownership

2. If the property is owned by a CORPORATION, list the officers and stockholders and the percentage of stock owned by each.

Name, Address, and Office

Percentage of Stock

3. If the property is in the name of a TRUSTEE, list the beneficiaries of the trust with percentage of interest.

Name and Address

Percentage of Interest

4. If the property is in the name of a GENERAL PARTNERSHIP OR LIMITED PARTNERSHIP, list the names of the general and limited partners.

Name and Address

Percentage of Ownership

JOHN FRASCO	60%
1668 Telegraph Road Suite 200	
Bloomfield Hills, MI 48302	
PAULA J. DAVIS	40%
24860 Burnt Pine Dr.	
Bonita Springs, FL 34134	

(over)

5. If there is a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the officers, stockholders, beneficiaries, or partners.

Name, Address, & Office(if applicable)	Percentage of Stock
Joseph E D'Jamoos	100%
325 Sedgewick Court	
Naples, FL 34109	

Date of Contract: 2-16-01

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: Paula J. Davis

(Applicant)

Paula J. Davis

(Printed or typed name of applicant)

PRESIDENT, KEYSTONE CUSTOM HOMES, INC.

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 9 day of April, 2001, by Paula J. Davis, who is personally known to me or who has produced as identification.

(SEAL)



Monique Grieser
MY COMMISSION # CC988677 EXPIRES
March 27, 2005
BONDED THRU TROY FAIN INSURANCE, INC.

Monique Grieser
Signature of Notary Public

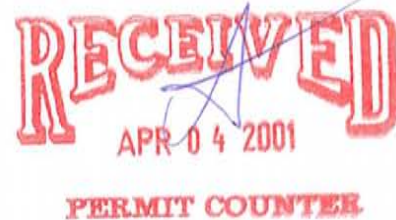
Monique Grieser
Printed Name of Notary Public

FLORIDA LAND PLANNING, INC.

MEMORANDUM of TRANSMITTAL

3 April 2001

To: Kay Deselem, Lee County
From: A. Brian Bigelow, Senior Planner
Subject: Estero Golf Resort
via: US Mail.
cc: Paula Davis
Michael Ciccarone, Esq.
Carron Day, President



Dave Farmer, P.E.
Kevin Higginson, P.E.

As requested in your letter dated March 30, 2001, please find attached the updated Disclosure of Interest Form.

Should you have any questions, please call.

DCI 2000-00032

FLORIDA LAND PLANNING, INC.

21 March 2001

MEMORANDUM

TO: Kay Deselem, Lee County
Donna Marie Collins, Esq.

FROM: Carron Day, President
FLORIDA LAND PLANNING, INC.



SUBJECT: Estero Golf Resort – Response to Hearing Examiner

cc: Paula Davis
Michael Ciccarone, Esq.
A. Brian Bigelow

Dave Farmer, P.E.
Kevin Higginson, P.E.

Attached please find a copy of our response to the Hearing Examiner as well as a disk with this same material. We have reviewed this material very carefully and believe that we have addressed all of the issues raised at the hearing.

As always, thank you for your assistance. We look forward to meeting with you at your earliest convenience to review this material.

DCI 2000-00032

FLORIDA LAND PLANNING, INC.

21 March 2001

MEMORANDUM

TO: Kay Deselem, Lee County
Donna Marie Collins, Esq.

FROM: Carron Day, President
FLORIDA LAND PLANNING, INC.

SUBJECT: Estero Golf Resort – Response to Hearing Examiner
Response to the Hearing Examiner with notes

cc: Paula Davis
Michael Ciccarone, Esq.
A. Brian Bigelow

Dave Farmer, P.E.
Kevin Higginson, P.E.

RECEIVED
MAR 21 2001
PERMIT COUNTER

Attached please find a copy of our response to the Hearing Examiner with some commentary regarding the changes. We have submitted the material without these comments over the counter.

As always, thank you for your assistance. We look forward to meeting with you at your earliest convenience to review this material.

DCI 2000-00032

FLORIDA LAND PLANNING, INC.

MEMORANDUM of TRANSMITTAL

29 December 2000

DCI 2000-00032

To: Kay Deselem, Senior Planner; Lee County Development Services

From: A. Brian Bigelow, Senior Planner

Subject: Estero Golf Resort; Lee County File #DCI2000-00032

via: Hand delivered on this date.

cc: Paula Davis, President; Keystone Custom Homes
David Farmer; Keystone Custom Homes
Michael Ciccarone, Esquire; Annis Mitchell Law Firm
Kevin Higgenson, P.E.; Coastal Engineering
Carron Day, President



In reply to your letter of November 13, 2000 wherein four issues remain before this request is sufficient for staff review please consider the following:

1. The attached letter by Michael Ciccarone addresses the "discrepancies in ownership".
2. Coastal Engineering and Jerry Murphy have addressed the insufficiency of the legal descriptions. Attached is a copy of the Title Commitment which will further clarify the issue.
3. Deviation #4 now applies to the Club/Recreation Tract shown on the MCP (10 copies enclosed).
4. The Open Space and Indigenous Vegetation table is on the MCP.

As we discussed at our recent meeting, we have made a few additional changes to our proposal:

- We have rounded the acreage figures to tenths.
- We have modified the hotel use, now presenting it only as an alternative.
- With the hotel removed we have made a related amendment to the amount of retail commercial. This increase will still put the overall project under the DRI threshold.
- As requested we have removed Deviation #2 from the east property line.
- We have added a right in, right out for the golf course maintenance facility and have added the increased buffering there, as requested.
- We have added a "Permitted Uses in the Wetlands and Conservation Areas" section, which was omitted previously. The uses included are ones which we have had approved in other cases. In addition, please find four copies of an amended TIS reflecting the amended land use summary.

- We are also enclosing amended portions of the application form to reflect new sewer and water impacts and "Exhibit III-A-2 Preliminary Density Calculations" for the CPD. As discussed in the December 14th meeting with you and other staff members, a small portion (less than 4%) of the total number of units allowed under the RPD are requested to be allowed within the CPD for a maximum of 300 units in the residential portion of the CPD. To this end, we are submitting 10 - 8 1/2"x11" copies of a table which appears on the MCP that reflects the rationing of these units across the project. This table is intended to represent a commitment not to exceed the requested units for the CPD and RPD.
- A "Permitted Uses Notes" section has been added to limit the location of some of the requested land uses.
- Finally we have increased the lake area in the CPD to reflect the District requirements.

Should you have any questions or require additional information, please call. We wish to assist Staff with finding this application sufficient and look forward to receiving a public hearing date as soon as possible.

FLORIDA LAND PLANNING, INC.

MEMORANDUM of TRANSMITTAL

27 October 2000

To: Kay Deselem, Senior Planner; Lee County Development Services

From: A. Brian Bigelow, Senior Planner

Subject: Estero Golf Resort; Lee County File #DCI2000-00032

via: Hand delivered on this date.

cc: Paula Davis, President; Keystone Custom Homes
David Farmer; Keystone Custom Homes
Michael Ciccarone, Esquire; Annis Mitchell Law Firm
Kevin Higgenson, P.E.; Coastal Engineering
Carron Day, President

RECEIVED
OCT 27 2000

PERMIT COUNTER

DCI 2000-00032

In reply to Lee County's letter of October 9, 2000 please consider the following responses:

Addendum to Insufficiency Letter:

- 01)c Ten copies of this information is included.
- 7) Ten certified copies of the legal description and accompanying sketch which address Staff's concerns are included. A single full size certified sketch and description is also attached.
- 11.a.1 This information is now included on the MCP, 10 copies of which are included.
- 11.a.1¶4 Note #1 has been withdrawn as shown on the revised MCP, 10 copies of which are included .
- 11.a.1¶5 The wording of note #2 has been revised as shown on the revised MCP, 10 copies of which are included.
- 11.a.9. We have addressed the discrepancies noted by revising the MCP, 10 copies of which are included as well as Exhibit IV-H, 10 copies of which are included.
- 11.a.12.d.¶5 The modification noted has been made as shown on the revised MCP, 10 copies of which are included.

11.a.12.d.¶9 The change to the "Recreational Facilities, Commercial" use has been made as shown on the revised MCP, 10 copies of which are included.

General Comments:

1. It is correct to note that the letter provided the applicant is a "letter of availability" and not a letter of "agreement to serve". Please find this application sufficient despite this difference.
2. The mailing labels were submitted to Lee County on September 26, 2000 by Florida Land Planning. If these are not found, please advise us immediately by phone, fax or email. We will endeavor to replace them just as quickly as possible if necessary.
3. The "black dots" were intended to indicate landscaping elements at the entrances to the project, however, to remove any confusion over their meaning we have removed them from the revised MCP, 10 copies of which are included.

Development Services memorandums:

- by Don Blackburn:

Please refer to the amendments referenced above which address the general deviation/justification discrepancies. The following addresses Mr. Blackburn's comments specifically:

- "With regards to deviation request number 1:" This deviation has been withdrawn on the revised MCP, 10 copies of which are included as well as on the amended Exhibit IV-H, 10 copies of which are included.
- "With regards to deviation request number 2:" Two drawings which detail mitigating features for these locations are shown on the MCP (ten copies attached) and ten copies of each 8 ½" x 11" drawing are included.

- by Robert G. Rentz, P.E.:

The applicant has elected to revise the Traffic Impact Statement, 4 copies of which are enclosed.

Division of Planning/Environmental Sciences:

- 3) The gopher tortoise preserve areas can not be so noted on the MCP at this time because these locations have not been identified.
- 7) A Deep Water Lake Management Plan will be submitted prior to Development Order approval.

Department of Transportation:

We discussed with Elaine Wicks (now Elaine Mettaufer) her letter of October 6, 2000 regarding DOT's sufficiency finding of this application. We explained and she suggested possible agreement with our position that the reasons and explanations put forth in this letter do not justify delaying this application from being found

sufficient for Staff review. However, we do appreciate DOT sharing these comments and look forward to working with the Staff on all the issues of this application.

School District of Lee County:

In reply to Stephanie Keyes letter of September 20, 2000 regarding five questions put forth please consider the following:

1. At this time Estero Golf Resort is not foreseen to be an age restricted development.
2. At this time the applicant has not determined that rental apartments are to be included in this project.
3. At this time the estimated price ranges for Estero Golf Resort are \$200,000 to \$400,000.
4. If Estero Golf Resort were to build-out at 600 homes the estimated number of school aged children would range from 78 to 186.
5. At its closest point to this project Three Oaks Middle School is approximately a mile northeast of Estero Golf Resort. Many existing residential units within San Carlos Park lie between this school and Estero Golf Resort. By way of public roadways this school is more than three miles away. Given the proximity of this project relative to Three Oaks Middle School and the uses separating this project there are no foreseen impacts at this time.

Should you have any questions or require additional information, please call. We wish to assist Staff with finding this application sufficient and look forward to receiving a public hearing date as soon as possible.

FLORIDA LAND PLANNING, INC.

7 September 2000

MEMORANDUM

DCI 2000-00032

TO: Kay Deselem, Senior Planner
Lee County Development Services

FROM: Carron Day, President
FLORIDA LAND PLANNING, INC.

SUBJECT: Estero Golf Resort
DCI12000-00032

VIA: hand delivery

CC: Paula Davis, Keystone Custom Homes
Kevin Hiogginson, Coastal Engineering

RECEIVED
SEP 18 2000

PERMIT COUNTER

Attached is the material requested in your June 22nd letter. It has been organized following your "Comments" section on page 7 of 11. If you have any questions on this material, please call. We look forward to working with you on this project.

- 01)a.2 The requested information is attached. Keystone Custom homes is the applicant. A revised letter of authorization and a corporate resolution from Keystone Custom Homes, Inc. are attached.
- 01)c. The requested information from ~~Hermes Investment Co., Inc.~~ is attached. will be provided upon receipt.
- 05) The revised Application for Public Hearing is attached.
- 06)a.2 In the original application we inadvertently omitted this STRAP. All documents have been revised to include this information.
- 06)e. This property is owned by the same entity as the rest of the subject property.
- 06)f.&g. The surrounding property owners' information has been revised and is attached.
- 007) The two legal descriptions are attached.
Attached also is the corrected Covenant of Unified Control form.
- 008) The covenant of Unified Control has been corrected per your request.

• Midtown Professional Center • 1560 Matthew Drive, Suite E • Fort Myers, FL 33907 •
• PHONE (941) 278-5222 • FAX (941) 278-4466 • E-Mail: FLP1@Earthlink.Net •

- 09)a We have listed adjacent uses of "PUD to the west, and the RS-1 and TFC-2 zoned areas to the north and east.... with specific height information in stories and feet" and "uses for the CC, CPD and AG-2 zoned parcels located along US 41 and Koreshan Boulevard" as requested:

The Vines (PUD to the west):

Single family lots along the perimeter with multi-family units within the interior of the community. Approved by ZAB-84-18 for "buildings to an overall height of 3 stories" with no reference to measurement.

San Carlos Park (RS-1 and TFC-2 zoned areas to the north and east):

Single family and duplex residences immediately adjacent to the Estero Golf Resort. Building height is limited to 35 feet in both RS-1 and TFC-2 districts.

CC district in front of The Vines:

Uses within this conventionally zoned district include:

Administrative offices
Assisted living facility
Animals, Clinic
ATM (automatic teller machine)
Auto parts store: No installation service & with installation service
Automobile service station
Auto repair and service, Group I
Bait and tackle shop
Banks and financial establishments, Group I & Group II
Boat parts store
Boat ramp
Boat rental
Broadcast studio, commercial radio and television
Business services, Group I
Car wash
Cleaning and maintenance services
Clothing stores, general
Clubs, Commercial, Fraternal, Membership organization, Private
Communication tower, 100 feet or less in height
Contractors and builders, Group I & II
Convenience food and beverage store
Day care center, adult, child
Department store
Drive-through facility for any permitted use
Drugstore, pharmacy
Entrance gates and gatehouse
Essential services
Essential service facilities, Group I
Excavation, Water retention
Flea market, Indoor
Food stores, Group I & II

Funeral home or mortuary, No cremation
 Hardware store
 Health care facility, Group III
 Hobby, toy, game shops
 Household and office furnishings, Group I & II
 Laundromat
 Laundry or dry cleaning, Group I & II
 Lawn and garden supply store
 Library
 Medical office
 Model, Display center
 Nonstore retailers all groups
 Package store
 Paint, glass and wallpaper
 Parks, Group I
 Parking lot, Accessory & Temporary
 Personal services, Group I, II, III & IV
 Pet shop
 Pharmacy
 Place of worship
 Recreation, facilities: Commercial, Group I & IV; Private, On-site
 Religious facilities
 Rental or leasing establishments, Group I, II & III
 Repair shops, Group I & II
 Research and development laboratories, Group II
 Restaurant, fast food
 Restaurants, Group I, II, III & IV
 Roadside stand (Temporary Permit)
 Schools, commercial
 Self-service fuel pumps
 Signs in accordance with chapter 30
 Social services, Group I
 Specialty retail shop, Group I, II, III & IV
 Storage: Indoor only & Storage, open
 Studios
 Supermarket
 Temporary uses
 Theater, Indoor
 Transportation services, Group II
 Used merchandise stores, Group I, II & III
 Variety store
 Vehicle and equipment dealers, Group II
 Wholesale establishment, Group III & IV

CPD district on south side of Koreshan:

Uses within this Commercial Planned Development zoned district include:
 Broadcasting Studio, commercial radio and television
 Business Services - limited to the following uses within Group I
 Advertising agencies
 Business agents and brokers

Clerical services
Commercial photography
Art and graphics
Computer or data processing services
Drafting services
Management, consulting & public relations services
Map making
Message answering services
Microfilm recording and developing services
Stenographic services
Telephone solicitation services
Administrative offices
Towers, communications

AG-2 district on south side of Koreshan:
Accessory uses, buildings, and structures:
Amateur radio antenna/tower up to 50 feet in height
Docks, seawalls
Entrance gates, gatehouses
Fences, walls
Nonroofed accessory structures
Signs in compliance with chapter 30
Administrative offices
Agricultural uses
Agricultural accessory uses and buildings
Animals, reptiles, marine life: Animals (excluding exotic species)
Communication tower 50 feet or less in height
Dwelling unit:
Mobile home
Single-family residence, conventional
Second conventional single-family residence on lot
Essential services
Essential service facilities, Group I
Excavation, Water retention
Home care facility
Home occupation, No outside help
Parks, Group I
Place of worship
Produce stands, Temporary
Recreation facilities, Personal
Research and development laboratories, Group I
Residential accessory uses
Schools, noncommercial, Lee County School District
Stable, boarding stable or private stable
Temporary uses
U-pick

09)f The statement that all residential areas will have access to the clubhouse/recreation center was intended to apply only to the RPD. At this

time the applicant has not included a railroad crossing in the Master Concept Plan.

- 10 ¶1 The Master Concept Plan has been amended to provide additional uses. Where appropriate, building heights have been limited along the project perimeter. Residential lakes are considered as a project amenity so placing them on the project perimeter should be an added benefit for the adjacent property.
- Building heights have been limited to a maximum of 35 feet within 200 feet of the border with the residential part of the Vines and San Carlos Park.
- 10 ¶2 The only roadways not shown are minor residential roads.
- 10 ¶3 The revised Lee Plan consistency document is attached.
- 10 ¶4 The statement reflects the applicant's intention to landscape common areas, buildings and parking lots. No specific plans have been developed at this time.
- 11a.1 ¶1 The Master Concept Plan is drawn at a scale of 1" = 300'
11. 1 ¶2 It is our usual practice to label tracts on the Master Concept Plans to assist the reviewers and the applicant to identify tracts under discussion.
- 11a.1 ¶3 This information is provided on the Master Concept Plan.
- 11a.1 ¶4 Applicant agrees that Note #1 is not necessary as it reflects the county's actual practice in reviewing development applications.
- 11a.1 ¶5 This note has been revised to indicate that it applies only to the RPD. These exact conversion ratios have been utilized in many large scale RPDs approved by Lee County. The conversions provide that there would be no difference in the projects trip generation.
- 11a.1 ¶6 Applicant agrees that Note #1 is not necessary as it reflects the county's actual practice in reviewing development applications.
- 11a.1 ¶7 It is anticipated that approximately 128 units will be developed on the residential tract within the CPD.
- 11a.1 ¶8 18 holes
- 11a.1 ¶9 It is anticipated that the project will be developed with an 18-hole golf course within the RPD. Should market conditions indicate that a golf course is not feasible in this location or should it become exceedingly difficult to permit a golf course here, the applicant would develop this property as a residential community with the same density. A recreational area/clubhouse would be developed in any event.

- 11a.1 ¶10 The recreational area/clubhouse is designed to serve the RPD.
- 11a.1 ¶11 As noted in the project description, the CPD is designed with an accessway connecting the commercial parcels. This accessway is clearly delineated on the Master Concept Plan.
- 11a.1 ¶12 A total of 150 hotel rooms are proposed for under six acres within the CPD. This is a low intensity hotel by any definition. The hotel's amenities and accessory uses are set forth in the list of permitted within the CPD.
- 11a.1 ¶13 It needs to be noted that the approved Master Concept Plan for the Vines includes a buffer and perimeter road in that part of the property which abuts the commercial part of the Estero Golf Resort CPD.
- To reflect the applicant's commitment to develop a project that is compatible with its neighbors, the Master Concept Plan has been amended to increase the buffer to a Type E buffer between the CPD and the Vines commercial uses and the Vines.
- 11a.2 The requested information regarding the building heights has been added to the Property Development Regulations.
- 11.a.3 It is anticipated that all of the residential units proposed for this project will be multi-family units. The TIS was completed on that basis. Single family units have been included in the list of permitted uses to allow some flexibility to respond to market conditions. A change from multi-family to single-family will have no negative impact on the subject property or adjacent uses, particularly with the applicant's commitment to the conversion rate discussed above.
- 11.a.4 Maximum building heights have been provided in the Property Development Regulations as well as a limitation of building heights in certain locations.
- 11.a.5 The applicant has provided this information consistent with other recently approved MPDs. Only minor internal residential roadways are not depicted.
- 11.a.9 The list of deviations has been modified to indicate the appropriate zoning district.

Deviations

- 1 Our experience with county reviewers is mixed as to whether this deviation is needed. If it is not, please indicate that in the staff report.
- 2 See revised Deviation Justification.
- 5a, 5b & 6 We are asking to be treated like other residential planned developments where these deviations have been granted. See revised Deviation Justification.
- 7,8,&10 See revised Deviation Justification.
- 11.a.10 All setbacks have been included in the Property Development Regulations. Attached is the requested sketch.
- 11.a.11 See response from Metro Transportation Group.

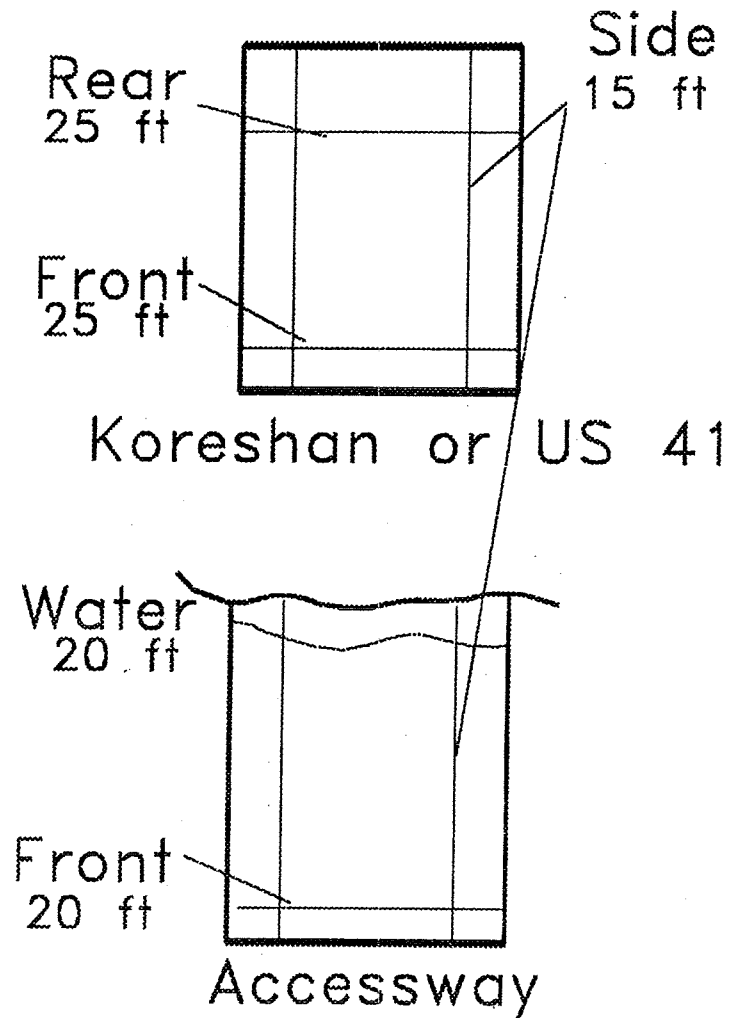
- 11.a.12d ¶1 The applicant has revised the list of proposed uses consistent with the project's location and market as well as the county staff's concerns.
- 11.a.12d ¶2 The notes regarding "comparable uses" has been removed.
- 11.a.12d ¶3 The county has approved this notation on a myriad of planned development applications including some presently before the Hearing Examiner.
- 11.a.12d ¶4 The height and location of the communication tower will be consistent with the LDC including Sec. 34-1444, 34-1445 and 34-1446.
- 11.a.12d ¶5 A maximum of 100 ALF units are proposed as an alternative to some of the residential units utilizing the standard LDC conversion rates as set forth in Sec. 34-1494(b)(2). The Master Concept Plan has been modified to reflect this change.
- 11.a.12d ¶6 The reference to "out-parcels" has been deleted and the specific tracts referenced instead.
- 11.a.12d ¶7 This change has been made, as requested.
- 11.a.12d ¶8 This change has been made, as requested.
- 11.a.12d ¶9 Group V was not intended to be included. The change to the list of permitted uses has been made as requested.
- 12)a. Information from Passarella and Associates is attached.
- 12)c. It is the applicant's intention to develop this project in one phase, as noted.

General Comments

1. A letter of availability was included in the previous submission.

It should be noted that subsequent to your June 22, 200 letter to the applicant, Ms. Dawn Lehnert corrected her conclusion that the project was presumed to be a DRI.

EXHIBIT — REF. 11.a.10
Commercial Setbacks



→ 00CELS53



South Florida Water Management District

Fort Myers Service Center • 1342 Colonial Blvd., Suite 81, Fort Myers, FL 33907
(813) 278-SFWM • 1-800-248-1201 • Fax (813) 278-7310

CON 24-06

Regulation Department

January 31, 1995

Mr. Jim Keltner
Boylan Environmental Consultants, Inc.
12665 Metro Parkway, Suite A
Fort Myers, Florida 33912

RECEIVED
SEP 18 2000

DCI PERMIT COUNTER
2000-00032

Dear Mr. Keltner:

Subject: Estero 309, Lee County S21/T46S/R25E
(Pre-application Site inspection on December 19, 1994)

The District offers the following in response to your request for a jurisdictional determination of wetland boundaries and other surface waters located within the subject property.

A site inspection was conducted by Dawn Dowling, Environmental Analyst, of the Natural Resource Management Division, on Monday, December 19, 1994.

The aerial photographs and project boundaries (defined by the solid blue line on the attached aerial) define the area that was inspected. Based on the information provided, a portion of the project area is wetlands or other surface waters as defined by Chapter 17-340 F.A.C. Jurisdictional wetlands and other surface waters (as shown by the cross-hatching) are indicated on the attached Exhibit 1. Works in these areas will require a permit from this agency. In addition, the attached memorandum further describes the areas inspected.

This correspondence is an informal preapplication jurisdictional determination pursuant to Section 373.421(b) and FAC 17-312.040(7). It does not bind the District, its agents or employees, nor does it convey any legal rights, expressed or implied. Persons obtaining this informal preapplication jurisdictional determination are not entitled to rely upon it for purposes of compliance with provision of law or District rules. A binding jurisdictional determination may be obtained by petitioning the Florida Department of Environmental Protection (FDEP) for a jurisdictional declaratory statement pursuant to FAC Rule 17-312.040 or by applying for a permit.

Governing Board:

Valerie Boyd, Chairman
Frank Williamson, Jr., Vice Chairman
Annie Betancourt

William Hammond
Betsy Krant
Allan Milledge

Eugene K. Pettis
Nathaniel P. Reed
Leah G. Schad

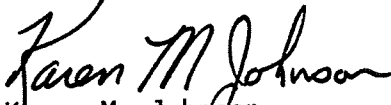
Samuel E. Poole III, Executive Director
Michael Slayton, Deputy Executive Director

Mr. Jim Keltner
SUBJECT: Estero 309
DATE: January 31, 1995
page 2 of 2

Please be advised that if an application is submitted and deemed complete prior to the enactment of the Environmental Resource Permit (ERP) criteria, the application will be reviewed under the wetland delineation criteria in effect prior to July 1, 1994. However, if the application is not complete by the enactment of the ERP criteria, the new wetland delineation criteria contained in Chapter 17-340 FAC will be applied.

A file has been set up at the Fort Myers office with pre-application materials. If you have any further questions please contact Dawn Dowling at (813) 278-7396.

Sincerely,



Karen M. Johnson
Supervising Professional
Natural Resource Management Division

KMJ/dd - Attachment (Aerial Photograph and Memorandum)

cc: DEP - Ft. Myers

TO: File

FROM: Dawn Dowling, Environmental Analyst, NRM Division

THROUGH: Karen Johnson, Supervising Professional, NRM Division

DATE: January 31, 1995

SUBJECT: Estero 309, Lee County, S21/T46S/R25E
(Pre-application Inspection on December 19, 1994)

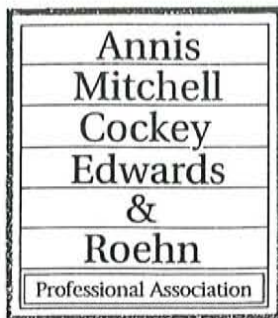
On December 19, 1994 I met with Mr. Jim Keltner and Mr. Jeremy Sterk of Boylan Environmental, Inc. at the above referenced site. The 309 acre site is located on the northeast corner of U.S. 41 and Koreshan Boulevard.

The subject parcel contains both upland and wetland habitats including herbaceous rangeland, melaleuca forests, and cypress areas.

The parcel is divided by an existing railroad. East of this railroad, the site is dominated by herbaceous rangeland with cattle currently occupying this side of the parcel. Within the rangeland several large forested areas remain surrounded by perimeter berms constructed during previous agricultural operations. These forested areas are primarily melaleuca with scattered slash pine and Brazilian pepper. Within the center of these forested areas there are wetland areas dominated by cypress, melaleuca and Brazilian pepper with a groundcover of blechnum. The hydrology in these areas varies from soil saturation to a few areas that still appear to get inundated. Around part of the eastern property boundary there are old agricultural ditches which were considered other surface waters.

West of the railroad the character of the site changes dramatically. This side was subjected to a fire several years ago and as a result, the melaleuca has taken over the site. The majority of melaleuca on this side are fairly young trees but most are in stands so thick they are almost impenetrable. This area of the site still contains three cypress areas, all of which are small and invaded with melaleuca.

The application, when submitted, should address all of the vegetation communities identified during the pre-application meeting. Surveyed acreage and boundaries for each of the areas should be included.



One University Park, Suite 600
12800 University Drive
P.O. Box 60259 (Zip 33906)
Ft. Myers, Florida 33907
Telephone: (941) 489-1776
Facsimile: (941) 489-2444
mcicc@annislaw.com

December 27, 2000

DCI 2000-00032

Timothy Jones, Esquire
Lee County Attorney's Office
Post Office Box 398
Fort Myers, Florida 33902

RECEIVED
JAN 03 2001
PERMIT COUNTER

Re: Estero Golf Resort
Our File No: 11840-0001

Dear Tim:

Attached is a copy of John Frydema's December 22 letter to Kevin L. Higginson along with copies of the documents described in the letter. Also enclosed is Bill Keyes' December 14 letter to me regarding the matters raised in Mr. Frydema's letter. Those documents relate to a zoning case in which the buyer, who I represent, is rezoning property owned by the seller who is represented by Mr. Keyes.

I have reviewed Mr. Frydema's letter several times and am completely baffled by it. It appears to me that it is beyond doubt that the documents supplied by the seller comply in all respects to statutory requirements for corporate consent actions. Neither Mr. Keyes nor I have any idea what it is that Mr. Frydema would have the seller provide. For example, somebody needs to tell us what is incomplete with respect to the "Statement of Consent to Action by Shareholders of Hermes Investment Company, Inc.". The certificate is not intended to be a form of extract of vote. Rather, it is a certificate that the April 25, 2000 statement is true and correct. Therefore, what difference does it make that the certificate is dated November 21, 2000. Moreover, what is self-serving or distressing about the certificate? Does the County Attorney's office really believe that Bill Keyes, whose competency and integrity as a member of the local Bar has been repeatedly confirmed in over twenty years of practice, is falsifying documents? Does the County Attorney's office really believe that Mr. Keyes would expose himself to liability, including disciplinary action and disbarment, by illegally or incompetently assisting in the sale of his client's property without the client's consent?

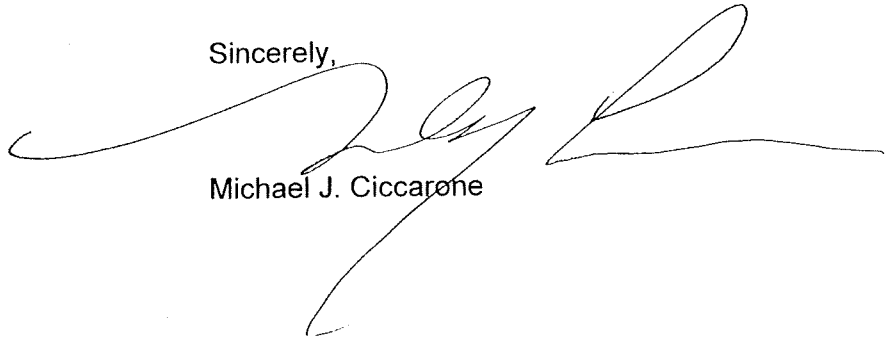
I wrote a letter to Mr. Frydema asking him to provide me with specimens of documents that he thinks are adequate. Those were not forthcoming. Instead I was referred back to the communications that are attached. It seems to me that if the County Attorney is going to make statements saying that documents are "incomplete" or "completely self-serving" or "insufficient" it is not unreasonable for the County Attorney to explain how an applicant is supposed to correct these alleged deficiencies. Moreover, inasmuch as identical documents were deemed to be completely sufficient in the prior zoning case described by Mr. Keyes in his letter, then we would need to know how the law has somehow changed so that documents that are deemed sufficient in one case are no longer sufficient in a similar case.

ANNIS, MITCHELL, COCKEY,
EDWARDS & ROEHN, P.A.

Timothy Jones, Esquire
December 27, 2000
Page 2

I am instructing our planners and engineers to resubmit the application, as amended or explained to respond to all of the insufficiency findings, except for this one. In short, Mr. Keyes and I both are of the opinion that the documents provided are legally sufficient and we propose to submit nothing further until and unless the County Attorney can provide an explicit statutory basis for concluding that the documents are not sufficient and simultaneously provide the precise language that would render the documents sufficient in the opinion of the County Attorney.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael J. Ciccarone", written over a horizontal line.

Michael J. Ciccarone

MJC/ma

Enclosure(s)

cc: David Farmer
William A. Keyes, Jr., Esquire
John J. Frydema, Esquire
Kay Deselem
Kevin L. Higginson, P.E.
Brian Blgelow

#65675

STEWART & KEYES
ATTORNEYS AT LAW2125 FIRST STREET, SUITE 101
P.O. DRAWER 790
FORT MYERS, FL 33902-0790WILLIAM L. STEWART
OF COUNSEL
WILLIAM A. KEYES, JR.(941) 334-7477
FAX (941) 334-7941

December 14, 2000

VIA FACSIMILE AND MAILMichael J. Ciccarone, Esquire
Post Office Box 60259
Fort Myers, FL 33906

Re: Estero Golf Resort; Your File No. 11840-0001 - Hermes Investment Co., Inc.

Dear Mike:

You should know that there was a prior rezoning of property owned by Hermes Investment Co., Inc. by Halvorsen Real Estate Corporation. This is the Publix development located at Summerlin and Winkler. The identical disclosure was made in that case and was accepted by Lee County without any problem.

The forms that I furnished to Kevin Higginson, who filed them with Lee County, which made their way to John Fredyma, are standard forms. The Statement of Consent to Action by Shareholders is from Section 6.36 (page 6-40), Florida Corporate Practice Third Edition CLE Manual. The Consent Action of the Board of Directors is from Section 10.58 (page 10-54) of the same manual.

