

LAND USE SUMMARY

Land Uses	Acres	Units/Sq.Ft.
Commercial Tracts	32.00ac*	320,000 sq ft**
Office Tract	1.06ac*	20,000 sq ft
Residential & Club/Rec Tracts	280.54ac*	820 units ***
TOTAL	314.60ac	

* Acreage includes water management, roadways and open space for the use.
 ** The developer retains the option of converting retail acreage to office at a ratio of 4 acres of commercial use : 3 acres of office use.

MASTER CONCEPT PLAN NOTES

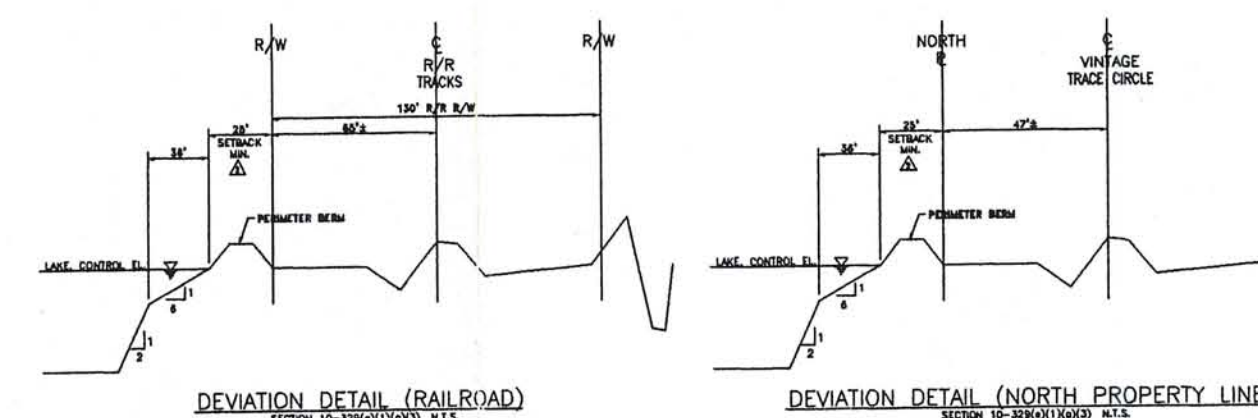
1. WITHDRAWN
2. The residential unit mix is preliminary and subject to change due to marketing and permitting considerations. Single and multi-family units may be converted on a 1:1 ratio.
3. Multi-family units may be converted to a maximum of 100 Assisted Living Facility (ALF) units in accordance LDC Section 34-1494.
4. Access to public transit will be provided in accordance with LDC Section 10-42.
5. Private covenants have not been developed for the project.
6. Temporary administration offices and sales offices may utilize septic tanks and/or holding tanks. Permanent septic tanks may be used for golf course rest facilities.
7. There are no structures on site.
8. This property will be developed in one phase.
9. The configuration of the "Conservation" areas and "Restored Wetlands" are approximate and subject to modification by the review agencies.

PARKING

Estero Golf Resort will meet the parking requirements of the LDC.
 Parking will be calculated based on the specific uses developed within this project.

NOTES

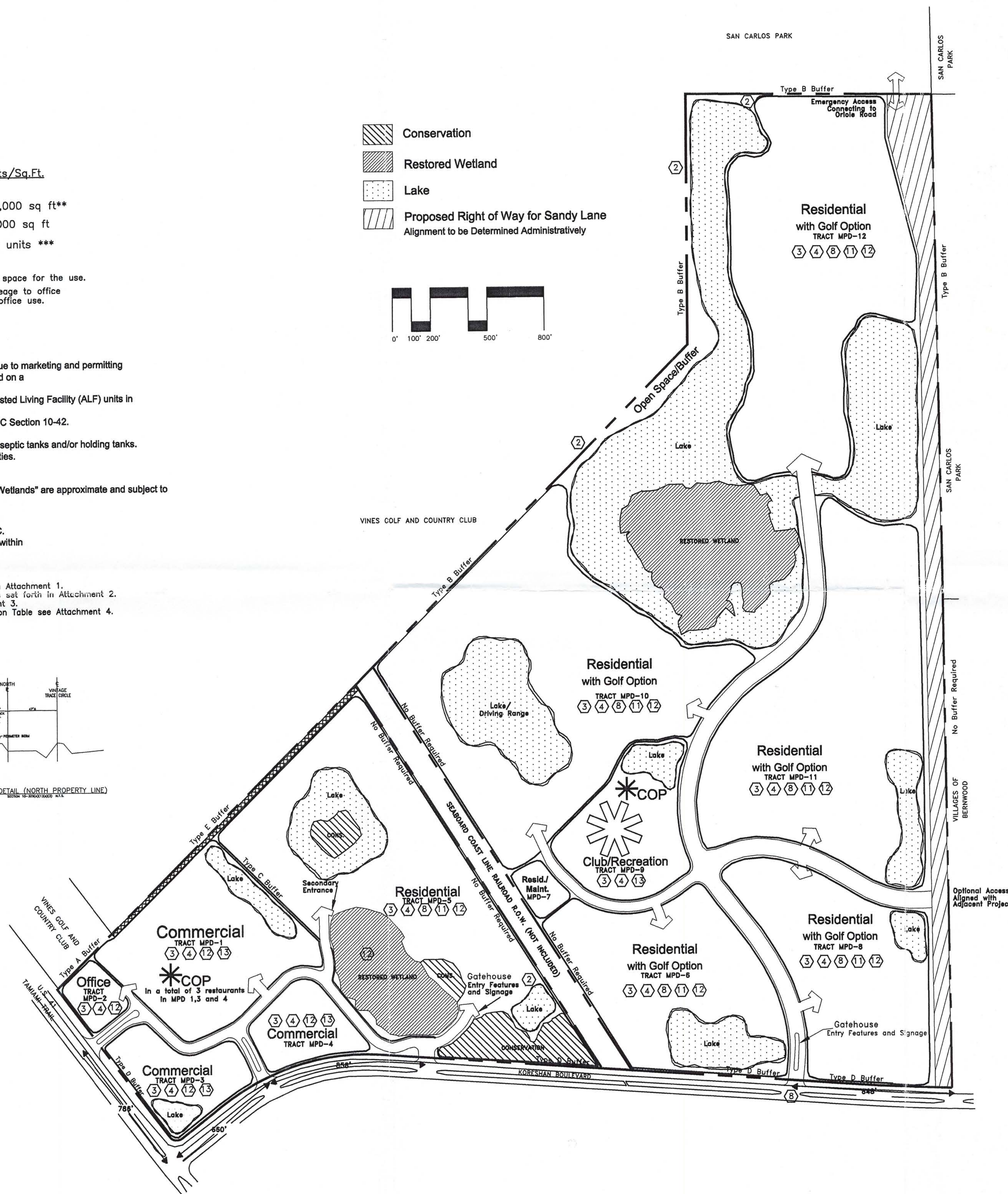
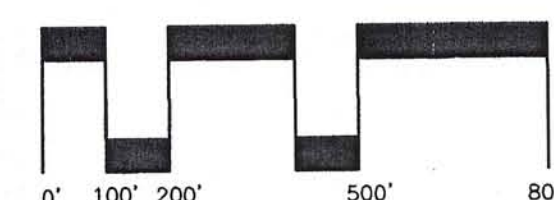
1. Permitted Land Uses for Estero Golf Resort are set forth in Attachment 1.
2. Property Development Regulations for Estero Golf Resort are set forth in Attachment 2.
3. Deviations for Estero Golf Resort are set forth in Attachment 3.
4. For Estero Golf Resort Open Space and Indigenous Vegetation Table see Attachment 4.



APPROVED
 Master Concept Plan

Site Plan # 01-0120 Page 1 of 1
 Subject to conditions in Resolution 2-01-0120
 Case # DCE2000-00032

- Conservation
- Restored Wetland
- Lake
- Proposed Right of Way for Sandy Lane
 Alignment to be Determined Administratively



Survey and site information provided by:
COASTAL ENGINEERING CONSULTANTS, INC.
 COASTAL & CIVIL ENGINEERS • PLANNERS • SURVEYORS • GEOLOGISTS
 17595 S. TAMiami TR. STE #102
 FT. MYERS, FLORIDA 33908
 PHONE NO.: (941) 590-9900 FAX NO.: (941) 590-9909

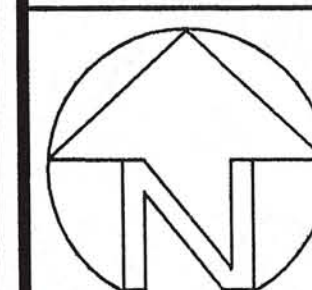


FLORIDA LAND PLANNING, INC.
 1560 Matthew Drive, Suite E - Midtown Professional Center
 Fort Myers, Florida 33907
 (941) 278-5222 - Fax (941) 278-4466

ESTERO GOLF RESORT Master Concept Plan

Date: 02/16/2001
 Rev: 03/19/2001
 Rev: 03/29/2001
 Rev: 05/08/2001

SEC 21 TWP 46S RGE 25E



Scale: 1" = 300'

Sheet 1 of 1

RECEIVED
 MAY 9 2001
 PERMIT COUNTER

DCI 2000-00032

PROPERTY DEVELOPMENT REGULATIONS

LAND USES	MINIMUM LOT			MINIMUM SETBACK (ft)					MAX. HEIGHT (ft)	MIN BLDG SEPARATION (ft)	MAX. LOT COVERAGE (%)
	AREA (sq ft)	MIN WIDTH (ft)	MIN DEPTH (ft)	SIDE INCL. CORNER LOTS (ft)	REAR (ft)	FRONT (ft)	WATER BODY (ft)				
Single Family Detached	4,000	50	80' or 100	5	20	10	12	20	35 or 2 stories	10	65
Zero Lot Line, Two Family Attached or Townhouse	2,000	25	80	0 or 7 1/2	20	10	12	20	35 or 2 stories	10	65
Multi-Family	6,000	80	100	10	20	10	20	20	55 or 4 stories****	1/2 Bldg Height	70
Clubhouse	20,000	80	100	10	20	10	20	20	55 or 4 stories****	0 or 20'	55
Commercial	20,000	80	100	0 or 15**	25	10	20 or 25***	20	55 or 4 stories****	0 or 20'	55
Accessory Structures	n/a	n/a	n/a	5	5	0	12	0	n/a	n/a	n/a

* 80 ft when abutting a golf course or buffer.
 ** Should the subject property be subdivided, a 0' building setback to any internal lot lines will be required.
 *** 20 ft. setback from Internal Accessway or 25 ft. street setback.
 **** Building height is limited to a maximum of 35 feet within 200 feet of the Vines residential development and San Carlos Park.

PARKING

Estero Golf Resort will meet the parking requirements of the LDC. Parking will be calculated based on the specific uses developed within this project.

OPEN SPACE AND INDIGENOUS VEGETATION

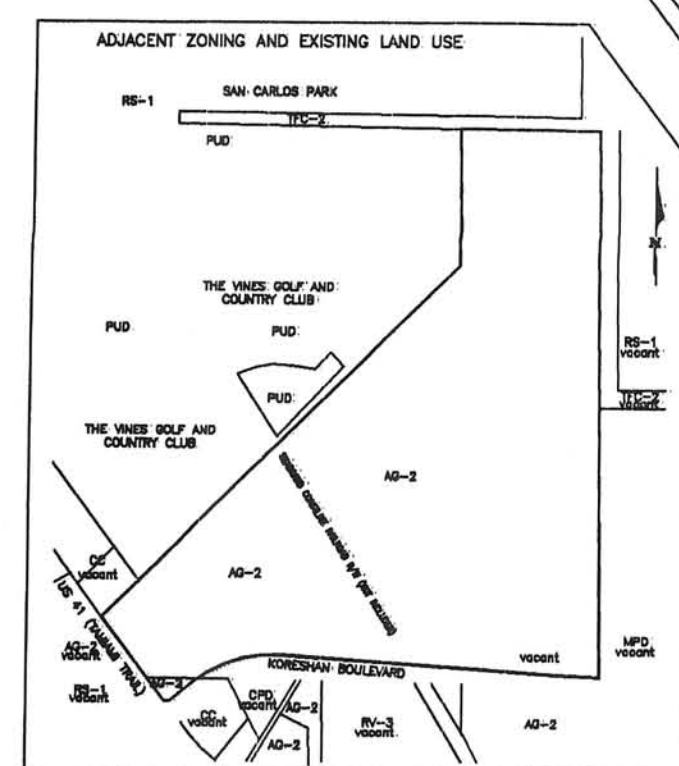
Tracts	OPEN SPACE		INDIGENOUS	
	Required	Provided	Required	Provided
MPD-1 thru 34.06± acres	10.22± ac	5.00± ac	5.11± ac	0 ac
MPD-4 16.06± acres	16.06± ac	16.06± ac	8.03± ac	13.14± ac **
MPD-5 40.14± acres	5.22± ac*	5.22± ac*		
Total 74.20± acres	26.28± ac	26.28± ac	13.14± ac	13.14± ac **

MPD-6 thru 242.20± acres	96.16± ac***	96.16 ac***	n/a	n/a
MPD-12				

* Balance from Tracts MPD 1-4
 ** Including restored wetland
 *** This figure would be reduced if any qualifying lots (LDC Section 10-415) were developed.

Tract Information		
MPD-1 20.80± acres	MPD-6 35.40± acres	
MPD-2 2.06± acres	MPD-7 24.40± acres	
MPD-3 5.80± acres	MPD-8 6.60± acres	
MPD-4 5.80± acres	MPD-9 59.40± acres	
MPD-5 40.14± acres	MPD-10 1.60± acres	
Total 74.20± acres	MPD-11 48.20± acres	
	MPD-12 28.80± acres	
	Other* 36.00± acres	
	Total 240.40± acres	

* Main road & lakes outside tracts

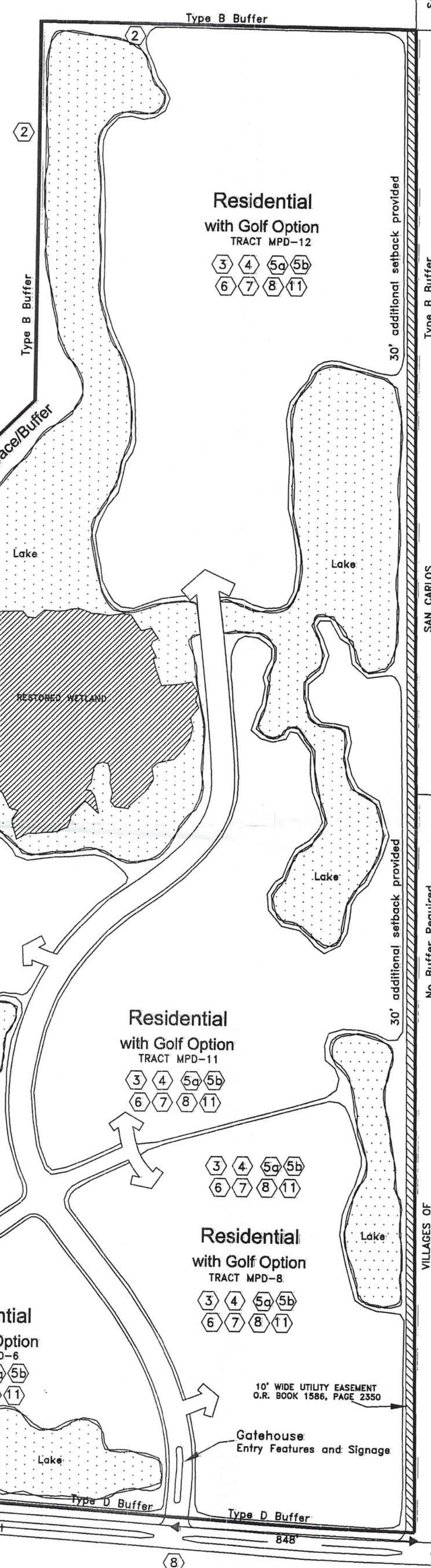


LAND USE SUMMARY

Land Uses	Acres	Units/Sq.Ft.
Commercial Tracts	32.00ac*	320,000 sq ft**
Office Tract	1.06ac*	20,000 sq ft
Residential & Club/Rec Tracts	280.54ac*	820 units ***
TOTAL	314.60ac	

* Acreage includes water management, roadways and open space for the use.
 ** The developer retains the option of converting retail acreage to office at a ratio of 4 acres of commercial use : 3 acres of office use.