The certificate which is attached to the Statement of Consent to Action by Shareholders is a notary certificate certifying the document as a true and correct copy. I have the original of this document and can furnish it to Mr. Fredyma for his review. However, I would like to retain the original in my files and this is why I sent a certified copy.

My concern in this matter is that Corly Investments, N.V. is a Netherlands-Antilles company headquartered in Curacao. They are very slow in responding to any requests and I am concerned that, if this matter is not resolved, it can result in substantial delay in your client's rezoning.

Yours very truly,

STEWART & KEYES


William A. Keyes, Jr.WAK:mh
cc: Mr. Jerry Arzy

**COASTAL
ENGINEERING
CONSULTANTS
INC**

A CECI GROUP COMPANY

CECI Group Services

Civil Engineering

Survey & Mapping

Coastal Engineering

Real Estate Appraisal

Mortgage Broker Services

Environmental Assessment

FACSIMILE MESSAGE COVER PAGE

DATE: 12/6/00
TO: Mike Ciccarone Bill Keyes
FAX#: 489-2444 334-7941
FROM: Kevin Higginson
RE: Estero Golf Resort
PROJECT#: 99.509

REMARKS: Attached are the latest documents provided to the County Attorney's Office and his sufficiency response letter

We are transmitting 7 pages(s), including this cover page. If you do not receive all pages or have difficulty reading this document, please call us immediately. (941) 590-9900.

FAX OPERATOR _____ ORIGINAL TO BE MAILED _____
THIS OFFICE FACSIMILE NUMBER (941) 590-9909

cc: David Farmer (cover page only)
498-4561

Confidentiality Notice: This page and any accompanying documents contain confidential information intended for a specific individual and purpose. This telecopied information is private and protected by law. If you and not the intended recipient, you are hereby notified that any disclosure, copying, distribution, or the taking of any action based on the contents of this information, is strictly prohibited.

**LEE COUNTY**
SOUTHWEST FLORIDA**BOARD OF COUNTY COMMISSIONERS**

(941) 335-2236

Writer's Direct Dial Number: _____

Fax (941) 335-2606

John E. Manning
District One

November 22, 2000

Douglas R. St. Cerny
District Two**VIA FACSIMILE & U.S. MAIL**Ray Judali
District ThreeAndrew W. Coy
District FourJohn E. Ablon
District FiveDonald D. Sliwell
County ManagerJames G. Yaeger
County AttorneyDiana M. Parker
County Hearing
ExaminerKevin L. Higginson, P.E.
Coastal Engineering Consultants Inc.
17595 S. Tamiami Trail, #102
Fort Myers, FL 33908

Re: Hermes Investment Co., Inc.

Dear Mr. Higginson:

I am in receipt of the faxed copies of documents provided by William A. Keyes, Jr. in reference to the Estero Golf Resort. The documents provided are not legally sufficient to resolve the issues previously discussed with regard to William A. Keyes, Jr. and Marjorie J. Heckerman.

The document entitled "Statement of Consent to Action by Shareholders of Hermes Investment Co., Inc." is incomplete. The Certificate attached, aside from being dated some seven months later, is insufficient as a form of extract of vote that would typically accompany the first document. However, more distressing is the fact that the Certificate is completely self-serving. Finally, the other documents attached are equally insufficient to effectively resolve the original question with regard to authorized consent to participate in the requested rezoning.

It is my suggestion you contact an attorney versed in corporate law to obtain or prepare the appropriate Certificate or Extract of Vote.

Please call if you have any questions.

Very truly yours,

John J. Fredyma
Assistant County Attorney

(Dictated, but not reviewed. Letter has been signed in John Fredyma's absence to avoid delay.)

JJF/mme

cc: Kay Deselem, Development Services

S:\LUJF\JFLTR\Hermes Investment Co., Inc. - K. Higginson.wpd

P.O. Box 388, Fort Myers, Florida 33902-0398 (941) 335-2111
Internet address <http://www.lee-county.com>

AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER

CONSENT ACTION OF THE
BOARD OF DIRECTORS OF
HERMES INVESTMENT CO., INC.

The undersigned, as a majority of the members of the Board of Directors of Hermes Investment Co., Inc., a Delaware corporation (the "Company"), unanimously agree, adopt, consent to, and order the following corporate actions under Section 607.0821 of the Florida Business Corporation Act (the "Act"):

1. The undersigned waive all formal requirements, including the necessity of holding a formal or informal meeting and any requirement that notice of such meeting be given.
2. The undersigned adopt the following corporate actions:

WHEREAS, the Company desires to sell the property known as 19975 South Tamiami Trail, Estero, Florida, to Keystone Custom Homes, Inc.; and

WHEREAS, it is in the best interests of the Company to consummate the transaction.

NOW, THEREFORE:

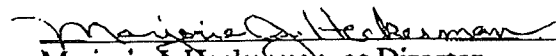
BE IT RESOLVED, that the sale, and all of the transactions contemplated thereby are adopted, approved, and consented to and Robert H. Mann, the Company's President, is authorized and directed on behalf of the Company to execute and deliver any and all instruments or agreements deemed necessary to consummate the transaction, including any instruments necessary to pursue the rezoning action that is contemplated by the contract between the parties, to carry out the purpose or intent of the foregoing resolutions and to do or cause to be done any and all such acts and things by or on behalf of the Company, in his sole discretion, on advice of counsel or otherwise, as he deems necessary and appropriate to consummate the transaction contemplated by the contract; and

BE IT FURTHER RESOLVED, that the Secretary or any Assistant Secretary of the Company is authorized and directed to furnish copies of the foregoing resolutions to such persons as the Secretary in his sole discretion deems appropriate and to certify that such resolutions are in full force and effect and have not been rescinded or modified.

IN WITNESS WHEREOF, the undersigned, as a majority of the members of the Board of Directors of Hermes Investment Co., Inc., a Delaware corporation, execute the foregoing corporate action for the purpose of giving their consent to it as of this 16th day of November, 2000.



William A. Keyes, Jr., as Director



Marjorie J. Heckerman, as Director

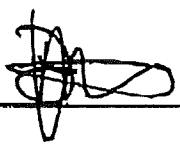
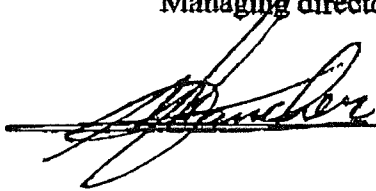
**STATEMENT OF CONSENT TO ACTION
BY SHAREHOLDERS
OF
HERMES INVESTMENT CO., INC.**

The undersigned, holding all of the shares of capital stock of HERMES INVESTMENT CO., INC., a Delaware corporation, do consent to and take the following action in lieu of holding a meeting of shareholders of the corporation, to have the same effect as action taken at a duly called meeting of shareholders at which all shares were present and voting:

Robert H. Mann, William A. Keyes, Jr., and Marjorie J. Heckerman are hereby elected as directors to serve until the next annual meeting of shareholders and until their successors are elected and qualify.

CORLY INVESTMENTS, N.V.
a Netherlands-Antilles corporation

By: N.V. FIDES
Managing director



Dated: April 25, 2000

CERTIFICATE

**STATE OF FLORIDA
COUNTY OF LEE**

I, the undersigned authority, hereby certify that the foregoing is a true and correct copy of the Statement of Consent to Action by Shareholders of Hermes Investment Co., Inc. presented to me by N.V. Fides, Managing Director of Corly Investments, N.V., as the original of such instrument.

WITNESS my hand and official seal, this 21st day of November, 2000.


Notary Public
State of Florida



William A. Keyes, Jr.
MY COMMISSION # CC432157 EXPIRES
June 21, 2001
BONDED THRU TROY PAUL INSURANCE, INC.

CONSENT TO SALE

The undersigned, who holds of record all of the issued capital and outstanding stock of HERMES INVESTMENT CO., INC., a Delaware corporation, and who holds of record the number of shares of stock entitled to vote on such sale set opposite its name, consents that the corporation sell part of its corporate assets to HALVORSEN REAL ESTATE CORPORATION, a Florida corporation, in consideration of a purchase agreement in the amount of \$3,232,150.00. The total number of shares of capital stock issued by the corporation entitled to vote on the sale is 100%.

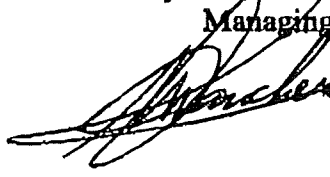
Dated: April 25, 2000

NAME:
CORLY INVESTMENTS N.V.
A Netherlands Antilles corporation

NUMBER OF SHARES
100%

CORLY INVESTMENTS N.V.
A Netherlands Antilles corporation

By: N.V. FIDES
Managing director



One University Park, Suite 600
12800 University Drive
P.O. Box 60259 (Zip 33906)
Ft. Myers, Florida 33907
Telephone: (941) 489-1776
Facsimile: (941) 489-2444
mcicc@annislaw.com

December 6, 2000

Mr. David Farmer
Keystone Custom Homes
9051 Tamiami Trail North #202
Naples, Florida 34108

Kevin Higginson, P.E.
Coastal Engineering Consultants, Inc.
17595 South Tamiami Trail Ste 102
Fort Myers, Florida 33908

William A. Keyes, Jr., Esquire
Stewart & Keyes, P.A.
1534 Hendry Street
Fort Myers, Florida 33901

Re: Estero Golf Resort
Our File No: 11840-0001

Gentlemen:

I thought I had better write to all of you to make sure we are on the same page before we go about filing any more zoning applications with the County. The County's most recent problem is their dissatisfaction with some of the documents that the seller has provided. Assistant County Attorney, John Fredyma, wrote a letter dated November 22 rejecting the documents that he had reviewed. All of you should have seen that letter by now. I thought I had understood Mr. Keyes to say that he had sent Mr. Higginson revised documents to file in response to the Fredyma letter. Mr. Higginson tells me that the Fredyma letter is the result of the most recent documents that he received from Mr. Keyes and which were filed with the County.

Let me make a suggestion as to the easiest way to get everyone on the same page. I suggest that Mr. Higginson fax Mr. Keyes and me a copy of whatever it is that Mr. Keyes last sent and which Mr. Higginson understands are those documents to which Mr. Fredyma is objecting. At that point I will ask Mr. Keyes to call me so that we can decide what can be done at that point.

Sincerely,

Michael J. Ciccarone

MJC/ma

cc: C. Perry Peebles, Esquire
Carron Day, AICP

#64910



METRO TRANSPORTATION GROUP, INC.

12651 MCGREGOR BOULEVARD
SUITE 4-403
FORT MYERS, FL 33919-4489
TELEPHONE 941-278-3090
FAX 941-278-1906
www.metrotransportation.com
TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

September 11, 2000

Mr. Kevin Higginson, P.E.
Coastal Engineering Consultants
17595 S. Tamiami Trail, Suite 102
Fort Myers, Florida 33908

Re: Sufficiency Response
DCI20000-00032
Estero Golf Resort

DCI 2000-00032

RECEIVED
SEP 18 2000

PERMIT COUNTER

Dear Mr. Higginson:

Metro Transportation Group, Inc. (Metro) has reviewed the sufficiency review conducted by Mr. Bob Rentz with the Lee County Department of Development Services, dated June 15, 2000. We offer the following responses to the comments contained in that review.

- 1) *The residential trip generation is based solely on multi-family (LUC 230). However, the schedule of uses includes single family. Therefore, it would seem reasonable to assume that there will be some proportion of single family development, and the trip generation should be calculated accordingly.*

The Master Concept Plan does allow for single family homes within the development at a ratio of 1 multi-family unit for every 0.52 single family units, as noted on the latest Master Concept Plan. Therefore, the number of trips shown in the Trip Generation table will not change if single family units replace the multi-family units.

- 2) *The equation, instead of the average rate, should have been used to calculate the PM peak hour trip generation for General Office (LUC 710). This will result in a somewhat higher volume than shown, which will also affect some data in Table 1-A, Table 2-A, Table 5 and Figure 4.*

By utilizing the trip generation equation for the General Office use, the number of P.M. peak hour trips is over twice the number of A.M. peak hour trips. The amount of office space proposed on the Master Concept Plan is fairly low when compared to the average office size of the data sample used in the ITE report.

The data contained in the ITE report for the weekday P.M. peak hour is based on 234 studies, with an average size of 216,000 square feet. Therefore, when a small office development is proposed and put into the equation (in this case, 15,000 square feet), the straight line equation for the P.M. peak hour gives an abnormally high result due to the constant contained in the equation. Comparing the weekday A.M. and P.M. peak hour trip generation for a much larger office development (say 200,000 square feet), a more even



Mr. Kevin Higginson, P.E.
DCO2000-00032
Estero Golf Resort
September 11, 2000
Page 2

trip generation between the two peak hours exists. And generally, the P.M. peak hour trip generation is lower than the A.M. trip generation. It is for this reason that the average rate was used for the weekday P.M. peak hour for the General Office use.

4) & 5) Table 2-A, the Percent Project Traffic distribution on Koreshan Boulevard doesn't match what is shown on Figure 3. The data for the two segments of Three Oaks Parkway appears to be reversed. This will also affect Table 1-A and Figure 6.

Tables 1-A and 2-A were revised and are attached to this letter for reference. The only change is on Koreshan Boulevard, west of Three Oaks Parkway, where the distribution was increased from 30% to 35%. This did not change the projected Level of Service for the Year 2005 traffic conditions.

7) & 9) It appears that in the 2005 build out year of the project the Koreshan Blvd./Three Oaks Parkway intersection will fail. On Table 1-A, the service volumes for U.S. 41 north of Alico Road appear to be incorrect.

The Level of Service analysis for the Koreshan Boulevard/Three Oaks Parkway intersection was revised utilizing the latest version of the Highway Capacity Software (HCS, Version 3.2), released since the completion of the original report. Copies of the analysis summary sheets are attached to this letter for reference. The revised HCS sheets indicate that all movements will operate at a LOS "E" or better during the peak season, year 2005 traffic conditions.

The Level of Service Volumes shown in Table 1-A for U.S. 41 north of Alico Road have been changed and are reflected in the revised Table 1-A attached to this letter.

I believe this letter responds to all the comments raised by Mr. Rentz. If you have any additional questions, please do not hesitate to contact me.

Sincerely,

Ted B. Treesh
Senior Transportation Consultant

Attachments

TABLE 1-A
PEAK DIRECTION
PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 465 VPH IN= 200 OUT= 265
TOTAL PM PEAK HOUR PROJECT TRAFFIC = 970 VPH IN= 505 OUT= 465

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY CLASS</u>	<u>LOS A</u>			<u>LOS B</u>			<u>LOS C</u>			<u>LOS D</u>			<u>LOS E</u>			PERCENT			<u>PROJECT TRAFFIC</u>	<u>PROJECT TRAFFIC</u>	<u>PROJ/LOS C</u>
			<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>VOLUME</u>	<u>TRAFFIC</u>	<u>TRAFFIC</u>	<u>TRAFFIC</u>	<u>TRAFFIC</u>	<u>TRAFFIC</u>	<u>LOS C</u>
Corkscrew Road	U.S. 41 to Sandy Ln.	4LD	830			1380			1930			2320			2760			10.0%			51		2.6%
	Sandy Ln. to Three Oaks Pkwy.	4LD	830			1380			1930			2320			2760			10.0%			51		2.6%
	Three Oaks to I-75	4LD	830			1380			1930			2320			2760			30.0%			152		7.8%
Koreschan Blvd.	Three Oaks to E. Site Boundary	4LD	840			1410			1970			2370			2820			35.0%			177		9.0%
	E. Site Boundary to US 41	4LD	840			1410			1970			2370			2820			60.0%			303		15.4%
Three Oaks Pkwy.	Corkscrew to Koreschan	4LD ¹	840			1410			1970			2370			2820			20.00%			101		5.1%
	Koreschan to Alico	4LD ¹	840			1410			1970			2370			2820			15.00%			76		3.8%
U.S. 41	Old U.S. 41 to Corkscrew	4LD	0			1910			2430			2450			2450			25.00%			126		5.2%
	Corkscrew to Koreschan	4LD	0			1380			2130			2270			2270			35.00%			177		8.3%
	Koreschan to Alico	4LD	0			1380			2130			2270			2270			30.00%			152		7.1%
	N. of Alico Road	6LD	0			2130			3210			3400			3400			30.00%			152		4.7%

¹ Three Oaks Parkway to be widened to a 4-lane divided section between Corkscrew Rd. and Alico Rd. by 2003/2004

TABLE 2-A

LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS

FILE: 99COUNTS																			
7% Truck Adjustment = 0.934																			
P.C.S.		PEAK	K	D	P.C.S.	PEAK	K	D											
PCS NO. 10		1.103	0.118	0.60	PCS NO. 25	1.163	0.095	0.58											
PCS NO. 15		1.263	0.113	0.54															
TOTAL PROJECT TRAFFIC AM =																			
TOTAL PROJECT TRAFFIC PM =																			
ROADWAY	SEGMENT	PCS	BASE YR		1999	YRS OF GROWTH		ANNUAL	2000		2005		PERCENT PROJECT TRAFFIC		AM PROJ	PM PROJ	+ AM PROJ + PM PROJ	TRAFFIC	TRAFFIC
Corkscrew Road	U.S. 41 to Sandy Ln.	15	6100		13200	9	8.96%	1035	1590	10.00%	27	51	1616	1640					
	Sandy Ln. to Three Oaks Pkwy.	15	6100		13200	9	8.96%	1035	1590	10.00%	27	51	1616	1640					
	Three Oaks to I-75	15	4400		14100	9	13.81%	1155	2206	30.00%	80	152	2286	2358					
Koreshan Blvd.	Three Oaks to E. Site Boundary	15	1800		2100	2	8.01%	163	240	35.00%	93	177	333	417					
	E. Site Boundary to US 41	15	1800		2100	2	8.01%	163	240	60.00%	159	303	399	543					
Three Oaks Parkway	Corkscrew to Koreshan	15	2400		5700	9	10.09%	452	730	20.00%	53	101	783	831					
	Koreshan to Alico	10	1700		5600	9	14.16%	466	904	15.00%	40	76	944	980					
U.S. 41	Old U.S. 41 to Corkscrew	25	28500		32900	9	1.61%	2001	2167	25.00%	66	126	2233	2293					
	Corkscrew to Alico	25	26900		29000	7	1.08%	1754	1851	35.00%	93	177	1944	2028					
	N. of Sanibel Blvd.	25	29300		27700	9	0.00%	1658	1658	30.00%	80	152	1737	1809					
	N. of Alico Road	25	41800		41300	9	0.00%	2472	2472	30.00%	80	152	2551	2623					

Phone:
E-Mail:

Fax:

TWO-WAY STOP CONTROL (TWSC) ANALYSIS

Intersection: Three Oaks Pkwy. @ Koreshan Bl
City/State:
Analyst: tbt
Project No.: 000517
Time period Analyzed: AM Peak Hour
Date: Build-out - 2005
East/West Street: Koreshan Blvd.
North/South Street: Three Oaks Pkwy.
Intersection Orientation: NS Study period (hrs): 0.25

Vehicle Volumes and Adjustments						
Major Street Movements	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	165	160			500	110
Peak-Hour Factor, PHF	0.95	0.95			0.95	0.95
Peak-15 Minute Volume	43	42			132	29
Hourly Flow Rate, HFR	173	168			526	115
Percent Heavy Vehicles	5	--	--		--	--
Median Type	Undivided					
RT Channelized?						No
Lanes	1	2			2	1
Configuration	L	T			T	R
Upstream Signal?		No			No	

Minor Street Movements	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				85		215
Peak Hour Factor, PHF				0.95		0.95
Peak-15 Minute Volume				22		57
Hourly Flow Rate, HFR				89		226
Percent Heavy Vehicles				5		5
Percent Grade (%)		0			0	
Median Storage	1					
Flared Approach: Exists?						
Storage						
RT Channelized?						No
Lanes				1		1
Configuration				L		R

Pedestrian Volumes and Adjustments				
Movements	13	14	15	16
Flow (ped/hr)	0	0	0	0
Lane Width (ft)	12.0	12.0	12.0	12.0
Walking Speed (ft/sec)	4.0	4.0	4.0	4.0
Percent Blockage	0	0	0	0

Upstream Signal Data							
	Prog. Flow vph	Sat Flow vph	Arrival Type	Green Time sec	Cycle Length sec	Prog. Speed mph	Distance to Signal feet
S2 Left-Turn Through							
S5 Left-Turn Through							

Worksheet 3-Data for Computing Effect of Delay to Major Street Vehicles

	Movement 2	Movement 5
Shared ln volume, major th vehicles:		
Shared ln volume, major rt vehicles:		
Sat flow rate, major th vehicles:		
Sat flow rate, major rt vehicles:		
Number of major street through lanes:		

Worksheet 4-Critical Gap and Follow-up Time Calculation

Critical Gap Calculation								
Movement	1 L	4 L	7 L	8 T	9 R	10 L	11 T	12 R
t(c,base)	4.1					7.5		6.9
t(c,hv)	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
P(hv)	5					5		5
t(c,g)			0.20	0.20	0.10	0.20	0.20	0.10
Grade/100			0.00	0.00	0.00	0.00	0.00	0.00
t(3,lt)	0.00					0.70		0.00
t(c,T): 1-stage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2-stage	0.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
t(c) 1-stage	4.2					6.9		7.0
2-stage	4.2					5.9		7.0

Follow-Up Time Calculations								
Movement	1 L	4 L	7 L	8 T	9 R	10 L	11 T	12 R
t(f,base)	2.20					3.50		3.30
t(f,HV)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
P(HV)	5					5		5
t(f)	2.3					3.5		3.3

Worksheet 5-Effect of Upstream Signals

Computation 1-Queue Clearance Time at Upstream Signal				
	Movement 2		Movement 5	
	V(t)	V(l,prot)	V(t)	V(l,prot)
V prog				
Total Saturation Flow Rate, s (vph)				
Arrival Type				

Effective Green, g (sec)
 Cycle Length, C (sec)
 Rp (from table 9-2)
 Proportion vehicles arriving on green P
 g(q1)
 g(q2)
 g(q)

Computation 2-Proportion of TWSC Intersection Time blocked				
	Movement 2		Movement 5	
	V(t)	V(l,prot)	V(t)	V(l,prot)
alpha				
beta				
Travel time, t(a) (sec)				
Smoothing Factor, F				
Proportion of conflicting flow, f				
Max platooned flow, V(c,max)				
Min platooned flow, V(c,min)				
Duration of blocked period, t(p)				
Proportion time blocked, p		0.000		0.000

Computation 3-Platoon Event Periods	Result
p(2)	0.000
p(5)	0.000
p(dom)	
p(subo)	
Constrained or unconstrained?	

Proportion unblocked for minor movements, p(x)	(1) Single-stage Process	(2) Two-Stage Process Stage I	(3) Stage II
p(1)			
p(4)			
p(7)			
p(8)			
p(9)			
p(10)			
p(11)			
p(12)			

Computation 4 and 5 Single-Stage Process								
Movement	1 L	4 L	7 L	8 T	9 R	10 L	11 T	12 R
V c,x	641					956		263
s								
Px								
V c,u,x								
C r,x								
C plat,x								

Two-Stage Process								
	7		8		10		11	
	Stage1	Stage2	Stage1	Stage2	Stage1	Stage2	Stage1	Stage2

V(c,x)	526	.0
S		3400
P(x)		
V(c,u,x)		
C(r,x)		
C(plat,x)		

Worksheet 6-Impedance and Capacity Equations

Step 1: RT from Minor St.	9	12
Conflicting Flows		263
Potential Capacity		726
Pedestrian Impedance Factor	1.00	1.00
Movement Capacity		726
Probability of Queue free St.	1.00	0.69
Step 2: LT from Major St.	4	1
Conflicting Flows		641
Potential Capacity		919
Pedestrian Impedance Factor	1.00	1.00
Movement Capacity		919
Probability of Queue free St.	1.00	0.81
Maj L-Shared Prob Q free St.		
Step 3: TH from Minor St.	8	11
Conflicting Flows		
Potential Capacity		
Pedestrian Impedance Factor	1.00	1.00
Cap. Adj. factor due to Impeding mvmnt	0.81	0.81
Movement Capacity		
Probability of Queue free St.	1.00	1.00
Step 4: LT from Minor St.	7	10
Conflicting Flows		956
Potential Capacity		251
Pedestrian Impedance Factor	1.00	1.00
Maj. L, Min T Impedance factor	0.81	0.81
Maj. L, Min T Adj. Imp Factor.	0.86	0.86
Cap. Adj. factor due to Impeding mvmnt	0.59	0.86
Movement Capacity		215

Worksheet 7-Computation of the Effect of Two-stage Gap Acceptance

Step 3: TH from Minor St.	8	11
Part 1 - First Stage		
Conflicting Flows		
Potential Capacity	539	532
Pedestrian Impedance Factor	1.00	1.00
Cap. Adj. factor due to Impeding mvmnt	0.81	1.00
Movement Capacity	438	532
Probability of Queue free St.	1.00	1.00

Part 2 - Second Stage		
Conflicting Flows		
Potential Capacity	473	539
Pedestrian Impedance Factor	1.00	1.00
Cap. Adj. factor due to Impeding mvmnt	1.00	0.81
Movement Capacity	473	438

Part 3 - Single Stage		
Conflicting Flows		
Potential Capacity		
Pedestrian Impedance Factor	1.00	1.00
Cap. Adj. factor due to Impeding mvmnt	0.81	0.81
Movement Capacity		

Result for 2 stage process:		
a	0.00	0.00
Y	0.00	0.00
C t		
Probability of Queue free St.	1.00	1.00

Step 4: LT from Minor St.	7	10
---------------------------	---	----

Part 1 - First Stage		
Conflicting Flows		526
Potential Capacity	571	549
Pedestrian Impedance Factor	1.00	1.00
Cap. Adj. factor due to Impeding mvmnt	0.81	1.00
Movement Capacity	464	549

Part 2 - Second Stage		
Conflicting Flows		430
Potential Capacity	763	615
Pedestrian Impedance Factor	1.00	1.00
Cap. Adj. factor due to Impeding mvmnt	0.69	0.81
Movement Capacity	525	499

Part 3 - Single Stage		
Conflicting Flows		956
Potential Capacity		251
Pedestrian Impedance Factor	1.00	1.00
Maj. L, Min T Impedance factor	0.81	0.81
Maj. L, Min T Adj. Imp Factor.	0.86	0.86
Cap. Adj. factor due to Impeding mvmnt	0.59	0.86
Movement Capacity		215

Results for Two-stage process:		
a	0.00	0.00
Y	0.00	0.00
C t		215

Worksheet 8-Shared Lane Calculations

Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (vph)				89		226
Movement Capacity (vph)				215		726
Shared Lane Capacity (vph)						

Worksheet 9-Computation of Effect of Flared Minor Street Approaches

Movement	7 L	8 T	9 R	10 L	11 T	12 R
C sep				215		726
Volume				89		226
Delay						
Q sep						
Q sep +1						
round (Qsep +1)						
n max						
C sh						
SUM C sep						
n						
C act						

Worksheet 10-Delay, Queue Length, and Level of Service

Movement	1	4	7	8	9	10	11	12
Lane Config	L					L		R
v (vph)	173					89		226
C(m) (vph)	919					215		726
v/c	0.19					0.41		0.31
95% queue length	0.76					1.82		1.46
Control Delay	9.8					33.1		12.2
LOS	A					D		B
Approach Delay							18.1	
Approach LOS							C	

Worksheet 11-Shared Major LT Impedance and Delay

	Movement 2	Movement 5
p(oj)	0.81	1.00
v(i1), Volume for stream 2 or 5		
v(i2), Volume for stream 3 or 6		
s(i1), Saturation flow rate for stream 2 or 5		
s(i2), Saturation flow rate for stream 3 or 6		
P*(oj)		
d(M,LT), Delay for stream 1 or 4	9.8	
N, Number of major street through lanes		
d(rank,1) Delay for stream 2 or 5		

Phone:
E-Mail:

Fax:

TWO-WAY STOP CONTROL(TWSC) ANALYSIS

Intersection: Three Oaks Pkwy. @ Koreshan Bl
City/State:
Analyst: tbt
Project No.: 000517
Time period Analyzed: PM Peak Hour
Date: Build-out - 2005
East/West Street: Koreshan Blvd.
North/South Street: Three Oaks Pkwy.
Intersection Orientation: NS
Study period (hrs): 0.25

Vehicle Volumes and Adjustments						
Major Street Movements	1	2	3	4	5	6
	L	T	R	L	T	R
Volume	240	690			260	105
Peak-Hour Factor, PHF	0.95	0.95			0.95	0.95
Peak-15 Minute Volume	63	182			68	28
Hourly Flow Rate, HFR	252	726			273	110
Percent Heavy Vehicles	5	--	--		--	--
Median Type	Raised curb					
RT Channelized?						No
Lanes	1	2			2	1
Configuration	L	T			T	R
Upstream Signal?		No			No	
Minor Street Movements	7	8	9	10	11	12
	L	T	R	L	T	R
Volume				140		180
Peak Hour Factor, PHF				0.95		0.94
Peak-15 Minute Volume				37		48
Hourly Flow Rate, HFR				147		190
Percent Heavy Vehicles				5		5
Percent Grade (%)		0			0	
Median Storage	1					
Flared Approach: Exists?						
	Storage					
RT Channelized?						No
Lanes				1		1
Configuration				L		R

Pedestrian Volumes and Adjustments				
Movements	13	14	15	16
Flow (ped/hr)	0	0	0	0
Lane Width (ft)	12.0	12.0	12.0	12.0
Walking Speed (ft/sec)	4.0	4.0	4.0	4.0
Percent Blockage	0	0	0	0

		Upstream Signal Data						
		Prog. Flow vph	Sat Flow vph	Arrival Type	Green Time sec	Cycle Length sec	Prog. Speed mph	Distance to Signal feet
S2	Left-Turn Through							
S5	Left-Turn Through							

Worksheet 3-Data for Computing Effect of Delay to Major Street Vehicles

	Movement 2	Movement 5
Shared ln volume, major th vehicles:		
Shared ln volume, major rt vehicles:		
Sat flow rate, major th vehicles:		
Sat flow rate, major rt vehicles:		
Number of major street through lanes:		

Worksheet 4-Critical Gap and Follow-up Time Calculation

Critical Gap Calculation								
Movement	1 L	4 L	7 L	8 T	9 R	10 L	11 T	12 R
t(c,base)	4.1					7.5		6.9
t(c,hv)	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00
P(hv)	5					5		5
t(c,g)			0.20	0.20	0.10	0.20	0.20	0.10
Grade/100			0.00	0.00	0.00	0.00	0.00	0.00
t(3,lt)	0.00					0.70		0.00
t(c,T): 1-stage	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
2-stage	0.00	0.00	1.00	1.00	0.00	1.00	1.00	0.00
t(c) 1-stage	4.2					6.9		7.0
2-stage	4.2					5.9		7.0

Follow-Up Time Calculations								
Movement	1 L	4 L	7 L	8 T	9 R	10 L	11 T	12 R
t(f,base)	2.20					3.50		3.30
t(f,HV)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
P(HV)	5					5		5
t(f)	2.3					3.5		3.3

Worksheet 5-Effect of Upstream Signals

Computation 1-Queue Clearance Time at Upstream Signal				
	Movement 2		Movement 5	
	V(t)	V(l,prot)	V(t)	V(l,prot)
V prog				
Total Saturation Flow Rate, s (vph)				
Arrival Type				

Effective Green, g (sec)
 Cycle Length, C (sec)
 Rp (from table 9-2)
 Proportion vehicles arriving on green P
 g(q1)
 g(q2)
 g(q)

Computation 2-Proportion of TWSC Intersection Time blocked				
	Movement 2		Movement 5	
	V(t)	V(l,prot)	V(t)	V(l,prot)

alpha				
beta				
Travel time, t(a) (sec)				
Smoothing Factor, F				
Proportion of conflicting flow, f				
Max platooned flow, V(c,max)				
Min platooned flow, V(c,min)				
Duration of blocked period, t(p)				
Proportion time blocked, p		0.000		0.000

Computation 3-Platoon Event Periods	Result
-------------------------------------	--------

p(2)	0.000
p(5)	0.000
p(dom)	
p(subo)	
Constrained or unconstrained?	

Proportion unblocked for minor movements, p(x)	(1) Single-stage Process	(2) Two-Stage Process Stage I	(3) Process Stage II
--	-----------------------------	-------------------------------------	----------------------------

p(1)
 p(4)
 p(7)
 p(8)
 p(9)
 p(10)
 p(11)
 p(12)

Computation 4 and 5
 Single-Stage Process

Movement	1 L	4 L	7 L	8 T	9 R	10 L	11 T	12 R
V c,x	383					1140		136
s								
Px								
V c,u,x								
C r,x								
C plat,x								

Two-Stage Process							
	7		8		10		11
	Stage1	Stage2	Stage1	Stage2	Stage1	Stage2	Stage1
	Stage2		Stage2		Stage2		Stage2

V(c,x)	273	7
s		3400
P(x)		
V(c,u,x)		
C(r,x)		
C(plat,x)		

Worksheet 6-Impedance and Capacity Equations

Step 1: RT from Minor St.	9	12
Conflicting Flows		136
Potential Capacity		878
Pedestrian Impedance Factor	1.00	1.00
Movement Capacity		878
Probability of Queue free St.	1.00	0.78
Step 2: LT from Major St.	4	1
Conflicting Flows		383
Potential Capacity		1151
Pedestrian Impedance Factor	1.00	1.00
Movement Capacity		1151
Probability of Queue free St.	1.00	0.78
Maj L-Shared Prob Q free St.		
Step 3: TH from Minor St.	8	11
Conflicting Flows		
Potential Capacity		
Pedestrian Impedance Factor	1.00	1.00
Cap. Adj. factor due to Impeding mvmnt	0.78	0.78
Movement Capacity		
Probability of Queue free St.	1.00	1.00
Step 4: LT from Minor St.	7	10
Conflicting Flows		1140
Potential Capacity		190
Pedestrian Impedance Factor	1.00	1.00
Maj. L, Min T Impedance factor	0.78	0.78
Maj. L, Min T Adj. Imp Factor.	0.83	0.83
Cap. Adj. factor due to Impeding mvmnt	0.65	0.83
Movement Capacity		158

Worksheet 7-Computation of the Effect of Two-stage Gap Acceptance

Step 3: TH from Minor St.	8	11
Part 1 - First Stage		
Conflicting Flows		
Potential Capacity	252	688
Pedestrian Impedance Factor	1.00	1.00
Cap. Adj. factor due to Impeding mvmnt	0.78	1.00
Movement Capacity	197	688
Probability of Queue free St.	1.00	1.00

Part 2 - Second Stage		
Conflicting Flows		
Potential Capacity	616	252
Pedestrian Impedance Factor	1.00	1.00
Cap. Adj. factor due to Impeding mvmnt	1.00	0.78
Movement Capacity	616	197

Part 3 - Single Stage		
Conflicting Flows		
Potential Capacity		
Pedestrian Impedance Factor	1.00	1.00
Cap. Adj. factor due to Impeding mvmnt	0.78	0.78
Movement Capacity		

Result for 2 stage process:		
a	0.91	0.91
Y		
C t		
Probability of Queue free St.	1.00	1.00

Step 4: LT from Minor St.	7	10
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Part 1 - First Stage		
Conflicting Flows		273
Potential Capacity	243	739
Pedestrian Impedance Factor	1.00	1.00
Cap. Adj. factor due to Impeding mvmnt	0.78	1.00
Movement Capacity	190	739

Part 2 - Second Stage		
Conflicting Flows		867
Potential Capacity	882	364
Pedestrian Impedance Factor	1.00	1.00
Cap. Adj. factor due to Impeding mvmnt	0.78	0.78
Movement Capacity	691	284

Part 3 - Single Stage		
Conflicting Flows		1140
Potential Capacity		190
Pedestrian Impedance Factor	1.00	1.00
Maj. L, Min T Impedance factor	0.78	0.78
Maj. L, Min T Adj. Imp Factor.	0.83	0.83
Cap. Adj. factor due to Impeding mvmnt	0.65	0.83
Movement Capacity		158

Results for Two-stage process:		
a	0.91	0.91
Y		4.61
C t		239

Worksheet 8-Shared Lane Calculations

Movement	7	8	9	10	11	12
	L	T	R	L	T	R
Volume (vph)				147		190
Movement Capacity (vph)				239		878
Shared Lane Capacity (vph)						

Worksheet 9-Computation of Effect of Flared Minor Street Approaches

Movement	7 L	8 T	9 R	10 L	11 T	12 R
C sep				239		878
Volume				147		190
Delay						
Q sep						
Q sep +1						
round (Qsep +1)						
n max						
C sh						
SUM C sep						
n						
C act						

Worksheet 10-Delay, Queue Length, and Level of Service

Movement	1	4	7	8	9	10	11	12
Lane Config	L					L		R
v (vph)	252					147		190
C(m) (vph)	1151					239		878
v/c	0.22					0.62		0.22
95% queue length	0.93					3.36		0.91
Control Delay	9.0					41.5		10.2
LOS	A					E		B
Approach Delay							23.9	
Approach LOS							C	

Worksheet 11-Shared Major LT Impedance and Delay

	Movement 2	Movement 5
p(oj)	0.78	1.00
v(i1), Volume for stream 2 or 5		
v(i2), Volume for stream 3 or 6		
s(i1), Saturation flow rate for stream 2 or 5		
s(i2), Saturation flow rate for stream 3 or 6		
P*(oj)		
d(M,LT), Delay for stream 1 or 4	9.0	
N, Number of major street through lanes		
d(rank,1) Delay for stream 2 or 5		

PASSARELLA AND ASSOCIATES, INC.

Consulting Ecologists

4575 Via Royale
Suite 201
Fort Myers, FL 33919
Phone (941) 274-0067
Fax (941) 274-0069

DCI 2000-00032

TO: Kevin Higginson
FROM: Mike Myers *mm*
DATE: September 11, 2000
RE: Estero Golf Resort
Lee County Rezoning (Case No. DCI2000-00032)
Project No. 00CEC553

RECEIVED
SEP 18 2000
PERMIT COUNTER

The following information is being provided in response to Lee County's Division of Planning/Environmental Sciences rezoning sufficiency checklist dated June 22, 2000. For your convenience, the County's sufficiency checklist has been retyped followed by the applicant's response.

- 1) ***Soils, Vegetation FLUCCS, Topography*** - Maps or aerial photographs marked or overprinted to show soils, vegetation and ground cover, and a Lee county topographic map (required if available) or a USGS quadrangle map showing the subject property. Soils and vegetation, etc. should be classified in accordance with USDA/SCS system and the Florida Land Use and Cover classification system, respectively. [34-373(a)(4) b.]
SUFFICIENCY STATUS: OK/A - Please submit a FLUCCS map at the same scale as the Master Concept Plan (MCP). ES staff use this to overlay the MCP and confirm locations of existing, on-site indigenous vegetation communities in relation to the proposed development.

Response

A FLUCFCS and wetlands map at the same scale (i.e., 1"-300") as the Master Concept Plan (MCP) is enclosed. Please note that the approved wetlands lines have been recently survey located and the FLUCFCS and wetlands map has been updated to reflect the survey located lines.

- 2) ***Protected Species Survey*** - A survey as required by Chapter 10, Division 8 of the Lee County Land Development Code. [34-373(a)(4) e.]
SUFFICIENCY STATUS: OK/A - Please note ES staff have not yet conducted a field verification. Additional information may be required.

Response

The applicant is aware that additional protected species information may be requested.

- 3) ***Protected Species Management Plan*** - A management plan as required by Chapter 10, Division 8 of the Lee County Land Development Code. {Protected species preserve areas must be indicated on the master concept plan; a final management plan is not required until time of local development order.} [34-373(b)(2)]
SUFFICIENCY STATUS: OK/A - Please note appropriate on-site preserves must be established for the gopher tortoises. The MCP should be revised to show gopher tortoise preserve areas if they can be committed to at this time.

Response

Gopher tortoise preserves cannot be committed to at this time. The applicant is proposing; however, to relocate tortoises from development tracks into conservation areas. The conservation areas are identified on the MCP.

- 4) ***Environmentally Sensitive Areas***: -The location of any environmentally sensitive land and water, based upon standard environmental data and verified by a field inspection by the county staff, unless waived by the director. A survey is not required until the plan has been incorporated into an application for a development order. [34-373(a)(4) c.]
Wetland jurisdictional lines must be established by the South Florida Water Management District (SFWMD).
SUFFICIENCY STATUS: X - Please submit a SFWMD verification of state jurisdictional wetlands.

Response

Please reference the attached letter and map of the South Florida Water Management District's (SFWMD) jurisdictional determination verified in the field by Dawn Dowling on January 30, 1995.

- 5) ***Open Space*** - Open space must be stated on the plans, unless the proposed development is in a development area consisting solely of conventional single family dwelling units on lots of no less than 6500 square feet. For commercial and industrial development, the percent of open space within each lot or outparcel shall be as set forth in [34-414(c). [34-373(a)(6) a.7. and 34-373(a)(6) b.7.]
SUFFICIENCY STATUS: X - Please revise the MCP to indicate the required percentage and acreage of open space for the residential and commercial areas. The acreage of required indigenous preservation must be noted on the MCP.

Response

The MCP has been revised as requested.

- 6) ***Design Standards: Preservation Areas, Environmentally Sensitive Areas, and Conservation Easements*** – Every effort shall be made in the planning, design and execution of a planned development to protect, preserve or to not unnecessarily destroy or alter natural features of the site, particularly mature native trees and threatened or endangered native vegetation. [34-411 (g)] All preservation areas and/or conservation easements must be delineated on the plan and labeled as such. [34-373 (a) (4) c.], [34-414 (d)], [34-932 (b)].
SUFFICIENCY STATUS: X – The site contains indigenous native vegetation communities and gopher tortoises. The MCP does not delineate any indigenous or gopher tortoise preserves. Please see comment 3 and 7.

Response

Please refer to the response to comment number 3.

- 7) ***Deviations*** – All environmental deviation requests must be explained by documentation. [34-412 (a)]
SUFFICIENCY STATUS: X – Deviation 9: This deviation is not necessary. LDC Sect. 10-329(e)(3)(a) allows excavations to a 20 foot depth with an approved deep water lake management plan. Please submit a deep water lake management plan for review.

Response

A deep lake management plan will be submitted under separate cover.

Deviation 10- Please note the wetland mitigation requirement for the SFWMD is a separate issue from the Land Development Code requirement for the preservation of existing, on-site indigenous vegetation communities. Please explain why the existing, on-site indigenous vegetation communities cannot be preserved.

Response

The on-site indigenous areas are limited to the Palmetto Prairie, Disturbed (FLUCFCS Code 3219) and Cypress, Disturbed (FLUCFCS Code 6219) habitats. (Note: The Pine, Disturbed (FLUCFCS Code 4159) habitat has not been included as an indigenous community due to the heavy melaleuca coverage (i.e., >50 percent) in the canopy and sub-canopy and lack of native ground cover in the herbaceous stratum.) The FLUCFCS Code 6219 is being preserved (i.e., 0.80± acres) and 3.10± acres of FLUCFCS Code 3219

Mr. Kevin Higginson
September 11, 2000
Page 4

has also been set aside in the designated conservation areas. The applicant is requesting that 16.7± acres of Melaleuca, Hydric (FLUCFCS Code 4241) wetlands that are being preserved and enhanced on-site compensate for the indigenous shortfall. The melaleuca wetlands are being preserved to meet U.S. Army Corps of Engineers and SFWMD requirements. These areas will be enhanced through the removal of exotics and supplemental plantings of desirable native vegetation.

- 8) ***Lee Plan Consistency – SUFFICIENCY STATUS: OK – Policy 6.1.6: The applicant indicates the proposed plan is consistent with this policy since it provides adequate and appropriate landscaping, open space and buffering which will ultimately enhance the appearance of structures and parking areas and blend the development with the character of existing or planned surrounding land uses. ES staff note the applicant is requesting a deviation to the preservation of existing, on-site indigenous vegetation communities.***

Response

Please refer to the response to Deviation 10.

Should you have any questions or require additional information, please do not hesitate to contact me.

MAM/plm

Enclosures

NOV 26 1999

BY: _____



Gulf Environmental Services, Inc.

19910 S. Tamiami Trail, Suite A
P.O. Box 350
Estero, FL 33928-0350
941/498-1000
FAX 941/498-0625

November 24, 1999

Mr. Steve Neumayer
Coastal Engineering, Inc.
3106 N. Horseshoe Drive
Naples, FL 34104

Re: Sections 21 & 28, Township 46 South, Range 25 East
Consisting of 315 Acres Located on Koreshan Road, Estero, FL
CEC File No. 99.509

Dear Mr. Neumayer:

The above-captioned project is located within Gulf Environmental Services, Inc.'s (GES) service area for water and wastewater. A 12" water main is located on the west side of U.S. 41 across the highway from the property frontage; a 12" force main is located on the east side of U.S. 41 and the north side of Koreshan Road fronting the property.

At the present time, GES has the capacity to provide 250 gallons per day per ERU of potable water from its San Carlos/Corkscrew Water Treatment Plants and 250 gallons per day per ERU of wastewater service from its Three Oaks Wastewater Treatment Plant to this location, subject to its tariffs. GES has determined that the static water pressure at the point where the water system will connect to the utility's existing main is a minimum of 20 psi.* Usages will be based on estimates to be provided by the project engineer.

This letter should not be construed in any way as a commitment to serve, but only as to the availability of service at this time. Should your client wish to obtain service from GES, it will be necessary for him to enter into a Developer's Agreement which will include the construction, engineering and financial conditions precedent to the delivery of service by GES. Service will be provided only upon receipt of appropriate fees and charges, a signed service agreement and the approval of all federal, state and local regulatory agencies.

If you have any questions, or need additional information, please do not hesitate to contact me at (941) 498-1000.

Sincerely,

Kathy Babcock
Administrative Manager

*The static water pressure shall be determined by means satisfactory to the utility and the appropriate fire district.

RECEIVED
JUN 01 1999

PERMIT COUNCIL

DCI 2000-00032

FILE COPY



THE SCHOOL DISTRICT OF LEE COUNTY

2055 CENTRAL AVENUE • FORT MYERS, FLORIDA 33901-3988 • (941) 334-1102 • FAX (941) 337-8378

September 20, 2000

Ms. Kay Deselem
Lee County Development Services Division
P. O. Box 398
Ft. Myers, FL 33902-0398

PATRICIA ANN RILEY
CHAIRMAN • DISTRICT 3

KATHERINE BOREN
VICE CHAIRMAN • DISTRICT 4

TERRI K. WAMPLER
DISTRICT 1

LANNY MOORE, SR.
DISTRICT 2

LISA POCKRUS
DISTRICT 5

BRUCE HARTER, PH.D.
SUPERINTENDENT

KEITH B. MARTIN
BOARD ATTORNEY

Re: Estero Golf Resort RPD/CPD, DCI Sufficiency Review, Case # DCI2000-00032

Dear Kay:

Thank you for the opportunity to review this proposed 600 unit project off U. S. 41 in Estero for sufficiency with regard to educational impacts. We have concluded that the following additional questions still need to be addressed:

1. Will any of the residential development be an age restricted, over 55 development in accordance with HUD standards? If so, please provide documentation.
2. Will any of the 600 proposed units consist of rental apartments?
3. What will be the suggested price ranges for the proposed product mix?
4. Please estimate the number of school aged children expected to reside in the proposed 600 unit development.
5. What impact will the proposed project have on the nearby Three Oaks Middle School?

Thank you for your attention to this matter. If no responses are forthcoming, we will submit our review of the proposed project at your request. If I may be of further assistance, please give me a call.

Sincerely,

Stephanie Keyes, Facilities Planner
Construction Services

cc: Frederick Gutknecht, Director, Construction Services



THE SCHOOL DISTRICT OF LEE COUNTY

2055 CENTRAL AVENUE • FORT MYERS, FLORIDA 33901-3988 • (941) 334-1102

FILE COPY

PATRICIA ANN RILEY
CHAIRMAN • DISTRICT 3

KATHERINE BOREN
VICE CHAIRMAN • DISTRICT 4

TERRI K. WAMPLER
DISTRICT 1

LANNY MOORE, SR.
DISTRICT 2

LISA POCKRUS
DISTRICT 5

BRUCE HARTER, PH.D.
SUPERINTENDENT

KEITH B. MARTIN
BOARD ATTORNEY

November 1, 2000

Ms. Kay Deselem
Lee County Development Services Division
P. O. Box 398
Ft. Myers, FL 33902-0398

Re: Estero Golf Resort RPD/CPD, DCI Sufficiency Review, Case # DCI2000-00032

Dear Kay:

Thank you for the opportunity to review this proposed 600 unit project off U. S. 41 in San Carlos Park for sufficiency with regard to educational impacts. We have determined that the application is sufficient for review and will submit substantive comments upon request.

Thank you for your attention to this matter. If I may be of further assistance, please give me a call.

Sincerely,

Stephanie Keyes, Facilities Planner
Construction Services

cc: file



THE SCHOOL DISTRICT OF LEE COUNTY

2055 CENTRAL AVENUE • FORT MYERS, FLORIDA 33901-3988 • (941) 334-1102 • FAX (941) 337-8378

September 20, 2000

FILE COPY

Ms. Kay Deselem
Lee County Development Services Division
P. O. Box 398
Ft. Myers, FL 33902-0398

PATRICIA ANN RILEY
CHAIRMAN • DISTRICT 3

KATHERINE BOREN
VICE CHAIRMAN • DISTRICT 4

TERRI K. WAMPLER
DISTRICT 1

LANNY MOORE, SR.
DISTRICT 2

LISA POCKRUS
DISTRICT 5

BRUCE HARTER, PH.D.
SUPERINTENDENT

KEITH B. MARTIN
BOARD ATTORNEY

Re: Estero Golf Resort RPD/CPD, DCI Sufficiency Review, Case # DCI2000-00032

Dear Kay:

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Sincerely,

Stephanie Keyes, Facilities Planner
Construction Services

cc: Frederick Gutknecht, Director, Construction Services



THE SCHOOL DISTRICT OF LEE COUNTY

2055 CENTRAL AVENUE • FORT MYERS, FLORIDA 33901-3988 • (941) 334-1102 • FAX (941) 337-8378

June 12, 2000

FILE COPY

Ms. Kay Deselem
Lee County Development Services Division
P. O. Box 398
Ft. Myers, FL 33902-0398

PATRICIA ANN RILEY
CHAIRMAN • DISTRICT 3
KATHERINE BOREN
VICE CHAIRMAN • DISTRICT 4
TERRI K. WAMPLER
DISTRICT 1
LANNY MOORE, SR.
DISTRICT 2
LISA POCKRUS
DISTRICT 5
BRUCE HARTER, PH.D.
SUPERINTENDENT
KEITH B. MARTIN
BOARD ATTORNEY

Re: Estero Golf Resort RPD/CPD, DCI Sufficiency Review, Case # DCI2000-00032

Dear Kay:

Thank you for the opportunity to review this proposed 600 unit project off U. S. 41 in Estero for sufficiency with regard to educational impacts. We have concluded that the following additional questions need to be addressed:

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2. Will any of the 600 proposed units consist of rental apartments?
3. What will be the suggested price ranges for the proposed product mix?
4. Please estimate the number of school aged children expected to reside in the proposed 600 unit development.
5. What impact will the proposed project have on the nearby Three Oaks Middle School?

Thank you for your attention to this matter. If I may be of further assistance, please give me a call.

Sincerely,

Stephanie Keyes, Facilities Planner
Facilities Management and Capital Projects

cc: Frederick Gutknecht, Director, Facilities Management and Capital Projects
Dr. Ande Albert, Assistant Superintendent for Support Services



EXHIBIT
LEGAL DESCRIPTION
PARCEL "A"
ESTERO GOLF RESORT MPD

A TRACT OR PARCEL OF LAND IN SECTION 21, TOWNSHIP 46 SOUTH,
RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21, THENCE ALONG
THE EAST LINE OF SECTION 21, N 00°46'45" W, A DISTANCE OF 94.98 FEET TO
THE NORTHERLY RIGHT-OF-WAY LINE OF KORESHAN BOULEVARD (AS DESCRIBED
IN O.R. BOOK 2183, PAGES 3461 - 3462) TO THE POINT OF BEGINNING;
THENCE CONTINUE N 00°46'45" W, ALONG SAID EAST LINE OF SECTION 21, A
DISTANCE OF 2555.79 FEET TO THE EAST QUARTER CORNER OF SAID SECTION
21; THENCE N 00°53'22" W, A DISTANCE OF 2646.37 FEET TO THE NORTHEAST
CORNER OF SAID SECTION 21; THENCE N 89°29'23" W, ALONG THE NORTH LINE
OF SECTION 21, A DISTANCE OF 1322.73 FEET TO THE EAST LINE OF THE
VINTAGE GOLF AND COUNTRY CLUB AS RECORDED IN PLAT BOOK 37, PAGE 38
OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S 00°53'13" E,
ALONG SAID EAST LINE OF THE VINTAGE GOLF AND COUNTRY CLUB, A DISTANCE
OF 1317.90 FEET; THENCE S 44°54'53" W, A DISTANCE OF 2370.26 FEET;
THENCE CONTINUE S 32°34'51" E, ALONG THE EASTERLY RIGHT-OF-WAY LINE
OF THE SEABOARD COAST LINE RAILROAD A DISTANCE OF 2513.30 FEET;
THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF KORESHAN BOULEVARD
CONTINUE S 86°11'52" E A DISTANCE OF 1148.53 FEET TO A POINT OF CURVATURE;
THENCE CONTINUE 552.84 FEET ALONG THE ARC OF SAID CURVE CONCAVE TO THE
NORTHEAST, HAVING A RADIUS OF 11,425.00 FEET, A CENTRAL ANGLE OF 02°46'21",
A CHORD DISTANCE OF 552.79 FEET, AND A CHORD BEARING OF S 87°35'02" E;
TO SAID POINT OF BEGINNING.

PARCEL CONTAINS 240.4± ACRES OF LAND MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

AND THOSE LANDS FURTHER DESCRIBED AS FOLLOWS:

PARCEL "A-1"
ESTERO GOLF RESORT MPD

A TRACT OR PARCEL OF LAND IN SECTION 21 AND 28, TOWNSHIP 46 SOUTH, RANGE 25
EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21; THENCE ALONG THE EAST
LINE OF SECTION 21, N 00°46'45" W, A DISTANCE OF 94.98 FEET TO THE NORTHERLY RIGHT-
OF-WAY LINE OF KORESHAN BOULEVARD (AS DESCRIBED IN O.R. BOOK 2183, PAGES 3461-
3462); THENCE CONTINUE ALONG THE NORTHERLY RIGHT-OF-WAY OF KORESHAN
BOULEVARD 552.84 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST;
HAVING A RADIUS OF 11425.00 FEET, A CENTRAL ANGLE OF 02°46'21", A CHORD DISTANCE
OF 552.79 FEET, AND A CHORD BEARING OF N 87°35'02" W TO A POINT OF TANGENCY;
THENCE N 86°11'52" W, FOR A DISTANCE OF 1310.00 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUE N 86°11'52" W A DISTANCE OF 1166.17 FEET TO A POINT OF
CURVATURE; THENCE 540.77 FEET ALONG THE ARC OF A CURVE CONCAVE TO THE
SOUTHWEST; HAVING A RADIUS OF 1175.00 FEET, A CENTRAL ANGLE OF 26°22'09" A
CHORD DISTANCE OF 536.01 FEET, AND A CHORD BEARING OF S 80°36'51" W TO A POINT OF
COMPOUND CURVATURE, THENCE CONTINUE 358.46' ALONG THE ARC OF CURVE CONCAVE
TO THE SOUTHWEST; HAVING A RADIUS OF 1292.82 FEET, A CENTRAL ANGLE OF 15°53'11",
A CHORD DISTANCE OF 357.31 FEET, AND A CHORD BEARING OF S 59°29'40" W, TO A POINT
OF TANGENCY; THENCE S 51°33'05" W FOR A DISTANCE OF 261.89 FEET TO A POINT OF
CURVATURE; THENCE CONTINUE 79.66 FEET ALONG THE ARC OF A CURVE CONCAVE TO
THE NORTH; HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 91°17'11", A CHORD
DISTANCE OF 71.50 FEET, AND A CHORD BEARING OF N 82°48'27" W, TO A POINT OF
TANGENCY; THENCE CONTINUE N 37°10'00" W A DISTANCE OF 955.60 FEET, THENCE
CONTINUE N 37°45'31" W A DISTANCE OF 17.52 FEET; THENCE N 44°54'53" E FOR A
DISTANCE OF 2235.13 FEET TO THE WESTERLY RIGHT-OF-WAY OF THE SEABOARD COAST
LINE RAILROAD (AS RECORDED IN DEED BOOK 68, PAGE 78); THENCE CONTINUE ALONG
THE WESTERLY RIGHT-OF-WAY OF THE SEABOARD COAST LINE RAILROAD S 32°34'52" E
FOR A DISTANCE OF 2388.69 FEET TO POINT OF BEGINNING.

PARCEL CONTAINS 74.21 ACRES OF LAND MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 2464

DANA L. WORLEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5651
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CEC FILE NO. 99509
DATE SIGNED: 02-21-01

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FEB 22 2001
PERMIT COUNTING

FILE COPY

DCI 2000-00032

DESCRIPTION	CXX - CURVE	UNIT	STATUS	DATE

NO.	RADIS	DELTA	LONG	CHORD DISTANCE	CHORD BEARING
C1	1175.00	25.22.09	338.07	5.87	36.31° W
C2	1192.87	15.53.11	358.48	3.51	36.28° W
C3	50.00	91.17.11	79.66	71.50	52.45° E
C4	11425.00	02.46.21	352.84	532.79	87.35.02° E

DESCRIPTION

LINE	DIRECTION	DISTANCE
L1	N 00°45.45' W	94.98
L2	N 88°11'52" W	151.47
L3	S 17°33'05" W	251.89
L4	N 37°45'31" W	173.92
L5	N 46°34'33" E	135.17



NOT A BOUNDARY SURVEY

THIS INSTRUMENT PREPARED BY:
DANA L. WORLEY P.S.M.
PROFESSIONAL SUPERVISOR AND MAPPER
COASTAL ENGINEERING CONSULTANTS, INC.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
17555 S. HAWAIIA TR. STE #102
PHONE NO. (941)590-8500 FAX NO. (941)590-9905

EXHIBIT
LEGAL DESCRIPTION
PARCEL "A"
ESTERO GOLF RESORT WPO
A TRACT OR PARCEL OF LAND IN SECTION 21, TOWNSHIP 46 SOUTH,
RANGE 28 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

THE EAST LINE OF SECTION 21 N. 07°46'45" E. A DISTANCE OF 34.98 FEET TO THE NORTHEAST, RIGHT-OF-WAY LINE OF KORENSKAY DOWNSHED (AS DESCRIBED IN O. B. BOOK 2183, PAGES 3461 - 3462) TO THE POINT OF BEGINNING; A DISTANCE OF 2355.19 FEET TO THE FIRST QUARTER CORNER OF SECTION 4; A DISTANCE OF 2055.52" N. A DISTANCE OF 2846.57 FEET TO THE NORTHEAST 21: THENCE N 00°55'32" E. A DISTANCE OF 8979.23" W. ALONG THE NORTH LINE VINTAGE GOLF AND COUNTRY CLUB AS RECORDED IN PLAT BOOK 217, PAGE 38 OF THE PUBLIC RECORDS OF THE COUNTY OF FLORIDA; THENCE S 00°55'19" E. ALONG SAUD EAST LINE OF THE VINTAGE GOLF AND COUNTRY CLUB, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING; THENCE S 00°55'19" E. A DISTANCE OF 3271.51" E. ALONG THE EASTLY RIGHT-OF-WAY LINE OF THE SEABOARD COAST LINE RAILROAD A DISTANCE OF 2811.20 FEET; THENCE ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF KORENSKAY DOWNSHED (AS DESCRIBED IN O. B. BOOK 2183, PAGES 3461 - 3462) TO A POINT OF CURVATURE, HAVING A RADIUS OF 11,435.00 FEET, A CHORD ANGLE OF 02°46'21" E. A CHORD DISTANCE OF 352.79 FEET, AND A CHORD BEARING OF S 97°35'02" E. TO SAID POINT OF BEGINNING.

PARCEL CONTAINS 240.44 ACRES, MORE OR LESS.
SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD
AND THOSE LANDS FURTHER DESCRIBED AS FOLLOWS:

PARCEL "A-1"
ESTERO GOLF RESORT MFG

A TRACT OR PARCEL OF LAND IN SECTION 21 AND 28, TOWNSHIP 46 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

PARCEL CONTAINS 74.2 ACRES OF LAND MORE OR LESS.
SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD

NOTES

1. SUBJECT TO LICENSE, RESTRICTION, RESERVATION, RIGHT-OF-WAY, EASEMENT, ENCUMBRANCE, OR OTHER INTEREST OF ANY PARTY.
2. PARTIAL LOTS 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836,

FLORIDA BUREAU OF INVESTIGATION NO. 1
DA-10-21 P-54
DANIEL WOLFE P-54
PROFESSIONAL SUPERVISOR AND MAPPER
FLORIDA CERTIFICATE NO. 4351
P-54 WOULD MAP OUT THE SIGNATURE AND
THE DIRECTION BASED S-1 OF A FLORIDA
LIC-950 SUPERVISOR AND MAPPER
CIC FILE NO. 99-550

[illegible]

FILE COPY
0-00032

DCI 2000-00032



A CECI GROUP COMPANY

CECI Group Services

Civil Engineering

Survey & Mapping

Coastal Engineering

Real Estate Appraisal

Environmental Assessment

Website: www.coastalengineering.com

MEMORANDUM

DCI 2000-00032

Date: 9/15/00

To: Kay Deselem

Cc:

From: Kevin L. Higginson, P.E. *KLH*

RE: Estero Golf Resort, DCI 2000-00032, CECI File No. 99.509

RECEIVED
SEP 18 2000
PERMIT COUNTER

Response to 6/22/00 Memo from Don Blackburn to Kay Deselem

Deviation No. 1. This deviation has been withdrawn as requested.

Deviation No. 2. A detail of this deviation request has been provided as requested.

Deviation No. 9. Agreed.

Deviations related to Model Homes. Agreed.

klh



A CECI GROUP COMPANY

CECI Group Services

Civil Engineering

Survey & Mapping

Coastal Engineering

Real Estate Appraisal

Environmental Assessment

Website: www.coastalengineering.com

MEMORANDUM

DCI 2000-00032

RECEIVED
SEP 18 2000

PERMIT COUNTER

Date: 9/15/00

To: Kay Deselem

Cc:

From: Kevin L. Higginson, P.E. *KLH*

RE: Estero Golf Resort, DCI 2000-00032, CECI File No. 99.509

Response to 6/15/00 Memo from Elaine Wicks, E.I. to Kay Deselem

A meeting was held with Lee County DOT staff on 7/25/00 to discuss the Oriole Road Extension issue. It was agreed at that meeting that the Applicant would provide as much space on the Master Concept Plan as feasible as a future corridor for the extension of Oriole Road. In keeping with that discussion, we have increased our buffer width along the eastern property line in order to accommodate LCDOT's request.

klh



September 18, 2000

Ms. Kay Deselem, AICP
Senior Planner
Lee County Development Services Division
P.O. Box 398
Ft. Myers, Florida 33902-0398

RECEIVED
SEP 18 2000
PERMIT COUNTER

VIA HAND-DELIVERY

Re: **Estero Golf Resort**
Lee County File No. DCI2000-00032
CECI File No. 99.509

DCI 2000-00032

Dear Ms. Deselem:

Thank you for providing the written comments regarding the referenced application. In response to your comments and those of other County staff members, we are enclosing the following documents:

1. Ten (10) copies of Memo from Carron Day of Florida Land Planning to Kay Deselem dated September 7, 2000.
2. One (1) original and nine (9) copies of the revised and updated Application for Public Hearing.
3. One (1) original and one (1) copy of the revised Letter of Authorization, notarized.
4. One (1) copy of the Corporate Resolution authorizing Ms. Paula Davis to act on behalf of Keystone Custom Homes in pursuit of this rezone action.
5. One (1) original and one (1) copy of the revised Covenant of Unified Control.
6. One (1) original and one (1) copy of the revised Disclosure of Interest Form.
7. Ten (10) copies of the Certified Legal Description and Sketch of Description for the RPD.
8. Ten (10) copies of the Certified Legal Description and Sketch of Description for the CPD.
9. Four (4) copies of the response letter and attachments from Ted Treesh of Metro Transportation Group, Inc. dated September 11, 2000.
10. Ten (10) copies of the response letter and attachments from Mike Myers of Passarella and Associates, inc. dated September 11, 2000.
11. Ten (10) copies of the revised Preliminary Density Calculations for the RPD.
12. Ten (10) copies of the revised Preliminary Density Calculations for the CPD.

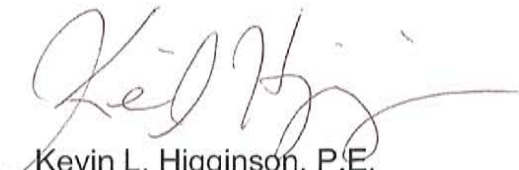
F:\data\1999\99509\Corres\Zoning\September 15_response_letter.doc

13. Ten (10) copies of the revised List of Requested Deviations and Justifications.
14. Ten (10) copies of the revised Open Space and Indigenous Vegetation Table.
15. Ten (10) copies of the revised 24" by 36" Master Concept Plan.
16. Ten (10) copies of the revised Exhibit II-E-2, Consistency with the Lee Plan.
17. Two (2) copies of the revised Adjacent Property Owner's List and Map.
18. Ten (10) copies of the response to the 6/22/00 memo from Don Blackburn to Kay Deselem.
19. Ten (10) copies of the response to the 6/15/00 memo from Elaine Wicks, E.I. to Kay Deselem.
20. Ten (10) copies of the detail for Deviation 2.

Please contact me if I may be of further assistance in processing the application.

Sincerely,

COASTAL ENGINEERING CONSULTANTS, INC.



Kevin L. Higginson, P.E.
Civil Engineering Division Manager

Encl.

Cc: Paula Davis, KCH w/ encl. (1 copy)
Carron Day, FLP w/ encl. (1 copy)
Michael Ciccarone, Annis Mitchell w/ encl. (1 copy)
Ted Treesh, MTG w/ encl (1 copy)
Mike Myers, PAI w/ encl. (1 copy)
Jack Ruskai, JRI w/ encl. (1 copy)



EXHIBIT
LEGAL DESCRIPTION - PARCEL A

A TRACT OR PARCEL OF LAND IN SECTION 21 AND 28, TOWNSHIP 46 SOUTH,
RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 21, THENCE ALONG
THE EAST LINE OF SECTION 21, N 00°46'45" W, A DISTANCE OF 94.98 FEET TO
THE NORTHERLY RIGHT-OF-WAY LINE OF KORESHAN BOULEVARD (AS DESCRIBED
IN O.R. BOOK 2183, PAGES 3461 - 3462) TO THE POINT OF BEGINNING;
THENCE CONTINUE N 00°46'45" W, ALONG SAID EAST LINE OF SECTION 21, A
DISTANCE OF 2555.79 FEET TO THE EAST QUARTER CORNER OF SAID SECTION
21; THENCE N 00°53'22" W, A DISTANCE OF 2646.37 FEET TO THE NORTHEAST
CORNER OF SAID SECTION 21; THENCE N 89°29'23" W, ALONG THE NORTH LINE
OF SECTION 21, A DISTANCE OF 1322.73 FEET TO THE EAST LINE OF THE
VINTAGE GOLF AND COUNTRY CLUB AS RECORDED IN PLAT BOOK 37, PAGE 38
OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S 00°53'13" E,
ALONG SAID EAST LINE OF THE VINTAGE GOLF AND COUNTRY CLUB, A DISTANCE
OF 1317.73 FEET; THENCE S 44°54'53" W, A DISTANCE OF 4738.55 FEET
(PASSING THROUGH THE EASTERLY RIGHT-OF-WAY AT 2370.31 FEET AND THE
WESTERLY RIGHT-OF-WAY AT 2503.48 FEET OF THE SEABOARD COAST LINE
RAILROAD RIGHT-OF-WAY) TO THE EASTERLY RIGHT-OF-WAY LINE (100.00 FEET
FROM CENTERLINE) OF U.S. 41 (TAMIAMI TRAIL); THENCE S 37°45'31" E, ALONG
SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 17.52 FEET; THENCE
S 37°10'00" E, A DISTANCE OF 955.60 FEET TO THE BEGINNING OF A CURVE
CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 50.00 FEET, A DELTA
ANGLE OF 91°16'55", A CHORD DISTANCE OF 71.50 FEET AND A CHORD BEARING
OF S 82°48'27" E; THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF
79.66 FEET TO A POINT OF TANGENCY, SAID POINT BEING ON THE NORTHERLY
RIGHT-OF-WAY LINE OF KORESHAN BOULEVARD; THENCE N 51°33'05" E, ALONG
SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 261.89 FEET TO THE
BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF
1292.82 FEET, A DELTA ANGLE OF 15°53'11", A CHORD DISTANCE OF 357.31
FEET AND A CHORD BEARING OF N 59°29'40" E; THENCE ALONG THE ARC OF
SAID CURVE, A DISTANCE OF 358.46 FEET TO A POINT OF COMPOUND
CURVATURE; A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1175.00
FEET, A DELTA ANGLE OF 26°21'52", A CHORD DISTANCE OF 535.91 FEET, AND
A CHORD BEARING OF N 80°37'11" E, THENCE ALONG THE ARC OF SAID CURVE,
A DISTANCE OF 540.67 FEET TO A POINT OF TANGENCY; THENCE
S 86°11'52" E, A DISTANCE OF 2476.17 FEET (PASSING THOUGH THE WESTERLY
RIGHT-OF-WAY AT 1166.17 FEET AND THE EASTERLY RIGHT-OF-WAY AT
1327.64 FEET OF THE SEABOARD COAST LINE RAILROAD RIGHT-OF-WAY) TO THE
BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF
11,425.00 FEET, A DELTA ANGLE OF 02°46'21", A CHORD DISTANCE OF 552.79
FEET AND A CHORD BEARING OF S 87°35'02" E; THENCE ALONG THE ARC OF
SAID CURVE, A DISTANCE OF 552.84 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT THE SEABOARD COAST LINE RAILROAD RIGHT-OF-WAY.