SAN CARLOS PARK



PERMITTED USES

Tracts MPD 5 thru 12

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.
 Accessory Uses and Structures
 Administrative Offices
 Agriculture Uses, continuation of existing bona fide use only.
 Assisted Living Facility (Tracts MPD 5, 6 and 8 only)
 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 (Tracts MPD 5, 6 and 8 only)
 Model Homes, Model Units and Model Display Center and Accessory
 Parking Lot (see Deviation 7)
 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

DEVIATIONS

- 1 WITHDRAWN
- 2 Deviation from LDC Section 10-329(e)(1)(a)(3) to permit a 25 foot setback from the railroad and from other adjacent property.
- 3 Deviation from LDC Section 10-296(d), Table 4(7)(c) which requires that wearing surfaces of local and access streets for category A development to be 1 1/2 inch asphaltic concrete to allow for cement concrete and/or decorative pavers.
- 4 Deviation from LDC Section 10-256(d)(3) to allow sidewalks to be constructed of cement concrete and/or decorative pavers. This deviation may be applied throughout the development.
- 5a Deviation from LDC Section 34-1954(a)(1) to allow model homes and model home units to be permitted by right in all of the residential tracts.
- 5b Deviation from LDC Section 34-1954(d)(1) to allow model home approvals to be valid until project buildout.
- 6 Deviation from LDC Section 34-1954(d)(2) to allow model units within a townhouse or multi-family building to be valid until project buildout.
- 7 Deviation from LDC Section 2017(e) to allow the parking spaces for the model home ancillary sales office uses to be surfaced with gravel.
- 8 Deviation from LDC Section 10-291(c) to allow the development east of the railroad to have one means of ingress and egress provided that an emergency access is provided.
- 9 WITHDRAWN
- 10 WITHDRAWN
- 11 Deviation from LDC Section 34-2015(2)c. to allow stacking of vehicles for multi-family buildings with a specific garage appurtenant to it.
- 12 Deviation from LDC Section 10-416(b)(1) to allow part of the indigenous vegetation requirement for tracts MPD 1-4 to be met by the restored wetland. See Open Space and Indigenous Vegetation Table.

MASTER CONCEPT PLAN NOTES

- 1 WITHDRAWN
- 2 The residential unit mix is preliminary and subject to change due to marketing and permitting considerations. Single and multi-family units may be converted on a 1:1 ratio.
- 3 Multi-family units may be converted to a maximum of 100 Assisted Living Facility (ALF) units in accordance LDC Section 34-1494.
- 4 Access to public transit will be provided in accordance with LDC Section 10-42.
- 5 Private covenants have not been developed for the project.
- 6 Temporary administration offices and sales offices may utilize septic tanks and/or holding tanks. Permanent septic tanks may be used for golf course rest facilities.
- 7 There are no structures on site.
- 8 This property will be developed in one phase.
- 9 The configuration of the "Conservation" areas and "Restored Wetlands" are approximate and subject to modification by the review agencies.
- 10 Landscape buffers for tract MPD-7 will be provided as follows:
 North no buffer no buffer
 South Type D Type E
 East no buffer Type C
 West no buffer Type C or D

PERMITTED USES NOTES

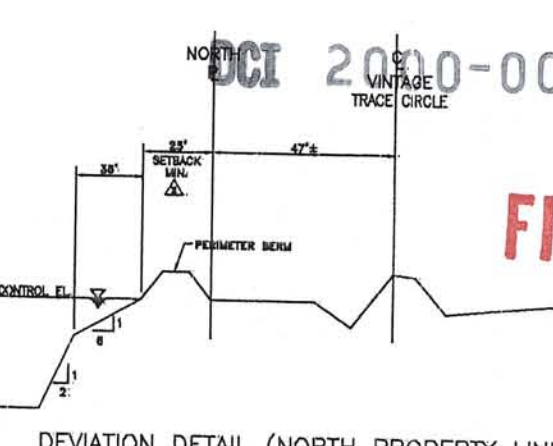
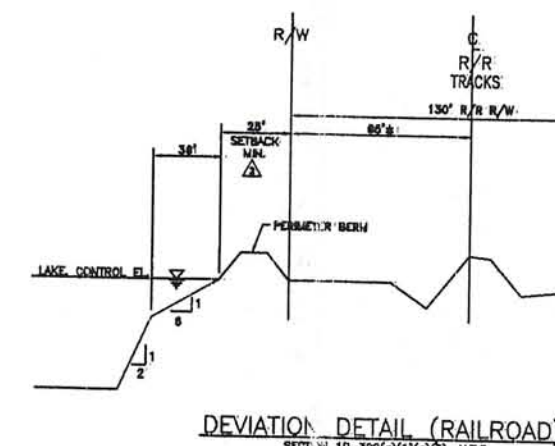
- A. Located a minimum of 200 feet from The Vines and San Carlos Park residential property.
- B. Limited to Tracts MPD-3 and MPD-4 only.
- C. It is expected that there will be three (3) Consumption On Premises (COP) for Standard Restaurants. In addition, one in the Club/Recreation tract (MPD-9).

PERMITTED USES

Tracts MPD 1 thru 4

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.
 Accessory Uses and Structures
 Administrative Offices
 Agriculture Uses, continuation of existing bona fide use only.
 Animal Clinic, inside use only
 ATM (Automatic Teller Machine)
 Auto Parts Store (subject to Permitted Use Note A)
 Automobile Service Station (subject to Permitted Use Note B)
 Automobile Repair and Service, all Groups (subject to Permitted Use Note B)
 Banks and Financial Establishments, all Groups
 Broadcast Studio, Commercial Radio and Television
 Business Services, all Groups
 Car Wash (subject to Permitted Use Note A)
 Caretaker Residence
 Cleaning and Maintenance Services
 Clothing Stores
 Clubs, Commercial, Fraternal, Membership Organization
 Computer and Data Processing
 Consumption on Premises (subject to Permitted Use Note A, Note C and LDC Section 34)
 Contractors and Builders, Group I
 Convenience Food and Beverage Stores (subject to Permitted Use Note A)
 Cultural Facilities
 Day Care Center, Adult, Child
 Department Store
 Drive-Through Facility for any Permitted Use (subject to Permitted Use Note A)
 Drug Store, Pharmacy (subject to Permitted Use Note B)
 Essential Services
 Essential Service Facilities, Group I
 Excavation: Water Retention
 Fences, Walls
 Food Stores, Group I and II
 Gift and Souvenir Shop
 Hardware Store (subject to Permitted Use Note A)
 Health Care Facilities, Group I, II and III
 Hobby, Toy and Game Shop
 Household/Office Furnishings
 Insurance Companies
 Laundry or Dry Cleaning, Group I
 Medical Office
 Non-Store Retailers, all Groups
 Offices, Medical and/or Dental
 Package Store, limited to Wine Shops (Subject to LDC Section 34-1261)
 Package Store, in conjunction with a Drug Store (Subject to LDC Section 34-1261 and Permitted Use Note B)
 Paint, Glass and Wallpaper Store
 Parking Lot, Temporary (Subject to LDC Section 34-2022)
 Personal Services:
 Group I, Group II (Excluding Massage Establishments, Massage Parlors, Steam or Turkish Baths), Group III, Group IV (Excluding Escort Services, Palm Readers, Fortune Teller or Card Reader and Tattoo Parlors)
 Pet Services
 Pet Shop
 Pharmacy
 Place of Worship
 Real Estate Sales and Rental Office
 Recreational Facilities, Commercial, Group IV only
 Religious Facilities
 Rental and Leasing Establishments, Group I and II (indoor storage only)
 Repair Shops, Group I and II
 Restaurant(s) Fast Food (includes outdoor seating) (subject to Permitted Use Note A)
 Restaurant(s), Standard Group I, II, III and IV (includes outdoor seating)
 Schools, Commercial
 Self Service Fuel Pumps and Stations (subject to Permitted Use Note B)
 Shopping Center
 Signs
 Social Services, limited to Job Training, Self-help organizations and Skill Training Centers
 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 (subject to Permitted Use Note A)
 Used Merchandise Store, Group I, excluding pawnshops and shoe stores
 Variety Store
 Wholesale Establishments, Groups I, II and III

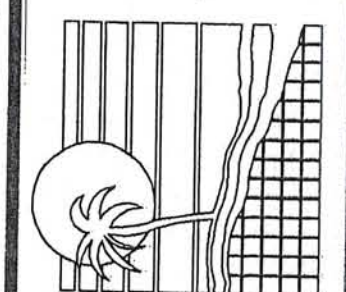
PERMITTED USES
WETLANDS AND CONSERVATION AREAS
 Educational and Informational Signs
 Interpretative centers, rain shelters, gazebos
 Nature and foot paths including boardwalks and jogging paths
 Water Management Facilities
 Wildlife Management
 Mitigation Activities



RECEIVED
 FEB 19 2001
 PERMIT COUNTER

FILE COPY

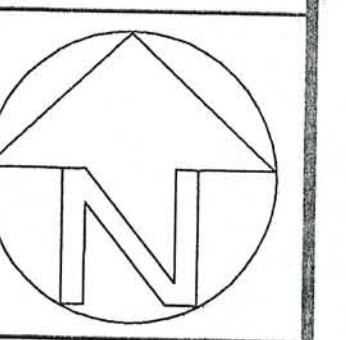
FLORIDA LAND PLANNING, INC.
 1560 Matthew Drive, Suite E - Midtown Professional Center
 Fort Myers, Florida 33907
 (941) 278-5222 - Fax (941) 278-4466



ESTERO GOLF RESORT Master Concept Plan

Date: 08/15/2000
 Rev: 09/14/2000
 Rev: 10/20/2000
 Rev: 10/25/2000
 Rev: 11/15/2000
 Rev: 12/05/2000
 Rev: 12/21/2000

SEC 21 TWP46S RGE 29E



Scale: 1"=300'

Sheet 1 of 1

PROPERTY DEVELOPMENT REGULATIONS

LAND USES	MINIMUM LOT		MINIMUM SETBACK (ft)		MINIMUM SETBACK (ft)		REAR (ft)	WETLAND OR GOLF COURSE	FRONT (ft)	WATER BODY (ft)	MAX. HEIGHT (ft)	MIN BLDG SEPARATION (ft)	MAX. LOT COVERAGE (%)
	AREA (sq ft)	MIN WIDTH (ft)	MIN DEPTH (ft)	SIDE INCL. CORNER LOTS (ft)	LOTS	REAR (ft)							
Single Family Detached	4,000	50	80* or 100	5	20	10	12	20	35 or 2 stories	10	65		
Zero Lot Line, Two Family Attached or Townhouse	2,000	25	80	0 or 7 1/2	20	10	12	20	35 or 2 stories	10	65		
Multi-Family	6,000	80	100	10	20	10	20	20	55 or 4 stories***	1/2 Bldg Height	70		
Clubhouse	20,000	80	100	10	20	10	20	20	55 or 4 stories***	0 or 20'	55		
Commercial	20,000	80	100	0 or 15**	25	10	20 or 25***	20	55 or 4 stories***	0 or 20'	55		
Hotel	20,000	80	100	15	25	10	25	20	95 or 8 stories***	0 or 20'	55		
Accessory Structures	n/a	n/a	n/a	5	5	0	12	0	n/a	n/a	n/a		

- * 80 ft when abutting a golf course or buffer.
- ** Should the subject property be subdivided, a 0' building setback to any internal lot lines will be required.
- *** 20 ft. setback from Internal Accessway or 25 ft. street setback.
- **** Building height is limited to a maximum of 35 feet within 200 feet of the Vines residential development and San Carlos Park.

PARKING

Estero Golf Resort will meet the parking requirements of the LDC. Parking will be calculated based on the specific uses developed within this project.

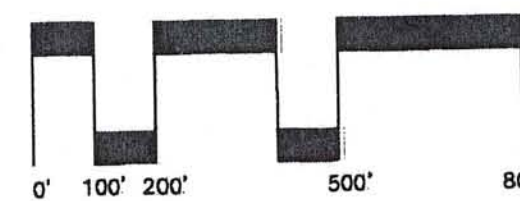
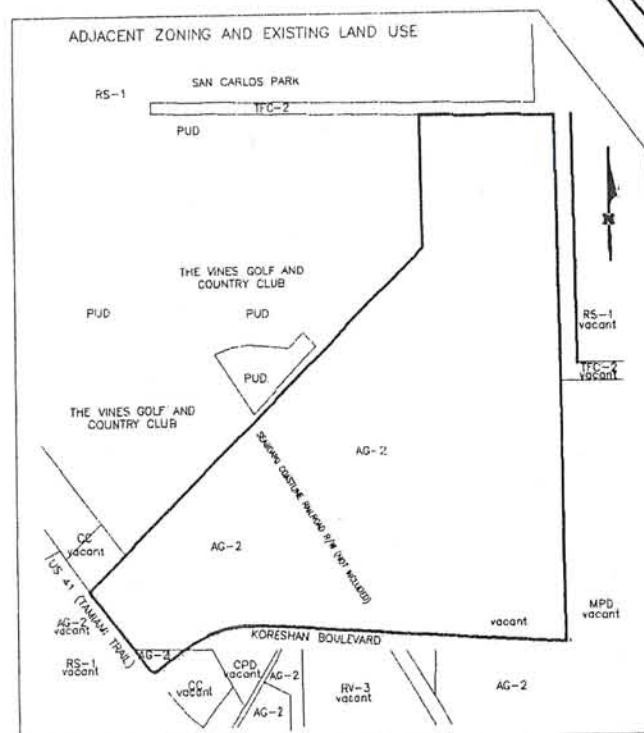
DENSITY CALCULATIONS

	Urban Comm.	Suburban	Total
	CPD	RPD	
Total Land Area	22.6 ac	51.9 ac	316.7 ac
Non-Residential	22.6 ac	11.5 ac	34.1 ac
Gross Residential Acres	n/a	40.5 ac	282.7 ac
Uplands	n/a	34.1 ac	231.0 ac
Wetlands	n/a	6.4 ac	26.1 ac
Lee Plan Density	6 du/ac	6 du/ac	6 du/ac
Upland Units	204 du	1386 du	1590 du
Wetland Units	n/a	38 du	104 du
Total Permitted Units	n/a	242 du	1694 du
Requested Units			
From CPD	n/a	242 du	242 du
From RPD	n/a	58 du	578 du
Total Requested Units	n/a	300 du	820 du

OPEN SPACE AND INDIGENOUS VEGETATION

Tract Information	OPEN SPACE		INDIGENOUS	
	Required	Provided	Required	Provided
CPD-1 thru CPD-4	34.1± acres	10.2± ac	5.1± ac	0 ac
CPD-5	40.4± acres	16.2± ac	8.1± ac	13.2± ac **
Total	74.5± acres	26.4± ac	13.2± ac	13.2± ac **
RPD	242.2± acres	96.9± ac***	96.9 ac***	n/a

- * Balance from Tracts CPD 1-4
- ** Including restored wetland
- ***This figure would be reduced if any qualifying lots were developed.



LAND USE SUMMARY

Land Uses	Acres	Units/Sq.Ft.
Commercial Planned Development		
Commercial Tracts	32.0*	320,000 sq ft**
Office Tract	2.1*	20,000 sq ft
Residential Tract	40.5*	300-350 units ***
Total CPD	74.5*	
Residential Planned Development		
Residential & Club/Rec Tracts	242.2	470-520 units ***

- * Acreage includes water management, roadways and open space for the use.
- ** The developer retains the option of converting retail acreage to office at a ratio of 4 acres of commercial use : 3 acres of office use, OR to hotel rooms at a ratio of one room for 0.12 commercial acres up to a maximum of 150 hotel rooms.
- *** The total number of units within the Estero Golf Resort may not exceed 820 units.

Tract Information
 CPD-1 20.8± acres
 CPD-2 2.1± acres
 CPD-3 5.6± acres
 CPD-4 5.6± acres
 CPD-5 40.5± acres
 Total 74.5± acres
 RPD-1 35.4± acres
 RPD-2 24.4± acres
 RPD-3 6.6± acres
 RPD-4 59.4± acres
 RPD-5 1.6± acres
 RPD-6 48.2± acres
 RPD-7 28.8± acres
 Other* 37.8± acres
 Total 242.2± acres
 * Main road & lakes outside tracts

VINES GOLF AND COUNTRY CLUB

SAN CARLOS PARK

SAN CARLOS PARK

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

Tennis Courts

Horseshoe Pits

In-Line Skating

Signs

Temporary Sales Center

Temporary Uses, including Construction Office

Water Retention

PERMITTED USES

WETLANDS AND CONSERVATION AREAS

Interpretative centers, rain shelters, gazebos

Nature and foot paths including boardwalks and jogging paths

Water management Facilities

Wildlife Management

Mitigation Activities

Signs

PERMITTED USES NOTES

- A. Located a minimum of 200 feet from any off-site property zoned for residential purposes.
- B. Limited to Tracts CPD-3 and CPD-4 only
- C. It is expected that there will be three (3) Consumption On Premises (COP) for Standard Restaurants to be located the CPD. In addition, one COP will be allowed within the Hotel (CPD-4) and one in the Club/Recreation tract of the RPD (RPD-4).

DEVIATIONS (CPD and RPD)

1. WITHDRAWN
2. Deviation from LDC Section 10-329(e)(1)(a)(3) to permit a 25 foot setback from the railroad and from other adjacent property.
3. Deviation from LDC Section 10-296(d), Table 4(7)(c) which requires that wearing surfaces of local and access streets for category A development to be 1 1/2 inch asphaltic concrete to allow for cement concrete and/or decorative pavers.
4. Deviation from LDC Section 10-256(d)(3) to allow sidewalks to be constructed of cement concrete and/or decorative pavers. This deviation may be applied throughout the development.
- 5a. Deviation from LDC Section 34-1954(a)(1) to allow model homes and model home units to be permitted by right in all of the residential tracts.
- 5b. Deviation from LDC Section 34-1954(d)(1) to allow model home approvals to be valid until project buildout.
6. Deviation from LDC Section 34-1954(b)(2) to allow model units within a townhouse or multi-family building to be valid until project buildout.
7. Deviation from LDC Section 2017(e) to allow the parking spaces for the model home ancillary sales office uses to be surfaced with gravel.
8. Deviation from LDC Section 10-291(c) to allow the Residential Planned Development and residential tracts to have one means of ingress and egress.
9. WITHDRAWN
11. Deviation from LDC Section 34-2015(2)c. to allow stacking of vehicles for multi-family buildings with a specific garage appurtenant to it.

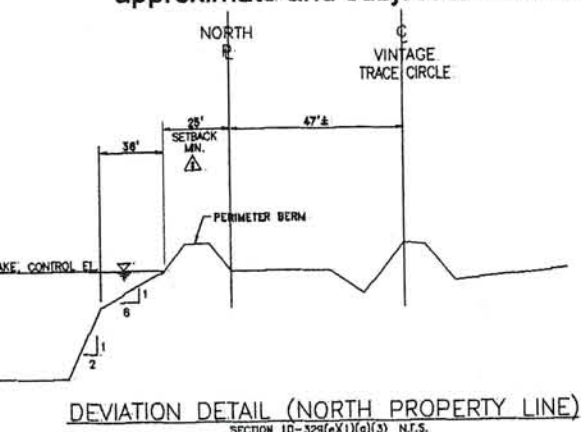
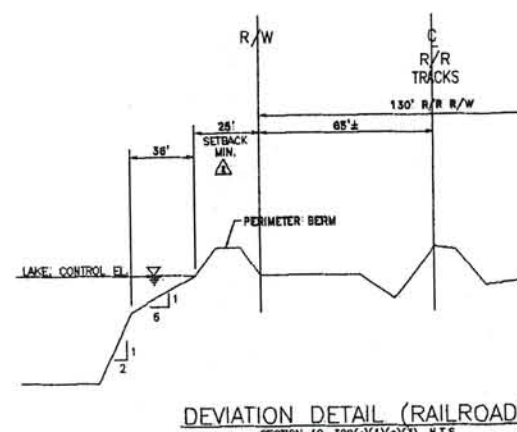
DEVIATION (CPD only)

WITHDRAWN

10. Deviation from LDC Section 10-416(b)(1) to allow part of the indigenous vegetation requirement for the CPD to be met by the restored wetland. See Open Space and Indigenous Vegetation Table.

MASTER CONCEPT PLAN NOTES

1. WITHDRAWN
 2. The residential unit mix is preliminary and subject to change due to marketing and permitting considerations. Within the RPD, single and multi-family units may be converted on a 1:1 ratio.
 3. Multi-family units may be converted to a maximum of 100 Assisted Living Facility (ALF) units in accordance LDC Section 34-1494.
 4. Access to public transit will be provided in accordance with LDC Section 10-42.
 5. Private covenants have not been developed for the project.
 6. Temporary administration offices and sales offices may utilize septic tanks and/or holding tanks. Permanent septic tanks may be used for golf course rest facilities.
 7. There are no structures on site.
 8. This property will be developed in one phase.
- The configuration of the "Conservation" areas and "Restored Wetlands" are approximate and subject to modification by the review agencies.



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 (subject to Permitted Use Note A)

Automobile Service Station (subject to Permitted Use Note B)

Automobile Repair and Service, all Groups (subject to Permitted Use Note B)

Banks and Financial Establishments, all Groups

Bar and Cocktail Lounge (subject to Permitted Use Note A)

Broadcast Studio, Commercial Radio and Television

Building Material Sales (subject to Permitted Use Note A)

Business Services, all Groups

Car Wash (subject to Permitted Use Note A)

Caretaker Residence

Cleaning and Maintenance Services

Clothing Stores

Clubs, Commercial, Fraternal, Membership Organization

Computer and Data Processing

Consumption on Premises (subject to Permitted Use Note A, Note C and LDC Section 34)

Contractors and Builders, Group I, II and III

Convenience Food and Beverage Stores (subject to Permitted Use Note A)

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

Gift and Souvenir Shop

Hardware Store

Health Care Facilities, Group I, II and III

Hobby, Toy and Game Shop

Hospice

Hotel, Motel (maximum of 150 rooms using the conversion option), subject to Permitted Use Note B and accessory uses including but are not limited to the following:

Consumption on premises, subject to Permitted Use Note C

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

Non-Store Retailers, all Groups

Offices, Medical and/or Dental

Package Store (Subject to LDC Section 34-1261)

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

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, excluding Group V

Religious Facilities

Rental and Leasing Establishments, Group I, II and III

Repair Shops, Group I and II

Restaurant(s) Fast Food (includes outdoor seating) (subject to Permitted Use Note A)

Restaurant(s), Standard Group I, II, III and IV (includes outdoor seating)

Schools, Commercial

Self Service Fuel Pumps and Stations (subject to Permitted Use Note B)

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 (subject to Permitted Use Note A)

Wholesale Establishments, all Groups

DCI 2000-00032



Survey and site information provided by:
COASTAL ENGINEERING CONSULTANTS, INC.
 COASTAL & CIVIL ENGINEERS * PLANNERS * SURVEYORS * GEOLOGISTS
 17595 S. TAMiami TR., STE #102
 FT. MYERS, FLORIDA 33908
 PHONE NO.: (941) 590-9900 FAX NO.: (941) 590-9909

STAFF'S EXHIBIT #2
 DCI2000-00032

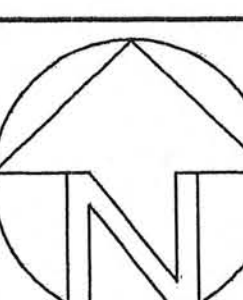
FLORIDA LAND PLANNING, INC.
 1560 Matthew Drive, Suite E - Midtown Professional Center
 Fort Myers, Florida 33907
 (941) 278-5222 - Fax (941) 278-4466



ESTERO GOLF RESORT Master Concept Plan

Date: 08/19/2000
 Rev: 09/14/2000
 Rev: 10/20/2000
 Rev: 10/25/2000
 Rev: 11/18/2000
 Rev: 12/21/2000

SEC 21 TWP46S RGE 25E



Scale: 1"=300'

Sheet 1 of 1

LAND USE SUMMARY

Land Uses	Acres	Units/Sq.Ft.
Commercial Tracts	32.00ac*	320,000 sq ft**
Office Tract	1.06ac*	20,000 sq ft
Residential & Club/Rec Tracts	280.54ac*	820 units
TOTAL	314.60ac	

* Acreage includes water management, roadways and open space for the use.

** The developer retains the option of converting retail acreage to office at a ratio of 4 acres of commercial use : 3 acres of office use.

MASTER CONCEPT PLAN NOTES

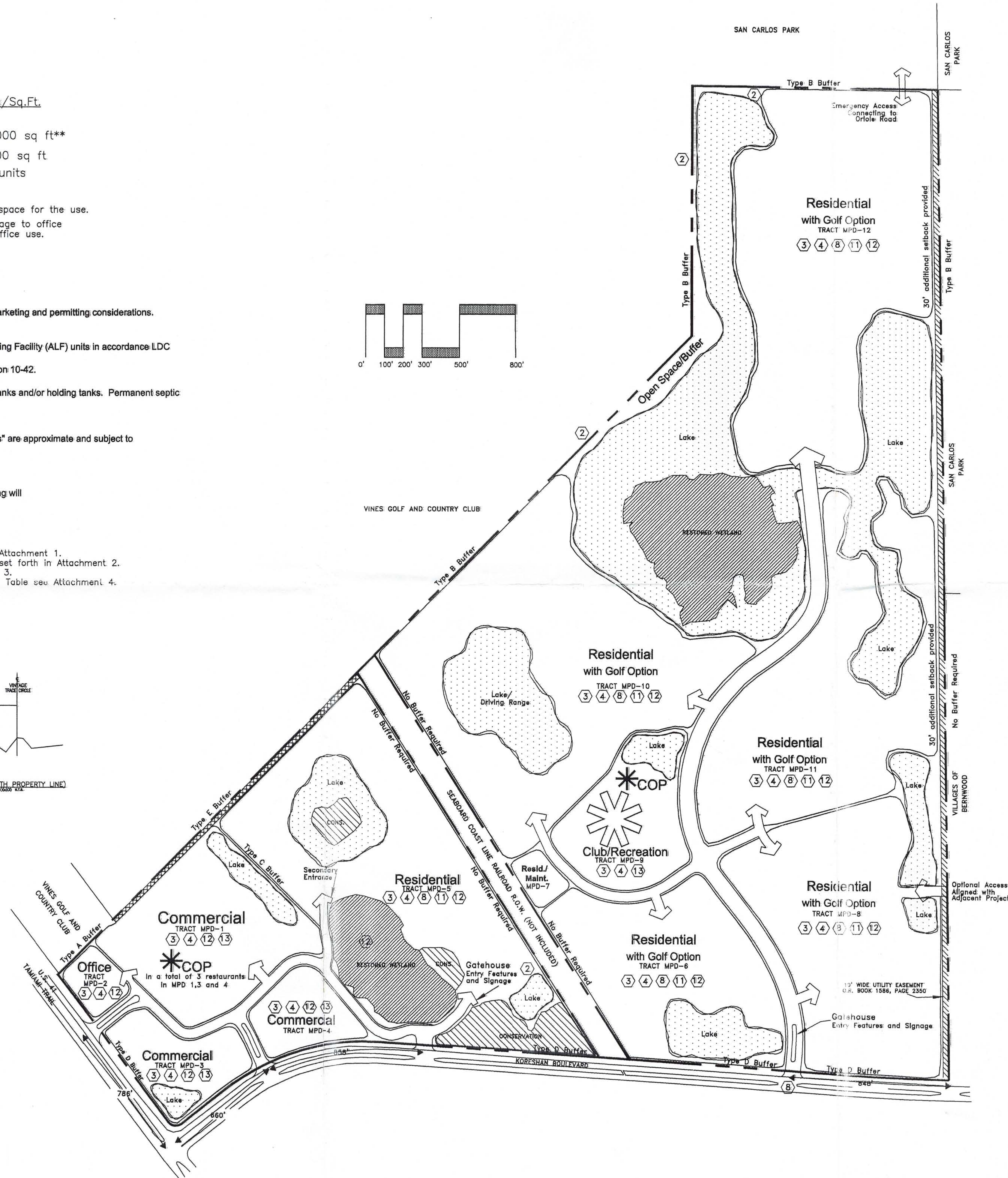
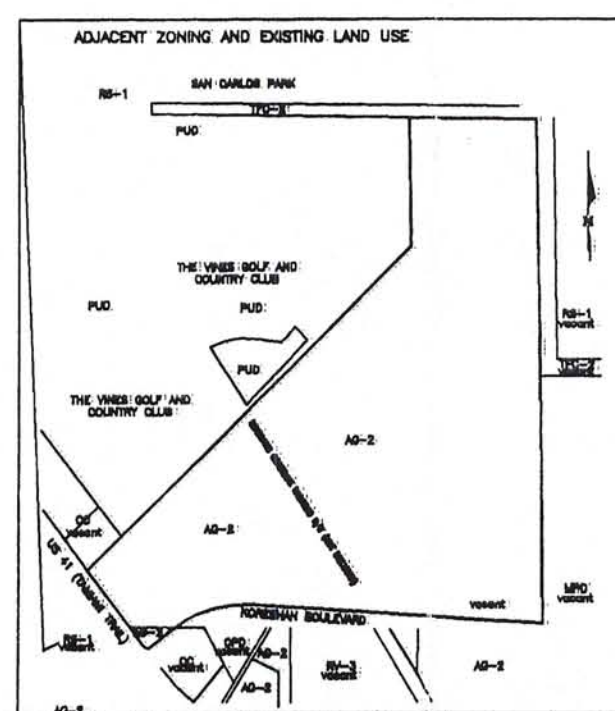
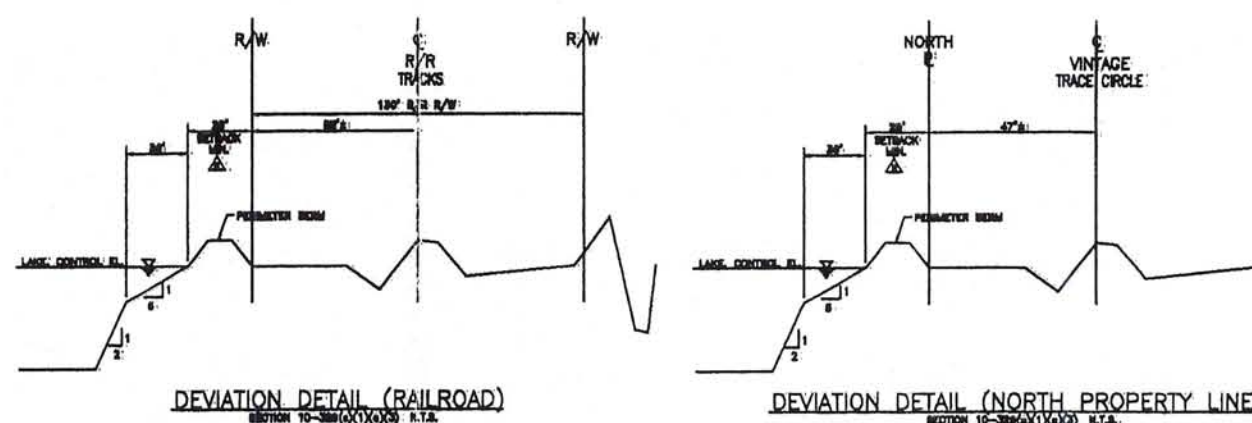
1. WITHDRAWN
2. The residential unit mix is preliminary and subject to change due to marketing and permitting considerations. Single and multi-family units may be converted on a 1:1 ratio.
3. Multi-family units may be converted to a maximum of 100 Assisted Living Facility (ALF) units in accordance LDC Section 34-1484.
4. Access to public transit will be provided in accordance with LDC Section 10-42.
5. Private covenants have not been developed for the project.
6. Temporary administration offices and sales offices may utilize septic tanks and/or holding tanks. Permanent septic tanks may be used for golf course rest facilities.
7. There are no structures on site.
8. This property will be developed in one phase.
9. The configuration of the "Conservation" areas and "Restored Wetlands" are approximate and subject to modification by the review agencies.