PARCEL CONTAINS 314.60 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORD.

COASTAL ENGINEERING CONSULTANTS, INC.
FLORIDA BUSINESS AUTHORIZATION NO. LB 2464

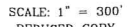
Dana L. Worley
DANA L. WORLEY
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5651
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CECI FILE NO. 99.509
DATE SIGNED: 06/07/00

LEE COUNTY
RECEIVED
JUN 13 2000
06/07/00 PM 2:27

00 JUN -8 PM 2:27

Lxx-COURSE DATA

Lxx-COURSE DATA



I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 61617-6 OF THE FLORIDA ADMINISTRATIVE CODES. CERTIFIED TO : KEYSTONE CUSTOM HOMES, INC.
ANNIS, MITCHELL & ROEHN, P.A.
STEWART & KEYES
ATTORNEYS: TITLE INSURANCE FUND, INC.

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH IN CHAPTER 61617-6 OF THE FLORIDA ADMINISTRATIVE CODES. CERTIFIED TO : KEYSTONE CUSTOM HOMES, INC.
ANNIS, MITCHELL & ROEHN, P.A.
STEWART & KEYES
ATTORNEYS: TITLE INSURANCE FUND, INC.

PHONE NO. (941)590-9900 FAX NO. (941)590-9909

SAN CARLOS PARK UNIT 7
DEED BOOK 315, PAGES 152-158.

SAN CARLOS PARK UNIT 18

LEGEND:

- (3) TELEGRAPHY
 (X) MANURE
 (X) MEET OF CURVE
 (X) ORNAMENTAL BASEMENT
 (X) TUNNEL
 (X) ELECTRIC
 (X) RIGHT-ON-WAY
 (X) CONCRETE
 (X) CALCULATED
 (X) OVERLOOKED POWER CABLES
 (X) HALL
 (X) PLUMBING, UTILITY (CAUTION)
 (X) UNITED TELEPHONE SERVICE BOARD
 (X) CONCRETE
 (X) FLIGHT OF ORNAMENTATION
 (X) FLIGHT RECORD BOOK
 (X) PAGE
 (X) CABLE TELEVISION
 (X) REINFORCED CONCRETE PIPE
 (X) COMPROMISED METAL PUMP
 (X) EDGE OF PAVEMENT
 (X) TOP OF BANK
 (X) UTILITY CABLES
 (X) CATCH BASIN
 (X) WATER VALVE
 (X) PARALLEL
 (X) LENGTH OF CURVE
 (X) GENERATOR
 (X) WATER METER
 (X) FISH INFORMATION
 (X) PUMP HOLES AND DEEP FOUND
 (X) TELEVISION SERVICE BOY
 (X) CABLE TELEVISION SHOT
 (X) SEWER SERVICE
 (X) TRANSFORMATION
 (X) ELECTRIC SERVICE
 (X) SEWER MANHOLE
 (X) SLOPE MANHOLE
 (X) WOOD POWER POLE
 (X) RATE VALVE
 (X) VALVE/ENGINE/SHUT VALVE
 (X) PUMP/ST/VALVE/CONCRETE MANHOLE
 (X) PUMP/ST/ HIGH PUMP & CAP ST
 (X) ST/ST/ HIGH PUMP & CAP ST/VALVE
 (X) HIGH PUMP & CAP ST/ST/ST
 (X) THE ENGINEERING IS 656, FT. ST
 (X) FOUND 1/2 HUNT PIPE
 (X) HIGH PUMP & CAP ST/ST/ST
 (X) EXISTING CATCH BASIN
 (X) DYNAMIC/UTILITY POLE
 (X) SLOPE MANHOLE

LEGAL DESCRIPTION - PARCEL A

A TRACT OR PARCEL OF LAND IN SECTION 21 AND 28, TOWNSHIP 46 SOUTH,
RANGE 25 EAST, LEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED
AS FOLLOWS:

CUMQUANCE AT THE SOUTHEAST CORNER OF SAID SECTION 21, THENCE ALONG
THE EAST LINE OF SECTION 21, N 0°46'45" W, A DISTANCE OF 94.98 FEET TO
A POINT BEING THE INTERSECTION OF THE EAST LINE OF SAID SECTION 21,
N 0.00; 278.3; PAGES 3461 - 3462) TO THE POINT OF BEGINNING;
THENCE CONTINUE N 0°46'45" W, ALONG SAID EAST LINE OF SECTION 21,
N 0.00; 278.3; OF 2074.78' TO THE POINT OF BEGINNING OF CURVE NO. 1,
S 21° 21' 21" E CO'S53'22" W, A DISTANCE OF 2646.37' TO THE NORTHEAST
CORNER OF SAID SECTION 21, N 0°46'45" W, A DISTANCE OF 94.98';
THENCE S 21° 21' 21" E, ALONG SAID EAST LINE OF SECTION 21,
N 0.00; 278.3; OF 1322.73' TO THE EAST LINE OF THE
SEABOARD COAST LINE RAILROAD RIGHT-OF-WAY, A DISTANCE OF 38'
OF THE PUBLIC RECORDS OF LEE COUNTY, FLORIDA; THENCE S 0°53'15" E,
ALONG SAID EAST LINE OF THE VINTAGE GOLF AND COUNTRY CLUB, A DISTANCE
OF 144.52' TO THE POINT OF BEGINNING OF CURVE NO. 2, S 21° 21' 21"
(PASSING THROUGH THE EASTERLY RIGHT-OF-WAY AT 2730.31' FEET AND THE
EAST LINE OF HIGHWAY RIGHT-OF-WAY AT 2730.31' FEET); THENCE
RAILROAD RIGHT-OF-WAY) TO THE EASTERLY RIGHT-WAY-OF WAY (100.00 FEET
FROM CENTERLINE OF US #1 (TAMPA TRAIL); THENCE S 37°45'31" E, ALONG
SAID EASTERLY RIGHT-WAY-OF WAY, A DISTANCE OF 2646.37', TO
S 37°10'00" E, A DISTANCE OF 855.50 FEET TO THE BEGINNING OF A CURVE
CONCAVE TO THE NORTH, HAVING A RADIUS OF 1175.00 FEET, AN
ANGLE OF 81°15'58", A CHORD DISTANCE OF 71.50 FEET AND A CHORD BEARING
N 81°15'58" E, ALONG SAID CURVE, A DISTANCE OF 2646.37', TO THE
79.88 FEET TO A POINT OF TANGENCY, SAID POINT BEING ON THE NORTHERLY
RIGHT-OF-WAY LINE OF KOREASIA BOULEVARD; THENCE S 21° 21' 21" E, ALONG
SAID NORTHERLY RIGHT-OF-WAY LINE OF KOREASIA BOULEVARD, A DISTANCE OF
TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF
1175.00 FEET, A DELTA ANGLE OF 81°15'58", A CHORD DISTANCE OF 71.50
FEET AND A CHORD BEARING OF S 59°29'40" E; THENCE ALONG THE ARC OF
CURVATURE, A DISTANCE OF 2646.37', TO THE POINT OF TANGENCY, SAID
CURVATURE; A CURVE CONCAVE TO THE SOUTH, HAVING A RADIUS OF 1175.00
FEET, A DELTA ANGLE OF 28°21'52", A CHORD DISTANCE OF 55.91 FEET, A
CHORD BEARING OF S 28°21'52" E, TO THE POINT OF TANGENCY, THENCE
A DISTANCE OF 540.67 FEET TO A POINT OF TANGENCY; THENCE
S 28°21'52" E, DISTANCE OF 1186.17 FEET TO THE WESTERN
RIGHT-OF-WAY AT 1186.17 FEET AND THE EASTERLY RIGHT-OF-WAY AT
1322.64 FEET OF THE SEABOARD COAST LINE RAILROAD RIGHT-OF-WAY) TO THE
POINT OF BEGINNING OF CURVE NO. 3, S 21° 21' 21" E, ALONG SAID
1142.60 FEET, A DELTA ANGLE OF 02°46'21", A CHORD DISTANCE OF 55.92 FEET
AND A CHORD BEARING OF S 21° 21' 21" E, TO THE POINT OF TANGENCY;
THENCE S 21° 21' 21" E, A DISTANCE OF 552.84 FEET TO THE POINT OF BEGINNING;

LESS AND EXCEPT THE SEABOARD COAST LINE RAILROAD RIGHT-OF-WAY.

PARCEL CONSISTS 514.60 ACRES, MORE OR LESS.

NOTES:

1. BEARINGS BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 21-46-25 BEING N 04°46'45" E
2. UNDERSTANDING THAT THE ABOVE BEARINGS ARE NOT LOCATED, THE FOLLOWING BEARINGS ARE:
- 12612145 BEING IN F.I.R.M. ZONE B, ACCORDING TO FIELD PANEL 12612145 DASS5 B 9-19-84 AND PANEL 1261214 0475 C (PANEL NOT PRINTED)
3. INTERIOR DITCHES, CHANNELS AND UTILITIES NOT LOCATED PER THIS SURVEY.
4. THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 21-46-25, COVENANTS AND SERVITUDES, RECORDED OR UNRECORDED.
6. NOTICES ARE HEREBY GIVEN THAT THE ABOVE BEARINGS ARE NOT LOCATED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
7. THE LEASED FLOOD EASE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT AT 1-2000".
8. WORK OF THE SURVEYOR IS LIMITED TO THE PREPARATION OF THE SURVEY PERMITTING RECAPITULATION, ENTIRETY, PARTIAL COMMENCEMENT, CANCELLATION OR EXTENSION OF THE SURVEY.
9. THE SURVEYOR HAS BEEN ADVISED OF THE FOLLOWING INFORMATION:
1. UNDERGROUND IMPROVEMENTS, UTILITIES AND/OR FOUNDATIONS WERE LOCATED IN THE SURVEYED AREA.
2. THIS INSTRUMENT PREPARED AS A BOUNDARY SURVEY AND IS NOT INTENDED TO BE A SURVEY OF THE SURVEYED AREA FOR THE PURPOSES OF ASSESSING ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR ANY OTHER AGENCY.
10. PARCELS CONTAIN 317.30 ACRES OF LAND, MORE OR LESS.
11. DATE OF LAST FIELD WORK 12-03-08 (SURVEYING DATE)
12. NO STATE OF PUBLIC RECORDS OF THIS SURVEY.
13. THIS INSTRUMENT PREPARED BY THE SURVEYOR FOR THE OFFICE FOR RECORDS AND/OR DISPOSITIONS OF LAND DESCRIPTION.
14. VOID DATE OF THIS INSTRUMENT.

CXX - CURVE

No.	Radius	Delta	Length	Chord Distance	Chord Bearing
C1	1175.00'	26°22'09"	540.77'	535.91'	N 80°36'23" E
C2	1292.82'	15°53'02"	358.41'	357.26'	N 59°28'39" E
C3	50.00'	91°20'08"	79.71'	71.53'	S 82°47'54" E
C4	11425.00'	02°46'21"	552.79'	552.74'	S 87°35'28" E

CXX - CURVE

No.	Radius	Delta	Length	Chord Distance	Chord Bearing
C1	1175.00'	26°22'09"	540.77'	536.01'	N 80°36'51" E
C2	1292.82'	15°53'11"	358.46'	357.31'	N 59°29'40" E
C3	50.00'	91°17'11"	79.66'	71.50'	S 82°48'27" E
C4	11425.00'	02°46'21"	552.84'	552.79'	S 87°35'02" E

COASTAL ENGINEERING CONSULTANTS, INC.
FLORIDA BUSINESS AUTHORIZATION NO. AB 2464

Blair L. Worley

DANA L. WORLEY P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA CERTIFICATE NO. 5651
NOT VALID WITHOUT THE SIGNATURE AND
THE ORIGINAL RAISED SEAL OF A FLORIDA
LICENSED SURVEYOR AND MAPPER
CEC FILE NO. 99.506
DATE OF FIELD SURVEY: 12-03-99

KEYSTONE CUSTOM HOMES

BOUNDARY SURVEY

OF LANDS LYING IN SECTION 21 AND 28, TOWNSHIP 46 SOUTH, RANGE 25 EAST,
LEE COUNTY, FLORIDA.

1. *Chlorophyll a* (Chl *a*)

COASTAL ENGINEERING CONSULTANTS, INC.

COASTAL & CIVIL ENGINEERS • PLANNERS • SURVEYORS • GEOLOGISTS
17595 S. 77th AVE. TR. STE #102
MIAMI, FLORIDA 33155

PHONE NO. (941) 590-9900 FAX NO. (941) 590-9909		
ADDRESS OR 1010 N.W. 10	CITY OF	STATE

Boundary-revised	1	1	99.509
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A CECI GROUP COMPANY

CECI Group Services

Civil Engineering

Survey & Mapping

Coastal Engineering

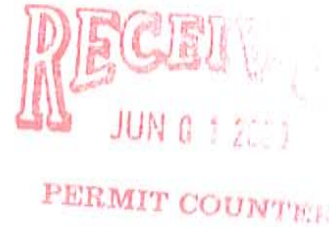
Real Estate Appraisal

Environmental Assessment

Website: www.coastalengineering.com

June 1, 2000

Mr. Walter McCarthy, P.E.
Lee County Development Services Division
1500 Monroe Street
Fort Myers, Florida 33901



Re: **Estero Golf Resort RPD/CPD**
Application for Public Hearing for Planned Development
CECI File No. 99.509

Dear Mr. McCarthy:

On behalf of Keystone Custom Homes, Inc., we hereby submit this Application for Public Hearing for Planned Development for the referenced project. Enclosed, for your review, are the following items:

1. One (1) original and nine (9) copies of the **notarized** application form including the notarized Affidavit of Ownership;
2. A check for the application fee in the amount of \$13,800.00;
3. One (1) original and one (1) copy of Exhibit I-B-1, the **notarized** Authorization Form;
4. Ten (10) copies of Exhibit "A", List of Authorized Agents;
5. One (1) original and one (1) copy of Exhibit I-B-4, the **notarized** Covenant of Unified Control;
6. Two (2) copies of Exhibit I-B-5, the Surrounding Property Owner's List;
7. Two (2) copies of Exhibit I-B-6, the Property Owner's Map;
8. One (1) original and one (1) copy of Exhibit I-F, the **notarized** Disclosure Form;
9. Ten (10) copies of Exhibits II-B-1 and II-B-2, the Boundary Survey of the site, signed and sealed (in place of Legal Description and Sketch of Description);
10. Ten (10) copies of Exhibit II-D, the Area Location Map;
11. Ten (10) copies of Exhibit II-E-2, the Lee Plan Compliance Narrative;
12. Ten (10) copies of Exhibit II-F-1, the FLUCFCS and Wetlands Map;
13. Four (4) copies of Exhibit II-F-2, the Environmental Assessment;
14. Four (4) copies of Exhibit II-F-3, the Existing Zoning/Land Use Map;
15. Four (4) copies of Exhibit II-F-4, the Soils Map;
16. Four (4) copies of Exhibit II-F-5, the Existing Topography Map;
17. Ten (10) copies of Exhibit III-A-2, Density Calculations;
18. Ten (10) copies of Exhibit III-B-3, Sanitary Sewer Facilities;
19. Four (4) copies of Exhibit III-C, the Traffic Impact Statement;

DCI 2000-00032

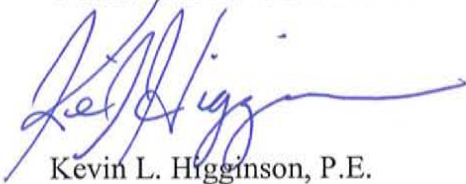
\\FTMYERS_FSI\ENG\data\1999\99509\Corres\Zoning\Zoning_Applic_Cover.doc

20. Four (4) copies of Exhibit IV-A, the Public Transit Routes Map;
21. Ten (10) copies of Exhibits IV-B and IV-J, the Protected Species Survey and Management Plan;
22. Ten (10) copies of Exhibit IV-C, the Existing Easements and Rights-of-Way Map;
23. Ten (10) copies of Exhibit IV-D, the Proposed Development Description;
24. Ten (10) copies of Exhibit IV-F, the 24"x36" Master Concept Plan;
25. One (1) copy of the 11"x17" Master Concept Plan;
26. Ten (10) copies of Exhibit IV-G, the Schedule of Uses;
27. Ten (10) copies of Exhibit IV-H, the Schedule of Deviations and Justifications;
28. Four (4) copies of Exhibit IV-I, the Surface Water Management Plan;
29. Ten (10) copies of Exhibit IV-K, the Phasing Program;
30. Four (4) copies of the Certificate to Dig;
31. Four (4) copies of the Letter of Water and Sewer Availability.

Should you require any additional information to conduct your review, please contact me.

Sincerely,

COASTAL ENGINEERING CONSULTANTS, INC.



Kevin L. Higginson, P.E.
Associate Engineer

Enclosures as noted

Cc: Paula Davis, Keystone Custom Homes, Inc.
Carron Day, Florida Land Planning
Jack Ruskai, John J. Ruskai & Associates

DCI 2000-00032

DEPARTMENT OF COMMUNITY DEVELOPMENT
DEVELOPMENT SERVICES DIVISION

ZONING TRAFFIC IMPACT STATEMENT SUFFICIENCY CHECKLIST

PROJECT THE ESTERO GOLF RESORT
SUBMITTED FOR: RPD/CPD
DATE OF REVIEW: June 15, 2000
COMMENTS INCLUDED Yes
METHODOLOGY MEETING No

DCI CASE NO: DCI2000-00032
RECOMMENDATION: find INSUFFICIENT
REVIEWED Bob Rentz
DATE: June 15, 2000
SUFFICIENT (Y/N) NO

FILE COPY

LEGEND

S- REQUIREMENT SATISFIED I - REQUIREMENT NOT SATISFIED

INFORMATION REQUIRED FOR ALL PROJECTS

- 1) I DESCRIPTION OF DEVELOPMENT AND ITE LAND USE CATEGORY. The TIS contains a general description of each type of use proposed, the units of development (i.e. the number of dwelling units, square feet of building floor area, etc.) and the Land Use Code for each type of use used in Trip Generation (i.e. Single-Family Detached Housing, 200 Lots, Land Use Code 210).
- S Land Use Codes are complete and appropriate for each proposed use.
- 2) S TRIP END RATES OR EQUATIONS. The TIS contains the equations or the average trip end generation rates for each type of use proposed and the name of the document from which this information was obtained (i.e. ITE TRIP GENERATION, current edition).
- S Trip generation is based on the combination of uses shown in the Schedule of Uses on the
- S Master Concept Plan which generates the highest total number of trips during the A.M. and P.M. peak hour of the adjacent street(s) and the A.M. and P.M. peak hour of the generator(s).
- I Trip generation has been based on regression equations where available; or
- S Average generation rates, where regression equations are unavailable or were approved in advance by Z&DS; or
- NA Trip generation rates from a study of one or more similar developments when the study was approved in advance by Z&DS.
- I Trip generation equations or average trip rates are complete and correct.

COMMENTS

- 1) The residential trip generation is based solely on multi-family (LUC 230). However, the schedule of uses includes single-family. Therefore, it would seem reasonable to assume that there will be some proportion of single-family development, and the trip generation should be calculated accordingly.

2)

The equation, instead of the average rate, should have been used to calculate the PM peak hour trip generation for General Office (LUC 710). This will result in a somewhat higher volume than shown, which will also affect some of the data in **Table 1-A**, **Table 2-A**, **Table 5**, Figure 4.

- 4)&5) **Table 2-A**, the PERCENT PROJECT TRAFFIC distribution on Koreshan Blvd. doesn't match what is shown on Figure 3.

The data for the two segments of Three Oaks Pkwy. appears to be reversed.

This will also affect **Table 1-A** and **Figure 6**.

- 7)&9) It appears that in the 2005 build out year of the project the Koreshan Blvd./Three Oaks Pkwy. intersection will fail.

On **Table 1-A** the service volumes for U.S.41 north of Alico Rd. appear to be incorrect.

Note: 1. It appears that by the 2005 build out year the intersections of U.S.41/ Koreshan Blvd., and Three Oaks Pkwy./ Koreshan Blvd. will require signalization. These intersections should be monitored to determine when signalization is warranted.

2. The need for turn lanes will be determined at the time of Development Order review.

3. Based on the volumes shown on Figure 7, the HCS Signalized Intersection analysis for Sanibel Blvd./ U.S. 41 for the AM peak hour at the 2005 build out is actually for the PM peak hour.

FILE COPY

DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF PLANNING/ENVIRONMENTAL SCIENCES
PLANNED DEVELOPMENT REZONING SUFFICIENCY CHECKLIST

PROJECT NAME: Estero Golf Resort RPD/CPD

CASE NUMBER: DCI 2000-00032

STRAP NUMBER(S): 21-46-25-00-00001.0000 & .3000

ACREAGE: 314.6 acres [20.9 acres freshwater wetland; 0.3 acres other wetland areas]

SUBMITTAL DATE: June 6, 2000

END DATE OF REVIEW: June 12, 2000

REVIEWED BY: Kim Trebatoski (*The reviewer may be contacted at # 479-8183*)

RECOMMENDATION: X - Please see comments.

OK =Sufficiency requirement satisfied.

OK/A=sufficiency satisfied, but additional information needed.

X=Sufficiency requirement not satisfied.

N/A=Not applicable to this submittal.

N/R=Not a requirement for Sufficiency Submittal: Minor PD.

**This checklist is for sufficiency of information to review for planned development rezoning.
It does not grant or imply any approvals.**

ADDITIONAL INFORMATION MAY BE REQUESTED BEFORE ANY HEARINGS.

1) Soils, Vegetation FLUCCS, Topography - Maps or aerial photographs marked or overprinted to show soils, vegetation and ground cover, and a Lee county topographic map (required if available) or a USGS quadrangle map showing the subject property. Soils and vegetation, etc. should be classified in accordance with USDA/SCS system and the Florida Land Use and Cover classification system, respectively. [34-373(a)(4) b.]

SUFFICIENCY STATUS: OK/A - Please submit a FLUCCS map at the same scale as the Master Concept Plan (MCP). ES staff use this to overlay the MCP and confirm locations of existing, on-site indigenous vegetation communities in relation to the proposed development.

2) Protected Species Survey - A survey as required by Chapter 10, Division 8 of the Lee County Land Development Code. [34-373(a)(4) e.]

SUFFICIENCY STATUS: OK/A - Please note ES staff have not yet conducted a field verification. Additional information may be required.

3) Protected Species Management Plan - A management plan as required by Chapter 10, Division 8 of the Lee County Land Development Code. {Protected species preserve areas must be indicated on the master concept plan; a final management plan is not required until time of local development order.} [34-373(b)(2)]

SUFFICIENCY STATUS: OK/A - Please note appropriate on-site preserves must be established for the gopher tortoises. The MCP should be revised to show gopher tortoise preserve areas if they can be committed to at this time.

4) Environmentally Sensitive Areas: - The location of any environmentally sensitive land and water, based upon standard environmental data and verified by a field inspection by the county staff, unless waived by the director. A survey is not required until the plan has been incorporated into an application for a development order.[34-373(a)(4) c.]

Wetland jurisdictional lines must be established by the South Florida Water Management District (SFWMD).

SUFFICIENCY STATUS: X - Please submit a SFWMD verification of state jurisdictional wetlands.

5) Open Space - Open space must be stated on the plans, unless the proposed development is in a development area consisting solely of conventional single family dwelling units on lots of no less than 6500 square feet. For commercial and industrial developments, the percent of open space within each lot or outparcel shall be as set forth in 34-414(c).

[34-373(a)(6) a.7. and 34-373(a)(6) b.7.]

SUFFICIENCY STATUS: X - Please revise the MCP to indicate the required percentage and acreage of open space for the residential and commercial areas. The acreage of required indigenous preservation must be noted on the MCP.

6) Design Standards: Preservation Areas, Environmentally Sensitive Areas, and Conservation Easements - Every effort shall be made in the planning, design and execution of a planned development to protect, preserve or to not unnecessarily destroy or alter natural features of the site, particularly mature native trees and threatened or endangered native vegetation. [34-411(g)] All preservation areas and/or conservation easements must be delineated on the plan and labeled as such. [34-373(a)(4) c.], [34-414(d)], [34-932(b)].

SUFFICIENCY STATUS: X - The site contains indigenous native vegetation communities and gopher tortoises. The MCP does not delineate any indigenous or gopher tortoise preserves. Please see comment 3 and 7.

7) **Deviations** - All environmental deviation requests must be explained by documentation.
[34-412(a)]

SUFFICIENCY STATUS: X - Deviation 9: This deviation is not necessary. LDC Sect. 10-329(e)(3)(a) allows excavations to a 20 foot depth with an approved deep water lake management plan. Please submit a deep water lake management plan for review.

Deviation 10: Please note the wetland mitigation requirement for the SFWMD is a separate issue from the Land Development Code requirement for the preservation of existing, on-site indigenous vegetation communities. Please explain why the existing, on-site indigenous vegetation communities cannot be preserved.

8) Lee Plan Consistency- SUFFICIENCY STATUS: OK - Policy 6.1.6: The applicant indicates the proposed plan is consistent with this policy since it provides adequate and appropriate landscaping, open space and buffering which will ultimately enhance the appearance of structures and parking areas and blend the development with the character of existing or planned surrounding land uses. *ES staff note the applicant is requesting a deviation to the preservation of existing, on-site indigenous vegetation communities.*

DEVELOPMENT SERVICES DIVISION
DCI SUFFICIENCY REVIEW -RESIDENTIAL AND COMMERCIAL PLANNED DEVELOPMENT
TRANSMITTAL SHEET

TO: Distribution FROM: Kay Deselem DATE: September 18, 2000
Walter J. McCarthy - Xmittal sheet only
Dawn Perry-Lehnert, Assistant County Attorney
DS Reviewer - Don Blackburn
TIS Reviewer - Bob Rentz
Paul O'Connor, Planning
Kim Trebatoski, Planning
Elaine Mettauwer, LCDOT
Rick Gutknecht, Lee County School District

PROJECT NAME: Key Custom Homes, Inc. in ref to CASE: DCI2000-00032
Estero Golf Resort RPD/CPD

INFORMATION SUMMARY:

RESUBMITTAL

CORRECTED DATE

☐ To update your file RESPONSE REQUIRED BY: **October 2, 2000**

☒ Review and forward sufficiency questions or make finding of sufficiency

Additional Comments:

(DCI) Lee County LDC Section 34-373(d)(1).

Sufficiency and Completeness

No hearing will be scheduled for an application for a Planned Development until the application has been found sufficient. All applications for Planned Developments will be deemed sufficient unless a letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of submittal of the application. All amended applications will be deemed sufficient unless a subsequent letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of the date of the resubmittal. The contents of insufficiency letters will be limited to brief explanations of the manner in which insufficient applications do not comply with the formal requirements in Section 34-373.

cc: DCI File/ZONE File

DEVELOPMENT SERVICES DIVISION
DCI SUFFICIENCY REVIEW -RESIDENTIAL AND COMMERCIAL PLANNED DEVELOPMENT
TRANSMITTAL SHEET

TO: Distribution FROM: Kay Deselem DATE: June 6, 2000
Walter J. McCarthy - Xmittal sheet only
Dawn Perry-Lehnert, Assistant County Attorney
DS Reviewer - Don Blackburn
TIS Reviewer - Bob Rentz
Paul O'Connor, Planning
Kim Trebatoski, Planning
Elaine Wicks, LCDOT

PROJECT NAME: Key Custom Homes, Inc. in ref to CASE: DCI2000-00032
Estero Golf Resort RPD/CPD

INFORMATION SUMMARY:

NEW SUBMITTAL

☐ To update your file RESPONSE REQUIRED BY: JUNE 15, 2000
☒ Review and forward sufficiency
questions or make finding of
sufficiency

Additional Comments:

(DCI) Lee County LDC Section 34-373(d)(1).

Sufficiency and Completeness

No hearing will be scheduled for an application for a Planned Development until the application has been found sufficient. All applications for Planned Developments will be deemed sufficient unless a letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of submittal of the application. All amended applications will be deemed sufficient unless a subsequent letter advising the applicant of any insufficiencies has been mailed within fifteen (15) working days of the date of the resubmittal. The contents of insufficiency letters will be limited to brief explanations of the manner in which insufficient applications do not comply with the formal requirements in Section 34-373.

cc: DCI File/**ZONE File**

INTEROFFICE MEMO

Date: 6/15/00

To: Kay Deselem, Senior Planner

From: Gene Hurst, Planning Coordinator *G.H.*

RE: Estero Golf Resort RPD/CPD Sufficiency Response #1

Staff has reviewed the submittal documents dated June 6, 2000, for the above-referenced development and has found the information submitted to be sufficient for our review of Public Safety/Emergency Management issues.

Memo

To: Kay Deselem, AICP
Senior Planner

From: Elaine Wicks, E.I. *EW*
LDOT Engineer III

Date: June 15, 2000

Re: **Estero Golf Resort RPD/CPD
Sufficiency Review
DCI 2000-00032**

The Department of Transportation has received the Application for Public Hearing for Planned Development for the above referenced project and has found it insufficient for review.

The Lee County MPO 2020 Financially Feasible Plan shows the 2-lane extension of Oriole Road as a reserve project. The existing Oriole Road stops just short of the northern property line for this project. This parcel is crucial in making the connection between the existing roadway to the north and Koreshan Boulevard. The Master Concept Plan submitted does not adequately address the extension of Oriole Road. Please show us how the extension of Oriole Road will be handled in the MCP.

DOT would like to suggest setting up a meeting with the applicant to discuss this issue of Oriole Road. Please give me a call at 479-8580 (ext. 5362) to coordinate.

EW/mlb



BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: (941)479-8336

John E. Manning
District One

June 22, 2000

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yaeger
County Attorney

Diana M. Parker
County Hearing
Examiner

Ms. Carron Day, AICP
Florida Land Planning, Inc.
1560 Matthew Drive
Ft. Myers, FL 33907

Mr. Michael J. Ciccarone, Esq.
Annis, Mitchell, Cockey, Edwards & Roehn, P.A.
P.O. Box 60259
Fort Myers, FL 33906-6259

RE: ESTERO GOLF RESORT; FILE #DCI2000-00032

Dear Ms. Day & Mr. Ciccarone:

The Development Services Division has reviewed the information provided on June 1, 2000 for the above zoning application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached sufficiency checklists. For your assistance, I have attached memoranda from the various Lee County reviewing agencies.

If you do not provide the requested supplements or corrections within 60 calendar days of this letter, the Code requires that this application be considered withdrawn. Please note that I did not notify all the listed agents. Please notify the other interested parties. Please feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division

Kay Deselem, AICP
Senior Planner

Enclosures: Checklist from Development Services-zoning review, dated 6/20/00
Checklist from Development Services-TIS review, dated 6/15/00
Checklist from Environmental Sciences, dated 6/12/00
Memo from DOT, dated 6/15/00
Comments from Emergency Management, dated 6/15/00
Comments from The School District of Lee County, dated 6/12/00

cc: Walter McCarthy, Division Director
Paul O'Connor, Division of Planning
Dawn Lehnert, Asst. County Attorney
Elaine Wicks, DOT
Gene Hurst, Emergency Management
Kim Trebatoski, Environmental Sciences
Bob Rentz, Development Services
Don Blackburn, Development Services
Stephanie Keyes, School Board
Zoning/DCI File



DEPARTMENT OF COMMUNITY DEVELOPMENT DEVELOPMENT SERVICES DIVISION

SUFFICIENCY CHECKLIST FOR PLANNED DEVELOPMENTS, AMENDMENTS, AND EXISTING DEVELOPMENTS REQUESTING PLANNED DEVELOPMENT ZONING

PROJECT NAME: ESTERO GOLF RESORT RPD/CPD CASE #: DCI2000-00032
REQUEST: Rezone from AG-2 DATE OF REVIEW: 6/20/00
REVIEWED BY: Kay Deselem SUFFICIENCY DETERMINATION: INSUFFICIENT
☒ MAJOR PLANNED DEVELOPMENT ☐ EXISTING DEVELOPMENT
☐ MINOR PLANNED DEVELOPMENT ☐ AMENDMENT

LEGEND:

OK - Requirement satisfied
N/A - Not applicable
REF - Referred to another agency for review

X - Requirement not satisfied
RW - Requirement waived by director

Initiation of Application - Legal Requirements.

- 01) ☒ By Landowner or County. Except for Condominiums, Timeshare Condominiums, or Subdivisions, where there is more than one owner, either legal or equitable, all such owners must jointly initiate the application or petition. [34-201(a)(1)a.]
- a. ☒ The application was signed by the owner of the property or an authorized representative. [34-201(a)(1)a.1.]
1. ☒ If the owner(s) has authorized an agent to prepare and sign the application and to represent him in all matters pertaining to the application, the agent must provide a document establishing his authority which has been signed by the owner and notarized by a notary public. [34-202(b)(1)b.]
2. ☒ If the property is subject to a contract for purchase and the vendee is the applicant, the applicant must submit a notarized authorization form from the landowner. [34-202(b)(1)c.]
- b. ☐ N/A The property is subject to a land trust agreement, and the trustee initiated the application. [34-201(a)(1)a.2.]
1. ☐ N/A The names of all parties having interest in the subject property including the names of all stockholders and the names of beneficiaries of trusts must be provided. [34-201(b)(2)a. & 34-202(b)(1)a]
- c. ☒ The fee owner is a corporation, and a duly authorized corporate official initiated the application. [34-201(a)(1)a.3.]
1. ☐ Ok The names of all parties having interest in the subject property including the names of all stockholders and the names of beneficiaries of trusts must be provided. [34-201(b)(2)a. & 34-202(b)(1)a]
- d. ☐ N/A The fee owner is a partnership and a general partner initiated the application. [34-201(a)(1)a.4.]
1. ☐ N/A The names of all parties having interest in the subject property include including the names of all stockholders and the names of beneficiaries of trusts must be provided. [34-201(b)(2)a. & 34-202(b)(1)a]
- e. ☐ N/A The fee owner is an association and the association or its governing body appointed an agent to initiate the application on behalf of the association. [34-201(a)(1)a.5.]