PARKING

Estero Golf Resort will meet the parking requirements of the LDC. Parking will be calculated based on the specific uses developed within this project.

NOTES

1. Permitted Land Uses for Estero Golf Resort are set forth in Attachment 1.
2. Property Development Regulations for Estero Golf Resort are set forth in Attachment 2.
3. Deviations for Estero Golf Resort are set forth in Attachment 3.
4. For Estero Golf Resort Open-Space and Indigenous Vegetation Table see Attachment 4.

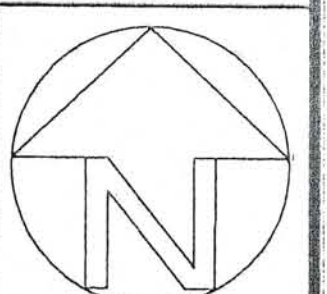


Survey and site information provided by:
COASTAL ENGINEERING CONSULTANTS, INC.
 COASTAL & CIVIL ENGINEERS • PLANNERS • SURVEYORS • GEOLOGISTS
 17695 S. TAMiami TR., SUITE #102
 MIAMI, FLORIDA 33143
 PHONE NO.: (941) 590-9900 FAX NO.: (941) 590-9909

ESTERO GOLF RESORT Master Concept Plan

Date: 02/16/2001
 Rev: 03/19/2001
 Rev: 03/29/2001

SEC 21 TWP 46S RGE 25E



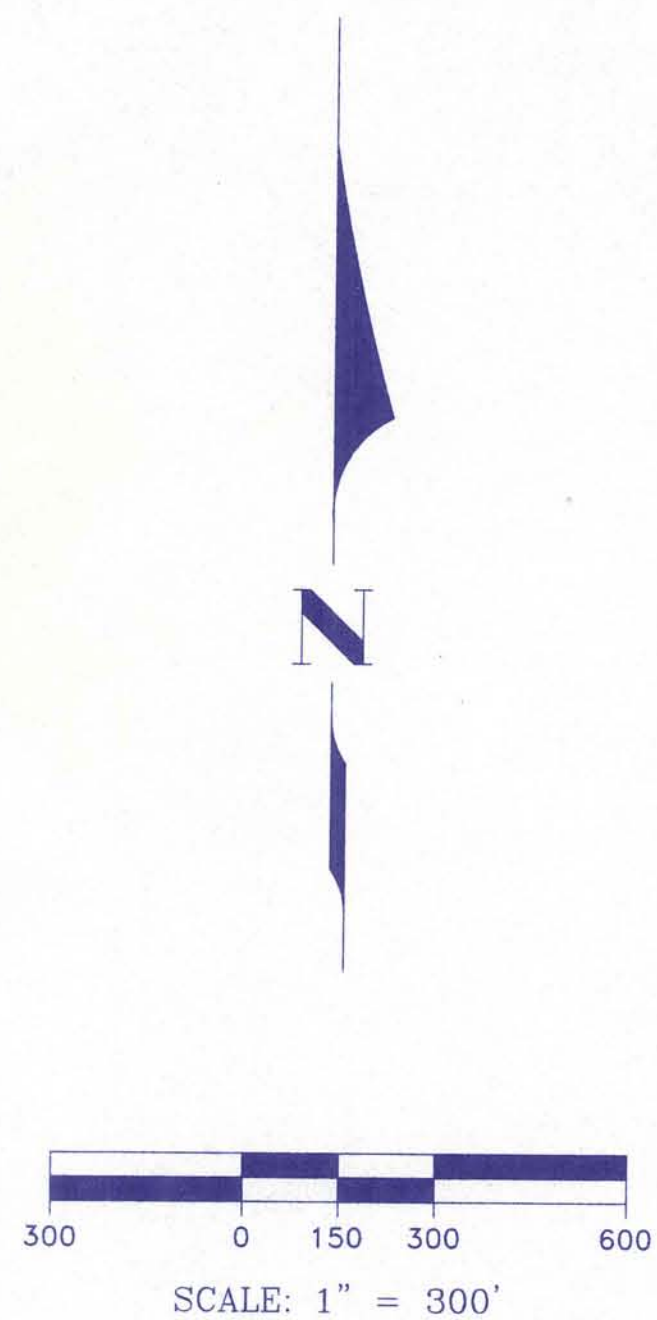
Scale: 1" = 300'

Sheet 1 of 1

RECEIVED
 MAR 30 2001
 PERMIT COUNTER

DCI 2000-00032

FLORIDA LAND PLANNING, INC.
 1560 Matthew Drive, Suite E - Midtown Professional Center
 Fort Myers, Florida 33907
 (941) 278-5222 - Fax (941) 278-4466



SURVEY
Lxx-COURSE DATA

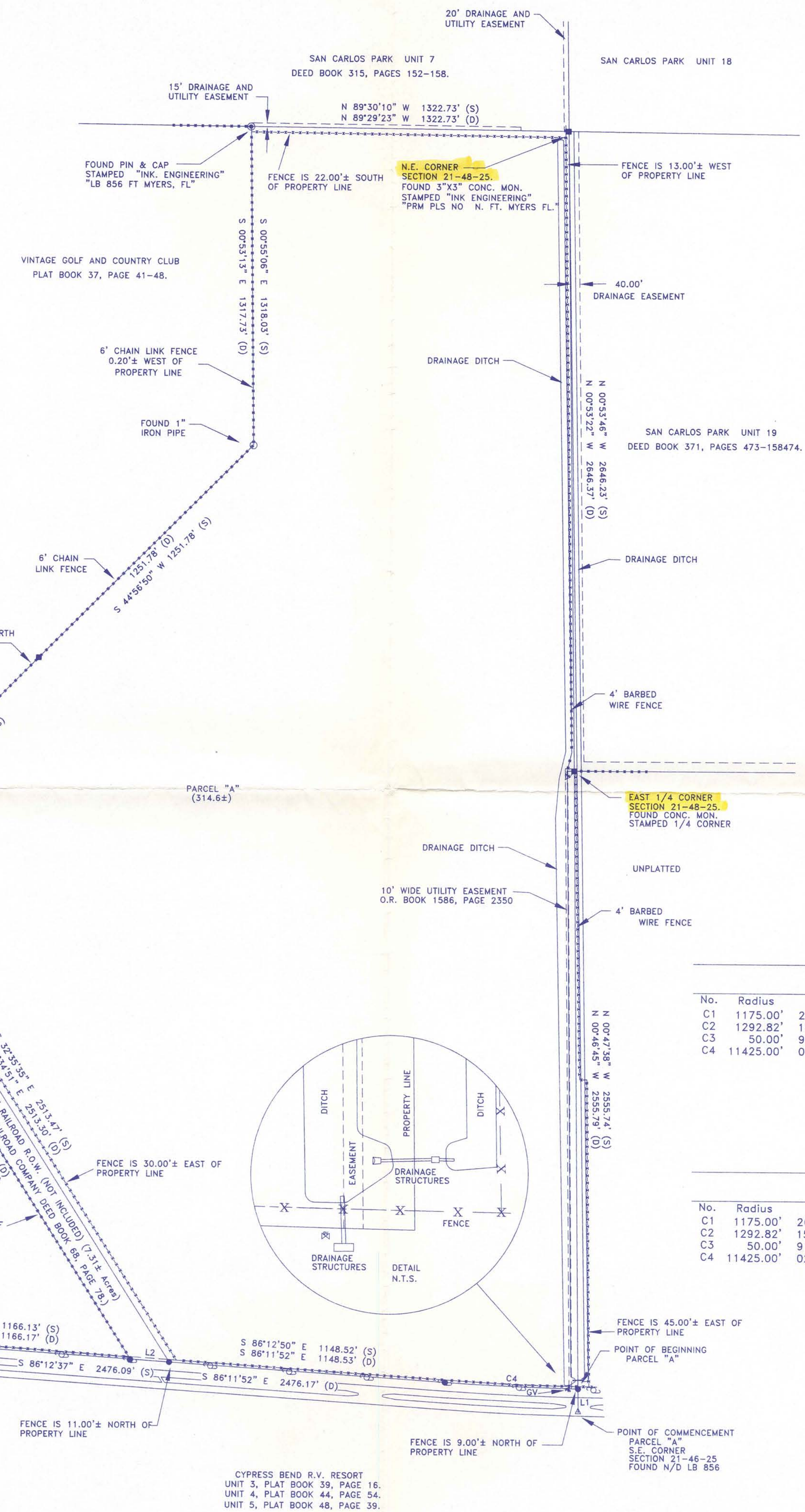
LINE	DIRECTION	DISTANCE
L1	N 00°47'26" W	94.92'
L2	S 86°10'52" E	161.44'
L3	N 51°30'44" E	262.00'
L4	S 37°45'31" E	17.52'
L5	N 44°55'01" E	133.18'

DESCRIPTION
Lxx-COURSE DATA

LINE	DIRECTION	DISTANCE
L1	N 00°46'45" W	94.98'
L2	S 86°11'52" E	161.47'
L3	N 51°33'05" E	261.89'
L4	S 37°45'31" E	17.52'
L5	N 44°54'53" E	133.17'

CERTIFICATION

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 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODES. CERTIFIED TO : KEYSTONE CUSTOM HOMES, INC. ANNIS, MITCHELL & ROEHN, P.A. STEWART & KEYES ATTORNEYS' TITLE INSURANCE FUND, INC.



LEGEND:

- (D) = DESCRIPTION
- (S) = SURVEY
- PC = POINT OF CURVE
- D.E. = DRAINAGE EASEMENT
- FND. = FOUND
- ELECT. = ELECTRIC
- ROW = RIGHT-OF-WAY
- CONC. = CONCRETE
- (C) = CALCULATED
- O/H = OVERHEAD POWER LINES
- N/D = NAIL & DISK
- P.U.E. = PUBLIC UTILITY EASEMENT
- UTS = UNITED TELEPHONE SERVICE BOX
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- O.R. = OFFICIAL RECORD BOOK
- PS. = PAGE
- CATV = CABLE TELEVISION BOX
- TYP. = TYPICAL
- RCP = REINFORCED CONCRETE PIPE
- CMP = CORRUGATED METAL PIPE
- EDP = EDGE OF PAVEMENT
- TOP = TOP OF BANK
- U.E. = UTILITY EASEMENT
- CB = CATCH BASIN
- WV = WATER VALVE
- R = RADIUS
- L = LENGTH OF CURVE
- C/L = CENTERLINE
- ⊙ = WATER METER
- ⊕ = FIRE HYDRANT
- N/D = PK NAIL & DISK FOUND
- ⊕ = UNITED TELEPHONE SERVICE BOX (UTS)
- ⊕ = CABLE TELEVISION BOX
- SS = SEWER SERVICE
- ⊕ = TRANSFORMER
- ⊕ = ELECTRIC SERVICE
- ⊕ = SEWER MANHOLE
- ⊕ = STORM MANHOLE
- ⊕ = WOOD POWER POLE
- ⊕ = GATE VALVE (GV)
- ⊕ = WATERLINE BLOW OFF VALVE
- ⊕ = FOUND 3" CONC. MONUMENT STAMPED AS NOTED
- ⊕ = FOUND 5/8" IRON PIN & CAP STAMPED "JRI LB 6427"
- ⊕ = SET 5/8" IRON PIN & CAP STAMPED "C.E.C. LB. 2464"
- ⊕ = FOUND 5/8" IRON PIN & CAP STAMPED "INK ENGINEERING LB 856, FT MYERS FL"
- ⊕ = FOUND 1" IRON PIPE
- ⊕ = FOUND 5/8" IRON PIN & CAP NO STAMPING.
- ⊕ = EXISTING CATCH BASIN
- ⊕ = CONCRETE LIGHT POLE
- ⊕ = STORM 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:

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 2846.37 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 955.80 FEET TO THE BEGINNING OF A CURVE S 37°10'00" E, 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 78.68 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 OF 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 540.87 FEET TO A POINT OF TANGENCY; THENCE S 86°11'52" E, A DISTANCE OF 2476.17 FEET (PASSING THROUGH 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 11425.00 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.