- f. N/A The application was initiated by the Board of County Commissioners. [34-201(a)(2)]
1. N/A A copy of the "Blue Sheet" authorizing initiation of the rezoning must be provided.
- 02) N/A **Condominium or Timeshare Condominium.** The property is a condominium or a timeshare condominium, as defined and regulated in F.S. chs. 718 and 721, respectively, and the application or petition has been initiated by both the condominium association and no less than 75 percent of the total number of condominium unit owners, or by both the owners' association and no less than 75 percent of timeshare condominium unit owners. [34-201(a)(1)b.]
- a. N/A The applicant(s) has provided a complete list of all unit owners, identified by unit number and time-share period, as applicable, along with proof that all unit owners who did not join in the application were given actual written notice thereof by the applicants. The applicant has provided a sworn statement that the list has been verified and that written notice was given. [34-201(a)(1)b.2.]
- b. N/A The application contains a letter of opinion from a licensed Florida attorney, attesting that he has examined the declaration of condominium, the bylaws of the condominium association, and all other relevant legal documents or timeshare documents, as applicable, and concluded that the act of applying or petitioning to the county violates none of the provisions therein, or any federal or state law regulating condominiums or timeshare plans, or the rights of any of the nonparticipating unit owners, as derived from such documents and laws, and that approval of the requested act by the county would violate no such rights. [34-201(a)(1)b.3.]
- 03) N/A **Subdivision.** The property is a subdivision and the application or petition has been initiated by no less than 75 percent of the total number of lot or parcel owners and the homeowners' association, if applicable. [34-201(a)(1)c.]
- a. N/A The applicant(s) has provided a complete list of all lot owners identified by lot number. Proof that all lot owners who did not join in the application were given actual written notice thereof by the applicant(s). The applicant(s) has provided a sworn statement that the list has been verified and that written notice was given. [34-201(a)(1)c.2]

General Submittal Requirements For All Applications.

- 04) OK All properties within a single application must be abutting. [34-201(b)(1)]
- 05) X Applications must be presented on the official forms provided by the department, or on county-approved computer-generated forms containing the same information. [34-201(b)(2)]
- 06) X All applications requiring a public hearing must include the following: [34-202(a)]
- a. X **Legal description.** The request must include a legal description of the property upon which the action is to be initiated. [34-202(a)(1)]
1. OK The legal description must be sufficiently detailed so as to locate the property on county maps or section aerial photographs. [34-202(a)(1)]
2. X The legal description must include a copy of the plat, if any, and the county STRAP number. [34-202(a)(1)]
- b. OK **Boundary sketch.** A boundary sketch must be submitted unless the subject property consists of one or more undivided platted lots. [34-202(a)(2)]
1. OK If the application includes multiple abutting parcels, the legal description must describe the perimeter boundary of the total area, but need not describe each individual parcel. However, the STRAP number for each parcel must be included. [34-202(a)(2)]
2. OK If the request is owner-initiated, the boundary sketch must include the location of existing structures on the property. [34-202(a)(2)]

- c. REF **Confirmation of Ownership.** If at any time during the review process the director concludes there is a question regarding ownership of the property, the director may require a title insurance policy, attorney's opinion of title, or owner's and encumbrance report. [34-202(a)(3)]
- d. OK **Area location map.** A map, at suitable scale, indicating the property described in the legal description. The map must be sufficiently referenced to known major streets or other physical boundaries so as to be clearly identifiable to the general public. [34-202(a)(4)]
- e. N/A **Property owners list.** A complete list of all property owners, and their mailing addresses, for all property within the area described. For the purpose of this subsection, names and addresses of property owners will be deemed to be those appearing on the latest tax rolls of the county. [34-202(a)(5)]
- f. X **Surrounding property owners list.** A complete list of all property owners, and their mailing addresses, for all property within 375 feet of the perimeter of the subject parcel or the portion thereof that is the subject of the request. For the purpose of this subsection, names and addresses of property owners will be deemed to be those appearing on the latest tax rolls of the county at the time of sufficiency. [34-202(a)(6)]
- g. X **Property owners map.** A map displaying all parcels of property within 375 feet of the perimeter of the subject parcel or the portion thereof that is the subject of the request. This map must reference by number or other symbol the names on the property owners list. [34-202(a)(7)]
- h. N/A **Property restrictions.** Except for applications initiated by the Board of County Commissioners for land not owned by the county, the application must include a copy of the deed restrictions or other types of covenants and restrictions on the parcel, along with a statement as to how the restrictions may affect the requested action. If there are no restrictions on the property, the applicant must indicate so on the application form. [34-202(b)(2)]
- i. OK **Affidavit regarding proposed use.** Except for applications initiated by the Board of County Commissioners for land not owned by the county, if buildings or structures exist on the property, the applicant must submit an affidavit stating that the buildings and structures will be removed or that the proposed use of the buildings, structures and land is, or will be, in compliance with all applicable requirements of chapter 10 and this code. [34-202(b)(3)]
- j. N/A **Hazardous materials emergency plan for port facilities.** Except for applications initiated by the Board of County Commissioners for land not owned by the county, any applicant seeking a rezoning for a private port facility must submit a hazardous materials emergency plan, which will be subject to the approval of the county divisions of emergency management, water resources and planning, and of the appropriate fire district. The plan must provide for annual monitoring for capacity and effectiveness of implementation. At the minimum, the plan must comply with the spill prevention control and countermeasure plan (SPCC) called for in the federal oil pollution prevention regulations, 40 CFR 112, as amended. [34-202(b)(4)]
- k. N/A **Rezoning of Mobile Home Parks.** If the proposed rezoning of an existing mobile home park as defined in F.S. Sec. 723.003, would result in the removal or relocation of mobile home owners, then the application must include facts sufficient to allow staff to conclude that adequate mobile home parks or other suitable facilities exist for the relocation of displaced owners. The facts to be provided are intended to meet the requirements of F.S. sec. 723.083 (1995). Therefore, the statutory definitions will prevail to the extent there is conflict with terms of this Code. [34-203(d)]

Case Name and Number: ESTERO GOLF RESORT, DCI2000-00032

(1) Facts to be provided may typically include: STRAP number and street addresses of properties where mobile homes are to be removed from, and relocated to (i.e., the "relocation site"); and any building permit numbers issued for placement of the mobile home on the relocation site.

(2) If the relocation site is not within the legal description of the subject rezoning, then the property owner of property proposed for relocation must submit an affidavit stating that suitable facilities exist at the relocation site to accommodate the mobile home proposed to be relocated there.

- 07) X **Multiple Zoning Categories.** Applications for two or more planned development categories may be combined in one application. [34-373(a)(1)]
- a. X The subject property must be divided into development areas, each of which corresponds to a different planned development category. [34-373(a)(1)a.]
- b. X Each development area must be identified by a separate legal description. [34-373(a)(1)b.]
- 08) X **Covenants.** Any applicant for a rezoning or master concept plan confirmation under the planned development regulations as provided in this article must submit documentation corroborating unified control over the subject property. [34-373(a)(3) & 34-374(a)]
- 09) X **Description of existing conditions.** The application must be accompanied by the following: [34-373(a)(4)]
- a. X A map or other depiction of the existing zoning and current land uses (i.e., single family residence, multiple-family building, retail commercial, office building, etc.) surrounding the tract or parcel to a distance of 375 feet. [34-373(a)(4)a.]
- b. REF Maps or aerial photographs marked or overprinted to show soils, vegetation and ground cover, and a county topographic map (required if available) or a USGS quadrangle map showing the subject property. Soils and vegetation, etc., should be classified in accordance with the USDA/SCS system and the Florida Land Use and Cover Classification System, respectively. [34-373(a)(4)b.]
- c. REF The location of any environmentally sensitive land and water, based upon standard environmental data and verified by a field inspection by the county staff, unless waived by the director. A survey is not required until the plan has been incorporated into an application for a development order. [34-373(a)(4)c.]
- d. OK A map or other depiction of the property in relation to existing and proposed public transit routes, as well as to bus stops, if located within the Lee Tran public transit service area. [34-373(a)(4)d.]
- e. REF A survey as required by chapter 10, article III, division 8, pertaining to protected species requirements. Upon written request, the director may waive this requirement for minor planned developments. [34-373(a)(4)e.]
- f. X A map showing the exact location of existing easements and rights-of-way. The boundary sketch or Master Concept Plan may substitute for this map if the information is contained therein. [34-373(a)(4)f.]
- 10) X A narrative explanation as to how the proposed development complies with the Lee Plan, as well as the guidelines for decision-making embodied in sections 34-145(c)(2)a. and e., and 34-145(d)(3). [34-373(a)(5)]
- 11) X **Description of proposed development.** The application must be accompanied by a description of the proposed development. The applicant has the choice of using one of two options as follows. The option chosen must be clearly indicated on the application form. [34-373(a)(6)]

Case Name and Number: ESTERO GOLF RESORT, DCI2000-00032

Option chosen was:

- a. X Option 1. The subject parcel may be divided into development areas. For each development area, the following must be shown, either within the areas or on schedules keyed to the areas: **[34-373(a)(6)a]**
1. X The general size, configuration and location of each sub area of development; **[34-373(a)(6)a.1.]**
 2. X The maximum height, in feet and number of stories, of any proposed buildings or structures; **[34-373(a)(6)a.2]**
 3. X The kinds of uses and the number of units proposed for each use, in terms of dwelling units by type, hotel or motel units, number of beds for health care facilities, gross square feet of commercial or industrial use, or other appropriate measures of intensity; **[34-373(a)(6)a.3]**
 4. X The minimum width and composition of all proposed buffers along the perimeter of the subject property, as well as between the individual sub areas of development, if the types of proposed uses requires buffer separations. References to types of buffers as described in chapter 10 are acceptable; **[34-373(a)(6)a.4]**
 5. X The exact location of all points of vehicular ingress and egress from existing easements or rights-of-way into the development, the general location of all proposed internal street rights-of-way or easements, and the general location of all points of vehicular ingress and egress from the proposed internal rights-of-way or easements into each development area; **[34-373(a)(6)a.5.]**
 6. OK Proposed access and facilities for public transit, in accordance with sections 34-411(e) and 10-442. **[34-373(a)(6)a.6.]**
 7. REF The percentage of open space, unless the proposed development is in a development area consisting solely of conventional single-family dwelling units on lots of no less than 6,500 square feet. For commercial and industrial developments, the percentage of open space within each lot or out parcel must be as set forth in section 34-414(c); **[34-373(a)(6)a.7]**
 8. OK The general location of excavations for on-site fill and wet retention; **[34-373(a)(6)a.8.]**
 9. X The location of any requested deviations, keyed to the schedule of deviations, including sample detail drawings of the effect on the site plan of the requested deviation; **[34-373(a)(6)a.9.]**
 10. X Where the subdivision of land is a feature of the proposed development, indicate on the plan the proposed development regulations for each sub area, i.e., minimum size and dimensions of all of the lots, lot coverage, as well as all of the minimum proposed setbacks for principal structures. If the property development regulations for a specific zoning district will be used, reference to the specific district shall be sufficient.; **[34-373(a)(6)a.10.]**
 11. X A traffic impact statement in a format and to the degree of detail required by a form furnished by the county and in conformance with the adopted county administrative code. Upon written request, the director may waive this requirement for minor planned developments. **[34-373(a)(6)a.11.]**
 12. X The master concept plan must also include a summary schedule of uses for the entire property with the following information:

- a) X The types of uses proposed for the entire site. For projects with residential uses, the master concept plan must include the types of proposed dwelling units. **[34-373(a)(7)a.]**
- b) X The units (gross square feet for commercial/industrial uses, number of units for residential or motel/hotel uses, beds for institutional types of uses, etc.) of each kind of use. **[34-373(a)(7)b.]**
- c) REF The proposed percentage of open space for the entire site. **[34-373(a)(7)c.]**
- d) X The master concept plan shall also include a schedule of deviations, including sample detail drawings, unless such drawings would merely duplicate the information shown pursuant to Section 34-373 (a)(5)a.9. and b.9., and a written justification for each requested deviation. **[34-373(a)(7)d.]**
- b. N/A Option 2. The plan must indicate the general location of all proposed land uses, the general location and configuration and approximate dimensions of all proposed lots, parcels or out parcels, and the general location and pattern of vehicular and pedestrian circulation and movement within the site, for the entire site. **[34-373(a)(6)b.]**
- 12) X **Additional Requirements for All Major Planned Development Rezoning**
- a. X A written description of the surface water management plan that includes: **[34-373(b)(1)]**
1. OK the runoff characteristics of the property in its existing state; **[34-373(b)(1)a.]**
2. OK in general terms, the drainage concept proposed, including the outfall to canals or natural water bodies including how drainage flow from adjacent properties will be maintained; **[34-373(b)(1)b.]**
3. X the retention features (including existing natural features) that will be incorporated into the drainage system and the legal mechanism which will guarantee their maintenance; **[34-373(b)(1)c.]**
4. X how existing natural features will be preserved. Include an estimate of the ranges of existing and post development water table elevations, where appropriate; **[34-373(b)(1)d.]**
5. OK the requirements for fill materials posed by this development for other than building pads (use, volume, etc.); **[34-373(b)(1)e.]**
6. OK If the property is subject to seasonal inundation or subject to inundation by a stream swollen by the rains of a 100-year storm event, indicate the measures that will be taken to mitigate the effects of expected flooding. **[34-373(b)(1)f.]**
- b. REF A protected species management plan as required by chapter 10, sections 10-471 to 10-476. **[34-373(b)(2)]**
- c. X If the development is to be constructed in phases or if the Traffic Impact Statement utilized phasing, then a description of the phasing program must be submitted. **[34-373(b)(3)]**

COMMENTS

01)a.2. The owner has granted authorization only to Paula Davis, not the listed applicant, Keystone Custom Homes, Inc. Please either change the applicant's name or provide authorization to Keystone Custom Homes, Inc.

If you keep Keystone Custom Homes as the applicant, please provide documentation to show that Paula Davis is authorized to pursue this rezoning action. Such documentation may take the form of a corporate resolution or corporate minutes.

01)c. Please provide documentation from the Hermes Investment Co., Inc. to show that Mr. Mann is authorized to pursue this rezoning action. Such documentation may take the form of a corporate resolution or corporate minutes.

05) The Application for Public Hearing form that was submitted is outdated. Please contact Bob Gurnham to obtain the most current form. Since a resubmittal will be required for this project, please resubmit the application on the most current form.

06)a.2. The MCP appears to encompass an additional parcel whose STRAP number is not included in the application. Please review the application to see if STRAP #28-46-25-00-00001.0030 should be included, and revise ALL documents to include this STRAP number, i.e., Disclosure of Interest Form and the pertinent pages of the public hearing application.

06)e. Please include property ownership information on the additional STRAP number noted above.

06)f. & g. Please revised the surrounding property owner documents to include the additional STRAP number noted above.

07) Please provide separate legal descriptions for the CPD and RPD portions of the project. In additional, please indicate the boundaries of these two districts on the MCP.

08) The Covenant supplied with this application was signed by the contract purchaser. The Covenant of Unified Control must be signed by the owner, as indicated on the form. Please resubmit a form with the correct signature.

The Covenant of Unified Control form submitted has put the proposed project name where the street address(es) is required. Please correct.

09)a. Please indicate the type of uses that exist within the PUD to the west, and the RS-1 and TFC-2 zoned areas to the north and east. If the areas are residentially developed (or have development order approvals), please indicated whether the uses are single family, duplex, multi-family, etc. Please provide specific height information, in stories and feet, for the adjacent tracts to allow staff to adequately address your request to have structures up to 95 feet high.

Please indicate the uses for the CC , CPD and AG-2 zoned parcels located along US 41 and Koreshan Boulevard. If any of the parcels are undeveloped, please indicate that fact.

09)f. Please explain your intentions regarding the Seaboard Coast Line Railroad right of way. Is it your intention to have crossings over the right of way (given the statement that all residential areas will have access to the clubhouse/recreation center)? Please provide authorization from the railroad to allow crossings, if that is your intention.

10) The Consistency with the Lee Plan Narrative indicates that this project has been designed "... to be compatible with existing and expected adjacent development." Please provide more information regarding this statement. Given the bubble plan concept that has been utilized for this project and the lack of detail about the adjacent parcels, staff cannot review this issue. For example, the RPD proposes 55 foot high four story buildings but does not designate where these may be located. There appear to be single family homes zoned RS-1 adjacent to this site along two boundaries. How will your project be compatible? You are seeking to have deviations approved to lessen the lake setbacks along the perimeter property line. Please explain how this will be compatible with the adjacent tracts.

The Lee Plan narrative states that this project will be consistent with Lee Plan Policy 4.1.2, because the roadways will have "no detrimental disruptive effect on the adjacent uses." Staff cannot review this issue because all roadways are not shown. Please provide illustrations to substantiate your statement.

Please provide information to show how and why this project is consistent with Lee Plan policies dealing with commercial development. The Lee Plan narrative only states that the project is consistent; it does not explain how and why.

Please provide pictural information to support the statement that this project "is designed to provide adequate and appropriate landscaping, open space and buffering which will ultimately enhance the appearance of structures and parking areas and blend the development with the character of existing or planned surrounding uses."

11)a.1. The MCP does not include an accurate scale. Please provide a scale in a clearly legible "one inch equals X" format, that will equate to most scaling devices.

Please explain the significance of the different tract designations, such as RPD Tracts 1-7 and CPD Tracts 1-6.

Please provide acreage figures for the tracts.

Note #1 is not acceptable. The county must rely on the **specific** information shown on the plan. Please remove this note.

Note #2 is not acceptable. The county must rely on the **specific** information shown on the plan. In addition, some dwelling unit types are not permitted in the CPD, and this note is contrary to that prohibition. No information has been provided to show the significance of the proposed conversion ratios. Please remove this note.

The general notes at the end of the permitted use lists are not acceptable. Please remove these notes. You must seek specific uses per the LDC Use Activity Groups.

How many residential units are planned to be in the CPD portion of the project?

How many holes are planned for the golf course?

The Proposed Development Description and the project name indicate that this project will definitely be a golf course community, however the MCP indicates the golf course is an "Option". Please provide an explanation as to how this project will evolve if the golf course option is not exercised.

The Proposed Development Description indicates that the club house/recreation center will have "easy access by all project residents." Please provide a pictorial display to show this concept. For example, staff has concerns about how the residential tract within the CPD will access the club house/recreation center since you are not proposing any crossings over the R/R right of way.

Please show and label the "accessway" noted in the Proposed Development Description that is to provide links to "all of the access points and links all of the elements of the project together".

Please explain what a "low intensity hotel" might be. What are the "requisite amenities" for this hotel, referenced in the Proposed Development Description?

The Proposed Development Description indicates that "Adequate provisions for buffering are included with special attention to the buffer between the commercial use and the Vines development to the north". However the MCP shows a Type D buffer "is required" and will be provided. LDC Section 10-416 requires a type C or E buffer where commercial development will abut residential development. Please explain how a D buffer is adequate when it does not meet the required minimum code.

- 11)a.2. Please provide the exact height, in stories in Application for Public Hearing to match the MCP. In additional, please provide specific height proposals, in feet and stories on each Tract.
- 11)a.3. The Application for Public Hearing must be amended to show the unit mix that is proposed, and this mix should also be indicated by type and tract on the MCP.
- 11)a.4. Please show what types of uses and the height in stories and feet will be located along perimeter property boundaries. Otherwise, staff cannot ascertain that adequate buffers have been provided. The CPD portion of the site contains a perimeter property line height restriction, but the RPD portion does not.
- 11)a.5. Please show "the general location of all proposed internal street rights-of-way or easements" throughout the project, as is required.
- 11)a.9. You must seek deviation in the appropriate zoning district. Please revise the list to seek deviation in either the CPD or the RPD or both zoning districts, as applicable.

Deviation #1 does not appear to be necessary, as the LDC allows you to maintain a 25 foot setback if you provide elements for the protection of wayward vehicles. No deviation is required.

Deviation #2 is shown along the north and eastern property lines, but these locations are not addressed in the justification. Please explain how the project will be enhanced by this

Case Name and Number: ESTERO GOLF RESORT, DCI2000-00032

deviation or how the deviation will protect health, safety and welfare, of the adjacent property owners, as is required by LDC Section 34-412.

Deviation #5a--Please explain why this project should be treated differently than any other project, and granted approval to allow the model units and model homes in any location at this time without administrative approval, given the fact that none of the model units are shown.

Deviation #5b--Please explain why this project should be treated differently than any other project, and granted approval to allow the model units and model homes to enjoy an extended period of approval.

Deviation #6 seems similar in nature to Deviations 5a & 5b. Why are the deviations listed as a0 & b) rather than separate deviations? Or conversely why is Deviation #6 not included as 5c?

Deviation #6 speaks about phases, while both the TIS and the Phasing Plan and notes on the MCP indicate that the project will be development as one phase. Please explain.

Deviation #6---Please explain why this project should be treated differently than any other project, and granted approval to allow the model units and model homes to enjoy an extended period of approval.

Deviation #7--Are you sure you are seeking the correct deviation? It appears that you wish to have off-site parking for the model uses, and to have that off-site parking to be exempt from the paving requirements. You may need two deviations to address this issue. If so, please provide justification for each deviation. Your justification notes that this deviation "may not be required". If that is the case, please withdraw it.

Deviation #8 seeks to deviation from the requirement to provide two or more means of access for the RPD portion of the site. There appears to be ample room to have two access points between the eastern property line and the Seaboard Coast R/R for the RPD. One access may be limited to right in and right out movements, but two access points could be accommodated. Please provide other justification for this deviation.

Deviation #9 is not needed. Please review the LDC.

Deviation #10. Please see comments from Environmental Sciences staff.

- 11)a.10. Please provide pictorial typical lot depictions for the commercial areas showing side, rear, water, street, front setbacks.
- 11)a.11. Please refer to the separate insufficiency checklist addressing this issue.
- 11)a.12.d. Staff has serious reservations about many of the uses that are included on the Schedule of uses due to the potential compatibility issues and the bubble plan nature of the MCP. You may want to consider adding more detail, limiting specific use locations, and paring the list significantly.

As previously noted, the general uses notes to allow other "comparable uses" are not acceptable and should be removed.

Case Name and Number: ESTERO GOLF RESORT, DCI2000-00032

According to Thom Osterhout, Lee County Utilities, it is premature to seek approve to allow temporary and permanent septic tanks for this project as noted in Note #6 on the MCP. Requests of this nature are reviewed in context to specific locations on the MCP and the distance to sewer facilities. This issue would be more appropriately address during the development order review. Please remove note #6.

Please indicate the proposed height and the specific location of the Communication Tower(s).

How many Assisted Living Facility units are proposed? MCP note #3 is not acceptable as the LDC contains conversions requirements for ALF uses based upon more detailed factors that what is provided in this application. If you wish to vary from the LDC, a deviation must be sought and approved. Please remove this note.

The Consumption on Premises Use note speaks of out-parcels, however the MCP does not show outparcels, it only shows development tracts with unknown acreage.

Please remove the Physical Fitness Center use, as this is not a defined or listed use in the Planned Development Use Matrix or the general LDC.

Water Retention uses are listed twice--one as Excavation, Water Retention and once as just Water Retention. Please correct.

Please indicate which groups you propose from Recreation, Commercial. The TIS may need to be revised and specific information provided if you include Group V, as the uses in that category may change the trip information.

11)a.12.d. Please see the discussion about the deviations above.

12)a. Please refer to the memo from Environmental Sciences.

12)c. Please note the question about the Phasing Plan noted above.

General Comments:

1. The Application for Public Hearing, page 6, indicates that you have written agreements form Gulf Environmental Services to serve this project. Please provide copies of those agreements as required.
2. Ms. Dawn Lehnert, Assistant County Attorney has reviewed this project for compliance with state DRI thresholds and has made the following finding:

Based upon the information provided on the MCP the development is between 100 and 120% of the DRI threshold for mixed use developments (FAC 28-24.032). Therefore, the current development proposed is presumed to be a DRI. The applicant can either diminish the development proposed or submit documentation that serves to rebut the presumption.

The DRI issue must be adequately addressed in compliance with LDC Section 34-373(d)(2) before this project can be found sufficient. Please provide acceptable and definitive numeric data to show that the project does not trigger any DRI thresholds, or provide a clearance letter from DCA.

**DEPARTMENT OF COMMUNITY DEVELOPMENT
DEVELOPMENT SERVICES DIVISION**

ZONING TRAFFIC IMPACT STATEMENT SUFFICIENCY CHECKLIST

PROJECT THE ESTERO GOLF RESORT

DCI CASE NO: DCI2000-00032

SUBMITTED FOR: RPD/CPD

RECOMMENDATION: find INSUFFICIENT

DATE OF REVIEW: June 15, 2000

REVIEWED Bob Rentz

COMMENTS INCLUDED Yes

DATE: June 15, 2000

METHODOLOGY MEETING No

SUFFICIENT (Y/N) NO

LEGEND

S- REQUIREMENT SATISFIED I - REQUIREMENT NOT SATISFIED

INFORMATION REQUIRED FOR ALL PROJECTS

- 1) I DESCRIPTION OF DEVELOPMENT AND ITE LAND USE CATEGORY. The TIS contains a general description of each type of use proposed, the units of development (i.e. the number of dwelling units, square feet of building floor area, etc.) and the Land Use Code for each type of use used in Trip Generation (i.e. Single-Family Detached Housing, 200 Lots, Land Use Code 210).
S Land Use Codes are complete and appropriate for each proposed use.
- 2) S TRIP END RATES OR EQUATIONS. The TIS contains the equations or the average trip end generation rates for each type of use proposed and the name of the document from which this information was obtained (i.e. ITE TRIP GENERATION, current edition).
S Trip generation is based on the combination of uses shown in the Schedule of Uses on the
S Master Concept Plan which generates the highest total number of trips during the A.M. and P.M. peak hour of the adjacent street(s) and the A.M. and P.M. peak hour of the generator(s).
I Trip generation has been based on regression equations where available; or
S Average generation rates, where regression equations are unavailable or were approved in advance by Z&DS; or
NA Trip generation rates from a study of one or more similar developments when the study was approved in advance by Z&DS.
I Trip generation equations or average trip rates are complete and correct.

- 3) S SITE PLAN. The TIS contains a drawing showing the project's access point(s), and the location of all other access point(s) within 660' for project entrances on an arterial road, 330' for

<u>Road (s) accessed:</u>	<u>Functional Classification:</u>	<u>Trafficway Classificati</u>
<u>U.S.41</u>	<u>arterial</u>	<u>arterial</u>
<u>Koreshan Blvd.</u>	<u>arterial</u>	<u>arterial</u>
<u></u>	<u></u>	<u></u>

- 4) I BACKGROUND TRAFFIC. The TIS contains peak season peak hour traffic for the current year and for the year in which the project is expected to be completed. For projects which are to be constructed in phases, peak season peak hour traffic for the year in which each phase of the project is expected to be completed is shown.

- 5) I DIRECTIONAL SPLITS. The TIS contains a drawing showing the percentage and the direction of travel for trips entering and exiting the project at each proposed access point. Distribution of traffic to project entrances is reasonable.

- 6) I AREA OF INFLUENCE. (Required of projects generating more than 100 trips during the A.M. or P.M. peak hour of the adjacent street.) The TIS contains a drawing showing the area of influence of the project (the area in which project traffic is 10% or more of the maximum service volume at LOS "C" on roadway links and 10% or more of the total approach volumes at intersections at project buildout).

I Distribution of traffic throughout the area of influence is reasonable. Distribution shows a reasonable reduction in trips as they move away from the project. reasonable reduction in trips as

- 7) I LEVEL OF SERVICE ANALYSIS. (Required of projects generating more than 100 trips during the A.M. or P.M. peak hour of the adjacent street.) The TIS contains an analysis of the Level of Service for all links within the area of influence.

S The TIS contains an analysis of the Level of Service for each 'of the project's access points and of all intersections within one-quarter mile of the project. The analysis follows the methods established in the most current edition of the HIGHWAY CAPACITY MANUAL for either unsignalized or signalized intersections.

- 8) S ARTERIAL ANALYSIS. (Required of projects generating more than 300 trips during the A.M. or P.M. peak hour of the adjacent street.) The TIS contains an analysis of the arterial road accessed or impacted in the area of influence which follows the methods established in the most current edition of the HIGHWAY CAPACITY MANUAL for an urban or suburban arterial road.

- 9) I NECESSARY IMPROVEMENTS. (Required of projects when the Level of Service analysis shows that the LOS on links or at intersections falls below the minimums adopted in THE LEE PLAN.) The TIS contains a recommendation and analysis of the improvements that are needed to meet or exceed the LOS standard.

COMMENTS

- 1) The residential trip generation is based solely on multi-family (LUC 230). However, the schedule of uses includes single-family. Therefore, it would seem reasonable to assume that there will be some proportion of single-family development, and the trip generation should be calculated accordingly. 2)

The equation, instead of the average rate, should have been used to calculate the PM peak hour trip generation for General Office (LUC 710). This will result in a somewhat higher volume than shown, which will also affect some of the data in **Table 1-A**, **Table 2-A**, **Table 5**, Figure 4.

- 4)&5) **Table 2-A**, the PERCENT PROJECT TRAFFIC distribution on Koreshan Blvd. doesn't match what is shown on Figure 3.
The data for the two segments of Three Oaks Pkwy. appears to be reversed.
This will also affect **Table 1-A** and **Figure 6**.

- 7)&9) It appears that in the 2005 build out year of the project the Koreshan Blvd./Three Oaks Pkwy. intersection will fail.
On **Table 1-A** the service volumes for U.S.41 north of Alico Rd. appear to be incorrect.

Note: 1. It appears that by the 2005 build out year the intersections of U.S.41/ Koreshan Blvd., and Three Oaks Pkwy./ Koreshan Blvd. will require signalization. These intersections should be monitored to determine when signalization is warranted.

2. The need for turn lanes will be determined at the time of Development Order review.

3. Based on the volumes shown on Figure 7, the HCS Signalized Intersection analysis for Sanibel Blvd./ U.S. 41 for the AM peak hour at the 2005 build out is actually for the PM peak hour.

DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF PLANNING/ENVIRONMENTAL SCIENCES
PLANNED DEVELOPMENT REZONING SUFFICIENCY CHECKLIST

PROJECT NAME: Estero Golf Resort RPD/CPD

CASE NUMBER: DCI 2000-00032

STRAP NUMBER(S): 21-46-25-00-00001.0000 & .3000

ACREAGE: 314.6 acres [20.9 acres freshwater wetland; 0.3 acres other wetland areas]

SUBMITTAL DATE: June 6, 2000

END DATE OF REVIEW: June 12, 2000

REVIEWED BY: Kim Trebatoski (*The reviewer may be contacted at # 479-8183*)



RECOMMENDATION: X - Please see comments.

OK =Sufficiency requirement satisfied.

OK/A=sufficiency satisfied, but additional information needed.

X=Sufficiency requirement not satisfied.

N/A=Not applicable to this submittal.

N/R=Not a requirement for Sufficiency Submittal: Minor PD.

**This checklist is for sufficiency of information to review for planned development rezoning.
It does not grant or imply any approvals.**

ADDITIONAL INFORMATION MAY BE REQUESTED BEFORE ANY HEARINGS.

1) Soils, Vegetation FLUCCS, Topography - Maps or aerial photographs marked or overprinted to show soils, vegetation and ground cover, and a Lee county topographic map (required if available) or a USGS quadrangle map showing the subject property. Soils and vegetation, etc. should be classified in accordance with USDA/SCS system and the Florida Land Use and Cover classification system, respectively. [34-373(a)(4) b.]

SUFFICIENCY STATUS: OK/A - Please submit a FLUCCS map at the same scale as the Master Concept Plan (MCP). ES staff use this to overlay the MCP and confirm locations of existing, on-site indigenous vegetation communities in relation to the proposed development.

2) **Protected Species Survey** - A survey as required by Chapter 10, Division 8 of the Lee County Land Development Code. [34-373(a)(4) e.]

SUFFICIENCY STATUS: OK/A - Please note ES staff have not yet conducted a field verification. Additional information may be required.

3) **Protected Species Management Plan** - A management plan as required by Chapter 10, Division 8 of the Lee County Land Development Code. {Protected species preserve areas must be indicated on the master concept plan; a final management plan is not required until time of local development order.} [34-373(b)(2)]

SUFFICIENCY STATUS: OK/A - Please note appropriate on-site preserves must be established for the gopher tortoises. The MCP should be revised to show gopher tortoise preserve areas if they can be committed to at this time.

4) **Environmentally Sensitive Areas** - The location of any environmentally sensitive land and water, based upon standard environmental data and verified by a field inspection by the county staff, unless waived by the director. A survey is not required until the plan has been incorporated into an application for a development order.[34-373(a)(4) c.]

Wetland jurisdictional lines must be established by the South Florida Water Management District (SFWMD).

SUFFICIENCY STATUS: X - Please submit a SFWMD verification of state jurisdictional wetlands.

5) **Open Space** - Open space must be stated on the plans, unless the proposed development is in a development area consisting solely of conventional single family dwelling units on lots of no less than 6500 square feet. For commercial and industrial developments, the percent of open space within each lot or outparcel shall be as set forth in 34-414(c).

[34-373(a)(6) a.7. and 34-373(a)(6) b.7.]

SUFFICIENCY STATUS: X - Please revise the MCP to indicate the required percentage and acreage of open space for the residential and commercial areas. The acreage of required indigenous preservation must be noted on the MCP.

6) **Design Standards: Preservation Areas, Environmentally Sensitive Areas, and Conservation Easements** - Every effort shall be made in the planning, design and execution of a planned development to protect, preserve or to not unnecessarily destroy or alter natural features of the site, particularly mature native trees and threatened or endangered native vegetation. [34-411(g)] All preservation areas and/or conservation easements must be delineated on the plan and labeled as such. [34-373(a)(4) c.], [34-414(d)], [34-932(b)].

SUFFICIENCY STATUS: X - The site contains indigenous native vegetation communities and gopher tortoises. The MCP does not delineate any indigenous or gopher tortoise preserves. Please see comment 3 and 7.

7) **Deviations** - All environmental deviation requests must be explained by documentation.

[34-412(a)]

SUFFICIENCY STATUS: X - Deviation 9: This deviation is not necessary. LDC Sect. 10-329(e)(3)(a) allows excavations to a 20 foot depth with an approved deep water lake management plan. Please submit a deep water lake management plan for review.

Deviation 10: Please note the wetland mitigation requirement for the SFWMD is a separate issue from the Land Development Code requirement for the preservation of existing, on-site indigenous vegetation communities. Please explain why the existing, on-site indigenous vegetation communities cannot be preserved.

8) **Lee Plan Consistency- SUFFICIENCY STATUS: OK - Policy 6.1.6:** The applicant indicates the proposed plan is consistent with this policy since it provides adequate and appropriate landscaping, open space and buffering which will ultimately enhance the appearance of structures and parking areas and blend the development with the character of existing or planned surrounding land uses. *ES staff note the applicant is requesting a deviation to the preservation of existing, on-site indigenous vegetation communities.*



THE SCHOOL DISTRICT OF LEE COUNTY

2055 CENTRAL AVENUE • FORT MYERS, FLORIDA 33901-3988 • (941) 334-1102 • FAX (941) 337-8378

June 12, 2000

Ms. Kay Deselem
Lee County Development Services Division
P. O. Box 398
Ft. Myers, FL 33902-0398

PATRICIA ANN RILEY
CHAIRMAN • DISTRICT 3
KATHERINE BOREN
VICE CHAIRMAN • DISTRICT 4
TERRI K. WAMPLER
DISTRICT 1
LANNY MOORE, SR.
DISTRICT 2
LIBA POCKRUS
DISTRICT 5
BRUCE HARTER, PH.D.
SUPERINTENDENT
KEITH B. MARTIN
BOARD ATTORNEY

Re: Estero Golf Resort RPD/CPD, DCI Sufficiency Review, Case # DCI2000-00032

Dear Kay:

Thank you for the opportunity to review this proposed 600 unit project off U. S. 41 in Estero for sufficiency with regard to educational impacts. We have concluded that the following additional questions need to be addressed:

1. Will any of the residential development be an age restricted, over 55 development in accordance with HUD standards? If so, please provide documentation.
2. Will any of the 600 proposed units consist of rental apartments?
3. What will be the suggested price ranges for the proposed product mix?
4. Please estimate the number of school aged children expected to reside in the proposed 600 unit development.
5. What impact will the proposed project have on the nearby Three Oaks Middle School?

Thank you for your attention to this matter. If I may be of further assistance, please give me a call.

Sincerely,

Stephanie Keyes, Facilities Planner
Facilities Management and Capital Projects

cc: Frederick Gutknecht, Director, Facilities Management and Capital Projects
Dr. Ande Albert, Assistant Superintendent for Support Services

LEE COUNTY
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PLANNING DIVISION
M E M O R A N D U M



to: Hearing Examiner

from: Kay Deselem, AICP, Senior Planner 

subject: Estero Golf Resort

date: March 14, 2001

Staff recommends adding the following condition concerning golf course monitoring. This condition relates to staff's proposed Condition "10 K" which would require the developer to submit annual ground water and surface water quality monitoring reports. The condition staff is proposing here would require the developer to submit pre-development groundwater and surface water analysis in order to have baseline data upon which to evaluate the annual monitoring reports. The following condition is proposed.

Prior to development order approval for the golf course, the developer must conduct a pre-development groundwater and surface water analysis and submit the analysis to Lee County Division of Natural Resources. This analysis is intended to establish baseline data for groundwater and surface water monitoring for the project area. The analysis must be designed to identify those nutrients and chemicals that are anticipated to be associated with the project. Prior to commencing this baseline study, the developer must submit the methodology for review, comment, and approval by Lee County.

This condition was taken directly from the Miromar Lakes DRI development order.

cc: Ben Chumley, Planner, Division of Planning

Memo

To: Kay Deselem, AICP
Senior Planner

From: Elaine Wicks, E.I.
LDOT Engineer III *EW*

Date: June 15, 2000

Re: **Estero Golf Resort RPD/CPD
Sufficiency Review
DCI 2000-00032**

The Department of Transportation has received the Application for Public Hearing for Planned Development for the above referenced project and has found it insufficient for review.

The Lee County MPO 2020 Financially Feasible Plan shows the 2-lane extension of Oriole Road as a reserve project. The existing Oriole Road stops just short of the northern property line for this project. This parcel is crucial in making the connection between the existing roadway to the north and Koreshan Boulevard. The Master Concept Plan submitted does not adequately address the extension of Oriole Road. Please show us how the extension of Oriole Road will be handled in the MCP.

DOT would like to suggest setting up a meeting with the applicant to discuss this issue of Oriole Road. Please give me a call at 479-8580 (ext. 5362) to coordinate.

EW/mlb

DEVELOPMENT SERVICES DIVISION
MIXED PLANNED DEVELOPMENT
TRANSMITTAL SHEET

TO: Distribution FROM: Kay Deselem DATE: March 21, 2001
Walter J. McCarthy - Xmittal sheet only
Donna Marie Collins
Ben Chumley/Matt Noble
Kim Trebatoski, Planning
Elaine Mettauer, LCDOT

PROJECT NAME: Key Custom Homes, Inc. in ref to CASE: DCI2000-00032
Estero Golf Resort MPD

Additional Comments:

**Pursuant to the continuation order from the HEX. Please provide
written comments no later than 5pm MONDAY, March 26, 2001.**

cc: DCI File/**ZONE File**

MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT
DEVELOPMENT SERVICES DIVISION

DATE: March 30, 2001

To: Salvatore Territo, Hearing Examiner

FROM: Kay Deselem, Senior Planner

RE: ESTERO GOLF RESORT, DCI2000-00032

This case was continued until 3/30/01 allowing written submissions only, limited to the Continuance Order instructions. The attached "rewording of conditions and deviations" is being submitted from staff and the applicant. As noted on that document, language that is to be added is shown double-underlined, and language that is to be deleted is shown ~~struck thru~~. Areas of disagreement are shown **highlighted**, and for some areas, clarifications are provided in *italics*. Staff has not included any assessment or explanation (from staff or the applicant) of the disagreements as that testimony was placed on the record during the hearing of March 14, 2001.

The applicant has provided revised Property Development Regulations to reflect agreement reached between staff and the applicant at the March 14, 2001 hearing. A copy of that document is attached. The Property Development Regulations and the Open Space Table have been removed from the Master Concept Plan; they are now separate documents that can be attached to a zoning resolution. A copy of each document is included. A revised Master Concept Plan is also attached.

Attachments: Revised Conditions and Deviations document, dated 3/30/01
Revised Property Development Regulations, dated March 29, 2001
Open Space and Indigenous Vegetation table, dated March 21, 2001
Revised Master Concept Plan, stamped, "Received March 30, 2001"

cc: Carron Day, agent for the applicant (via e-mail w/o the revised Master Concept Plan)
Walter McCarthy, Division Director (via e-mail w/o the revised Master Concept Plan)
Donna Marie Collins, Asst. County Attorney
Andy Getch, DOT
Kim Trebatoski, Environmental Sciences
DCI/Zoning files

ESTERO GOLF RESORT
DCI2000-00032
REVISED CONDITIONS and DEVIATIONS
March 30, 2001

Language to be added has been double-underlined, and language to be deleted is shown ~~struck thru~~. Areas of disagreement are shown highlighted, and for some areas, clarifications are provided in *italics*. Staff has not included any assessment or explanation of the disagreements as that testimony was placed on the record during the hearing of March 14, 2001:

Conditions

1. The development of this project must be consistent with the one-page Master Concept Plan entitled "Estero Golf Resort," last revised 3/29/01, stamped, Received March 30, 2001," except as modified by the conditions below. If changes to the Master Concept Plan are subsequently pursued, appropriate approvals will be necessary.
2. The following limits apply to the project and uses:
 - a. Schedule of Uses

(1) **RESIDENTIAL PORTION- Tracts 5-12**

Accessory Uses
Administrative Offices
Agricultural Uses--as limited by other conditions
Assisted Living Facility--limited to Tracts MPD-5 only--maximum 100 units
Club, Country including the following ancillary uses:
Consumption on Premises- limited to one for the clubhouse and one for the golf course only, includes outdoor seating
Food and Beverage Service
Golf Course Maintenance Facility--~~as limited by other conditions~~
limited to MPD-7 only
Health Club and Spa
Restaurant, includes outdoor seating
Speciality Retail
Dwelling Units--single-, two-, and multi-family units, zero lot line units, and townhouses---limited to a maximum of 820 for the entire project;
~~Staff position: and a maximum of 300 for MPD-5~~
~~Applicant's position: and a maximum of 340 for MPD-5~~
Entrance Gates and Gatehouses

Essential Services
Essential Service Facilities, Group I
Excavation, Water Retention--Not to include the removal of excavated material from the site
Fences and Walls
Golf Course, including Practice Greens and Driving Range--subject to further review during the Development Order process to determine appropriate locations and possible additional buffering or screening required for the practice greens and driving range
Golf and Tennis Pro Shops (limited to ancillary use in clubhouse tract)
Home Occupation, as limited by the LDC
Model Homes, Model Units and Model Display Center
Real Estate Sales and Rental Office-- limited to sales of lots, homes or units within the development, except as may be permitted in § 34-1951 *et seq.* The location of, and approval for, the real estate sales office will be valid for a period of time not exceeding five years from the date the Certificate of Occupancy for the sales office is issued. The director may grant one 2-year extension at the same location.
Recreational Facilities, Personal and Private On site, as defined and regulated by the LDC Section 34
Signs, in compliance with the LDC
Storage, Open, recreational vehicles, boats and similar items for residents only, will only be permitted if administrative approval is sought showing the exact location of the use. Such uses, at a minimum, must be shielded behind a continuous visual screen at least eight feet in height when visible from any residential use, and six feet in height when visible from any street right-of-way or street easement.
Temporary uses--limited to a sales center and a construction office, in compliance with the LDC for temporary uses

(2) COMMERCIAL PORTION--Tracts 1-4

Accessory Uses

Administrative Offices

Agricultural Uses, as further limited by other conditions

Animal Clinic-outside kennels are prohibited

Auto Parts Store, subject to permitted Use Note B--limited also by Conditions

16

Automobile Repair & Service, Group I only--subject to Permitted use Note B

Banks and Financial Establishments, all Groups

Broadcast Studio, Commercial Radio and Television--an on-site tower is prohibited

Business Services, Groups I & II, Group II--outdoor storage prohibited

Car Wash, subject to Permitted Use Note B

Cleaning and Maintenance Services, no outdoor storage of vehicles

Clothing Stores

Computer and Data Processing

Consumption on Premises, ~~as limited below~~ subject to Permitted Use Note set

forth in 2.a.(3)(B)C

[Staff and the applicant do not agree on the limitations of Permitted Use Note]

Contractors and Builders, Group I only
Convenience Food and Beverage Store, subject to Permitted Use Note B
Cultural Facilities, limited to Art Galleries and Museums
Daycare Center, Child and Adult
Department Store
Drive-through facility, subject to permitted Use Notes A and B must be located a minimum of 500 feet from any residential lot in The Vines.
Drug Store, limited to Use Note B
Essential Services
Essential Service Facilities, Group I
Excavation, Water Retention--Not to include the removal of excavated material from the site
Fences and Walls
Food Stores, Groups I and II
Gift and Souvenir Shop
Hardware Store, limited to Permitted Use Note B
Health Care Facility, Groups I, II and III
Hobby, Toy and Game Shop
Hospice
Model Units and Model Display Centers--subject to conditions below
Non-store Retailers, all Groups, outdoor storage is prohibited
Offices, Medical
Package Store, limited to:
 Wine Shops, and
 Package Stores in conjunction with a Drug Store use only
Paint, Glass and Wallpaper Store
Personal Services, Group I, II--limited to Beauty Spas, Health Clubs or Spas, Reducing or Slenderizing Salons, Group III, and Group IV--limited to babysitting bureaus, debt counseling services, portrait copying, shopping services, and tax return preparation services
Pet Services
Pet Shop
Place of Worship
Real Estate Sales and Rental Office
Recreational Facilities, Personal and Private on site only and only in conjunction with and on the same tract as any ancillary multi-family or townhouse uses
Rental and Leasing Establishments, Group II--outside storage is prohibited
Restaurants, Fast Food, subject to Permitted Uses ~~Notes A and B~~
Restaurants, Standard--Groups I, II, III & IV--subject to Permitted Use Note A
Schools, Commercial
Self Service Fuel Pumps--Limited to ~~eight sixteen~~ pumps subject to Permitted Use Note B unless a greater number is approved as part of a special exception or as specifically approved in a public hearing amendment.
Shopping Center
Signs, in compliance with the LDC
Social Services, Group I only
Specialty Retail Shops, Groups I-IV

Storage, Indoor only and only as an ancillary use
Studios
Temporary uses-limited to sales center and construction offices, in compliance
with LDC regulations regarding temporary uses
Variety Store
Wholesale Establishments, Group III only

(3) Additional Use Conditions:

- (A) The following uses may be allowed in Wetland areas subject to review and approval by Environmental Sciences staff as part of development order review:

Interpretative centers, rain shelters gazebos
Nature and foot paths including pedestrian boardwalks
Wildlife management areas
Mitigation activities
Signs, limited to educational signs only

- (B) The following **Permitted Use Notes**, as referenced above ~~and on the MCP~~, also apply (as referenced in the Schedule of Uses as A, B & C):

~~(1)~~A Must be located a minimum of 200 feet from any off-site property zoned for residential purposes

~~(2)~~B Limited to Tracts MPD-3 and MPD-4 only

~~(3)~~C Consumption on Premises (COP)

(1) COP's are limited to a maximum of three for standard restaurants only, and one for the clubhouse and one for the golf course in the Club Recreation Tract.

(2) COP's in Tract MPD -1 must first receive Special Exception or an Administrative Approval, which ever is deemed appropriate by the DCD Director. Since the proposed plan of development is only conceptual, this additional condition is necessary to ensure the placement of the COP use will be compatible with the surrounding land uses.

- (C) Uses in MPD Tract 1 are limited as follows:

Hours of operation for businesses to be open to the public are 7 a.m. until 10 p.m.

~~Staff's position~~ if Deviation #13 is not approved is to add:

except that Restaurants may be open until 11 p.m., Monday through Thursday and 12 a.m., Friday and Saturday

~~Staff's position~~ if Deviation #13 is approved is to add:

restaurants that utilize any COP approval would need to adhere to the 7 a.m. until 10 p.m. hours. (Staff recommends DENIAL of Deviation #13.)

~~Applicant's position~~ is to add:

except that Restaurants may be open until 11 p.m., Monday through Thursday and 12 a.m., Friday and Saturday

[Staff and the applicant are in agreement if Deviation #13 is not approved; staff and the applicant are not in agreement if Deviation #13 is approved.]

Deliveries are prohibited between the hours of ~~9 p.m. and 7 a.m.~~ 8 p.m. and 6 a.m.

Outside speakers systems, loud speakers or public address systems are prohibited in this tract.

b. **Site Development Regulations**

Site Development Regulations are limited to the "Property Development Regulations," exhibit that is included as Attachment G as revised on March 30, 2001:

(A) General Project Square Footage Limitations:

- (1) Maximum overall commercial development is limited to ~~340,000~~ 320,000 square feet of retail commercial uses, and 20,000 square feet of office uses, except as limited below; and
- (2) This project can be comprised of medical, general office, retail, or service uses (in compliance with the schedule above), or any combination of those uses, up to the maximum square footage, provided all limiting conditions and parking, open space, buffering, and water management requirements are met.
- (3) All special setback or development regulations contained in the LDC (as it may be amended) for any specific use must be met; and
- (4) ~~The regulations contained herein supersede the Site Development Conditions contained on the MCP.~~
- ~~(4)~~(5) The conversion option to convert retail and office uses is approved with the limitation that no more than 21.94 acres of commercial acreage may be converted to office use; and
- ~~(5)~~(6) Retail Commercial square footage within the Suburban land use category must not exceed 100,000 square feet. The development must provide cumulative totals for each development order submittal showing compliance with this condition.

(B) Outdoor Seating for COP uses:

Staff's position if Deviation #13 is not approved:

Outdoor seating must receive Special Exception approval

- (1) Outdoor seating must not be located within 300 feet from a residential lot in The Vines; and**
- (2) Outdoor seating must be located on the side opposite any**

(3)

residentially zoned or used lot in The Vines, and
The outdoor seating must cease at 11 p.m. Monday through
Thursday, and 12 a.m. Friday and Saturday.

OR

Staff's position if Deviation #13 is approved:
outdoor seating must receive Special Exception approval.

[Staff and the applicant are in agreement on the outdoor seating for COP uses, if Deviation #13 is not approved. If Deviation #13 is approved, staff recommends that the outdoor seating for COP uses be required to receive Special Exception approval, whereas the applicant believes that the conditions noted will address the COP use.]

(C) — Hours of operation for Tract MPD-1 are limited to 8 a.m.--10 p.m.

(D) *[Staff and the applicant mutually agreed to move this information moved to Permitted Use Note C]*

3. Environmental Conditions: Prior to local Development Order Approval:

- a. The developer must provide open space consistent with the Open Space and Indigenous Vegetation Table attached as Attachment C and on the approved Master Concept Plan. Each tract must provide a minimum of 10% open space.
- b. ~~The development order plans must show an upland preserve connection between the conservation area in the southeast corner of MPD Tract-5 and the upland conservation area on the eastern side of the restored wetland. The development order plans must also include details of a roadway or bridge meeting Category B street standards with closed drainage that accommodates wildlife passage under the entrance roadway to MPD Tract-5. The development order plans will show a connection between the conservation area in the southeast corner of the MPD Tract-5 and the upland conservation area on the eastern side of the restored wetland. The wildlife connection will run under the road and include a set of 2 tunnels constructed of, 36 inch wide X 24 inch high, elliptical concrete pipe. The plans will show the 2 elliptical wildlife connections placed under the road in a side by side position unless directed otherwise by ES staff. At a minimum, the bottom of the pipes will be placed no lower than the existing upland preserve grade to help prevent inundation, within the pipes, during the wet season.~~
- c. The developer must submit a detailed wetland restoration plan to the Division of Planning/Environmental Sciences staff for review and approval. Both the wetland restoration plan and littoral zones required by the Land Development Code (LDC) must be designed to provide foraging area for wood storks.
- d. The developer must re-survey the potential Big Cypress fox squirrel nests on site specifically for fox squirrel presence. The protected species survey must be prepared in accordance with LDC Section 10-473 and submitted to the Division of Planning, Environmental Sciences for review and approval. If fox squirrel use of the site is verified, the developer must submit final management details in accordance with LDC Section 10-474 including a phased exotic removal plan.

- e. Prior to local development order approval, a detailed gopher tortoise management plan must be submitted for the Division of Planning/ Environmental Sciences staff review and approval.
 - f. Prior to any site work, ~~the developer must 1) obtain a Vegetation Removal Permit must be obtained to , 2) install barricading of barricades to protect preserves and 3) conduct excavation excavate of~~ tortoise burrows to move the gopher tortoises within the development tracts.
- 4. The Golf Driving Range is limited to operating during daylight hours.
 - 5. Development Order submittals must include a running inventory showing the overall number of units and commercial (retail and office) square footage that have been built, approved to be built, or are in the development approval process.
 - 6. Sandy Lane Extension

Staff's position: ~~As part of the first development order submittal, the developer must revise the MCP to reflect the planned extension of Sandy Lane along the eastern boundary of the site, consistent with the sketch set forth in the Lee County DOT Exhibit entitled, "Sketch and Description of Sandy Lane Extension". Lee County will compensate the property owner for the reservation of this property in accordance with the regulations set forth in Chapter 2 of the LDC.~~

Staff's position:

- A. As part of the first development order submittal, the developer **must** .

Applicant's position:

- A. As part of the first development order submittal, the developer **may**

revise the MCP to reflect the planned extension of Sandy Lane along the eastern boundary of the site, consistent with the sketch set forth in the Lee County DOT Exhibit entitled, "Sketch and Description of Sandy Lane Extension" unless mutual agreement regarding a different alignment is reached between Lee County and the property owner(s). Lee County will compensate the property owner for the reservation of the property in accordance with the regulations set forth in Chapter 2 of the LDC; and

- B. The minimum setback for a water retention lake from the road right-of-way must be no less than 25 feet from the western Sandy Lane right of way, consistent with LDC Section 10-329(f)(1)a.2 and the sketch noted above, unless mutual agreement regarding a different alignment is reached between Lee County and the property owner(s). The developer must provide satisfactory elements for the protection of wayward vehicles. These elements may consist of fencing, berms, buffering or a combination of all three, however, the exact elements are subject to review and approval by Lee County; and

- C. This project will be permitted one access point within the southern ½ of this project's frontage along the proposed Sandy Lane extension. This access point must align with the access point that is approved for the parcel on the

tract on the east side of the Sandy Lane extension. (The access point onto Sandy Lane is not a required access point, except that at least one emergency access must be provided to a road other than Koreshan Boulevard as noted in Condition #11.)

7. Bona fide agricultural uses that are in existence at the time this resolution is finalized may continue until approval of the first local development order. However, no development activity of any kind may occur on the property, including clearing of vegetation or cutting of trees, unless that activity is reviewed and approved in accordance with the Lee County LDC regulations as if no agricultural use existed on the property. The purpose of this condition is to eliminate any exemption or other special considerations or procedures that might otherwise be available under Lee County regulations by virtue of the existing agricultural uses on the property.
8. No excess excavated material may be removed from the site unless the developer can demonstrate to the Director of Community Development that the material to be removed: 1) is unsuitable material that cannot be used on-site; and 2) the material must be excavated to meet the minimum requirements necessary to accommodate a water management system on the site. The purpose of this condition is to prohibit the voluntary creation of excess fill material for use off-site.
9. Model units and homes are permitted in compliance with the following conditions:
 - a. Administrative approval must be obtained ~~(Denial of Deviation #5a)~~. Administrative Approval is subject to review and approval based upon potential negative impacts to nearby uses regarding, but not limited to, glare, noise, dust
 - b. Each model must be a unique example. Multiple examples of the same unit are not permitted; and
 - c. All model sites must be designated on the development order plans; and
 - d. Prior to model home construction, the lots upon which model homes will be constructed must be shown on a preliminary plat. The preliminary plat must be filed concurrently with the local development order application. The model homes must comply with the setbacks set forth in the property development regulations for the project; and
 - e. Dry models are prohibited.
10. Golf Course Conditions:
 - a. The golf courses developer must use fertilizers with a low leaching potential (slow release). Fertilizers must not be applied after active growth of the turfgrass has ceased, and must be kept to the lowest reasonable levels; and
 - b. To reduce sources of pollutants, especially nutrients and pesticides associated with the golf course, the golf course manager must implement a chemicals management plan which includes an integrated pest management (IPM) program and a nutrient management program such that nutrients and pesticides are used only when absolutely necessary. The program must

address prevention, diagnosis, and limited treatment with pesticides when necessary rather than blanket treatment with broad spectrum pesticides as insurance against all pest species. The application of pesticides will involve only the purposeful and minimal application of pesticides, aimed only at identified targeted species. The regular widespread application of broad spectrum pesticides is prohibited. The IPM program must minimize the use of pesticides and must include the use of the US Department of Agriculture - Natural Resources Conservation Service (USDA-NRCS) Soil Pesticide Interaction Rating guide to select pesticides for use that have a minimum potential for leaching or loss from runoff. The nutrient management program must be based upon the USDA-NRCS Nutrient Management Standard and must include the use of soil tests to determine needed applications of nutrients. Only EPA-approved chemicals may be used. Turf managed areas (including fairways, tees, and greens) are prohibited within 35 feet of wetlands or preserve areas. The chemical management plan must be reviewed and approved by Lee County Natural Resources Division prior to development order approval.

- c. The golf course manager must coordinate the application of pesticides with the irrigation practices (the timing and application rates of irrigation water) to reduce runoff and the leaching of any applied pesticides and nutrients.
- d. The Developer must utilize a golf course manager licensed by the state to use restricted pesticides and experienced in the principles of IPM. The golf course manager is responsible for ensuring that the golf course fertilizers are selected and applied to minimize fertilizer runoff into the surface water and the leaching of those same fertilizers into the groundwater.
- e. The storage, mixing, and loading of fertilizer and pesticides must be designed to prevent/minimize the pollution of the natural environment.
- f.
 - 1) Prior to the issuance of local development order approval, the developer must demonstrate compliance with "Best Management Practices for Golf Course Maintenance Departments," prepared by the Florida Department of Environmental Protection, May 1995, as amended.
 - 2) The development order must demonstrate separate mixing and loading facilities for pesticides, and provide a separate pesticide storage area, in compliance with materials specified in the above referenced document. The development order must demonstrate separate mixing and loading facilities for fertilizer, and provide a separate fertilizer storage area, in compliance with materials specified in the above referenced document.
 - 3) The development order plans must specify the construction material for all buildings in compliance with Best Management Practices for Golf Course Maintenance Departments."
 - 4) Equipment to apply pesticides and fertilizers must be stored in an area protected from rainfall.

- g. The golf course must be planted with a turfgrass cultivated variety that is drought and pest resistant, while requiring relatively low fertilizer use;
 - h. The irrigation system must operate on an "as needed" basis through the utilization of weather forecasting and ongoing assessment of the moisture content of the soil.
 - i. All fairways, greens, and tees must be elevated above the 25-year flood level, and all greens must utilize underdrains. The effluent from underdrains must be pre-treated prior to discharge into the balance of the project's water management system not discharge directly into a surface water management lake.
 - j. Stormwater run-off must be pre-treated through an acceptable recreated natural system or dry retention and water retention system, prior to discharging the run-off into existing lake or wetland (any aquatic) systems.
 - k. The operator of the golf course must submit an annual monitoring report of ground water and surface water quality. The monitoring program must include: testing to assess whether there are any herbicide, pesticide or fertilizer pollution of the water within the area of the golf course; identifying the locations for the ground water monitoring and testing on a map(s); setting forth the testing and recording requirements. The Developer must submit the test results with the monitoring report to the Lee County Natural Resources Division. The monitoring program will be established and operated at the expense of the Developer, or other comparable legal entity charged with the legal responsibility of managing the golf course. This plan will be evaluated in accordance with the directives of Chapter 4762-302, F.A.C., water quality standards.
 - l. If groundwater or surface water pollution occurs, as that term is defined by the rules or regulations in effect at the time, and if the pollution is caused by the application of fertilizers, herbicides or pesticides to the golf course, the application must cease until there is a revised management plan. If mitigation is necessary to address the pollution, a mitigation plan approved by Lee County must be implemented by the Developer.
 - m. Prior to development order approval for the golf course, the developer must conduct a pre-development groundwater and surface water analysis and submit the analysis to Lee County Division of Natural Resources. This analysis is intended to establish baseline data for groundwater and surface water monitoring for the project area. The analysis must be designed to identify those nutrients and chemicals that are anticipated to be associated with the project. Prior to commencing this baseline study, the developer must submit the methodology for review, comment and approval by Lee County.
11. Prior to Development Order approval for any portion of the property, the developer must show an interconnection to Oriole Road to the north. This interconnecting street stub is necessary to provide for proper traffic circulation. The street stubs must be provided with a temporary cul-de-sac turnaround within the minimum required platted right-of-way. Prior to Development Order approval for any portion of the property, the developer must show an emergency access connecting to the existing

interconnection to Oriole Road to the north. Prior to the opening of the Sandy Lane extension, that will connect to the existing Oriole Road, the developer of this project must revise the emergency access so that it will be accessible from the future Sandy Lane Extension.

12. Buildings exceeding 35 feet in height must maintain additional building separation or additional building setbacks consistent with LDC Section 34-2174(a) and LDC Section 935(e)4.
13. Lighting to serve uses within 200 feet of perimeter property allowing residential uses must be must be hooded, shuttered, or shielded and may not exceed 18 feet in height. Mercury vapor lamps/lights are prohibited, the lighting in this 200 foot area must scaled so that no more than the minimum required number of light fixtures are erected. Individual building lighting must be of the lowest intensity to meet safety standards. The scale of the fixtures and the type of hooding, shuttering and shielding is subject to further review prior to the approval of a development order. The individual building fixtures must be either directly fixed to the building or placed on a post lamp standard not to exceed 10 feet in height. Incandescent lamps are encouraged. The use of mercury vapor lamps/lights are prohibited.
14. Approval of this zoning request does not address access onto U.S. 41, since Lee County has no jurisdiction over that roadway. The Developer must pursue U.S. 41 access issues with the Florida Department of Transportation (FDOT). 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. Approval of this rezoning does not give the Developer an undeniable right to receive local development order approval. Future development order approvals must satisfy concurrency requirements as required by Lee Plan Objective 2.2.
15. Approval of this rezoning does not guarantee local development order approval or vest present or future development rights for Lee Plan consistency. Development order approvals must satisfy the requirements of the Lee Plan Planning communities Map and Acreage Allocation Table, Map 16 and Table 1(b). In addition, Development Order applications must also be reviewed for, and found consistent with, the retail commercial standards for site area, including range of gross floor area, location, tenant mix and general function, as well as all other Lee Plan provision.
16. Installation of any auto parts, either by employees or the general public, in conjunction with the Auto Parts Store is prohibited. Signs must be posted and maintained in the parking lot for this use advising customers that "self installation" is strictly prohibited on the premises.
17. This development must comply with all the requirements of the Lee County Land Development Code (LDC), specifically including the requirements of LDC Section 10-600 et seq, at the time of local Development Order approval, except as may be granted by deviation as part of this planned development approval or subsequent amendments thereto.
18. Staff's position: Structures along the perimeter property line that is shared with the Vines within Tract 5 are limited to a one story height for a distance of 100 feet and

~~then a two story height for the next 100 feet.~~ In addition, a type E buffer must be provided along the perimeter property line that is shared with the Vines extending from the US 41 frontage northern boundary of MPD-2 to the north side of the railroad right-of-way. *[The MCP has been amended to reflect the Type E buffer.]*

~~Applicant's position: Structures within Tract 5 are limited to a one story height for a distance of 100 feet and then a two story height for the next 100 feet. [~~

[Note: The applicant has agreed to limit the building height of structures within 200 feet of The Vines and San Carlos Park to 35 feet or 2 stories. The Property Development Regulations include this limitation as note². The area of disagreement between staff and the applicant is staff's one story height limitation within the first 100 feet.]

19. Development of this project must not exceed any DRI thresholds, as the impacts of same were not reviewed as part of the rezoning. The developer must provide a project-wide cumulative DRI threshold analysis with each local development order submittal.
20. If the lake shown in Tract 1 is relocated further away from the boundary shared with Tract 5, structures within Tract 1 must maintain a 100 foot setback from the shared property line between the two tracts.
21. ~~The maintenance facility must be relocated to the Club/Recreation Tract MPD-10. The existing Residential/Maintenance Tract MPD-7 is approved for residential use only and Tract MPD-7 is approved in the internal location shown in the revised MCP dated March 30, 2001. The uses permitted in MPD-7 are Residential, Golf Course, and Maintenance. Direct access to Koreshan Boulevard from this tract is prohibited.~~

B. Deviations

Deviation #1 was withdrawn by the applicant.

Deviation #2 seeks relief from LDC Section 10-329(e)(1)(a)(3) which requires a 50 foot minimum setback for water retention lakes from a private property line, to allow a 25 foot setback from a private property line for water retention lakes. Staff recommends **APPROVAL OF THIS DEVIATION in the areas shown WITH THE CONDITION** that prior to development order approval, the developer must provide satisfactory elements to discourage access from the adjacent properties. These elements may consist of fencing, berms, buffering or a combination of all three.

Staff's position: (This deviation is not approved along the eastern or northern boundary in the area identified in the memo from DOT as that area to be reserved for the northerly extension of Sandy Lane.)

Applicant's position: (This deviation is not approved along the eastern or northern boundary in the area identified in the memo from DOT as that area to be reserved for the northerly extension of Sandy Lane.)

Deviation #3 seeks relief from LDC Section 10-296(d), Table 4(7)(c) which requires wearing surfaces of local and access streets for category A development to be constructed of 1 ½ inch asphaltic concrete, to allow for cement concrete and/or decorative pavers. Staff recommends **APPROVAL OF THE REQUEST WITH THE CONDITION** that prior to development order approval the development must demonstrate that the pavers are structural equivalent to the asphaltic pavement standard of the LDC and equivalent to 2500 psi concrete.

Deviation #4 seeks relief from LDC Section 10-256(d)(3), which requires wearing surfaces of sidewalks to be constructed of 1½ inch asphaltic concrete, to allow for cement concrete decorative pavers. Staff recommends **APPROVAL OF THE REQUEST WITH THE CONDITION** that prior to development order approval the development must demonstrate that the pavers are structural equivalent to the asphaltic pavement standard of the LDC and equivalent to 2500 psi concrete.

~~Deviation #5a seeks relief from LDC Section 34-1954(a)(1), which requires model homes and model units to receive administrative approval, to allow model homes and model units to be permitted by right in all residential tracts. Staff recommends DENIAL of this deviation, because approval of the deviation would constitute approval of a use variance, which is not permitted~~ was withdrawn by the applicant.

~~Deviation #5b seeks relief from LDC Section 34-1954(d)(1), which limits approval of model homes to three years; to allow the model home approvals to be valid until project build out without requiring the owner/developer to seek a special exception. The requested deviation is DENIED~~ was withdrawn by the applicant.

~~Deviation #6 seeks relief from the LDC Section 34-1954(d)(2), which limits approval of model units within a townhouse or multiple-family building to a period of time not to extend beyond the initial sales period for that phase; to allow the model unit approvals to be valid until project build out. The requested deviation is DENIED~~ was withdrawn by the applicant.

~~Deviation #7 seeks relief from LDC Section 34-2017(e), which allows director discretion regarding parking lot surfaces, to allow the temporary parking lots that will serve the model homes and ancillary sales offices within the model homes to have a gravel surface. Staff recommends DENIAL~~ was withdrawn by the applicant.

Deviation #8 seeks relief from LDC Section 10-292(c), which requires residential developments of more than five acres or any commercial or industrial development of more than ten acres to provide two or more means of ingress or egress for the development, to allow the residential portion of the project that is separated by the railway right-of-way to have one means of ingress and egress. Staff recommends **DENIAL** of this deviation **APPROVAL SUBJECT TO COMPLIANCE WITH CONDITION #11.**

Deviation #9 was withdrawn by the applicant.

Deviation #10 was withdrawn by the applicant.

Deviation #11 seeks relief from LDC Sections 34-2015(2)c and 34-2020(1)c, which prohibits the stacking of vehicles in multi-family development, to allow stacking of the vehicles when the following requirements are met; which prohibits the stacking of vehicles in multi-family developments, to allow stacking in multi-family buildings that have a specific

garage appurtenant to the structure:

1. The number of units in each multi-family building will be limited to 8 units or less; and
2. The first parking space is in an individual garage with an individual driveway; and
3. Each individual driveway has a minimum one foot physical separation from any other driveway; and
4. It can be demonstrated at the time of development order that safe sight distance triangles are met.