NOTES:

1. BEARINGS BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 21-46-25 BEING N 00°46'45" E
2. UNDERGROUND STRUCTURES AND UTILITIES, IF ANY, NOT LOCATED.
3. PARCEL LIES IN F.I.R.M. ZONE B, ACCORDING TO FIRM PANEL 125124 0455 B DATED 9-19-84 AND PANEL 125124 0475 C (PANEL NOT PRINTED).
4. INTERIOR DITCHES, FENCES AND UTILITIES NOT LOCATED PER THIS SURVEY.
5. SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, RIGHT-OF-WAYS, COVENANTS AND SERVITUDES, RECORDED OR UNRECORDED.
6. NOTICE: THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.
7. THE F.E.M.A. FLOOD ZONE INFORMATION INDICATED HEREON IS BASED ON MAPS SUPPLIED BY THE FEDERAL GOVERNMENT AT 1"=2000'. THIS FLOOD INFORMATION MUST BE VERIFIED WITH ALL PERMITTING REGULATORY ENTITIES PRIOR TO COMMENCING ANY WORK OR APPLICATION DEPENDENT ON SAID FLOOD INFORMATION.
8. UNDERGROUND IMPROVEMENTS, UTILITIES AND/OR FOUNDATIONS WERE NOT LOCATED UNLESS OTHERWISE NOTED.
9. THIS INSTRUMENT PREPARED AS A BOUNDARY SURVEY AND IS NOT INTENDED TO DELINEATE THE JURISDICTION OR JURISDICTIONAL AREAS OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
10. PARCELS CONTAIN 317.30 ACRES OF LAND, MORE OR LESS.
11. DATE OF LAST FIELD WORK 12-03-99 (ORIGINAL SURVEY DATE)
12. NO SEARCH OF PUBLIC RECORDS WAS MADE BY THIS OFFICE FOR ERRORS AND/OR OMISSIONS OF SAID DESCRIPTION.
13. VALID TO DATE OF SURVEY, NOT DATE OF SIGNATURE.

SURVEY
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

DESCRIPTION
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. LB 2464
Dana L. Worley P.S.M. 06/01/00
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. 99.509
DATE OF FIELD SURVEY: 12-03-99

OCI 2000-00032

THIS INSTRUMENT PREPARED BY:
DANA L. WORLEY P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER
COASTAL ENGINEERING CONSULTANTS, INC.
PROFESSIONAL ENGINEERS AND LAND SURVEYORS
17595 S. TAMiami TR., STE #102
PHONE NO. (941)590-9900 FAX NO. (941)590-9909

CYPRESS BEND R.V. RESORT
UNIT 3, PLAT BOOK 39, PAGE 16.
UNIT 4, PLAT BOOK 44, PAGE 54.
UNIT 5, PLAT BOOK 48, PAGE 39.

DATE:	12-22-99	FOR:	KEYSTONE CUSTOM HOMES
SCALE:	1" = 300'	BOUNDARY SURVEY	
DESIGNED:	D.L.W.	OF LANDS LYING IN SECTION 21 AND 28, TOWNSHIP 46 SOUTH, RANGE 25 EAST, LEE COUNTY, FLORIDA.	
DRAWN:	D.L.W.		
CHECKED:	D.L.W.		
P.B.	LC-1 LC-2	COASTAL ENGINEERING CONSULTANTS, INC. COASTAL & CIVIL ENGINEERS * PLANNERS * SURVEYORS * GEOLOGISTS 17595 S. TAMiami TR., STE #102 FT. MYERS, FLORIDA 33908 PHONE NO.: (941) 590-9900 FAX NO.: (941) 590-9909	
PG.			
PROJECT NO.:	99.509	REFERENCE OR ACAD DWG. NO.:	Boundary-revised
SHEET:	1 OF 1	FILE NO.:	99.509



SCALE: 1" = 300'



AERIAL DATE: 1999

LEGEND:

----- SHALLOW AGRICULTURAL DITCH

----- APPROXIMATE LOCATION OF WALKED TRANSECTS

1(A) GOPHER TORTOISE BURROW LOCATION AND STATUS

A ACTIVE GOPHER TORTOISE BURROW

I INACTIVE GOPHER TORTOISE BURROW

SN1 SQUIRREL NEST TREE NUMBER

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%

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 11/30/99.

1999 AERIAL FLOWN BY LEE COUNTY DOT.

RECEIVED
JUN 01 2000
PERMIT COUNTER

DCI 2000-00032

REVISIONS	DESIGNED BY	DATE	HORIZONTAL SCALE
	M.A.M.	5/22/00	1"=300'
	CHECKED BY	DATE	VERTICAL SCALE
	M.A.M.	5/22/00	N/A
	DRAWN BY	DATE	SEC./TWP./RNG.
	S.H.	5/22/00	21/46/25

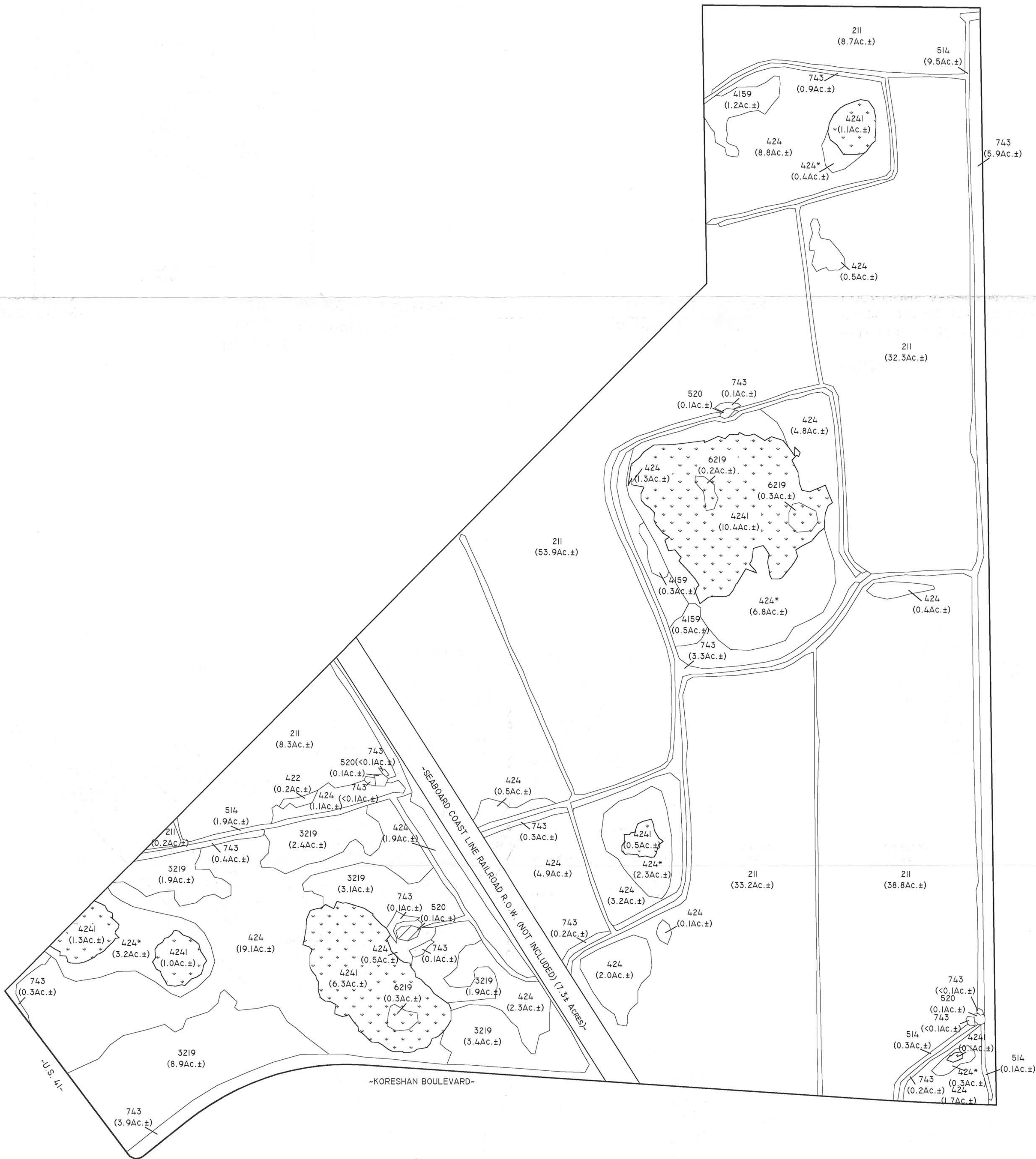
PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists
4575 Via Royale Suite 201 Ft. Myers, FL 33919

ESTERO GOLF RESORT
LEE COUNTY PROTECTED SPECIES MAP
WITH SURVEY TRANSECTS

DRAWING No.:
00CEC553-IV-E
SHEET No.:
EXHIBIT IV-B



SCALE: 1" = 300'



LEGEND:

- SFWMD JURISDICTIONAL WETLANDS (21.5Ac.±)
- SFWMD "OTHER SURFACE WATERS" (0.3Ac.±)
- SURVEYED SFWMD WETLAND LINES

FLUCFCS		ACREAGE	% OF TOTAL
CODE	DESCRIPTION		
211	IMPROVED PASTURE	175.4Ac.±	55.8%
3219	PALMETTO PRAIRIE, DISTURBED	21.6Ac.±	6.9%
4159	PINE, DISTURBED	2.0Ac.±	0.6%
422	BRAZILIAN PEPPER	0.2Ac.±	0.1%
424	MELALEUCA	53.1Ac.±	16.9%
424*	MELALEUCA, COE JURISDICTIONAL	13.0Ac.±	4.1%
424I	MELALEUCA, HYDRIC	20.7Ac.±	6.6%
514	DITCH	11.8Ac.±	0.1%
520	SHALLOW POND	0.4Ac.±	3.8%
6219	CYPRESS, DISTURBED	0.8Ac.±	0.3%
743	SPOIL	15.6Ac.±	5.0%
TOTAL		314.6Ac.±	100.0%

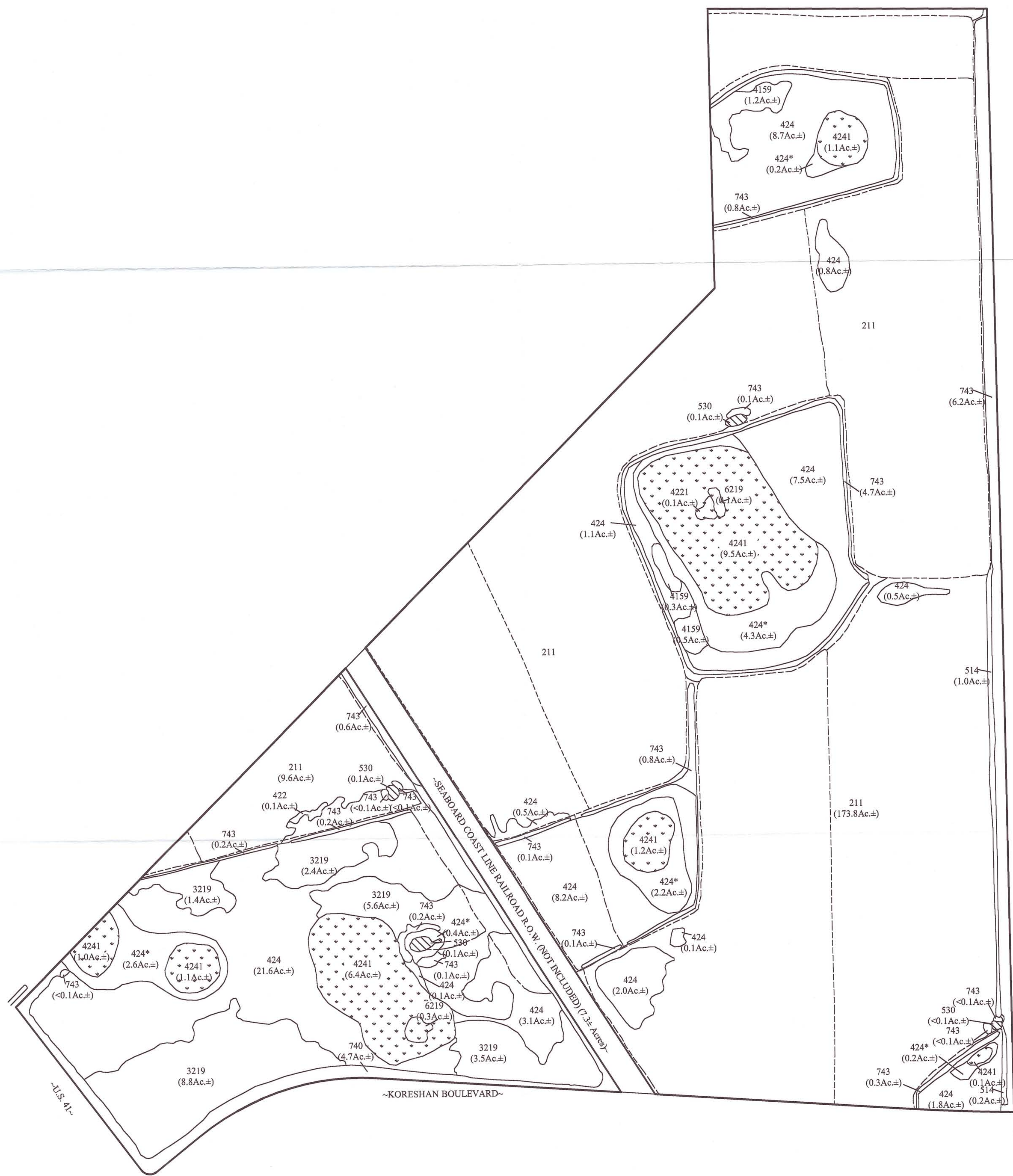
NOTES:

- 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 11/30/99.

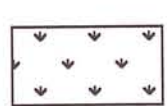


DCI 2000-00032

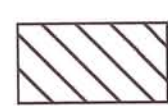
REVISED FLUCFCS LINES	DESIGNED BY	DATE	HORIZONTAL SCALE	PASSARELLA and ASSOCIATES, INC. Consulting Ecologists 4575 Via Royale Suite 201 Ft. Myers, FL 33919	ESTERO GOLF RESORT FLUCFCS AND WETLANDS MAP	DRAWING No.:
	M.A.M.	9/1/00	1"=300'			00CEC553
	CHECKED BY	DATE	VERTICAL SCALE			SHEET No.:
	M.A.M.	9/1/00	N/A			1
	DRAWN BY	DATE	SEC./TWP./RNG.			
	P.A.F.	9/1/00	21/46/25			



LEGEND:



SFWMD/LEE COUNTY JURISDICTIONAL WETLANDS (20.9Ac.±)



SFWMD/LEE COUNTY "OTHER SURFACE WATERS" (0.3Ac.±)

----- SHALLOW AGRICULTURAL DITCH

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 ONLY(>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%

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 11/30/99.