Staff's position: Staff recommends DENIAL of this deviation

Applicant's position: APPROVAL

Deviation #12 seeks relief from LDC Section 10-415(b)(1) which establishes the open space requirements, to allow the adoption of an Open Space Table. Staff recommends **APPROVAL SUBJECT TO COMPLIANCE WITH CONDITION #3.**

Deviation #13 seeks relief from LDC Section 34-1264(b)(1)a which requires a 500 foot separation distance between an establishment for the sale or service of alcoholic beverages from consumption on the premises, to allow a separation distance of 300 feet.

Staff's position: Staff recommends DENIAL

Applicant's position: APPROVAL

MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT
DEVELOPMENT SERVICES DIVISION

DATE: March 30, 2001

To: Salvatore Territo, Hearing Examiner **FROM:** Kay Deselem, Senior Planner

RE: ESTERO GOLF RESORT, DCI2000-00032

This case was continued until 3/30/01 allowing written submissions only, limited to the Continuance Order instructions. The attached "rewording of conditions and deviations" is being submitted from staff and the applicant. As noted on that document, language that is to be added is shown double-underlined, and language that is to be deleted is shown ~~struck thru~~. Areas of disagreement are shown **highlighted**, and for some areas, clarifications are provided in *italics*. Staff has not included any assessment or explanation of the disagreements as that testimony was placed on the record during the hearing of March 14, 2001.

Also attached is a revised Master Concept Plan.

Attachments: Revised Conditions and Deviation document, dated 3/30/01
Revised Master Concept Plan, stamped, "Received March 30, 2001"

cc: Carron Day, agent for the applicant (via e-mail w/o the revised Master Concept Plan)
Walter McCarthy, Division Director
Donna Marie Collins, Asst. County Attorney
Andy Getch, DOT
Kim Trebatoski, Environmental Sciences
DCI/Zoning files

project's frontage along the proposed Sandy Lane extension. This access point must align with the access point that is approved for the parcel on the tract on the east side of the Sandy Lane extension. (The access point onto Sandy Lane is not a required access point, except that at least one emergency access must be provided to a road other than Koreshan Boulevard as noted in Condition #11.)

A. As part of the first development order submittal, the developer ~~may~~ revise

B. The minimum setback for a water retention lake from the road right-of-way must be no less than 25 feet from the western Sandy Lane right of way, consistent with the sketch and LDC Section 10-329(f)(1)a.2. The developer must provide satisfactory elements for the protection of wayward vehicles. These elements may consist of fencing, berms, buffering or a combination of all three, however, the exact elements are subject to review and approval by Lee County; and to discourage access from the adjacent properties. ~~These elements may~~

C. This project will be permitted one access point within the southern ½ of this

PROPERTY DEVELOPMENT REGULATIONS

March 29, 2001

LAND USES	Minimum Lot			Minimum Setback (ft)								Max Lot Coverage (%)			
				Side ¹ Incl. Corner Lots (ft)	Rear (ft)				Front (ft)		Water Body (ft)				
	Area (sq ft)	Min Width (ft)	Min Depth (ft)		Wetland	Golf	Acc.	Front Entry Garage	Bldg or Side Entry Garage						
										Lots		20	20	0	5
Single Family Detached	5,000	50	100	5	20	20	0	5	20	12	25	35 or 2 stories	10	65	40
Zero Lot Line	5,000	50	100	0 or 7½	20	20	0	5	20	12	25	35 or 2 stories	10	65	40
Two Family Attached	3750	37½	100	0 or 10	20	20	0	5	20	12	25	35 or 2 stories	10	65	40
Townhouse	2,000	22	80	0 or 10	20	20	0	5	20	15	25	35 or 2 stories	½ bldg height but not less than 20	n/a	n/a
Multi-Family	10,000	100	100	10	20	20	0	5	20	20	25	55 or 4 stories	½ bldg height but not less than 20	70	40
Clubhouse	20,000	80	100	10	20	20	0	5	n/a	20	25	55 or 4 stories	½ bldg height but not less than 20	55	n/a
Commercial (MPD 1-4)	20,000	80	100	0 or 15 ³	25 ⁴	20	n/a	5	per LDC	per LDC	25	55 or 4 stories	½ bldg height but not less than 20	55	

¹ Applies to lots of all widths and to corner lots.

² Building height is limited to 35 feet or 2 stories within 200 feet of The Vines and San Carlos Park. Buildings exceeding 35 ft in height must maintain additional building separation or additional building setbacks consistent with LDC Section 34-2174(a) and LDC Section 935(e)4.

³ Should the subject property be subdivided, a 0' setback to any internal lot lines will be required.

⁴ Structures in MPD Tract 1 must maintain a 100 ft setback from the Tract 5 property line.

DCI 2000-00032

OPEN SPACE AND INDIGENOUS VEGETATION
ESTERO GOLF RESORT
 March 21, 2001

		OPEN SPACE		INDIGENOUS	
Tracts		<u>Required</u>	<u>Provided</u>	<u>Required</u>	<u>Provided</u>
MPD 1-4	34.06± acres	10.22± acres	5.00± acres	5.11± acres	0 acres
MPD 5	40.14± acres	16.06± acres	16.06± acres	8.03± acres	13.14± acres**
			5.22± acres*		
Total	74.20± acres	26.28± acres	26.28± acres	13.14± acres	13.14± acres
MPD 6-12	242.20± acres	96.16± acres	96.16± acres	n/a	n/a

* Balance from Tracts MPD 1-4

** Including restored wetland

*** This figure would be reduced if any qualifying lots (LDC 10-415) were developed.

RECEIVED
 MAR 21 2001

PERMIT COUNTER

OCI 2000-00032

DEVELOPMENT SERVICES DIVISION
MIXED PLANNED DEVELOPMENT
TRANSMITTAL SHEET

TO: Distribution FROM: Kay Deselem DATE: May 9, 2001
Mary Gibbs - Xmittal sheet only
Donna Marie Collins, Assistant County Attorney
Kim Trebatoski, Planning

PROJECT NAME: Key Custom Homes, Inc. in ref to CASE: DCI2000-00032
Estero Golf Resort RPD/CPD

INFORMATION SUMMARY:

RESUBMITTAL

☒ To update your file
☐ Review and forward sufficiency
questions or make finding of
sufficiency

Additional Comments:

New MCP to comply with BCC decision

cc: DCI/Zoning File

DEVELOPMENT SERVICES DIVISION
DCI SUBSTANTIVE REVIEW - RESIDENTIAL AND COMMERCIAL PLANNED DEVELOPMENT
TRANSMITTAL SHEET

TO: Distribution FROM: Kay Deselem DATE: January 3, 2001
Walter McCarthy, Director, Development Services - Xmtl sheet only
John Fredyma, CAO
DS Reviewer - Don Blackburn
TIS Reviewer - Bob Rentz
Elaine Mettauer, LCDOT
Kim Trebatoski, Planning
Paul O'Connor, Planning
Stephanie Keyes, Lee County School District
Roland Ottolini, Natural Resources

PROJECT NAME: Key Custom Homes, Inc. in ref to
Estero Golf Resort RPD/CPD

CASE DCI2000-00032

INFORMATION SUMMARY:

☐ To update your file

☒ **Please provide substantive comments**

RESPONSE REQUIRED BY: January 18, 2001

Additional Comments:

cc: DCI File
ZONE File



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

FILE COPY

Writer's Direct Dial Number: (941)479-8336

John E. Manning
District One

October 9, 2000

Douglas R. St. Cerny
District Two

Ms. Carron Day, AICP
Florida Land Planning, Inc.
1560 Matthew Drive
Ft. Myers, FL 33907

Mr. Michael J. Ciccarone, Esq.
Annis, Mitchell, Cockey, Edwards & Roehn, P.A.
P.O. Box 60259
Fort Myers, FL 33906-6259

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

RE: ESTERO GOLF RESORT; FILE #DCI2000-00032

Donald D. Stilwell
County Manager

Dear Ms. Day & Mr. Ciccarone:

James G. Yaeger
County Attorney

The Development Services Division has reviewed the information provided on June 1, 2000 and supplemented on September 18, 2000 for the above zoning application. The Land Development Code requires additional information for the application to be sufficient. Please respond to each requirement not satisfied on the attached sufficiency memos/checklists. For your assistance, I have attached memoranda from the various Lee County reviewing agencies.

Diana M. Parker
County Hearing Examiner

If you do not provide the requested supplements or corrections within 60 calendar days of this letter, the Code requires that this application be considered withdrawn. Please note that I did not notify all the listed agents. Please notify the other interested parties. Please feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division

Kay Deselem

Kay Deselem, AICP
Senior Planner

Enclosures: Addendum from Development Services-zoning review, dated 10/8/00
Memo from Development Services-plan review, dated 10/5/00
Memo from Development Services-TIS review, dated 9/28/00
Checklist from Environmental Sciences, dated 9/22/00
Memo from DOT, 10/6/00
Comments from The School District of Lee County, dated 9/20/00

cc: Walter McCarthy, Division Director
Paul O'Connor, Division of Planning
Dawn Lehnert, Asst. County Attorney
Elaine Mettauer, DOT
Zoning/DCI File

Kim Trebatoski, Environmental Sciences
Bob Rentz, Development Services
Don Blackburn, Development Services
Stephanie Keyes, School Board

S:\CASES\200010\DCI20000.003\2\Unsub Cover Ltr 2.wpd

Y-00 3117

Estero Golf Resort, DCI2000-00032

Addendum to Insufficiency Letter

October 9, 2000

The following comments address the issues raised in staff's June 22, 2000 letter, and your resubmittal dated 9/18/00:

01)c The documentation from the Hermes Investment Company has not been submitted. Please provide this information.

07) The Legal Description and accompanying sketch are still insufficient. Easements and other reservations of record must be delineated on the face of the survey map. Please contact Jerry Murphy for details.

11.a.1 The 9/7/00 letter indicates that the acreage figure for each tract is shown on the MCP. No such acreage figures have been provided.

11.a.1¶4 Your 9/7/00 letter states agreement with the county's position that note #1 must be removed, however Note #1 has not been altered or removed. Please explain.

11.a.1¶5 The 9/7/00 letter indicates that Note #2 has been revised, however, the wording has not changed. Please explain.

11.a.9. DEVIATIONS

The Schedule/Justification indicates whether the deviations are for the CPD or the RPD or both; the MCP needs to be amended to show the same information.

A revised Schedule of Deviations and Justification for the Deviations has been submitted, however the MCP has not been revised to show the same information. In addition, the 9/15/00 information provided in the memo from Kevin Higginson regarding the deviations is not reflected in the Schedule for Deviations or the Justification for the Deviations.

The 9/15/00 memo states that Deviation #1 has been withdrawn, and details for deviation #2 are provided. Neither of these actions are reflected on the MCP or the Schedule/Justification documents.

The justification for Deviation #2 still does not address the location along the north property line as was requested. Please revise.

Deviation #7 has been revised on the MCP but not in the Schedule/Justification.

The original Deviation #9 is no longer shown on the MCP. A new Deviation #9 is now listed in its place. Is it your intention to withdraw the original deviation #9? If so, please revise the List of Deviations, the Schedule/Justification to show that withdrawal and renumber the additional deviations. Please rectify all documents.

11.a.12.d.¶5 Your letter indicates that the MCP has been modified to address staff's concern. No modification appears to have been made to the MCP. Please explain.

Estero Golf Resort, DCI 2000-00032

Addendum to Insufficiency

October 9, 2000

page two of two

- 11.a.12.d.¶19 The change noted in the 9/18/00 letter to the Recreational Facilities, Commercial has not been made.

General Comments:

1. Apparently we have confusion about terminology. The Application for Public Hearing asks if you have an agreement to serve, and you indicated in the affirmative. That apparently is not the case. What you have provided is a "letter of availability", not "an agreement.". That letter, dated 11/24/99, specifically states: "This letter should not be construed in any way as a commitment to serve, but only as to the availability of service at this time. Should your client wish to obtain service from GES, it will be necessary for him to enter into a Developers' Agreement which will include. ."
2. Please submit mailing labels to correspond to the Surrounding Property Owners List. It is my understanding that these labels will be provided to you at no charge by the Property Appraiser's office if you can provide the receipt for purchasing the List and Map.
3. Please explain and provide a key on the MCP to explain the black dots shown on the MCP in the along the entrances and the restored wetland and conservation areas.

MEMORANDUM

FROM
THE DEPARTMENT OF
COMMUNITY DEVELOPMENT
DEVELOPMENT SERVICES

DATE: October 5, 2000

TO: Kay Deselem
Senior Planner

FROM: Don Blackburn 
Development Review Manager

RE: ESTERO GOLF RESORT
DCI2000-00032
Sufficiency Comments

I have review the recent submittal for the above referenced project, and find it insufficient for the following reasons.

With regards to deviation request number 1:

Even though the cover letter states that this deviation has been withdrawn, it still appears on the MCP. Please have the applicant clarify this.

With regards to deviation request number 2:

The drawing provided only illustrates the location at the railroad tracks, and does not contain any mitigation features. A drawing must be provided for those locations adjacent to adjoining property.

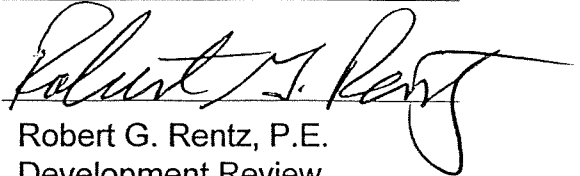
It appears that the deviation numbering has been changed and that a new deviation has been added. The renumbering of the deviations causes confusion and renders the sufficiency comments invalid when the number has been changed. Please have the applicant restore the numbering to the original order as they first appeared in the original application. Once that has been submitted I can then offer sufficiency comments again.

MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT
DEVELOPMENT SERVICES DIVISION

DATE: September 28, 2000

To: Kay Deselem, AICP
Senior Planner

FROM:


Robert G. Rentz, P.E.
Development Review
Engineer

RE: Estero Golf Resort RPD/CPD
Case No. DCI2000-00032
Zoning Traffic Impact Statement

The Zoning Traffic Impact Statement for the referenced project was resubmitted on September 18, 2000. This Zoning Traffic Impact Statement now meets the requirements of the Zoning Traffic Impact Statement guidelines adopted on April 15, 1992. Therefore, the Zoning Traffic Impact Statement is now considered acceptable and is approved.

DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF PLANNING/ENVIRONMENTAL SCIENCES
PLANNED DEVELOPMENT REZONING SUFFICIENCY CHECKLIST

PROJECT NAME: Estero Golf Resort RPD/CPD

CASE NUMBER: DCI 2000-00032

STRAP NUMBER(S): 21-46-25-00-00001.0000 & .3000

ACREAGE: 314.6 acres [20.9 acres freshwater wetland; 0.3 acres other wetland areas]

SUBMITTAL DATE: September 18, 2000

END DATE OF REVIEW: September 22, 2000

REVIEWED BY: Kim Trebatoski (*The reviewer may be contacted at # 479-8183*) 

RECOMMENDATION: OK/A

OK =Sufficiency requirement satisfied.

OK/A=sufficiency satisfied, but additional information needed.

X=Sufficiency requirement not satisfied.

N/A=Not applicable to this submittal.

N/R=Not a requirement for Sufficiency Submittal: Minor PD.

**This checklist is for sufficiency of information to review for planned development rezoning.
It does not grant or imply any approvals.**

ADDITIONAL INFORMATION MAY BE REQUESTED BEFORE ANY HEARINGS.

1) Soils, Vegetation FLUCCS, Topography - Maps or aerial photographs marked or overprinted to show soils, vegetation and ground cover, and a Lee county topographic map (required if available) or a USGS quadrangle map showing the subject property. Soils and vegetation, etc. should be classified in accordance with USDA/SCS system and the Florida Land Use and Cover classification system, respectively. [34-373(a)(4) b.]

SUFFICIENCY STATUS: OK

FILE COPY

DEPARTMENT OF COMMUNITY DEVELOPMENT

DIVISION OF PLANNING/ENVIRONMENTAL SCIENCES

PLANNED DEVELOPMENT REZONING SUFFICIENCY CHECKLIST

PROJECT NAME: Estero Golf Resort RPD/CPD

CASE NUMBER: DCI 2000-00032

STRAP NUMBER(S): 21-46-25-00-00001.0000 & .3000

ACREAGE: 314.6 acres [20.9 acres freshwater wetland; 0.3 acres other wetland areas]

SUBMITTAL DATE: October 30, 2000

END DATE OF REVIEW: November 9, 2000

REVIEWED BY: Kim Trebatoski (*The reviewer may be contacted at # 479-8183*)



RECOMMENDATION: OK/A - Please see open space comments.

OK =Sufficiency requirement satisfied.

OK/A=sufficiency satisfied, but additional information needed.

X=Sufficiency requirement not satisfied.

N/A=Not applicable to this submittal.

N/R=Not a requirement for Sufficiency Submittal: Minor PD.

**This checklist is for sufficiency of information to review for planned development rezoning.
It does not grant or imply any approvals.**

ADDITIONAL INFORMATION MAY BE REQUESTED BEFORE ANY HEARINGS.

1) Soils, Vegetation FLUCCS, Topography - Maps or aerial photographs marked or overprinted to show soils, vegetation and ground cover, and a Lee county topographic map (required if available) or a USGS quadrangle map showing the subject property. Soils and vegetation, etc. should be classified in accordance with USDA/SCS system and the Florida Land Use and Cover classification system, respectively. [34-373(a)(4) b.]

SUFFICIENCY STATUS: OK

2) Protected Species Survey - A survey as required by Chapter 10, Division 8 of the Lee County Land Development Code. [34-373(a)(4) c.]

SUFFICIENCY STATUS: OK

3) Protected Species Management Plan - A management plan as required by Chapter 10, Division 8 of the Lee County Land Development Code. {Protected species preserve areas must be indicated on the master concept plan; a final management plan is not required until time of local development order.} [34-373(b)(2)]

SUFFICIENCY STATUS: OK/A - Please note appropriate on-site preserves must be established for the gopher tortoises. The MCP should be revised to show gopher tortoise preserve areas if they can be committed to at this time.

4) Environmentally Sensitive Areas: - The location of any environmentally sensitive land and water, based upon standard environmental data and verified by a field inspection by the county staff, unless waived by the director. A survey is not required until the plan has been incorporated into an application for a development order.[34-373(a)(4) c.]

Wetland jurisdictional lines must be established by the South Florida Water Management District (SFWMD).

SUFFICIENCY STATUS: OK

5) Open Space - Open space must be stated on the plans, unless the proposed development is in a development area consisting solely of conventional single family dwelling units on lots of no less than 6500 square feet. For commercial and industrial developments, the percent of open space within each lot or outparcel shall be as set forth in 34-414(c).

[34-373(a)(6) a.7. and 34-373(a)(6) b.7.]

SUFFICIENCY STATUS: OK

6) Design Standards: Preservation Areas, Environmentally Sensitive Areas, and Conservation Easements - Every effort shall be made in the planning, design and execution of a planned development to protect, preserve or to not unnecessarily destroy or alter natural features of the site, particularly mature native trees and threatened or endangered native vegetation. [34-411(g)] All preservation areas and/or conservation easements must be delineated on the plan and labeled as such. [34-373(a)(4) c.], [34-414(d)], [34-932(b)].

SUFFICIENCY STATUS: OK

7) Deviations - All environmental deviation requests must be explained by documentation. [34-412(a)]

SUFFICIENCY STATUS: OK/A - Please submit a deep water lake management plan for review.

Memo

To: Kay Deselem, AICP
Senior Planner

From: Elaine Wicks, E.I. *(mw)*
LDOT Engineer III

Date: October 6, 2000

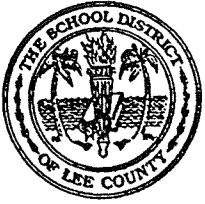
Re: **Estero Golf Resort RPD/CPD
Sufficiency Review
DCI 2000-00032**

The Department of Transportation has received the information submitted based on the original sufficiency review and still does not find this project sufficient.

The applicant stated in their August 15th response letter that they have provided as much space as feasible on their MCP for the Oriole/Sandy Lane Extension. The area they have provided increased from 15 to 30 feet. The applicant is also requesting a deviation to allow for a minimum lake setback of 25 feet from the property line, therefore, potentially having only 25 feet available for the Oriole/Sandy Lane Extension. This would require either impacting the future golf course, homesites, etc. of the proposed development or would require impacting over 30 existing single-family homes within the San Carlos Estates.

The Official Trafficways Map shows the required right-of-way of 100 feet which DOT mentioned during a meeting with the applicant that we may be able to accommodate the proposed Oriole/Sandy Lane extension within a 60 foot wide area in order to help lower the overall impacts of the roadway to the proposed project.

Policy 21.2.4 of the Lee Plan states: Transportation corridors contained in local development orders, planned development approvals, or DRI development orders will be reviewed by the county to determine compliance with the corridor needs shown on the Official Trafficways Map. Conflicts with these corridors and the corridors contained on the Official Trafficways Map will be identified and mutual resolution of these conflicts will be encouraged.



THE SCHOOL DISTRICT OF LEE COUNTY

2055 CENTRAL AVENUE • FORT MYERS, FLORIDA 33901-3988 • (941) 334-1102 • FAX (941) 337-8378

September 20, 2000

Ms. Kay Deselem
Lee County Development Services Division
P. O. Box 398
Ft. Myers, FL 33902-0398

PATRICIA ANN RILEY
CHAIRMAN • DISTRICT 3

KATHERINE BOREN
VICE CHAIRMAN • DISTRICT 4

TERRI K. WAMPLER
DISTRICT 1

LANNY MOORE, SR.
DISTRICT 2

LISA POCKRUS
DISTRICT 5

BRUCE HARTER, PH.D.
SUPERINTENDENT

KEITH B. MARTIN
BOARD ATTORNEY

Re: Estero Golf Resort RPD/CPD, DCI Sufficiency Review, Case # DCI2000-00032

Dear Kay:

Thank you for the opportunity to review this proposed 600 unit project off U. S. 41 in Estero for sufficiency with regard to educational impacts. We have concluded that the following additional questions still need to be addressed:

1. Will any of the residential development be an age restricted, over 55 development in accordance with HUD standards? If so, please provide documentation.
2. Will any of the 600 proposed units consist of rental apartments?
3. What will be the suggested price ranges for the proposed product mix?
4. Please estimate the number of school aged children expected to reside in the proposed 600 unit development.
5. What impact will the proposed project have on the nearby Three Oaks Middle School?

Thank you for your attention to this matter. If no responses are forthcoming, we will submit our review of the proposed project at your request. If I may be of further assistance, please give me a call.

Sincerely,

Stephanie Keyes, Facilities Planner
Construction Services

cc: Frederick Gutknecht, Director, Construction Services



THE SCHOOL DISTRICT OF LEE COUNTY

2055 CENTRAL AVENUE • FORT MYERS, FLORIDA 33901-3988 • (941) 334-1102 • FAX (941) 337-8378

September 20, 2000

Ms. Kay Deselem
Lee County Development Services Division
P. O. Box 398
Ft. Myers, FL 33902-0398

PATRICIA ANN RILEY
CHAIRMAN • DISTRICT 3

KATHERINE BOREN
VICE CHAIRMAN • DISTRICT 4

TERRI K. WAMPLER
DISTRICT 1

LANNY MOORE, SR.
DISTRICT 2

LISA POCKRUS
DISTRICT 5

BRUCE HARTER, PH.D.
SUPERINTENDENT

KEITH B. MARTIN
BOARD ATTORNEY

Re: Estero Golf Resort RPD/CPD, DCI Sufficiency Review, Case # DCI2000-00032

Dear Kay:

Thank you for the opportunity to review this proposed 600 unit project off U. S. 41 in Estero for sufficiency with regard to educational impacts. We have concluded that the following additional questions still need to be addressed:

1. Will any of the residential development be an age restricted, over 55 development in accordance with HUD standards? If so, please provide documentation.
2. Will any of the 600 proposed units consist of rental apartments?
3. What will be the suggested price ranges for the proposed product mix?
4. Please estimate the number of school aged children expected to reside in the proposed 600 unit development.
5. What impact will the proposed project have on the nearby Three Oaks Middle School?

Thank you for your attention to this matter. If no responses are forthcoming, we will submit our review of the proposed project at your request. If I may be of further assistance, please give me a call.

Sincerely,

Stephanie Keyes, Facilities Planner
Construction Services

cc: Frederick Gutknecht, Director, Construction Services

2) Protected Species Survey - A survey as required by Chapter 10, Division 8 of the Lee County Land Development Code. [34-373(a)(4) e.]

SUFFICIENCY STATUS: OK

3) Protected Species Management Plan - A management plan as required by Chapter 10, Division 8 of the Lee County Land Development Code. {Protected species preserve areas must be indicated on the master concept plan; a final management plan is not required until time of local development order.} [34-373(b)(2)]

SUFFICIENCY STATUS: OK

4) Environmentally Sensitive Areas: - The location of any environmentally sensitive land and water, based upon standard environmental data and verified by a field inspection by the county staff, unless waived by the director. A survey is not required until the plan has been incorporated into an application for a development order.[34-373(a)(4) c.]

Wetland jurisdictional lines must be established by the South Florida Water Management District (SFWMD).

SUFFICIENCY STATUS: OK

5) Open Space - Open space must be stated on the plans, unless the proposed development is in a development area consisting solely of conventional single family dwelling units on lots of no less than 6500 square feet. For commercial and industrial developments, the percent of open space within each lot or outparcel shall be as set forth in 34-414(c).

[34-373(a)(6) a.7. and 34-373(a)(6) b.7.]

SUFFICIENCY STATUS: OK/A - The revised Master Concept Plan does not include any open space required and provided information. This information must be on the MCP and include indigenous preservation.

6) Design Standards: Preservation Areas, Environmentally Sensitive Areas, and Conservation Easements - Every effort shall be made in the planning, design and execution of a planned development to protect, preserve or to not unnecessarily destroy or alter natural features of the site, particularly mature native trees and threatened or endangered native vegetation. [34-411(g)] All preservation areas and/or conservation easements must be delineated on the plan and labeled as such. [34-373(a)(4) c.], [34-414(d)], [34-932(b)].

SUFFICIENCY STATUS: OK

7) Deviations - All environmental deviation requests must be explained by documentation. [34-412(a)]

SUFFICIENCY STATUS: OK



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

FILE COPY

John E. Manning
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yaeger
County Attorney

Diana M. Parker
County Hearing
Examiner

Writer's Direct Dial Number: (941) 335-2236

Fax (941) 335-2606

November 22, 2000

VIA FACSIMILE & U.S. MAIL

Kevin L. Higginson, P.E.
Coastal Engineering Consultants Inc.
17595 S. Tamiami Trail, #102
Fort Myers, FL 33908

Re: Hermes Investment Co., Inc.

Dear Mr. Higginson:

I am in receipt of the faxed copies of documents provided by William A. Keyes, Jr. in reference to the Estero Golf Resort. The documents provided are not legally sufficient to resolve the issues previously discussed with regard to William A. Keyes, Jr. and Marjorie J. Heckerman.

The document entitled "Statement of Consent to Action by Shareholders of Hermes Investment Co., Inc." is incomplete. The Certificate attached, aside from being dated some seven months later, is insufficient as a form of extract of vote that would typically accompany the first document. However, more distressing is the fact that the Certificate is completely self-serving. Finally, the other documents attached are equally insufficient to effectively resolve the original question with regard to authorized consent to participate in the requested rezoning.

It is my suggestion you contact an attorney versed in corporate law to obtain or prepare the appropriate Certificate or Extract of Vote.

Please call if you have any questions.

Very truly yours,

John J. Fredyma / mme

John J. Fredyma
Assistant County Attorney

(Dictated, but not reviewed. Letter has been signed in John Fredyma's absence to avoid delay.)

JJF/mme

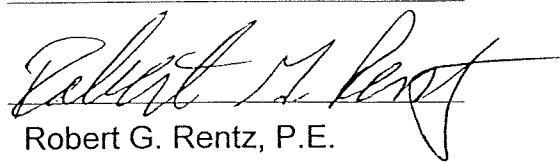
cc: Kay Deselem, Development Services

MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT
DEVELOPMENT SERVICES DIVISION

DATE: November 06, 2000

To: Kay Deselem, AICP
Senior Planner

FROM:


Robert G. Rentz, P.E.
Development Review
Engineer

RE: **Estero Golf Resort RPD/CPD**
Case No. DCI2000-00032

The Zoning Traffic Impact Statement was resubmitted on September 18, 2000 and was approved on September 28, 2000. The Zoning Traffic Impact Statement has now been revised and resubmitted to reflect changes in the scope of the project. This revised Zoning Traffic Impact Statement is APPROVED, with the following comments.

1. **Table 2:** *The trip generation volumes were totaled incorrectly.*
2. **Table 5:** *The Resultant Driveway Volumes were calculated incorrectly. After correcting the volumes from Table 2, and the driveway volumes, the volume of net new trips will be somewhat different than shown.*

The above comments do not effect any level of service analyses, and may be addressed at the time of development order application.

DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF PLANNING/ENVIRONMENTAL SCIENCES
PLANNED DEVELOPMENT REZONING SUFFICIENCY CHECKLIST

PROJECT NAME: Estero Golf Resort RPD/CPD

CASE NUMBER: DCI 2000-00032

STRAP NUMBER(S): 21-46-25-00-00001.0000 & .3000

ACREAGE: 314.6 acres [20.9 acres freshwater wetland; 0.3 acres other wetland areas]

SUBMITTAL DATE: October 30, 2000

END DATE OF REVIEW: November 9, 2000

REVIEWED BY: Kim Trebatoski (*The reviewer may be contacted at # 479-8183*) 

RECOMMENDATION: OK/A - Please see open space comments.

OK =Sufficiency requirement satisfied.

OK/A=sufficiency satisfied, but additional information needed.

X=Sufficiency requirement not satisfied.

N/A=Not applicable to this submittal.

N/R=Not a requirement for Sufficiency Submittal: Minor PD.

**This checklist is for sufficiency of information to review for planned development rezoning.
It does not grant or imply any approvals.**

ADDITIONAL INFORMATION MAY BE REQUESTED BEFORE ANY HEARINGS.

1) Soils, Vegetation FLUCCS, Topography - Maps or aerial photographs marked or overprinted to show soils, vegetation and ground cover, and a Lee county topographic map (required if available) or a USGS quadrangle map showing the subject property. Soils and vegetation, etc. should be classified in accordance with USDA/SCS system and the Florida Land Use and Cover classification system, respectively. [34-373(a)(4) b.]

SUFFICIENCY STATUS: OK

2) **Protected Species Survey** - A survey as required by Chapter 10, Division 8 of the Lee County Land Development Code. [34-373(a)(4) e.]

SUFFICIENCY STATUS: OK

3) **Protected Species Management Plan** - A management plan as required by Chapter 10, Division 8 of the Lee County Land Development Code. {Protected species preserve areas must be indicated on the master concept plan; a final management plan is not required until time of local development order.} [34-373(b)(2)]

SUFFICIENCY STATUS: OK

4) **Environmentally Sensitive Areas**: - The location of any environmentally sensitive land and water, based upon standard environmental data and verified by a field inspection by the county staff, unless waived by the director. A survey is not required until the plan has been incorporated into an application for a development order. [34-373(a)(4) c.]

Wetland jurisdictional lines must be established by the South Florida Water Management District (SFWMD).

SUFFICIENCY STATUS: OK

5) **Open Space** - Open space must be stated on the plans, unless the proposed development is in a development area consisting solely of conventional single family dwelling units on lots of no less than 6500 square feet. For commercial and industrial developments, the percent of open space within each lot or outparcel shall be as set forth in 34-414(c).

[34-373(a)(6) a.7. and 34-373(a)(6) b.7.]

SUFFICIENCY STATUS: OK/A - The revised Master Concept Plan does not include any open space required and provided information. This information must be on the MCP and include indigenous preservation.

6) **Design Standards: Preservation Areas, Environmentally Sensitive Areas, and Conservation Easements** - Every effort shall be made in the planning, design and execution of a planned development to protect, preserve or to not unnecessarily destroy or alter natural features of the site, particularly mature native trees and threatened or endangered native vegetation. [34-411(g)] All preservation areas and/or conservation easements must be delineated on the plan and labeled as such. [34-373(a)(4) c.], [34-414(d)], [34-932(b)].

SUFFICIENCY STATUS: OK

7) **Deviations** - All environmental deviation requests must be explained by documentation. [34-412(a)]

SUFFICIENCY STATUS: OK



BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: 941-479-8336

John E. Manning
District One

November 13, 2000

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yaeger
County Attorney

Diana M. Parker
County Hearing
Examiner

Ms. Carron Day, AICP
Florida Land Planning, Inc.
1560 Matthew Drive
Ft. Myers, FL 33907

Mr. Michael J. Ciccarone, Esq.
Annis, Mitchell, Cockey, Edwards & Roehn, P.A.
P.O. Box 60259
Fort Myers, FL 33906-6259

RE: ESTERO GOLF RESORT; FILE #DCI2000-00032

Dear Ms. Day & Mr. Ciccarone:

The Development Services Division has reviewed the information provided on 6/1/00 and supplemented on 9/18/00 and 10/27/00 for the rezoning request referenced above. The application will be ready to be scheduled for public hearings as soon as the issues noted below have been adequately addressed. The formal request has been drafted from your application as follows:

Rezone 314.6± acres of land from Agricultural (AG-2) to Residential and Commercial Planned Development (RPD and CPD) zoning districts to permit a maximum of 600 dwelling units consisting of a mix of units types, golf courses, a maximum of 200,000 square feet of retail uses, 15,000 square feet of office uses, 150 hotel/motel rooms, consumption-on-premises, and 100 ALF units, in buildings not to exceed a maximum of 55 feet/4 stories.

NOTE: If approved, the Master Concept Plan (available for inspection at 1500 Monroe St., in Ft. Myers) may deviate from certain Land Development Code (LDC) standards.

Please review this language carefully, and notify me in writing by November 27, 2000 whether this wording is satisfactory. LDC Section 34-375 gives you the option of waiving or requesting a formal pre-hearing conference to discuss substantive issues. Please exercise your option in writing when you respond to the request wording.

Once the pre-hearing conference is completed or waived, the requested has been deemed acceptable, and the issues noted below are addressed, this case will be deemed sufficient and scheduled for the next available public hearing date.

ISSUES:

1. As noted in my e-mail to you on 11/6/00 and in a subsequent phone conversation last week, questions remain about the ownership and disclosure documents. Please resolve the discrepancies in ownership noted in the e-mail message.

TO: Ms. Day & Mr. Ciccarone

RE: **ESTERO GOLF RESORT; FILE #DCI2000-00032**

November 13, 2000

Page 2 of 2

2. The legal description is still insufficient. Aerial photographs indicate there are waterways running along the eastern and northern boundaries (in excess of the 10' wide utility easement shown on the MCP). Jerry Murphy is working with your engineer to resolve this issue.
3. Deviation #4 is shown on the MCP to be applicable throughout the development, however, the deviation is not listed in the Club/Recreation Tract.
4. Deviation #12 references the Open Space and Indigenous Vegetation Table. This table was originally on the MCP, but has been removed. Environmental Sciences staff has also noted that this table has been removed (see attached checklist). Please revise the MCP to include this table.

In previous sufficiency review responses, staff asked that Note #3 be removed, explaining that specific density criteria is contained in the LDC, and a deviation would be needed to vary from the LDC criteria. The note has not been removed from the MCP. Please note that any recommendation for approval will include a condition to invalidate Note #3.

If you have not already done so, please ascertain that a CLEARLY LEGIBLE 11" x 17" copy of the latest Master Concept Plan is included in the public hearing file. Contact me if you have any questions or if you would like to meet informally prior to the public hearings.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Development Services Division



Kay Deselem, AICP
Senior Planner

Enclosures: Memo from Development Services-plan review, dated 11/9/00
Memo from Development Services-TIS review, dated 11/6/00
Checklist from Environmental Sciences, dated 11/9/00
Comments from The School District of Lee County, dated 11/1/00

cc: Walter McCarthy, Division Director
Paul O'Connor, Division of Planning
Dawn Lehnert, Asst. County Attorney
Elaine Mettauer, DOT
Brad Vance, Natural Resources
Zoning/DCI File

Kim Trebatoski, Environmental Sciences
Bob Rentz, Development Services
Don Blackburn, Development Services
Stephanie Keyes, School Board
Samy Faried, Water Authority

MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT
DEVELOPMENT SERVICES DIVISION

DATE: November 9, 2000

To: Kay Deselem

Senior Planner

FROM: Don Blackburn

Development Review Manager

RE: ESTERO GOLF RESORT
DCI2000-00032
SUFFICIENCY COMMENTS

I have reviewed the most recent submittal and find it sufficient for the purposes of provided substantive comments.

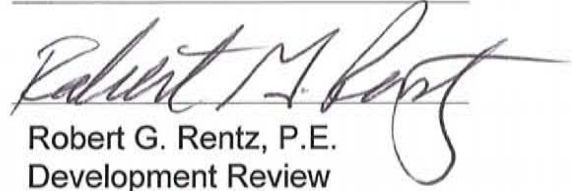
FILE COPY

MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT
DEVELOPMENT SERVICES DIVISION

DATE: January 18, 2001

To: Kay Deselem, AICP
Senior Planner

FROM:


Robert G. Rentz, P.E.
Development Review
Engineer

RE: **Estero Golf Resort**
Case No. DCI2000-00032

The proposed development consists of 320,000 square feet of retail, 20,000 square feet of office, a 150 room hotel, and 820 single family homes. The project is expected to generate 17,270 new trips per day, with 865 occurring in the AM peak hour and 1,625 occurring in the PM peak hour.

Based on the 1999 Traffic Count Report issued by Lee County Department of Transportation the 2005 peak hour, peak season, peak direction volume of flow on U.S.41 south of Koreshan Blvd. is 1,851 vehicles per hour, on U.S.41 north of Koreshan Blvd. is 1,658 vehicles per hour, and on Koreshan Blvd. is 240 vehicles per hour. At these volumes the roadway links will operate at level of service C, C, and A, respectively. When the peak hour, peak direction project traffic is added to the 2005 background the roadway links will operate at level of service D, C, and A, respectively.

FILE COPY

DEPARTMENT OF COMMUNITY DEVELOPMENT

DIVISION OF PLANNING/ENVIRONMENTAL SCIENCES

PLANNED DEVELOPMENT REZONING SUFFICIENCY CHECKLIST

PROJECT NAME: Estero Golf Resort RPD/CPD

CASE NUMBER: DCI 2000-00032

STRAP NUMBER(S): 21-46-25-00-00001.0000 & .3000

ACREAGE: 314.6 acres [20.9 acres freshwater wetland; 0.3 acres other wetland areas]

SUBMITTAL DATE: September 18, 2000

END DATE OF REVIEW: September 22, 2000

REVIEWED BY: Kim Trebatoski (*The reviewer may be contacted at # 479-8183*) 

RECOMMENDATION: OK/A

OK =Sufficiency requirement satisfied.

OK/A=sufficiency satisfied, but additional information needed.

X=Sufficiency requirement not satisfied.

N/A=Not applicable to this submittal.

N/R=Not a requirement for Sufficiency Submittal: Minor PD.

**This checklist is for sufficiency of information to review for planned development rezoning.
It does not grant or imply any approvals.**

ADDITIONAL INFORMATION MAY BE REQUESTED BEFORE ANY HEARINGS.

1) Soils, Vegetation FLUCCS, Topography - Maps or aerial photographs marked or overprinted to show soils, vegetation and ground cover, and a Lee county topographic map (required if available) or a USGS quadrangle map showing the subject property. Soils and vegetation, etc. should be classified in accordance with USDA/SCS system and the Florida Land Use and Cover classification system, respectively. [34-373(a)(4) b.]

SUFFICIENCY STATUS: OK

2) Protected Species Survey - A survey as required by Chapter 10, Division 8 of the Lee County Land Development Code. [34-373(a)(4) e.]

SUFFICIENCY STATUS: OK

3) Protected Species Management Plan - A management plan as required by Chapter 10, Division 8 of the Lee County Land Development Code. {Protected species preserve areas must be indicated on the master concept plan; a final management plan is not required until time of local development order.} [34-373(b)(2)]

SUFFICIENCY STATUS: OK/A - Please note appropriate on-site preserves must be established for the gopher tortoises. The MCP should be revised to show gopher tortoise preserve areas if they can be committed to at this time.

4) Environmentally Sensitive Areas - The location of any environmentally sensitive land and water, based upon standard environmental data and verified by a field inspection by the county staff, unless waived by the director. A survey is not required until the plan has been incorporated into an application for a development order.[34-373(a)(4) c.]

Wetland jurisdictional lines must be established by the South Florida Water Management District (SFWMD).

SUFFICIENCY STATUS: OK

5) Open Space - Open space must be stated on the plans, unless the proposed development is in a development area consisting solely of conventional single family dwelling units on lots of no less than 6500 square feet. For commercial and industrial developments, the percent of open space within each lot or outparcel shall be as set forth in 34-414(c).

[34-373(a)(6) a.7. and 34-373(a)(6) b.7.]

SUFFICIENCY STATUS: OK

6) Design Standards: Preservation Areas, Environmentally Sensitive Areas, and Conservation Easements - Every effort shall be made in the planning, design and execution of a planned development to protect, preserve or to not unnecessarily destroy or alter natural features of the site, particularly mature native trees and threatened or endangered native vegetation. [34-411(g)] All preservation areas and/or conservation easements must be delineated on the plan and labeled as such. [34-373(a)(4) c.], [34-414(d)], [34-932(b)].

SUFFICIENCY STATUS: OK

7) Deviations - All environmental deviation requests must be explained by documentation. [34-412(a)]

SUFFICIENCY STATUS: OK/A - Please submit a deep water lake management plan for review.

MEMORANDUM
FROM THE
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF DEVELOPMENT SERVICES

FILE COPY

DATE: June 22, 2000

To: Kay Deselm
Senior Planner

FROM: Don Blackburn
Development Review
Manager

RE: ESTERO GOLF RESORT
DCI2000-00032
SUFFICIENCY COMMENTS

I have reviewed the above referenced submittal for sufficiency comments. At this time, I find it insufficient for review for the following reasons.

With regards to deviation request number 1:

This deviation can be withdrawn as it is not needed. The request is permitted by right in Chapter 10 of the LDC as long as protection for wayward vehicles is provided.

With regards to deviation number 2:

This deviation request requires a drawing that mitigates the lesser dimension. The standard from which the request has been asked has been predetermined to be the minimum safe dimension for the health safety and welfare of the public.

With regards to Deviation number 9:

The applicant should be aware that any surplus fill generated by the excavations is not permitted to be removed from the site. During the development order process the site engineer will have to demonstrate the cut and fill quantities balance.

With regards to the Model Home deviations:

The applicant should be aware that Development Review will ask that the model homes be limited to one specific floor plan per request, per each development tract. The way the model home deviations are worded could allow the single family residences to be constructed as "models", thereby circumventing and delaying the platting process.

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO	3863	
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CONNECTION ID	ANNIS MITCHELL	
ST. TIME	06/24 12:24	
USAGE T	00'46	
PGS.	2	
RESULT	OK	

FILE COPY

C O V E R

FAX

S H E E T

To: Ms. Carron Day, AICP - Florida Land Planning, Inc.
Mr. Michael J. Ciccarone - Annis, Mitchell, Cockey, Edwards & Roehn, P.A.
Subject: Estero Golf Resort / DCI2000-00032
Date: June 24, 2000
Pages: 2 pages including this cover sheet.

COMMENTS:

Please find the sufficiency comments from Don Blackburn, Development Review, for the above referenced project. These comments were not part of the packet that was mailed to you, but should be inserted and made part of it. I apologize for any inconvenience this may have caused. If you have any questions, please feel free to contact me.

*** TX REPORT ***

TRANSMISSION OK

TX/RX NO 3862
CONNECTION TEL 92784466
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USAGE T 00'44
PGS. 2
RESULT OK

FILE COPY

C O V E R

FAX

S H E E T

To: Ms. Carron Day, AICP - Florida Land Planning, Inc.
Mr. Michael J. Ciccarone - Annis, Mitchell, Cockey, Edwards & Roehn, P.A.
Subject: Estero Golf Resort / DCI2000-00032
Date: June 24, 2000
Pages: 2 pages including this cover sheet.

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FILE COPY

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DIVISION OF PLANNING/ENVIRONMENTAL SCIENCES
PLANNED DEVELOPMENT REZONING SUFFICIENCY CHECKLIST**

PROJECT NAME: Estero Golf Resort RPD/CPD

CASE NUMBER: DCI 2000-00032

STRAP NUMBER(S): 21-46-25-00-00001.0000 & .3000

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SUBMITTAL DATE: September 18, 2000

END DATE OF REVIEW: September 22, 2000

REVIEWED BY: Kim Trebatoski (*The reviewer may be contacted at # 479-8183*) 

RECOMMENDATION: OK/A

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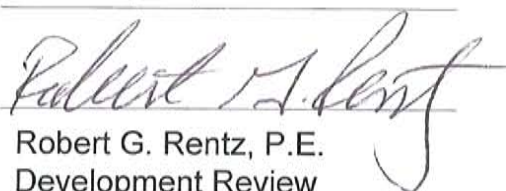
SUFFICIENCY STATUS: OK/A - Please submit a deep water lake management plan for review.

MEMORANDUM
FROM THE
DEPARTMENT OF
COMMUNITY DEVELOPMENT
DEVELOPMENT SERVICES DIVISION

FILE COPY

DATE: February 21, 2001

To: Kay Deselem, AICP
Senior Planner

FROM: 
Robert G. Rentz, P.E.
Development Review
Engineer

RE: **Estero Golf Resort**
Case No. DCI2000-00032
(CORRECTIVE MEMO)

The proposed development consists of 320,000 square feet of retail, 20,000 square feet of office, a 150 room hotel, and 820 single family homes. The project is expected to generate 17,270 new trips per day, with 865 occurring in the AM peak hour and 1,625 occurring in the PM peak hour.

Based on the 1999 Traffic Count Report issued by Lee County Department of Transportation the 2005 peak hour, peak season, peak direction volume of flow on U.S.41 south of Koreshan Blvd. is 1,851 vehicles per hour, on U.S.41 north of Koreshan Blvd. is 1,658 vehicles per hour, and on Koreshan Blvd. is 240 vehicles per hour. At these volumes the roadway links will operate at level of service C, C, and A, respectively. When the peak hour, peak direction project traffic is added to the 2005 background the roadway links will operate at level of service D, C, and A, respectively.

Based on the Concurrency Management Inventory and Projections for 1999/2000 - 2000/2001, U.S.41(link #266) from Corkscrew Rd. to Sanibel Blvd., as of September 07, 2000 has an existing level of service C (2,164 vph), and is forecast to go to level of service F (2,993 vph). The level of service E capacity is 2,270 vph. Koreshan Blvd.(link #122) has an existing level of service A (128 vph), and is forecast to remain at level of service A (128 vph).

[Note: This segment of U.S.41 is funded for Preliminary Engineering(design) for widening to 6 lanes in FY 2004/05.]

BGR

S:/WRITERS/RENTZRG/DCI2K00032TRAFFICSUBSTANTIVECOMMENTS

ROAD LINK VOLUMES Peak Direction of Flow											
ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		EXISTING 9/7/00		FORECAST 9/7/00		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME		
IONA ROAD	MCGREGOR BLVD (C.R. 867)	CALOOSAHATCHEE RIVER	2LU	E	1,040	D	509	E	807		115
ISLAND PARK RD	PARL RD	U.S. 41	2LU	E	1,040	D	488	D	488		116
JOEL BLVD.	LEELAND HTS. BLVD	18TH STREET	4LN	E	2,110	B	950	C	1,083		117
JOEL BLVD.	18TH STREET	PALM BEACH BLVD (S.R. 80)	2LU	E	1,250	B	268	B	270		118
JOHN MORRIS RD	SUMMERLIN RD.	IONE RD.	2LU	E	1,040	C	202	C	202		119
KELLY ROAD	MCGREGOR BLVD (C.R. 867)	SAN CARLOS BLVD. (S.R. 865)	2LU	E	1,040	C	232	C	237		120
KELLY ROAD	SAN CARLOS BLVD. (S.R. 865)	PINE RIDGE ROAD	2LU	E	1,040	C	170	C	170		121
KORESHAN BLVD	U.S. 41	THREE OAKS PKWY	4LD	E	2,820	A	128	A	128		122
LAUREL DRIVE	BUSINESS 41	GAGE DRIVE	2LU	E	1,040	D	520	D	520		123
LEE BLVD.	IMMOKALEE RD (S.R. 82)	ALVIN AVE	6LD	E	3,610	B	1,859	B	2,562		124
LEE BLVD.	ALVIN AVE	GUNNERY RD	6LD	E	3,610	A	1,377	A	1,394		125
LEE BLVD.	GUNNERY RD	HOMESTEAD RD	6LD	E	3,610	A	1,483	B	1,554		126
LEE BLVD.	HOMESTEAD RD	LEELAND HTS. BLVD.	2LN	E	1,030	B	620	B	756	4 L/3L Funded in 99/00	127
LEE RD.	SANIBEL BLVD	ALICO ROAD	2LN	E	1,040	E	610	E	610		128
LEELAND HTS.	HOMESTEAD ROAD	BELL BLVD.	4LN	E	1,960	B	923	B	1,023	4 Lane Funded in 99/00	129
LEONARD BLVD.	GUNNERY RD.	LEE BLVD.	2LN	E	1,040	B	108	B	108		130
LITTLETON ROAD	CAPE CORAL CITY LIMITS	U.S. 41	2LU	E	1,050	B	355	B	432		131
LITTLETON ROAD	U.S. 41	BUSINESS 41	2LN	E	1,050	B	367	B	367		132
LUCKETT ROAD	ORTIZ AVE (S.R. 80B)	HAMILTON DRIVE	2LN	E	950	C	600	C	783		133
LUCKETT ROAD	HAMILTON DRIVE	COUNTRY LAKES DRIVE	2LN	E	1,040	C	175	E	922		134
MAPLE DR.	SUMMERLIN RD.	2ND AVE.	2LU	E	1,040	C	173	C	173		135
MCGREGOR BLVD (C.R. 867)	TOLL PLAZA	JONATHAN HARBOR DR.	4LD	E	2,380	B	1,167	B	1,167		136
MCGREGOR BLVD (C.R. 867)	JONATHAN HARBOR DR.	SUMMERLIN RD. (C.R. 869)	4LD	E	2,380	B	1,272	B	1,392		137
MCGREGOR BLVD (C.R. 867)	SUMMERLIN RD. (C.R. 869)	KELLY RD.	4LD	E	2,380	B	621	B	754		138
MCGREGOR BLVD (C.R. 867)	KELLY RD.	GLADIOLUS DR. (S.R. 865)	4LD	E	2,380	B	953	B	971		139
MCGREGOR BLVD (S.R. 867)	GLADIOLUS DR. (S.R. 865)	IONA LOOP RD.	4LD	E	2,190	B	775	B	775		140
MCGREGOR BLVD (S.R. 867)	IONA LOOP RD.	PINE RIDGE RD.	4LD	E	2,190	B	1,012	B	1,202		141
MCGREGOR BLVD (S.R. 867)	PINE RIDGE RD.	CYPRESS LAKE DRIVE	4LD	E	2,190	B	1,427	B	1,594		142
MCGREGOR BLVD (S.R. 867)	CYPRESS LAKE DRIVE	COLLEGE PARKWAY	4LD	E	1,800	D	1,299	D	1,457		143
MCGREGOR BLVD (S.R. 867)	COLLEGE PARKWAY	WINKLER ROAD	2LD	E	1,180	C	699	C	832	Constrained v/c=0.55	144
MCGREGOR BLVD (S.R. 867)	WINKLER ROAD	TANGLEWOOD BLVD.	2LD	E	1,180	F	1,213	F	1,213	Constrained v/c=1.03	145
MCGREGOR BLVD (S.R. 867)	TANGLEWOOD BLVD.	COLONIAL BLVD (S.R. 884)	2LD	E	1,180	F	1,205	F	1,205	Constrained v/c=1.02	146
METRO PARKWAY (S.R. 739)	SIX MILE CYPRESS PKWY	DANIELS ROAD	2LN	E	920	B	508	C	809		147
METRO PARKWAY (S.R. 739)	DANIELS ROAD	CRYSTAL DR	4LD	E	1,990	C	1,225	C	1,265		148

ROAD LINK VOLUMES											
Peak Direction of Flow											
ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		EXISTING 9/7/00		FORECAST 9/7/00		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME		
W 12TH STREET	SUNSHINE BLVD	WILLIAMS AVENUE	2LU	E	1,040	C	190	C	190		260
W 12TH STREET	WILLIAMS AVENUE	JOEL BLVD	2LU	E	1,040	B	54	B	54		261
U.S. 41	COLLIER COUNTY LINE	BONITA BEACH RD (C.R. 865)	4LD	E	2,450	C	1,621	C	2,225	6 Lane Funded in 02/03	262
U.S. 41	BONITA BEACH RD (C.R. 865)	W TERRY STREET	4LD	E	2,450	C	2,141	F	2,737	ROW Funded IN 00/01	263
U.S. 41	W TERRY STREET	OLD 41 (C.R. 887)	4LD	E	2,450	C	1,662	F	3,004	ROW Funded IN 00/01	264
U.S. 41	OLD 41 (C.R. 887)	CORKSCREW RD.	4LD	E	2,450	C	2,186	F	4,142	6L Funded IN 04/05	265
U.S. 41	CORKSCREW RD.	SANIBEL BLVD	4LD	E	2,270	C	2,164	F	2,993	PE Funded in 04/05	266
U.S. 41	SANIBEL BLVD	ALICO ROAD	4LD	E	2,270	C	1,532	C	1,547	6 Lane Funded in 99/00	267
U.S. 41	ALICO ROAD	ISLAND PARK ROAD	6LD	E	3,400	C	2,294	C	2,294	6 Lane Under Construction	268
U.S. 41	ISLAND PARK ROAD	BRIARCLIFF RD	6LD	E	3,400	C	2,404	C	2,617	6 Lane Under Construction	269
U.S. 41	BRIARCLIFF RD	SIX MILE CYPRESS PKWY	6LD	E	3,400	C	2,710	C	2,713	6 Lane Under Construction	270
U.S. 41	SIX MILE CYPRESS PKWY	DANIELS RD.	6LD	E	2,810	C	1,703	C	2,001	6 Lane Under Construction	271
U.S. 41	DANIELS RD.	COLLEGE PARKWAY	6LD	E	2,810	C	1,973	C	1,912	Constrained v/c=0.74	272
U.S. 41	COLLEGE PARKWAY	SOUTH RD	6LD	E	2,810	D	2,294	E	2,796	Constrained v/c=0.86	273
U.S. 41	SOUTH RD	BOY SCOUT DRIVE	6LD	E	2,810	D	2,103	D	2,117	Constrained v/c=0.79	274
U.S. 41	BOY SCOUT DRIVE	NORTH AIRPORT ROAD	6LD	E	2,810	D	2,417	D	2,418	Constrained v/c=0.95	275
U.S. 41	FT. MYERS CITY LIMITS	NORTH KEY DRIVE	4LD	E	2,600	D	2,511	D	2,534		276
U.S. 41	NORTH KEY DRIVE	HANCOCK BRIDGE PKWY	4LD	E	2,600	D	2,435	D	2,435		277
U.S. 41	HANCOCK BRIDGE PKWY	PONDELLA RD	4LD	E	2,600	C	1,776	C	1,779		278
U.S. 41	PONDELLA RD	PINE ISLAND RD (S.R. 78)	4LD	E	2,600	C	1,396	C	1,396		279
U.S. 41	PINE ISLAND RD (S.R. 78)	LITTLETON RD	4LD	E	2,220	B	1,254	B	1,254		280
U.S. 41	LITTLETON RD	DEL PRADO BLVD	4LD	E	2,220	B	1,215	B	1,403		281
U.S. 41	DEL PRADO BLVD	CHARLOTTE COUNTY LINE	4LD	E	2,220	B	931	B	1,429		282
I-75	COLLIER COUNTY LINE	CORKSCREW RD. (C.R. 850)	4LD	C	2,570	D	2,976	D	2,976		283
I-75	CORKSCREW RD. (C.R. 850)	ALICO ROAD	4LD	C	2,570	E	3,344	E	3,344		284
I-75	ALICO ROAD	DANIELS ROAD	4LD	C	2,570	E	3,968	E	3,968		285
I-75	DANIELS ROAD	COLONIAL BLVD (S.R. 884)	4LD	C	2,570	D	3,288	D	3,288		286
I-75	COLONIAL BLVD (S.R. 884)	DR ML KING, JR BLVD (S.R. 82)	4LD	C	2,570	D	2,979	D	2,979		287
I-75	DR ML KING, JR BLVD (S.R. 82)	PALM BEACH BLVD (S.R. 80)	4LD	C	2,570	D	3,062	D	3,062		288
I-75	PALM BEACH BLVD (S.R. 80)	BAYSHORE RD. (S.R. 78)	4LD	C	2,570	D	2,761	D	2,761		289
I-75	BAYSHORE RD. (S.R. 78)	CHARLOTTE COUNTY LINE	4LD	C	2,570	C	1,729	C	1,729		290

* Note: "Constrained" Roads are as indicated in TABLE 2(a) CONSTRAINED ROADS STATE AND COUNTY ROADS" OF "THE LEE PLAN"

Funding is by Lee County unless noted otherwise.

Interim improvements designated by "INT IMP" with the year funded.

Memo

FILE COPY

To: Kay Deselem, AICP
Senior Planner

From: Elaine Mettauer, E.I. *emm*
LDOT Engineer III

Date: February 16, 2001

Re: **Estero Golf Resort RPD/CPD**
Substantive Comments
DCI 2000-00032

The Department of Transportation has reviewed the information submitted for the above referenced project and has the following comments:

The proposed project is located on a parcel of land just south of the San Carlos Park Subdivision and North of Koreshan Boulevard. The Department of Transportation has concerns with the proposed right-in/right-out access to the maintenance facility off Koreshan Boulevard. The maintenance facility will generate trips that are usually internal to the project (tractors and lawnmowers) from the maintenance facility. Problems arise when the residents of the development object to the maintenance vehicles using the internal residential streets to access remote portions of the golf course. The slow moving trips are then required to use the main entrance road to gain access to the golf course. However, these vehicles must use Koreshan Boulevard to gain access to the main entrance road. Introducing these slow moving vehicles to Koreshan Boulevard will cause health, safety and welfare concerns to the traveling public. Therefore, DOT does not recommend approval of the proposed right-in/right-out access point that serves the maintenance facility. DOT recommends that the maintenance facility have access to the internal roadway system only.

The Official Traffic Ways Map shows 100-feet of right-of-way for the Oriole Road/Sandy Lane Extension (Sandy Lane). The Sandy Lane alignment shown on the Lee County Official Trafficways Map would follow along the eastern boundary of the Estero Golf Resort project and the western boundary of San Carlos Park Unit 19 and the newly approved Bernwood Villages Development. The alignment would line up with the existing Oriole Road at the end of San Carlos Park and would tie into an existing median opening on Koreshan Boulevard. It will extend south from the existing median opening through the Indigo Isles (new development south of Koreshan Boulevard) and continue down until it ties in with Old 41.

Sandy Lane was shown on the original Trafficways Map prepared in 1985. It has been included in every subsequent revision, the last revision in 1991. DOT is in the process of reviewing and updating the Trafficways Map at this time. Sandy Lane will be reflected in the updated map as well. Moreover, Sandy Lane has been included in the Lee County Metropolitan Planning Organization (MPO) 2020 plan since 1995. It is also included in the current MPO 2010 Financially Feasible Plan.

Sandy Lane is a 2-lane collector that as shown on the MPO plan will connect to Old 41 (near the US 41 intersection) and run north to Alico Road. Sandy Lane will provide San Carlos Park and Estero Golf Resort residents a north/south alternative to Three Oaks Parkway and US 41 and I-75. It also provides the residents of San Carlos Park an alternative means of accessing Alico Road and Koreshan Blvd. without having to cross the existing railroad tracks. Sandy Lane will function as a necessary reliever keeping local trips off the other arterial roadways, thereby preserving the capacity of those roads. Development pressures in South Lee County highlight the need to address the extension of Sandy Lane in a proactive manner with a view toward 'smart growth'. There are no other alternatives for a north/south collector west of I-75 that would not involve the taking of existing structures.

Because Sandy Lane extension is a crucial component of the overall roadway network, the Department of Transportation recommends that right-of-way be obtained at this time. The recommended set aside right-of-way width will consist of 80 feet along the eastern boundary of the property and approximately 200 feet wide for 700 feet at the northeast corner to accommodate the reverse curve. Therefore, DOT recommends the following condition be placed on the zoning approval:

- 1) The Master Concept Plan must be revised to reflect the planned extension of Sandy Lane along the eastern boundary of the site, consistent with the sketch set forth in the attached Exhibit. Lee County will compensate the property owner for the reservation of this property in accordance with the regulations set forth in Chapter 2 of the LDC.

EMM/mlb

cc: Administrative File

Attachment – Exhibit: sketch and description of Sandy Lane Extension

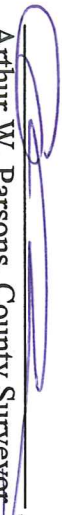
DESCRIPTION

OF

A parcel or tract of land in Section 21, Township 46 South, Range 25 East, Lee County, Florida, being described as follows:

Commencing at the southeast corner of Section 21, Township 46 South, Range 25 East, Lee County, Florida; thence run N00°46'45"W along the east line of the Southeast Quarter (SE ¼) of said Section 21 for a distance of 94.98 feet to a point on the northerly right-of-way line of Koreshan Boulevard (as described in Official Record Book 2183, pages 3461 through 3504, Public Records of Lee county, Florida) and the point of beginning; thence continue N00°46'45"W along the east line of the Southeast Quarter (SE ¼) of said Section 21 for a distance of 2555.79 feet to the northeast corner of the Southeast Quarter (SE ¼) of said Section 21; thence run N00°53'22"W along the east line of the Northeast Quarter (NE ¼) of said Section 21 for a distance of 2646.37 feet to the northeast corner of the Northeast Quarter (NE ¼) of said Section 21; thence run N89°29'23"W along the north line of the Northeast Quarter (NE ¼) of said Section 21 and the south line of Unit Number 7, San Carlos Park, an unrecorded subdivision filed in Deed Book 315, pages 120 through 158, Public Records of Lee County, Florida for a distance of 200.06 feet; thence run S00°53'22"E along a line 200.00 feet west of (as measured on a perpendicular) the east line of the Northeast Quarter (NE ¼) of said Section 21 for a distance of 700.00 feet; thence run S89°29'23"E for a distance of 120.04 feet; thence run S00°53'22"E along a line 80.00 feet west of (as measured on a perpendicular) the east line of the Northeast Quarter (NE ¼) of said Section 21 for a distance of 1948.25 feet to a point of intersection with a line 80.00 feet west of (as measured on a perpendicular) the east line of the Southeast Quarter (SE ¼) of said Section 21; thence run S00°46'45"E along a line 80.00 feet west of the east line of said Southeast Quarter for a distance of 2552.90 feet to a point on the north right-of-way line of aforesaid Koreshan Boulevard and to which point a radial line bears S01°25'52"W; thence run easterly along said north right-of-way line and the arc of non-tangent curve to the left of radius 11,425.00 feet, having for its elements, a central angle of 00°24'05", chord bearing of S88°46'11"E, chord distance of 80.04 feet for 80.04 feet to the point of beginning and to which point a radial line bears S01°01'47"W, containing 500118.74 square feet (11.48 acres) more or less.

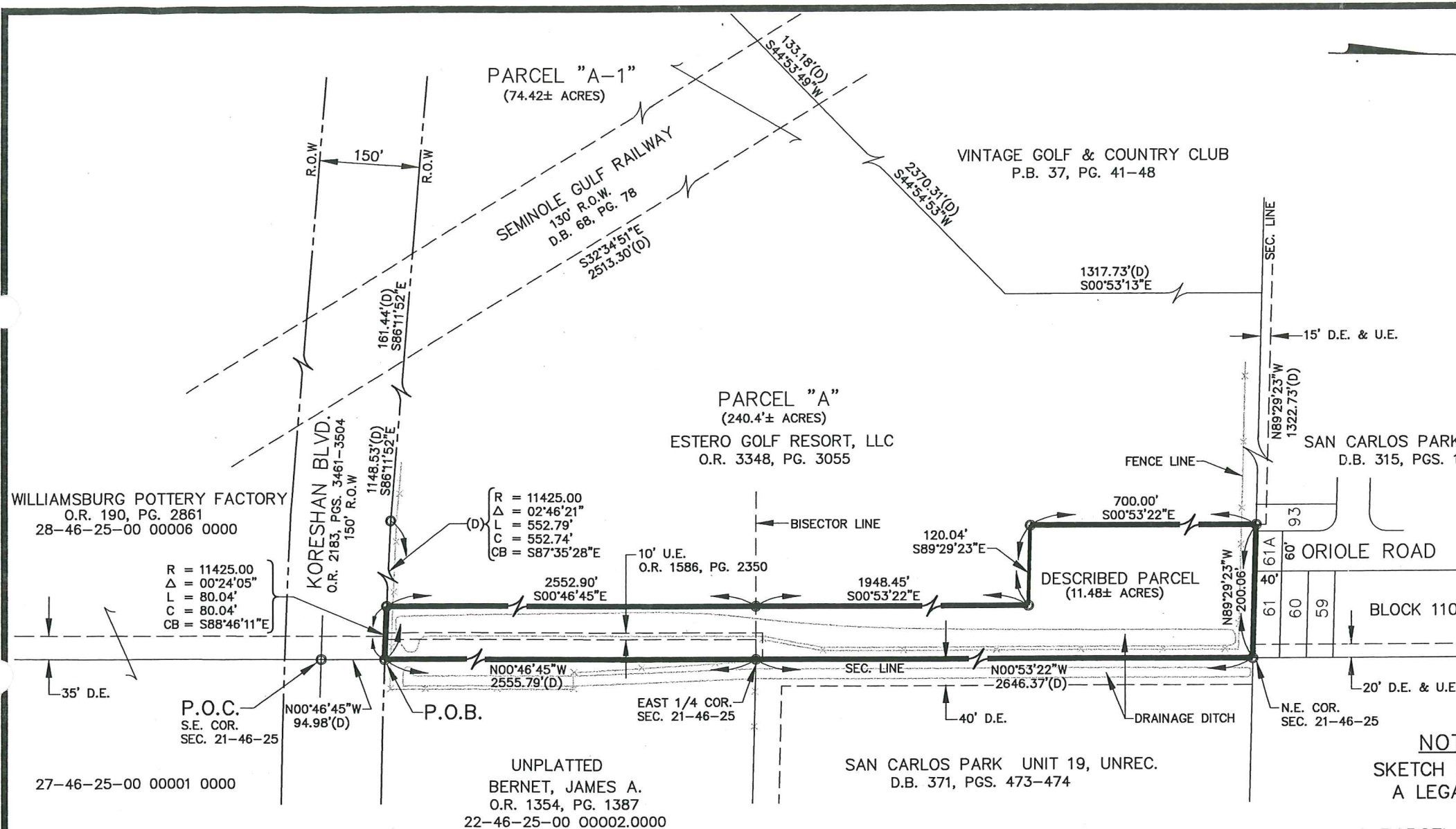
Bearings mentioned hereinabove are based on a right-of-way map for Koreshan Boulevard showing the east line of the Southeast Quarter of Section 21, Township 46 South, Range 25 as bearing N00°46'45"W.


Arthur W. Parsons, County Surveyor
Professional Surveyor and Mapper
Florida Certificate No. LS-2987



LEGEND

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
(D) = DEED DISTANCE OR BEARING
D.B. = DEED BOOK
O.R. = OFFICIAL RECORD
PG. = PAGE
R.O.W. = RIGHT OF WAY
COR. = CORNER
D.E. = DRAINAGE EASEMENT
U.E. = UTILITY EASEMENT
UNREC. = UNRECORDED



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION WAS MADE UNDER MY DIRECTION AND CONTROL AND TO THE BEST OF MY KNOWLEDGE AND BELIEF MEETS THE MINIMUM TECHNICAL STANDARDS IN ACCORDANCE WITH CHAPTER 61G17-6 FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES.

DATE: 02/01

Arthur W. Parsons, County Surveyor
Professional Surveyor & Mapper
Florida Certificate No. LS-2987

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.

SURVEYOR'S NOTES

- 1.) DESCRIPTION FOR DESCRIBED PARCEL IS BASED ON DEED.
- 2.) TOPOGRAPHICAL FEATURES OR IMPROVEMETS LYING WITHIN DESCRIBED PARCEL WERE NOT SURVEYED OR LOCATED.
- 3.) NO RECORD OF OWNERSHIP HAS BEEN DETERMINED FOR PARCEL SHOWN AS LOT 61A, BLOCK 110, SAN CARLOS PARK UNIT 7.
- 4.) UNLESS OTHERWISE NOTED, DIMENSIONS ARE CALCULATED.

NOT A SURVEY
SKETCH IS TO ACCOMPANY
A LEGAL DESCRIPTION
OF
A PARCEL OR TRACT OF LAND
LYING IN SECTION 21, TOWNSHIP 46 S.,
RANGE 25 E., LEE COUNTY, FLORIDA



DEPARTMENT OF PUBLIC WORKS
TRANSPORTATION DIVISION

Designed by: A.W.P.	Date: 02/01	Disk 20001
Drawn by: D.O.K.	Date: 02/01	Scale: 1"=200'
Chk'd: A.W.P.	Date: 02/01	001572701

SHEET NO.

2 of 2