DCI 2000-00032

REVISIONS	DESIGNED BY	DATE	HORIZONTAL SCALE
	M.A.M.	5/22/00	1"=300'
	CHECKED BY	DATE	VERTICAL SCALE
	M.A.M.	5/22/00	N/A
	DRAWN BY	DATE	SEC./TWP./RNG.
	S.H.	5/22/00	21/46/25

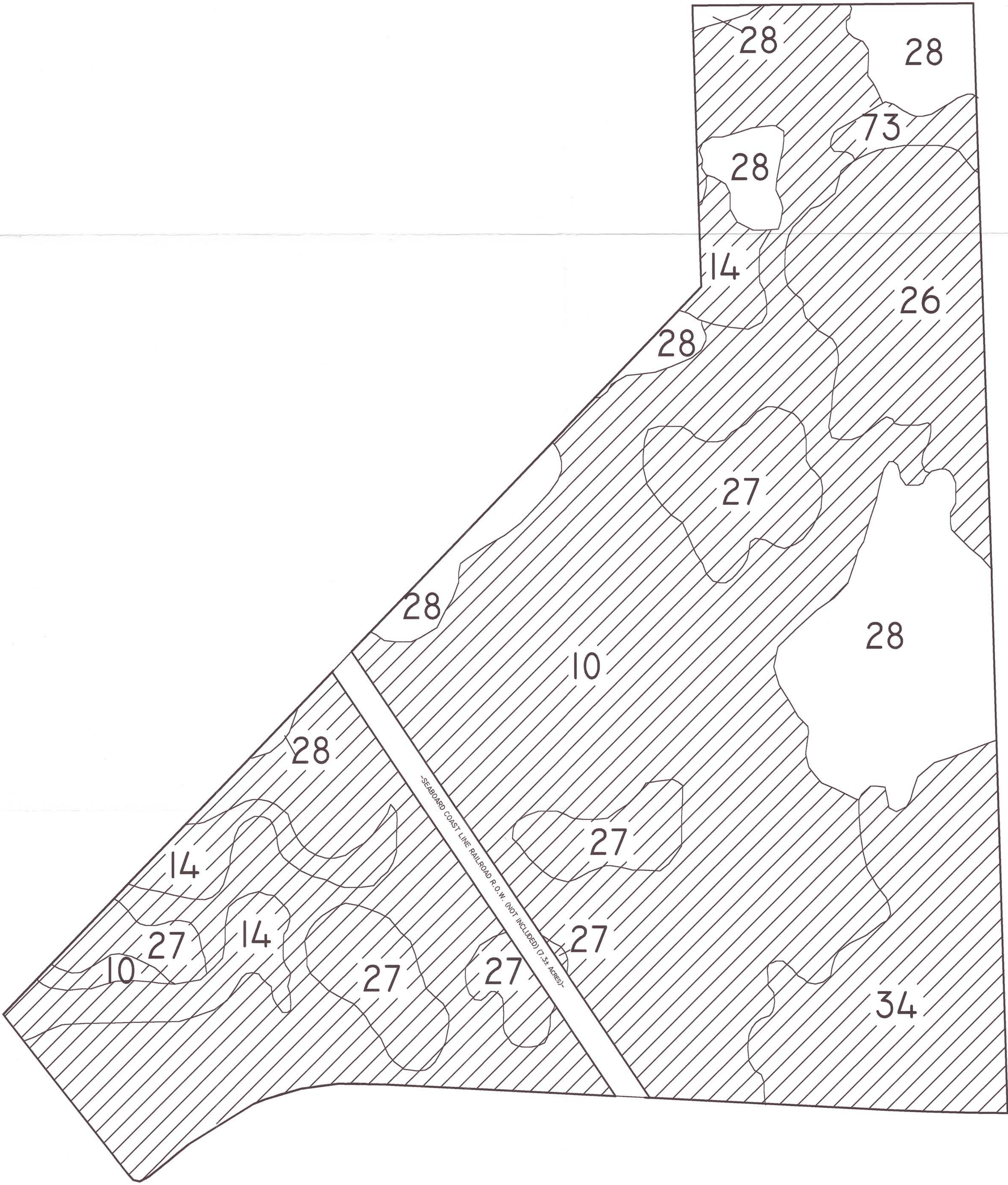
PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists
4575 Via Royale Suite 201 Ft. Myers, FL 33919

ESTERO GOLF RESORT
FLUCFCS AND WETLAND MAP

DRAWING No.:	00CEC553-2
EXHIBIT No.:	EXHIBIT II-F-1



SCALE: 1" = 300'



SOIL UNIT	DESCRIPTION	STATUS
10	POMPANO FINE SAND	HYDRIC
14	VALKARIA FINE SAND, HYDRIC	HYDRIC
26	PINEDA FINE SAND	HYDRIC
27	POMPANO FINE SAND,DEPRESSIONAL	HYDRIC
28	IMMOKALEE SAND	NON-HYDRIC
73	PINEDA FINE SAND,DEPRESSIONAL	HYDRIC

LEGEND

 HYDRIC SOILS

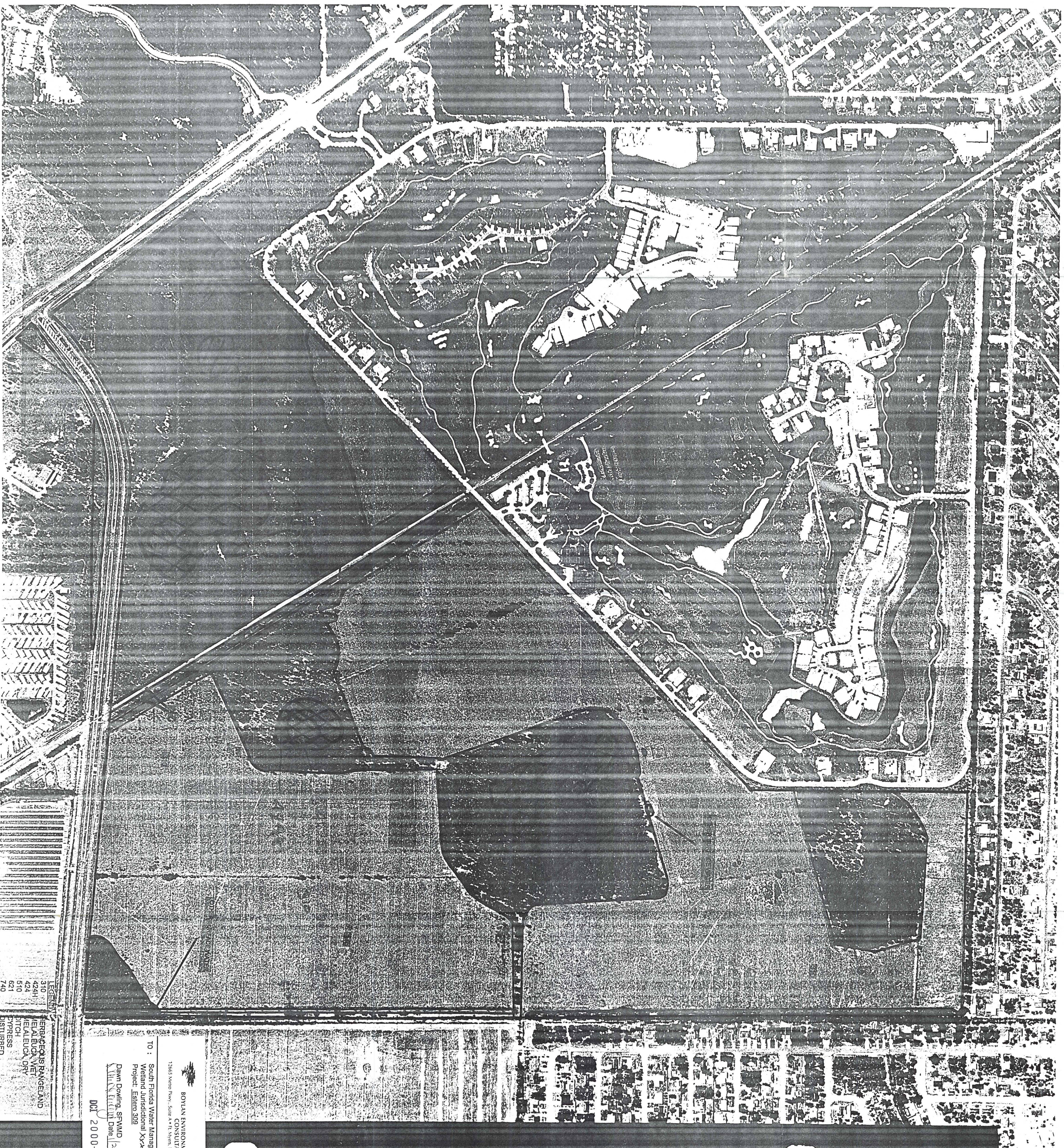
NOTE:
SOILS MAP INFORMATION FROM NRCS
LEE COUNTY SOIL SURVEY.

PROPERTY BOUNDARY PER COASTAL
ENGINEERING CONSULTANTS, INC. DRAWING
No. 000516KEYKORESHANBL.DWG DATED
5/19/00.

RECEIVED
JUN 01 2000
PERMIT COUNTER

DCI 2000-00032

REVISIONS		DESIGNED BY M.A.M.	DATE 5/22/00	HORIZONTAL SCALE 1"=300'	<i>PASSARELLA and ASSOCIATES, INC.</i> <i>Consulting Ecologists</i> 4575 Via Royale Suite 201 Ft. Myers, FL 33919	ESTERO GOLF RESORT SOILS MAP	DRAWING No.: 00CEC553-4
		CHECKED BY M.A.M.	DATE 5/22/00	VERTICAL SCALE N/A			EXHIBIT No:
		DRAWN BY S.H.	DATE 5/22/00	SEC./TWP./RNG.			EXHIBIT II-F-4



PREPARED BY HANCOCK AERIAL SURVEYS
2028 PALMETTO ST., CLEARWATER, FL. 34622
813-442-1918
FOR THE DEPARTMENT OF REVENUE

LEE COUNTY
FLORIDA

SCALE	1"=200'
PHOTO DATE	APRIL 1993

SECTION	TOWNSHIP	RANGE	SHEET NO.
34	400	05E	400

RECEIVED
JAN 03 1985

EXHIBIT 1

TO : South Florida Water Management District
Weiland Jurisdictional Xxx
Project: Estero 309

13665 Sarno Pkwy., Suite A-9, Miramar, Florida 33192

**BOYLAN ENVIRONMENTAL
CONSULTANTS, INC.**

Dawn Dowling, SFWMD
Weiland Jurisdictional
Project: Estero 309

SEP 13 2000

DATE: 9/13/2000

DEL: 2000-00032

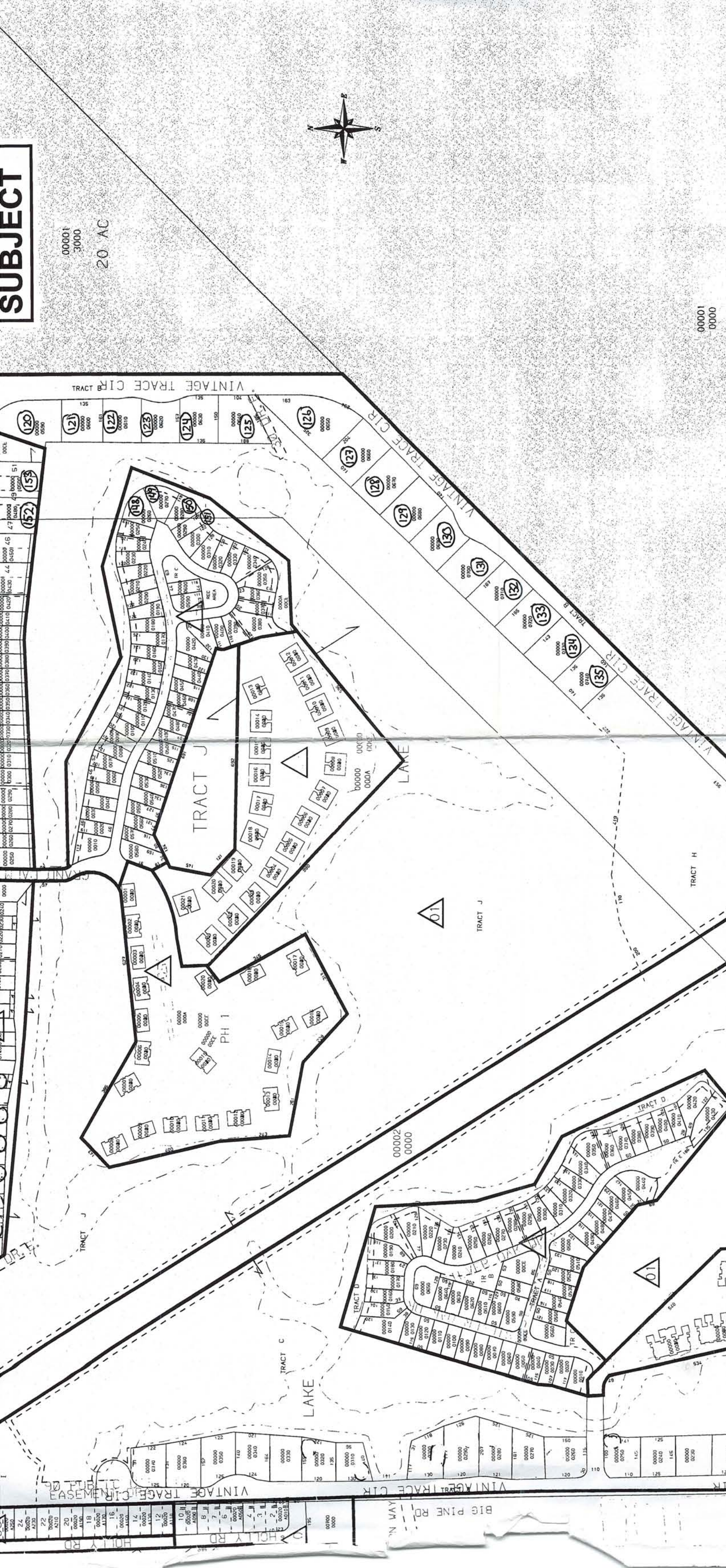
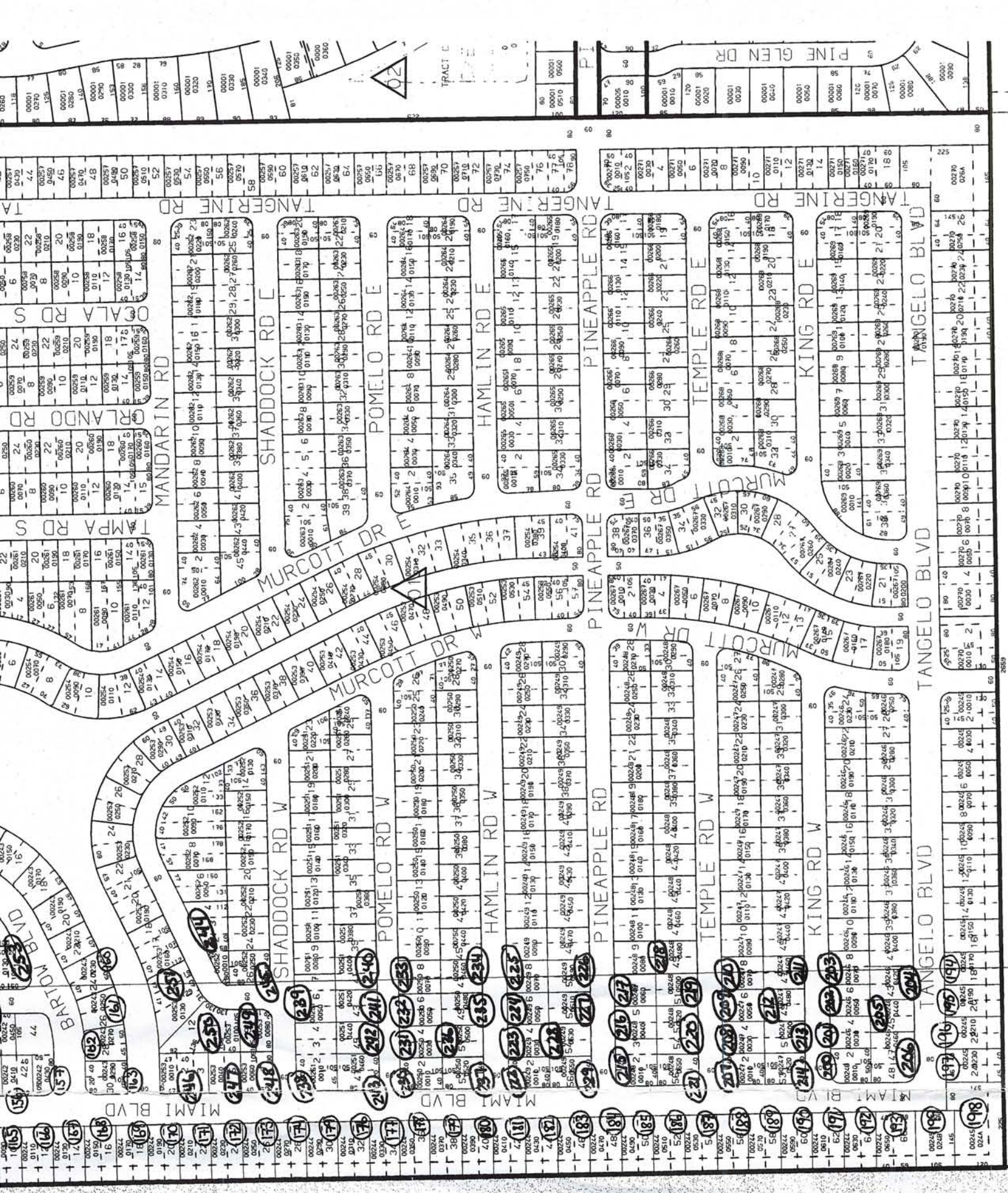
RECEIVED

SEP 13 2000

DATE: 9/13/2000

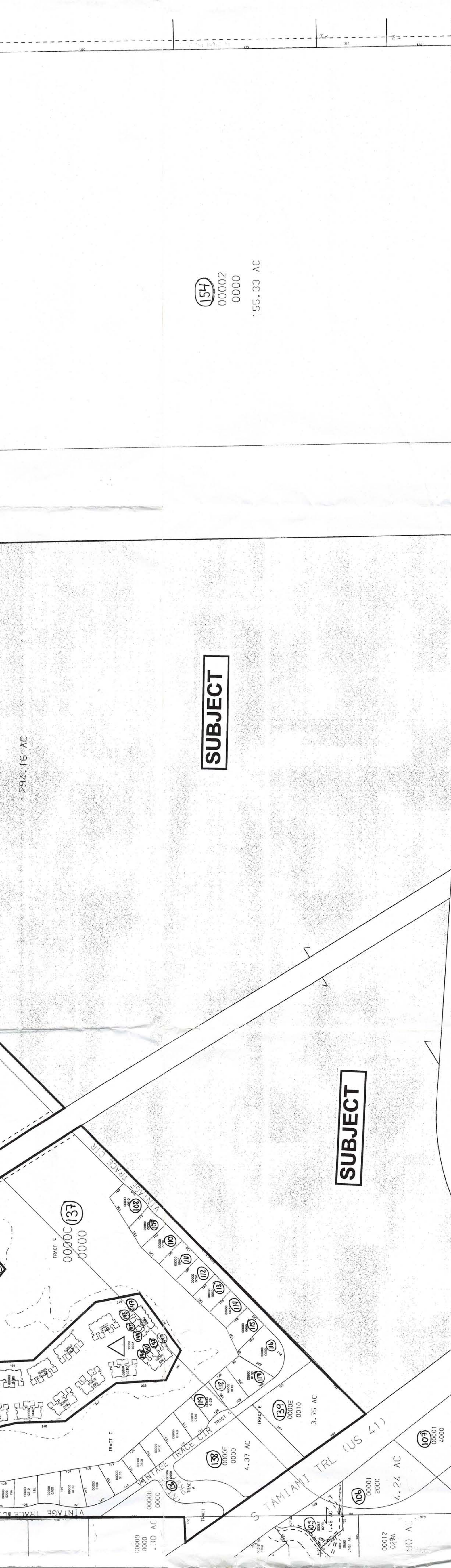
DEL: 2000-00032

SUBJECT



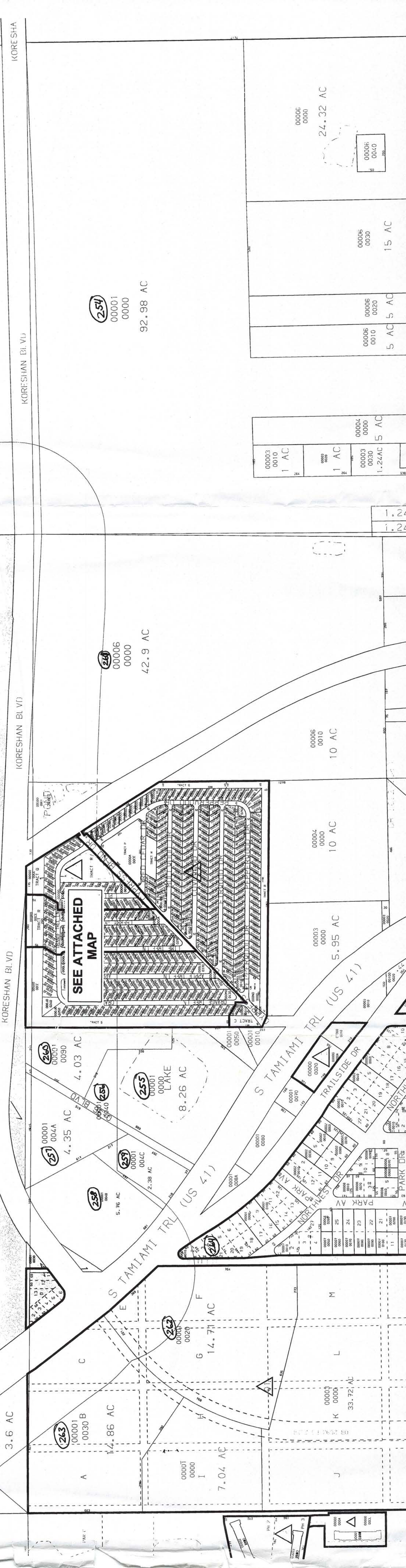
297.16 AC

SUBJECT



154
00002
0000
155.33 AC

SUBJECT



254
00006
0000
92.98 AC

248
00006
0000
42.9 AC

SEE ATTACHED MAP

00006
0000
24.32 AC

00006
0000
15 AC

00006
0010
5 AC 5 AC

00004
0000
5 AC

00003
0010
1.24 AC

00003
0010
1.24 AC

00006
0010
10 AC

00004
0000
10 AC

00003
0000
5.95 AC

00003
0000
5.95 AC

00003
0000
5.95 AC

00003
0000
5.95 AC

00003
0000
5.95 AC

00003
0000
5.95 AC

00003
0000
5.95 AC

00003
0000
5.95 AC

00003
0000
5.95 AC

00003
0000
5.95 AC

00003
0000
5.95 AC

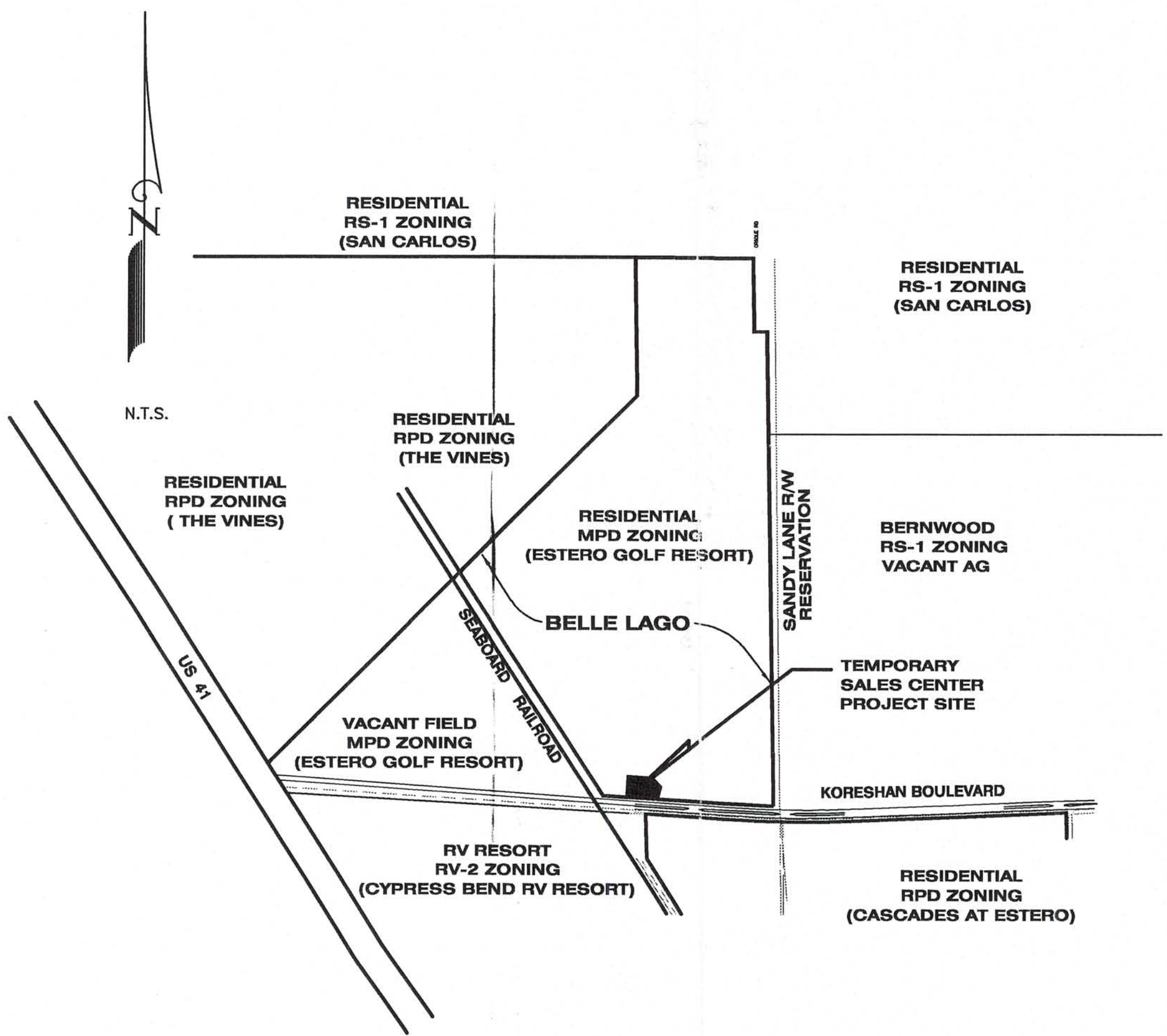
00003
0000
5.95 AC

00003
0000
5.95 AC

03-03-03 9:12AM HEIDT & ASSOC. MICHAELH:\ESTERO TOLLMASTER PLAN\ADMIN\AMEND 1A.DWG

APPROVED
Amended Plan
Subject to Case # ADD 2003-00014
Date March 13, 2003

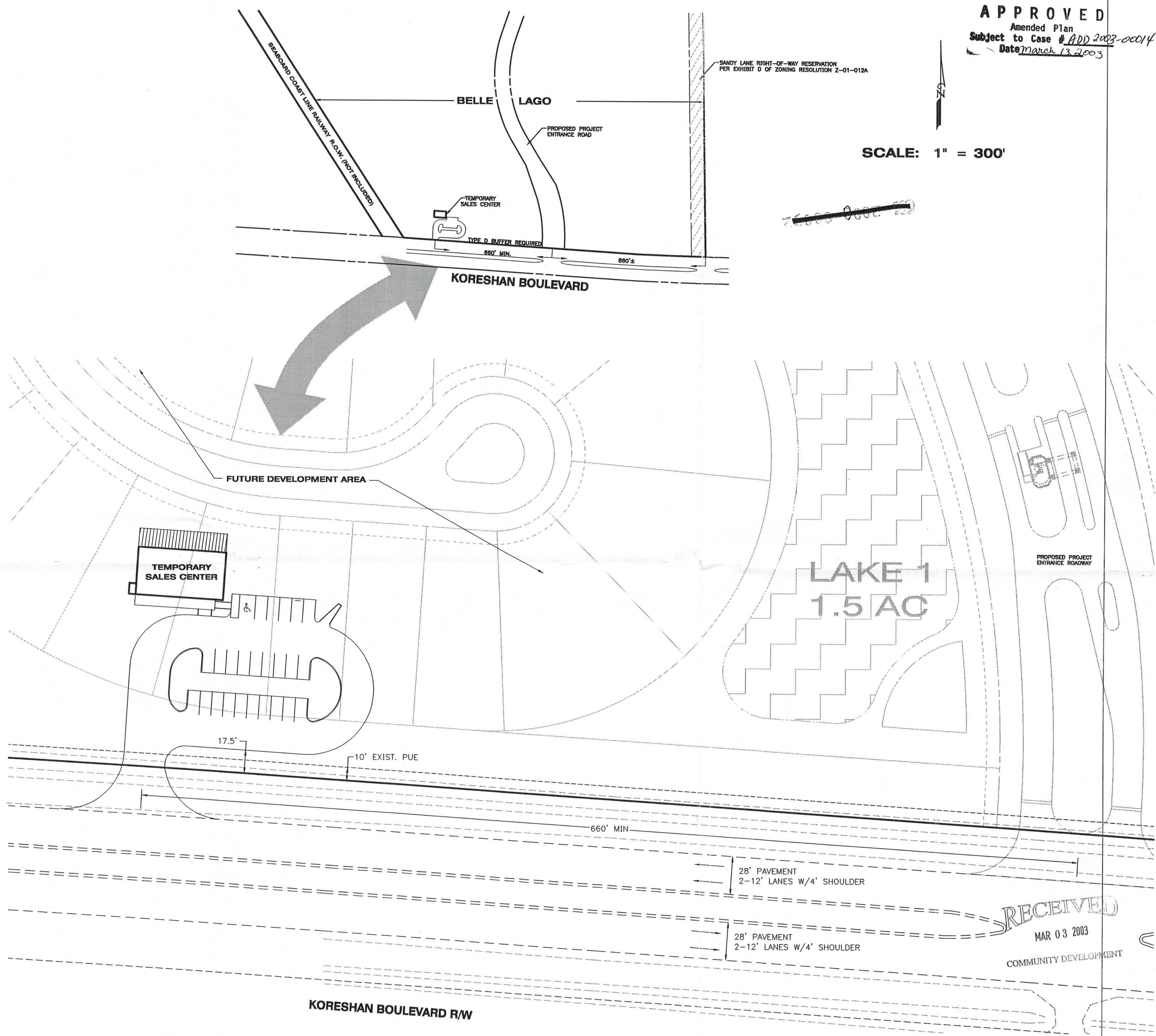
SCALE: 1" = 300'



LOCATION MAP

- MASTER CONCEPT PLAN NOTES
1. THE TEMPORARY SALES CENTER AND DRIVEWAY CONNECTION TO KORESHAN BOULEVARD SHALL BE REMOVED WITHIN 60 DAYS AFTER THE OPENING OF THE PERMANENT SALES FACILITY WITHIN THE COMMUNITY.

SCALE: 1" = 40'



Engineering Business Certificate of Authorization No. 148 HEIDT & ASSOCIATES, Inc. Tampa ♦ Fort Myers Fort Myers Office 3800 Colonial Blvd. Suite 200 Fort Myers, Florida 33912 Phone: 239-482-7275 FAX: 239-482-2103			BELLE LAGO ADMINISTRATIVE AMENDMENT 1A	
DATE	DESCRIPTION	BY	JOB NO. TB2-ES-036	ESTERO GOLF RESORT AMENDED MASTER CONCEPT PLAN FOR BELLE LAGO TEMPORARY SALES CENTER
REVISIONS			DESIGN IBACH	
			DRAWN MEANS	
			DATE 02-26-03	
			FILE ADM-AMEN A1	PREPARED FOR TOLL BROTHERS
			SHEET 1 OF 1 SHEETS	

ADD 2003-00014

P:\Estero TollMaster Plan\Landplan\amend 1A.dwg, 03/03/2003 09:21:17 AM

LAND USE SUMMARY

TRACTS MPD-6 THRU MPD-12 228.87 Ac.
SANDY LANE R/W RESERVATION 11.49 Ac.

TOTAL 240.36 Ac.

MAXIMUM NUMBER OF RESIDENTIAL UNITS = 450

MASTER CONCEPT PLAN NOTES

- The residential unit mix is preliminary and subject to change due to marketing and permitting considerations. Single and multi-family units may be converted on a 1:1 ratio.
- Temporary administration offices and sales offices may utilize septic tanks and/or holding tanks.
- The configuration of the "Conservation" areas and "Restored Wetlands" are approximate and subject to modification by the review agencies.
- The Temporary Sales Center shall be removed when the Models/Sales Center is opened.

PARKING

Estero Golf Resort will meet the parking requirements of the LDC. Parking will be calculated based on the specific uses developed within this project.

- UPLAND CONSERVATION
RESTORED WETLAND CONSERVATION
LAKE
PROPOSED RIGHT OF WAY FOR SANDY LANE

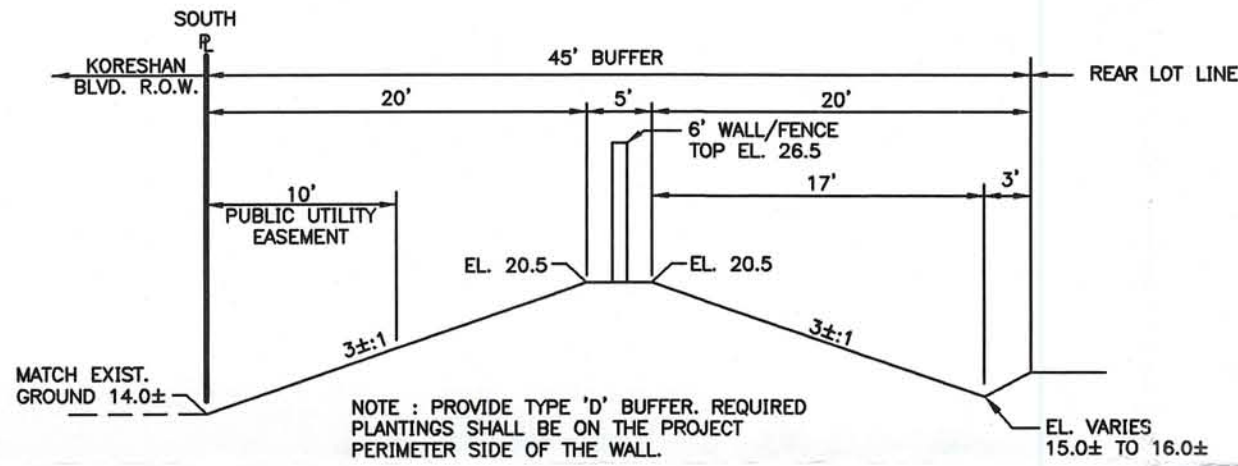
M MODEL HOME LOCATION

P PARKING LOCATION FOR MODELS/SALES CENTER

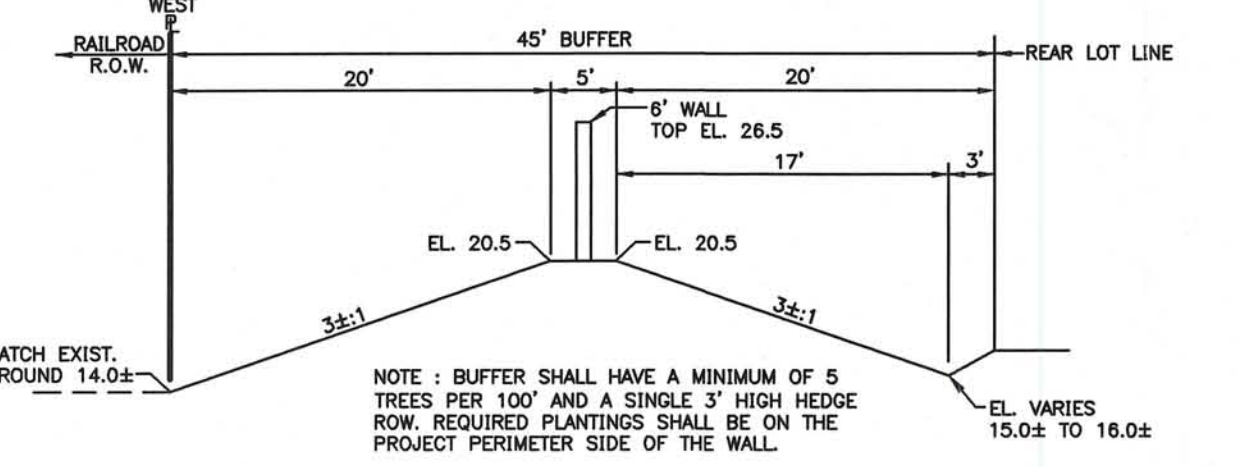
SC SALES CENTER

600 300 0 300 600

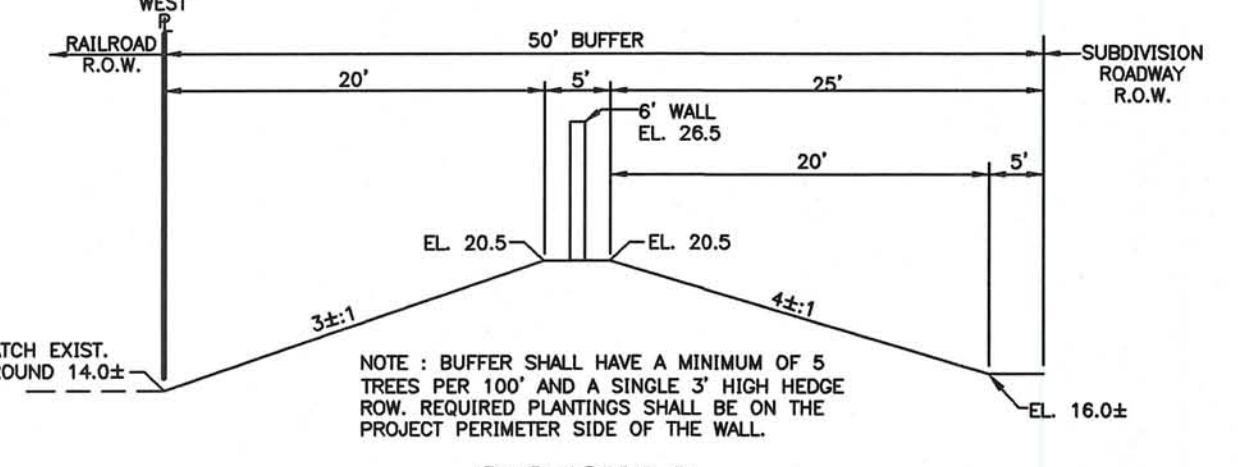
SCALE: 1" = 300'



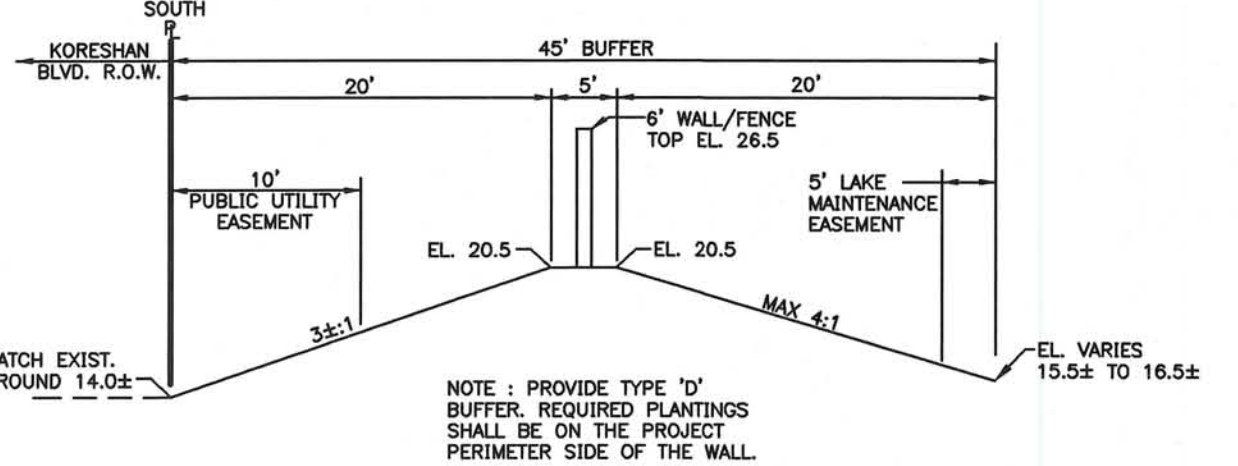
SECTION 1-1
SOUTH PERIMETER BUFFER
N.T.S.



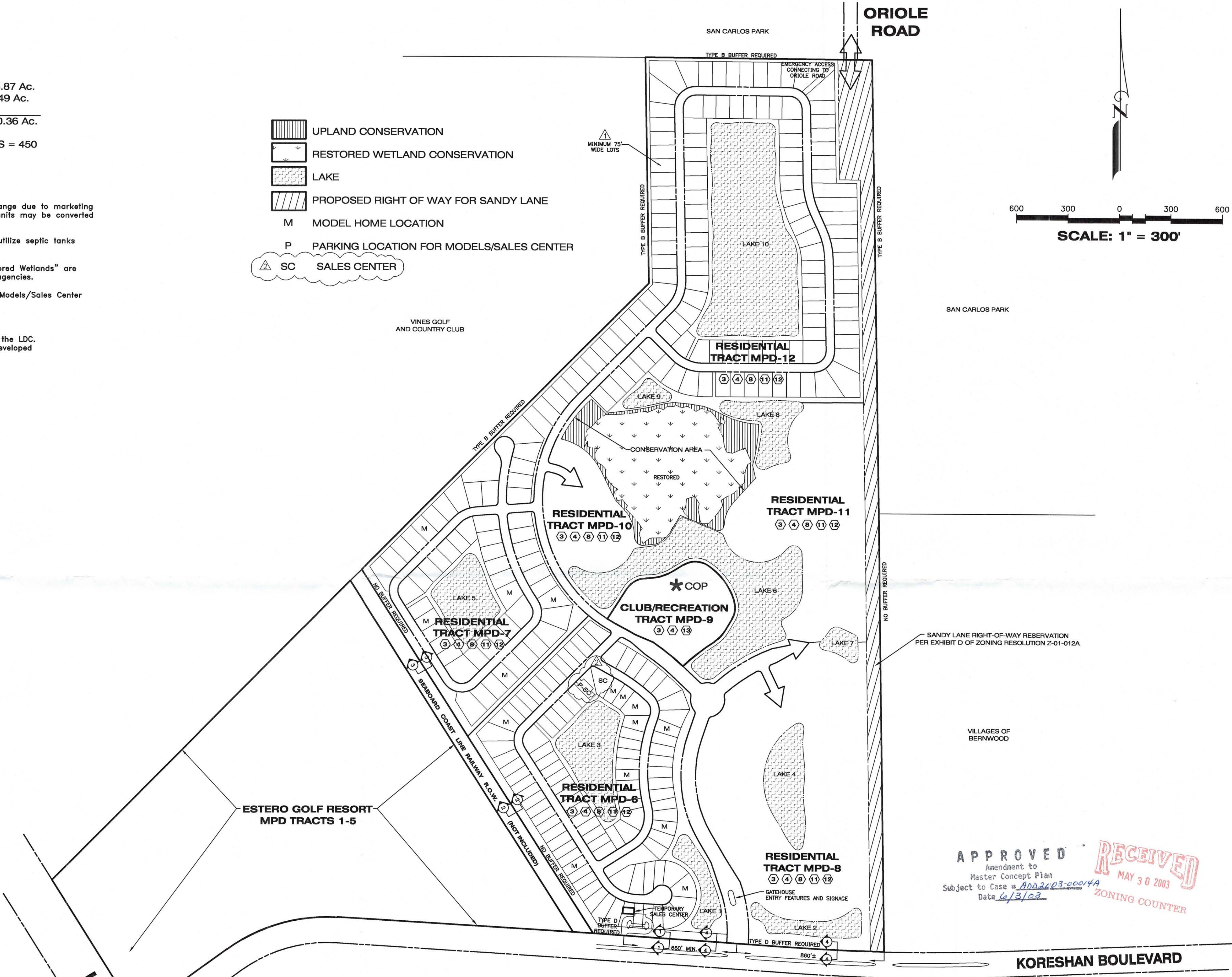
SECTION 2-2
WEST PERIMETER BUFFER
N.T.S.



SECTION 3-3
WEST PERIMETER BUFFER
N.T.S.



SECTION 4-4
SOUTH PERIMETER BUFFER
N.T.S.



APPROVED
Amendment to
Master Concept Plan
Subject to Case # ADD 2003-00014
Date 6/3/03

RECEIVED
MAY 30 2003
ZONING COUNTER

ADD 2003-00014

REVISIONS			HEIDT & ASSOCIATES, Inc.		ADMINISTRATIVE AMENDMENT FOR BELLE LAGO	
5-30-03	ADDED SALES CENTER	BY	Tampa ♦ Fort Myers		JOB NO. TB2-ES-00?	ESTERO GOLF RESORT AMENDED MASTER CONCEPT PLAN MPD TRACTS 6-12
5-1-03	ADDED LOT LINES IN TRACT MPD-12	BY	Fort Myers Office 3800 Colonial Blvd. Suite 200 Fort Myers, Florida 33912 Phone: 239-482-7275 FAX: 239-482-2103		DESIGN IBACH	
DATE	DESCRIPTION	BY	ENGINEER NAME P.E. NO. 32521 FLORIDA PROFESSIONAL ENGINEER		DRAWN MOSHER	
					DATE 02-03-03	
					PREPARED FOR: TOLL BROTHERS	SHEET 1 OF 1 SHEETS
					FILE ADMIN-AMEND	